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

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: August 24, 2026

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

City Commission Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

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; SECOND READING).

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; SECOND READING).

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

D) ORDINANCE 26-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 (“RSF-3”), TO GOVERNMENT FACILITY (“GF”)
ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST
OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-

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

E) ORDINANCE 26-14: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE
CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING
CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-
000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL
APPLY IN SAID AREA; PROVIDING THE PROPERTY AND INHABITANTS ARE SUBJECT TO
EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE HEARING; SECOND READING)

F) ORDINANCE 26-15, SECOND READING; EXTENDING ORDINANCE 0-96-21 - CLAY ELECTRIC COOPERATIVE, ELECTRIC UTILITY FRANCHISE AGREEMENT QUALITY OF LIFE

G) ORDINANCE 26-16, SECOND READING; AMENDING CODE 38 - UTILITY RATES STRENGTHEN COMMUNITY SERVICE

V. AGENDA ITEMS

A) RENEWAL OF CITY COMMERCIAL INSURANCE PACKAGE

B) CITY MANAGER ANNUAL PERFORMANCE EVALUATION

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

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

A) APPROVAL OF THE AUGUST 10, 2026, CITY COMMISSION MEETING MINUTES

B) DIRECTIONAL BORE SERVICES - ELECTRIC DEPARTMENT

Commission Agenda
Item

MEETING DATE: August 24, 2026

SUBJECT: Ordinance 26-09: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (tax parcel 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Legislative Hearing; Second Reading).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and pass and adopt Ordinance 26-09 upon second and final reading.

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

Summary

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre subject property.

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

The Applicant has submitted a companion application for a site-specific amendment to the

Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Planned Development – Residential (PD-R) and Community Commercial (CC) to PD-R and Planned Development – Commercial (PD-COMM).

Existing Future Land Use Map Designations

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

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

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

Proposed Future Land Use Map Designations

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

The Commercial land use category provides "for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate." Typical uses are primarily commercial in nature, including regional commercial uses and auto-oriented uses; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

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

On May 4, 2026, the City Commission deferred the hearing of Ordinance 26-09 to a date certain of June 8, 2026.

On June 8, 2026, the City Commission voted to continue the hearing to a date certain of June

22, 2026.

On June 22, 2026, the City Commission voted to pass Ordinance 26-09 upon first reading.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-09
2. Staff Report
3. Additional Memorandum from M.C. Alfieri, P.G., P.Hg., CGWP
4. Application Materials
5. Materials Submitted at the June 8, 2026, Hearing
6. Materials Submitted at the June 22, 2026, Hearing
7. Public Notice Materials - June 8, 2026, Hearing
8. Public Notice Materials - August 24, 2026, Hearing
9. Written Public Comment Thru August 18, 2026
10. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-09

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

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

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on April 21, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on June 8, 2026 (which was continued to a date certain of June 22, 2026), and August 24, 2026, on the proposed Amendment and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan Future Land Use Map Amended

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

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

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

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

PASSED on first reading on the 22nd day of June, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 24th day of August, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

Moderate Density Residential Land Use Area

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

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

CONTAINING 6.37 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

Community Commercial Future Land Use Area

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

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

CONTAINING 10.20 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

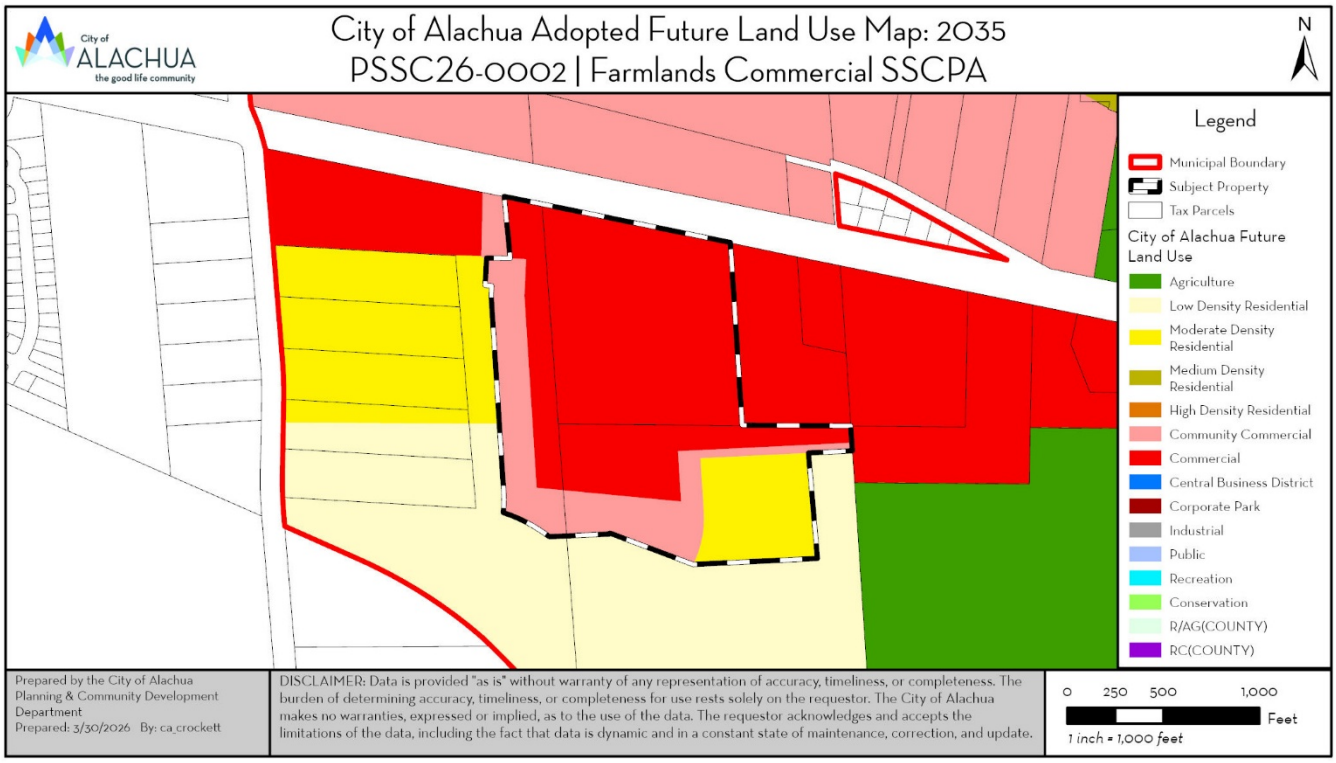
Commercial Future Land Use Area

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

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

CONTAINING 30.11 ACRES, MORE OR LESS.

EXHIBIT "B"


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

City of Alachua
Planning & Community Development Department
Staff Report

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

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

SUMMARY

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre subject property.

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

The Applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Planned Development – Residential (PD-R) and Community Commercial (CC) to PD-R and Planned Development – Commercial (PD-COMM).

Existing Future Land Use Map Designations

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

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

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

Table 1. Summary of Existing FLUM Designations

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

Table 1. Summary of Existing FLUM Designations (Continued)

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

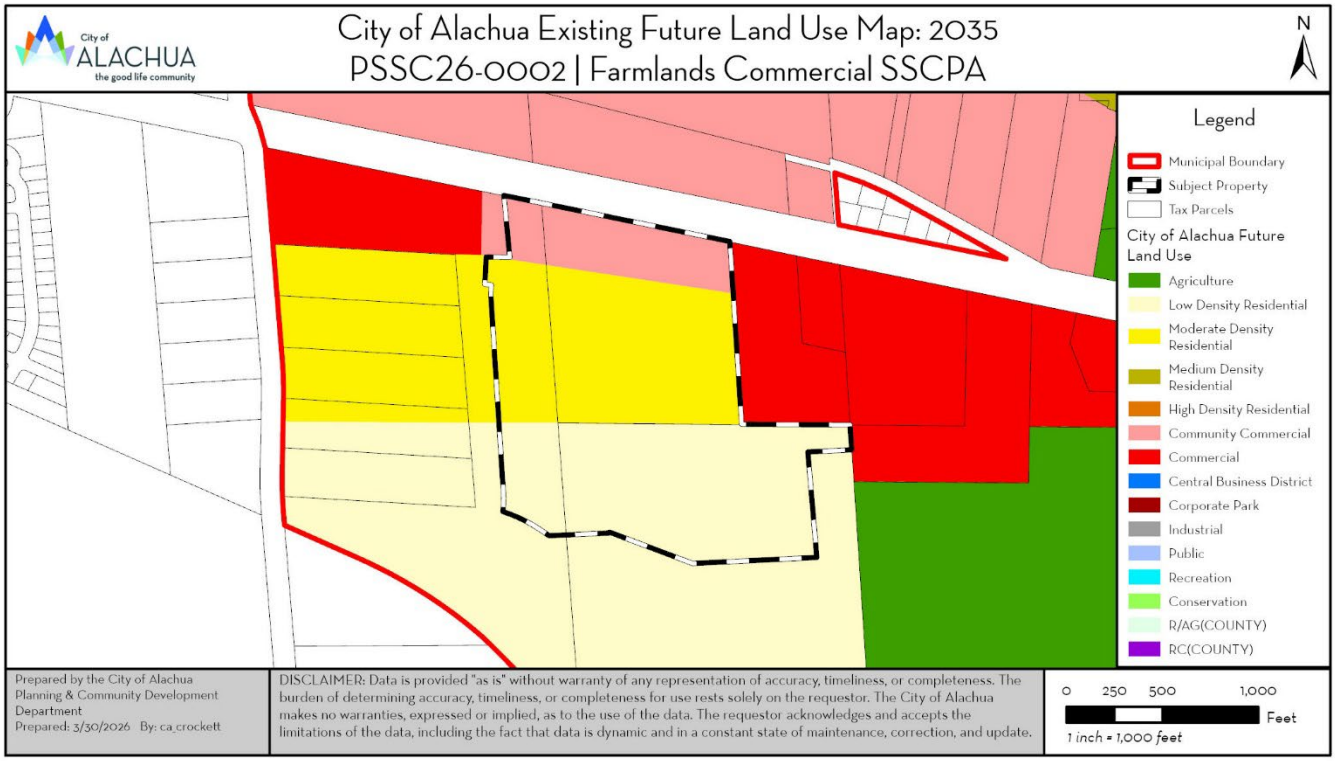


Figure 1. Existing Future Land Use Map with Subject Property

Proposed Future Land Use Map Designations

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

The Commercial land use category provides "for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate." Typical uses are primarily commercial in nature, including regional commercial uses and auto-oriented uses; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

Table 2. Summary of Proposed FLUM Designations

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

Table 2. Summary of Proposed FLUM Designations (Continued)

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

Table 2. Summary of Proposed FLUM Designations (Continued)

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

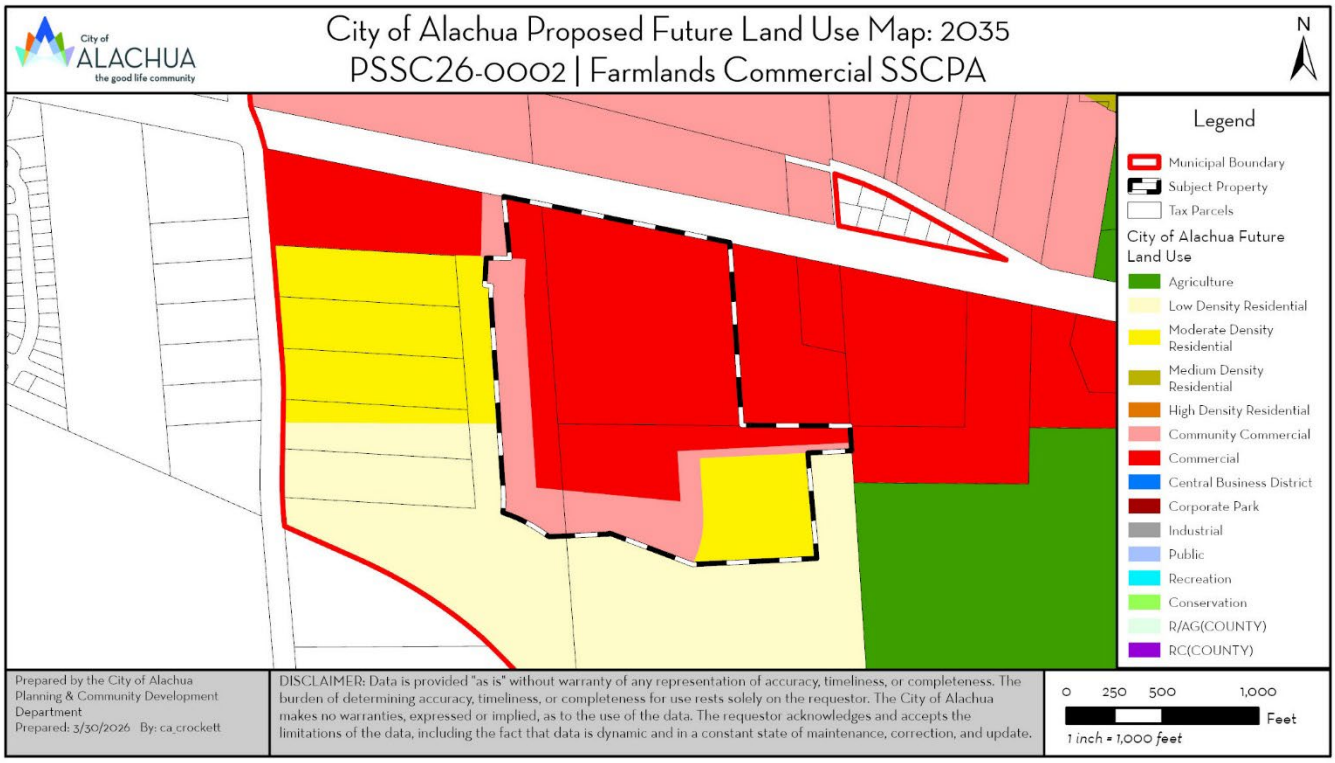


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

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

SURROUNDING USES

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

Table 3. Surrounding Land Uses

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

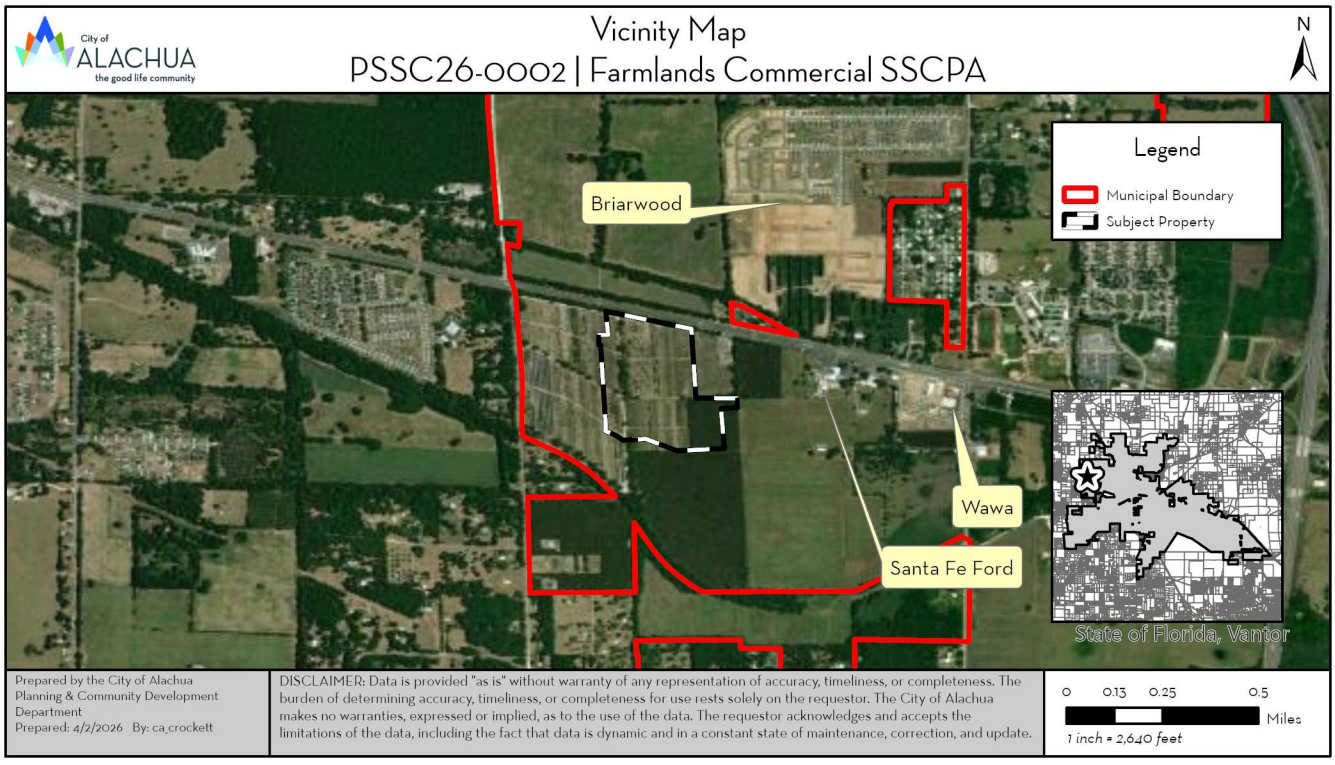


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

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

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

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

NEEDS ANALYSIS

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

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

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

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Urban Form Criteria

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

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

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

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

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

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

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

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

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

(IV) Promotes conservation of water and energy.

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

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

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

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

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

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

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

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

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

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

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Objective 9.1: *Connections to Water and Wastewater Systems*

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

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

Transportation Element

Objective 1.1: *Level of Service*

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

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

Objective 1.2: *Access Management*

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

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

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

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

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

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

Housing Element

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

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

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

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

Community Facilities Element

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

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

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

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

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

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

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

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

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

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

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

Conservation and Open Space Element

Objective 1.3: *Listed Species*

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

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

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

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

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

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

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

Objective 1.7: *Geological Resources*

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

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

Objective 1.10: *Wetlands*

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

Evaluation & Findings: No potential or delineated wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

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

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the proposed land use categories are generally suitable for the subject property in relation to strategic ecosystems.

Regulated Plant & Animal Species

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

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

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

A listed species inventory will be required at time of development plan application to ensure final design is appropriate. Should a regulated plant or animal species be discovered, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Soil Survey

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

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

Table 4. Soil Types

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

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

Flood Potential

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

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

Karst-Sensitive Features

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

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

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

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

Wellfield Protection Zones

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

Evaluation & Findings: The subject property is not located within a wellfield protection zone. As such, the proposed land use categories are generally suitable for the subject property in relation to wellfield protection.

Historic Structures/Markers and Historic Features

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

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



Figure 4. Environmental Resources Map

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

DRAFT ORDINANCE 26-XX

ORDINANCE 26-XX

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

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

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

DRAFT

Section 2. Comprehensive Plan Future Land Use Map Amended

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

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

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

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

DRAFT

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

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION

Moderate Density Residential Land Use Area

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

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

CONTAINING 6.37 ACRES, MORE OR LESS.

DRAFT

LEGAL DESCRIPTION

Community Commercial Future Land Use Area

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

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

CONTAINING 10.20 ACRES, MORE OR LESS.

DRAFT

LEGAL DESCRIPTION

Commercial Future Land Use Area

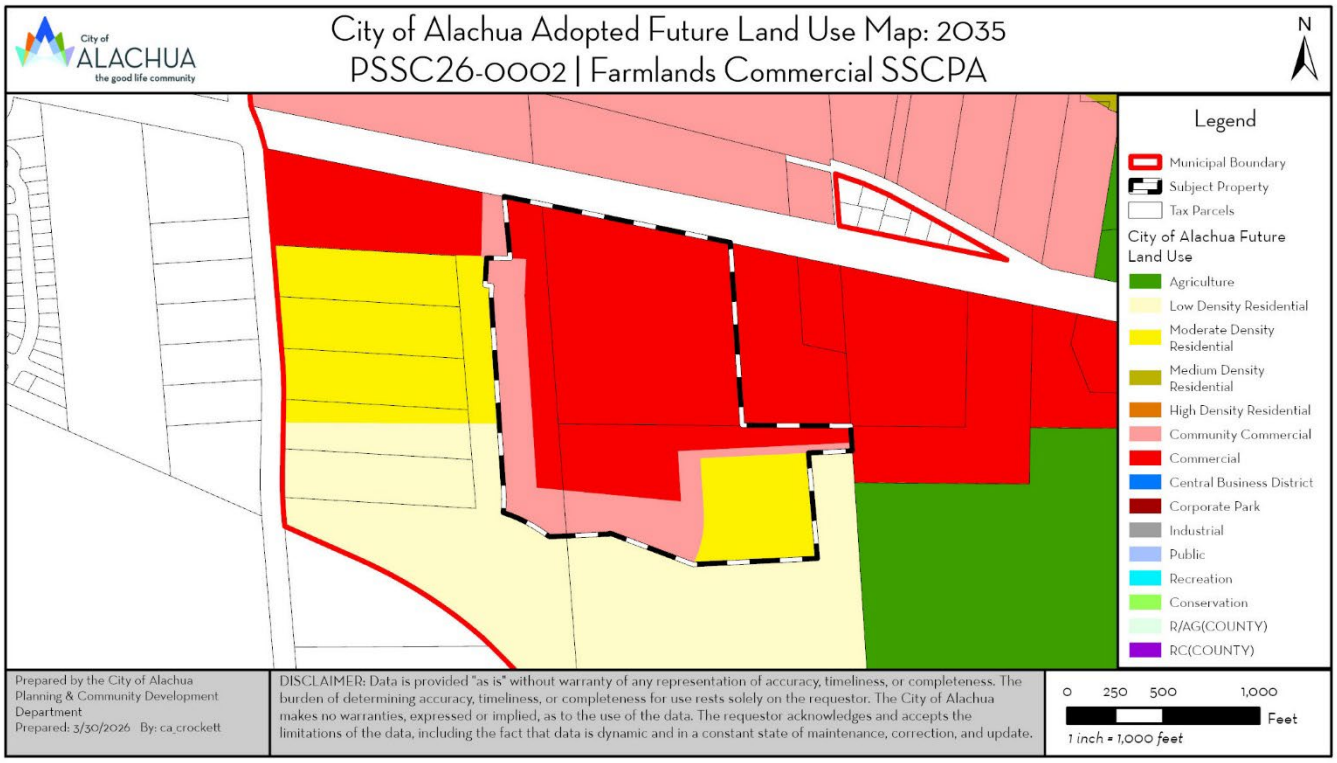
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONTAINING 30.11 ACRES, MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

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

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

GSE Engineering & Consulting, Inc.

April 1, 2026

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

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

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

Background Information

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

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

Data Review

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

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

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

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

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

Technical Analysis

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

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

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

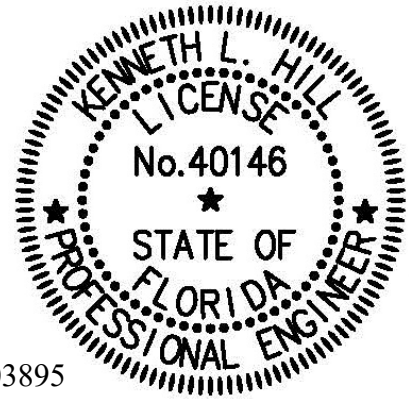
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies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

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

Closure

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

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

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

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

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

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

Distribution: Addressee (1)
File (1)

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

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 1, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

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

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

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 16, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

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

Address the following insufficiencies:

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

PR26-0002 - Farmlands Rezoning

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

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

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

      Remaining Deficiency: Provide justification.

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

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

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

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

      Response: None provided.

      Remaining Deficiency: Respond.

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

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

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

5. **PD Master Plan**

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

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

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

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

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

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

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

7. **Miscellaneous**

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

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

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

Additional Deficiencies to be Addressed

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

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

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

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 16, 2026**

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

FROM: **Linnelle Stewart** LD
Project Manager

Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

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

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

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

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 17, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

Address the following insufficiencies:

Deficiencies to be Addressed

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

PSSC26-0002 – Farmlands SSCPA

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

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

PR26-0002 - Farmlands Rezoning

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

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

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

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

Sincerely,



Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

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

Sincerely,



Carson J. Crockett, AICP
Principal Planner

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 2, 2026

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

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

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

Application #: PSSC26-0002; PR26-0002

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

Dear Clay Sweger & Gerry Dedenbach,

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

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

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

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

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

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

PSSC26-0002 - Farmlands SSCPA

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

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

PR26-0002 - Farmlands Rezoning

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

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

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

Sincerely,

Carson J. Crockett, AICP
Principal Planner

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

Memorandum

Date: August 19, 2026

To: Patrice Boyes, Esq., Holtzman Vogel

From: M.C. Alfieri, P.G., P.Hg., CGWP

Regarding: Technical Review for August 24, 2026 Land Use Designation Hearing Regarding Alachua Farmlands, Alachua, Alachua County, Florida



Digitally signed by Michael Alfieri
DN: cn=Michael Alfieri ou=Users e=Michael.Alfieri@apexcos.com
Location:
Date: 2026-08-19 11:55-04:00

Executive Summary

Apex Companies, LLC (Apex) was retained by the City of Alachua (City) through Holtzman Vogel Baran Torchinsky & Josefiak PLLC (Client/Holtzman Vogel) to conduct an independent professional geologic review of technical information and Ordinance conditions associated with the proposed Alachua Farmlands Land Use and Zoning Applications. The review focused on the impact of the proposed Alachua Farmlands Land Use and Zoning with the local karst system and whether the available information and Ordinance conditions provide reasonable assurance that karst features will not be adversely affected by the proposed land use designation and re-zoning, while meeting environmental requirements set by the City. Apex reviewed geotechnical investigations, geophysical studies, historical aerial photography, City Staff Reports, landfill monitoring reports, and supporting technical correspondence provided by both the City and the Applicant.

Based on the information reviewed, the site is underlain by karst geology typical of Alachua County; however, the available data do not indicate the presence of active sinkhole activity. Multiple phases of geotechnical drilling, laboratory testing, and geophysical investigations conducted by licensed engineering professionals identified no evidence of contemporaneous raveling, progressive subsurface weakening, or other indicators commonly associated with active sinkhole formation. The depressional feature identified on the property is most consistent with a stable paleo sinkhole, supported by subsurface data and historical aerial photography demonstrating little to no change in the feature since at least 1937. Independent review by GSE Engineering & Consulting similarly concluded that the site appears suitable for the proposed development, while recommending additional site-specific investigations during final design to further evaluate stormwater management areas and potential karst risks.

Apex generally concurs that the investigations completed to date provide reasonable assurance that identified karst features are not currently exhibiting active sinkhole behavior and that the proposed land use designation and zoning do not present evidence that karst features will be adversely affected. Nevertheless, additional geotechnical and karst hydrogeologic evaluations during final development design and permitting may be appropriate and would be consistent with standard engineering practice in karst terrain, as Staff's Condition No. 5.i.ii provides.

Concerning the former Northwest Alachua County Landfill, the County requested a condition to the re-zoning requiring the "*submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume.*" The Applicant agreed to this request and indicated that the scope and timing of the study

will be coordinated between the Applicant and Alachua County. The scope of the study at the time of development plan review will be important to sort out which property is downgradient of any plume.

Introduction

Apex was retained to provide Professional Geologic review of technical data associated with the land use and zoning applications for Alachua Farmlands. Apex focused on potential impacts to the karst system in compliance with City of Alachua Land Development Codes and relevant provisions of the City of Alachua Comprehensive Plan. Apex was tasked with reviewing relevant geologic data, submitted documents (i.e., staff reports, applications, supporting documentation, record evidence) and preparing a brief technical memorandum summarizing the geologic data, its relevance in respect to karst, and whether in our professional geologic opinion reasonable assurances have been provided to demonstrate karst features will remain unaffected by the proposed land use and zoning. The scope of services provided is based on decades of experience as scientific investigator and published lead and/or co-author to numerous peer-reviewed journal articles and conference proceedings related to karst science.

Data Compilation and Review

Project data has been provided by the City of Alachua and the Applicant as follows:

Data/Information Provided by the City of Alachua

UES Professional Solutions, LLC (December 18, 2025) PRELIMINARY Geotechnical Exploration Services: Proposed Alachua Commercial Center US HWY 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2160889.

UES Professional Solutions, LLC (March 6, 2026) PRELIMINARY Geotechnical Exploration Services: Tax Parcels 03042-005/003-US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2162758.

City of Alachua Planning & Community Development Department (April 21, 2026) Staff Report: Quasi-Judicial Hearing Application #: PR26-0001.

Jones Edmunds & Associates, Inc. (June 2026) Alachua County Northwest Landfill Compliance Monitoring Report First Semi-Annual 2026 FDEP Permit No. 64602-010-SO/WACS Facility ID 29653. Prepared for Alachua County Solid Waste & Resource Recovery.

eda consultants inc. and NV5 (July 24, 2026) Letter Re: The Farmlands - Response to County Affected Party Correspondence to Ms. Michele Lieberman, ICMA-CM, CPM, County Manager, Alachua County.

City of Alachua (June 2026) Land Use Ordinance 26-09 (First Reading).

City of Alachua (July 2026) Zoning Ordinance 26-10 (First Reading), including Conditions Related to Environmental Requirements (i.e., Condition No. 5.i.ii).

Rise Partners/NV5 (2026) Historical Aerials (1937-2026).

Data/Information Provided by the Applicant (Rise Partners) to City of Alachua and Apex

UES Professional Solutions, LLC (December 18, 2025) PRELIMINARY Geotechnical Exploration Services: Proposed Alachua Commercial Center US HWY 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2160889.

UES Professional Solutions, LLC (March 6, 2026) PRELIMINARY Geotechnical Exploration Services: Tax Parcels 03042-005/003-US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2162758.

GSE Engineering & Consulting, Inc. (April 1, 2026). Letter to Carson J. Crockett, Principal Planner, City of Alachua Regarding Review of Geotechnical Information Farmlands Commercial PD Rezoning Alachua, Alachua County, Florida GSE Project No. 17335.

Jones Edmunds & Associates, Inc. (June 2026) Alachua County Northwest Landfill Compliance Monitoring Report First Semi-Annual 2026 FDEP Permit No. 64602-010-SO/WACS Facility ID 29653. Prepared for Alachua County Solid Waste & Resource Recovery.

UES Professional Solutions, LLC (August 13, 2026) Report of Geotechnical Consulting Services: Limited Sinkhole Potential Evaluation Ground Surface Depression Farmlands Subdivision SEC of NW 188th St. and US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. UES Project No. A26140.00683.005. UES Report No. 2166405.

Rise Partners/NV5 (2026) Historical Aerials (1937-2026).

Summary of Site-Specific Data Review

December 2025 and March 2026 UES Geotechnical Evaluations

Geotechnical investigations completed by UES Professional Solutions, LLC (UES) in December 2025 and March 2026 were overseen by two Florida Licensed Professional Engineers, who specifically practice geotechnical engineering, with reports officially signed and sealed per Florida law. These two reports focused on the suitability of the site for future land use (i.e., commercial/retail development). UES completed a review of readily available geologic and geotechnical data and literature references, completed thirty-five (35) geotechnical borings in 2025 and an additional twenty-five (25) geotechnical borings in 2026. The borings were completed to depths ranging from 10 to 40 feet below land surface in the proposed footprint of buildings, parking lots, and stormwater management areas. The UES reports indicate the geotechnical borings were completed in accordance with ASTM D1586.

UES also collected geologic samples during the geotechnical boring phase of the evaluations and completed the following geotechnical laboratory analyses: (a) forty-three (43) Wash #200 fines content determinations (in accordance with ASTM D1140); (b) six (6) Grain Sieve Analysis tests (in accordance with ASTM D-422); (c) ten (10) Atterberg Limits Tests (in accordance with ASTM D4318-05); (d) forty-nine (49) moisture content tests (in accordance with ASTM D-2216); (e) thirteen (13) Laboratory Permeability Tests (in accordance with ASTM D-2434); (f) three (3) Limerock Bearing Ratio (LBR) tests (in accordance with Florida Department of Transportation FM-515); (g) two (2) organic content tests (in accordance with ASTM D2974); (h) two (2) corrosion series; (i) one (1) topsoil series; and (j) one Modified Proctor Test (in accordance with ASTM D1557). Additionally, UES completed two (2) double ring infiltrometers within the footprint of the proposed stormwater management areas to assess percolation rates for the proposed system.

Apex has reviewed all geological logs and geotechnical laboratory reporting provided in the reports. Our findings are highlighted below:

- The data collected at shallow boring locations were completed to determine geotechnical suitability, while the deep boring locations were completed to evaluate the stratigraphy of the property.
- Evidence of contemporaneous raveling was <u>not</u> identified in the SPT data collected and presented by UES in the December 2025 and March 2026 geotechnical reports.

  - Used in industry practice, Florida Statute 627.706(2)(h) and (i) define the following:
    (h) "Sinkhole" means a landform created by subsidence of soil, sediment, or rock as underlying strata are dissolved by groundwater. A sinkhole forms by collapse into subterranean voids created by dissolution of limestone or dolostone or by subsidence as these strata are dissolved.
    (i) "Sinkhole activity" means settlement or systematic weakening of the earth supporting the covered building only if the settlement or systematic weakening results from contemporaneous movement or raveling of soils, sediments, or rock materials into subterranean voids created by the effect of water on a limestone or similar rock formation.
- Groundwater was encountered in some, but not all, SPT borings completed. In locations where the water table was identified, it appears to be perched on clay-rich sediments, which is common.
  - Soil mottling was used by the geotechnical engineers to determine the seasonal high-water levels at the project site.
- Atterberg Limits testing (ASTM D4318) indicates that the clays are not in a flowable state at the property.
  - Testing completed by UES indicates that expansive clays are not present near surface and within the footprint of the proposed project; however, UES indicates that if during construction expansive clays are identified, geotechnical design modifications to footings will be made accordingly.
  - While clay does not ravel due to the properties of the clay minerals comprising the material, if moisture contents are elevated placing the clay in a flowable state and if void space is available, flowing clays can contribute to the formation of sinkholes.

April 2026 GSE Geotechnical Review of December 2025 and March 2026 UES Geotechnical Evaluations

GSE Engineering & Consulting, Inc. (GSE) was retained by the City of Alachua to review the December 2025 and March 2026 UES Geotechnical Evaluations. This was completed by a Florida Licensed Professional Engineer, who specifically practices geotechnical engineering, with the letter officially signed and sealed per Florida law. GSE concluded that the site appears generally suitable for the proposed commercial and residential development, but the geotechnical investigations completed by UES are only preliminary in nature and are not sufficient for final design. GSE notes a data gap related to karst conditions and sinkhole risk beneath proposed stormwater facilities. GSE recommends additional subsurface characterization and geophysical investigations during the final design phase to better evaluate and mitigate the potential risk.

June 2026 UES Limited Sinkhole Potential Evaluation

A supplemental geotechnical investigation was completed by UES in June 2026 and was overseen by two Florida Licensed Professional Engineers, who specifically practice geotechnical engineering, with reports officially signed and sealed per Florida law. The investigation focused on an observed depressional feature within the project site. While not specifically stating, it is unclear if this work was completed based on the GSE review discussed above, or if this was a proactive decision by the Applicant.

UES completed another literature review, completed a geophysical survey consisting of thirteen (13) ground penetrating radar (GPR) traverses and two (2) electrical resistivity imaging (ERI). Geohazards, a UES Company (Geohazards) was retained by UES to complete this limited sinkhole evaluation. While no anomalies were identified during the GPR traverses, Geohazards did identify two (2) ERI anomalies. Apex has reviewed the ERI data provided within the report and find the modeling results to be acceptable (i.e., Root Mean Square Error

[RMS] under 10 percent). Geohazards recommended geotechnical testing of the observed ERI anomalies for confirmation of the observed features.

UES completed two SPT borings (in accordance with ASTM D1586) to evaluate the geophysical anomalies. Boring B-1 was completed within the heart of the ERI anomalies, while boring B-2 was completed outside of the identified ERI anomalies. The geologic logs do not indicate evidence of contemporaneous raveling. Clay rich sediment overlaying the limestone was not indicated to be in a flowable state and more than likely contributed to the loss of signal with the GPR evaluation. The discrete drop in penetration resistance between sand-rich sediment and underlying clay-rich sediment is also a normal occurrence and does not constitute a progressive weakening of sediments with depth. While not synonymous with a sinkhole or sinkhole activity per the Florida Statutes, the variable depth to the top of limestone appears to indicate a paleo-chimney sinkhole at this location. The loss of drilling fluid at the epikarst, the ancient erosional surface of the limestone, is a common occurrence with mud rotary drilling and, in this case, is not indicative of active sinkhole formation. While paleo sinkholes can reactivate under the right conditions, the June 2026 SPT data indicates that this is not the case.

1937 to 2026 Aerial Photography Provided by NV5

Apex reviewed the aerial photography presented by NV5. The figures provided focused on the depressional feature investigated by UES in June 2026. While the depressional feature is observed in each of the time periods presented, the relative shape and size has not significantly changed since 1937 (approximately 90 years). This provides another line of evidence for the paleo sinkhole and lack of reactivation.

Summary of Off-Site-Specific Data Review

June 2026 Alachua County Northwest Landfill Report by Jones Edmunds

The June 2026 Jones Edmunds & Associates, Inc. (Jones Edmunds) Alachua County Northwest Landfill report was provided was provided by both the City and the Applicant. Our findings are highlighted below:

- The groundwater sampling was completed on January 6, 7, 8, 19, and 20 and February 5, 2026.
    - Monitor well schematics were not identified in the report. It is unclear as to what aquifer is specifically being monitored.
    - Laboratory data indicates pH, TDS, Iron, Manganese, 1,2-Dibromoethene, 1,2-Dichloropropane, Trichloroethene, and Vinyl Chloride concentrations were at or outside Florida Department of Environmental Protection (FDEP) groundwater standards.
- Groundwater elevation data used to prepare the groundwater contour map was on January 6, 2026.
    - As presented, groundwater flow on site is westerly at a gradient of approximately $1x10^{-4}$-feet per foot then doglegs to the north at a gradient of approximately $2x10^{-3}$-feet per foot.
        - This is based on nine (9) monitor wells located on the landfill property boundary and numerous off-site wells and appears to be generated from Surfer (Golden Software version unknown) or another data contouring program and imported into AutoCAD.
        - The dogleg north is attributed to one measurement at the northwestern-most monitor on the landfill property boundary.
        - The groundwater elevation map is drawn with 0.5-foot contour intervals, but there are no notes as to the accuracy of the water level indicator used in the study.

July 2026 Letter from Applicant to Alachua County Regarding Affected Party Status

In correspondence between the City and Alachua County, Alachua County requested a condition to the re-zoning requiring the "*submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume.*" The Applicant agreed to this request and indicated that the scope and timing of the study will be coordinated between the Applicant and Alachua County. The scope of the study at the time of development plan review will be important to sort out the which property is downgradient of any plume.

Discussion of Ordinances and Proposed Conditions

City of Alachua Zoning Ordinance 26-10

This ordinance, if adopted on Second Reading, would re-zone approximately 182 acres known as the "Farmlands Planned Development" from Community Commercial (CC), Commercial Intensive (CI), and existing Planned Development Residential (PD-R) zoning to a combination of PD-R and Planned Development Commercial (PD-COMM). The ordinance authorizes a mixed-use development consisting of up to 203 single-family residential units and up to 454,000 square feet of commercial development, to be built in as many as five phases over a 10-year period.

Conditions to the Ordinance would establish detailed development standards addressing transportation, utilities, stormwater management, environmental protection, landscaping, open space, pedestrian connectivity, parking, and infrastructure requirements, including extensive geotechnical and karst evaluations, groundwater protection measures, species surveys, and coordination with applicable regulatory agencies. On First Reading, the City Commission found the Application consistent with the City's Comprehensive Plan and Land Development Regulations.

Apex has reviewed the Environmental Conditions to Zoning Ordinance 26-10 and provides the following comments:

- The required geotechnical and karst evaluations in Condition 5.i.ii, as drafted by Staff, are appropriately timed to occur at Final PD Development Plan Review, which is better aligned for later efforts regarding the actual development of the project site, not the land use and re-zoning stage.
- The text added by the Commission at First Reading (to include the "*geologic requirements outlined in the letter sent to Patrice Boyes on December 23, 2025, by Michael Alfieri, P.G., on behalf of Apex Comp*anies") is not appropriate at this juncture. These requirements were developed for a specific project based on those site conditions, available data, and identified geologic concerns at that location. Given the variability of subsurface conditions across different properties, automatically imposing the same geological/geophysical/geotechnical requirements on unrelated properties is not appropriate or technically defensible. Geologic and geotechnical investigation programs should be developed using a site-specific, risk-based approach that reflects the unique characteristics of a proposed project and property.

City of Alachua Land Use Designation Ordinance 26-09

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural function.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

Policy 1.7.b: The City may utilize FGS Florida Aquifer Vulnerability Assessment (FAVA) maps, in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials. The City may utilize the FAVA map created specifically for Alachua County.

Policy 1.7.c: The City shall prepare an emergency management plan to address the opening of a sinkhole when it poses a threat to public infrastructure, and the public's health, safety or welfare.

Policy 1.7.d: The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies, and investigate the possibility of acquiring and preserving the surrounding property.

Policy 1.7.e: The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.

Apex generally concurs that the investigations completed to date support the suitability of the property for the proposed land use amendment from a geologic and karst perspective. However, consistent with standard engineering practice in karst terrain, additional site-specific geotechnical and hydrogeologic evaluations should continue during final development design and permitting to support the stormwater management system design, foundation recommendations, and other project-specific engineering considerations. Such evaluations are customary and represent an appropriate progression from preliminary planning to detailed design.

City of Alachua Planning & Community Development Department (April 21, 2026) Staff Report: Quasi-Judicial Hearing Application #: PR26-0001

Apex reviewed the Staff Report, which recommended the approval of Zoning Ordinance 26-10 with Conditions (Application PR26-0002). The proposal would modify the existing zoning framework by retaining a residential component of 203 single-family dwelling units, while creating a new planned commercial development district allowing up to 450,000 square feet of non-residential development. Apex focused specifically on the environmental analysis in the Staff Report for purposes of this Technical Memorandum. Apex concluded that the Staff Report provides the City Commission with a technical basis to consider approval of the re-zoning.

Apex provides the following comments:

- On page 43 of the PDF document indicates working with the Suwannee River Water Management District (SRWMD) and the FDEP criteria for karst stormwater management system design. This should be site specific and focused on the stormwater management system.
- On page 49, there is a common misnomer under "Karst-Sensitive Features". As written, "*karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.*" There are no underground streams, rivers, or oceans. Water can be transported via conduits with the limestone and can capture water from streams

and rivers via swallets/sinkholes (referred to as stream piracy), but these are not "underground streams". Karst features are the result of non-uniform dissolution of carbonates (or similar rock types). For example, the rates of dissolution and weathering are not uniform and can result nonuniform peaks and valleys in the limestone surface and/or variable sized dissolution "holes" (i.e., vugs, conduits, caves) in the rock.

Conclusions

Apex generally concurs that the investigations completed to date support the suitability of the site for the proposed land use and rezoning from a geologic and karst perspective. Nevertheless, additional geotechnical and karst hydrogeologic evaluations during final development design and permitting may be appropriate and would be consistent with standard engineering practice in karst terrain, as Staff's Condition No. 5.i.ii provides. Such evaluations are customary and represent an appropriate progression from preliminary planning to detailed design.

Based on Apex's review of the materials provided, the project site is underlain by karst geology typical of north-central Florida; however, the data reviewed do not indicate the presence of active sinkhole activity on the property. Multiple phases of subsurface exploration, laboratory testing, geophysical surveys, and supplemental sinkhole evaluations completed under the supervision of licensed geotechnical professionals did not identify evidence of contemporaneous raveling, progressive subsurface weakening, or other indicators commonly associated with active sinkhole formation. Furthermore, the depressional feature evaluated by UES appears most consistent with a stable paleo sinkhole, a conclusion supported by geotechnical data, geophysical testing, and historical aerial photography demonstrating little to no change in the feature over approximately 90 years.

Concerning the former Northwest Alachua County Landfill, the County requested a condition to the re-zoning requiring the "*submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume.*" The Applicant agreed to this request and indicated that the scope and timing of the study will be coordinated between the Applicant and Alachua County. The scope of the study at the time of development plan review will be important to sort out the which property is downgradient of any plume.

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

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

B. APPLICANT

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
   If yes, list names of all parties involved: Current property owners & Rise Development
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

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

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

NOTARY SEAL

Signature of Notary Public, State of Florida

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

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

City of Alachua
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7. Acreage: 46.7 (+/)

B. APPLICANT

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☒ Yes ☐ No
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(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
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3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

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I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Gerry Dedenbach
Signature of Co-applicant

Typed or printed name and title of applicant

Gerry Dedenbach
Typed or printed name of co-applicant

State of Florida County of Alachua

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

NOTARY SEAL

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

Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

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

NAME & DESCRIPTION OF PROJECT Farmlands Planned Development - CPA

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

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

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

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

Acreage 46.7 +/-

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units -72

☐ Multi Family — Number of Units

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

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

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

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

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

CERTIFICATION

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

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

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

Elementary SCSA _____ Capacity Required _____

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

Middle SCSA _____ Capacity Required _____

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

High SCSA _____ _____

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

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

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

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

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

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

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

C. AUTHORIZED AGENT

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

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

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

Signature of Applicant

Keith E Lemer

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

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

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

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

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

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

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

C. AUTHORIZED AGENT

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

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

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

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

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

Signature of Applicant

Keith E Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

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

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

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

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

Doc Stamp-Deed: $4,620.00

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

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6(-

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

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

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

JTFA, LLC, a Florida limited liability company,

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

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

See Exhibit A attached hereto.

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

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

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

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

Signed, sealed and delivered
in our presence as witnesses:

_____(Seal)

Witness **Kevin L. Carter**

Printed Name: GRISELDA GUTIERREZ

_____(Seal)

Witness **Shima Carter**

Printed Name: SHEKHAR VARANASI

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ RB California

COUNTY OF ~~HILLSBOROUGH~~ RB Santa Clara

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

SEE ATTACHED NOTARIAL CERTIFICATE RB 06/08/2022

Notary Public

ACKNOWLEDGMENT

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

State of California
County of Santa Clara)

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

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

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

WITNESS my hand and official seal.

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

Signature Ritu (Seal)

Exhibit A

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

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

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

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

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

Tax parcel No. 03046-003-001

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

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

Tax parcel No. 03046-003-002

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

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

Tax parcel No. 03046-003-003

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

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

Tax parcel No. 03046-003-004

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

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

Tax parcel No. 03046-003-005

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

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

18.50
7474.60

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

Doc Stamp-Deed: $7,474.60

$1,067,760.

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

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

Containing 88.98 acres, more or less.

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

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

DoubleTime®

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

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

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

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon McRae

(Corporate Seal)

State of Florida
County of Alachua

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

[Notary Seal]

Notary Public

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

Printed Name: _____

My Commission Expires: _____

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

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

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

Valuation

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

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

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

Sales

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

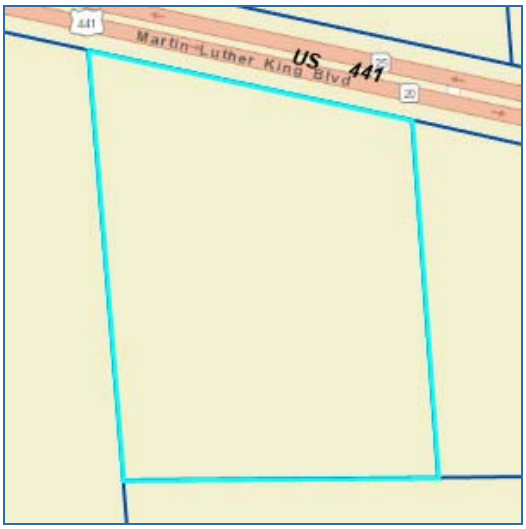
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

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

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

Map



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

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Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

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

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

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

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

Valuation

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

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

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

Sales

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

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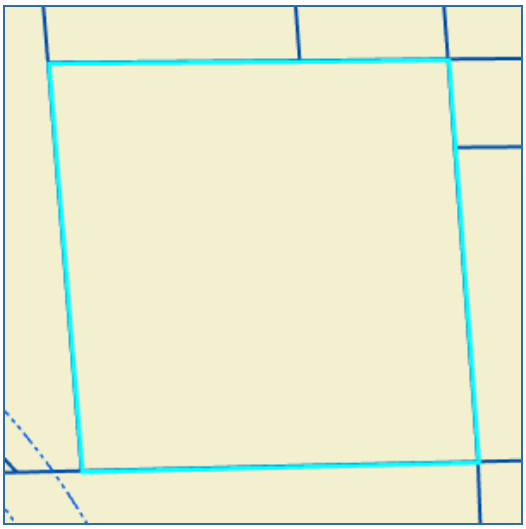
Permits

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

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

Map



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

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Contact Us

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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

Sign up for Title Alert

Parcel Summary

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

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

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

Working Valuation

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

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

Valuation

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

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

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

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

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

Building Information

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

Sub Area

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

Sales

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

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

Permits

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

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

Map



Photos



Print Photos

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

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Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Detail by Entity Name

Florida Limited Liability Company
JTFA LLC

Filing Information

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

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

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

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

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

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

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

Florida Department of State, Division of Corporations

Search > Account Summary

Real Estate Account #03042 050 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$541.47**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$305.13**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill ⓘ	
	Print (PDF)
2019 Annual Bill ⓘ	$0.00
	Print (PDF)
2018 Annual Bill ⓘ	$0.00
	Print (PDF)
2017 Annual Bill ⓘ	$0.00
	Print (PDF)
2016 ⓘ	
2016 Annual Bill	$0.00
	Print (PDF)
Refund	
	Paid $238.07
2015 Annual Bill ⓘ	$0.00
	Print (PDF)
2014 Annual Bill ⓘ	$0.00
	Print (PDF)
2013 Annual Bill ⓘ	$0.00
	Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 000

Owner:
JTFA LLC

Situs:
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,116.65**.

Apply for the 2026 installment payment plan

Account History

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

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

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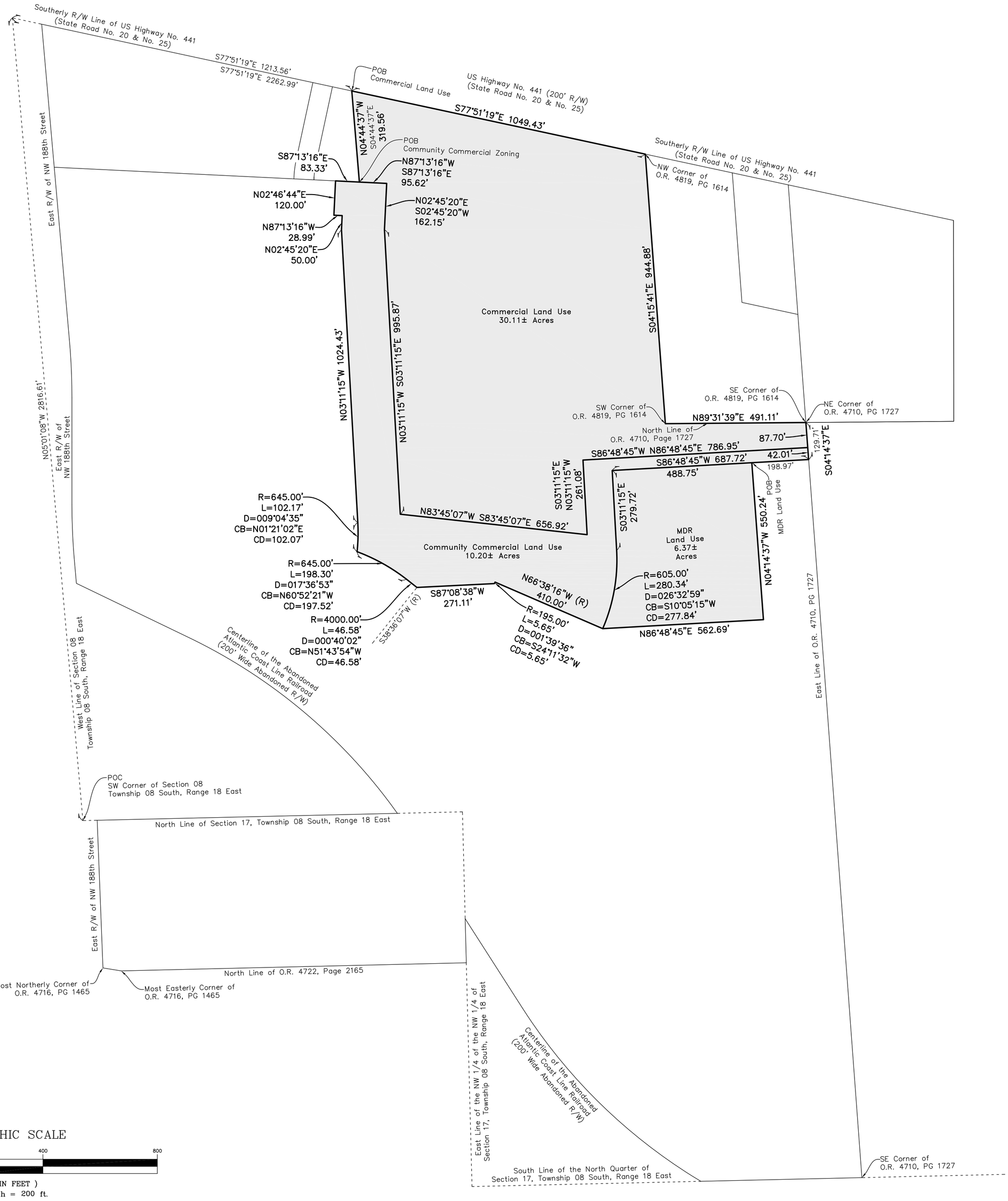
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.



Legal Description

COMMERCIAL LAND USE

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

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

CONTAINING 30.11 ACRES, MORE OR LESS.

COMMUNITY COMMERCIAL LAND USE

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

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

CONTAINING 10.20 ACRES, MORE OR LESS.

MDR LAND USE

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

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

CONTAINING 6.37 ACRES, MORE OR LESS.

Surveyor's Notes

1. The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J-17.062, Florida Administrative Code.
5. Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Twn	Township
Rng	Range
PB	Plat Book
O.R.	Official Records Book
Pg(s)	Page or Pages
R/W	Right-of-Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance
(R)	Radial

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners

50 years
eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
E-MAIL: mail@edafl.com

Project:	2025-0060.S01
Date:	03/03/2026
Sheet:	1 of 1
Scale:	1"=200'

LEGAL DESCRIPTION

Commercial Future Land Use Area

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

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CONTAINING 30.11 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

Community Commercial Future Land Use Area

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

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

CONTAINING 10.20 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

Moderate Density Residential Land Use Area

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

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

CONTAINING 6.37 ACRES, MORE OR LESS.

NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Wednesday, September 24, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Fl 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes for all or a portion of 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004) from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI). There is also a proposed Planned Development – Residential (PD-R) zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). These properties are generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



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PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI) on 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004). There is also a proposed PD-R zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). This property is generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, September 24, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants, inc.

Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - September 04, 2025)

PUBLIC NOTICE

Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:
- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:
- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd. Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:
Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop Notice - Farmlands Commerical LUC-ZON**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 4, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

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

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

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

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

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

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DAVID SOKERHOLM	18525 N.W 153rd PL	786-691-5769	
Robin Hammersmith	14617 NW 199th Ter	—	
Denise M Conrad	19111 NW 157th	521-386-5745	denise.1fg@gmail.com
Rodney Coillespie	19107 NW 151 Ave	352.318.0137	sandyacres82

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA Noyes	14520 NW 188th ST	727 599 5428	dana.noyes@icloud.com
STEVE LANG	16320 NW 188th ST	386 454 2127	SJLang@WindstreamNet
Tamara Robbins	PO Box 2317 Alachua		
KRIS LAWRENCE	18818 NW 156 Ave	904 260-6393	66lafitte@gmail.com
* Barbara Cloud-Workman	1913 Vd. St.	Alachua 32615	
Bryan Thomas	6814 NW 37 Dr. 32653	352 316 6592	br-thomas@CityofAlachua.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: September 24, 2025 at 6:00 p.m.

Community Participants: 12 participants in total (2 did not sign in)

Project Representatives: Clay Sweger, AICP, LEED AP – eda
Stephanie Sutton – eda
Ashley Scannella – eda
Sam Berry – Rise
Matt Phillips – Rise
Keith Lerner – Property Owner
Gerry Dedebach – NV5

Meeting Minutes:

The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What is the acreage of the subject property?
A: As shown on the maps on display, the future land use map change includes a reduction of 7 acres of Community Commercial land, reduction of approx. 20 acres of Moderate Density Residential land and a reduction of approx. 20 acres of Low Density Residential land. The future land use map proposes to add approx. 40 acres of Commercial land and 6 acres of Moderate Density Residential land. The zoning map proposes to reduce approx. 33 acres from PD-R and add 33 acres to Commercial Intensive. The PD-R will be amended in conjunction with these map changes.

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

Q: Will there be a stoplight put in? Where?
A: Yes, the plan is to install a new traffic light in front of the commercial area as part of the future commercial development. A traffic study will be provided and coordination and permitting with FDOT.

Q: The posted speed is too high? What can be done?

A: FDOT makes decisions related traffic speeds. We will discuss this issue with FDOT as the traffic study is prepared. The reduced speed may be a recommendation from our traffic study which will be prepared shortly.

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

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Will anything change in the already-approved residential Ph. 1 along the west side?
A: No, the plan is to develop Ph. 1 exactly the same as originally approved.

Q: How far is the commercial zoning area from 188th Street?
A: The commercial zoning area that's proposed is approximately 1,000 feet away from 188th Street.

Q: Will the stormwater basin still remain along 188th Street?
A: Yes, the basin will remain, as originally permitted.

Q: The access from the property to 188th Street will remain emergency-only, correct?
A: Yes, the access will be gated for emergency access only.

Q: Who are the commercial users that will be located on-site?
A: The developer is not able to announce the specific tenants at this time, but they are all national retailers and will include a variety of types to serve the public.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

NOTICE OF NEIGHBORHOOD WORKSHOP

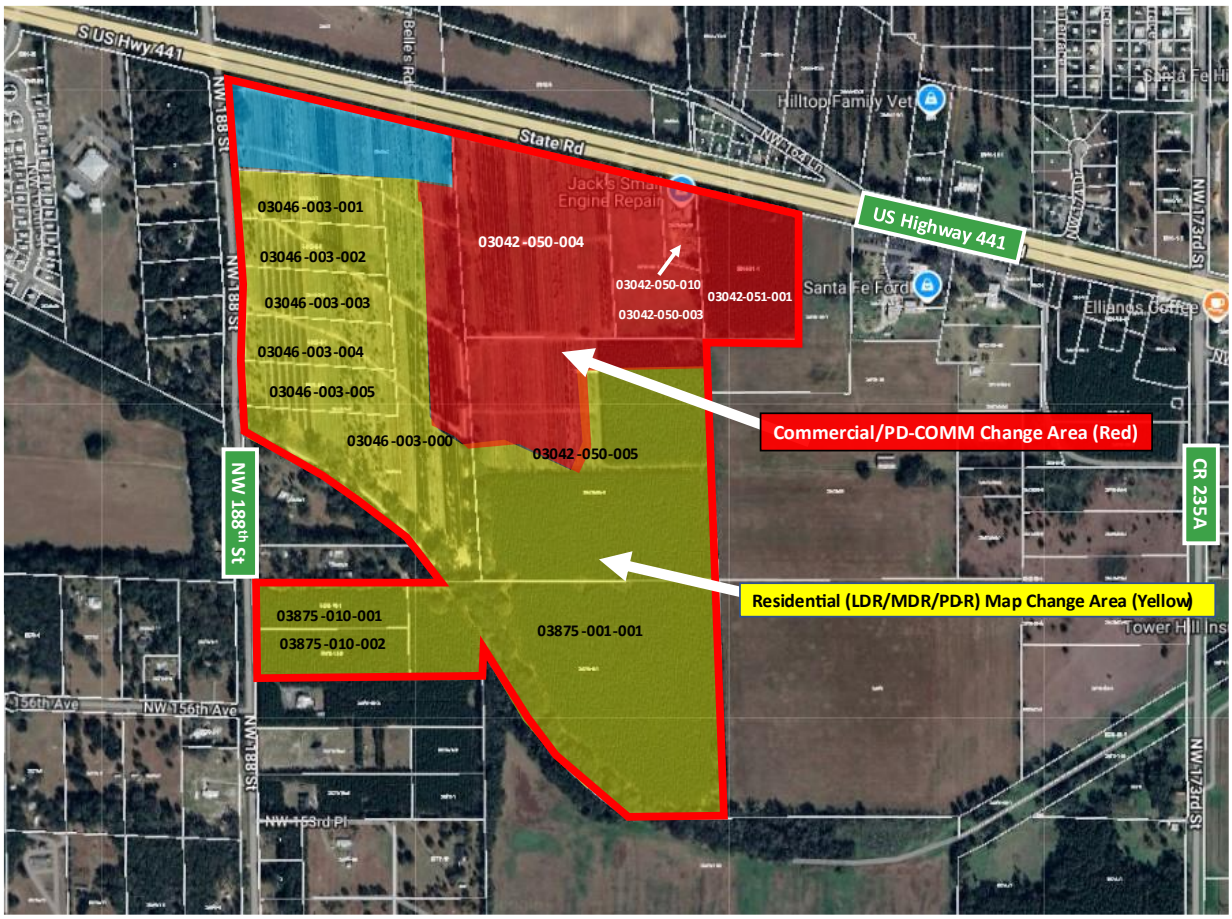
Date: Wednesday, October 22, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, FL 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



FESTIVAL:
Continued from page A1

Festival raises funds, supports local charities

seemed easier." That nostalgic theme carried throughout the free, family-friendly festival, where attendees were encouraged to don vintage attire and join in a lively costume contest.

This year's festival was a collaborative effort between NMSO and Gainesville Street Rods, which helped raise money for charity. Nearly $2,000 was collected to support Homes 4 Heroes, while a clothing drive gathered donations for St. Francis House. Organizers said both causes benefitted significantly from the enthusiastic response of festivalgoers.

Entertainment was central to the event, with music from the 1950s and 1960s filling the streets courtesy of Newberry's Twisted H Productions. A live DJ kept energy high throughout the day, while food trucks and local vendors offered refreshments and merchandise. The highlight for many was the classic car show, billed as "awesome" by organizers, which drew car enthusiasts eager to showcase vintage rides.

While the Fabulous 50's Festival is one of NMSO's smaller events, organizers said they were encouraged by the turnout. An estimated 3,000 visitors attended, enjoying not only the festival itself but also the restaurants and shops in historic downtown Newberry.

Mack said the strong community response reaffirmed the festival's growing role in highlighting downtown as a hub for both residents and visitors. The event not only showcased local businesses but also fostered a sense of pride in Newberry's historic core.

With live music, classic cars, nostalgic costumes and charitable giving, the Fabulous 50's Festival once again blended entertainment with community spirit—leaving organizers optimistic about the festival's future as a fixture on Newberry's event calendar.

# # #

Email cwalker@alachuatoday.com



Photos special to *Alachua County Today*









CITY OF WALDO FLORIDA

NOTICE

QUALIFYING OFFICIALLY OPENS IN THE CITY OF WALDO ON

OCTOBER 6, 2025

SEATS OPEN ARE

COUNCIL Seat I (1)– TWO YEAR TERM
COUNCIL Seat III (3) – TWO YEAR TERM
COUNCIL Seat IV (4) – TWO YEAR TERM

THERE IS A $25.00 QUALIFYING FEE OR IN PLACE OF THE FEE THE CANDIDATE MAY SUBMIT A PETITION SIGNED BY TWENTY- FIVE REGISTERED ELECTORS OF THE CITY OF WALDO. THE PETITION MAY BE OBTAINED AT CITY HALL MONDAY THROUGH THURSDAY, 7:00A.M. -5:30 P.M. (closed Friday's) THIS PETITION MUST BE PRESENTED TO THE CLERK AFTER BEING VERIFIED IN WRITING BY THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS. IN ADDITION TO THE QUALIFYING FEE THERE IS A ONE PERCENT (1%) STATE ELECTIONS ASSESSMENT OF $32.50

AND

THE CANDIDATE MUST BE A PERMANENT RESIDENT OF THE CITY OF WALDO (RESIDING WITHIN THE CORPORATE CITY BOUNDARY LINES FOR A MINIMUM OF 6 MONTHS PRIOR TO QUALIFYING DATE OF OCTOBER 6, 2025 AND A QUALIFIED ELECTOR OF THE CITY OF WALDO.
YOU MUST PRESENT A CURRENT VOTERS IDENTIFICATION CARD WHEN QUALIFYING.

City Hall hours are Monday – Thursday 7:00am-5:30pm-CLOSED FRIDAY'S

QUALIFYING CLOSES ON OCTOBER 16 AT 4:00PM

(Published: Alachua County Today - October 02, 2025)

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

Window Screens
Rescreening for Screened Rooms

Alachua County Today

is your best source for local news - 386.462.3355

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, October 22, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants · inc.

Contact: eda consultants inc.
Ph: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - October 02, 2025)

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980



GC526852 $449,900

11418 NW 161ST STREET ALACHUA

This property is the definition of peaceful! Only 11 minutes from I-75 and Hwy 441, tucked away less than a 1/2 mile down a dirt road you will find a driveway lined with mature, natural hardwoods. Amongst the beautiful twenty acres, set back from the roadway, is the existing cleared homesite.



GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

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



GC526736 $789,000

221 RILEY LAKE DRIVE HAWTHORNE

Welcome to this gorgeous 1.38 acre lakefront haven on the private spring fed Riley Lake! This Jewel is a solid custom built home in the tranquil Star Lake Forest neighborhood east of Hawthorne, Florida. This exquisite 3-bedroom, 2 1/2 bathroom home offers amazing and stunning views of Riley Lake.



GC528297 $359,900

10851 NE 109TH STREET ARCHER

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

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

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

ALACHUA, FLORIDA The Good Life Community

City of ALACHUA

NOTICE OF BOARD VACANCY

Senior Resources

The Alachua City Commission is accepting applications for two (2) vacancies on its **Senior Resources Advisory Board**. Appointments will be for a three-year term. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings at least quarterly and have a keen interest in senior resources.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications for consideration on or before October 16, 2025. You may send your application to the City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, 15100 NW 142 Terrace.

(Published: Alachua County Today - October 02 & 09, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood Workshop - Farmlands Commercial LUC-ZO**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 2, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **5th day of October 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

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

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
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03046-003-002
C/O KIETH LERNER
JTFA LLC
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03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

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

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

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

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

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

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, October 22, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA NOYES	14520 NW 188th St Alachua	720 599 5428	dana.noyes@icloud.com
Robyn Smith	14962 NW 14th St Alachua		
Soorya Lindberg			soorya.lindberg@gmail.com
Gary Pappas	16104 NW 188th St	305 213 1121	gmpfish@outlook.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: October 22, 2025 at 6:00 p.m.

Community Participants: 4 participants in total

Project Representatives: Clay Sweger - eda
Sergio Reyes - eda
Stephanie Sutton - eda
Heather Hartman - eda
Keith Lerner - Property Owner
David Lerner - Property Owner
David Buckle - Foresite Group
Craig Brashier - NV5

Meeting Minutes:
The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What are the changes between the first workshop and the second?
A: Essentially, the change is the addition of 3 parcels along US 441 into the proposed rezoning area. In addition, the portion of the property proposed for commercial use are now proposed to be zoned 'PD-CCOMM' instead of 'Commercial Intensive.'

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

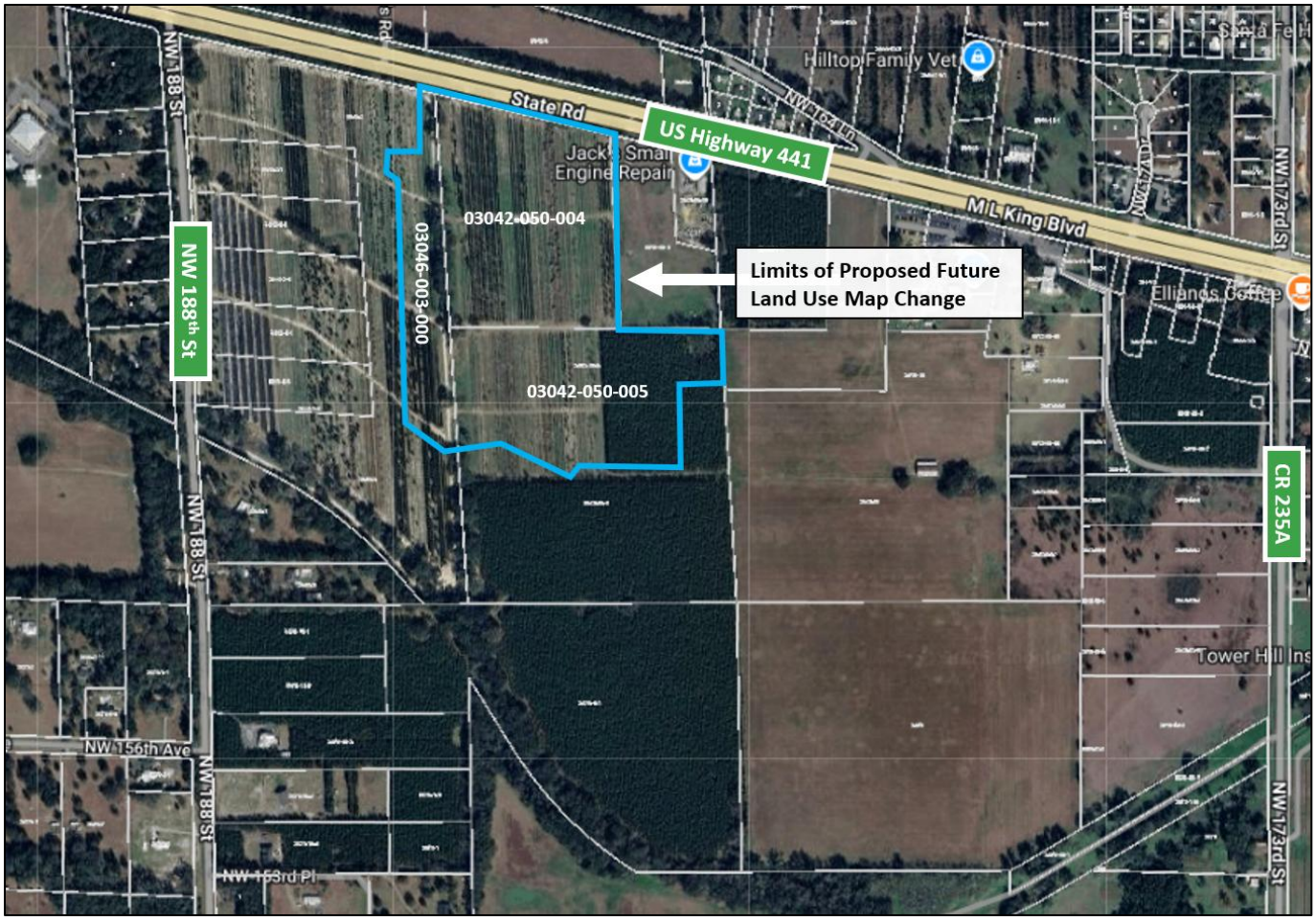
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Are there City utilities that serve the site?
A: Yes, the City serves water and sewer to the site.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

Future Land Use Map Amendment
Justification Report

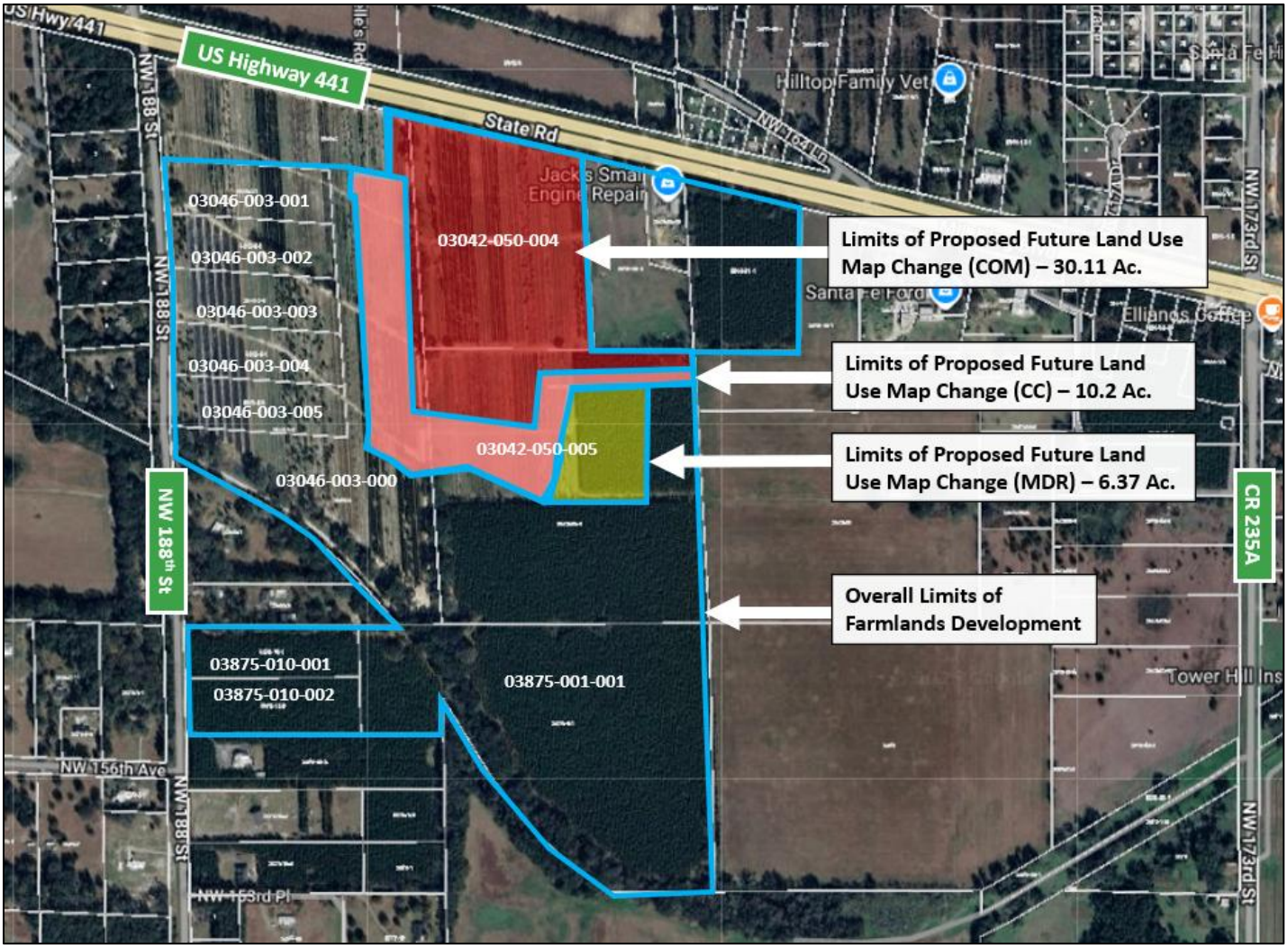


Request:	Small Scale Future Land Use Map Amendment application from Community Commercial, Moderate Density Residential & Low Density Residential to Commercial and Community Commercial and from Low Density Residential to Moderate Density Residential.
Location:	16600 block of US Highway 441
Parcel Numbers:	03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of)
Acreage:	46.7 +/- Acres
Prepared By:	Clay Sweger, AICP, LEED AP (eda consultants, inc.) Gerry Dedenbach, AICP, LEED AP (NV5)
Date:	January 26, 2026, Revised March 3, 2026

Background

The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 46.68-acre subject property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of). The parcels are located within Section 8, Township 8, Range 18.

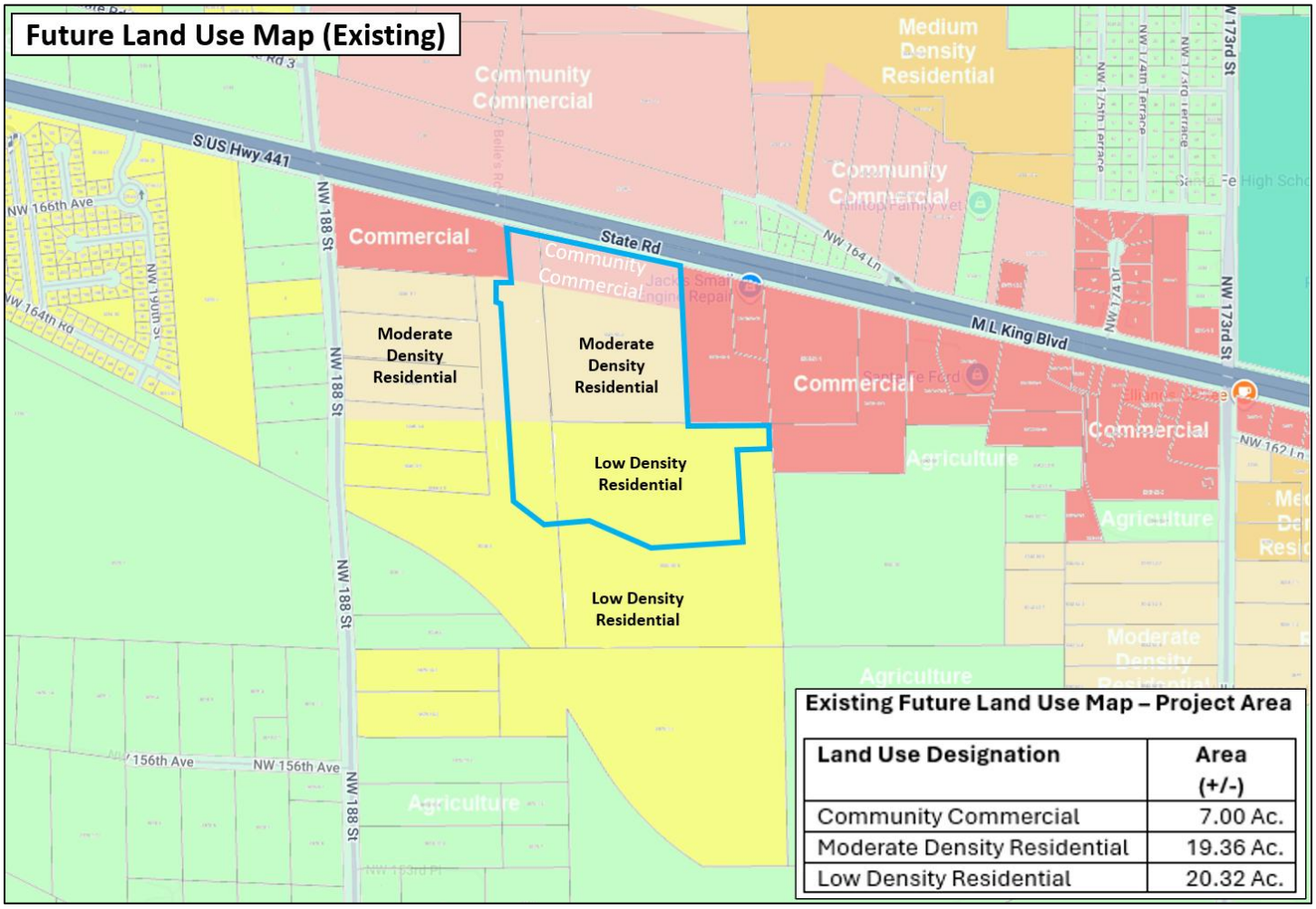
The subject property is part of a larger mixed use, Planned Development known as 'Farmlands' that consists of approximately 182 +/- acres. The overall boundary of this mixed use future development (with the portion newly proposed for Commercial (COM), Community Commercial (CC) and Moderate Density Residential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



Statement of Proposed Change

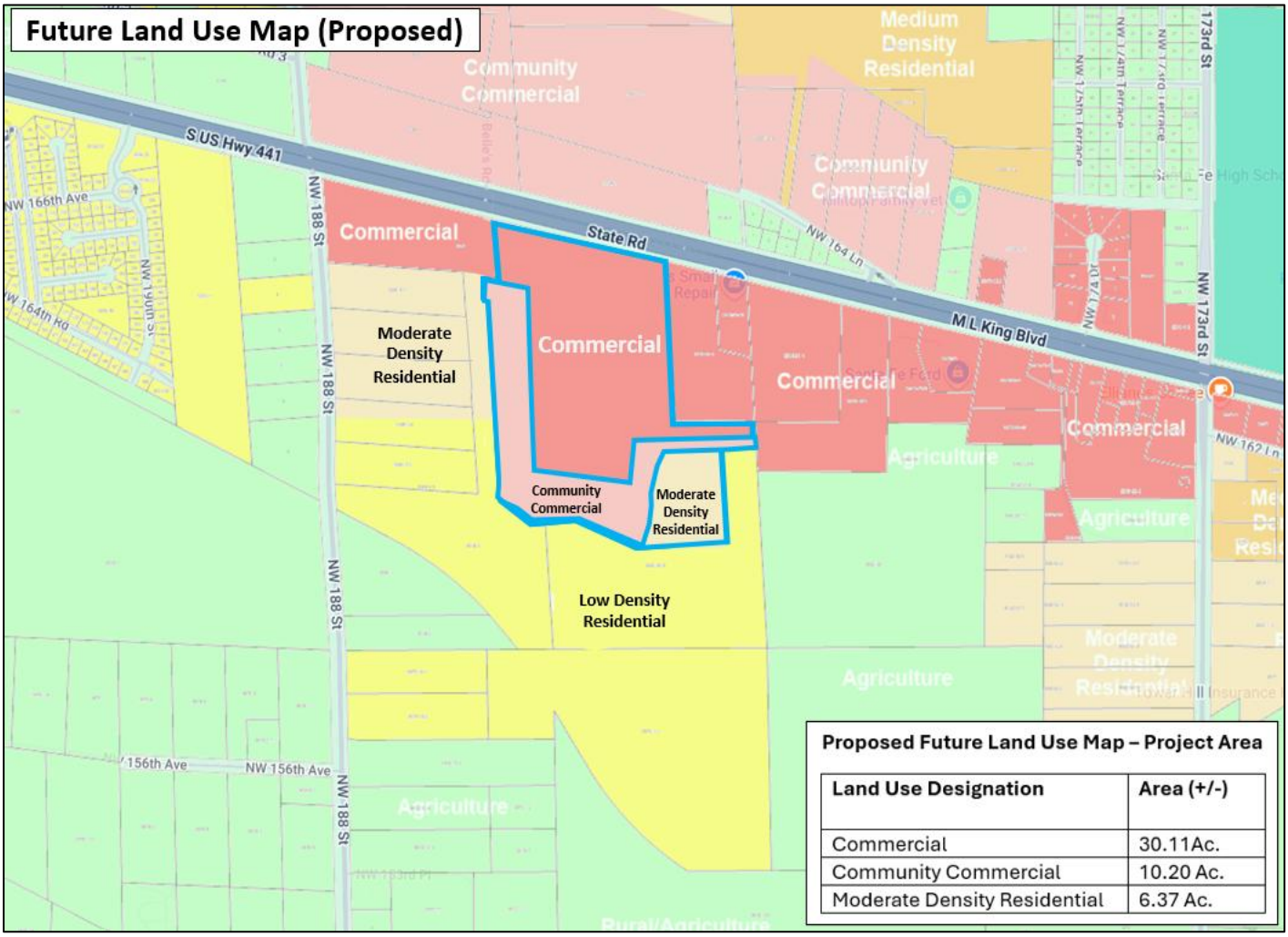
The property owners request a small-scale future land use map amendment to amend the future land use categories from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community Commercial (approx. 20.33 acres) and Low Density Residential to Moderate Density Residential (approx. 6.37 acres). The related rezoning application is to rezone lands with the underlying Commercial future land use designation to Planned Development – Commercial (PD-COMM) and the Moderate Density Residential land use area to Planned Development – Residential (PD-R) for consistency with these future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel currently has a mix of commercial and residential future land use designations and is bounded on multiple sides by a similar mix of commercial and residential designations, including to the north and south, and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation.

The proposed Future Land Use Map for the project site and surrounding area is shown below:



Proposed Future Land Use Map – Project Area

Land Use Designation	Area (+/-)
Commercial	30.11Ac.
Community Commercial	10.20 Ac.
Moderate Density Residential	6.37 Ac.

As indicated earlier, the proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a Planned Development – Commercial (PD-COMM) zoning on the property with a proposed Commercial and Community Commercial future land use area and Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation allows for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and single family subdivisions throughout the context area and City as a whole.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate Density Residential future land use category as shown below, with desired uses in bold:

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

The following uses are allowed in the Moderate Density Residential land use category:

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

The Commercial and Community Commercial future land use designations are established to provide a wide range of goods and services to local consumers. The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial and Community Commercial future land use categories as shown below:

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

1. *Retail sales and services;*
2. *Personal services;*
3. *Financial institutions;*
4. *Recreation and entertainment;*
5. *Tourist-related uses;*
6. *Visitor accommodations;*
7. *Commercial shopping centers;*
8. *Auto-oriented uses;*
9. *Traditional Neighborhood Planned Developments;*
10. *Employment Center Planned Developments;*
11. *Commercial recreation centers;*
12. *Office/business parks;*
13. *Limited industrial services;*
14. *Eating establishments;*
15. *Single family attached units;*
16. *Apartments and townhomes;*
17. *Duplexes and quadplexes;*

18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

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

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

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

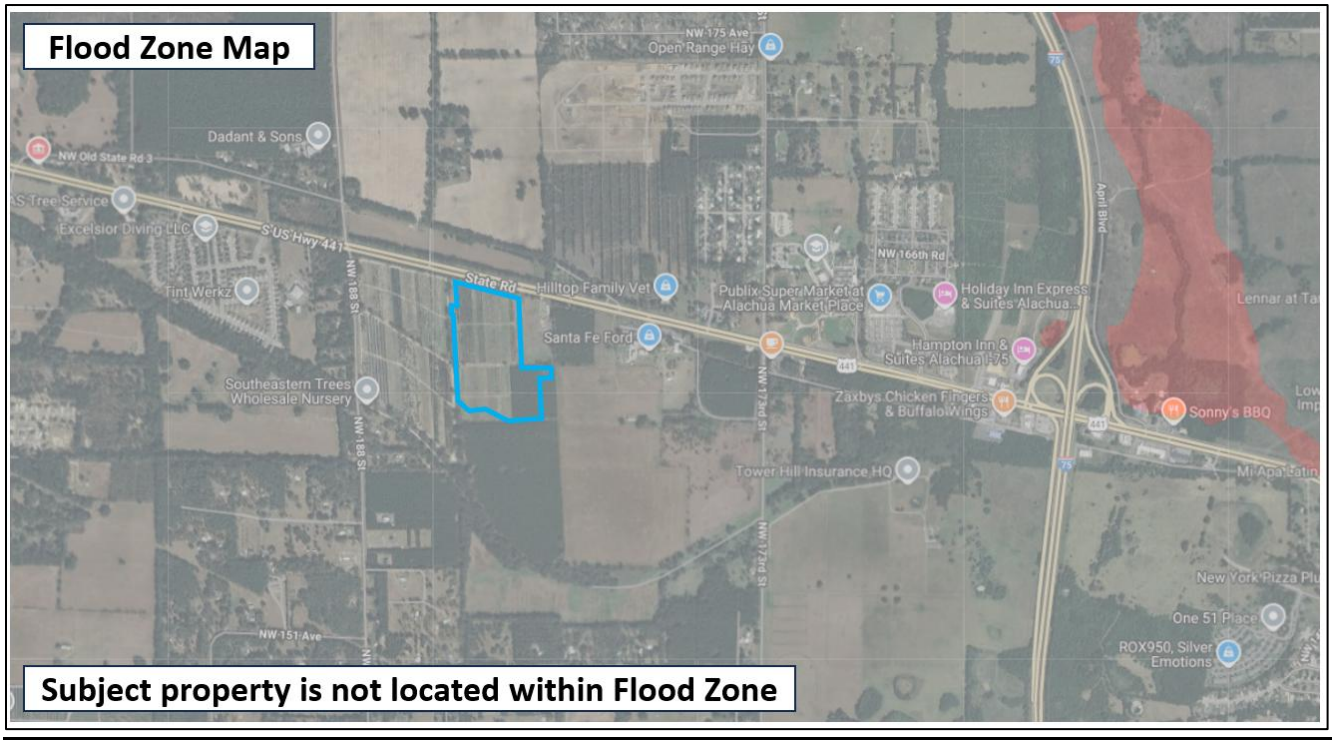
As described in the policies listed above, the proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types compatible in nature with the context area and City as a whole. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development.

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property and therefore, it is not an issue for future development. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below and therefore, it is not an issue for future development.



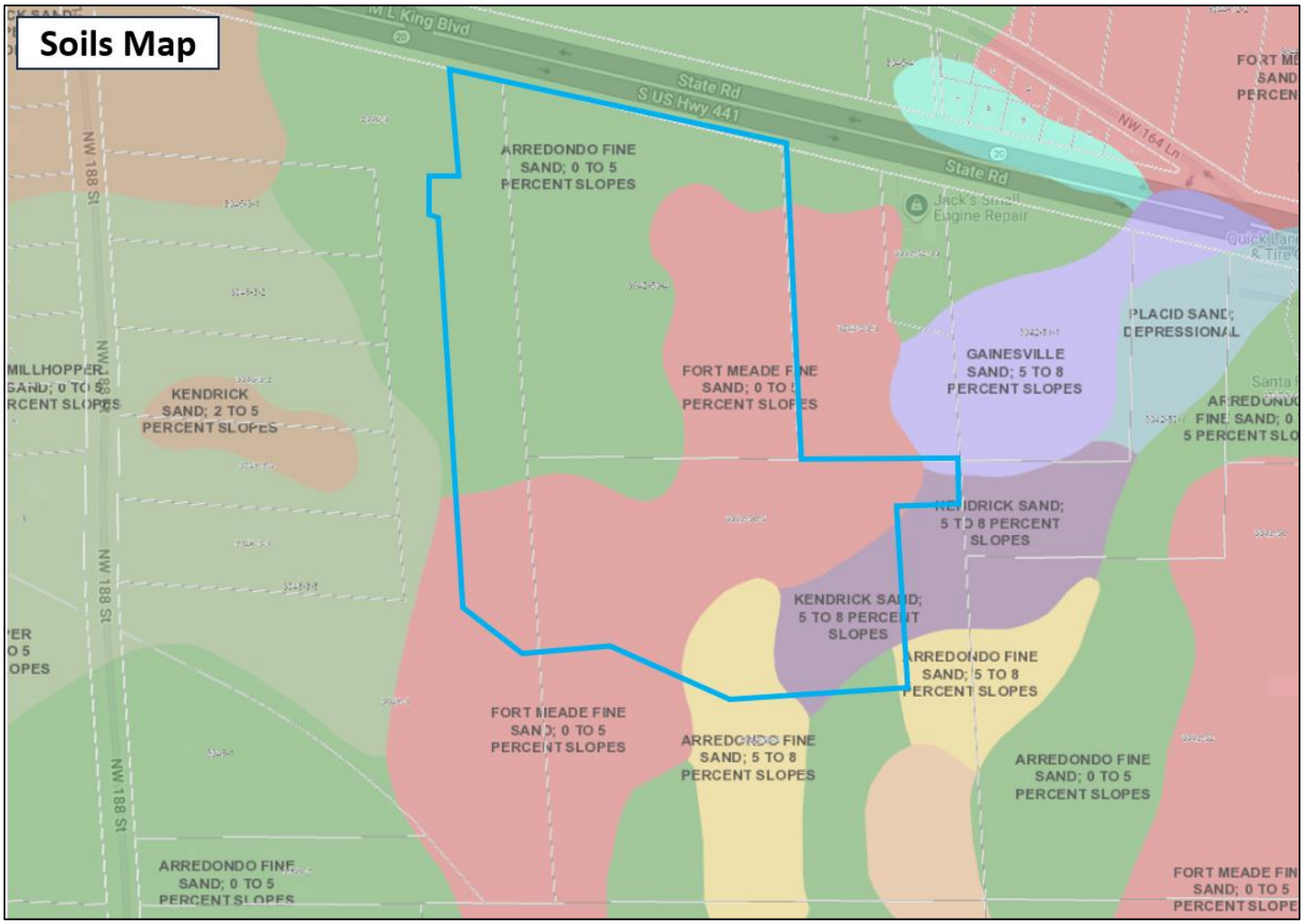
Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. A limited area of Arredondo fine sand, 5 to 8 percent slopes exists on the site's south. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

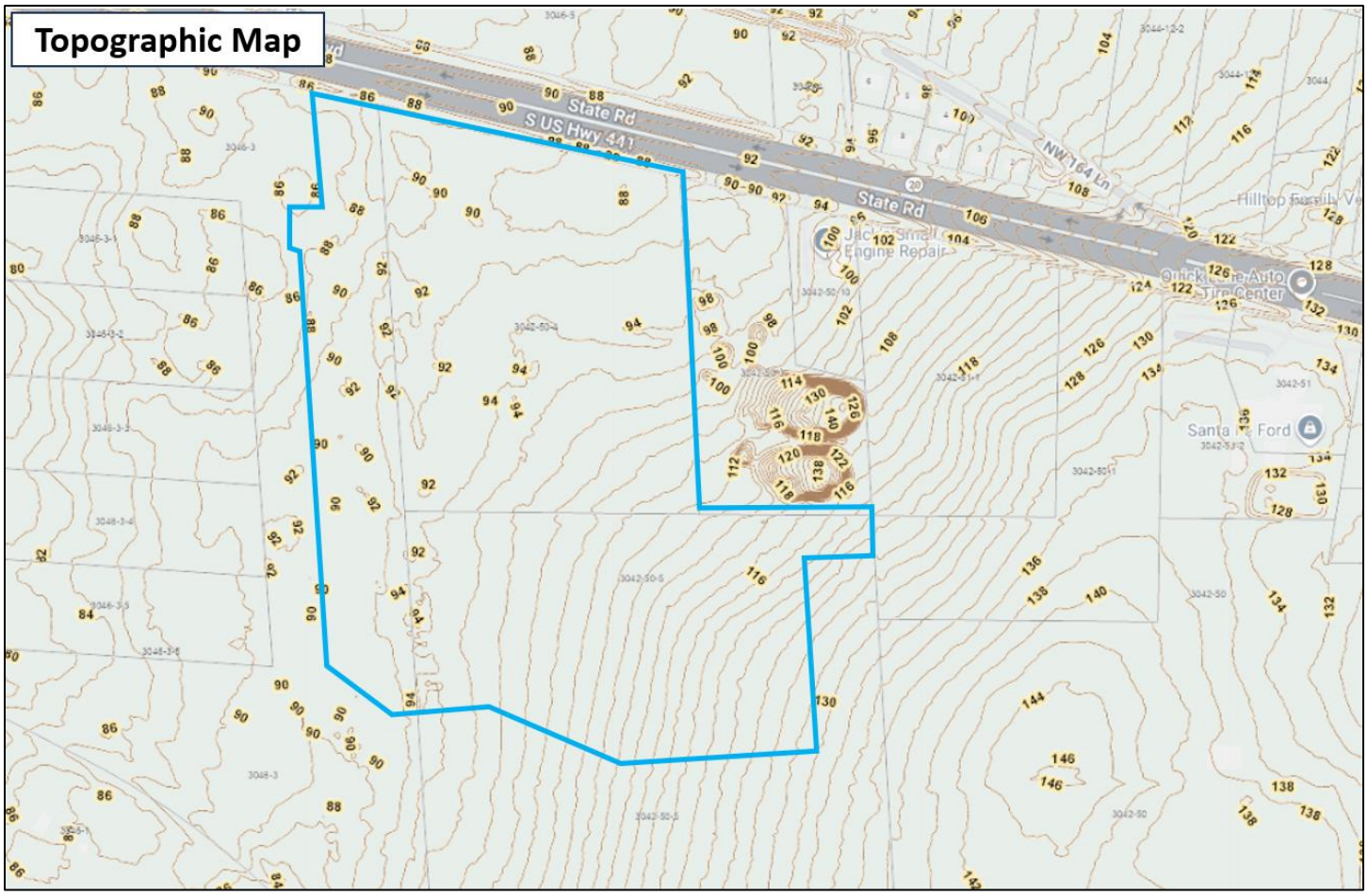
Kendrick sand, 5 to 8 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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



Topography:

The following figure illustrates the site's topography. The site slopes from 126 feet in the eastern portion to approximately 90 feet in the western portion of the property, spanning over a large expanse of land and poses no impediments to the site's proposed urban development program.



Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation the property is not located in the wellfield protection zone.

Wetlands:

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



Needs Analysis

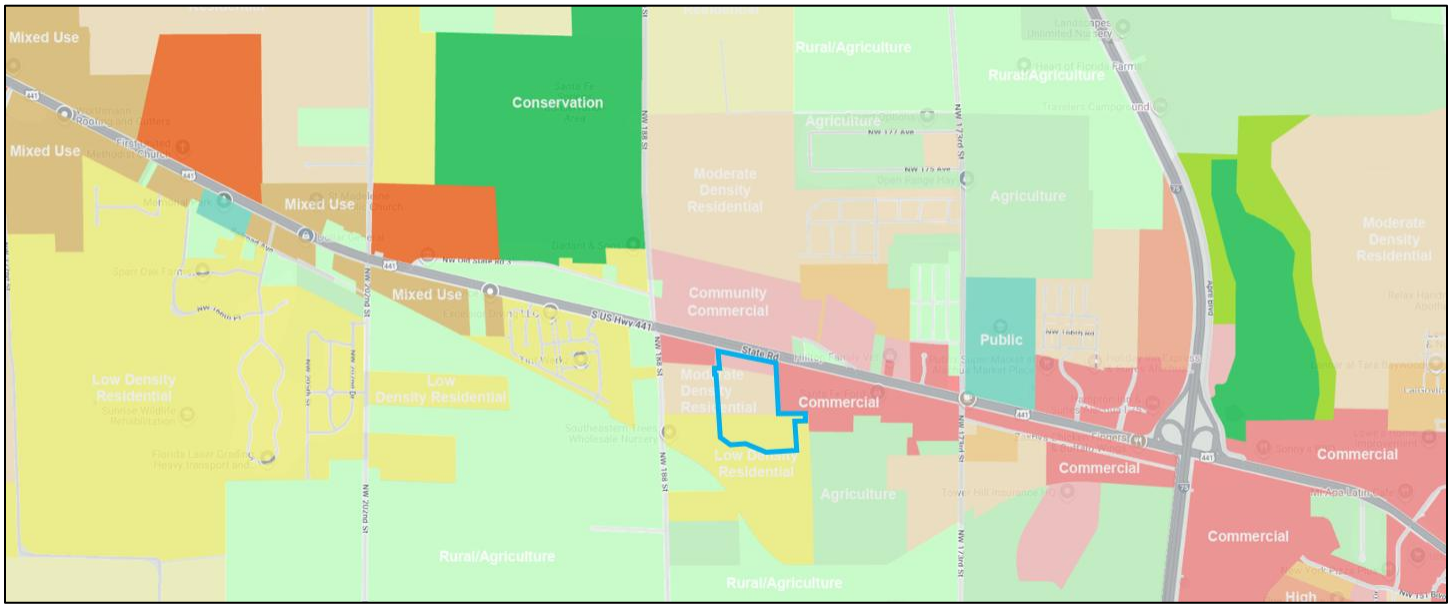
State Requirements

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

This proposed land use change is proposed in an urban area which includes existing nearby urban development in multiple directions with urban utility infrastructure services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities,

electric, telecommunications, police/fire protection, etc.) are readily available with adequate capacity to serve the site and fully accommodate on-site urban development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost every property abutting US 441 has an urban land use designation.



Existing vs. Proposed Designations

The application proposes to amend the future land use category from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community Commercial (approx. 20.33 acres) and Low Density Residential to Moderate Density Residential (approx. 6.37 acres). The proposed land use changes result in modest modifications to potential density & intensity for the site based on its existing designations and approved Planned Development Zoning Master Plan. The "Public Facilities Impact Analysis" section will analyze capacity to serve a potential development scenario on the site.

In summary, the tables below outline the net change in land use entitlements that would result in the proposed future land use map change:

Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.5 FAR	152,460 SF
Moderate Density Residential	19.36	4 DUA	77 Units
Low Density Residential	20.32	1 DUA	20 Units
Total	**46.68**		**152,460 SF / 97 Units**

Proposed FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial	30.11	0.17 FAR	222,970 SF
Community Commercial	10.20	0.17 FAR	75,533 SF
Moderate Density Residential	6.37	4 DUA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

Net Change

Non-Residential	**+146,043 SF**
Residential	**-72 Units**

The site is located within an urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. The existing developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form and there is a need for additional commercial and residential use options in the City and for residents in the context area and proximate Cities of High Springs and Newberry.

Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land with similar commercial and residential designations are located within 1/8 mile of the subject property and developing a mix of uses upon this land will support the concept of urban development and City of Alachua growth strategies.

The City of Alachua Moderate Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type.

The land use change also provides approximately 40 acres of commercially viable land which according to Policy 1.3.a and 1.3.b of the City of Alachua Comprehensive Plan, is established to provide a wide range of goods and services to local consumers. While the commercial land use does permit multifamily residential development, the existing property value does not support residential development at the permitted density that would be marketable and financially feasible. Based on comparable land values to similar projects in the vicinity, the commercial land use area would need to provide a residential density far in excess of the permitted 15 DUA to match projected values of the commercial land use area. Such a density is not currently marketable in the vicinity.

Minimum Land Use Needs Analysis: The proposed map amendments will not result in a reduction in the minimum amount of lands (land uses) necessary to accommodate the projected population growth for the 10 year planning period, as summarized below:

- Population Projection for 10-year Planning Period (2025)*: +7,100 Persons
- Associated # of Residential Units Needed for +7,100 Population (2.65 / Unit*): 2,679 Units
- Amount of Vacant Land Currently Available in Moderate Density FLU designation*: 1,537 Acres
- Associated # of Units for Vacant Land in Moderate Density FLU designation (4 DUA): 6,148 Units
- Available Capacity to Serve 10-Year Planning Period: 3,469 Units
- Less Reduction Resulting from Proposed Map Amendment -72 Units
- Net Capacity to Serve Residential Demand in 10-Year Planning Period 3,397 Units

**Source: City of Alachua Data & Analysis (2020)*

Summary: Based on population projections and associated information provided in the City's Data & Analysis Report for the planning period (2035) there is more than adequate capacity within the currently adopted Future Land Use Map to accommodate the projected growth within just the Moderate Density Residential land use area. The minimal reduction of residential units proposed will not affect the City's ability to provide adequate land for residential growth. Moreover, the proposed project will provide residential housing within a mixed use development, consistent with the City's vision and goals for creating a resilient community.

Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories, relative to the City's Level of Service (LOS) standards.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve on-site development scenarios. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon realistic maximum development scenarios, any new development allowed in the proposed land use categories will operate within the City's LOS standards outlined in the Comprehensive Plan and LDR's.
Development Scenario Impact: The net difference between the existing and proposed future land use designations is described below:

Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.5 FAR	152,460 SF
Moderate Density Residential	19.36	4 DUA	77 Units
Low Density Residential	20.32	1 DUA	20 Units
Total	**46.68**		**152,460 SF / 97 Units**

Proposed FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial	30.11	0.17 FAR	222,970 SF
Community Commercial	10.20	0.17 FAR	75,533 SF
Moderate Density Residential	6.37	4 DUA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

Net Change

Non-Residential	**+146,043 SF**
Residential	**-72 Units**

The following public facilities impact information is based on the net changes indicated above.

Traffic:

Please refer to the Roadway Segment and LOS Analysis Report prepared by Optimus Traffic Solutions.

While there are existing segments of US 441 currently functioning either at or slightly over currently adopted Level of Service standards, the proposed project does not overly exacerbate existing conditions and brings forth opportunities to implement both capacity and safety strategies to the US 441 corridor and City as a whole. Items to be considered during the site plan approval process such as, but not limited to, Transportation System Management (TSM), Transportation Demand Management (TDM), Roadway Segment reclassification, Speed limit reductions, and overall re-evaluation of Level of Services / Quality Level of Service standards are all items the City of Alachua could consider moving forward.

Notably, at the two (2) Neighborhood meetings, our public engagement had several participants sharing how historic traffic volumes have increased over the last several decades and their desire for operational and/or safety modifications being greatly appreciated, during the course of site plan approval process. Many local participants stated their turning movements onto US 441 now take longer and they would appreciate operational modifications be considered and approved by the Florida Department of Transportation during the course of site plan review.
In addition, it was noted by many the introduction of service and retail establishments closer to their homes will reduce overall trip lengths, which equates to lower Vehicle Miles Traveled (VMT) in the transportation network. In addition, the introduction of a mixed-use component to the existing approved residential community will create greater opportunities for daily and specific trips being satisfied by non-motorized travel options. These items represent and reinforce many of the City of Alachua's recently adopted Land Development Regulations contained in Section 4.7 and the City's Strategic Goals, Objectives, and Policies contained within the Comprehensive Plan.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities impacts to City wastewater facilities. For residential uses, the flow rates were calculated using the ratio of 250 GPD / unit (-72 Units x 250 GPD = -18,000 GPD. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD).* Net generation between residential and commercial changes is -3,395 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	813,000
Reserved Capacity	314,385
Site Demand	-3,396
Residual Capacity	**376,011**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x -72 Units = -18,000 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities impacts to City potable water facilities. For residential uses, the flow rates were calculated using the ratio of 275 GPD / unit (-72 Units x 275 GPD = -19,800 GPD). For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (146,043 SF x 0.1 GAL/SF = 14,604 GPD.* Net generation between residential and commercial changes is -5,196 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,565,000
Reserved Capacity[2]	338,499
Site Demand	-5,196
Residual Capacity	**401,697**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): 146,043 x 0.1 GAL/SF = 14,604 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x -72 Units= -19,800 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per City of Alachua Comprehensive Plan (-72 units x 2.3 residents per unit x 0.73 tons/year per capita = -121 tons). Commercial uses generate approximately 635 tons (based on calculation indicated in Footnote #2 below).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Land Uses[1]	-121 Tons
Solid Waste Impact – Commercial Land Uses[2]	320 Tons
Net Increase	199 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)= -121 Tons/Year*
2. *Formula: ((12 lbs per 1,000 SF/day x 146,043 SF) x 365 days/year) / 2,000 = 320 Tons/Year*

**Source*: *Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

The proposed Future Land Use Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

RECREATION

The proposed amendment to the Future Land Use Map will result in a net reduction of permitted residential density of 72 units. As such, there will be a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	56.48
Reserved Capacity	11.64
Site Demand	-0.99
Available Recreation Acreage	**68.35**

1. *Source: City of Alachua Public Services Department, October 2025*

2. *Calculations for Proposed Project: -72 Units x 2.76 persons/household x 5 acres / 1,000 persons = -0.99 acres*

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 16121 NW 173rd Street.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed change in future land use designations. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

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

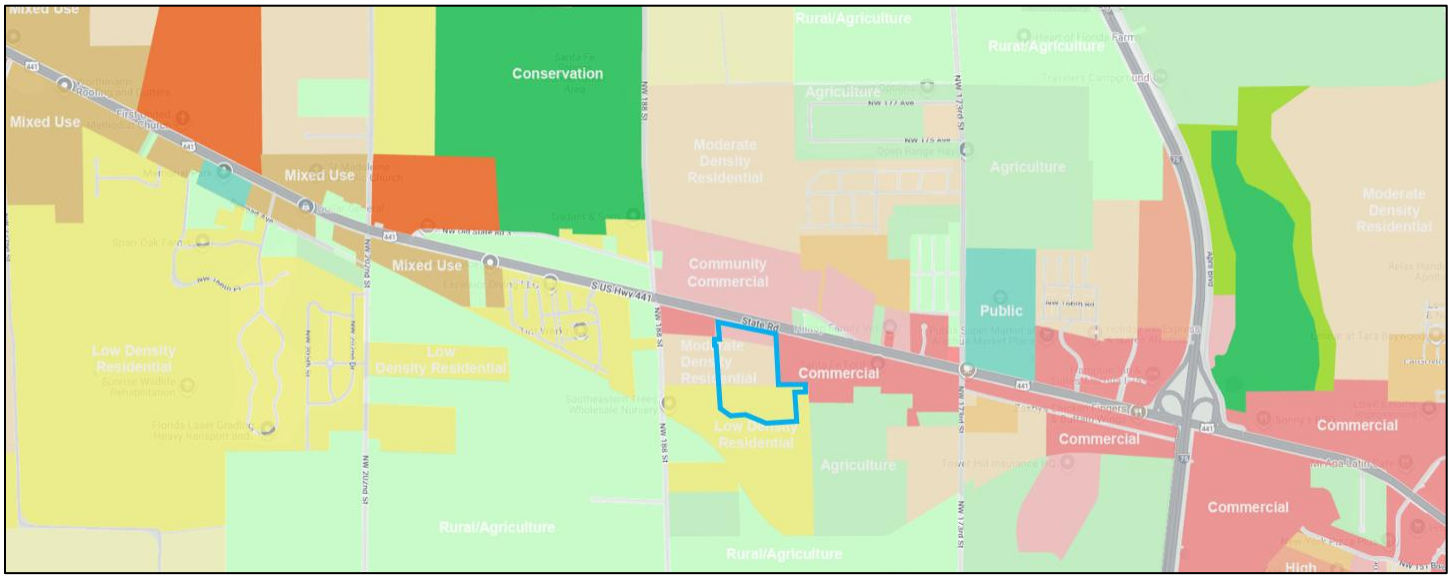
East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441)

and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs, almost all properties abutting US 441 have urban designations.



Urban Sprawl Analysis

Urban Sprawl Indicators

This amendment has been analyzed to determine that the plan amendment incorporates a development pattern or urban form that achieves at least four of the following criteria indicating that it discourages urban sprawl (Ch. 163.3177(6)(a)(9)(b), F.S.).

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

Response: The proposed land use map amendment to the commercial and residential map designations is in a geographic area with all necessary urban services available to serve urban development on the property (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) along a State arterial highway (US 441) and proximity to Interstate 75. In addition, future development shall comply with the applicable regulations regarding protection of natural resources.

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

Response: The subject property is currently served by a State arterial roadway for full access (US Highway 441). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel.

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

Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses that will provide the appropriate designations to support a proposed companion mixed use Planned Development (PD-R / PD-COMM) zoning, which will include a master plan to interconnect the residential and non-residential uses and will include urban design standards to promote walkability. Sidewalks, trails, and bicycle facilities will encourage non-motorized travel within the mixed-use community. In addition, convenient access will prove a live, work, play environment where individuals will be able to enjoy daily activities, walk to work, and enjoy the site's amenities without the need to drive to multiple other locations.

(IV) Promotes conservation of water and energy.

Response: The proposed future land use map amendment will promote a mix of residential and non-residential uses in an area in which the City has adequate public infrastructure to support growth. Development in urbanized/urbanizing areas with appropriate water and sewer services available help promote overall conservation of water and energy. Creation of the mixed-use community also reduces Vehicle Miles Traveled (VMT) which promotes energy conservation of both fossil fuels and electric power.

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

Response: Currently, there are agricultural and silviculture operations upon the subject property. However, the property owner plans to preserve (not eliminate) their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

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

Response: The proposed map amendment will promote the provision of open space and recreation areas. Currently, the subject property does not include any dedicated public open spaces or recreation areas. The future development of the property with a residential development will be required by City regulations to provide these types of amenities.

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

Response: The proposed land use map amendment for the commercial, community commercial, and residential map designations provides an additional mix of residential non-residential land uses that complement each other along US Highway 441 in an area with centralized services available.

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

Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses at urban densities and intensities to create a development pattern that will discourage sprawl due to the locational characteristics of the subject property, including adjacency to a state arterial highway, availability of centralized public facilities, etc.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed amendment creates a mix of commercial, community commercial, and residential land use designations in an area of the City of Alachua suited for development due to it geographic location and availability of centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc. Existing public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

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

Response: The subject property is located in an urban area along US Highway 441 with significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations. In addition, multiple developed properties with complimentary commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the developer.

According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection of centralized water & sewer utilities, electric, telecommunications, etc.

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

Response: No radial, strip, isolated or ribbon patterns will be created by this land use change. The proposed development upon the subject property is mixed-use and internally connected , thus not promoting strip development. This development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua.

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

Response: On site environmental resources will be protected during development plan permitting in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.

Response: Currently, there are agricultural or silviculture operations within the subject property. However, the property owner plans to relocate, not eliminate, their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. Fails to maximize use of existing public facilities and services.

Response: Upon approval of the site's land use change and development plan permits, all existing utilities provided by the City of Alachua shall be utilized. A State arterial roadway (US 441) provides full access to the property. Centralized water & sewer utilities, electric, telecommunications are currently available to serve the subject property. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future development.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the use of future public facilities and services available to serve the site. Connections to such utilities will be

provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future. This may involve connection to *future public facilities and services*.

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

Response: The subject property is located in the urban part of the City of Alachua abutting an existing State arterial roadway and a secondary paved road. Potable water and sanitary sewer, law enforcement, educational, health care, fire and emergency response, and general government facilities and services are available within the City of Alachua. According to the City Public Services Department, utilities are available to service the parcel's future development. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property is within the City of Alachua's urbanized area and located directly on US Highway 441, with availability of centralized utilities and consistent with the area's land use pattern. The transitional density gradient created by the requested Future Land Use Map amendment creates a clear separation between rural and urban uses to the south and southwest of the site.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The site's proposed development as a mix of commercial and residential uses along the US 441 corridor with public services available (water, sewer, police, fire, etc.) in an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations along US 441 adjacent to the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed land use change seeks and attractive and functional mix of uses in the immediate area, which includes commercial and residential uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide interconnectivity within the site and to the context area to the extent practicable.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of any future development, per City of Alachua LDR requirements.

Comprehensive Plan Consistency

This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, Economic Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

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

The following uses are allowed in the Moderate Density Residential land use category:

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

The Commercial future land use designation is established to provide a wide range of goods and services to local consumers. The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial future land use category as shown below:

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

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

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

1. *Neighborhood commercial establishments;*
2. *Residential/offices and live-work units;*
3. *Business and professional offices;*
4. *Personal services;*
5. *Financial institutions;*
6. *Retail sales and services that serve the community;*

7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

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

Consistency: As described in the policies listed above, the proposed Commercial, Community Commercial and Moderate Density Residential future land use designations are appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to its location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve the site's future development.

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

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.*

2. *Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.*

3. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*

4. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.*

Consistency: The proposed land use map amendment is consistent with this Policy. A transitional land use gradient has been introduced between residential areas and the

Commercial land use area. The proposed map change will not create a strip pattern of development as the property is currently abutted by portions of both the east and west sides and will create a concentrated commercial node that does not create a sprawl-like pattern.

The introduction of Community Commercial, as a banded area around the core commercial area provides a de-intensifying area where stormwater management facilities and transitional landscape buffering will occur. The proposed land use map provides compatibility between the proposed Commercial future land use area and the adjacent residential areas by placing a lower intensity Community Commercial land use designation as a step-down development approach.

In addition, the overall property is proposed to be developed under one mixed use master plan, which will provide integrated traffic circulation, appropriate setbacks and buffers to provide further compatibility between uses. The site's master plan also includes extensive pedestrian/bicycle facilities to promote non-motorized means of travel throughout the mixed use community.

Objective 2.5: *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

Policy 2.5.a: *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.**

Objective 5.1: *Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.*

Consistency: **As stated in the 'Environmental / Suitability Analysis' section of the report, the subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development. The proposed future land use categories provide for future use of the land that is consistent and appropriate with the site characteristics identified above.**

Objective 5.2: *Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.*

Policy 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on potential land use maximum net development scenarios indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the site will be required to connect with potable water and wastewater facilities consistent with the above Goals and Objectives. Stormwater management facilities for development upon the site will be required consistent with adopted engineering standards.**

Conservation & Open Space Element:

The proposed future land use map amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **There are no specific development proposals associated with this future land use amendment application, therefore there are no air quality assessments. Any future development proposal associated with the site will meet the City's air quality standards.**

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: **As described in the Environmental Analysis section of this application, the existing soil types on site have minimal to no limitations for urban development.**

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the site's future development and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas complying with all applicable City, County, and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: There are no known mineral resources within the subject property.

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: There are no known or identified geological resources on the property.

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: No wetlands are located on the subject property.

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: The required open and green space requirements shall be met upon subsequent development of the site.

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: The site's future development will be connected to centralized water and sewer facilities consistent with the requirements in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: There are no surface water bodies located on the project site.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

Public Schools Element

Objective 2.2: Level of Service Standards The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Consistency: An analysis of the impacts to public schools facilities has been provided within 'Public Facilities Analysis' section of the Report. The proposed Future Land Use Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

Housing Element

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

Consistency: This amendment would support additional housing within the City, thereby furthering Policy 1.1.a. The Moderate Density Residential future land use category allows for a

variety of housing types, including single family detached dwelling units, accessory dwelling units; duplexes and quadplexes and townhomes.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Consistency: An analysis of the impacts to recreation facilities has been provided within 'Public Facilities Analysis' section of the Report. As stated, the proposed future land use map amendment will result in a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

Farmlands Alachua

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

Team Resumes

City of Alachua
City Commission
June 8th, 2026

NV5 + eda

PN: 25-0077



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

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

YEARS EXPERIENCE
35 years

YEARS WITH NV5
23 years

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

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

GERRY DEDENBACH, AICP, LEED AP

Vice President Infrastructure Florida

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

Project Experience

South Main Street Master Plan and Roadway Design Gainesville, FL

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

City of Newberry Economic Development Corridors Study Newberry, FL

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

City of Jacksonville DIA Downtown DRI Abandonment Jacksonville, FL

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

Little Orange Creek Nature Park Master Plan Hawthorne, FL

Downtown Vision Plan for Historic Johnson Street Hawthorne, FL

Alachua County Fairgrounds Gainesville, FL

Alachua County Resource Recovery Park Gainesville, FL

Regional Planning Council Bicycle Facilities Map North Central FL

Shands Family Practice Medical Group Gainesville, FL

50 years
eda consultants

CLAY SWEGER, AICP, LEED AP

Director of Planning

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

SELECTED PROJECT EXPERIENCE:

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

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

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

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

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

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

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

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



YEARS OF EXPERIENCE:

24 years (20 with eda)

PROFESSIONAL CERTIFICATIONS:

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

EDUCATION:

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

AFFILIATIONS:

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

50 years
eda consultants

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

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

PROJECT EXPERIENCE

◊ **Cuscowilla Fire Station**

Client: Alachua County | Year: 2023

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

◊ **Gainesville Regional Airport Terminal Expansion**

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

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

◊ **San Felasco Tech City**

Client: The Emory Group Companies | Year: Ongoing

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



YEARS OF EXPERIENCE:
44 years (36 with eda)

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

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

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

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



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

FORESITE group

BACKGROUND

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

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 11
Total: 28

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

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

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

HIGHLIGHTED EXPERIENCE

COASTAL CENTRE SHOPPING CENTER REDEVELOPMENT
Conway, SC
Project Manager

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

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

ARNOLD COMMONS SHOPPING CENTER
Arnold, MO
Project Manager

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

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

HYUNDAI AND GENESIS AUTO DEALERSHIP
Charleston, SC
Project Manager

SAM'S CLUB
Lincoln, NE
Project Manager

MAPLEWOOD COMMONS SHOPPING CENTER
Maplewood, MO
Project Manager

GREEN MOUNT COMMONS
Belleville, IL
Project Manager

BLACK HILLS SHOPPING CENTER
Rapid City, SD
Project Manager

INDUSTRIAL MANUFACTURING FACILITY
Edinburgh, IN
Project Manager



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

FORESITE group

BACKGROUND

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

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 7
Total: 7

LICENSES + CERTIFICATIONS
FL Professional Engineer #97262

EDUCATION
Auburn University
Bachelor in Biological/Biosystems Engineering

HIGHLIGHTED EXPERIENCE

PREMIUM OUTLETS COMMERCIAL DEVELOPMENT
St. Augustine, FL
Project Manager

AUTONATION AUTOMOTIVE DEVELOPMENTS
10+ Sites in FL
Project Manager

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

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

CVS/PHARMACY
4 Sites in FL
Project Manager

DUTCH BROS
2 Sites in FL, GA
Project Manager

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

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

OAKWILER TOWNHOMES RESIDENTIAL DEVELOPMENT
New Smyrna Beach, FL
Project Manager

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

UNIVERSITY STUDENT HOUSING
Auburn, AL
Project Engineer

JSU STUDENT HOUSING
Jacksonville, AL
Project Engineer

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

OGLETREE VILLAGE OFFICE BUILDING
Auburn, AL
Project Engineer

HEART OF AUBURN SHOPPING CENTER
Auburn, AL
Project Engineer

E GLENN MIXED-USE DEVELOPMENT
Auburn, AL
Project Engineer

SI02 INDUSTRIAL MANUFACTURING FACILITY
Auburn, AL
Project Engineer



MATHEW B. ROOT

AIA, CRX, MBA, OAA

CEO

PROFESSIONAL BACKGROUND

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

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

EDUCATION

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

CERTIFICATIONS & REGISTRATIONS

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

PROFESSIONAL AFFILIATIONS

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

EXPERIENCE

CANTON TOWN CENTER, CANTON, GA

Role: Principal-in-Charge, Project Lead

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

OKATIE CROSSINGS, OKATIE, SC

Role: Principal-in-Charge, Project Lead

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

BEST BUY - VARIOUS LOCATIONS

Role: Principal-in-Charge

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

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

Role: Principal-in-Charge

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

FED-EX GROUND - VARIOUS LOCATIONS

Role: Principal-in-Charge

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

KEITH L BUTTS, PE

352-258-2710
klbpe1@gmail.com

Gainesville, Florida

Professional Summary

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

Experience

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

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

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

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

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

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

Education

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

Licenses

Professional Engineer, 1999

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

Professional Associations

American Society of Civil Engineers (ASCE)

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

National Society of Professional Engineers (NSPE) - member

Florida Engineering Society (FES)

- Member
- University of Florida Student Chapter Vice President

American Council of Engineering Companies (ACEC)

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

Project details and references available upon request

OPTIMUS TRAFFIC SOLUTIONS, LLC

Brian Snyder, PE

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

PROFESSIONAL SUMMARY

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

WORK HISTORY

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

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

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

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

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

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

EDUCATION

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

LICENSES

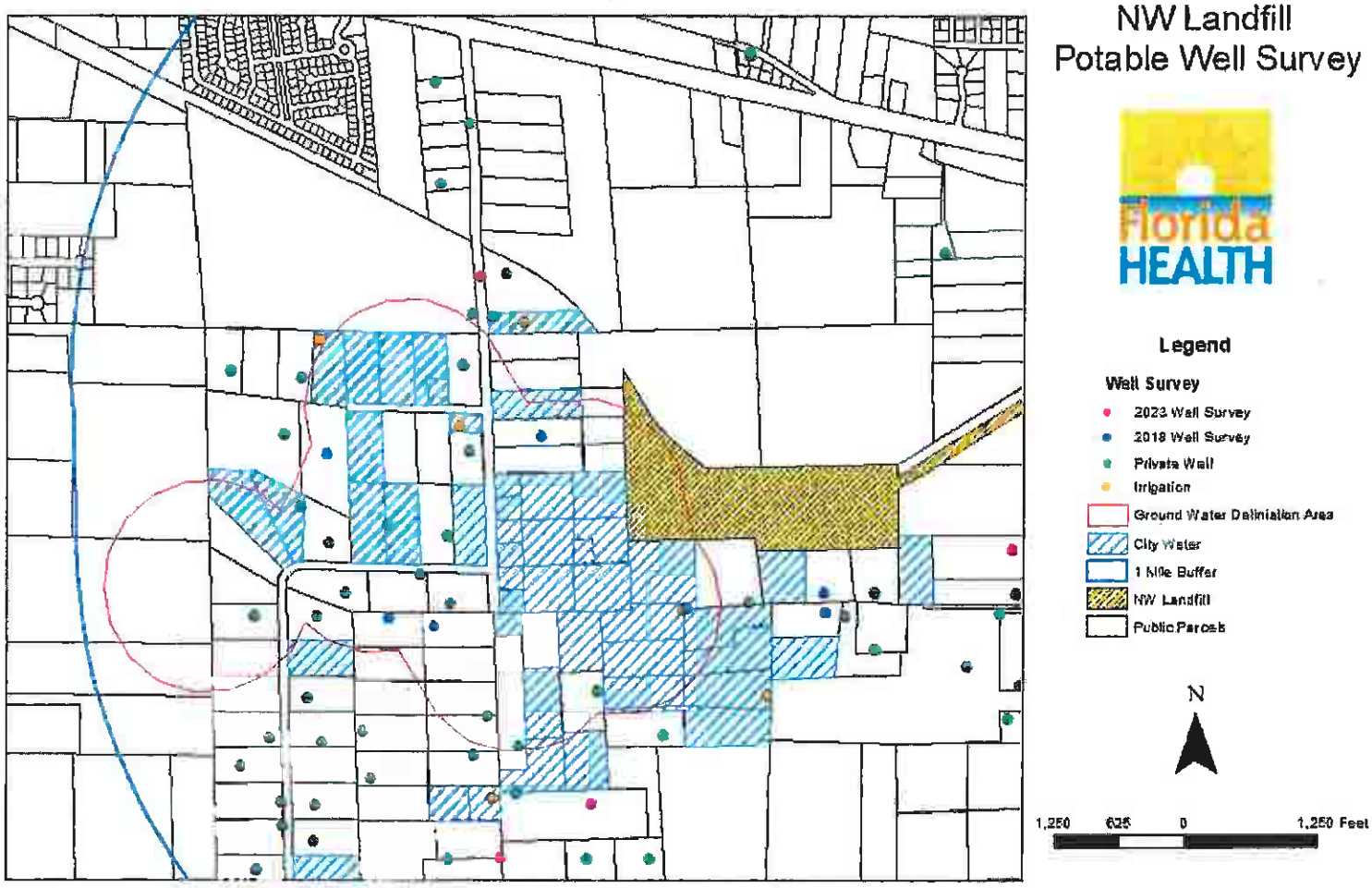
Professional Engineer (PE) – FI No. 74607, 2012

SKILLS

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

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)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Potable Well Survey
Florida
HEALTH
Legend
Well Survey
2023 Well Survey
2018 Well Survey
Private Well
Irrigation
Ground Water Delineation Area
City Water
1 Mile Buffer
NW Landfill
Public Parcels
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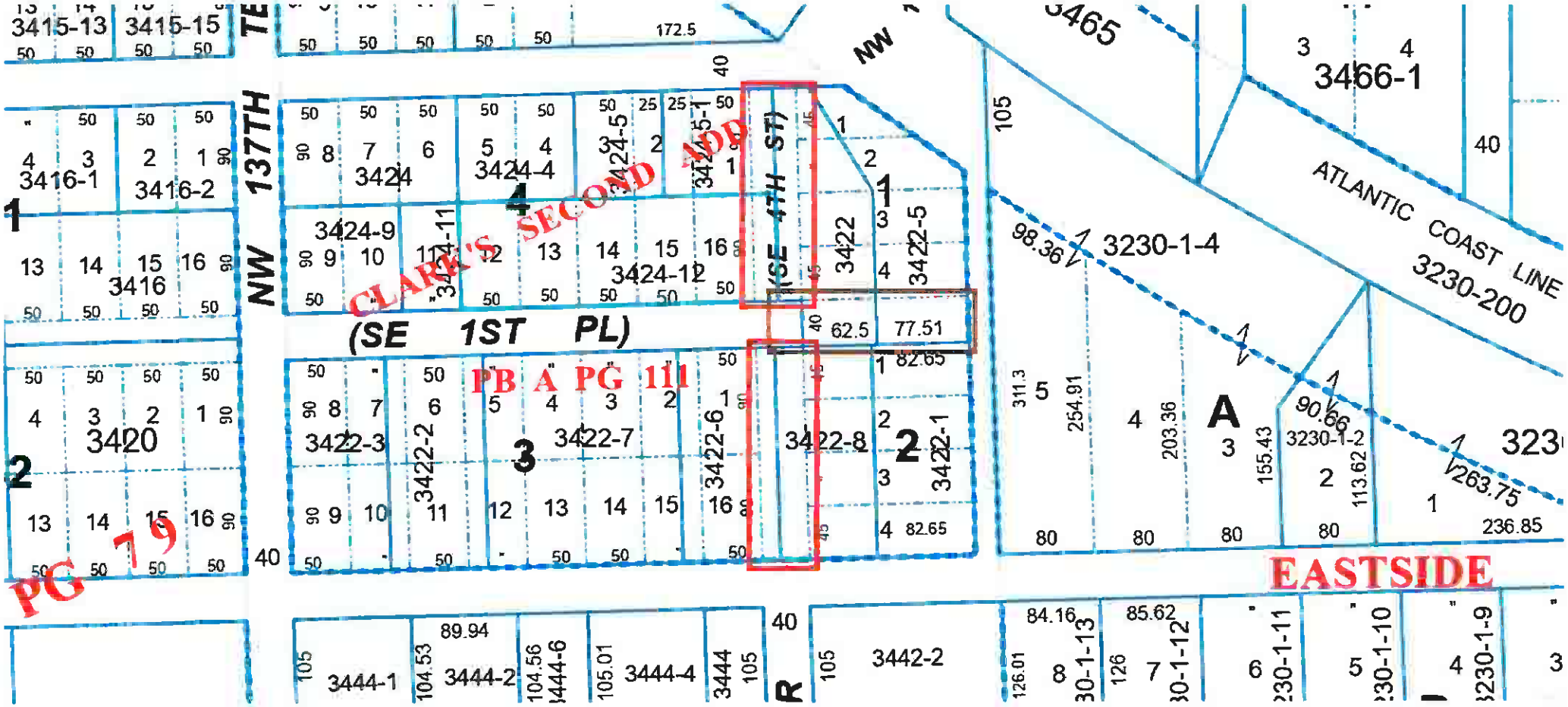
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(SE 4TH ST)
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254.91
203.36
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3230-1-2
EASTSIDE
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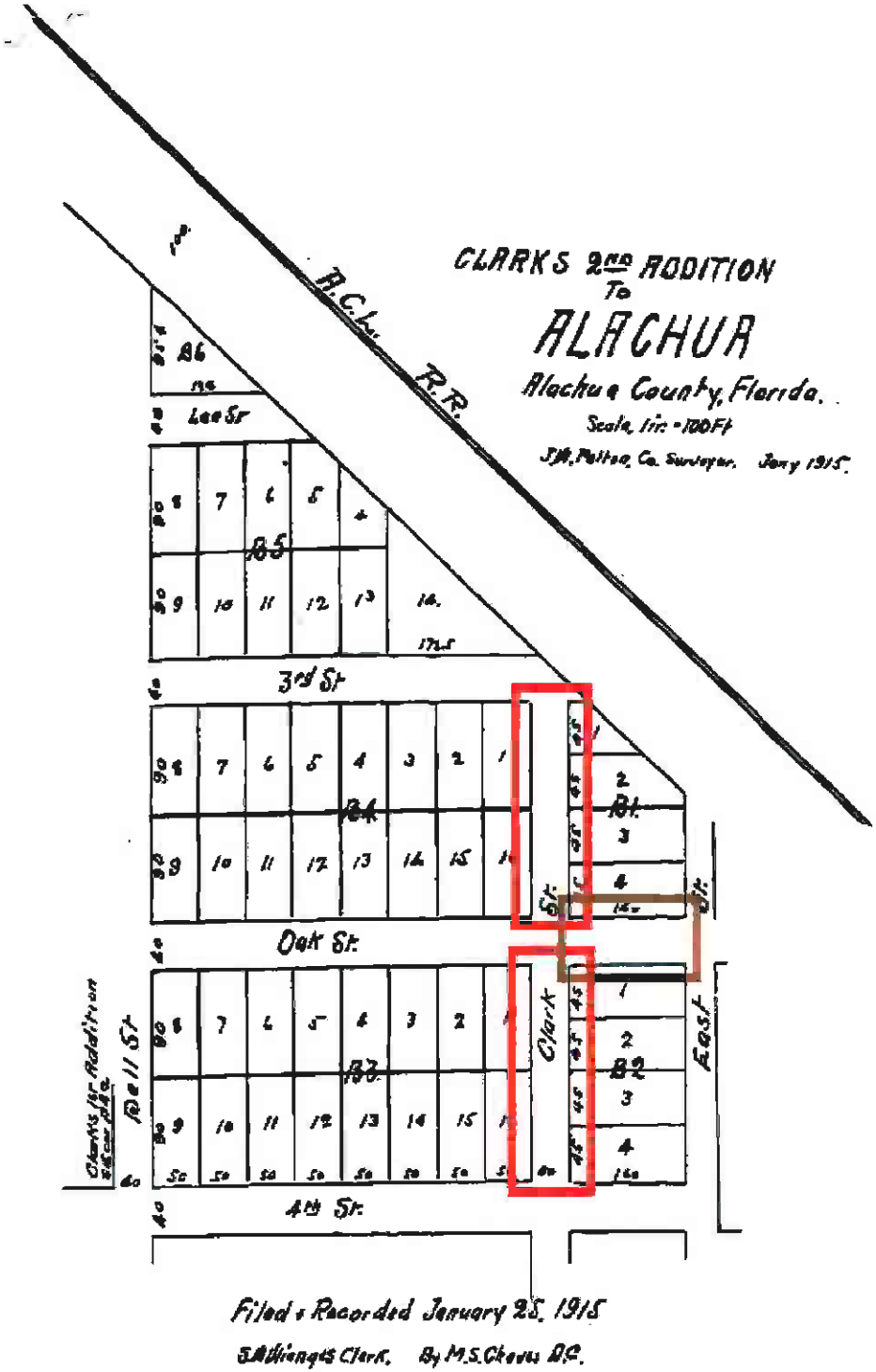
85.62
89.94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Lee St
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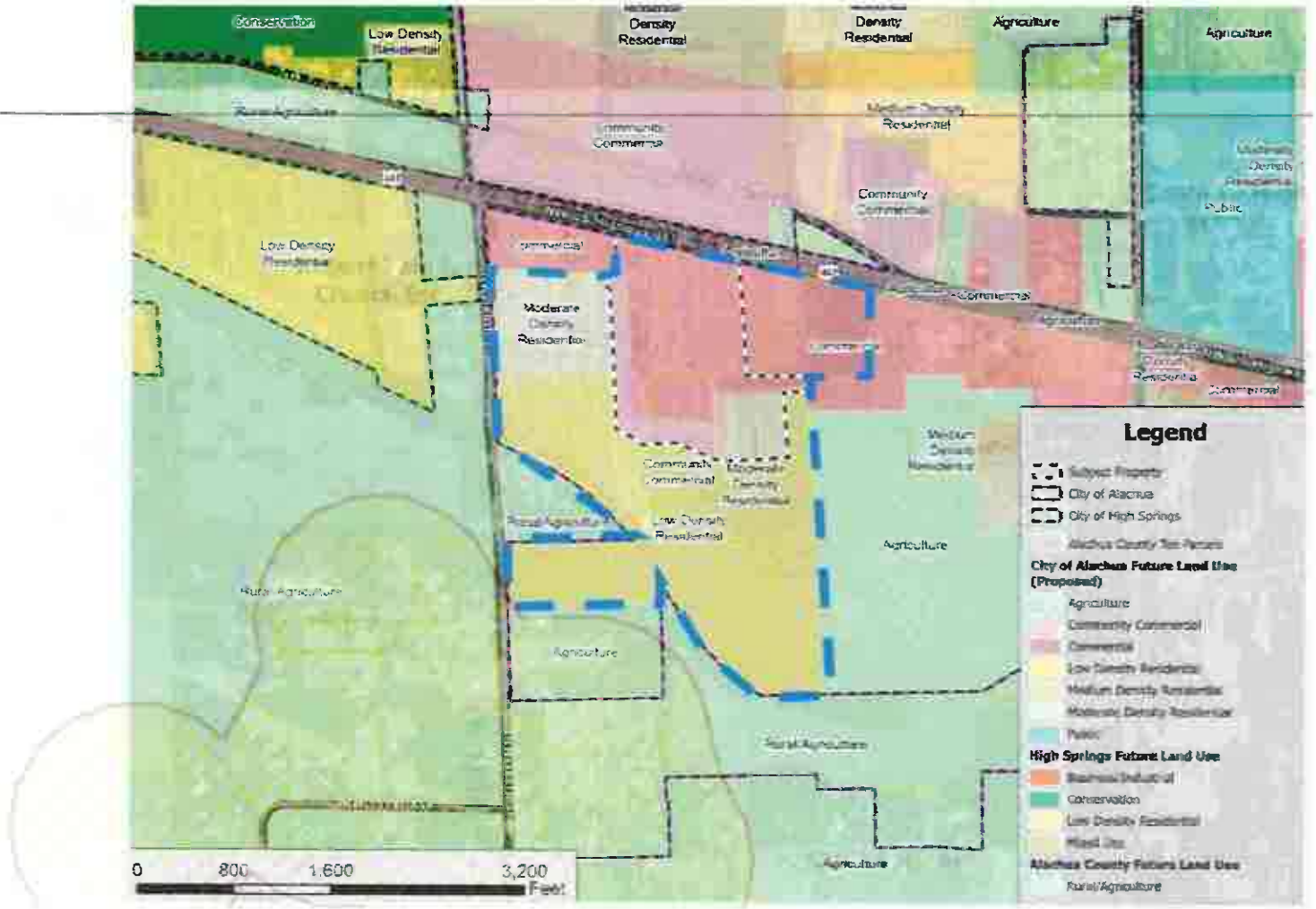
Filed & Recorded January 25, 1915
S.A. Wiggins Clerk. By M.S. Chaves D.C.


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

ECONOMY

The Walmart Effect

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

By Rogé Karma



Illustration by Carl Godfrey

DECEMBER 24, 2024

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

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

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

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

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

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

Annie Lowrey: How the low minimum wage helps big companies

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

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

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

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

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

From the December 2011 issue: How Walmart is changing China

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

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

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

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

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

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

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

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

ABOUT THE AUTHOR



Rogé Karma

Follow

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

About

Contact

Subscription

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

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

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

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

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

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

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

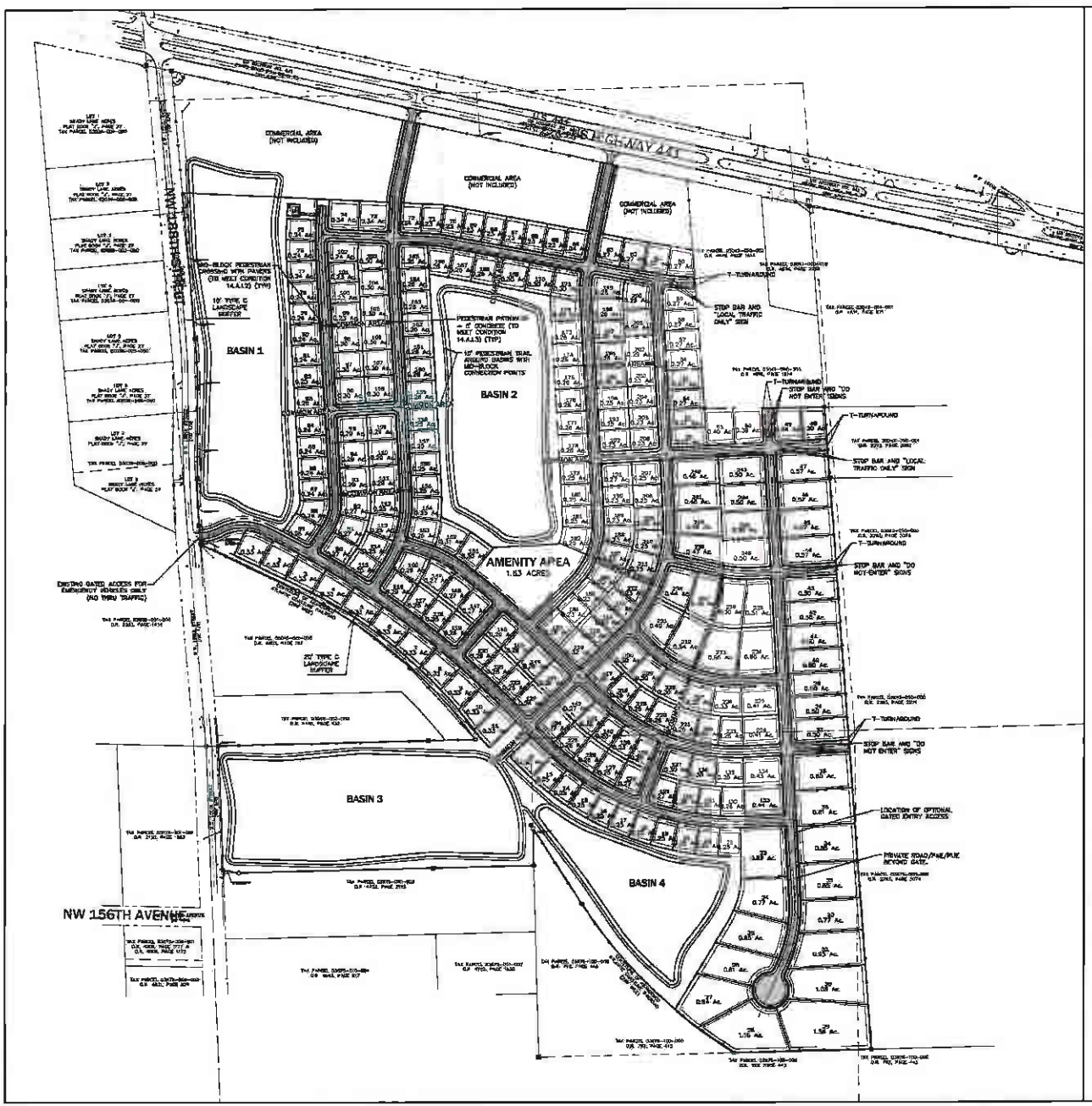
Public Comment

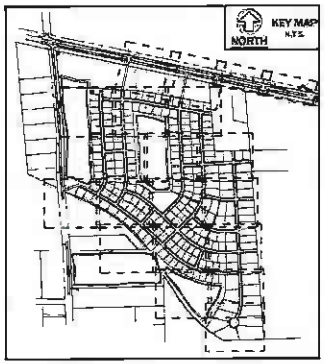
PSSC26-0002
Farmlands Commercial SSCPA

Legislative Hearing
June 8, 2026

Farmlands Chronology 2021-2024

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





LEGEND

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

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

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

*MINIMUM LOT SIZE 1/2 ACRE FOR LOTS ADJACENT TO NW 156TH AVENUE.
*MINIMUM LOT SIZE 1/3 ACRE FOR LOTS C-H.

eda consultants inc.

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

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 2021-0176

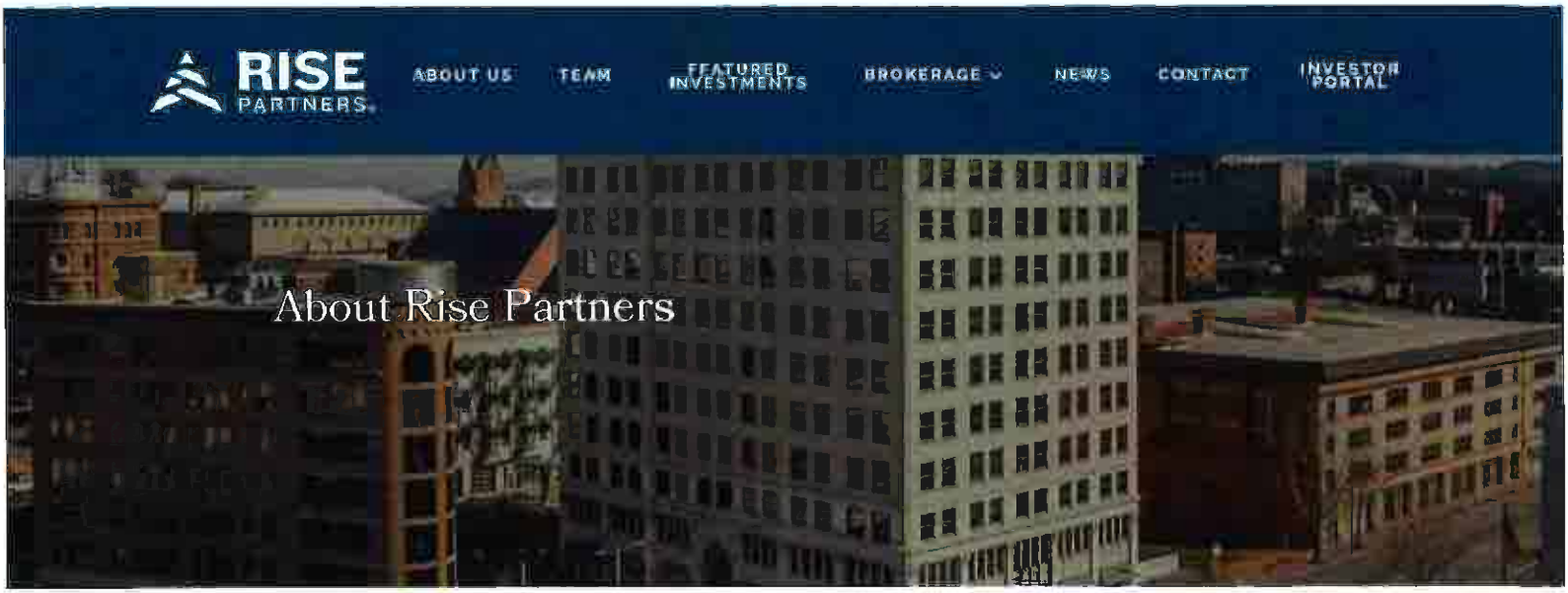
Project phase: PRELIMINARY PLAT

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

Sheet title:
OVERALL SITE PLAN

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

Sheet No:
C200



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ROADWAY SEGMENT LEVEL-OF-SERVICE ANALYSIS

FARMLANDS MIXED USE

ALACHUA, FL

City of ALACHUA

the good life community



Submittals:
Submittal 1 – October 30, 2025

Submitted by: Optimus Traffic Solutions, LLC

Brian R Snyder

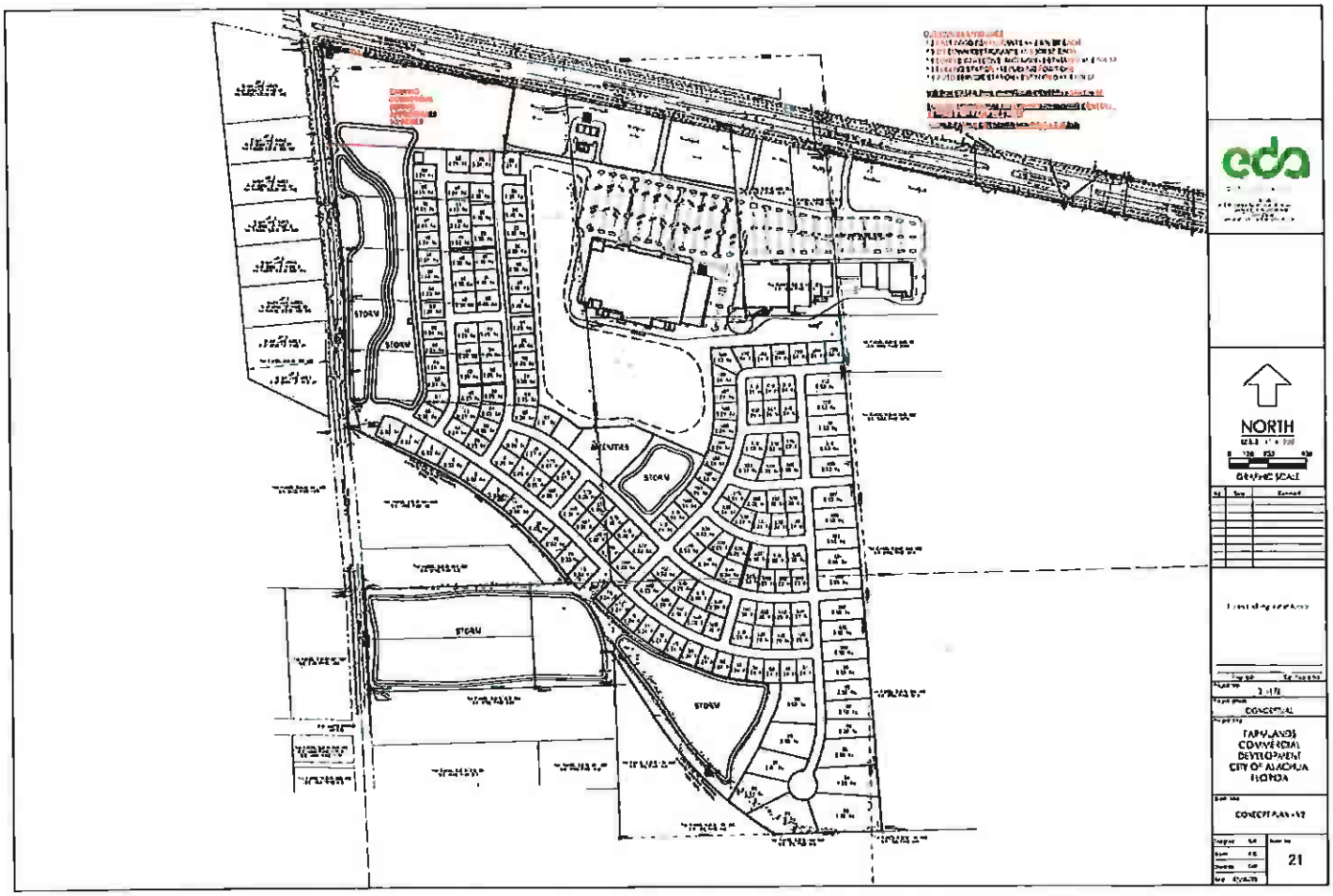
Brian Richard Snyder
State of Florida
Professional Engineer,
License No. 74607

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

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

Prepared for:
Rise Partners

RECEIVED
OCT 30 2025


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

1 Introduction

The Farmlands Mixed Use site is anticipated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 SF Shopping Center
  - Main Shopping Center – 345,000 SF
  - Future Retail, Northwest Corner of Site – 78,400 SF
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

A preliminary concept plan is provided in **Attachment A**.

Access to the site will be provided via multiple connections along HWY 441 which will be coordinated with FDOT, City of Alachua and adjacent development requirements. The current access plan is provided below, however, it is understood modifications may occur to the access types and locations as coordination efforts continue with FDOT, the City of Alachua and the Briarwood Town Center developer to the north:

- Access A - Directional median opening with left outs prohibited, located approximately 1,100 FT east of NW 188th Street
- Access B - Full median opening site access, located approximately 1,915 FT east of NW 188th Street
- Access C - Right-in/right-out access centered between Access B and Access D
- Access D - Full median opening site access, located approximately 760 FT west of the intersection of NW 164th Lane

1.1 Analysis Timeframe

The site will be built out in phases with the full site buildout anticipated in 2032. **Table 1** provides the estimated buildout schedule of the development.

Table 1 - Buildout Schedule

Land Uses	Buildout Year
Main Shopping Center and Outparcels	2028
Future Retail, Northwest Corner of Site	2030
Residential	2032

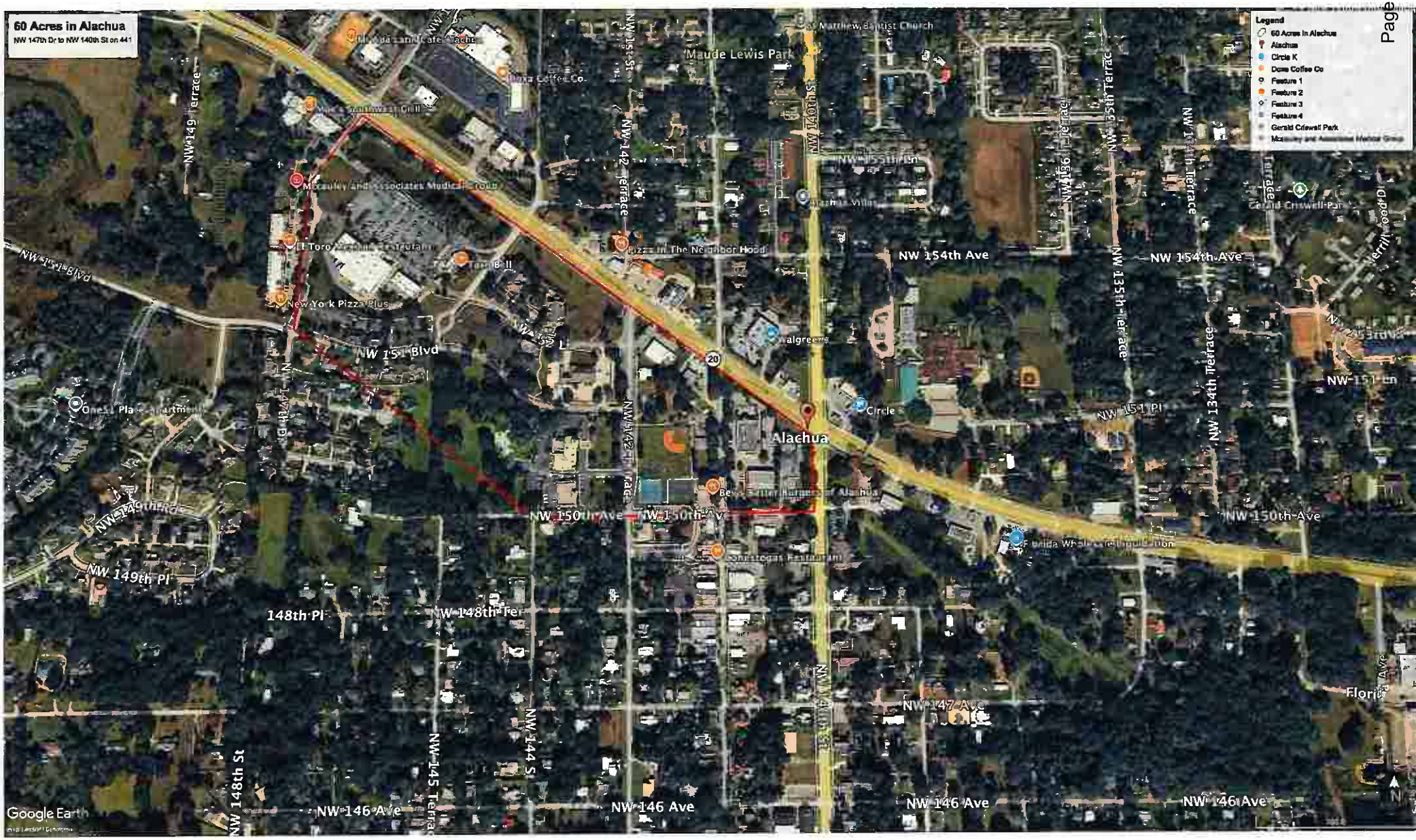

60 Acres in Alachua
NW 147th Dr to NW 140th St on 441
Legend
60 Acres in Alachua
Alachua
Circle K
Dose Coffee Co
Feature 1
Feature 2
Feature 3
Feature 4
Gerald Criswell Park
Maude Lewis Park
St Matthew Baptist Church
Dose Coffee Co.
Pizza In The Neighbor Hood
New York Pizza Plus
Walgreens
Circle K
Alachua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

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

It is important to note that net new project trips are conservatively high. A portion of the project trips from areas to the west such as High Springs, will be trips that are currently traveling past this site to retail and restaurant destinations in the City of Alachua and Gainesville, and will instead travel to this new destination and not travel east of this site. For this reason, the impact of the Farmlands Mixed Use site is not expected to be as significant as illustrated in **Table 7**. It is difficult to forecast the portion of trips that will be removed from the segment (4107, 6), however, this can be determined by collecting counts after a portion of the commercial property is developed. This data collection may be recommended in the follow-up intersection analysis, to assess the actual impacts of the development. Additionally, the majority of the project trips from this development will be to/from the retail and restaurants. Unlike residential land uses that add trips, these land uses essentially absorb instead of create trips in the roadway network and reducing the drive time for the local traveling public.

The maximum service volumes established by the City of Alachua are based on the FDOT Quality/Level of Service Handbook. The latest edition of this handbook states multiple limitations of using Generalized Service Volume Tables (GSVTs) such as the limitation noted below from Section 4.4 of the handbook:

"The GSVTs cannot be relied upon when approaching LOS E and LOS F thresholds, because of operational fluctuations at these thresholds. In these situations, analysts should perform more detailed analysis."

Because the buildout volumes exceed the adopted level-of-service, it is recommended that a more detailed analysis is provided along the HWY 441 roadway segment (4107, 6). Intersection analysis at the signalized intersections along this corridor will provide the level-of-service of the HWY 441 through movements at each intersection which is needed to determine the appropriate modifications to maintain an acceptable level-of-service. It is recommended that this detailed intersection analysis is included in the follow-up Operational Analysis.

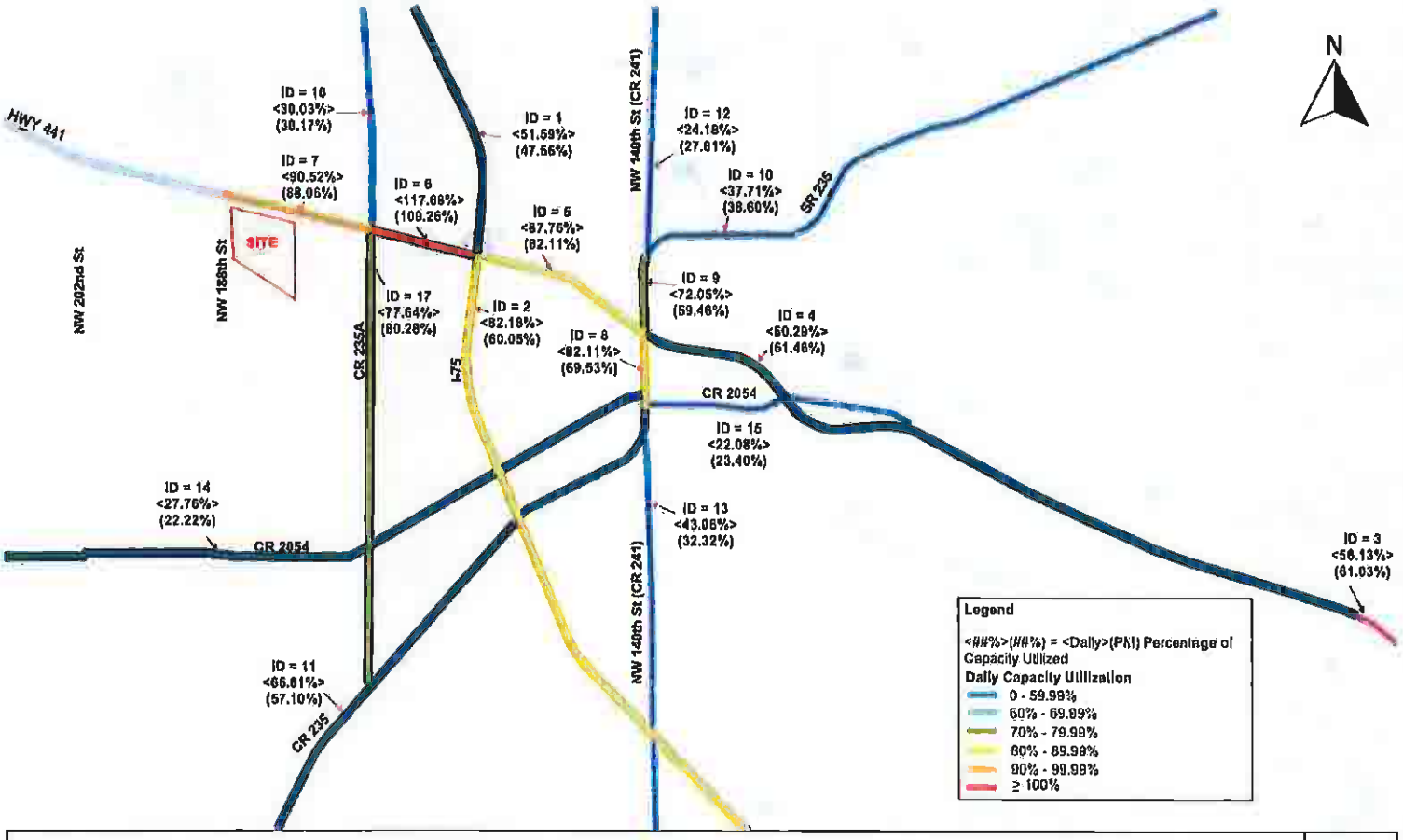


Figure 2: Percentage of Capacity Utilization Map

Page 14

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

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

Please preserve our quality of life now and for future generations

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

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

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

Carson J. Crockett

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

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

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

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Sincerely,
Noah

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

Key considerations:

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

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

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

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

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

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

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

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

Key considerations:

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

Thank you for your time and consideration.

Please vote no.

Jessica Sanchez

Sent from my iPhone

Carson J. Crockett

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

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

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

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

Carson J. Crockett

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

Dear Mayor and Alachua City Commissioners,

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

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

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

Chris Beatty
Alachua County, FL Resident

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Carson J. Crockett

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

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

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

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

Carson J. Crockett

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

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

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

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

Carson J. Crockett

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

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

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

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

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

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

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

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

Key considerations:

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

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

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

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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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,

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

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

Carson J. Crockett

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

Mayor and Commissioners,

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

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

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

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

Dylan Witt
Alachua, FL 32615

Carson J. Crockett

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

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

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

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

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Carson J. Crockett

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

[redacted]

Carson J. Crockett

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

Dear Honorable Mayor and Respected Commissioners,

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

If developed with a large national anchor tenant, such as Walmart, this location will draw regional traffic - well beyond what the surrounding roads are designed to reasonably handle.

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

US 441 already experiences heavy daily congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

Key considerations:

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

Thank you for your time and thoughtful consideration!

Respectfully,

John Havlik
13825 NW 147th Ave
Alachua, FL 32615

Sent from my I phone

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Carson J. Crockett

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

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

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

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

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

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

Best,

Julio Fuentes
President
FSHCC

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

MaryBeth

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

George Bernard Shaw

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

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

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Carson J. Crockett

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

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

Merry Anthony

Carson J. Crockett

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

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

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

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

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

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

Dear Mr. Mayor and Commissioners,

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

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

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

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: ...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make. Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

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

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

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Leah and Noam Bunder

Yahoo Mail: Search, Organize, Conquer

Carson J. Crockett

From: Genie O'Brien <genieobrien@gmail.com>
Sent: Thursday, June 4, 2026 11:16 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Carson J. Crockett

From: Chris Greene <kwautomail@phone2action.com>
Sent: Thursday, June 4, 2026 10:41 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Stop trying to ruin the reason we live out here. Not to mention the increase in already terrible traffic.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Chris Greene
22320 nw 190th ave
High springs, FL 32643
jstriding@yahoo.com
(352) 316-4395

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Sharon Latkovic <sharonlc108@gmail.com>
Sent: Thursday, June 4, 2026 10:29 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Mainly I'm concerned about the heavy traffic and trucks it will bring to the US highway 235 where there have already been multiple car accidents in front of the school Alachua Learning Center. More cars means more chances of reckless drivers and accidents!

Also, If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Carson J. Crockett

From: Paul Norris <pnorris06@yahoo.com>
Sent: Thursday, June 4, 2026 10:16 AM
To: Planning Division
Subject: The Farmlands

City Commissioners,

I respectfully urge you to vote in favor of the Farmland project and support responsible growth in our community. This development will create new jobs, generate additional tax revenue, and strengthen our local economy.

Currently, many residents travel outside the city to shop and spend money elsewhere. By expanding local retail and commercial opportunities, we can keep more of those dollars within our community while providing greater convenience for residents. Supporting projects like Farmland helps ensure continued economic growth and enhances the quality of life for those who live and work here.

Thank you for your consideration, and I encourage you to vote yes on the Farmland project.

Best regards,

Paul Norris

Carson J. Crockett

From: Kaderian Hunter <kwautomail@phone2action.com>
Sent: Thursday, June 4, 2026 9:02 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I live in this area and the light at 441 /235A is already congested and there is not a crosswalk going over 441 so children and sometimes workers try to cross that street which can be dangerous. In addition, there is not enough traffic planning in that area to not cause this to be a heavy traffic area and residence, not being able to leave or returned to their homes.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Kaderian Hunter
16824 nw 174 terr
alachua, FL 32615
hunterkaderian@gmail.com
(352) 231-9295

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: ahamlin79 <ahamlin79@windstream.net>
Sent: Thursday, June 4, 2026 1:21 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I have experienced this personally with rush hour backed up to Lowe's from Santa Fe HS headed north and the exact opposite headed south in the mornings. This corridor is a main thoroughfare for several counties in the area and the only alternative to I-75 which has frequent crashes and other longstanding issues.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Carson J. Crockett

From: Gracilda Bartholomew <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 11:40 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Don't build here!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Gracilda Bartholomew
19091 Northwest 170th Lane,
High Springs, FL 32643
gracildabart@gmail.com
(352) 260-1917

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Olivia Mulet <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 11:23 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Olivia Mulet
18741 NW 240rh Street
High Springs, FL 32643
oliviamulet29@gmail.com
(305) 505-3885

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Marina Rocke <rockem@ourala.org>
Sent: Wednesday, June 3, 2026 9:39 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Carson J. Crockett

From: Umesh Sharma <umesh.shop.1@gmail.com>
Sent: Wednesday, June 3, 2026 9:19 PM
To: City Commissioners
Cc: Planning Division; Elena Rushetskaya
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

*** Traffic: Increased regional traffic on an already congested US 441**
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

regards

Umesh

Cell: 314 252 8332

Carson J. Crockett

From: Aja Stoppe <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 8:28 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Aja Stoppe
24835 NW 203rd Ave
High Springs, FL 32643
ajamarie@tutanota.com
(352) 275-1477

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Lane Pendergrast <pendergrastlane@yahoo.com>
Sent: Wednesday, June 3, 2026 7:38 PM
To: Planning Division
Subject: Farmlands vote yes

We need more shopping in Alachua. People don't want to drive far to shop. We want to live and shop local! Please vote yes for the Farmlands proposal.
Sent from my iPhone

Carson J. Crockett

From: Natalie Addison <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 7:09 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

Natalie Addison
20615 Railroad Ave
High Springs, FL 32643
natalie.e.addison@gmail.com
(386) 623-2145

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Sharon Weissman <sharon@ourala.org>
Sent: Wednesday, June 3, 2026 6:14 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone
Always, Sharon

Carson J. Crockett

From: Kali McCullough <kali.mccullough@gmail.com>
Sent: Wednesday, June 3, 2026 6:37 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Kali McCullough, MBA-HCM (she/her)
kali.mccullough@gmail.com

Carson J. Crockett

From: David Spencer <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 5:15 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Box stores force local independents to go out of business.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

David Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
bellamyfarm@gmail.com
(352) 222-4920

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Sandra Spencer <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 5:09 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Too much traffic

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
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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,

Sandra Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
sandspn@icloud.com
(352) 222-4949

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Dhira Dianne Crunkilton <dhira@hotmail.com>
Sent: Wednesday, June 3, 2026 5:02 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

How about water supply and the ability to process waste water. I read that the City is already at the 85% mark and needs help. Why would we want to burden the water process, and even further, in the middle of a draught. There is already enough uncontrolled development in my area. Off of 441 and 156, there is a huge acreage of trees just cut down, and I saw plans for 100 homes to be built. Where are the roads and water coming from? Road 235 already has had many accidents, and crowding with more traffic will not help safety. What about roads? Why is heavy industrial equipment being allowed where there is barely small paved road (156). This area also creates a fire hazard, with huge piles of dead trees all over. This is in addition to fire hazard of another 25 acres near me which was clear cut about 2 years ago, and huge piles of just ready to burn trees and brush still sits there.

I don't see how you can vote for more development when current projects are likely going to damage water supply capacities, overstress roads not meant for heavy traffic, and reduce our quality of life by adding yet more cement in place of trees.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Also, stress of water supply at a time of draught. We are asked to reduce our water use at our homes. Why are we asked to conserve, while huge building projects are going to consume more than thousands of homes.

Thank you for your time and consideration.

Sincerely,

Dhira Crunkilton

Carson J. Crockett

From: Laura Tipton <ltgator86@gmail.com>
Sent: Wednesday, June 3, 2026 4:42 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Carson J. Crockett

From: Mary McFarland <mmcfarland613@gmail.com>
Sent: Wednesday, June 3, 2026 4:39 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,
Mary C. McFarland
Lifelong resident of Alachua

Carson J. Crockett

From: Jason Anthony <jasonanthony@gwpfit.com>
Sent: Wednesday, June 3, 2026 3:30 PM
To: Planning Division
Subject: The Farmlands

I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. The Farmlands project is also far less intensive than what current zoning would allow.

This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

Jason Anthony - Owner
Gainesville Wellness and Performance
352-278-1079 Cell
352-225-3610 Office
jasonanthony@gwpfit.com

Carson J. Crockett

From: Guy burgetto <sburgetto@gmail.com>
Sent: Wednesday, June 3, 2026 2:24 PM
To: Planning Division
Subject: Farmlands commercial project

As a restaurant owner in downtown Alachua, I believe more commercial/shopping will benefit everyone. Please vote YES for The Farmlands commercial project. Keep in mind the supporters do not show up only the people who oppose everything in Alachua.

The developer has put together a well-designed plan that will serve the residents very well. The part time and full-time local jobs starting from day one will benefit the local community. The Santa Fe high school students will be able to have jobs while in school.

Instead of having several 441 openings where people turn into the different businesses you can have a more comprehensive plan. It's all zoned commercial on that 441 strip. It will all get developed, will it be with 1 plan or all separately. All done together at the same time is significantly better.

This will greatly help the city when the property taxes go away in the near future!

VOTE YES for this project.

Carson J. Crockett

From: Carol White <bctwhite@gmail.com>
Sent: Wednesday, June 3, 2026 2:10 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,

Carol White
Concerned Citizen

Carson J. Crockett

From:	Nathan Warner <nathan@i75automotive.com>
Sent:	Wednesday, June 3, 2026 1:31 PM
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8th agenda. No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing concerning the June 8 agenda item referred to as Farmlands and the requested amendment to the Future Land Use Map. I respectfully urge you to vote against this proposal in its current form.

Should this site ultimately be developed with a major national retailer, such as Walmart, it has the potential to attract traffic from throughout the region. The resulting increase in vehicle volume could place substantial strain on surrounding roadways that are already heavily utilized.

Because this is a legislative matter, the Commission is under no obligation to approve the request.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained that, outside of quasi-judicial proceedings, elected officials retain the discretion to determine whether a proposal is appropriate for the community. As he stated in the meeting recording: "…As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." I respectfully ask that you take my concerns into account when making that decision.

US 441 already experiences significant traffic congestion, and additional regional draw could further impact travel times, roadway safety, and overall quality of life for residents. Development of this magnitude could also alter the small-town atmosphere that many people value and that makes Alachua unique.

Additionally, I am concerned that a large-scale commercial development could divert customers and economic activity away from downtown Main Street and High Springs,

potentially affecting the locally focused character and businesses that contribute to the area's identity.

If the Commission concludes that this proposal is not the right fit for this location, you have the authority to deny the request or encourage the applicant to return with a proposal of a more appropriate scale and intensity.

Key considerations include:

• Traffic – Increased regional traffic on an already busy US 441 corridor

• Scale – A substantial expansion in commercial intensity for the area

• Community Impact – Potential effects on downtown Main Street, High Springs, and the character of the community

Thank you for your time, service, and thoughtful consideration of this matter.

Carson J. Crockett

From: Pamela Olcott <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 1:27 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Not needed; enough heavy traffic of US 441

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Pamela Olcott
3305 NW 52nd Ln
Gainesville, FL 32605
olcottpamela108@gmail.com
(352) 262-2902

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Mohini Krueger <mohinikrueger@gmail.com>
Sent: Wednesday, June 3, 2026 1:02 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Mohini Krueger
City of Alachua resident for 35 years

Carson J. Crockett

From: Michael Kutyna <mkutyna@gmail.com>
Sent: Wednesday, June 3, 2026 12:37 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Carson J. Crockett

From: Linda Verdream <lindamve@gmail.com>
Sent: Wednesday, June 3, 2026 12:10 PM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

Carson J. Crockett

From: Gayle Hall <ghall0727@bellsouth.net>
Sent: Wednesday, June 3, 2026 11:57 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration

Sincerely,

Gayle Hall
2312 Range Crescent Ct
Fleming Island, FL 32003

Sent from my iPhone

Carson J. Crockett

From: Jodi Boas <jodi.boas@gmail.com>
Sent: Wednesday, June 3, 2026 10:29 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,
I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Stop developing Alachua. Take care of the citizens by responsibly managing the county not sellout off to the highest bidder.

We are a uniquely positioned environmental resource that can support local health. We don't need another big box store.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Regards,
Jodi Boas

Carson J. Crockett

From: gainesvillepro@yahoo.com
Sent: Wednesday, June 3, 2026 9:39 AM
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Yahoo Mail: Search, Organize, Conquer

Carson J. Crockett

From: Jef Beback <kwautomail@phone2action.com>
Sent: Wednesday, June 3, 2026 7:30 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

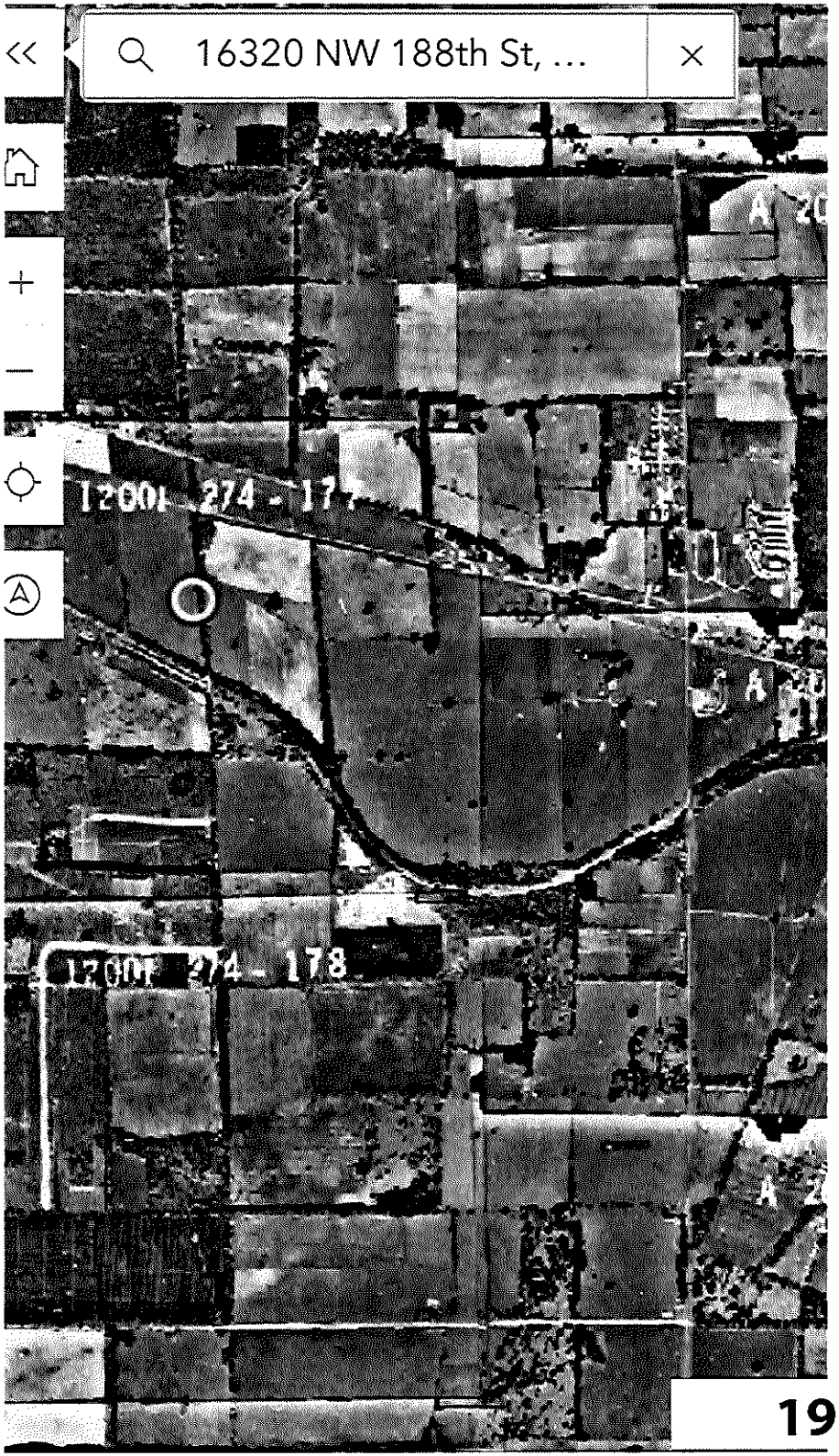
We moved here because it was further away from the Gainesville traffic. Please don't bring it back to turn this area into that.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Jef Beback
16288 NW 205th Street
High Springs, FL 32643
jnjbeback@yahoo.com
(352) 682-3753

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.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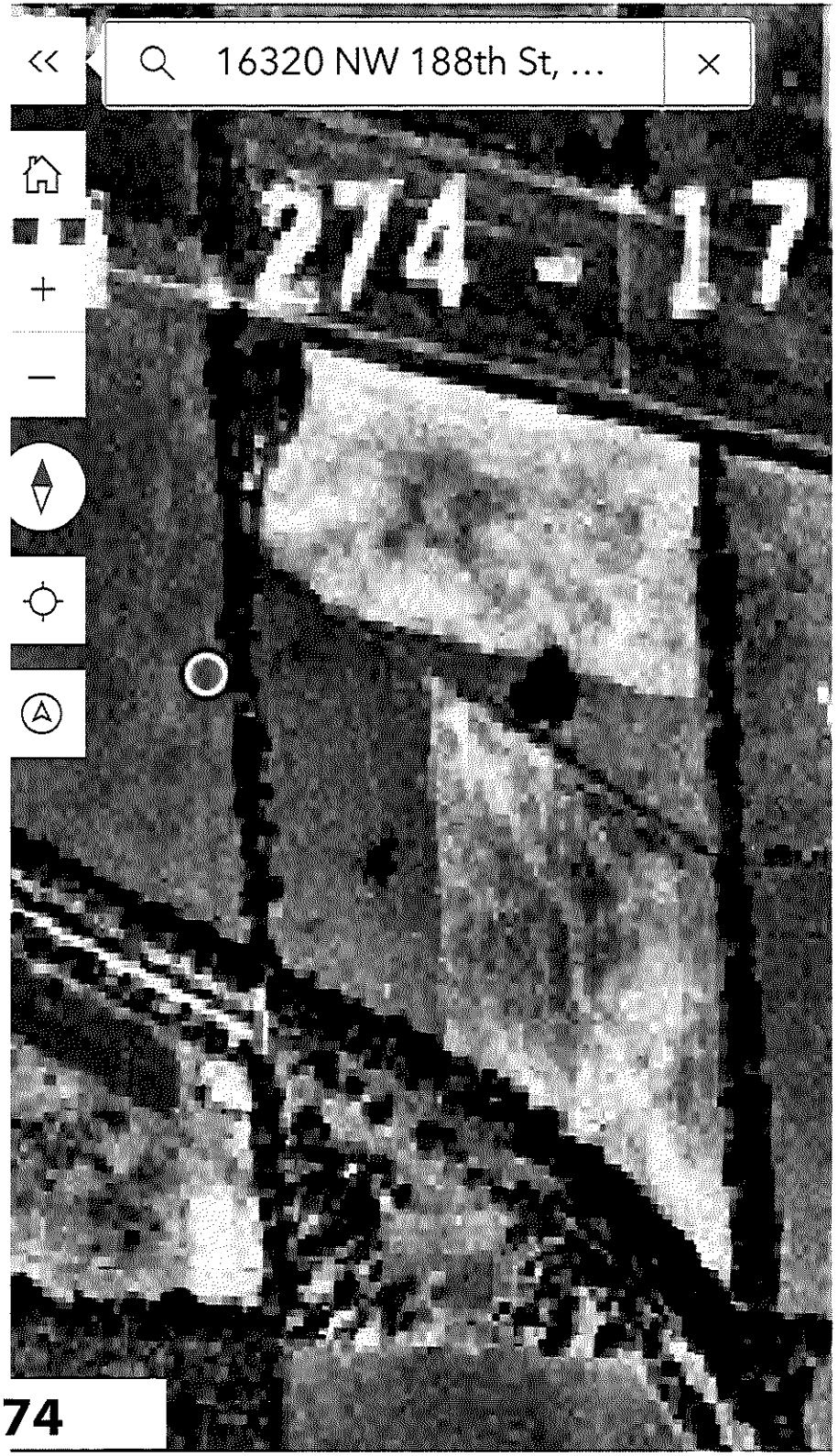
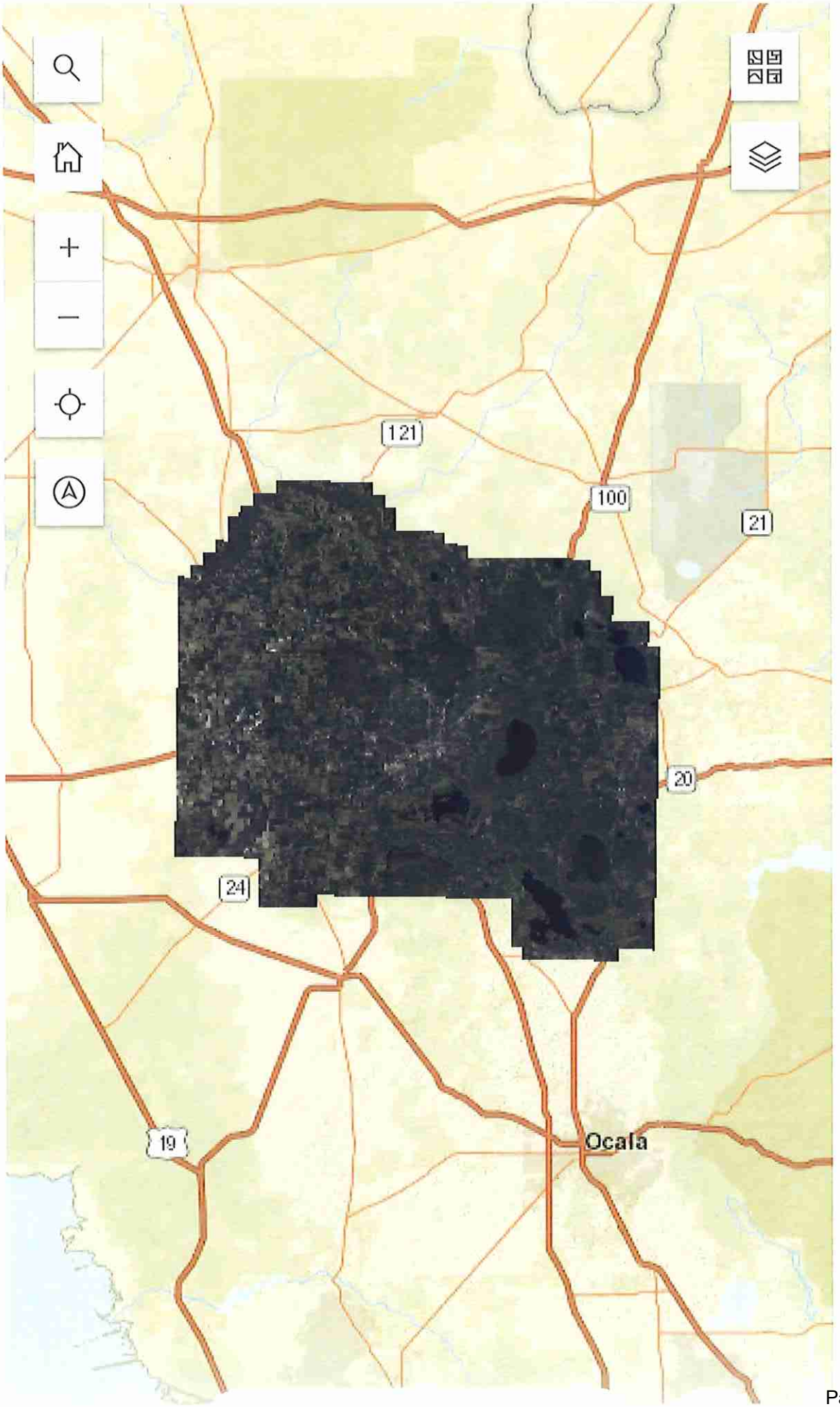
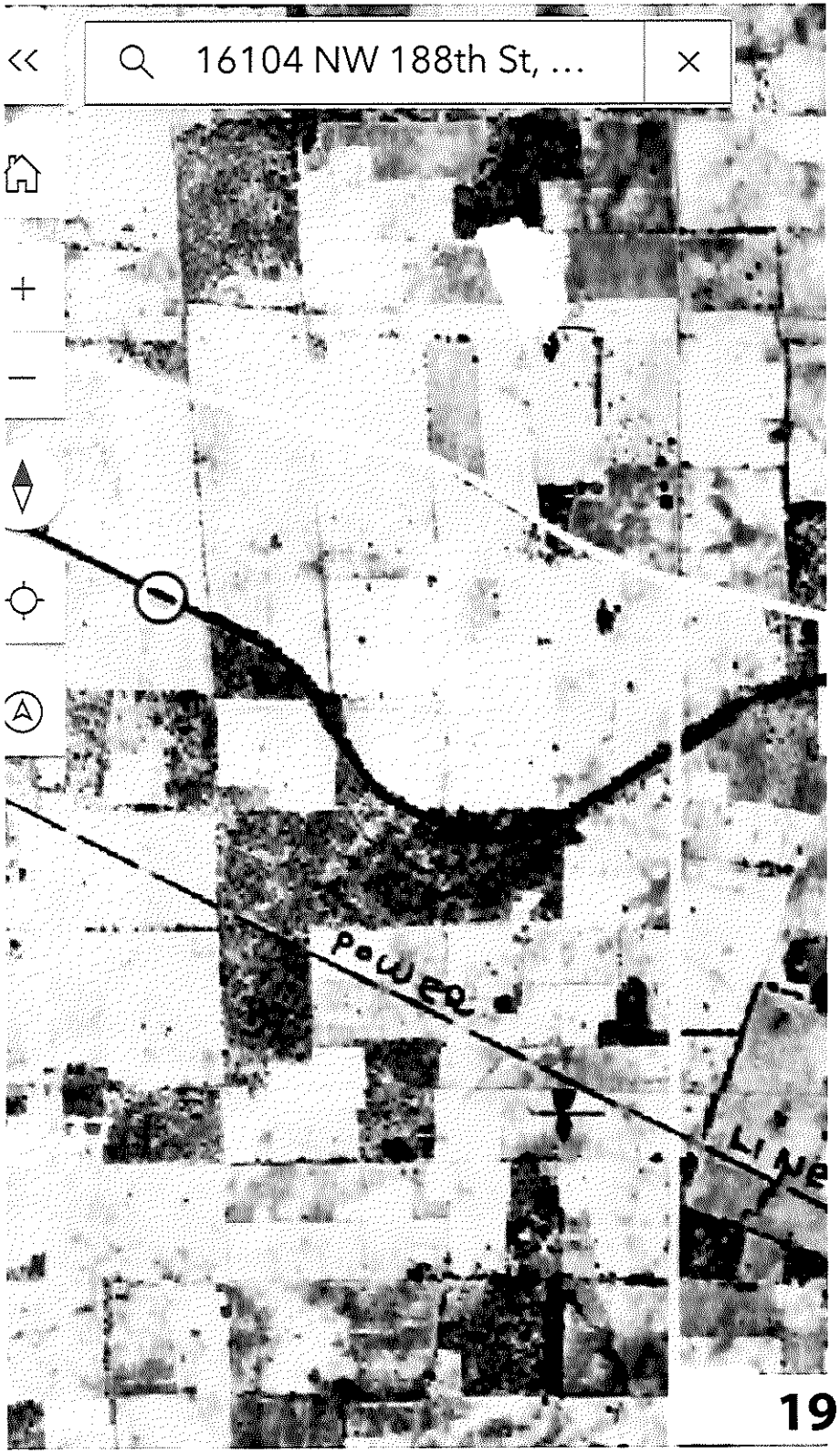
1200L 274 - 178

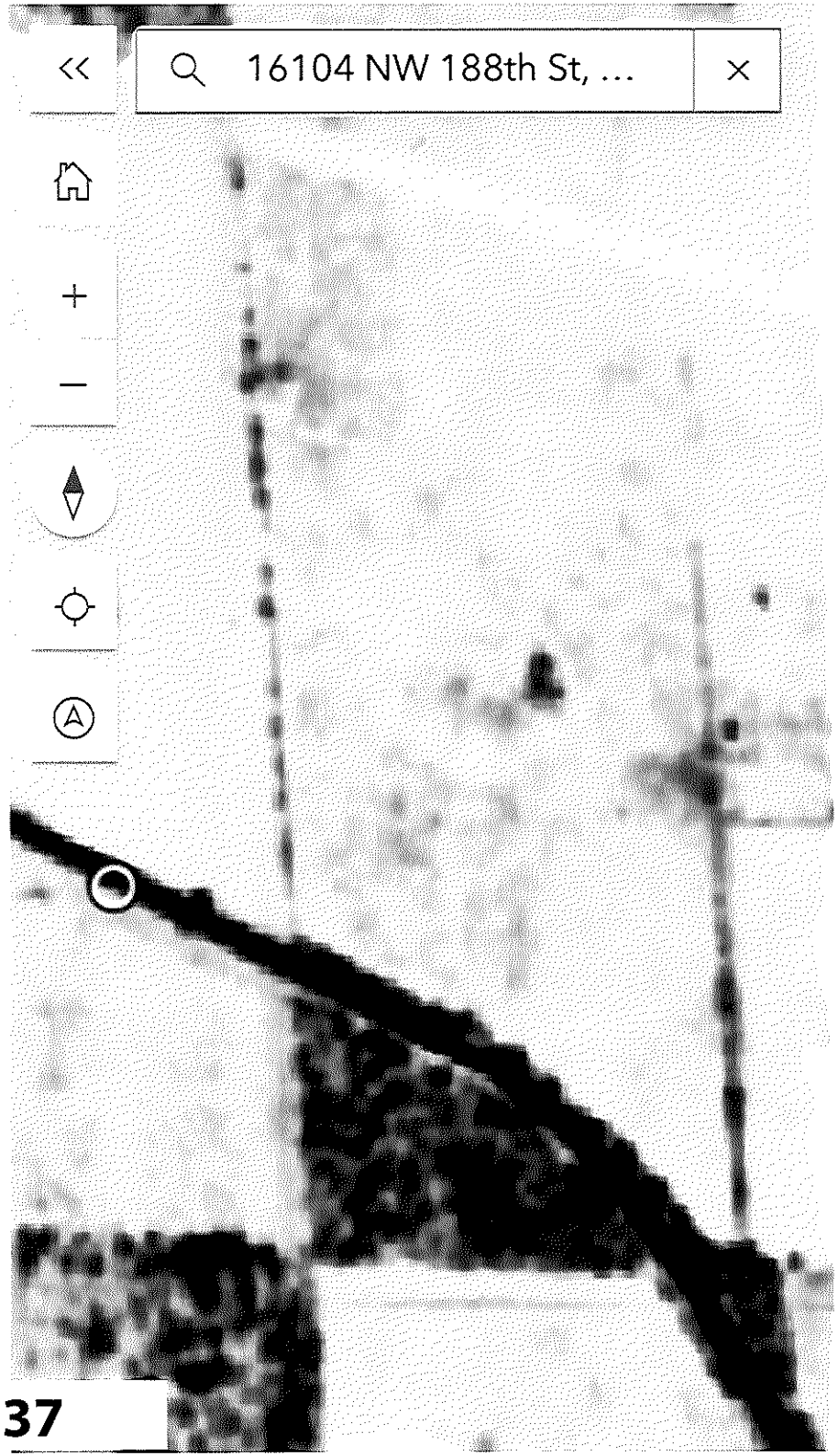

16320 NW 188th St, ...
274 - 17

1974

Alachua County Aerial Maps







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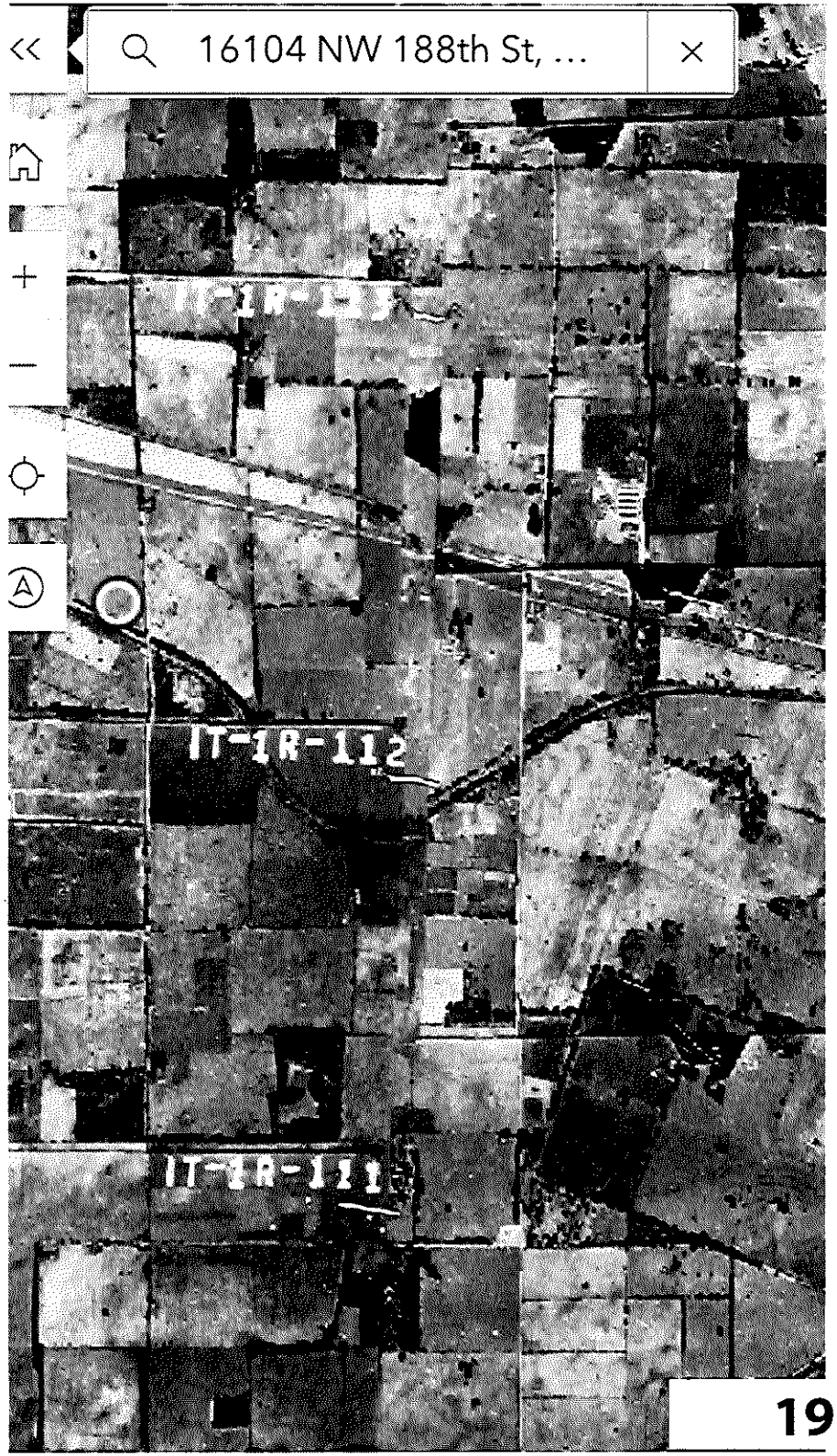
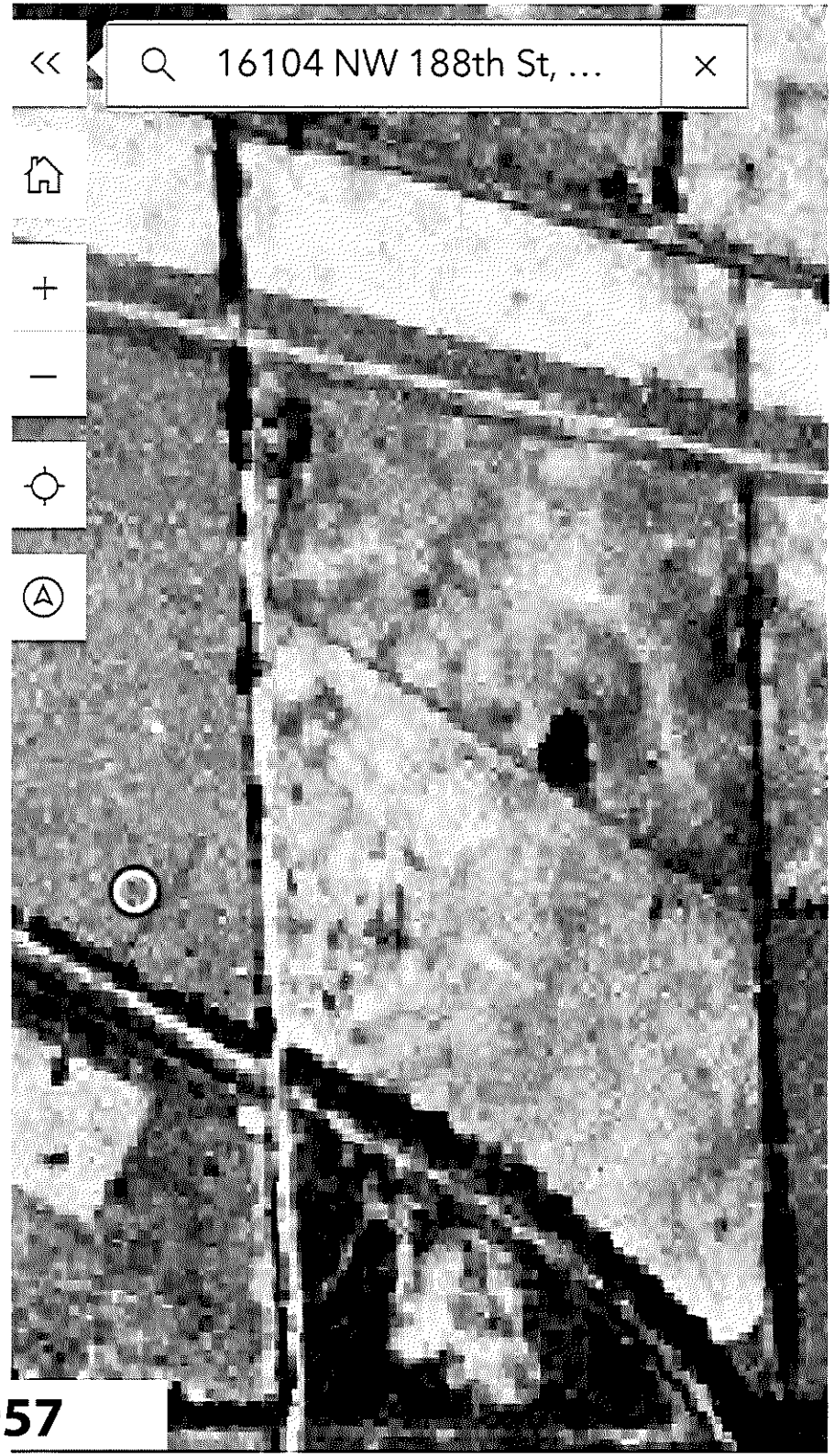
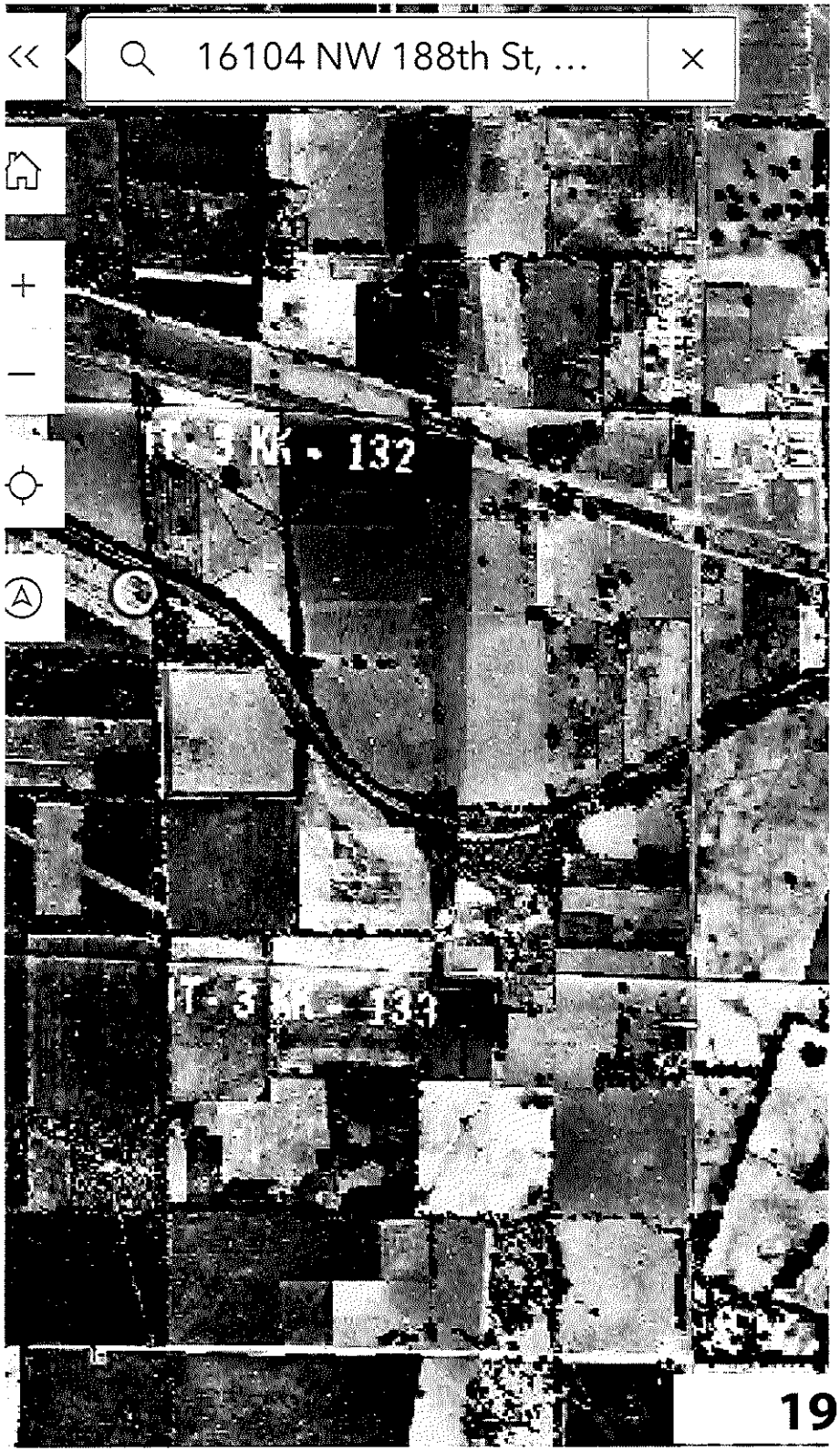




1957



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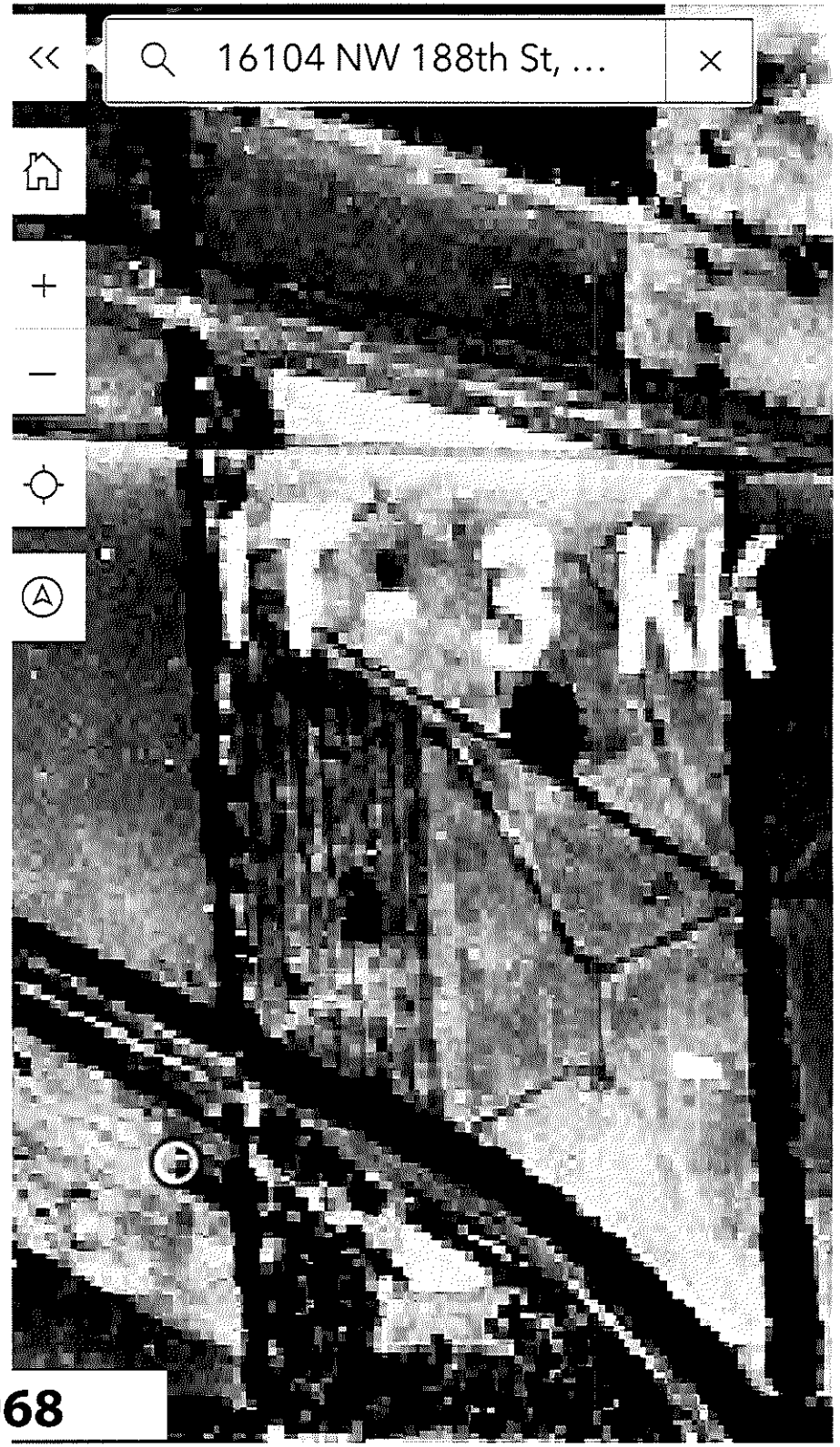



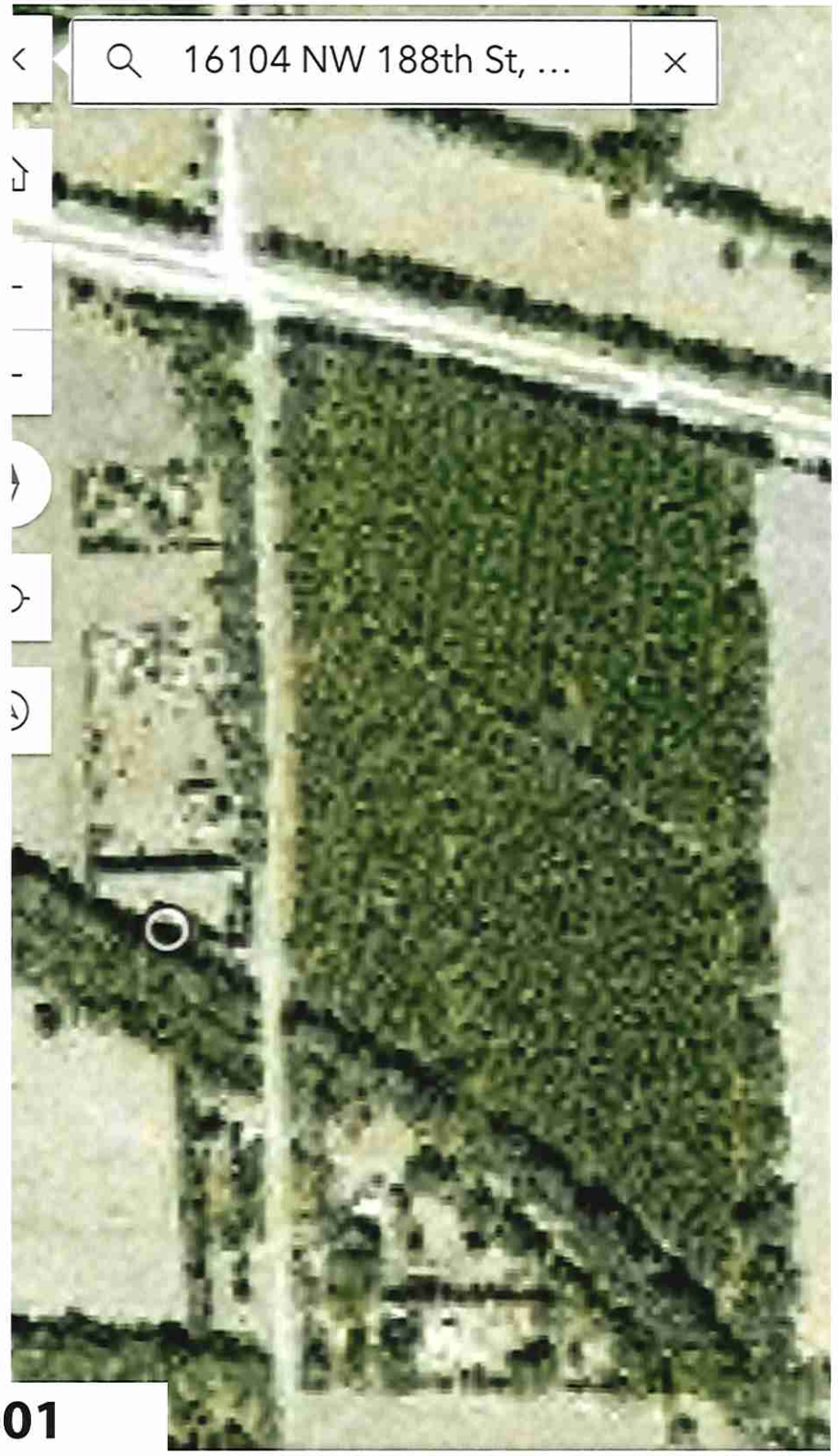

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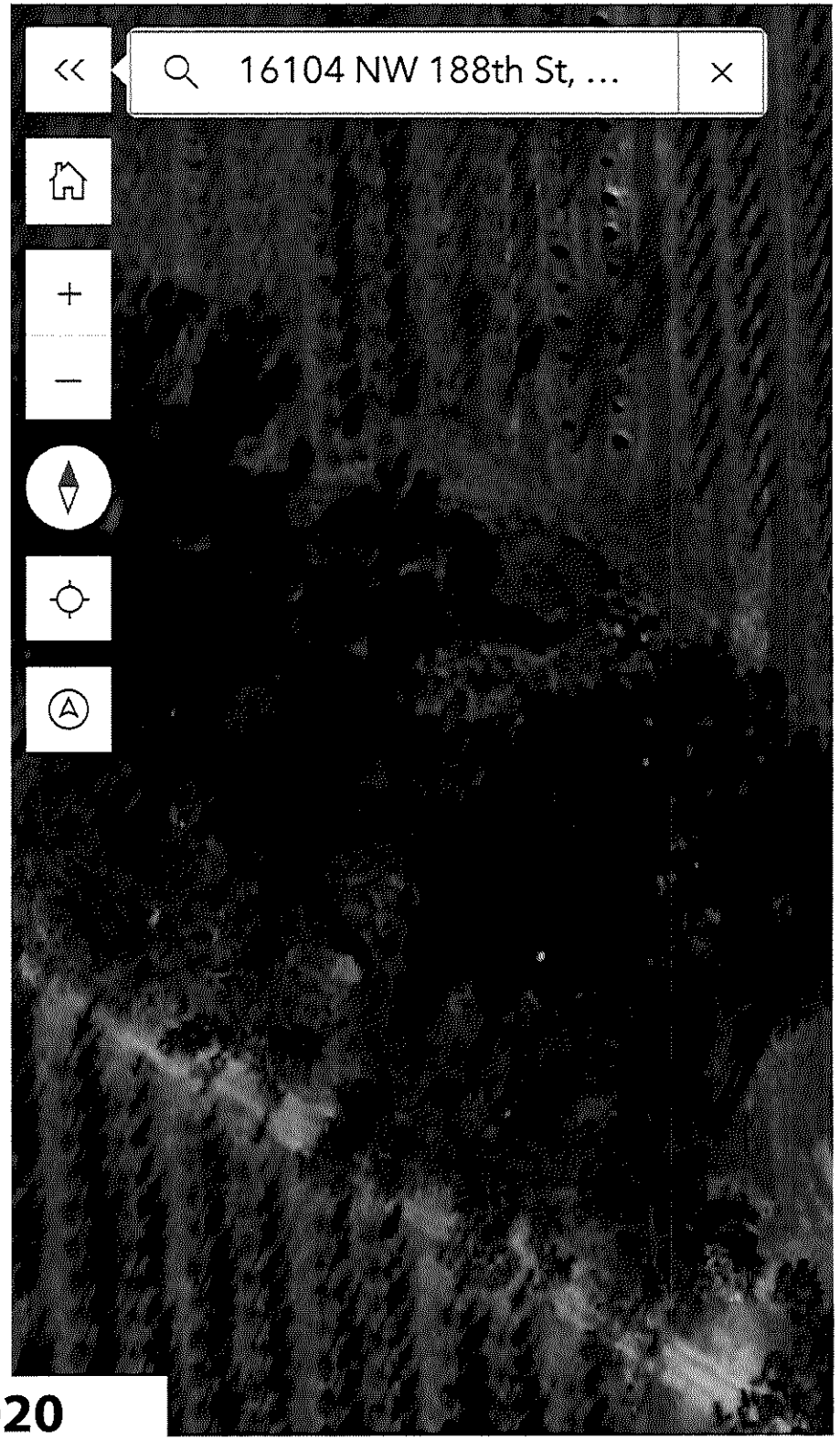


2020

STEPHEN R. BOYES, P.G.
6510 Lake Shore Drive
Gainesville, Florida 32641
geosolutions86@yahoo.com

PROFESSIONAL QUALIFICATIONS AND EXPERIENCE

GeoSolutions Inc., Gainesville, Florida: President and Principal Hydrogeologist, September 1986 to March 2017

Founded and managed hydrogeologic and engineering consulting firm specializing in environmental consulting, remediation design and implementation, and regulatory reporting and compliance.
Scope of professional work also includes: hydrogeologic investigations; geophysical investigations; aerial photo interpretation; fracture trace analysis; karst groundwater dye trace investigations, spring watershed delineations, groundwater quality assessments; hazardous waste assessments and cleanups; landfill permitting and closure monitoring; expert testimony, sewage treatment plant permitting/geotechnical design; sinkhole investigations; storage tank closure audits; contamination assessments, remedial actions; and real estate transactional audits;

Handex Corporation, Odenton, Maryland: Senior Hydrogeologist, March 1986 to September 1986

Responsibilities involved supervising and coordinating hydrocarbon groundwater contamination assessments and remediation operations.

Groundwater Technology, Inc., A Division of Oil Recovery Systems, Tampa, Florida: Senior Hydrogeologist and Manager, Southeastern Regional Office, Tampa, April 1984 to March 1986

Developed and managed the southeastern regional consulting office for ORS-GT. Hired and supervised a staff of 16. Designed, installed, and monitored product recovery and groundwater quality restoration programs for gasoline spills; directed hazardous waste site investigations, assessments and buried drum removals; and applied geophysical methods for geologic and waste site mapping as well as performed environmental permitting and consent order development for industrial clients.

Florida Department of Environmental Regulation, Tallahassee and Tampa, Florida: 1978 - 1984

Hydrogeologist, DER Southwest District, Tampa, Oct. 1982 to April 1984
Technical advisor on all groundwater issues; expert witness in circuit court and administrative hearings; groundwater program development; permit and enforcement case review; site investigations and assessment as well as staff training.

--Hydrogeologist, DER Groundwater Section, Tallahassee - Feb. 1980 to Oct. 1982
Responsible for hydrogeologic and geophysical field investigations of groundwater contamination sites including spills, landfills, and impoundments; soil, water and hazardous materials sampling; and Superfund site assessments and geophysical investigations. Provided technical assistance to the agency's Hazardous Waste, Solid Waste, and Underground Injection Control programs, the Division of Environmental Permitting, Office of General Counsel and the Secretary; developed geophysical (electromagnetic) field methods and sampling techniques now used by the agency to
assess and characterize the impacts of waste sites on groundwater.

--Groundwater Geologist, DER Bureau of Drinking Water and Special Programs, Tallahassee - Aug. 1978 to Jan. 1980
Mapped and described the shallow aquifer systems of Florida; inventoried and assessed the pollution potential of surface impoundments situated in southern Florida.

Geophysical Service, Inc., A Subsidiary of Texas Instruments, Inc.: Geophysical Engineer, GSI, Saudi Arabia, June 1975 to April 1977

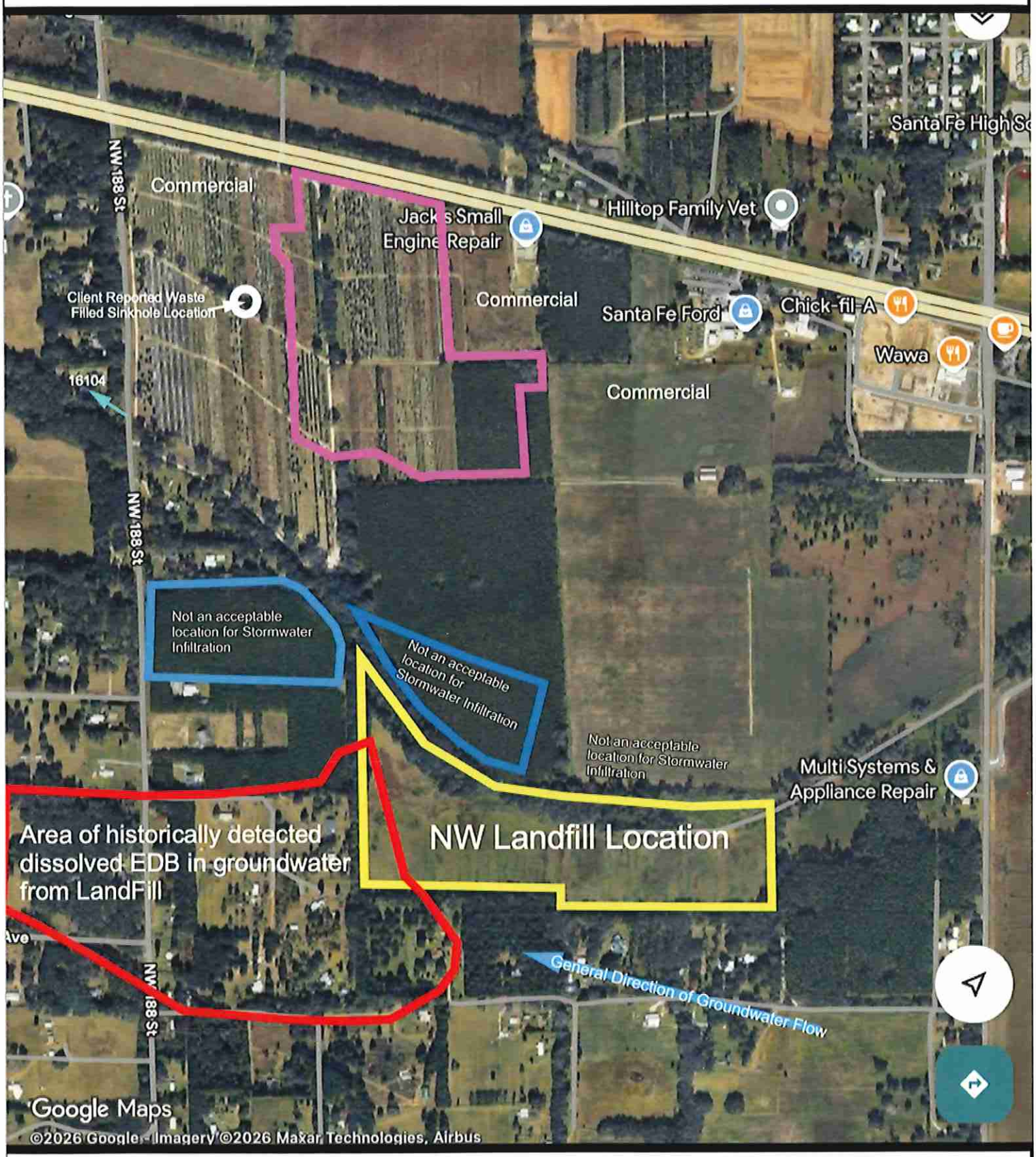
Planned, collected, and interpreted data from an uphole program, the evaluation of near-surface seismic velocities in severely weathered limestone and sand terrains; correlation of geologic conditions to seismic velocity anomalies; well shoots; seismic reflection data quality control; drill crew management; seismic field crew management.

--Geophysical Engineer, GSI Field Operations, Chickasha, OK - Jan. 1975 to May 1975
Trained in field positions related to seismic data collection, quality control and surveying.

--Geophysical Engineer - GSI Seismic Processing Center, Midland, TX - Jan. 1975 to May 1975
Vibrasize seismic data computer input, processing and quality control evaluation and final data evaluation and preparation in seismic sections.

Compilation Figure for Client

16104 NW 188th Street, Alachua, FL 32615



Compilation Figure June 16, 2026,
Prepared by Stephen R Boyes, P.G.
Florida License PG184.

Base figure from Google Maps. Information collected from the NW Landfill CAR and misc. Development Documents

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LACHUA,
IDA

ity Commission of the City of
g on June 8, 2026, at 6:00 p.m.
James A. Lewis Commission
l 15100 NW 142nd Terrace,
following ordinance as titled:

e 26-10

E CITY OF ALACHUA,
O THE AMENDMENT
ONING ATLAS FROM
MERCIAL ("CC"),
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T–RESIDENTIAL("PD-
IED DEVELOPMENT –
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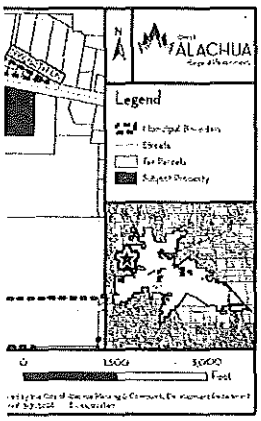
ENERALLY LOCATED
AY 441; TAX PARCELS
4; 03042-050-005; 03042-
046-003-000; 03046-003-
003-004; 03046-003-005;
)-001; 03875-010-002;
ANCES IN CONFLICT;
ITY; AND PROVIDING



d parties may appear and be
on. Copies of the application,
rials are available for public
Community Development
errace, Alachua, Florida, on
he hours of 7:30 a.m. to 6:00
plication may be sent to the
a, Planning and Community
, FL, 32616. Notice is given
ida Statutes, that, in order to
ublic hearing, you will need
that, for such purpose, you
record of the proceedings is
y and evidence upon which
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rder to participate in this
at (386) 418-6100 x 1501 at
earing.

Today - May 28, 2026)

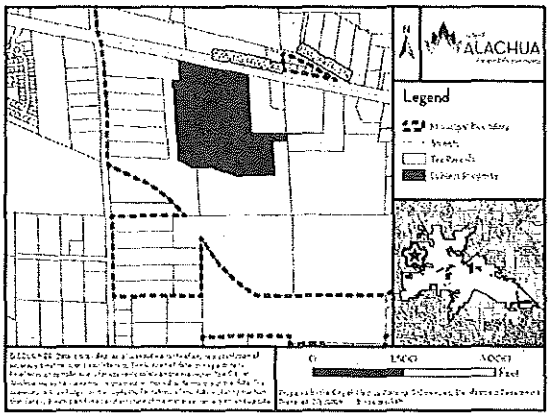
City of
ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - May 28, 2026)

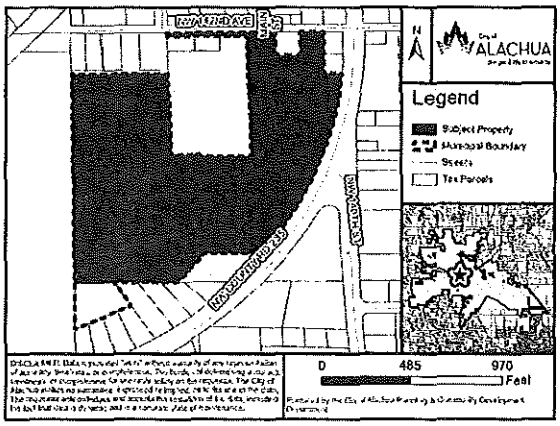
City of
ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03909-000-000; 03910-002-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ± 24.94-acre subject property is generally located 14107 NW 142nd Avenue (tax parcel(s) 03909-000-000; 03910-002-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - May 21, 2026 and May 28, 2026)

City of ALACHUA
the good life community

MAILED
MAY 2 1 2026

RODOLFO VALLADARES
CITY MANAGER

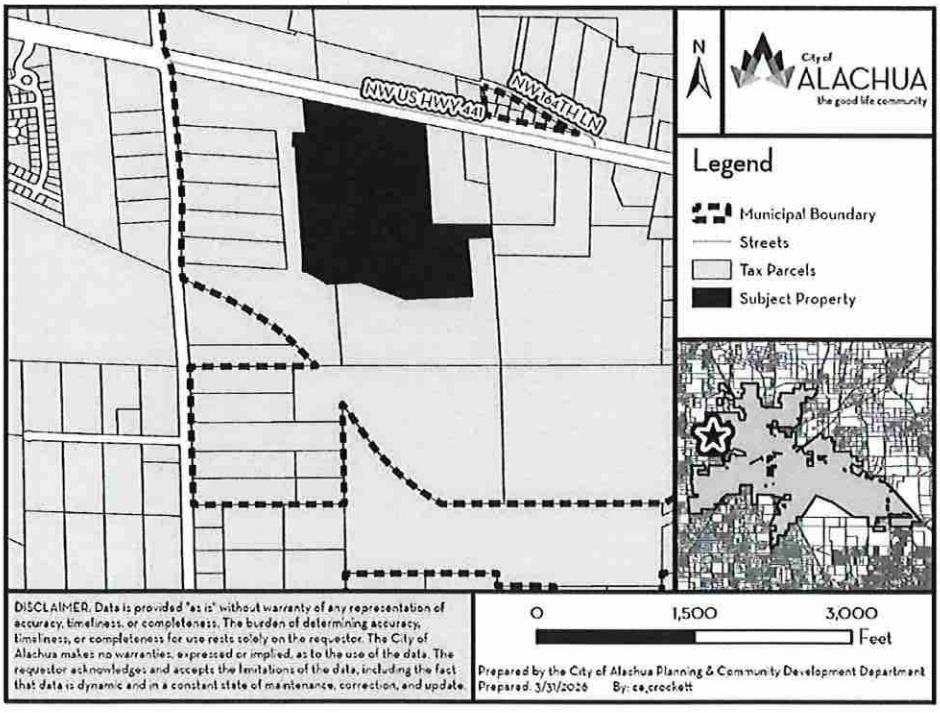
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

MAILED
MAY 2 1 2026

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03875-001-002
JOHNS JONATHAN M &
CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

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03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

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MAY 2 1 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

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MAY 2 1 2026

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5/21/26 FOR THE Farmlands Commercial SSCPA
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PSSC26-0002

APPLICATION TYPE: SSCPA **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S):

June 8, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

Posted Notice Location Map
PSSC26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 62.5 125 250 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSCA26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA. ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT P.O. BOX 9, ALACHUA, FL 32616 NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the Subject property from Low Density Residential, Moderate Density Residential, and Community Commercial, to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

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Oct. 30: Neighbor onsored by Business ort local, d discover t is about businesses ew people. e video at .com/share/ for more

g. 31: MLK y Center: ickleball - ay, 6-9 p.m. urday, 8-11 a Basketball y, 6-9 p.m., 2-3:30 p.m. y Monday 3 p.m. and Wednesday, MyTime Enrichment ry Monday ay, 3:30-5

Open un Country 333 S.W. Jonesville. from 12 confirm an lition level nformation, Benton, Artistic Director, at scdancetheatre08@gmail.com.

■ **Aug. 22: The DWC Santa Fe Springs** is having a DEMS & DOGS Fundraiser, 11a.m. – 2 p.m. at RUM 138, 2070 SW CR 138, Fort White, FL 32038. Cost: $20 donation to DWC Santa Fe Springs to Support and Promote Democracy. Furry friends are welcome on a leash, and there will be hot dogs and other refreshments. Fun games and prizes, doggie contests, entertainment by Houston Keen, crafts & bake sale. RUM 138 has seating in a covered area, with a stage.

■ **Aug. 25: The GFWC High Springs New Century Woman's Club** will host a Pampered Chef demonstration fundraiser on Tuesday, August 25, from 6 to 8:00 p.m. Join in for an evening of culinary delights while enjoying delicious food, engaging demonstrations, and warm community fellowship—all while supporting the fight against Alzheimer's disease. 23674 West U.S. Hwy 27, High Springs, FL 32643

■ **Sept. 2: Cooking Up Health: The Mediterranean Way** — This six-week course begins Sept. 2 and meets from 10 a.m. to 12:30 p.m. at the Alachua County Ag Auditorium, 22716 W. Newberry Road, Newberry. Based on the "Med Instead of Meds" program, the course teaches meal planning and healthy recipes inspired by the Mediterranean diet. Registration starts at $75 and includes materials and food. Limited to 15 participants. Open to adults 18 and older. Information: ebonygriffin@ufl.edu or sfyl.ifas.ufl.edu/alachua/.

■ **Nov. 21: Invitation to Craft Vendors.** The High Springs New Century Woman's Club will host a Craft Sale on Saturday, Nov. 21, from 10 a.m. to 3 p.m. Table rental is $35; tables are available both inside and outside. Handmade items only. For vendor information, call 386-518-3276 or email hsncwclub@gmail.com. The Clubhouse address is 23674 West U.S. 386-518-3276, Ext. 3

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

■ **Saturdays: Alachua County Farmers Market** is held every Saturday from 8:30 a.m. to noon. The market is also pet-friendly, welcoming shoppers to bring well-behaved animals as part of the community atmosphere. The market is located at San Felasco Tech City, 13900 Tech City Circle, Alachua. Admission and parking are free.

■ **Saturdays: Alachua Farmers Market on Main** is held Saturday mornings from 9 a.m. to 1 p.m. downtown in the city of Alachua. Beginning in April, it will transition to

CE OF ELECTION AND LIFYING PERIOD OF HIGH SPRINGS

HEREBY GIVEN THAT THE CITY 'OR THE CITY OF HIGH SPRINGS, COUNTY, FLORIDA WILL BE TUESDAY, NOVEMBER 3, 2026. SE OF THE ELECTION WILL BE TY COMMISSION SEATS #1 AND ITLY HELD BY COMMISSIONER)ODSWORTH, JR. AND ANDREW R THREE (3) YEAR TERMS.

S MAY QUALIFY TO RUN FOR 'O THE SAID CITY COMMISSION ILING WITH THE CITY CLERK TY OF HIGH SPRINGS DURING OURS, FROM 7:30 A.M., MONDAY, ', 2026, THROUGH 6:00 P.M., AUGUST 20, 2026. COMMISSION) FEE: $83.43.

HER INFORMATION ON THE 'ALL THE CITY CLERK'S OFFICE 416 X 6.

a County Today - August 06 & August 13, 2026)

AVISO DE ELECCIÓN Y PERÍODO DE CALIFICACIÓN CIUDAD DE HIGH SPRINGS

POR MEDIO DEL PRESENTE SE HACE SABER que la elección municipal de la Ciudad de High Springs, Condado de Alachua, Estado de Florida, se celebrará el día martes 3 de noviembre de 2026. El propósito de dicha elección será elegir a los titulares de los escaños # 1 y # 2 de la Comisión de la Ciudad (actualmente ocupados por los Comisionados Wayne Bloodsworth, Jr. y Andrew Miller), para desempeñar cargos por un período de tres (3) años.

Los candidatos pueden cumplir con los requisitos para postularse a dicho escaño de la Comisión Municipal presentando la documentación ante el Secretario Municipal de la ciudad de High Springs durante el horario habitual, desde las 7:30 a. m. del lunes 17 de agosto de 2026 hasta las 6:00 p. m. del jueves 20 de agosto de 2026. Cuota de inscripción para la Comisión: $83.43.

Para mayor información respecto a la elección, sírvase comunicarse con la Oficina del Secretario Municipal al teléfono (386) 454-1416, extensión 6.

(Published: Alachua County Today - August 06 & August 13, 2026)

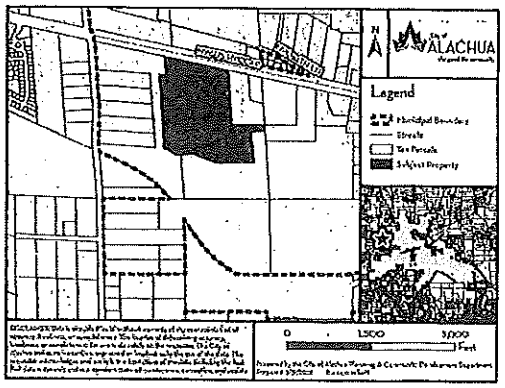
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 24, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

ORDINANCE 26-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August [illegible], 2026)

AFFIDAVIT FOR POSTED LAND USE SIGN

I, CRAIG BRASHIER, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 8/10/2026 FOR THE Farmlands Commercial SSCPA
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four
(Number of signs)

Posted Notice Location Map
PSSC26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 62.5 125 250 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PSSC26-0002

APPLICATION TYPE: SSCPA **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): August 24, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To Amend the FLU of The Subject Property From Low Density Res, Moderate Density Res, & Community Commercial To Moderate Density Res, Community Commercial, & Commercial

DATE OF PUBLIC HEARING(S): August 24, 2026 AT 6:00 PM

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LOCATION OF PUBLIC HEARING(S):
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CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

August 24, 2026 AT 6:00 PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To Amend the FLUM of the Subject Property From Low Density Res, Moderate Density Res, & Community Commercial To Moderate Density Res, Community Commercial, & Commercial

DATE OF PUBLIC HEARING(S): August 24, 2026 AT 6:00 PM

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: FARMLANDS COMMERCIAL APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: TO AMEND the Future Land Use of the Subject Property From Low Density Res, Moderate Density Res, & Community Commercial to Moderate Density Res, Community Comm & Commercial

DATE OF PUBLIC HEARING(S): August 24, 2026 AT 6:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To Amend the FLU of the Subject Property From Low Density Res, Moderate Density Res, & Community Commercial To Moderate Density Res, Community Commercial, & Commercial

DATE OF PUBLIC HEARING(S): August 24, 2026 AT 6:00 PM

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LOCATION OF PUBLIC HEARING(S):
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CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned development - residential (PD-R) to PD-R and Planned Development - Commercial (PD-comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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City of ALACHUA
the good life community

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AUG 1 0 2026

RODOLFO VALLADARES
CITY MANAGER

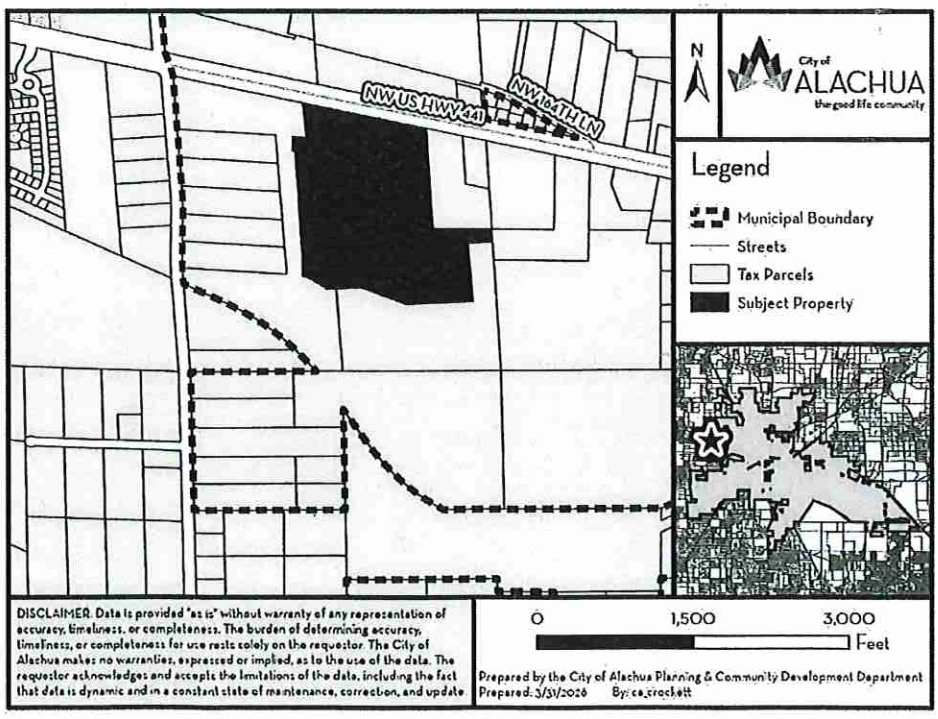
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 24, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

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AUG 10 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

MAILED
AUG 10 2026

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

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AUG 10 2026

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

From: Terissa Nutt
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Monday, June 8, 2026 11:24:55 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Jessica Sanchez
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Monday, June 8, 2026 10:48:03 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Please vote no.

Jessica Sanchez

Sent from my iPhone

From:	Nicole Gilbo
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Monday, June 8, 2026 8:55:25 AM

Dear Mr. Mayor and Commissioners,

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: Pam Bishop
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Sunday, June 7, 2026 1:49:40 PM

Dear Mr. Mayor and Commissioners,

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* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Rachel R
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Saturday, June 6, 2026 7:08:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: Giselle Vazquez
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Friday, June 5, 2026 11:26:28 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

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Sent from my iPhone

From: Giselle Vazquez
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Friday, June 5, 2026 11:26:15 AM

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: MaryBeth Schmale
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Friday, June 5, 2026 7:43:46 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

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Key considerations:

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

MaryBeth

"Life isn't about finding yourself,
Life is about creating yourself!"

George Bernard Shaw

From:	Aurora Sikes
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Thursday, June 4, 2026 11:08:12 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

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Please note that Florida has a broad public records law, and that all correspondence to or from College employees via email may be subject to disclosure.

From: pegportwine@aol.com
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 9:42:56 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Lois
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 5:27:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Marsha Jones
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 3:43:07 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Leah
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 12:30:08 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: ...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make. Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Leah and Noam Bunder

Yahoo Mail: Search, Organize, Conquer

From: Genie O"Brien
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 11:16:23 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From:	Sharon Latkovic
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Thursday, June 4, 2026 10:28:51 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Mainly I'm concerned about the heavy traffic and trucks it will bring to the US highway 235 where there have already been multiple car accidents in front of the school Alachua Learning Center. More cars means more chances of reckless drivers and accidents!

Also, If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: ahamlin79
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 1:41:28 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I have experienced this personally with rush hour backed up to Lowe's from Santa Fe HS headed north and the exact opposite headed south in the mornings. This corridor is a main thoroughfare for several counties in the area and the only alternative to I-75 which has frequent crashes and other longstanding issues.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From:	Marina Rocke
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 10:06:01 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From:	Umesh Sharma
To:	City Commissioners
Cc:	Planning Division; Elena Rushetskaya
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 9:19:34 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

*** Traffic: Increased regional traffic on an already congested US 441**
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

regards

Umesh

Cell: 314 252 8332

From: Sharon Weissman
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 6:40:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone
Always, Sharon

From: Kali McCullough
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 6:37:38 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Kali McCullough, MBA-HCM (she/her)
kali.mccullough@gmail.com

From: Dhira Dianne Crunkilton
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 5:02:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

How about water supply and the ability to process waste water. I read that the City is already at the 85% mark and needs help. Why would we want to burden the water process, and even further, in the middle of a draught. There is already enough uncontrolled development in my area. Off of 441 and 156, there is a huge acreage of trees just cut down, and I saw plans for 100 homes to be built. Where are the roads and water coming from? Road 235 already has had many accidents, and crowding with more traffic will not help safety. What about roads? Why is heavy industrial equipment being allowed where there is barely small paved road (156). This area also creates a fire hazard, with huge piles of dead trees all over. This is in addition to fire hazard of another 25 acres near me which was clear cut about 2 years ago, and huge piles of just ready to burn trees and brush still sits there.

I don’t see how you can vote for more development when current projects are likely going to damage water supply capacities, overstress roads not meant for heavy traffic, and reduce our quality of life by adding yet more cement in place of trees.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: “...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make.” Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Also, stress of water supply at a time of draught. We are asked to reduce our water use at our homes. Why are we asked to conserve, while huge building projects are going to consume more than thousands of homes.

Thank you for your time and consideration.

Sincerely,

Dhira Crunkilton

From: Laura Tipton
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 4:42:07 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Mary McFarland
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 4:38:55 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,
Mary C. McFarland
Lifelong resident of Alachua

From:	Carol White
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 2:17:26 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,

Carol White
Concerned Citizen

From: Mohini Krueger
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 1:02:06 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Mohini Krueger
City of Alachua resident for 35 years

From:	Michael Kutyna
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 12:37:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From:	Linda Verdream
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 12:10:07 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Gayle Hall
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 12:07:16 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration

Sincerely,

Gayle Hall
2312 Range Crescent Ct
Fleming Island, FL 32003

Sent from my iPhone

From: Jodi Boas
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 10:28:59 AM

Dear Mr. Mayor and Commissioners,
I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Stop developing Alachua. Take care of the citizens by responsibly managing the county not sellout off to the highest bidder.

We are a uniquely positioned environmental resource that can support local health. We don't need another big box store.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Regards,
Jodi Boas

From: gainesvillepro@yahoo.com
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 9:39:41 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: %2��...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make.%2�� Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Yahoo Mail: Search, Organize, Conquer

From: Rudy Rothseiden
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 7:00:40 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Pamela Blasetti
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 2:06:39 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	radhessunita@yahoo.com
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Tuesday, June 2, 2026 10:04:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: %2��...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make.%2�� Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Sunita Sherrie Gay Parke
Yahoo Mail: Search, Organize, Conquer

From:	David Lindberg
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Tuesday, June 2, 2026 9:56:36 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Fernanda Thompson
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Tuesday, June 2, 2026 4:05:22 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Julie Harris
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Tuesday, June 2, 2026 2:28:13 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our communities. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Detrimental impacts to downtown Main Street Alachua and High Springs, and community character of both towns. Thank you for your time and consideration.

From:	Noah Weller
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Monday, June 8, 2026 11:36:25 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,
Noah

From:	Hans Havlik
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Monday, June 1, 2026 5:37:02 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Hans Havlik

AI Solutions Engineer | Founder, Zen Solutions

Where timeless wisdom meets AI/ML technology and systems engineering.

GitHub | Substack | YouTube

Schedule a Conversation

From: Faith Collins
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Monday, June 1, 2026 10:08:41 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	Thomas Parks
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Saturday, May 30, 2026 9:56:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Steven M Schell
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Thursday, May 28, 2026 10:12:04 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Steven Schell

From:	Karen Mott
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Thursday, May 28, 2026 12:06:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

I moved here from Long Island NY 12 years ago. My home was in an area where there was acres upon acres of farmland. Over the years developers built new neighborhoods with huge houses on small pieces of property. Before you knew it the majority of the people who had moved to the area to get away from congestion realized that they didn't like driving 15 minutes to a store and they missed all of the conveniences of the area they moved from. Little by little every conceivable creature comfort was built which changed the whole landscape and feel of the town.
In today's world people can shop online and have everything under the sun delivered to their home.
I really would hate to see this same thing happening here.

Thank you for your time and consideration.
Sincerely,
Karen Mott
8219 NW 226th Street
Alachua, FL
Sent from my iPad

From:	Carol Nicholson
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Thursday, May 28, 2026 10:39:52 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Carol Nicholson

From:	April Heritage
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Thursday, May 28, 2026 10:03:20 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From:	Brooke Watson
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Thursday, May 28, 2026 8:33:14 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice, and the others that have reached out to you, in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs as well as harm local small businesses, which can affect the local charm that defines our community

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street, small businesses, and community character

Thank you for your time and consideration.

Respectfully,
Brooke Watson

From:	Gillian Robinson
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Tuesday, June 2, 2026 4:05:14 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: Debbie Hagstrom
To: Planning Division
Subject: DENY THE FARMLANDS LAND USE CHANGE !!!!!!!!!
Date: Saturday, June 20, 2026 12:19:37 PM

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.

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,

Debbie Hagstrom

PO Box 773773
Ocala, FL 34477
twopiscesfish@yahoo.com
(352) 425-0058

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Gary Pappas
To: City Commissioners
Cc: Planning Division
Subject: Farmlands -- May 4th agenda item
Date: Sunday, April 26, 2026 1:24:50 PM

Dear Mr. Mayor and Commissioners,

On May 4th you will consider Ordinance 26-09 submitted by the so-called "Farmlands" development of Southeastern Tree Farm bordering US 441 and NW 188th Street. I am writing to encourage you to vote "**No**".

Farmlands is asking the City to change 46 acres of its Comprehensive Land Use Map from primarily Residential to Commercial Intensive to make way for a 60 acre shopping center with 450,000 square feet of retail space.

The anchor tenant of this sprawling shopping center will likely be a Walmart Supercenter with its associated gas station and automotive center. A Walmart in this location will attract north and southbound travelers on I-75 and will draw in customers from miles to the east and west. US 441 already experiences heavy congestion throughout the day in this area. The addition of regional traffic to the Walmart will substantially increase daily travel time for residents and will negatively impact the small-town feel of our community. In addition, a Walmart will inevitably pull commercial activity away from downtown Alachua and is likely to drive local mom-and-pop stores out of business.

Please do not allow this bad idea to proceed. Thank you.

Gary Pappas

From: Guy burgetto
To: Planning Division
Subject: Farmlands commercial project
Date: Wednesday, June 3, 2026 2:24:23 PM

As a restaurant owner in downtown Alachua, I believe more commercial/shopping will benefit everyone. Please vote YES for The Farmlands commercial project. Keep in mind the supporters do not show up only the people who oppose everything in Alachua.

The developer has put together a well-designed plan that will serve the residents very well. The part time and full-time local jobs starting from day one will benefit the local community. The Santa Fe high school students will be able to have jobs while in school.

Instead of having several 441 openings where people turn into the different businesses you can have a more comprehensive plan. It's all zoned commercial on that 441 strip. It will all get developed, will it be with 1 plan or all separately. All done together at the same time is significantly better.

This will greatly help the city when the property taxes go away in the near future!

VOTE YES for this project.

From: Denise Lugris Connard
To: Planning Division
Subject: Farmlands Comp Plan
Date: Saturday, May 30, 2026 10:13:04 AM

We just know that this adjustment to the plan will wreak havoc for our wonderful community. These concerns we residents have ned to be taken seriously— Please protect our community and what makes Alachua a good life community with small town vibes and culture. Please protect that.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Denise Lugris Connard
19111 NW 156th Ave
Alachua, FL 32615
denise1fl@gmail.com

(561) 386-5745

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: dlugri
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Land Use - May 4th meeting
Date: Monday, April 27, 2026 11:21:09 AM

Good morning Mr. Mayor and Commissioners,

We are writing in regards to the upcoming May 4th agenda item "Farmlands" and the request for changes in the Future Land Use Map. We respectfully and urgently request that you all vote NO on this request as it is proposed.

If it is developed as this request proposes - with possibly a large national anchor tenant, like Walmart - this location will draw immense regional traffic well beyond what the roads can or are designed to handle. Also to be considered are the damaging effects to the environment, our local small businesses and our small town charm.

This change to the type of land use is a policy decision, not an automatic approval. You are not required to approve it and surely you can see it would be a detriment to all of us and our lovely community.

US Hwy 441 already experiences heavy congestion with daily back-ups (both directions), and additional regional traffic would definitely increase the already congested traffic. Growth at this scale will negatively affect us and we will certainly lose the small-town feel that has drawn people to Alachua and which Alachua has promoted and been proud of.

No doubt a large commercial center will pull activity away from our downtown Main Street, decrease purchases at small, family-owned business and affect the charm that defines our community.

Each of you has the ability and authority to decide if this level of intensity is right for this location. Your vote can be NO —— PLEASE vote NO on this proposal and require the applicant to come back with a less intensive proposal. PLEASE consider the consequences of such a proposed land use. Our community needs protection and you can protect it!

Key considerations:
- **Traffic**: Increased regional traffic on an already congested US 441
- **Scale**: A significant increase in commercial intensity
- **Community impact**: Significant impacts to downtown Main Street, other small businesses in the area and our rural character/small town charm

We appreciate your time and consideration in the very important vote.

Steve & Denise Connard
19111 NW 156th Ave.
Alachua, FL 32615

From: Stella Burnham
To: Planning Division; City Commissioners
Subject: Farmlands May 4th
Date: Friday, April 24, 2026 6:16:07 PM

I firmly oppose the commercial use of the Farmland Commerical project in Alachua area. Frankly even the name of this project is disgraceful. My family has farmed in Alachua for four generations and the casual disregard for the farming community is repulsive to me.

The rapid development in this town poses a significant threat to our community's well-being. The traffic congestion on 441 is unbearable, and the small town is being gradually displaced from its long-time residents. We have chosen to live here because we desire a peaceful and less crowded environment.

Over the past five years, the Alachua Commission has made decisions that have negatively impacted the town's sustainability. The unsustainable development of farmland has resulted in the destruction of the Mill Creek sink, which is a vital natural resource for our community. It is imperative that the commission consider the long-term consequences of its actions and prioritize the preservation of our environment. These changes are not sustainable with the current resources.

We did not want the hundreds of additional homes that were recently approved. Now Alachua County school board wants to close two of the local schools, which will create the perfect storm for traffic in Alachua each morning. None of these plans are sustainable. Do you commissioners live here and experience this traffic? How can you not be concerned?

As a lifelong resident of Alachua, I am deeply concerned about the direction in which our city is heading. I believe that development should be approached with extreme caution and that any rezoning should be transparent and accountable. The current state of affairs in Alachua is characterized by unethical business practices and a lack of oversight. It is crucial that we take immediate action to address these issues and ensure the future of our beloved city.

Extremely Concerned Citizen ,

Stella Burnham

From: Wilma Sherouse
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 11:29:07 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Julie Endres
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Monday, April 27, 2026 10:44:37 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Julie Endres

Get Outlook for Android

From: Karen Oliver
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 10:07:28 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Keep our small towns small!! Gainesville is not too far to drive and with online shopping this is not needed! Please, please do not let $$$ affect our beautiful farmland and wonderful water ways.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Keith Oliver
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 10:02:21 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Keith Oliver
352-339-5236
Sent from my iPhone

From: Faith
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 9:39:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character of Alachua and High Springs.

Thank you for your time. This is heartbreaking.

Faith Steinman

From: Kylie Brannen
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 7:49:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Diane Saunders
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 7:13:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone
Diane Saunders

From:	Karen Key
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Monday, April 27, 2026 6:47:18 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	radhessunita@yahoo.com
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Monday, April 27, 2026 6:34:49 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From: Devon Mumford
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 5:07:27 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	karla
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 11:40:14 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Karla Carusone

Sent from my Galaxy

From: Stacey Breheny
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 10:35:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	MoJo Mayhem
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 10:14:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From: Brittany Knight
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 10:01:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Brittany Knight

From:	Debra Akin
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:57:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Debra Akin

From:	Pam Bishop
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:53:37 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Pam Bishop
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:52:15 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Tajuana Cejka
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:45:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Get Outlook for iOS

From: Jaya Brew
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 8:42:15 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

From: Danielle Ozuna
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 8:39:13 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time

Sent from my iPhone

From:	Nicholas Owens
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:09:24 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Nick Owens

Get Outlook for iOS

From: fatrickispat@gmail.com
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 7:53:44 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time. Stop building large chains and housing developments here. We don’t need more of the same thirty stores that exist everywhere else in this country. It’s repulsive and is ruining this community.

Sent from my iPhone

From:	Carole Fernandez
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 7:47:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Jessica Sanchez
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 7:36:14 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

I believe allowing this land to be developed with a large national anchor tenant, like Walmart, will have negative implications for the cities of Alachua and High Springs alike.

A large commercial center at this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

Lastly, I am extremely concerned about the potential environmental impact of the development of such a large commercial area on our aquifer and springs.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character
-Environmental impact: Protect our natural lands

Thank you for your time.

Jessica Sanchez

Sent from my iPhone

From:	Dena Chewning
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 6:55:00 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From:	Sanford Yates
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 3:08:14 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Katherine Yates
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 3:03:55 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Tedd Greenwald
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 11:52:59 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	pmpfau
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 9:10:15 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my Galaxy

From: Mary Ellen Flowers
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Saturday, April 25, 2026 8:50:34 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Keith Oliver
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Thursday, April 30, 2026 10:01:09 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Keith Oliver
352-339-5236
Sent from my iPhone

From:	fondo123@aol.com
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands Request PSSC26-0002
Date:	Tuesday, April 28, 2026 4:10:49 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

As someone who saw the changes in Miami-Dade county as a young child, and eventually moved to Broward after Hurricane Andrew because of the HORRIBLE traffic and congestion I eventually moved to Alachua because of the small town feel and the fact that it wasn’t congested like the cities a lot of Alachua residents have moved away from. Adding something beyond what the roads can handle would cause congestion and traffic like those many residents chose to escape. Please vote no on this change.

Thank you for your time.

From: Jessica Fondo
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 3:17:19 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

***Please also keep in mind that I personally moved away from Broward County and specifically chose to move to Alachua because of the small town feel, the “road-less travel” type feel, and that it truly felt like the Florida I grew up begging my parents to move to. Adding this would take away from that feeling that not only draws people to Alachua, but keeps people here. Please vote no on this!

Thank you for your time.

From: Toni Wagenseller
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 12:45:32 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Lori Erickson
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 10:44:00 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

I live in the Briarwood development off of CR 235A and experience the already heavy, and increasing congestion on US 441 every time I leave my home. Additional regional traffic could further impact daily travel time, and increase the likelihood of traffic accidents.

Growth at this scale will change the small-town feel that has drawn people to Alachua. The addition of a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. I am also concerned it will adversely affect our locally owned small businesses.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sincerely,
Lisa Erickson
17366 NW 172nd Avenue
Alachua, FL 32615

From: Carol Stride
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 9:00:30 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Charlotte Bremseth
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 8:38:02 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Please listen to those that voted you into office.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. You should be obligated the people and wildlife that currently live here, not future residents. We don't mind having less shopping choices close to home/ we want our small towns to remain small.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and the High Springs area.

I am also concerned that a large commercial center will pull activity away from our downtown Main Streets in Alachua and High Springs and affect the charm that defines our communities.

You have the ability to decide if this level of intensity is right for this location. If it is not, you should vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character
- Impact Wildlife including several endangered species.

Thank you for your time.

Charlotte & David Bremseth
NW 248th Street
High Springs , FL

From: Cindy Sly
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 6:11:22 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: April Woodard
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 3:58:35 PM

This pre-written email sums it up nicely. We do not need Walmart (or another car wash for that matter) in this area. Not every small town needs to become Gainesville. High Springs has McDonalds now, and not even one that can accommodate dine-in very well; why? We didn't need McDonalds; we need our town fixed up. We need road repair and we need family-friendly activities. We do not need more discount stores (High Springs has THREE Dollar General stores; Alachua has two), car washes, or fast-food restaurants. Why not entice a business we don't have already? How about a Golden Corral? At least that's something that isn't already within a 30-minute drive. If people want a city with all the stores, then they can move to one. Keep our small towns small!

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

April Woodard
Director of Family Ministries
FUMC High Springs

From: Diana Riley Carlson
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 3:49:07 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time. For every big box store that opens a dozen family businesses close. Please help us save our Main street and our small town.

Diana Carlson

Sent from Gmail Mobile

From: DEBRA HAVLIK
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 2:39:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.
Although a traffic survey suggested that traffic would decrease because the residents would work and shop in the area at the small cupcake store the applicant suggested will be there, we want a guarantee that it will be a small cupcake store and NOT a big box store. If they can't guarantee the names of the store then their traffic survey is meaningless. Likely a commercial business will want to serve many customers beyond the 203 homes in the neighborhood!

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Denise Connard
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 11:10:08 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Taylor Sparks
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 10:26:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Mel Peter
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Wednesday, April 29, 2026 10:31:10 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Lane Pendergrast
To: Planning Division
Subject: Farmlands vote yes
Date: Wednesday, June 3, 2026 7:38:49 PM

We need more shopping in Alachua. People don't want to drive far to shop. We want to live and shop local! Please vote yes for the Farmlands proposal.
Sent from my iPhone

From: Givemeamiracle9
To: Planning Division
Subject: Farmlands.
Date: Sunday, April 26, 2026 9:50:21 PM

I would like to say that I am against the zoning change for the development of the Farmlands commercial property. The 441 corridor cannot handle this type of traffic as it is already over burdened with traffic we already have in this area. The commuting and daily traffic is a nightmare now! We do not need big box stores in the city of Alachua. Walmart is 15 minutes to the south along with anything else that is needed. Additional homes in this area will definitely cause more issues as well. The infrastructure of Alachua and neighboring High Springs 5Miles from the proposed location cannot absorb this trype of growth on our roads, in our schools or on our aquifers. Please seriously consider the unwanted and unneeded impact this zoning change and development will cause. Vote no!
Thank you
Janet Wooten
Sent from AOL on Android

From: Gary Pappas
To: Planning Division
Subject: Farmlands: a bad idea for the good life City
Date: Sunday, May 31, 2026 6:01:31 PM

We did not move here to have a Walmart across the street. If that was the case, we would have moved to Gainesville. Do not let an out-of-state developer ruin our city with this massive shopping center. I encourage you to reject this land use application. It is a bad idea for the good life City. Thank you.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Gary Pappas
16104 NW 188th Street
Alachua, FL 32615
gmpfish@outlook.com

(305) 213-1121

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Nancy Stevens
To: Planning Division
Subject: Farmlands: bad for Alachua
Date: Sunday, May 31, 2026 5:56:34 PM

A big box shopping center on 441 will not make life good in Alachua. Instead, it will add stifling traffic, congestion, noise and light pollution to our neighborhood. Please vote "NO".

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Nancy Stevens
16104 NW 188th Street
Alachua, FL 32615
ngcd@msn.com
(305) 962-6020

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Katrina Vargas
To: Planning Division
Subject: From a resident who lives on this street, please don"t do this to us!!
Date: Monday, June 8, 2026 10:09:14 AM

My family and I live on our family's land that we have owned for the last 50 years. It is special to us. The stars. The birds, the sounds. Beautiful nature. Fresh well water. Growing our own vegetables and enjoying this beautiful setting. To us and our neighbors, this area is an inviting retreat. We don't want more traffic, noise and light pollution. We have seen a dramatic increase in traffic over the past t years and 441 is often bumper to bumper already from this intersection to the interstate. We worry about the environmental repercussions, pollution to air and ground, the water and sewer impact in a small area. We weren't built for this. Our area isn't meant for this. This isn't our vision. There's already a huge burden on this land with the existing developments and tower hill project, new neighborhoods that seemingly pop up overnight. We can't do this to our beautiful land. We are intentionally developing a food forest to pass on to our children. It is being directly threatened.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

Katrina Vargas
15302 Nw 188th St
Alachua, FL 32615
gogators.pt@gmail.com
(352) 210-0712

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Heather Branaman
To: Planning Division
Subject: I DO want a Walmart or Target in Alachua.
Date: Monday, June 1, 2026 4:35:28 PM

Please bring a big box store to Alachua. I'm tired of having to drive all the way into Gainesville for things I need. The population already lives in this area, so the traffic is already here. Please help us save time and GAS by bringing a big box store here.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Heather Branaman
16430 Nw 204th St
High Springs, FL 32643
hbranaman47@yahoo.com
(772) 240-4001

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Dylan Witt
To: Planning Division
Cc: City Commissioners
Subject: June 8 vote, farmlands
Date: Sunday, June 7, 2026 7:08:21 AM

Mayor and Commissioners,

As an Alachua resident, I support the Farmlands Shopping Center because it will bring jobs, new investment, and much-needed shopping and services closer to home.

Many residents currently have to travel to Gainesville for everyday needs. This project would provide more convenient options locally while creating approximately 1,200 permanent jobs, more than 1,290 construction jobs, and over $151 million in private investment.

The development would also generate significant new tax revenue for the city, helping fund local services without increasing taxes on residents.

I encourage you to vote in favor of the Farmlands Shopping Center and support this opportunity for Alachua's future.

Dylan Witt
Alachua, FL 32615

From: Roxy
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Sunday, May 24, 2026 12:36:33 PM

Dear Mayor and Commissioners,

Please exersize your authority and vote to protect our dwindling natural resources.

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Roxanna Ross

From: Bill Marsh
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 4:07:34 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Sage
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 23, 2026 3:50:18 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from Proton Mail for Android.

From:	June.Cera
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 23, 2026 3:27:08 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from Proton Mail for Android.

From: Valerie Chaddock
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 3:22:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Ashoka Banerjee
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 23, 2026 3:21:58 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Natalie Martinez
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 3:18:12 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Jyoti Parmar
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 23, 2026 3:17:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Jyoti Parmar

908-720-6584
https://calendly.com/jyoti_parmar/meet-with-me

From: Patricia Deasy
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 22, 2026 5:19:03 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character.

I have lived longer in Alachua longer than any place. It has changed so much in the last 36 years, in my opinion, not for the better.

Thank you for your time.
Patricia Deasy
Sent from my iPhone

From: Debra Akin
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, May 21, 2026 9:37:51 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Taravali Dasi Sherreitt
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 11:06:10 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Kisore Sherreitt
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 10:27:54 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Kisore Hutchison
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 10:14:16 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Stritama D Sherreitt
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 10:12:20 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Timothy Martin
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 16, 2026 10:30:39 AM

Dear Mayor and Commissioners,

I'm writing about the Farmlands item on the June 8th agenda, specifically the request for a Future Land Use Map change. I'm asking you to vote no on this as proposed.

I want to be clear about something, this is a policy decision, not an automatic approval. You have the authority to say no, and I hope you will.

If this moves forward with a large national anchor tenant like Walmart, we are talking about regional traffic, not just local trips. US 441 is already one of the more congested corridors in this area, and layering a big-box regional draw on top of that is not a minor adjustment. It changes the character of how people move through our town every day.

Beyond traffic, I'm genuinely worried about what this does to downtown. Main Street has a charm that took a long time to build and is easy to lose. A large commercial center at this scale pulls spending, attention, and energy away from the core of our community. Once that shift happens, it is hard to reverse.

Alachua still has a small-town feel. People moved here, or stayed here, because of that. This kind of intensity at this location puts that at risk.

If the current proposal is too much for this site, you can vote no or ask the applicant to come back with something less intensive. That option is on the table, and I hope you use it.

Thank you for your time and for the work you do on behalf of our community.

Sincerely,
Tim Martin

From: Glenda Collier
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, May 14, 2026 9:42:09 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character.

PLEASE LISTEN TO MEMBERS IF THIS COMMUNITY! WE DO NOT NEED BIG BOX STORES OR MORE HOUSING DEVELOPMENTS IN OUR AREA!!!
Thank you for your time.

Sent from my iPhone

From: Jim Paxton
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, May 14, 2026 12:19:02 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

From: Emma Paxton
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 10:58:25 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Adrienne Paxton
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 10:46:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Adrienne Paxton

From: Dan Massimillo
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 7:31:04 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Amy Schuchat
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 4:50:29 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Home
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 3:48:57 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Barclay
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 3:48:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Amy
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 3:47:50 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Larissa Berkovich
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 3:41:03 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Larissa Berkovich
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 3:39:57 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Kara Green
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 2:55:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Also…we live directly off of 188th Street and this would affect us greatly.

Thank you for your time.

From: Tracy Massimillo
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 2:42:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	karla
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 9:26:12 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from downtown Alachua Main Street and affect the charm that defines this community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Karla Carusone

Sent from my Galaxy

From: Deborah Clark
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 9:00:13 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Deborah Clark

From: T M Edwards
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 8:35:15 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Sharon Rush
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 8:29:03 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

From: J. Matthew Cain
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 8:23:57 AM

Dear Mr. Mayor and Commissioners,

I have am writing as an individual that has multi-generational roots here dating back to before Alachua was incorporated. It is regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

We need to petition the federal government to grant a new exchange off I-75 directly to the distribution centers as business only exit, not developed, limited to a truck stop/gas station with a restaurant inside similar to Ellisville exit at US 441 in Columbia county. 441, 235 & 235 A along with Peggy road are already dangerous areas with heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
J. Matthew Cain
Sent from my iPhone

From: Pam Bruck
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 7:09:32 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Coty Kelley
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 7:01:22 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Bonnie Garland
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Tuesday, May 12, 2026 7:39:23 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Natalie Andrietta
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Tuesday, May 12, 2026 7:37:06 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Natalie Andrietta

From: Micheal Davis
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 6:50:00 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.
Michael Davis

From: Theresa Davis
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 6:38:11 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.
Theresa Davis

From: Terrell Miller
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 5:18:02 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Terrell Miller
4721 NW 104th Lane
Staghorn Subdivision
32653
Sent from my iPhone

From:	Amy Campillo
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Tuesday, May 12, 2026 5:08:47 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Amy Campillo

From: Robbie Campillo
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 5:03:43 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Kimberly Roach
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 4:54:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Linda Eggerking
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 4:53:15 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

From: Stephanie Travis
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 4:31:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Stephanie Travis
352-219-1520

From: CLIFFORD HUNTER
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 3:45:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: connie meyer
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 3:28:38 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Savannah Blevins
To:	Planning Division; City Commissioners
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 6, 2026 10:08:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. I would be grateful if you did not approve

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time and consideration. Keep Alachua Rural.

One of your constituents,
Savannah Blevins

From: Steve C.
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 26, 2026 4:51:47 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Nathan Warner
To: City Commissioners
Cc: Planning Division
Subject: June 8th agenda. No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 1:37:36 PM

Dear Mr. Mayor and Commissioners,

I am writing concerning the June 8 agenda item referred to as Farmlands and the requested amendment to the Future Land Use Map. I respectfully urge you to vote against this proposal in its current form.

Should this site ultimately be developed with a major national retailer, such as Walmart, it has the potential to attract traffic from throughout the region. The resulting increase in vehicle volume could place substantial strain on surrounding roadways that are already heavily utilized.

Because this is a legislative matter, the Commission is under no obligation to approve the request.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained that, outside of quasi-judicial proceedings, elected officials retain the discretion to determine whether a proposal is appropriate for the community. As he stated in the meeting recording: "…As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." I respectfully ask that you take my concerns into account when making that decision.

US 441 already experiences significant traffic congestion, and additional regional draw could further impact travel times, roadway safety, and overall quality of life for residents. Development of this magnitude could also alter the small-town atmosphere that many people value and that makes Alachua unique.

Additionally, I am concerned that a large-scale commercial development

could divert customers and economic activity away from downtown Main Street and High Springs, potentially affecting the locally focused character and businesses that contribute to the area's identity.

If the Commission concludes that this proposal is not the right fit for this location, you have the authority to deny the request or encourage the applicant to return with a proposal of a more appropriate scale and intensity.

Key considerations include:

• Traffic – Increased regional traffic on an already busy US 441 corridor

• Scale – A substantial expansion in commercial intensity for the area

• Community Impact – Potential effects on downtown Main Street, High Springs, and the character of the community

Thank you for your time, service, and thoughtful consideration of this matter.

From: Travis Wood
To: Planning Division
Subject: June 8th Vote: Farmlands Ordinances 26-09 and 26-10
Date: Saturday, June 6, 2026 5:49:56 PM

Mayor and Commissioners,

As someone who works in healthcare, I know our community is growing and more families are choosing to call Alachua home. The growth is already here, and we need the jobs, businesses, and services to keep up with it.

Many residents currently have to drive to Gainesville for shopping, groceries, and other everyday needs. The Farmlands development would make life more convenient for local families while creating good jobs and bringing new investment to our community.

This project would also generate new tax revenue to help support local services without raising taxes on residents. With property taxes likely on the way out, base on our governor's push, this would be more beneficial than property owners for tax purposes. I believe it is a smarter investment in Alachua's future, and I hope you will vote in favor of the Farmlands development.

From: Chris Beatty
To: Planning Division; City Commissioners
Subject: June 8th Vote: Farmlands Ordinances 26-09 and 26-10
Date: Monday, June 8, 2026 9:23:21 AM

Dear Mayor and Alachua City Commissioners,

I support the Farmlands Shopping Center because it will make everyday life more convenient for local families while providing important benefits for our community.

Many residents often have to drive to Gainesville for shopping, groceries, and other errands. Bringing more stores and services to Alachua would save time, reduce travel, and allow residents to spend more of their money locally.

The project would also generate significant new tax revenue for the city. The property currently generates about $15,900 per year in property taxes, but the Farmlands development is projected to generate more than $1.4 million annually. That additional revenue can help support city services, infrastructure, and other community needs without increasing taxes on local residents. I encourage you to vote in favor of the Farmlands Shopping Center.

Chris Beatty
Alachua County, FL Resident

From: Janice Osejo
To: Planning Division
Subject: Just Say NO!!
Date: Monday, June 1, 2026 3:48:46 PM

Highway 441 is overcrowded TODAY! We have Tower Hill Headquarters coming bringing even more traffic plus new neighborhoods. At 5:00 pm it is a bottleneck. Emergency services are impacted as those of us whose homes border 441. Please keep Alachua the Good Life Community and DO NOT OVER CAPACÍTATE our roadway. We do not want to become another Archer Road!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Janice Osejo
16681 NW 165 Terrace
ALACHUA, FL 32615

janosejo@cox.net
(352) 317-0517

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Dianne B
To: Planning Division
Subject: New Walmart here and CR 235 and 235A
Date: Tuesday, July 28, 2026 9:45:12 AM

Good morning,
I understand it was announced that the new Walmart will be built in Alachua when there is already a Walmart about 13 miles away. Traffic here is awful, even on Peggy Road with all of the many distribution centers. We do not need a Walmart. We need a red light at Peggy road and 235A. The things that need to be done are: completely resurface of CR 235 and 235A. Also Peggy Road is now needing repairs.

Alachua is a great place to live, Walmart is a trashy and dangerous place to even buy groceries from. It will definitely decrease anyone's attraction to the small nice town of Alachua.

The residents of Alachua that pay taxes should get a vote and have a voice.

I'm very disappointed that the few nice restaurants downtown and near the old Hitchcocks won't get as much business but my main issue is the infrastructure for Traffic.

We elect city councilman to represent what we the residents want, not what the city wants to make more money for them.

Thank you for your time,
Dianne Beauchamp

From: Trina Bayle
To: Planning Division
Subject: NO to big box!
Date: Monday, June 8, 2026 6:47:11 AM

My husband and I moved her 7 years ago to get away from this development in small towns… if this continues on the High Springs. Side of 441 it will look no different from where we moved from just outside of Tampa…there is no need for these "shopping destinations" to be on every exit on I-75.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Trina Bayle
16502 NW 206th Dr
High Springs, FL 32643
trinakay2@gmail.com

(813) 777-6390

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Pamela Blasetti
To:	City Commissioners
Cc:	Planning Division
Subject:	No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Sunday, June 7, 2026 4:04:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Lisa Erickson
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Monday, June 1, 2026 4:52:16 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	Janine Crissman
To:	City Commissioners
Cc:	Planning Division
Subject:	No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Wednesday, May 27, 2026 10:11:31 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: janosejo
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Wednesday, May 27, 2026 5:08:11 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: janosejo
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Wednesday, May 27, 2026 4:50:35 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From:	Amy Avrutis
To:	City Commissioners
Cc:	Planning Division
Subject:	No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Tuesday, May 26, 2026 8:05:32 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration. Sincerely
Amy Avrutis
8102 W State Rd 235, Alachua, FL 32615

From:	Cathy Messersmith
To:	City Commissioners
Cc:	Planning Division
Subject:	No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Monday, June 8, 2026 3:01:59 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: kristin cohen
To: Planning Division
Subject: Please consider the consequences for our community
Date: Monday, June 22, 2026 5:16:04 PM

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Donna Haley
To: Planning Division
Subject: Please deny the farmland comp amendment
Date: Sunday, June 7, 2026 8:28:45 AM

We don't want the higher crime and traffic congestion. We moved here because it is quiet and peaceful and safe. Our infrastructure is already under pressure.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Donna Haley
20387 NW 175th Ave
High Springs, FL 32643
donna.haley@ymail.com
(217) 280-1166

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	David Hastings
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Sunday, June 28, 2026 9:32:39 AM

We do not need or want more sprawl in Alachua County. Please deny the Farmlands Comp plan amendment.

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,

David Hastings
1831 NW 12th Rd

Gainesville, FL 32605
dwhastings@gmail.com
(727) 692-7795

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Lisa Britt
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 27, 2026 3:42:16 PM

We don't need another Noah's Arch. Save our Wildlife.

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,

Lisa Britt
3502 Cormorant Branch Ct
Jacksonville, FL 32223

lbritt758@gmail.com
(904) 339-1821

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Amy Avrutis
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Friday, June 26, 2026 3:35:55 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Amy Avrutis
12907 W State Road 235
Alachua, FL 32615

amysavrutis@gmail.com
(352) 731-2282

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Kristin Rubin
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 25, 2026 6:06:20 PM

We do not need a Walmart or what it brings to this community! I can easily drive to Lake City or the Super Walmarts in Gainesville.

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 Rubin
26280 NW 206 PL

High Springs, FL 32643
rubinka2591@gmail.com
(305) 582-3800

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Umesh Sharma
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 25, 2026 9:28:26 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Umesh Sharma
15574 Nw 121st Pl, Unit 703
Alachua, FL 32615

umesh.shop.1@gmail.com
(314) 252-8332

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Elizabeth Martin
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 23, 2026 8:22:05 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Elizabeth Martin
8962 Rose Hill Dr S
Jacksonville, FL 32221

mrslizgreer@yahoo.com
(904) 762-7392

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Shelby Norris
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 22, 2026 9:47:23 PM

We have less highways available without extra crowding.

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,

Shelby Norris
1064 Florence Rd
Lantana, FL 33462

johnshelbyreader@att.net
(561) 313-5784

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: cheryl ellis
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 22, 2026 3:32:06 PM

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Arleen Halvorson
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Sunday, June 21, 2026 10:10:14 PM

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.

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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Valerie Dietrich
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 21, 2026 10:53:25 AM

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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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: DANIEL TYSON
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 7:03:02 PM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Martha Milne
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Saturday, June 20, 2026 12:54:32 PM

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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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Peggy Hughes
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 11:59:40 AM

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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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Frank Roder
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 11:47:18 AM

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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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Gary Leventhal
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 11:41:57 AM

Dear Mayor, Commissioners, and City Staff,

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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	M B
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Friday, June 19, 2026 12:37:24 PM

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.

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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,

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.

From: Stritama Sherreitt
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Friday, June 19, 2026 6:45:31 AM

Dear Mayor, Commissioners, and City Staff,

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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 ssjsierra@gmail.com or (415) 977-5500.

From: Porter Horne
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 6:24:49 PM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Porter Horne
913 SW Bluff Dr
Fort White, FL 32038

porterh@windstream.net
(386) 497-3375

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Sarah Pugh
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Thursday, June 18, 2026 6:23:34 PM

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.

From:	Ellen Link
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Thursday, June 18, 2026 4:46:29 PM

I may not live in Alachua or Alachua County but I shop there, my doctors are there and there's rarely a week that I'm not doing business in Alachua County.

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Ellen Link
3754 SW 99th Ave

Lake Butler, FL 32054
eelink1955@gmail.com
(386) 496-3098

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Steven Schell
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 3:20:49 PM

NO MORE GROWTH! This will ruin our SMALL town AMERICA

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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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.

From: Susan Hartman
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 9:53:11 AM

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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.

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,

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.

From: Dianne Harper
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 8:14:25 AM

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.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

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.

From:	CHRISTOPHER CLINE
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Thursday, June 18, 2026 8:07:24 AM

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Oron Bass
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 7:04:39 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Joanne Barber
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 17, 2026 11:16:52 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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.

From: Ashley Murphy
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 16, 2026 8:55:39 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

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.

From: Dianne Harper
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 16, 2026 2:33:01 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

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.

From: Susan Caruso
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 16, 2026 1:19:51 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Susan Caruso
832 SW Bumble St
Fort White, FL 32038
susan.caruso@att.net
(954) 684-6747

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Mary Wright
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 15, 2026 11:29:50 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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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.

From: Kelly Lyon
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 15, 2026 10:25:28 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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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.

From:	Tracy Winterbottom
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Sunday, June 14, 2026 8:20:14 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

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.

From: Richard Devereaux
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 14, 2026 8:07:54 AM

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.

From: Elizabeth Eggers
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 14, 2026 7:33:12 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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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,

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.

From: Jayne Galaris
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 14, 2026 12:54:42 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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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,

Jayne Galaris
9 Forbes PlApt 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.

From: Jennifer Sen
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 12:02:40 PM

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.
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Sincerely,

Sincerely,

Jennifer Sen
7631 NW 36
Gainesville, FL 32606
fbookidjs@yahoo.com
(352) 376-9704

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: John Widdowson
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 10:52:10 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

John Widdowson
1203 Durrance Rd
Lake Placid, FL 33852
jw33852@gmail.com
(954) 461-3425

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Cathy Messersmith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 9:03:16 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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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.

From: Robert Messersmith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 9:02:13 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

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associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Jon Pilgrim
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 6:30:17 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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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.

From: Angela Wilcox
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 10, 2026 11:04:49 AM

---

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.

From:	Patti Marcheret
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Monday, June 8, 2026 1:08:53 PM

Please preserve our quality of life now and for future generations

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Patti Marcheret
14619 SW 118 Ave.
Archer, FL 32618
30007091@sfcollege.edu
(786) 229-2560

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Steven Schell
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 8, 2026 12:56:21 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Steven Schell
17823 NW County Rd 237
Alachua, FL 32615
tokoindo@hotmail.com
(727) 692-6352

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associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Diane Saunders
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 8, 2026 10:53:56 AM

Here we go again! Think think think then think again. More traffic congestions, wear & tear on all ready horrible roads, more trash. This is a NI BRAINER! No no no. Do not allow this.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Diane Saunders
28098 Nw 174th Ave
High Springs, FL 32643
dsaunders123@att.net
(305) 481-5168

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Michael Bayle
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 8, 2026 6:56:20 AM

I drive to and from work from High Springs into Gainesville and this area of the drive is already the most congested and aggravating.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Michael Bayle
16502 NW 206th Dr
High Springs, FL 32643
mike.bayle@gmail.com
(813) 493-1674

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Donald Haley
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Sunday, June 7, 2026 4:16:09 PM

The reason why I moved to Alachua County the High Springs area. This was a house that was already built. I did not take up any land. I bought a house that somebody was moving from love the little town atmosphere by bringing in a big box store. It's just gonna choke out a little home town feeling.
Along with big box, stores comes with unwanted crime that nobody really wants to see move into Alachua or High Springs
Please vote. No, I'll accept the drive further to go to a big box store.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Donald Haley

20387 NW 175th Ave
High springs, FL 32643
donh23@gmail.com
(217) 993-2935

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From: Pamela Stuart
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 7, 2026 2:42:09 PM

Dear Mayor, Commissioners, and City Staff,
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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,

Pamela Stuart
19156 NW 228 Street
HIGH SPRINGS, FL 32643
pstuart411@gmail.com
(727) 515-5072

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Christian Olivo
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 6, 2026 11:39:27 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Christian Olivo
22346 nw 176th PL
High Springs, FL 32643
chrisjazhiel91@gmail.com
(352) 709-2168

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Chris Greene
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Thursday, June 4, 2026 10:40:50 AM

Stop trying to ruin the reason we live out here. Not to mention the increase in already terrible traffic.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Chris Greene
22320 nw 190th ave
High springs, FL 32643
jstriding@yahoo.com
(352) 316-4395

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Kaderian Hunter
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 4, 2026 9:02:24 AM

I live in this area and the light at 441 /235A is already congested and there is not a crosswalk going over 441 so children and sometimes workers try to cross that street which can be dangerous. In addition, there is not enough traffic planning in that area to not cause this to be a heavy traffic area and residence, not being able to leave or returned to their homes.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Kaderian Hunter
16824 nw 174 terr
alachua, FL 32615
hunterkaderian@gmail.com

(352) 231-9295

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Gracilda Bartholomew
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 11:40:25 PM

Don't build here!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Gracilda Bartholomew
19091 Northwest 170th Lane,
High Springs, FL 32643
gracildabart@gmail.com
(352) 260-1917

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Olivia Mulet
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 11:22:51 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Olivia Mulet
18741 NW 240rh Street
High Springs, FL 32643
oliviamulet29@gmail.com
(305) 505-3885

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Aja Stoppe
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 8:28:22 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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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,

Aja Stoppe
24835 NW 203rd Ave
High Springs, FL 32643
ajamarie@tutanota.com
(352) 275-1477

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Natalie Addison
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 7:09:31 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Natalie Addison
20615 Railroad Ave
High Springs, FL 32643
natalie.e.addison@gmail.com
(386) 623-2145

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	David Spencer
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Wednesday, June 3, 2026 5:14:59 PM

Box stores force local independents to go out of business.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

David Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
bellamyfarm@gmail.com
(352) 222-4920

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Sandra Spencer
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 5:09:26 PM

Too much traffic

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Sandra Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
sandspn@icloud.com
(352) 222-4949

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Pamela Olcott
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 1:26:54 PM

Not needed; enough heavy traffic of US 441

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Pamela Olcott
3305 NW 52nd Ln
Gainesville, FL 32605
olcottpamela108@gmail.com
(352) 262-2902

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Jef Beback
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 8:09:26 AM

We moved here because it was further away from the Gainesville traffic. Please don't bring it back to turn this area into that.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Jef Beback
16288 NW 205th Street
High Springs, FL 32643
jnjbeback@yahoo.com
(352) 682-3753

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Julie Harris
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 6:38:04 PM

This project greatly alters the communities of Alachua and High Springs. Any small town character that is left will be destroyed by this project. Already, the exit area is quickly becoming Newberry Road. If we wanted any of that, we would live in Gainesville! If I have an urgent need for Walmart, I will drive the few miles down the road to Gainesville. That is as close as I need a Walmart to be!! The speed at which we are losing any small town character is shameful!! Let's save what we have left!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Julie Harris
24372 Nw 172nd Ave

High Springs, FL 32643
julie.harris24419@gmail.com
(352) 318-1328

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Adrienne Paxton
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 6:24:18 PM

I was raised in Alachua and High Springs, and I believe that the impact of the proposed future land use for the Farmlands Project will have a negative impact on our local small businesses, infrastructure, and aquifer. Our small city has become increasingly more congested and the rapid growth is also affecting driving and pedestrian safety. As a local resident who lives, works, and volunteers in this community, I want to voice my opposition to this plan. Please vote no to preserve the beauty, safety, and small businesses of our beautiful town.
Sincerely,
Adrienne Paxton

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Adrienne Paxton
15321 NW 141st St
Alachua, FL 32615
adrienne.pax@gmail.com
(904) 614-1273

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Gerard Murphy
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 10:29:32 AM

---

441 is already at max traffic load. My water bill goes up each year and we had to improve the waste water plant - what next

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Gerard Murphy
17876 nw 175 ave
Alachua, FL 32615
gfmurphy11@gmail.com
(386) 418-3722

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From: John Millett
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 9:44:56 AM

I own a 130-year-old historic soda shop in downtown High Springs. Brad and I have invested heavily in preserving a piece of this town's history because we believe our historic downtown is worth protecting.

A big-box store located close to downtown could have a devastating impact on the small businesses that give High Springs its unique character. Many local businesses are already struggling. Pulling customers away from Main Street risks empty storefronts, lost jobs, and the erosion of the historic district that makes our community special.

I also understand the concerns about rising property taxes. Homeowners deserve relief. But eliminating property tax revenue without a clear plan to fund police, fire protection, roads, parks, and infrastructure is not the answer.

High Springs needs thoughtful growth that strengthens our community, supports local businesses, and preserves our historic identity. We can do better than choosing between our future and our heritage.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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require full review of cumulative impacts before granting any increase in development intensity.
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Sincerely,

Sincerely,

John Millett
22744 NW 188th St
High Spru, FL 32643
john6127@gmail.com
(352) 316-3741

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From: Robert Messersmith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 9:40:08 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Randy Gilmore
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Tuesday, June 2, 2026 7:50:32 AM

We do not want to make our small town a Big City. The reason my wife and I moved here was the small town and small private businesses.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Randy Gilmore
21018 NW 166th Pl
High Springs, FL 32643
randymustang42@gmail.com
(305) 283-9558

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Susan Moore
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 7:36:05 AM

Traffic in town is already crazy. There is plenty of shopping close enough by that we don't need more. Our roads are in horrible shape. People move to towns like Alachua because they want space they don't want traffic and they want the small town feel. The commissioners and city planners seem hell bent on wrecking that. Please stop the madness.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Susan Moore
19922 Nw 131st Pl
Alachua, FL 32615
starward2@gmail.com

(561) 350-1194

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Michael Oliveira
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Monday, June 1, 2026 11:01:19 PM

Stop with all the development!!! South Florida was beautiful now its trash with all the overdevelopment!!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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Sincerely,

Sincerely,

Michael Oliveira
19597 nw 228th dr
High Springs, FL 32643
mikencybre1@gmail.com
(860) 810-8097

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Marlene Rusch
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Monday, June 1, 2026 9:13:45 PM

I moved here from the Tampa Bay area to get away from the heavy traffic and congestion and live in Oak Ridge next to this area. US 441 noise carries into our neighborhood and dread it getting worse! The more congestion, the more impatient, careless drivers...

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Marlene Rusch
16636 NW 194th Terrace
High Springs, FL 32643
my27000words@gmail.com
(727) 692-7576

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From: Manuel Arriaga
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 8:27:54 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Manuel Arriaga
16508 nw county rd 235 a
Alachua, FL 32615
mrmannypainting@yahoo.com
(386) 289-9306

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Tannia Weaver
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 6:28:46 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Tannia Weaver
16363 NW 204th Street
High Springs, FL 32643
tannia.weaver@gmail.com
(706) 289-5564

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associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Sheila Malone
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 6:20:53 PM

I have been a resident of Alachua County for almost 50 years, and I have lived in the City of Alachua since 2020. I moved to Alachua to get away from the intensive over development of Gainesville. This proposal is not only a risk for the City of Alachua, due to safety on Hwy 441, it continues to overfill our already overcrowded schools, and loss of our small town! Just because a developer wants to build it shouldn't be an automatic yes. The overall impact is horrible as my message describes. There's not a single resident in the City of Alachua that wants this!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Sheila Malone

16776 Northwest 168th Terrace
Alachua, FL 32615
dogoodgirl70@gmail.com
(352) 514-5452

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From: Allyson Beatty
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 5:50:41 PM

I work at UF and love coming home to Alachua. I'm also extremely worried about continuous growth of industry over farmland. We need farming land to survive!! Please vote No on this development.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Allyson Beatty
16871 NW 168th Terrace I
Alachua, FL 32615
allysonbeatty73@gmail.com
(904) 263-0433

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Neil Boyle
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Monday, June 1, 2026 3:55:42 PM

We don’t want a parking lot! Infrastructure before building! Expose what the area will encompass!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua’s future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Neil Boyle
17994 NW 177th Ave
Alachua, FL 32615
neil.gator@gmail.com
(352) 494-0351

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Leslie Smith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, May 31, 2026 3:29:22 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Leslie Smith
23445 NW 187th Rd
High Springs, FL 32643
smithleslie68@yahoo.com
(828) 850-6128

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Charles A Ross
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, May 31, 2026 12:30:30 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Charles A Ross
2501 NW 30th Ter
Gainesville, FL 32605
chuck.carosspa@gmail.com
(305) 710-6629

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: joanne Tremblay
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, May 31, 2026 11:36:30 AM

Sprawl is killing our community

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

joanne Tremblay
18739 NW 235th St
High Springs, FL 32643
omamomma@yahoo.com
(352) 474-8418

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: William Caruso
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, May 30, 2026 12:01:55 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

William Caruso
832 SW Bumble St
Fort White, FL 32038
susan.caruso@att.net
(954) 684-6747

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Nk Acevedo
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 29, 2026 6:01:34 PM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Nk Acevedo
4101 Coral Tree Cir
Coconut Creek, FL 33073

nkace18@gmail.com
(202) 654-7896

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	SSJ SierraClub
To:	Planning Division
Subject:	Postpone Farmlands Rezoning—Investigate the Risks Before Approving Irreversible Development
Date:	Friday, July 24, 2026 4:37:52 PM

Dear Mayor Welch and Commissioners:

On behalf of the Sierra Club Suwannee–St. Johns Group, we respectfully request that the City Commission postpone consideration of the Farmlands rezoning and conduct a properly noticed second reading of the associated Future Land Use Map amendment before taking any further action on the Planned Development.

The FLUM amendment and rezoning are inseparably connected. The rezoning depends upon the expanded commercial land-use designation approved by a narrow 3–2 vote on June 22. Before considering a rezoning that could authorize up to 454,000 square feet of commercial development and 203 residences, the Commission should ensure that the underlying land-use amendment has completed every required procedural step and received the fullest possible public examination.

The applicant should also be required to explain what material circumstances have changed since the property's earlier modification from Agricultural to Community Commercial. The applicant recently obtained that commercial designation but did not develop the property under the approved modification. Instead, it returned seeking a far larger commercial entitlement with substantially greater impacts.

Before this increased request is even considered, the applicant should demonstrate why the existing commercial designation is inadequate, what new need or changed condition justifies this escalation, and why the previously approved development opportunity was not pursued. Without such an explanation, this sequence creates the appearance that the earlier modification served merely as a foothold for obtaining a much larger and more consequential commercial entitlement.

This is not a minor procedural matter. The FLUM amendment fundamentally changes the intensity and character of development permitted along this portion of U.S. 441. A second reading would allow the Commission to consider the significant information and unresolved concerns that have emerged since the June 22 vote.

Sierra Club remains opposed to the Farmlands proposal for the following reasons:

The increased commercial entitlement has not been justified. The applicant did not act upon the property's recent modification from Agricultural to Community Commercial before seeking a substantially larger commercial designation. The record should explain what has materially changed, why the existing entitlement is insufficient, and what demonstrated

community need justifies this escalation. Incremental approvals should not be used to establish a foothold and then leverage it into a development of far greater scale and impact.

The site investigation was preliminary, limited, and incomplete. Based on information presented in the record, the entire property does not appear to have been comprehensively evaluated. The test borings, wells, excavations, or other methods used to characterize site conditions also appear to have been limited in number, location, and depth. If testimony indicated that some investigations extended only approximately 20 feet, the applicant should be required to clarify exactly which investigations reached that depth and distinguish those test depths from the separate estimate of approximately 20 feet between the proposed stormwater-basin bottom and limestone. Limited sampling cannot reliably characterize conditions across a property of this size or rule out deeper karst features, buried sinkholes, landfill materials, groundwater concerns, or contaminant pathways.

Karst and sinkhole risks remain unresolved. The applicant's investigation was preliminary, groundwater conditions were largely undetermined, and no geophysical survey was conducted to identify buried karst features. The City's engineering reviewer warned that excavation of a proposed stormwater basin could leave only about 20 feet above limestone and noted that sinkholes have developed beneath other stormwater facilities with similar separation. The absence of an identified sinkhole is not evidence that none exists when the investigation capable of detecting buried karst has not been performed.

Material site conditions were not adequately disclosed or analyzed. The nearby decommissioned landfill, EDB contamination history, groundwater-monitoring wells, reported sinkhole features, plume information, and other environmental constraints were not meaningfully addressed in the applicant's materials or staff report. These are not peripheral details. They bear directly on whether the proposed development pattern, excavation, and concentrated stormwater infiltration are safe.

The City appears to have relied substantially on the applicant's information without adequate independent verification. The applicant has a direct financial interest in obtaining approval, yet the record does not demonstrate that the applicant's environmental conclusions, site characterization, utility projections, or omissions were subjected to a comprehensive, property-wide, independent technical review. Where the submitted information is incomplete, unverified, or contradicted by other records, it cannot reasonably support definitive findings that the site is suitable and significant adverse effects are unlikely.

The proposal lacks adequate groundwater and stormwater analysis. No site-specific seasonal-high groundwater level, groundwater-flow direction, baseline water-quality assessment, complete stormwater-capacity analysis, or contaminant-transport evaluation has been provided. The record also lacks runoff calculations, required storage volumes, water-quality treatment analysis, emergency-overflow routes, and a karst-collapse

contingency. Critical investigations have been deferred until after the land-use and rezoning decisions.

Wastewater capacity has not been demonstrated for the full range of permitted uses. Staff's estimated 96,150 gallons per day relies on a generic commercial-flow assumption that does not account for potentially intensive uses such as restaurants, hotels, assisted-living facilities, schools, or medical uses. The analysis also does not demonstrate downstream lift-station, force-main, collection-system, peak-flow, or treatment capacity.

The commercial development authorized is not sufficiently limited. Descriptions of a particular retailer or conceptual site plan are not binding protections. Once approved, the PD could allow a much larger or substantially different combination of commercial uses than residents have been led to expect.

Traffic impacts have not been credibly resolved. The proposal relies on questionable internal-capture assumptions and characterizes U.S. 441, a major state highway, as susceptible to "traffic calming." Residents who regularly travel this corridor understand that development of this scale could substantially worsen congestion and safety conditions.

The proposal is incompatible with the community's character and long-term vision. Expanding approximately seven acres of commercial future land use to roughly 40 acres would encourage highway-oriented sprawl and establish a damaging precedent for this largely rural gateway between Alachua and High Springs.

The burden belongs to the applicant to establish—before approval—that the substantially increased commercial intensity is justified, safe, serviceable, and consistent with the Comprehensive Plan. Promises to investigate the decisive questions later do not constitute competent, substantial evidence that the land can support the development now being authorized.

We therefore respectfully request that the Commission:

- Postpone the Farmlands rezoning hearing;
- Direct the City Attorney to explain publicly whether all required readings, notices, transmittals, and adoption procedures for the FLUM amendment have been completed;
- Schedule a properly noticed second reading of the FLUM amendment before considering the dependent rezoning;

- Allow the public to submit evidence and comment on the complete land-use record;
- Require the applicant to identify precisely which portions of the property were investigated, the number and location of all borings, wells, excavations, and other test sites, the methods used, the depths reached, and the basis for concluding that this limited investigation adequately characterizes the entire property;
- Require comprehensive, property-wide karst and hydrogeologic evaluation, including mandatory geophysical screening of proposed stormwater facilities, targeted investigation of identified anomalies, and seasonal-high groundwater measurements;
- Require independent review of the decommissioned landfill, EDB contamination, monitoring-well records, groundwater-plume information, groundwater-flow direction, and potential contaminant-migration pathways;
- Require a complete stormwater-capacity and water-quality analysis and a use-specific, maximum-demand wastewater analysis, including verification of lift-station, force-main, collection-system, treatment, and peak-flow capacity;
- Require substantive independent technical review by qualified professionals retained by or answerable to the City, rather than relying primarily upon the applicant’s representations;
- Require the applicant to provide a documented explanation of what has materially changed since the earlier Agricultural-to-Community Commercial modification, why that approved opportunity was not pursued, and what demonstrated public need justifies the increased commercial acreage and intensity now requested; and
- Deny, or substantially reduce, the proposed commercial intensity unless the applicant establishes through competent, substantial evidence that the increased entitlement is justified, compatible with the surrounding community, within the City’s water, wastewater, stormwater, and transportation capacity, and protective of groundwater and public safety.

What competent, independently verified evidence permits the City to approve this rezoning when the entire property has not been comprehensively investigated, the testing appears limited in scope and depth, material site conditions were not fully disclosed, no geophysical karst survey was performed, and essential environmental and utility studies remain

unfinished?

A decision of this consequence deserves the most thorough examination possible. Once the expanded land-use entitlement and rezoning are granted, the City may have limited ability to correct mistakes revealed by later investigations. Alachua's residents, water resources, infrastructure, and rural character deserve careful planning—not unanswered questions followed by irreversible approvals.

The Commission should not allow a recently granted commercial modification to become merely a foot in the door for a much larger entitlement that was neither contemplated nor justified when the property first transitioned away from agricultural use. Nor should it approve the development intensity first and investigate whether the property can safely support it later.

Respectfully,

Sierra Club Suwannee–St. Johns Group
Executive Committee

From: Haripriya Benedict
To: Planning Division
Subject: Represent the people who voted you in- vote No tonight.
Date: Monday, June 22, 2026 10:19:43 AM

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

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Merry Anthony
To: Planning Division
Subject: Support for The Farmlands Commercial Application
Date: Thursday, June 4, 2026 7:44:00 PM

I am writing to express my strong endorsement for The Farmlands commercial application and to respectfully urge a favorable vote. This project presents a well-considered and meticulously planned opportunity to enhance shopping and dining options for residents across the Alachua area. As someone who frequents Alachua for work 5-6 days a week, I have observed the limited shopping and dining establishments available in the area. It is important to note that the proposed development will not detract from the existing downtown businesses. A pertinent example is Gainesville, where despite substantial commercial growth along Archer Road, the downtown area continues to flourish. Furthermore, the Farmlands project is notably less intensive than what the current zoning permits. It is worth highlighting that the entire stretch of 441 in this vicinity is already designated for commercial use, and there are no residential properties adjacent to the Farmlands commercial site or the additional property. In light of these considerations, I firmly believe that this project will bring significant advantages to the community. I would also like to draw attention to the fact that the individuals attending the meetings in person often express opposition to various projects. For instance, they opposed the Publix/Lowes development, yet many of them now patronize these establishments. It is essential to recognize that there are numerous supporters of this project who may not be present at these meetings. Thank you for taking the time to consider my perspective.

Merry Anthony

From: Julio Fuentes
To: Planning Division; City Commissioners
Subject: Support for the Farmlands Shopping Center Project
Date: Friday, June 5, 2026 10:47:29 AM

The Florida State Hispanic Chamber of Commerce has long championed policies and projects that create economic opportunity, strengthen local communities, and support small business growth across Florida. Representing more than 604,000 Hispanic-owned businesses that contribute over $90 billion annually to our state's economy, we understand the importance of responsible development that creates jobs, expands commerce, and improves quality of life.

The proposed Farmlands Shopping Center in Alachua represents exactly the kind of investment that can help communities thrive. The project is expected to create approximately 1,200 permanent jobs and more than 1,290 construction jobs, providing meaningful employment opportunities and generating economic activity that will benefit local families and businesses alike.

Beyond its economic impact, the development will provide residents with greater access to shopping, services, and everyday necessities closer to home. For working families, seniors, and residents who currently travel outside the community for many basic needs, the project offers increased convenience while keeping more consumer spending and business activity within Alachua.

The Farmlands Shopping Center will also deliver significant long-term benefits to the community through increased tax revenue. The project is projected to generate more than $1.4 million annually in property taxes, substantially increasing resources available for local schools, city services, libraries, and other community priorities, all without raising taxes on residents.

Projects like this help create stronger local economies, support entrepreneurs, attract investment, and provide communities with the resources they need to grow and prosper. For these reasons, the Florida State Hispanic Chamber of Commerce respectfully urges you to support the Farmlands Shopping Center.

Best,

Julio Fuentes
President
FSHCC

From: Kimberly Snell
To: Planning Division; City Commissioners
Subject: The Farmlands commercial application
Date: Tuesday, June 2, 2026 11:56:30 AM

I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. Gainesville provides a clear comparison: despite significant commercial growth along Archer Road, its downtown continues to thrive. The Farmlands project is also far less intensive than what current zoning would allow.

Additionally, the planned interior road network will help reduce traffic pressure on 441 by providing alternative routes within the development. This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

--



Kim Snell | *Fractional CMO*
O: (352) 605-6801 | C: (352) 258-0193 | leapcrestmarketing.com
13800 Tech City Cir Suite 318, Alachua, FL 32615 (Map)
Instagram | Facebook | LinkedIn



From: Jason Anthony
To: Planning Division
Subject: The Farmlands
Date: Wednesday, June 3, 2026 4:33:34 PM

I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. The Farmlands project is also far less intensive than what current zoning would allow.

This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

Jason Anthony - Owner
Gainesville Wellness and Performance
352-278-1079 Cell
352-225-3610 Office
jasonanthony@gwpfit.com



From: Paul Norris
To: Planning Division
Subject: The Farmlands
Date: Thursday, June 4, 2026 10:16:05 AM

City Commissioners,

I respectfully urge you to vote in favor of the Farmland project and support responsible growth in our community. This development will create new jobs, generate additional tax revenue, and strengthen our local economy.

Currently, many residents travel outside the city to shop and spend money elsewhere. By expanding local retail and commercial opportunities, we can keep more of those dollars within our community while providing greater convenience for residents. Supporting projects like Farmland helps ensure continued economic growth and enhances the quality of life for those who live and work here.

Thank you for your consideration, and I encourage you to vote yes on the Farmland project.

Best regards,

Paul Norris

From: Haripriya Benedict
To: Planning Division
Subject: URGENT—Affected Party Registration for July 27 Farmlands Hearing.
Date: Sunday, July 26, 2026 12:14:16 PM

Good morning,
I would like to apply for affected party status for this Monday July 27th hearing at noon. My name is Celine A. Benedict. My address and tax parcel numbers are provided below. I own and reside on 15 acres on NW 188th Street near the proposed development, including 10 acres purchased for agricultural use.

I request Affected Party status because this application may directly and adversely affect my property interests, including my access, groundwater, agricultural use, expenses, health and safety.

NW 188th Street provides my regular access to U.S. 441. I use this route to travel to and from my home, agricultural property, work, my child's school and other daily destinations. The additional traffic and the proposed traffic signals and project access points described in the application would directly affect my ingress and egress. Because of my property's location and reliance on this particular access route, these impacts are more direct and particularized than traffic impacts experienced by the public generally.

In addition, the contaminated-groundwater plume map attached shows that part of my property lies within the documented plume area. I rely on groundwater and use the property for agricultural purposes. Any development-related effects on groundwater movement or contamination could therefore directly affect my water supply, agricultural work and income, and my expenses—including the potential cost of obtaining City water for agricultural use.

I am therefore not affected merely as a member of the general public. I possess specific property interests that may suffer particularized traffic, environmental, agricultural, financial, health and safety impacts from this application. I respectfully request Affected Party status so that I may present evidence and testimony, cross-examine the applicant and City staff, and offer rebuttal as permitted by the City's quasi-judicial procedures.

Please confirm receipt of this registration and its supporting materials and advise me immediately if anything further is required.

Legal name: Celine S. Assouline Benedict
Address: 14828 nw 188th st, we also own the 10 acres next to us.
Tax parcel numbers: 03883-010-003, 03883-004-000, and 03883-001-000
Contact: Realtorbenedict@gmail.com, 305-394-4772

Applying for: Affected party status for the Farmlands Commercial/Rise rezoning application.

Thank you so much,
Mrs Benedict

From: John Havlik
To: City Commissioners
Cc: Planning Division
Subject: Vote No to Farmlands on 06/08/26
Date: Friday, June 5, 2026 5:40:47 PM

Dear Honorable Mayor and Respected Commissioners,

Regarding the June 8 agenda item known as “Farmlands” and the request for a Future Land Use Map change. I respectfully ask that you “vote NO” on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location will draw regional traffic - well beyond what the surrounding roads are designed to reasonably handle.

This is a legislative decision, which means the Commission is not required to approve.

US 441 already experiences heavy daily congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

More concerning is that large commercial centers could pull activity away from downtown Main Street and affect the local charm that defines our community.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and thoughtful consideration!

Respectfully,

John Havlik
13825 NW 147th Ave
Alachua, FL 32615

Sent from my I phone

From: samapriya.dasi@gmail.com
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 10:22:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Steve Estes
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 10:20:15 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Heather Neitenbach
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 10:08:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: veronica Echeverry
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 6:58:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Verónica Echeverry Luna
Psicóloga
T.P : 160783

From:	Malcolm Elliott
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Monday, May 4, 2026 4:39:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From:	omamomma@yahoo.com
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Monday, May 4, 2026 3:05:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. The area roads are already dangerously backed up ramping off on I-75 because of the bottle-neck that occurs on this stretch of road.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

~Joanne Tremblay~

From: jose colindres
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 11:47:32 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Porter Horne
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Monday, May 4, 2026 9:41:38 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Pamela Bruck
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 5:40:25 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

From: Pamela Bruck
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Sunday, May 3, 2026 9:15:30 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

From:	Riley Hubbard
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Sunday, May 3, 2026 3:36:48 PM

Dear Mr. Mayor and Commissioners,

I am writing to express my opposition to the May 4th agenda item regarding the "Farmlands" request for a Future Land Use Map change. I respectfully ask that you vote no on this proposal.

A large-scale commercial development at this location, potentially featuring a national anchor tenant, would generate regional traffic exceeding the capacity of our current infrastructure. US 441 already experiences significant congestion, and growth at this scale threatens the small-town character that defines Alachua. Furthermore, I am concerned that such a large commercial center would divert activity away from our downtown Main Street.

Please consider the following key points:

- Traffic: Increased regional pressure on the already congested US 441.
- Scale: An inappropriate increase in commercial intensity for this area.
- Community Impact: Potential negative effects on the vitality of Main Street and our rural character.

This land use change is a policy decision within your discretion. If this level of intensity is not right for this, I urge you to deny the request or ask the applicant to submit a less intensive proposal.

Thank you for your time and for your service to our community.

Sincerely,

Riley Hubbard

From:	Ekadasi Vrata
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Sunday, May 3, 2026 3:07:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Enid Sacasa

From:	Amanda Kramme
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Sunday, May 3, 2026 1:05:44 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Steven Charity Keith
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Sunday, May 3, 2026 10:01:40 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Sarah Younger
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 2, 2026 8:59:58 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sincerely,
Sarah Younger

Sent from Outlook

From:	Joseph Anzalone
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 2, 2026 5:48:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Janine Crissman
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 1, 2026 3:37:44 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Batul Yawer
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 1, 2026 9:42:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Sarah Kramme
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 1, 2026 8:47:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Laura Rice
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 10:00:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you NO on the change of use for the tree farm.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can and should vote NO for a change of use for the tree farm.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character of the rest of Alachua.

Thank you for your time.
Laura Rice

Sent from my iPhone

From: Whitney McNeely
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 9:08:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Whitney McNeely

Sent from my iPhone

From: DEBRA HAVLIK
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 8:05:40 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Amanda Kramme
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 7:05:22 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Kate Worwag
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 4:10:26 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Faith Kimmet
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 2:16:33 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time,
Faith Kimmet

From:	Hoogerwoerd,Hannah
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 1:56:48 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Get Outlook for iOS

From: Eric W
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 1:42:38 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs area.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Alachua, High Springs and rural character.

Thank you for your time.
Eric Wasser
High Springs,Fl

From:	Nathan Wydra
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 1:28:36 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Tyler Busch
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 1:00:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Tyler

From:	Barbara Wilson
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 12:26:49 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Barbara Wilson
19123-NW-233rd-St
High Springs, FL. 32643
305-479-4128
Blomingdns@aol.com

From: Susan Moore
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 11:51:35 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character. Thank you for your time.
Susan Moore
Alachua, 32615
PS. I'm very unhappy with the condition of the roads already in this community. Please work to enhance the community as is before inviting unnecessary traffic and growth into it.

From: Myles Optimystic Rodriguez
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 8:34:00 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

-Myles (Gainesville native)

From:	Angela St. John
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 8:07:33 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Angela

Yahoo Mail: Search, Organize, Conquer

From: Cathy Messersmith
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, April 29, 2026 4:42:07 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Samantha Russum
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 5, 2026 10:18:00 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Samantha Kirkland

From: Merry Anthony
To: Planning Division
Subject: Vote YES on Farmlands
Date: Thursday, June 4, 2026 7:07:05 PM

I am writing to express my support for The Farmlands commercial application and to respectfully encourage a YES vote. This project represents a well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area. For someone who works in Alachua 5-6 days per week it really lacks shopping/restaurants.
The proposed development will not diminish the downtown businesses. Gainesville provides a clear comparison: despite significant commercial growth along Archer Road, its downtown continues to thrive. The Farmlands project is also far less intensive than what current zoning would allow.
That entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the Farmlands commercial property or the additional property.
For these reasons, I believe this project offers meaningful benefits to the community.
The only people that attend the meetings in person come to oppose everything. They opposed the Publix/Lowes yet all shop there now?
Please understand there are more people who wants this project they just don't attend the meetings!
Thank you for your time and consideration.

From:	DEBRA HAVLIK
To:	City Commissioners
Cc:	Planning Division
Subject:	We don't need another parking lot and store we need clean air and water!!!
Date:	Tuesday, June 2, 2026 6:39:18 PM

Dear Mr. Mayor and Commissioners,
We don't need another huge parking lot instead of green grass and trees. We don't need another store selling plastic stuff we mostly don't need - which will end up in land fills and be on this planet for up to a thousand years. We don"t need more semi trucks going from the warehouse to a big box store on 441 during morning traffic- as they also drive too fast as they pass Ala unlearning Academy during school morning drop off and pick up - This would also add even more traffic coming off of 75 onto 441 daily with all the added traffic and car pollution washing into our aquifer. We don't need more semi- trucks wrecking our roads that our tax dollars pay to repair.
What we need is clean air and clean water to drink for ourselves and our great-great grand children. The small businesses in High Springs and downtown Alachua would struggle with big store coming in. Please consider these owners - many of whom are residents here as well.

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

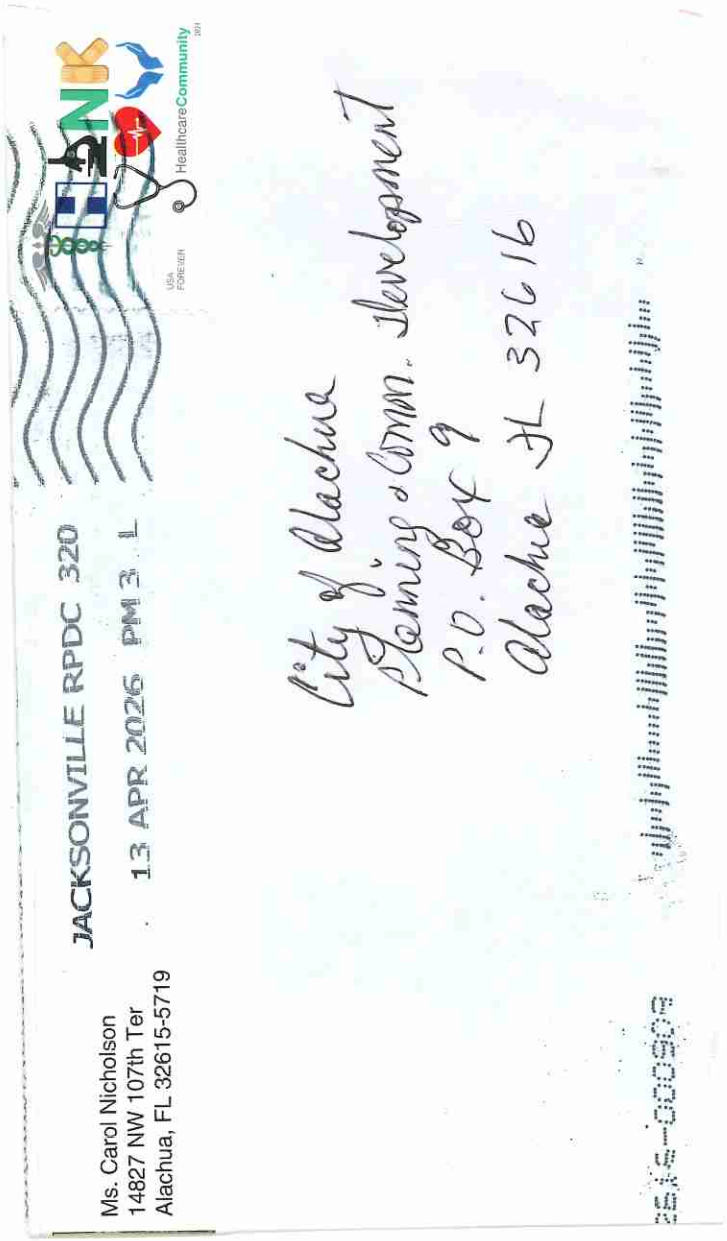
* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

To: City of Alachua Planning and Community Development
Re: application #PSSE 26-0002

I cannot attend the April 21 public hearing but wish to express my opinion as a resident of 37 years.
Please stop approving multi family homes on low acreage such as this. The growth of such units is not supported by the infrastructure. But more importantly, the "Good Life" city of Alachua is becoming the not so Good Life town. People come for the rural environment not for unmanaged growth. Keep acreage at minimum of 1/2 acre per single family home please.
Carol Nicholson
14827 NW 107th Ter
Alachua 32615





Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Commission Agenda Item

MEETING DATE: August 24, 2026

SUBJECT: Ordinance 26-10: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Quasi-Judicial Hearing; Second Reading).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) pass and adopt Ordinance 26-10 upon second and final reading and (2) authorize the Mayor to execute the PD Agreement.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehenisve Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-10 upon second and final reading and (2) authorize the Mayor to execute the PD Agreement.*

Summary

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-

acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

The Applicant has submitted a companion application for a small-scale Comprehensive Plan amendment, which proposes to amend the future land use categories from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre portion of the subject property.

Existing Zone Districts

Section 3.5.2(C) of the City's Land Development Regulations (LDRs) establishes the CC zone district with the purpose to "provide lands for business uses that provide goods and services to residents of the entire community." Uses typically consist of retail sales and services, offices, visitor accommodations, and eating establishments; however, the CC zone district is a mixed-use zone district and permits a limited number of residential uses. The maximum floor area ration (FAR) is 1.25 for parcels one-acre or less in size and the maximum density is 15 dwelling units per acre (DUA).

The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

Proposed Zone Districts

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district

to “provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.” The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

Figure 4 shows the proposed PD Master Plan, which is divided into three development areas. Development Area “A” (± 48.00-acres) is principally the commercial use area. Development Area “B” (± 81.00-acres) is principally the residential use area. Development Area “C” (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

On April 21, 2026, the Planning & Zoning Board voted to transmit the application to the City Commission with a recommendation to approve.

On May 4, 2026, the City Commission deferred the hearing of Ordinance 26-10 to a date certain of June 8, 2026.

On June 8, 2026, the City Commission deferred the hearing of Ordinance 26-10 to a date certain of June 22, 2026.

On June 22, 2026, the City Commission continued the hearing of Ordinance 26-10 to a date certain of July 27, 2026.

On July 27, 2026, the City Commission voted to approve the application and pass Ordinance 26-10 upon first reading.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-10
2. Staff Report

3. Staff Report from Companion Item Ordinance 26-09
4. Additional Memorandum from M.C. Alfieri, P.G., P.Hg., CGWP
5. PD Agreement
6. PD Master Plan
7. Application Materials
8. Materials Submitted at the June 22, 2026, Hearing
9. Materials Submitted at the July 27, 2026, Hearing (1)
10. Materials Submitted at the July 27, 2026, Hearing (2)
11. Materials Submitted at the July 27, 2026, Hearing (3)
12. Public Notice Materials - June 8/22, 2026 Hearing
13. Public Notice Materials - July 27, 2026 Hearing
14. Public Notice Materials - August 24, 2026 Hearing
15. Written Public Comment Thru August 18, 2026
16. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5. Inc. ("Agent") (together as the "Applicant") on behalf of AYLA, LLC; First Coast Road Rangers, LLC; Jack's Small Engine Repair LLC, and JTFA LLC (together as the "Property Owners"); and,

WHEREAS, the Property Owners desire to obtain approval for a Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") in the City, together known as the Farmlands Planned Development ("Project"); and,

WHEREAS, the Property Owners wish to construct the Project, consisting of a maximum of 203 residential dwelling units and a maximum of 454,000 square feet of non-residential floor area on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on April 21, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on June 22, 2026, (which was later continued to July 27, 2026), and August 24, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Planned Development Ordinance ("PD Ordinance") that is hereby adopted and incorporated as findings that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment is in compliance with the City of Alachua Land Development Regulations.
4. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial ("CC"), Commercial Intensive ("CI"), and PD-R to PD-R and PD-COMM for the Property in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" and attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan ("PD Master Plan" found in Exhibit "C" and the Planned Development Agreement ("PD Agreement") found in Exhibit "D" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this PD Ordinance and as described by Exhibits "A" and "B".

1. The development shall consist of non-residential and residential uses and be developed in up to five phases. The location of each phase shall be designed in a manner that will create a logical and functional development and infrastructure pattern. More specifically, phasing shall generally occur from north to south with boundaries for each phase determined by access and utility infrastructure. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of no more than 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and common areas as shown on the PD Master Plan found in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses [1]	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' 0 DUA 0.22 FAR	All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center; • School;	0 dwelling units 450,000 square feet non-residential	± 48	± 27%

Maximum Development Area & Density/ Intensity	Allowable Uses [1]	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	• Post office; • Assisted living facility; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Personal services establishment; • Sales establishment; • Large-scale retail establishments; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 2.5 DUA 0.00 FAR	• Dwelling, single-family detached.	203 dwelling units 0 square feet non-residential	± 81	± 44%

Maximum Development Area & Density/ Intensity	Allowable Uses [1]	Maximum Potential Development	Acres	Percentage of PD

Development Area 'C'
 	
(Common Area/Stormwater/ Open Space)
 	
0 DUA
 	
<0.01 FAR
	• Active & passive use areas:
	  • Trails;
	  • Parks;
	  • Playgrounds;
	  • Clubhouse & pool;
	• Landscaped areas;
	• Utility easements; and,
	• Stormwater management facilities.
		0 dwelling units
		
		4,000 square feet
			± 53	± 29%

1. Utilities and supportive infrastructure improvements, including but not limited to potable water, sanitary sewer, gas, and electric are permitted in all land use areas.				

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front	Side	Rear	
PD-R [1]							
Yellow (Minimum Lot Size ½ Acre)	21,780	85	40%	20	7.5	15	65
Orange (Minimum Lot Size 1/3 Acre)	14,520	70	40%	20	7.5	15	65
All Other Uses [2]	10,000	50	40%	20	7.5	15	65
PD-COMM							
All Other Uses [2]	0	0	80% (aggregate total in PD-COMM)	20	0	20	65
1. In the PD-R Areas, setbacks and dimensional standards apply only to individual platted lots and all building separation requirements specified in the Florida Building Code are applicable. 2. More active recreation uses such as playgrounds, picnic areas, pavilions & gazebos are only permitted in open space areas that are located in the center/interior of the project. Clubhouse/amenity center and any associated parking or outdoor component (such as playground, pool, or pool deck) shall be setback from NW 188th street right-of-way a minimum of 250'.							

4. A final PD plan shall consist of a site plan and/or preliminary plat. Application for a final PD plan must be submitted to the City within 12-months of from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the 12-month period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to this PD Ordinance.

5. A final PD plan for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Property Owners, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Property Owners, their successors and/or assigns, and reviewed by the City. The Property Owners, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the responsibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Property Owners, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units and non-residential floor area, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

vi. No construction vehicles shall access the subject property from NW 188th Street during development of the property. Furthermore:

1. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,

2. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.

b. Transportation Requirements:

i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), standards of the Florida Department of Transportation (FDOT) and Alachua County where applicable, and the approved PD Master Plan.

ii. Roadway shifts of less than 100 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A phase 2 traffic impact analysis ("TIA") shall be provided at time of submission of any final PD plan application. Additionally, a traffic signal timing study shall be conducted for the entirety of the US 441 corridor within the City of Alachua municipal limits at the cost of the Applicant, and be provided at time of submission of any final PD plan application as necessary to ensure the level of service of transportation systems is maintained. This requirement shall not reserve concurrency nor preclude the City from, in its sole discretion, requiring additional measures to ensure the level of service is maintained if adjusted signal timings and other Transportation System Management (TSM) strategies are insufficient in maintaining the level of service.

v. The ingress/egress point to the Property located on NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 24' and shall be dedicated as right-of-way or have an easement provided. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar material. An ungated pedestrian access may be provided granted it is designed to not be accessible by vehicular traffic.

c. Pedestrian and Street Improvements:

i. The Property Owners, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Property Owners, their successors and/or assigns, and the City of Alachua Public Services Department.

3. Any easement intended for pedestrian access through a block shall be improved with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material.

4. In no instance shall a block length or length of travel through an easement exceed 900 feet.

ii. A minimum 5-foot-wide sidewalk shall be provided on both sides of all public streets.

iii. A minimum 8-foot-wide multi-use path shall be provided along the former seaboard right-of-way as depicted on the PD Master Plan. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

iv. The bicycle/pedestrian connection between Development Area 'A' and Development Area 'B' shall consist of an easement a minimum of 20-feet in width with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

v. Outparcels must be connected to each other with pedestrian infrastructure as well as the external pedestrian network.

d. Off-Street Parking and Loading Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users. Any reduction in parking spaces subject to this standard must be set aside as landscaping, functional open space, or pedestrian use in the sole discretion of the City, in addition to the minimum required open space standards of Section 6.7 of the City of Alachua LDRs.

2. Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

e. Signage Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

f. Electric System Requirements:

i. The Property Owners, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

g. Potable Water and Wastewater System Requirements:

i. The Property Owners, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department; however, the location of future lift stations shall be generally consistent with the PD Utility Plan.

h. Landscape and Open Space Requirements

i. The Property Owners, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan.

ii. All final PD plans in the PD-R shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review.

iii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created. Any planting that is displaced by the reduced buffer requirements must still be provided elsewhere on site.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

iv. The Property Owners, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations in effect at time of review.

i. Stormwater and Environmental Requirements:

i. The Property Owners, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Evaluations may include the requirement of conducting electric resistivity tests, ground penetrating radar, and/or additional soil borings in the City's sole discretion. The Property Owner's, their successors and/or assigns, shall be responsible for furnishing the cost of the additional evaluations and the City's expert.

1. The listed geologic requirements as outlined in the letter sent to Patrice Boyes on December 23, 2025, by Michael Alfieri, P.G., on behalf of Apex Companies.

iii. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the stormwater system design in high aquifer recharge areas.

iv. The Property Owners, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

v. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect

wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

vi. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

vii. The Property Owners, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

viii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

ix. Regulated trees shall be surveyed and location identified during the design of any final PD plan in order to preserve existing trees to the greatest extent practicable. The PD Master Plan may be slightly adjusted to allow for flexibility in road and lot configuration for the express purposed of preserving on-site canopy areas which will enhance the Project by providing shaded green spaces and buffers.

x. The Applicant shall provide a submittal of an appropriate engineering and environmental study (at time of any final PD Plan application) demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent land fill or the extent, movement, or management of the existing groundwater contamination plume.

6. The Property Owners, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Property Owners, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance do not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Property Owners, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed. More specifically, Ordinance 22-07 (which established the original NW 188th Street/US 441 Planned Development) and any NW 188th Street/US 441 Planned Development PD Master Plan, PD Agreement, or Planned Development governing document is hereby repealed in its entirety and superseded by this PD Ordinance and the PD Master Plan and PD Agreement adopted by Section 3 of this PD Ordinance.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 27th day of July, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 24th, day of August, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

EXHIBIT "B"

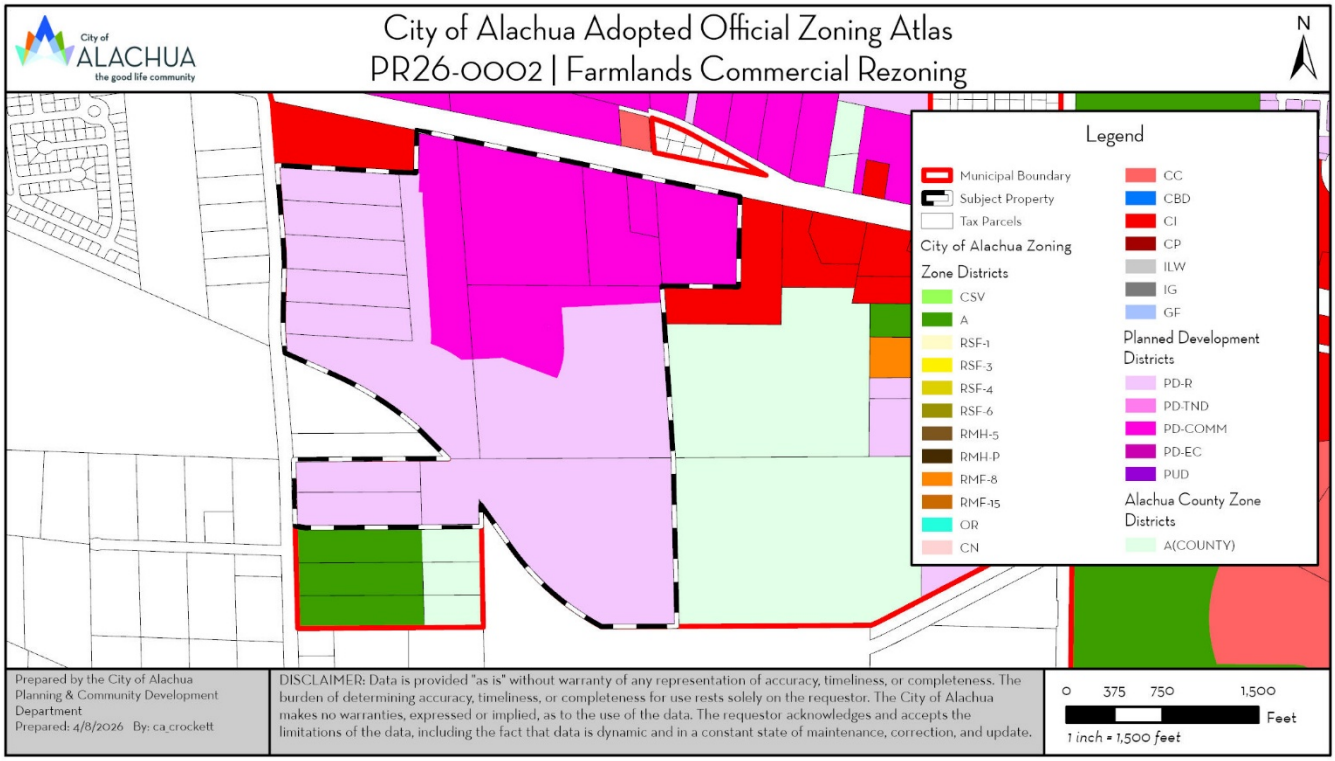
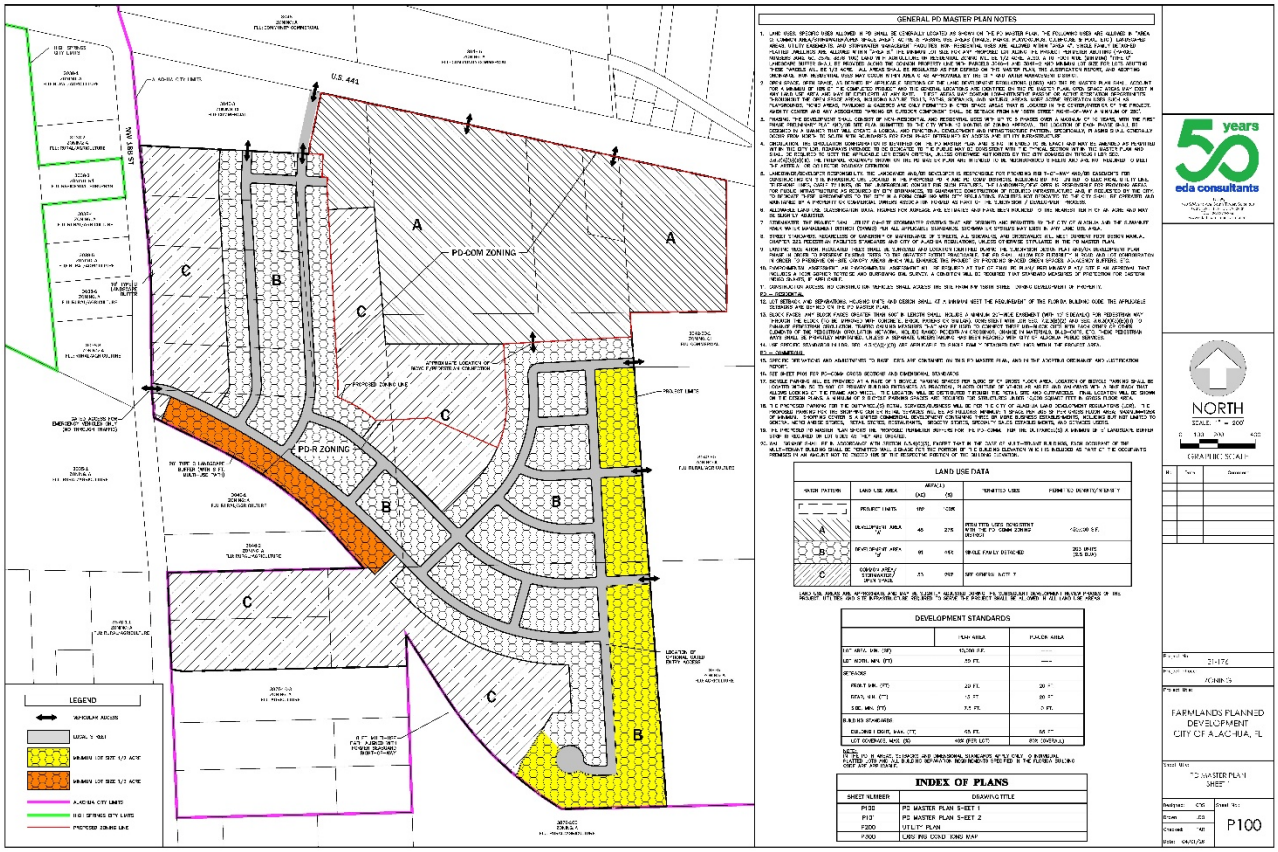
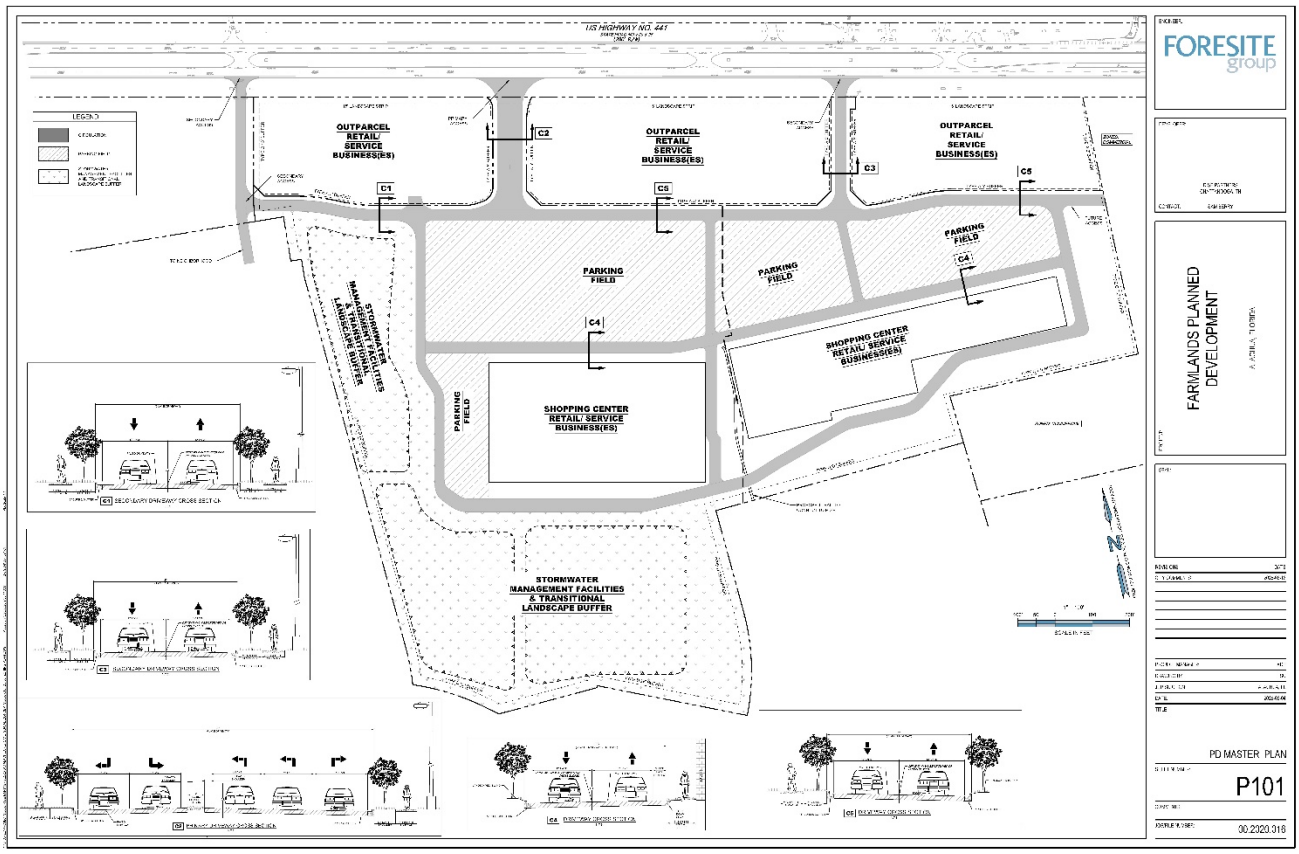
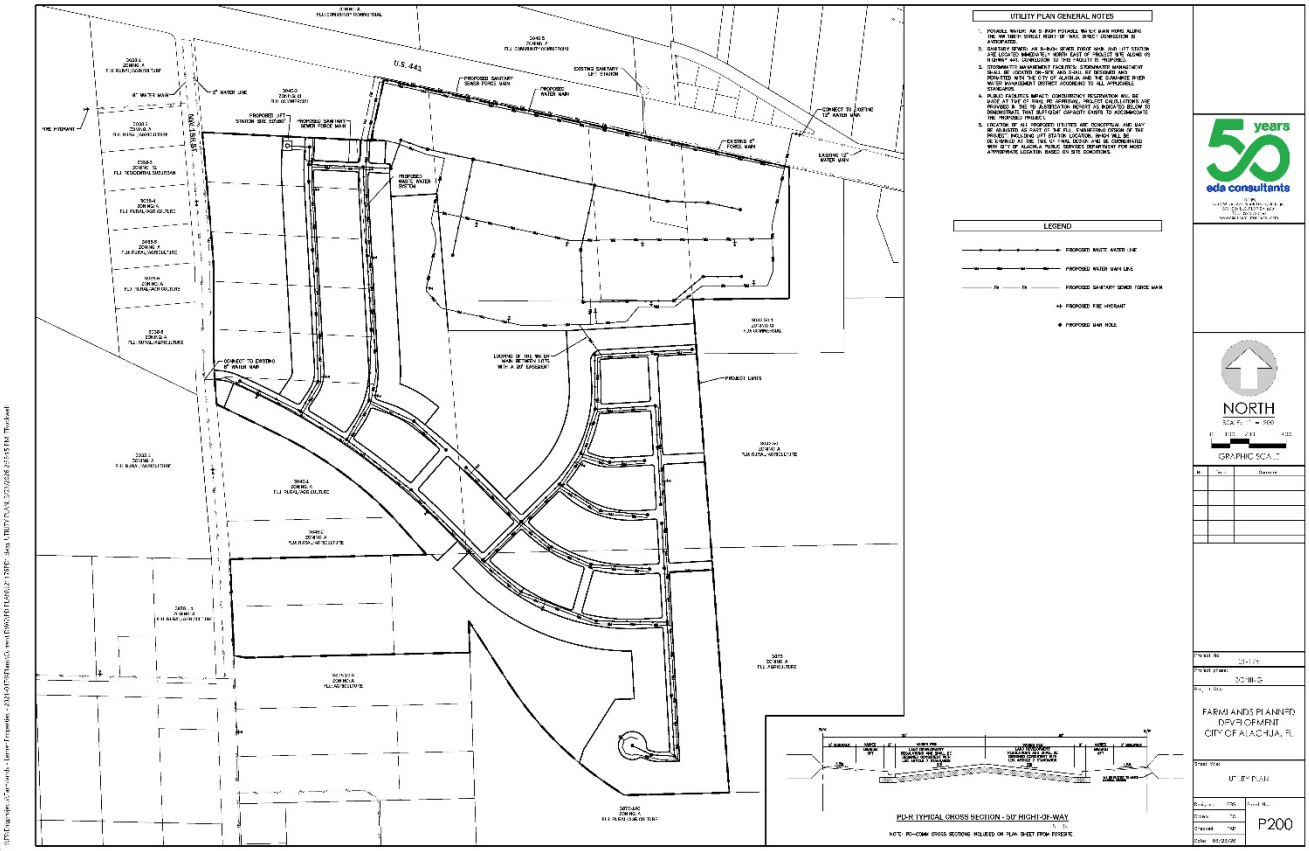

City of ALACHUA
the good life community
City of Alachua Adopted Official Zoning Atlas
PR26-0002 | Farmlands Commercial Rezoning
N
Legend
Municipal Boundary
Subject Property
Tax Parcels
City of Alachua Zoning Zone Districts
CSV
A
RSF-1
RSF-3
RSF-4
RSF-6
RMH-5
RMH-P
RMF-8
RMF-15
OR
CN
CC
CBD
CI
CP
ILW
IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua Planning & Community Development Department
Prepared: 4/8/2026 By: ca_crockett
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 375 750 1,500
Feet
1 inch = 1,500 feet

EXHIBIT "C"


GENERAL PD MASTER PLAN NOTES
LAND USE DATA
DEVELOPMENT STANDARDS
INDEX OF PLANS
PD-COM ZONING
PD-R ZONING
LEGEND
NORTH
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
C1
C2
C3
C4
C5
C6
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
PD MASTER PLAN
P101


UTILITY PLAN GENERAL NOTES
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NORTH
GRAPHIC SCALE
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

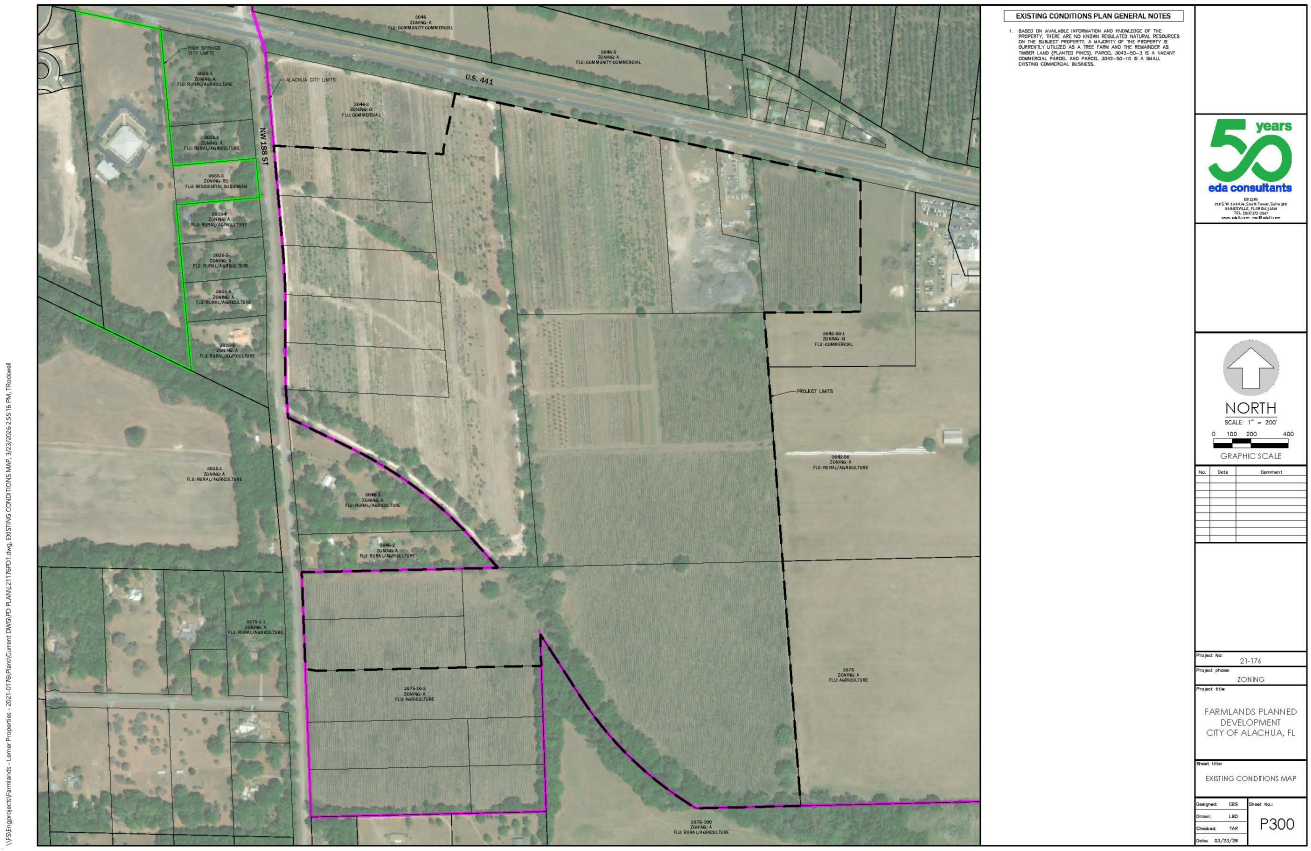

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3043-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3040-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
50 years
eda consultants
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
No. Date Comment
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CBS
Drawn: LBO
Checked: TAK
Date: 03/23/26
Sheet No.: P300

EXHIBIT "D"

EXECUTED PD AGREEMENT
INCOPROATED BY REFERENCE

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Quasi-Judicial Hearing **Application #: PR26-0001**

SUBJECT:	A request to amend the Official Zoning Atlas from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM).
APPLICANT/AGENT:	eda consultants, inc. NV5, Inc.
PROPERTY OWNER:	AYLA LLC First Coast Road Rangers LLC Jack's Small Engine Repair LLC JTFA LLC
LOCATION:	Generally located at 16650 NW US Highway 441
PARCEL ID NUMBER:	03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002
FLUM DESIGNATION:	Low Density Residential; Moderate Density Residential; Community Commercial
ZONING:	Community Commercial (CC); Commercial Intensive (CI); Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	± 182.00
PROJECT PLANNER:	Carson J. Crockett, AICP

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.

RECOMMENDED MOTION:

I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.

SUMMARY

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent) together as the Applicant on behalf of AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC (Property Owners) for consideration of a site-specific amendment to the Official Zoning Atlas (rezoning). The proposed rezoning would change the zone district from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) on a ± 182.00-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002).

The Applicant has submitted a companion application for a small-scale Comprehensive Plan amendment, which proposes to amend the future land use categories from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre portion of the subject property.

Existing Zone Districts

Section 3.5.2(C) of the City's Land Development Regulations (LDRs) establishes the CC zone district with the purpose to "provide lands for business uses that provide goods and services to residents of the entire community." Uses typically consist of retail sales and services, offices, visitor accommodations, and eating establishments; however, the CC zone district is a mixed-use zone district and permits a limited number of residential uses. The maximum floor area ration (FAR) is 1.25 for parcels one-acre or less in size and the maximum density is 15 dwelling units per acre (DUA).

The CI zone district is established by Section 3.5.2(E) of the City's LDRs with the purpose to "provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location." Uses typically consist of regional retail sales and services, auto-oriented uses, visitor accommodations, and eating establishments. Higher density residential uses and affordable housing may be developed in conjunction with non-residential uses at a maximum density of 15 DUA. The maximum FAR is 1.25 for parcels one-acre or less in size.

Section 3.6.1(A) of the City's LDRs establishes the general purposes of all planned development districts, with Section 3.6.1(B)(1) establishing the specific purpose of the PD-R district to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space." The existing PD-R district is known as the Farmlands PD and currently permits an aggregate of 275 dwelling units (3.16 DUA) and 4,000 square feet of non-residential floor area for use of an amenity center.

Table 1. Summary of Existing Zone Districts

Summary of Existing Zone Districts		
Zone Districts:	CC, CI, PD-R	
Max Gross Density:	CC	105 dwelling units (15 DUA*)
	CI	306 dwelling units (15 DUA)
	PD-R	275 dwelling units (3.61 DUA)
	TOTAL	686 dwelling units (± 3.76 DUA)
Max Floor Area:	CC	± 182,952 (0.60 FAR*)
	CI	± 534,481.2 (0.60 FAR*)
	PD-R	± 4,000 square feet (<0.01 FAR)
	TOTAL	± 721,433 square feet (0.09 FAR)
Typical Uses: (For a full and comprehensive list, refer to the Table 4.1-1, Table of Allowed Uses, of the City's LDRs)	CC	▪ Dwelling, multiple family; ▪ Upper story dwelling; ▪ Community services; ▪ Medical and dental clinic; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Offices; ▪ Retail sales and services; and, ▪ Hotel or motel.
	CI	▪ Dwelling, multiple family; ▪ Upper story dwelling; ▪ Health care facilities; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Industrial services; ▪ Offices; ▪ Retail sales and services; ▪ Sexually oriented business; ▪ Vehicles, sales and services; and, ▪ Hotel or motel.
	PD-R	▪ Single-family detached dwelling units; and, ▪ Community center.
*Density and intensity calculations were completed using the highest densities and intensities permitted in the zone district categories; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

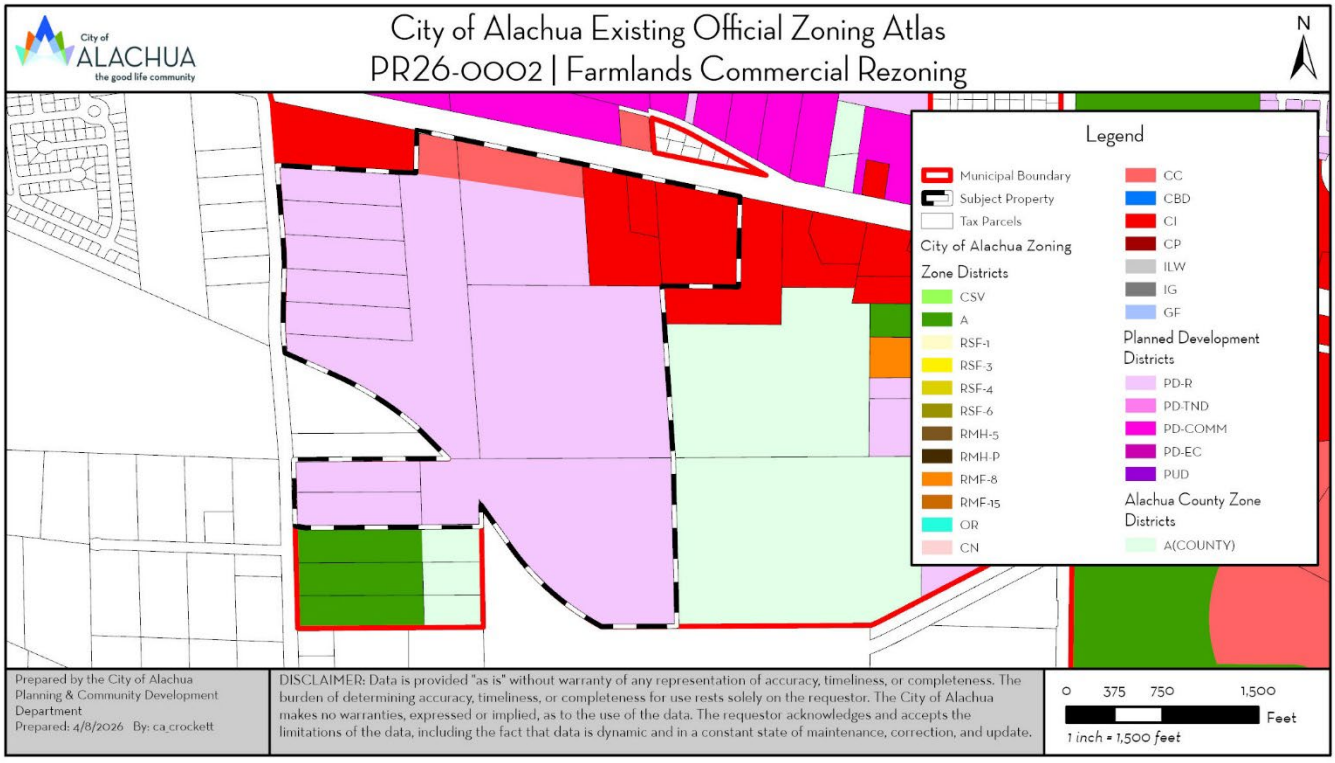


Figure 1. Existing Official Zoning Atlas with Subject Property

Proposed Zone Districts

The proposed rezoning would retain a portion of the existing PD-R district; however, the total number of dwelling units permitted would be reduced to 203 dwelling units (1.66 DUA). The remainder of the subject property would be rezoned to PD-COMM.

Section 3.6.1(B)(4) of the City's LDRs establishes the specific purpose of the PD-COMM district to "provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses." The proposed PD-COMM district would function in conjunction with the PD-R district to provide a mix of compatible uses in close proximity to each other while retaining distinct use areas and characteristics. The proposed PD-COMM district would permit an aggregate of 0 DUA and up to 450,000 square feet of non-residential floor area (0.17 FAR).

Figure 4 shows the proposed PD Master Plan, which is divided into three development areas. Development Area "A" (± 48.00-acres) is principally the commercial use area. Development Area "B" (± 81.00-acres) is principally the residential use area. Development Area "C" (± 53.00-acres), also referred to as common area/stormwater/open space, is principally the location of buffers, necessary infrastructure such as stormwater management facilities, open space, a community center, etc.

Table 2. Summary of Proposed Zone Districts

Summary of Proposed Zone Districts		
Zone Districts:	CC, CI, PD-R	
Max Gross Density:	PD-R	203 dwelling units (1.66 DUA)
	PD-COMM	N/A
	TOTAL	203 dwelling units (± 1.12 DUA)
Max Floor Area:	PD-R	± 4,000 square feet (<0.01 FAR)
	PD-COMM	± 450,000 (0.17 FAR)
	TOTAL	± 454,000 square feet (0.06 FAR)
Typical Uses: (For a full and comprehensive list, refer to the draft PD Ordinance in Exhibit "A")	PD-R	▪ Single-family detached dwelling units; and, ▪ Community center.
	PD-COMM	▪ Community services; ▪ Child care center; ▪ Health care facilities; ▪ Institutions; ▪ Parks and open areas; ▪ Utilities; ▪ Animal sales, service and care; ▪ Eating establishments; ▪ Conference center; ▪ Offices; ▪ Recreation/entertainment, indoor; ▪ Retail sales and services; ▪ Vehicles, sales and services; and, ▪ Visitor accommodations.
Net Increase/ Decrease	***- 483 dwelling units*** ***- 267,433 square feet non-residential floor area***	

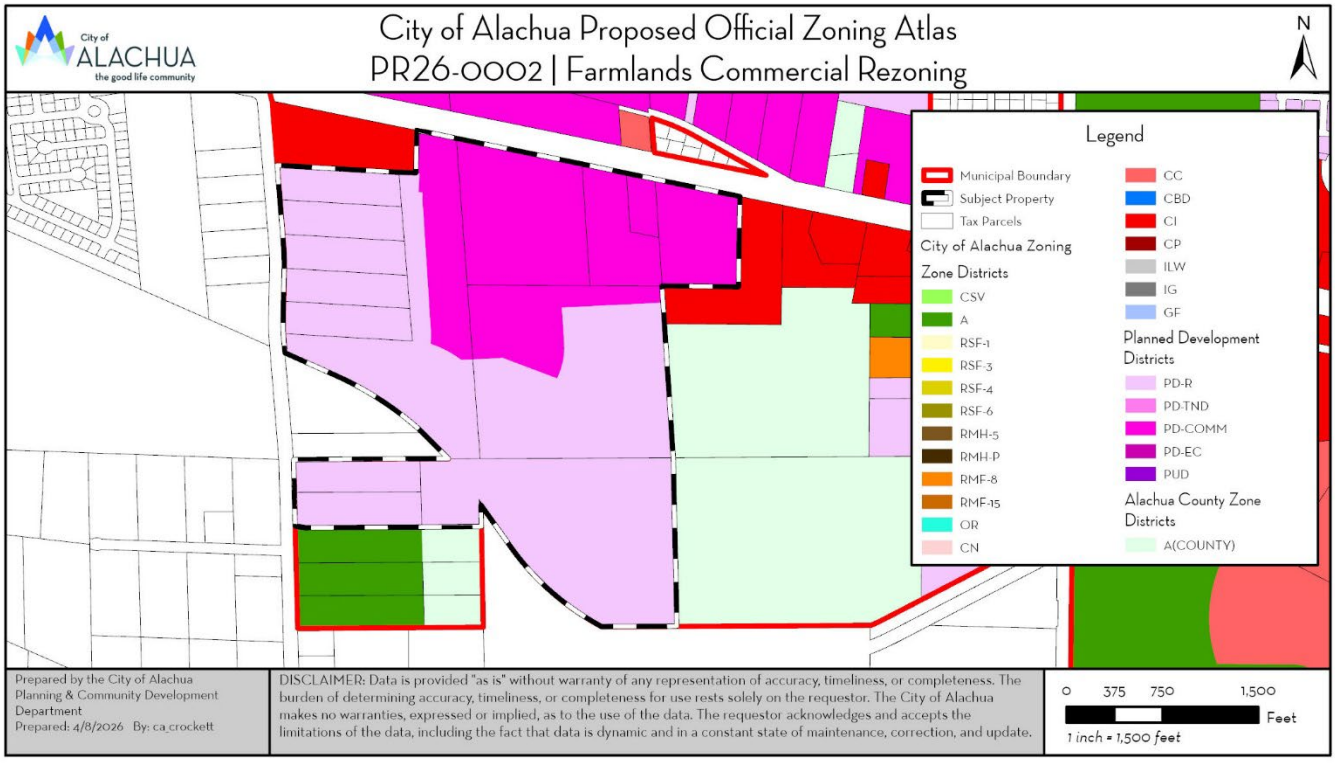


Figure 2. Proposed Official Zoning Atlas with Subject Property

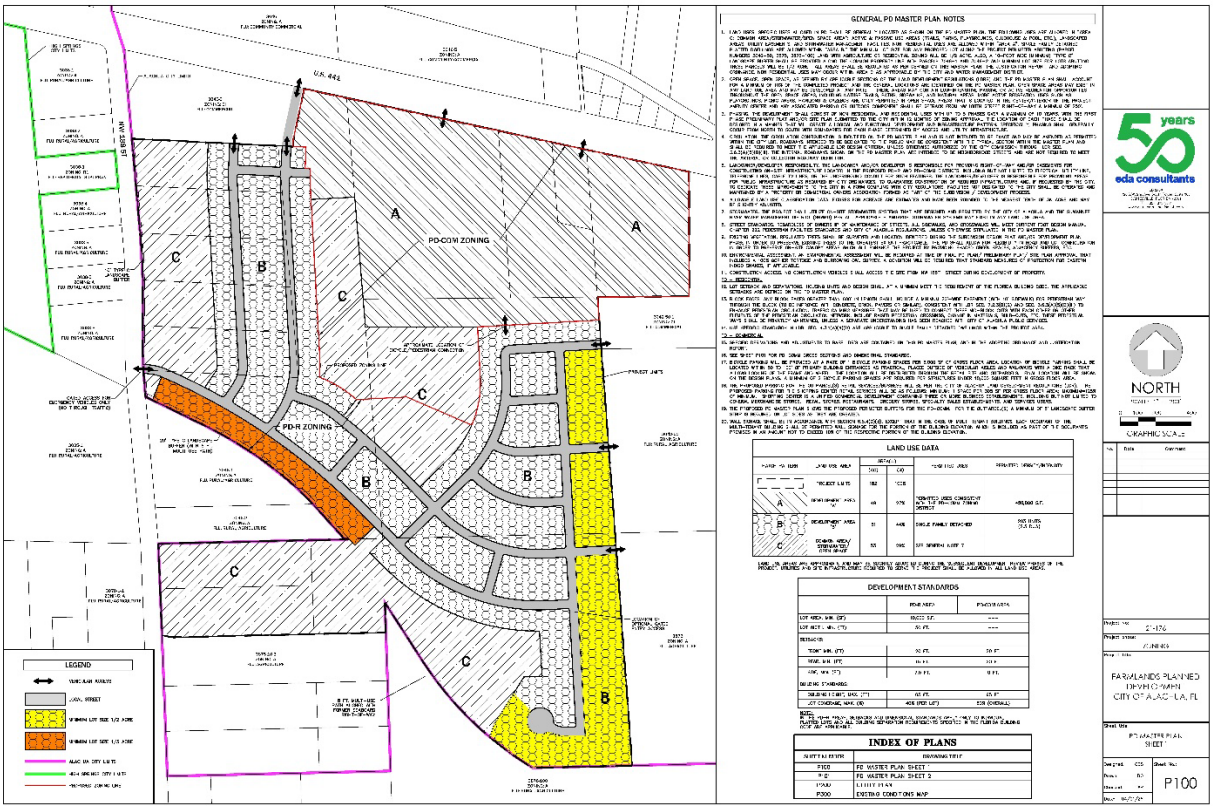


Figure 3. Proposed PD Master Plan

EXISTING USES

The subject property is undeveloped and has been historically used for silviculture; however, the subject property is part of a previously approved PD-R.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 4 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture, Vacant Commercial	Community Commercial	Planned Development – Commercial (PD-COMM)
South	Silviculture, Single-Family Residential	Agriculture, Rural/Agriculture (County)	Agricultural (A), Agricultural (A)(County)
East	Agriculture	Agriculture, Commercial	Agricultural (A), Commercial Intensive (CI)
West	Single-Family Residential	Rural/Agriculture (County), Low Density Residential (High Springs)	Agricultural (A)(County), Single-Family Residential (R-1)(High Springs)

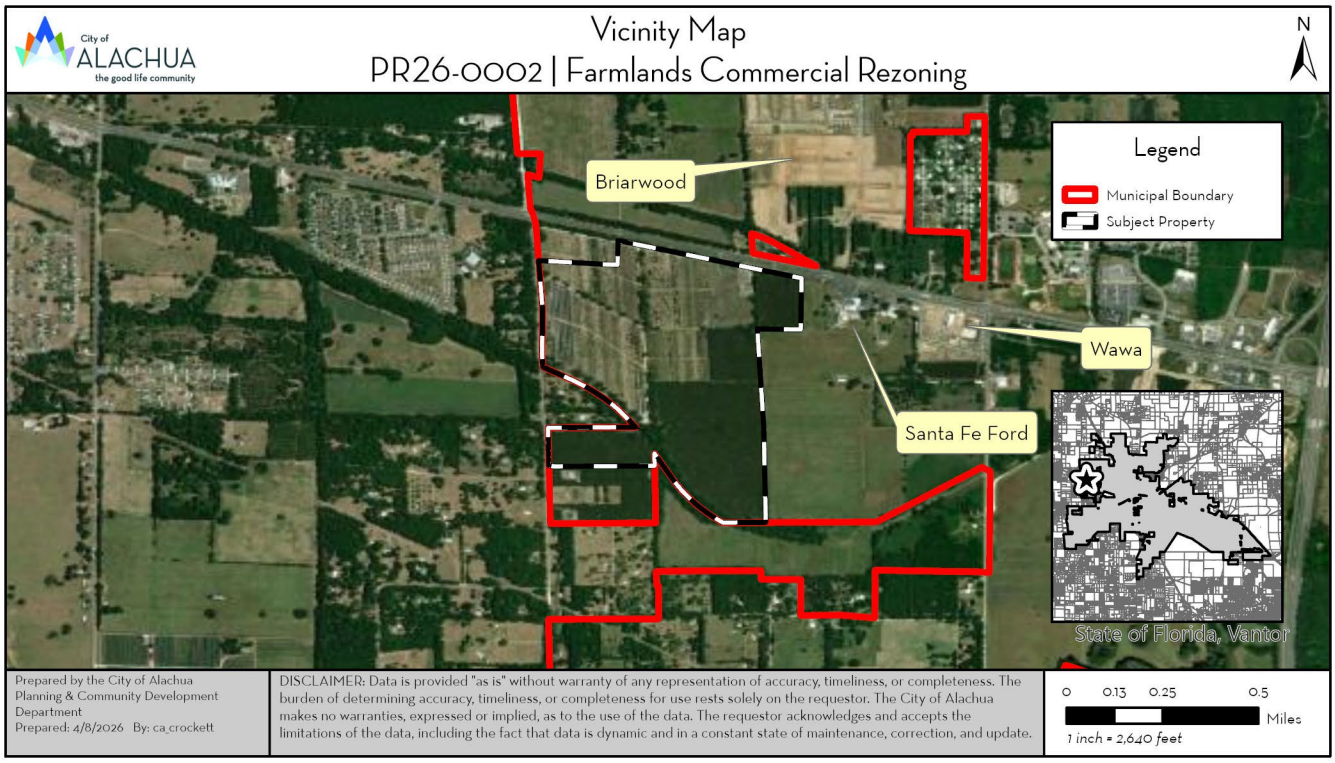


Figure 4. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for site-specific amendments to the Official Zoning Atlas.

A neighborhood meeting was held on September 24, 2025, and October 22, 2025, at Legacy Park. As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meetings were attended by 16 members of the public in total.

Neighborhood meeting summaries submitted by the Applicant are available in the application materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Policy 1.2.a: *Low Density Residential* (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential/agricultural areas and the urban areas of the City. The following uses are permitted in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The land uses proposed to be located in the Low Density Residential land use category are consistent with the Low Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan is consistent with the intent of the Low Density Residential land use category by placing common areas, larger lots, and buffers along adjacent properties in the Agricultural (A) district, providing a transitionary area in the development between the rural residential/agricultural areas and the urban areas of the City. The proposed density in the Low Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 1 DUA in aggregate.

Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The land uses proposed to be located in the Moderate Density Residential land use category are consistent with the Moderate Density Residential land use category, comprising single-family detached dwelling units, a community/amenity center, and supporting common areas and infrastructure. The proposed PD Master Plan organizes the residential areas in such a way where density will be concentrated in the Moderate Density Residential land use category rather than the Low Density Residential land use category. This arrangement of residential density results in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441. The proposed density in the Moderate Density Residential land use category is concentrated in a manner that will result in development consistent with a standard of 0 to 4 DUA in aggregate.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;

13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use

Evaluation & Findings: The land uses proposed to be located in the Community Commercial land use category are consistent with the Community Commercial land use category, principally comprising of common area/stormwater/open space on the proposed PD Master Plan. A portion of the Community Commercial land use category is noted as Development Area "A" on the proposed PD Master Plan, which would permit commercial uses consistent with the Community Commercial land use category.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The proposed PD Master Plan designates the Commercial land use category as Development Area "A", which would allow a wide array of regional and highway-oriented uses consistent with the Commercial land use category and Table 4.1-1 of the City's LDRs.

Policy 1.3.f: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The proposed Development Area "A" on the PD Master Plan would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining an orderly and compatible pattern of development. The proposed PD Master Plan encompasses Development Area "A" by common area/stormwater/open space to ensure a logical transition between the commercial and residential use areas so that the Development Area "A" does not extend into the residential areas of the project. Additionally, the proposed PD Master Plan maintains pedestrian connectivity between the commercial and residential areas of the project to ensure that the uses are compatibly mixed.

A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. A more detailed traffic analysis will be required as part of any development application. Pedestrian and bicycle facilities will be required to connect to adjacent properties at time of final design and are noted as such on the proposed PD Master Plan. Setbacks and buffers between residential and non-residential use areas will be required at time of final design and are noted as such on the proposed PD Master Plan.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Evaluation & Findings: The subject property is within the City's Corporate Corridor Activity Center. Highway-oriented and more intense commercial development is consistent with the objectives of economic development and is consistent with the surrounding development pattern, ensuring a coordinated future land use pattern. The proposed land uses are arranged in a gradient of increasing density and intensity towards US Highway 441, resulting in a logical development pattern where lower density and intensity uses are placed near existing rural residential and agricultural areas and higher density and intensity uses are placed near US Highway 441.

Objective 2.1: *Planned Development (PD) Standards*

In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Evaluation & Findings: The application has been reviewed for compliance, and has been found to comply, with the City's standards for PDs. Further, the application is consistent with the general purposes of the PD zone districts in Section 3.6.1(A) of the LDRs.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.3177(6)(a)9.a. and b., Florida Statutes, respectively.

Evaluation & Findings: The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

Policy 5.1.a: *Topography*: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to topography of the existing site. Only moderate limitations related to topography exist for commercial development in a limited portion of the site; however, Development Area "A" is primarily not located in this area of the site. No seepage slopes or potential sinkholes are known to exist on the subject property. The circulation pattern of streets shown on the proposed PD Master Plan generally follows the natural slope of the property, limiting the amount of change to the natural topography that will be required for construction.

All policies and regulations regarding the protection of natural topography will continue to be enforced at time of development review. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to topography, karst-sensitive, and other geologic features. Any development application for the subject property will require additional geotechnical screening and evaluation.

Policy 5.1.b: *Soils*: The City shall ensure soil protection and intervention measures are included in the development review process.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to the nine soil types present on the subject property, which are primarily well or moderately well drained soils. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided at time of final design. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to soils.

Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. The subject property is within Flood Zone X; and as such, staff noted no concerns related to flood potential.

Policy 5.1.d: *Wetlands*: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Evaluation & Findings: The subject property is located within the City's Community Potable Water Service Area and Community Wastewater Service Area. The proposed PD Master Plan does include a sheet depicting utility connections as the development will be required to connect to City facilities.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: A phase 1 traffic impact analysis has been submitted as part of this application and a public facilities impact analysis has been included in this report. Multiple improvements are recommended, and will be assessed in more detail at time of final design. The Applicant contends that while the maximum build-out scenario of the proposed PD would result in an increase to trip generation, the rezoning of the subject property would actually result in a net reduction in potential trip generation compared to the current potential trip generation for the subject property. Concurrency will be reevaluated at time of application for a final development order, at which time the Applicant must demonstrate that the level of service will not be exceeded, or potential fees or improvements will be required in accordance with Chapter 18 of the City's Code of Ordinances. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard.

Objective 1.2: *Access Management*

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Evaluation & Findings: Both the phase 1 traffic impact analysis and proposed PD Master Plan demonstrate that proper consolidation of access points and right-of-way design will be taken into account at time of final design. Access to US Highway 441 will only be permitted at the locations shown on the proposed PD Master Plan, subject to review by the Florida Department of Transportation (FDOT).

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Evaluation & Findings: The subject property is within 2,640 feet of a sidewalk on the same side of an arterial street, and as such, will be required to provide a sidewalk at time of development. Further, both the residential and commercial portions of the project will be required to provide connections to the adjacent sidewalk system as required by the City's LDRs.

Policy 1.5.e Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The proposed residential use areas include a variety of lot sizes that will result in a range of single-family detached dwelling sizes and values.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling

Community Facilities Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: An analysis of the expected impacts to sanitary sewer facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation & Findings: An analysis of the expected impacts to solid waste facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Objective 3.5: *Stormwater System Design in High Aquifer Recharge Areas*

The City shall work with the Suwannee River Water Management District and the Florida Department of Environmental Protection criteria for karst stormwater management system design.

Evaluation & Findings: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map. As such, a development parameter has been added to the proposed PD Ordinance to ensure consistency with the above objective. Stormwater systems will be reviewed at time of final design to ensure consistency with the City's standards for stormwater system design in high aquifer recharge areas.

Policy 4.1.b: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation & Findings: An analysis of the expected impacts to potable water facilities has been provided within this report. The proposed amendment is not anticipated negatively impact the level of service of solid waste facilities. An amendment to the Official Zoning Atlas inherently does not impact the level of service standard and concurrency will be reevaluated at time of application for a final development order.

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g, Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any final PD plan will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

Conservation and Open Space Element

Objective 1.3: *Listed Species*

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. The subject property is not located near an Alachua County Strategic Ecosystem. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed PD Master Plan includes a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Additionally, an 8-foot multi-use trail is noted on the proposed PD Master Plan along the southern portion of the subject property, providing future multi-modal connections to the east and west.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. There are no potential sinkholes or other geologic features known to exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to geologic features

Objective 1.10: *Wetlands*

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: No delineated wetlands are known to exist on the subject property. Data from Alachua County notes one potential wetland encroaching on the easternmost portion of the subject property; however, the National Wetlands Inventory does not show any potential wetlands. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to strategic ecosystems.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A portion of the subject property is identified by the Florida Natural Areas Inventory (FNAI) as a priority 5 (lowest priority) area. The priority 5 area is generally consistent with the southernmost buffer and common area and the remainder of the subject property is not identified. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of final PD plan.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are nine soil types found within the subject property, shown in Table 4.

Table 4. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	40.41%
Fort Meade Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	26.09%
Millhopper Sand; 0-5% Slope	A	Moderately-Well Drained	Slight	Slight	13.72%
Arredondo Fine Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	5.15%
Gainesville Loamy Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	4.51%
Norfolk Loamy Fine Sand; 2-5% Slope	B	Well Drained	Slight	Slight	4.29%
Kendrick Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	2.99%

Table 4. Soil Types (Continued)

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Kendrick Sand; 2-5% Slope	A	Well Drained	Slight	Slight	2.57%
Placid Sand; 0-2% Slope	D	Very Poorly Drained	Unrated	Unrated	0.28%

Evaluation & Findings: The nine soils present on the subject property are primarily well or moderately well-draining and are generally conducive to residential and commercial development. Only moderate limitations for commercial development exist, and those limitations are due to slope, not drainage. A small portion of the subject property (0.28%) is comprised of Placid Sand, which is a very poorly drained soil; however, the soil area is isolated and can be easily avoided. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to soils.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: There are no potential sinkholes or other geologic features known to exist on the subject property. The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth L. Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." The full letter is available for review in Exhibit "C" of this report. Any development application for the subject property will require additional geotechnical screening and evaluation as

recommended by Hill in their review of the preliminary geotechnical analysis. At this stage, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a wellfield protection zone. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, the circulation and layout of land uses shown on the proposed PD Master Plan are generally suitable for the subject property in relation to historic structures or features.

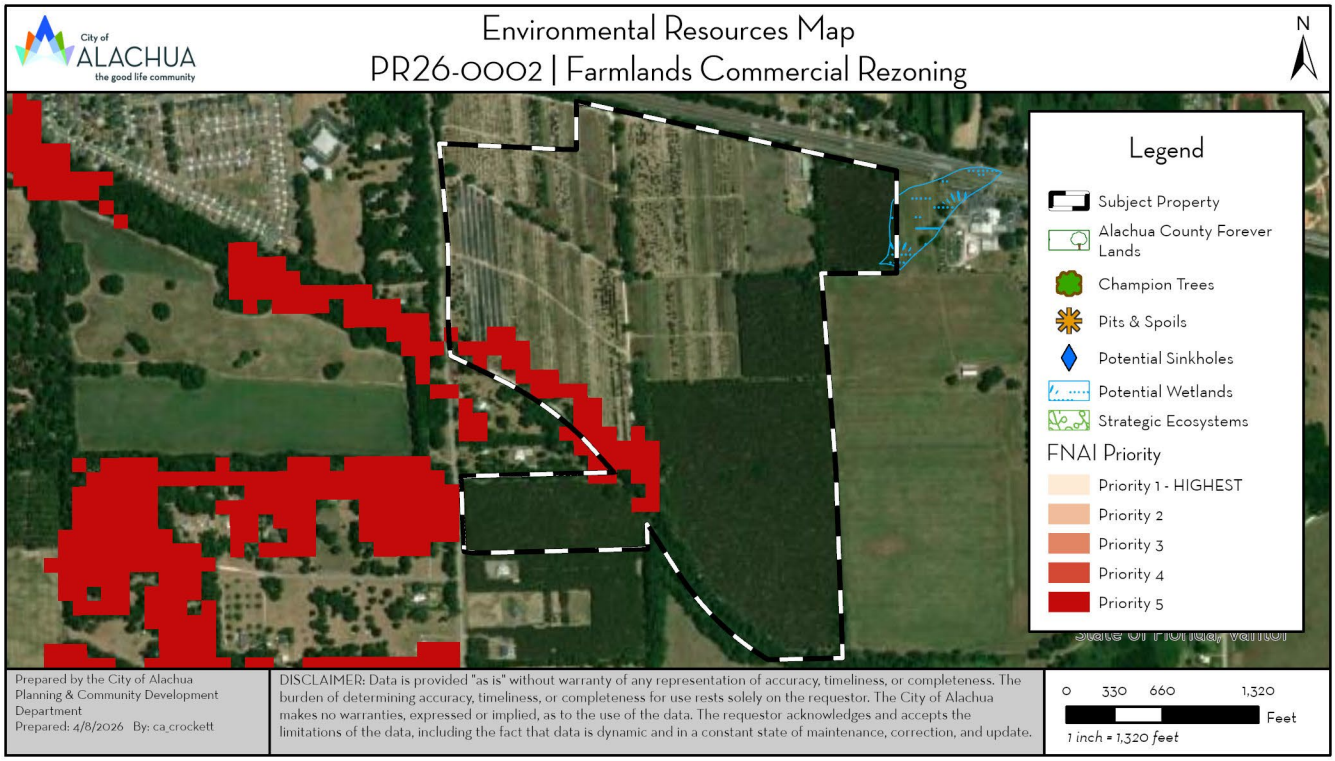


Figure 5. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Planned Development Standards

Section 2.4.3(2) of the City's Land Development Regulations (LDRs) requires that PDs comply the standards for site-specific amendments to the Official Zoning Atlas establishes in Section 2.4.2(E)(1) and the standards for PD districts in Section 3.6. The application has been reviewed for compliance with the standards of Section 2.4.2(E)(1) and Section 3.6. An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.2(E)(1) and Section 3.6 is provided below.

SITE-SPEICIFC AMENDMENT TO THE OFFICIAL ZONING ATLAS

2.4.2(E)(1) ***Competent substantial evidence provided.*** The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan.*** The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. Staff has found the application to be consistent with the City's Comprehensive Plan.

(b) ***Consistent with ordinances.*** The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation & Findings: An analysis of the application's compliance with the LDRs has been provided in this report. The application is not in conflict with any of these LDRs or any other applicable law or ordinance.

(c) ***Logical development pattern.*** The proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

(d) *Premature development*. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation & Findings: The subject property is already designated with urban future land use categories and urban zone districts. The subject property is also adjacent to existing urban land uses and zone districts. The proposed amendment would not create premature development in undeveloped or rural areas.

(e) *Incompatible with adjacent lands*. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of the adjacent lands.

Evaluation & Findings: Table 3 of this report identifies the land uses and zone districts of adjacent lands. The proposed PD Master Plan locates commercial uses adjacent to other commercially zoned properties to the north, east, and west. The residential uses proposed by the PD Master Plan are located adjacent to existing single-family residential development or agricultural development, and a mixture of buffers and increased lot sizes are proposed to ensure compatibility.

(f) *Adverse effect on local character*. The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation & Findings: The proposed PD would limit the density and intensity of the land more than the current zoning of the property, resulting in 483 less dwelling units permitted and 267,433 less square feet of non-residential floor area permitted. As such, the proposed amendment reduces the potential for excessive traffic, density and/or intensities of use, building height and bulk, noise, lights and other physical effects and nuisances. Building height and lighting restrictions would remain consistent with the existing zone districts and City's LDRs.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation & Findings: The proposed PD Master Plan locates higher intensity and highway-oriented uses along US Highway 441, adjacent to other commercially zoned lands. The density and intensity of development would step down, moving away from US Highway 441, where varying densities of single-family residential development would take place. The single-family residential development includes buffers from the commercial use areas and the rural residential/agricultural lands to the south. This creates a logical transition where higher intensity uses are along US Highway 441, buffers are present to ensure compatibility, and a gradient of decreasing residential density results in a transition space to the existing land uses surrounding the subject property. This development pattern is also consistent with the rest of the development pattern of the US Highway 441 corridor.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation & Findings: The companion small-scale Comprehensive Plan amendment application was reviewed against the primary indicators and urban form criteria as set forth in Chapter 163.3177(6)(a)(9), Florida Statutes. Staff found that the application did not constitute urban sprawl.

The proposed PD Master Plan reduces the potential for a ribbon commercial pattern, ensuring that the residential and commercial portions of the subject property are more integrated than the existing zoning districts may permit.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation & Findings: The proposed PD Master Plan locates land use areas near related and adjacent surrounding zone districts. Development Area "A" is adjacent to CI zoning to the north, east, and west, permitting similar and related uses to the CI zone district. Development Area "B" is adjacent to existing single-family residential uses to the west and south. The two development areas are arranged in an interrelated and compatible manner, resulting in a logical arrangement of related uses. The proposed amendment does not constitute spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation & Findings: The Applicant has provided a PD Utility Plan as part of the proposed PD Master Plan which demonstrates the general location of which public facilities are to be extended into the subject property. Utility extension provisions are assured through development parameters in the proposed PD Ordinance in Exhibit "A".

(k) *No adverse effect on the environment*. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. No significant environmental features are present on the subject property. A listed species assessment and additional geotechnical evaluation will be required at time of final PD plan. The circulation and land uses shown in the proposed PD Master Plan are generally suitable for the subject property. No significantly adverse effect on the environment is anticipated.

3.6.2(A) *Development parameters*. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan*. The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

(c) Identifies the general location of open space;

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

(f) Identifies on-site potable water and wastewater facilities; and

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Evaluation & Findings: A PD Master Plan has been submitted by the applicant. The proposed PD Master Plan identifies the general location of land uses within three development areas, including the densities and intensities permitted within those land use areas. ± 53-acres of open space is identified, which meets the minimum 10% of open space as required by Section 6.7.3 of the City's LDRs. There are no environmentally sensitive lands included as part of the PD. The general circulation pattern of local streets, ingress/egress points, and pedestrian connectivity have been identified. A PD Utility Plan has been submitted as part of the proposed PD Master Plan which identifies the location of on-site potable water, wastewater, and stormwater facilities. No new public parks, fire, police, EMS, solid waste, or school facilities are proposed as part of this PD.

(2) *Consistency with the Comprehensive Plan*. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with surrounding residential areas*. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation & Findings: Single-family residential uses exist to the south of the subject property, and agricultural uses exist to the east of a portion of the subject property. The proposed residential lots along the eastern boundary of the subject property have a minimum lot size of 1/2-acre to act as a compatible transition between the more rural area to the east of the subject property and the residential use area of the PD. The proposed residential lots along the southern boundary of the subject property have a minimum lot size of 1/3-acre with a minimum 20-foot buffer, and in some areas, acres of common area and open space to act as a compatible transition between the mire rural area to the south and the residential use area of the PD. The proposed PD Master Plan provides adequate buffering and lot arrangement to ensure compatibility.

(4) *Development phasing plan*. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation & Findings: The proposed PD consists of residential and non-residential components that, together, would consist of up to five phases. Phased construction will generally occur from the north of the subject property along US Highway 441, to the south of the subject property.

(5) *Conversion schedule*. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation & Findings: No conversion schedule is proposed; therefore, this standard is not applicable.

(6) *Public facilities*.

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

(7) *Planned development agreement*. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation & Findings: A draft PD agreement has been included in Exhibit "B" of this staff report and will be adopted by the City Commission concurrent with the approval of the PD Master Plan and PD Ordinance should the application be approved.

ADDITIONAL STANDARDS FOR PD DISTRICTS

3.6.3(A) *PD-R, Planned Development-Residential District*.

(1) *Minimum area*. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-R district is ± 122.03-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Evaluation & Findings: The only uses proposed to be permitted are dwelling, single-family detached; community center (accessory to the residential uses); recreational trails; parks; and stormwater management facilities. All of the uses proposed to be permitted in the PD-R district are allowed by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Evaluation & Findings: The density and intensity of the PD-R district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 1.66 dwelling units an acre for a total of 203 dwelling units, which is within the maximum of four dwelling units per acre provided by the Moderate Density Residential future land use category. The maximum non-residential intensity is a FAR of <0.01 for a total of 4,000 square feet and is reserved for use by the community center only, which is considered a supporting community service as an allowed use by the Low Density Residential and Moderate Density Residential future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation & Findings: The proposed PD-R is not requesting any modifications to any of the sections listed in Table 3.6-1 and all development within the PD-R will be required to comply with the City's LDRs.

(b) ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

(v) *Other*. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

A typical roadway section to be applied throughout the PD-R portion of the subject property has been included on the proposed PD Master Plan and is consistent with the City's roadway design criteria in Section 7.3.1 of the City's LDRs. One modification has been requested regarding the design of public streets, which would allow the block length to exceed 600 feet when a 20-foot-wide easement for a pedestrian way through the block is provided to enhance pedestrian circulation and maintain emergency access. In no case will block lengths be permitted to exceed 1,000 feet. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

3.6.3(D) *PD-COMM, Planned Development-Commercial District*.

(1) *Minimum area*. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation & Findings: The proposed PD-COMM district is ± 60.76-acres in size and exceeds the minimum size requirement of ten acres.

(2) *Uses*. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation & Findings: The proposed permitted uses are all those allowed in the PD-COMM district by Table 4.1-1 of the City's LDRs.

(3) *Densities/intensities*. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation & Findings: The density and intensity of the PD-COMM district development areas are identified on the proposed PD Master Plan and in the proposed PD Ordinance. In total, the proposed density is 0 dwelling units an acre for a total of 0 dwelling units, which is within the maximum of 15 dwelling units per acre provided by the Commercial and Community Commercial future land use categories. The maximum non-residential intensity is a FAR of 0.17 for a total of 450,000 square feet, which is within the 0.5 floor area ratio provided by the Commercial and Community Commercial future land use categories.

(4) *Dimensional standards*. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements*. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) *Setbacks from adjoining residential uses*. Minimum setbacks from adjacent residential development or zone districts.

Evaluation & Findings: The proposed PD Master Plan and PD Ordinance contain the required minimum dimensional criteria and include minimum setbacks from adjoining residential development or zone districts.

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General development standards*. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-3: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation & Findings: The proposed PD-COMM has requested two deviations from the standards of Section 6.1, one deviation from the standards of Section 6.2, and one deviation from the standards of Section 6.5. The proposed deviations are shown below in Table 5. The Applicant has included the proposed modifications on the PD Master Plan, acting as the Master Parking Plan, Alternative Landscaping Plan, and Master Sign Plan. Staff has found the proposed deviations to be consistent with the general intent and purpose of the PD-COMM district. Justification is provided by the Applicant in their application materials. All remaining standards of the City's LDRs will remain in full force and effect.

Table 5. Proposed PD-COMM Deviations

LDR Section	Existing Standard	Proposed Deviation
Table 6.1-1 *Minimum Off-Street Parking Standards*	Sales Establishment: Up to 300,000 sq. ft.: 1 space per 305 sq. ft. floor area; 300,001 to 600,000 sq. ft.; 1 space per 285 sq. ft. floor area; Over 600,000 sq. ft.: 1 space per 265 sq. ft. floor area	The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.
Section 6.1.4(D)(1) *Bicycle Parking*	(1) *Required improvements.* All development with off-street surface parking lots with 50 or more parking spaces shall provide bicycle parking facilities in accordance with the following standards: (a) *Rate of provision*. Bicycle parking shall be provided at a rate of one space for every ten required parking spaces; (b) *Located within 50 feet of building's front façade.* Bicycle parking facilities shall be located within 50 linear feet of the building's front façade, and located near the building's main entrance where feasible, and outside of vehicular use areas and pedestrian travel ways; and (c) *Securing device*. Bicycle parking areas shall be equipped with a rack or other device to enabled bicycles to be secured.	Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

Table 5. Proposed PD-COMM Deviations (Continued)

LDR Section	Existing Standard	Proposed Deviation
Section 6.2.2(D)(3) *Perimeter Buffers*	Refer to Table 6.2-2, Buffer Class Application	The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.
Section 6.5.4(C)(3)(c) *Multi-Tenant Wall Signs*	In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).	Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

(b) ***Public facilities standards***. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) ***Potable water***. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) ***Wastewater***. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) ***Streets***. The PD Master Plan District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

(iv) *Stormwater*. The PD Master Plan District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation & Findings: The PD Utility Plan submitted as part of the proposed PD Master Plan demonstrates the locations of public facilities necessary to serve future development internal to the subject property. A public facilities impact analysis was submitted by the Applicant and a staff analysis has been included in this report. Potential impacts from the proposed PD on potable water, wastewater, recreation, solid waste, public schools, and stormwater facilities are not anticipated to negatively impact the level of service standard of any public facilities. The proposed PD has the potential to exceed the level of service of one roadway segment, segment six. A PD is a preliminary development order and the capacity of roadway segment six must be addressed at time of final PD plan and concurrency reservation. The Applicant contends that the proposed PD is less intensive and has the potential to generate less traffic than the existing zone districts.

Typical roadway and drive-aisle sections to be applied throughout the PD-COMM portion of the subject property have been included on the proposed PD Master Plan and are consistent with the City's parking design and maintenance standards in Section 6.1.7 and the City's roadway design criteria in Section 7.3.1 of the City's LDRs. Development Area "C" identifies potential locations of stormwater management facilities. Additional geotechnical evaluation at the location of stormwater facilities for final design will be required at time of final PD plan.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a certificate of level of service standard which applies to all preliminary development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to identify any of the application's potential impacts to the level of service (LOS) for those public facilities.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 6-1.

Table 6-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	U.S. Hwy 441 from CR25A East Intersection to SR 235	4/D	Principle Arterial	COMM	D
6	U.S. Hwy 441 from I-75 to CR 235A	4/D	Principle Arterial	Urban Trans	D
7	U.S. Hwy 441 from CR 235A to NW 188th Street	4/D	Principle Arterial	Urban Trans	D
16	CR 235A from U.S. Hwy 441 to North City Limit	2/U	Major Collector	Comm	D
17	CR 235A from U.S. Hwy 441 to CR 235	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating more than 1,000 trips (AADT), affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater AND affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway [Section 2.4.14(H)(2)(b)of the LDRs].

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 5 US 441		Segment 6 US 441		Segment 7 US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	39,000	3,510	39,000	3,510	43,000	3,870
Existing Traffic[2]	23,500	2,079	32,500	2,782	24,000	2,093
Reserved Trips[3]	1,744	156	2,138	207	1,658	150
Available Capacity[3]	13,756	1,275	4,362	521	17,342	1,627
Increase/Decrease in Trips Generated by Development[4]	6,096	499	8,568	701	16,476	1,348
Residual Capacity	7,660	776	(4,206)	(180)	866	279
Residual Percentage of Permitted Design Capacity Utilized	80.36%	77.89%	110.78%	105.13%	97.99%	92.79%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

Table 6-2. Projected Impact on Affected Comprehensive Plan Roadway Segment (Continued)

Traffic System Category	Segment 16 CR 235A		Segment 17 CR 235A	
	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	15,120	1,359	15,120	1,359
Existing Traffic[2]	2,524	227	7,200	647
Reserved Trips[3]	1,174	117	4,772	448
Available Capacity[3]	11,422	1,015	3,148	264
Increase/Decrease in Trips Generated by Development[4]	989	81	1,318	108
Residual Capacity	10,433	934	1,830	156
Residual Percentage of Permitted Design Capacity Utilized	31.00%	31.27%	87.90%	88.52%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2025). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13, 2026, Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 12th edition; Trip Distribution: Segment 5 – 37%; Segment 6 – 52%; Segment 7 – 100%; Segment 16 – 6%; Segment 17 – 8%.

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of road segments 5, 7, 16, and 17. The analysis does show that the application could adversely impact the level of service of road segment 6. As required by Section 2.4.14 of the City's Land Development Regulations, if the development does not have de minimis impacts, and the concurrency requirements are not met, the deficiencies will have to be addressed in the final development order prior to a certificate of concurrency compliance being issued. Accordingly, any application for development on the site will have its concurrency reevaluated, and any deficiency in roadway segment 6 will need addressed prior to receiving a final development order. This application does not constitute a final development order and concurrency will not be reserved.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,100
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	101,225
Residual Capacity	1,101,342
Residual Percentage of Permitted Design Capacity Utilized	63.29%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 275 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 101,225 GPD

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the potable water system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	756,000
Reserved Capacity[2]	325,846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	96,150
Residual Capacity	322,004
Residual Percentage of Permitted Design Capacity Utilized	78.53%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 250 GPD / unit
Per Florida Administrative Code 64E-6.008: 0.1 GPD/SF
(203 units * 250 GPD / Unit) + (454,000 SF * 0.1 GPD/SF) = 96,150 GPD

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of the sanitary sewer system. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	7,599.78	1,386.96
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13, 2026, Development Monitoring Report
3 Formula:
Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita @ 2.65 persons / unit
Per Cincero & Cincero. (1996). *Environmental Engineering: A Design Approach.*: ((12 lbs / 1,000 SF / day) * 365 days / year) / 2,000 lbs (0.73 tons / year * (203 units * 2.65 persons / unit)) + ((((12 lbs / 1,000 SF / day) * 454,000 SF) * 365 days / year) / 2,000 lbs) = 1,386.96 tons / year
4 New River Solid Waste Association, April 2026

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of solid waste facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Recreation Facilities

Table 10-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.77
Reserved Capacity[1]	13.49
Available Capacity	65.23
Increase/Decrease in Recreation Acreage Demand by Development[3]	2.69
Residual Capacity	62.54
Residual Percentage of Recreation Acreage Capacity Utilized	53.84%

1 City of Alachua April 13, 2026, Development Monitoring Report
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 1.2.b, Recreation Element. Formula: 11,353 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) = 2.69-acres

Table 10-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space[1]	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2]	11.35
Reserved Capacity[1, 2]	2.70
Available Improved Passive Park Space	20.77
Increase/Decrease in Improved Passive Park Space Demand by Development[3]	0.54
Residual Capacity	20.23
Residual Percentage of Improved Passive Park Space Capacity Utilized	41.90%

1 City of Alachua April 13, 2026, Development Monitoring Report
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.65 persons per unit * 203 units * (5 acres / 1,000 persons) * 0.20

Evaluation & Findings: The expected impacts of the application will not adversely affect the level of service of recreation facilities. The impacts that will be generated by the application are acceptable. This application does not constitute a final development order and concurrency will not be reserved.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on February 13, 2026, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

EXHIBIT "A"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT PD ORDINANCE 26-XX

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5. Inc. ("Agent") (together as the "Applicant") on behalf of AYLA, LLC; First Coast Road Rangers, LLC; Jack's Small Engine Repair LLC, and JTFA LLC (together as the "Property Owners"); and,

WHEREAS, the Property Owners desire to obtain approval for a Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") in the City, together known as the Farmlands Planned Development ("Project"); and,

WHEREAS, the Property Owners wish to construct the Project, consisting of a maximum of 203 residential dwelling units and a maximum of 454,000 square feet of non-residential floor area on the subject property, the legal description of which is attached hereto as Exhibit "A" and is referred to as the "Property"; and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on April 21, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this Planned Development Ordinance ("PD Ordinance") that is hereby adopted and incorporated as findings that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

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Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment is in compliance with the City of Alachua Land Development Regulations.
4. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Community Commercial ("CC"), Commercial Intensive ("CI"), and PD-R to PD-R and PD-COMM for the Property in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" and attached hereto and incorporated herein.

Section 3. Planned Development Master Plan and Planned Development Agreement

The Planned Development Master Plan ("PD Master Plan" found in Exhibit "C" and the Planned Development Agreement ("PD Agreement") found in Exhibit "D" of this PD Ordinance are hereby approved and adopted concurrent with the approval of this PD Ordinance for a period of 10 years from the date of final approval by the City Commission.

Section 4. Development Parameters

These development parameters shall apply to any development proposed within the PD-R or PD-COMM zone districts as adopted by Section 2 of this PD Ordinance and as described by Exhibits "A" and "B".

1. The development shall consist of non-residential and residential uses and be developed in up to five phases. The location of each phase shall be designed in a manner that will create a logical and functional development and infrastructure pattern. More specifically, phasing shall generally occur from north to south with boundaries for each phase determined by access and utility infrastructure. This PD Ordinance and the PD Agreement found in Exhibit "D" shall be valid for a period of no more than 10 years from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance.
2. The development shall consist of uses including single-family detached, uses consistent with the PD-COMM zoning district, and common areas as shown on the PD Master Plan found in Exhibit "C". The density, intensity, allowable uses, and acreage, where applicable, for each development area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' 0 DUA 0.17 FAR	All allowed uses within the PD-COMM district as shown in Table 4.1-1, Table of Allowed Uses, of the City's Land Development Regulations, including, but not limited to: • Child care center;	0 dwelling units 450,000 square feet non-residential	± 48	± 27%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD
Development Area 'A' (Continued)	• School; • Post office; • Assisted living facility; • Golf course, public; • Restaurant, indoor seating only; • Restaurant, with outdoor seating; • Restaurant, with drive-through or drive-in service; • Specialty eating establishment; • Offices; • Commercial recreation, indoor; • Commercial recreation, outdoor; • Bar, nightclub, or cocktail lounge; • Drug store or pharmacy (stand alone); • Entertainment establishment; • Financial institution; • Microbrewery; and, • Hotel or motel.			
Development Area 'B' 2.5 DUA 0.00 FAR	• Dwelling, single-family detached.	203 dwelling units 0 square feet non-residential	± 81	± 44%

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Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Percentage of PD

Development Area 'C'
 	
(Common Area/Stormwater/ Open Space)
 	
0 DUA
 	
<0.01 FAR
	• Active & passive use areas:
	  • Trails;
	  • Parks;
	  • Playgrounds;
	  • Clubhouse & pool;
	• Landscaped areas;
	• Utility easements; and,
	• Stormwater management facilities.
		0 dwelling units
		
		4,000 square feet
			± 10.4	± 10%

3. The dimensional standards for the allowable uses, where applicable, for the Project are as follows:

Allowable Use	Min. Lot Area (Sq. Ft.)	Min. Lot Width (Ft.)	Max. Lot Coverage	Min. Setbacks (Ft.)			Max. Height
				Front[3]	Side[4]	Rear	
PD-R [1]							
Yellow (Minimum Lot Size ½ Acre)	21,780	85	40%	20	7.5	15	65
Orange (Minimum Lot Size 1/3 Acre)	14,520	70	40%	20	7.5	15	65
All Other Uses [2]	10,000	50	40%	20	7.5	15	65
PD-COMM							
All Other Uses [2]	0	0	80% (aggregate total in PD-COMM)	20	0	20	65

1. In the PD-R Areas, setbacks and dimensional standards apply only to individual platted lots and all building separation requirements specified in the Florida Building Code are applicable.
2. More active recreation uses such as playgrounds, picnic areas, pavilions & gazebos are only permitted in open space areas that are located in the center/interior of the project. Clubhouse/amenity center and any associated parking or outdoor component (such as playground, pool, or pool deck) shall be setback from NW 188th street right-of-way a minimum of 250'.

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4. A final PD plan shall consist of a site plan or preliminary plat. Application for a final PD plan must be submitted to the City within 12-months of from the date of final approval by the City Commission, unless otherwise extended by the City Commission through an amendment to this PD Ordinance. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the 12-month period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to this PD Ordinance.

5. A final PD plan for development on the Property shall be consistent with the City of Alachua Comprehensive Plan, the City's Land Development Regulations, approved PD Master Plan, PD Agreement, and this PD Ordinance, and includes the following requirements:

    a. General Requirements:

        i. The Property Owners, their successors and/or assigns, shall be responsible for the provision of infrastructure for the project. This shall include all on-site and off-site improvements, including transportation system or utility improvements, deemed necessary to support the development by the City in the City's sole discretion. Off-site improvements deemed necessary to support the development by the City in the City's sole discretion shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations in existence at the time the development requiring the infrastructure is proposed and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If off-site improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for off-site improvements will be provided by traffic study data, reports, or other infrastructure analysis that identify proportional impacts from the proposed development. The data and analysis will be provided by the Property Owners, their successors and/or assigns, and reviewed by the City. The Property Owners, their successors and/or assigns, shall pay for any consultants or experts the City deems necessary to review the data and analysis provided.

        ii. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association in compliance with Section 7.7 of the City's Land Development Regulations. The property owners' association shall have the responsibility of maintenance of all common areas. In the event common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3, and 7.8.1 of the City's Land Development Regulations are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

        iii. The Property Owners, their successors and/or assigns, shall submit a utility system plan as part of the construction plans for the proposed site plan or preliminary plat.

        iv. Utilities shall be extended throughout the Project within areas designated as public rights-of-way to the maximum extent practicable. Utility infrastructure which must run outside a public right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

        v. A final PD plan shall include the exact number of residential dwelling units and non-residential floor area, as well as precise information regarding the layout of open space, traffic and pedestrian circulation, and stormwater management.

        vi. No construction vehicles shall access the subject property from NW 188th Street during development of the property. Furthermore:

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1. Construction activities shall only occur between the hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 9:00 AM and 7:00 PM, Saturday and Sunday; and,

2. Dust and debris from construction activities shall be minimized as to not spread dust and debris off-site. This may include, but is not limited to, dust control achieved through water trucks, removal of mud/soil from vehicle tires before exiting the site, and street cleaning.

b. Transportation Requirements:

i. The ingress/egress points to the Property shall be located as depicted on the approved PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's Land Development Regulations, the City's Design and Construction Requirements (latest edition at the time of review of site plan or construction plans), and the approved PD Master Plan.

ii. Roadway shifts of less than 100 feet (measured centerline to centerline) shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3(D)(8) of the City's Land Development Regulations.

iii. The design of proposed roadways shall be reviewed and approved as part of construction plans submitted for the subdivision review process, as further described in Section 2.4.10 of the City's Land Development Regulations, or site plan review or infrastructure plan review process, as further described in Section 2.4.9 of the City's Land Development Regulations.

iv. A phase 2 traffic impact analysis ("TIA") shall be provided at time of submission of any final PD plan application.

v. The ingress/egress point to the Property located on NW 188th Street shall be designated as emergency access only, but shall be paved and designed to have a minimum paved width of 24' and shall be dedicated as right-of-way or have an easement provided. Provided gate shall be constructed of wood, vinyl, wrought iron, or similar material. Gate shall not be constructed of chain link, chicken wire, barbed wire, or similar material. An ungated pedestrian access may be provided granted it is designed to not be accessible by vehicular traffic.

c. Pedestrian and Street Improvements:

i. The Property Owners, their successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Article 7 and any other pertinent section of the City's Land Development Regulations, subject to the following:

1. Block lengths may exceed 600-feet in length. Block lengths greater than 600' in length shall include a minimum 20-foot-wide easement for a pedestrian way through the block. In no case shall block lengths exceed 1,000-feet.

2. Traffic calming measures shall be used to connect mid-block cuts with each other or other elements of the pedestrian circulation network and may include raised pedestrian crossings, change in materials, bulb-outs, or other similar measures approved by the City in its sole discretion. These pedestrian ways shall be privately maintained, unless a separate agreement is made between the Property Owners, their successors and/or assigns, and the City of Alachua Public Services Department.

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3. Any easement intended for pedestrian access through a block shall be improved with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material.

4. In no instance shall a block length or length of travel through an easement exceed 900 feet.

ii. A minimum 5-foot-wide sidewalk shall be provided on both sides of all public streets.

iii. A minimum 8-foot-wide multi-use path shall be provided along the former seaboard right-of-way as depicted on the PD Master Plan. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

iv. The bicycle/pedestrian connection between Development Area 'A' and Development Area 'B' shall consist of an easement a minimum of 20-feet in width with a 10-foot-wide sidewalk made of concrete, brick pavers, asphalt, or similar hard material. Construction of this path shall occur, at a minimum, in phases concurrent with the respective phase of development.

d. Off-Street Parking and Loading Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review.

ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.1 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed parking for the outparcel(s) retail services/business will be per the City of Alachua Land Development Regulations (LDRs). The proposed parking for the shopping center retail services will be as follows: 1 space per 305 SF of gross floor area; maximum=125% of minimum. Shopping center is a unified commercial development containing three or more business establishments, including but not limited to general merchandise stores, retail stores, restaurants, grocery stores, specialty sales establishments, and services users.

2. Bicycle parking will be provided at a rate of 1 bicycle parking spaces per 5,000 SF of gross floor area. Location of bicycle parking shall be located within 50 to 100' of primary building entrances as practical, placed outside of vehicular aisles and walkways with a bike rack that allows locking of the frame and wheel. The location will be distributed through the retail site and outparcels. Final location will be shown on the design plans. A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

e. Signage Requirements:

i. All final PD plans in the PD-R shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review.

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ii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.5 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. Wall signage shall be in accordance with Section 6.5.4(C)(3), except that in the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises in an amount not to exceed 10% of the respective portion of the building elevation.

In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

f. Electric System Requirements:

i. The Property Owners, their successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provide as necessary to serve the Project.

g. Potable Water and Wastewater System Requirements:

i. The Property Owners, their successors and or/assigns, shall be responsible for all costs associated with connection to the City's potable water and wastewater systems as necessary to serve the project.

ii. No new wells will be allowed in the Project. No new sceptic or other self-contained waste water systems will be allowed in the Project. All development within the Project will be required to connect to the City's potable water and wastewater systems.

iii. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, the Florida Building Code, and Chapter 633, Florida Statutes.

iv. The locations of proposed lift stations are approximate as depicted in the PD Utility Plan as part of the approved PD Master Plan. The applicant will be required to coordinate exact location and design of future lift stations with the City of Alachua Public Services Department; however, the location of future lift stations shall be generally consistent with the PD Utility Plan.

h. Landscape and Open Space Requirements

i. The Property Owners, their successors and/or assigns, shall submit a landscaping and buffering plan as part of any final PD plan.

ii. All final PD plans in the PD-R shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review.

iii. All final PD plans in the PD-COMM shall be subject to the standards of Section 6.2 and Section 6.3 of the City's Land Development Regulations in effect at the time of review; except for the following deviations granted by the City Commission in accordance with Table 3.6-3 of the City's Land Development Regulations:

1. The proposed PD Master Plan shows the proposed perimeter buffers for the PD-COMM. For the outparcel(s) a minimum 5' landscape buffer strip is required on lot sides as they are created.

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In case of conflict between this subsection of this PD Ordinance and the City's Land Development Regulations at time of review, this subsection of this PD Ordinance shall govern.

iv. The Property Owners, their successors and/or assigns, shall submit an open space plan as part of any final PD plan. The open space plan shall meet the minimum requirements established by Section 6.7 of the City's Land Development Regulations in effect at time of review.

i. Stormwater and Environmental Requirements:

i. The Property Owners, their successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's Land Development Regulations must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

ii. Any final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas. Evaluations may include the requirement of conducting electric resistivity tests, ground penetrating radar, and/or additional soil borings in the City's sole discretion. The Property Owner's, their successors and/or assigns, shall be responsible for furnishing the cost of the additional evaluations and the City's expert.

iii. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the stormwater system design in high aquifer recharge areas.

iv. The Property Owners, their successors and/or assigns, shall provide a listed species and habitat survey as part of any final PD plan for the Project, including a 100% gopher tortoise and burrowing owl survey. Standard measures of protection for eastern indigo snakes are required, if documented. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, state, or federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

v. If any wetlands are identified on the Property, such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and shall grant conservation easements or other appropriate mechanisms, as determined by the City, to protect wetland areas. Any submitted wetland delineations shall be acceptable to the City for a period of no more than three years from the original date of delineation.

vi. All final PD plans shall be consistent with the goals, objectives, and policies of the City of Alachua Comprehensive Plan including, but not limited to, those goals, objectives, and policies related to the eradication of invasive exotic plant species.

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vii. The Property Owners, or their successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property. Thereafter, the Owner, or their successors and/or assigns, shall assure long-term implementation of an exotic plants management approved with a final development order and which shall be included in covenants and restrictions to be implemented by a property owner's association in conformance with Section 7.7 of the City's Land Development Regulations or other mechanism acceptable to the City.

viii. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

ix. Regulated trees shall be surveyed and location identified during the design of any final PD plan in order to preserve existing trees to the greatest extent practicable. The PD Master Plan may be slightly adjusted to allow for flexibility in road and lot configuration for the express purposed of preserving on-site canopy areas which will enhance the Project by providing shaded green spaces and buffers.

6. The Property Owners, their successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, the Florida Department of Transportation, and any other local, state, or federal agency before the commencement of any development on the Property for the Project.

7. The development parameters defined herein do not inordinately burden the Property Owners, their successors and/or assigns, or the development of the Property or the Project.

8. The rezoning of the Property and adoption of this PD Ordinance do not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

9. The adoption of this PD Ordinance does not guarantee the approval of any development permits, including, but not limited to, preliminary plats, construction plans, final plats, infrastructure plans, or site plans for the Project, or for any section thereof, for the Property Owners, their successor and/or assigns.

10. All development, including, but not limited to, any final PD plan for the Project shall be governed by the laws, regulations, comprehensive plan, and ordinances in effect at the time of the specific proposed development and not as of the date of this ordinance.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed. More specifically, Ordinance 22-07 (which established the original NW 188th Street/US 441 Planned Development) and any NW 188th Street/US 441 Planned Development PD Master Plan, PD Agreement, or Planned Development governing document is hereby repealed in its entirety and superseded by this PD Ordinance and the PD Master Plan and PD Agreement adopted by Section 3 of this PD Ordinance.

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Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ day of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

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EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial ("PD-COMM")

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

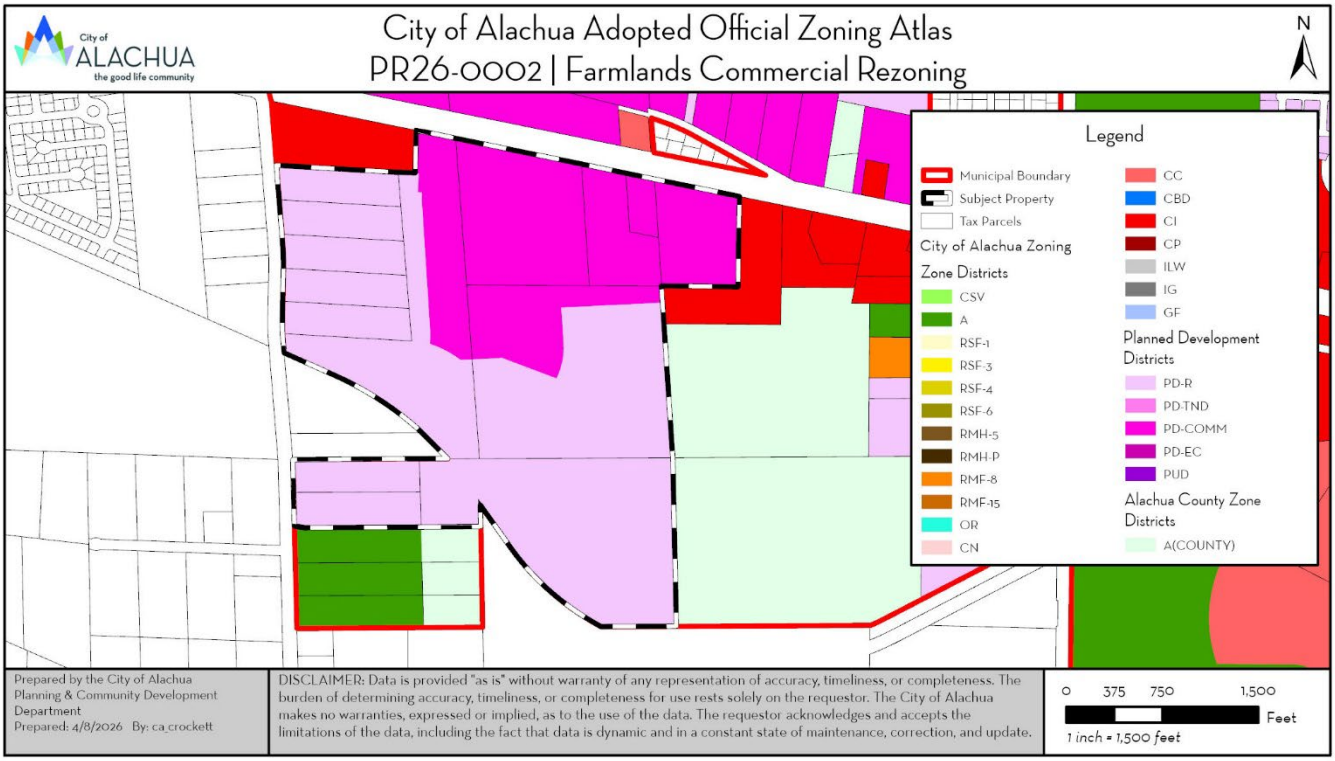
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS

OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

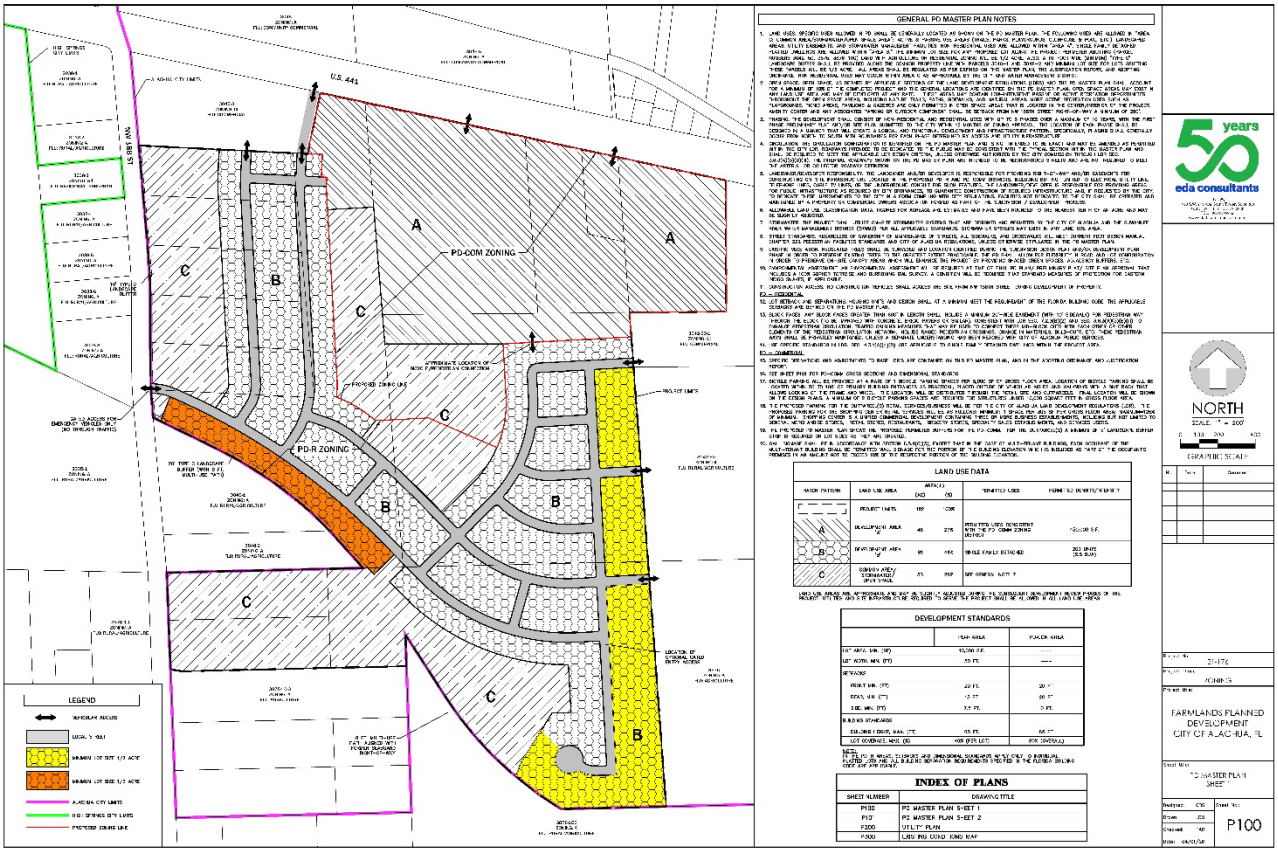
DRAFT

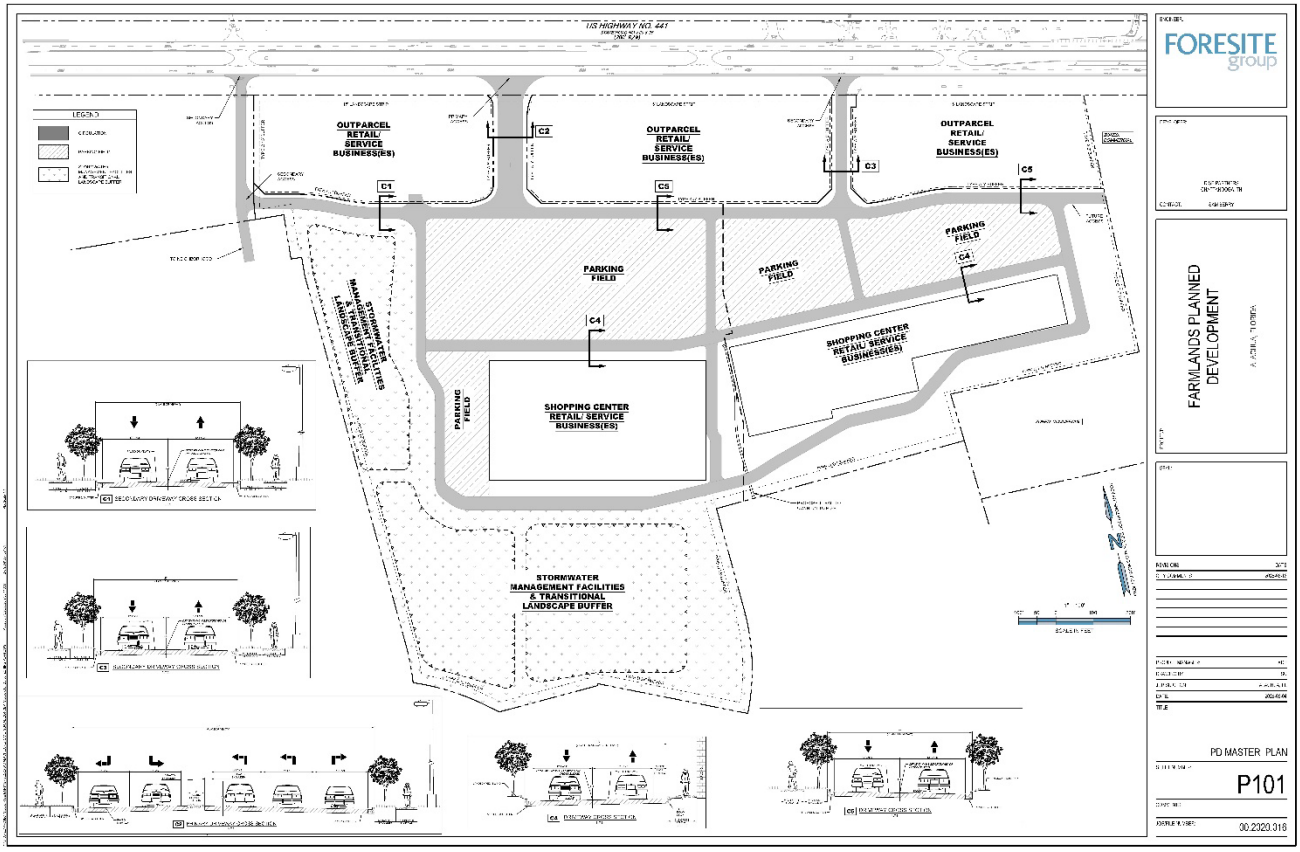
EXHIBIT "B"

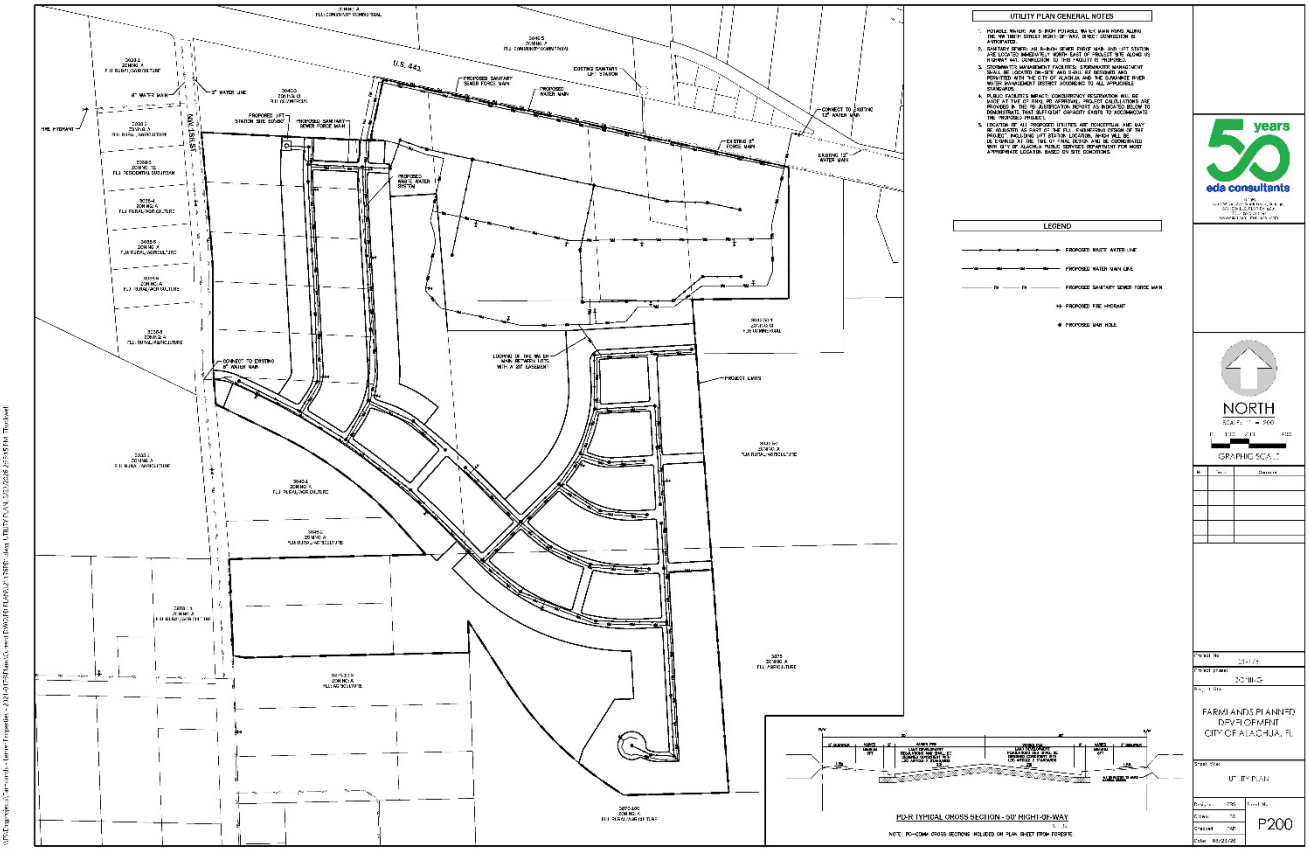


DRAFT

EXHIBIT "C"


GENERAL PD MASTER PLAN NOTES
LAND USE DATA
DEVELOPMENT STANDARDS
INDEX OF PLANS
PD-COM ZONING
PD-R ZONING
LEGEND
NORTH
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
P100


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
PD MASTER PLAN
P101


UTILITY PLAN GENERAL NOTES
LEGEND
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
NORTH
GRAPHIC SCALE
50 years
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
P200
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

DRAFT

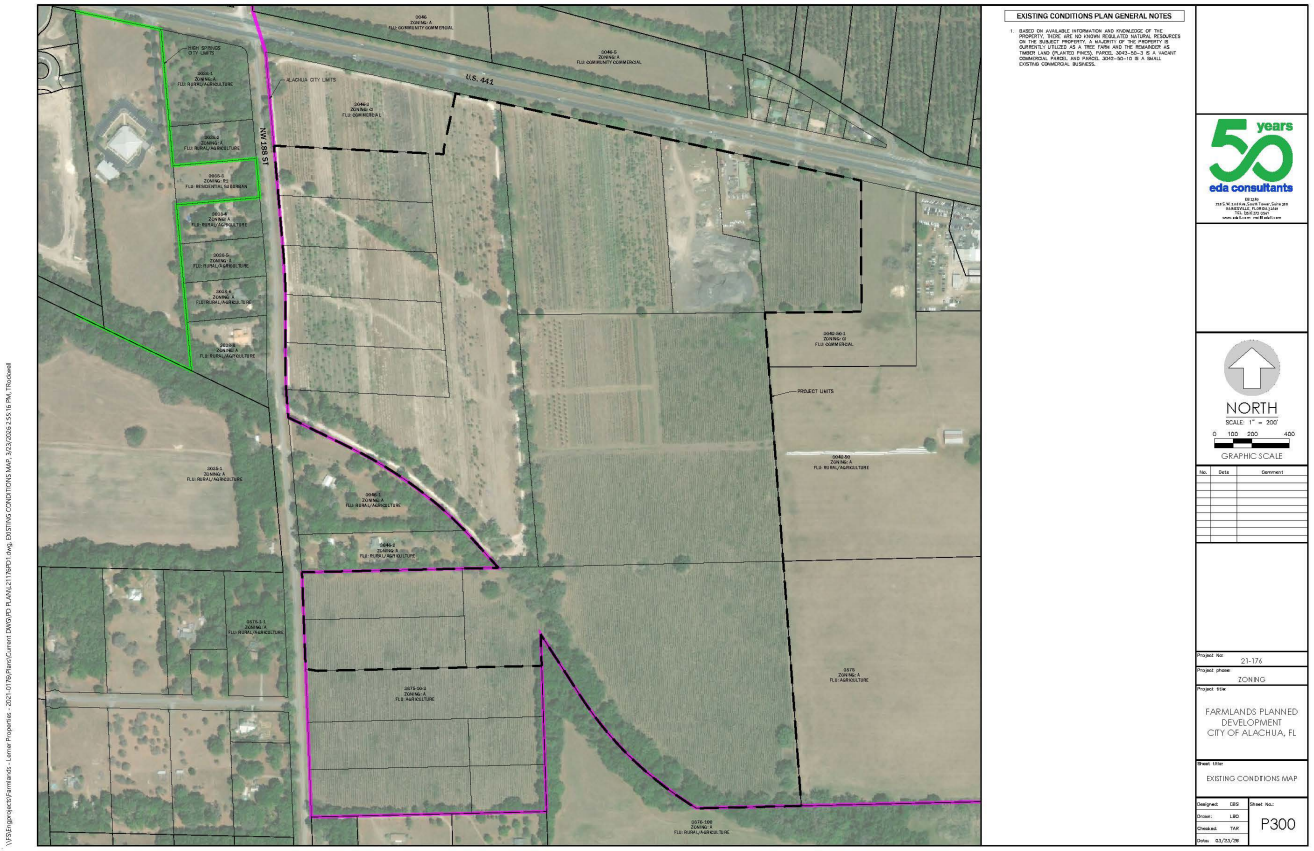

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3042-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3040-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
50 years
eda consultants
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
No. Date Comment
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CBS
Drawn: LBO
Checked: TAK
Date: 03/23/26
Sheet No.: P300

EXHIBIT "D"

EXECUTED PD AGREEMENT
INCOPROATED BY REFERENCE

DRAFT

EXHIBIT "B"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

DRAFT PD AGREEMENT

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR THE FARMLANDS PLANNED DEVELOPMENT PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2026, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a Florida municipal corporation, and **AYLA, LLC**, a Florida limited liability company, **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company, **JACK'S SMALL ENGINE REPAIR LLC**, a Florida limited liability company, **JTFA LLC**, a Florida limited liability company, and their successors or assigns (together as the "Property Owners" or "Developer"). The City and the Property Owners may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as the **Farmlands Planned Development ("Project")**, which is proposed to consist of ±182-acres; and,

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Community Commercial ("CC"), Commercial Intensive ("CI"), and Planned Development – Residential ("PD-R") to PD-R and Planned Development-Commercial ("PD-Comm") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended _____ of the proposed rezoning from CC, CI, and PD-R to PD-R and PD-COMM at a quasi-judicial public hearing held on April 21, 2026; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on _____, 2026, to consider the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 26-XX; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Developer shall plan and construct, at the Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance 26-XX, which is attached hereto as Exhibit "B" and agreed to by the Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **final PD plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance 26-XX, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the one (1) year period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to Ordinance 26-XX and this PD Agreement. If a **final PD plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of CC, CI, and PD-R.

4. The Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission through an amendment to Ordinance Number 26-XX and this PD Agreement.

5. The approval and execution of this PD Agreement does not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.

6. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a preliminary plat, construction plans, final plat, or a site plan for the Project, or for any part or section thereof, for the Developer or their successors or assigns.

7. Nothing contained in this PD Agreement shall relieve the Developer, or their successors, assigns, or anyone acting on the Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Developer, and their contractors, subcontractors, or anyone for whose acts the Developer or their contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

8. The Developer, or their successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, or their successors and/or assigns, and their contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer, or their contractors or subcontractors, may be liable or responsible. The Developer, or their successors and/or assigns, further agrees that the Developer, or their successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Developer, or their successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Developer, or their successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

9. The Developer, or their successors and/or assigns, shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance 26-XX.

10. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Developer's, or their successors' and/or assigns', compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

11. Except as otherwise provided in this PD Agreement, any notice, request, or approval from any party to the other parties must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

ATTN: Planning Division
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Property Owners:

Keith E. Lerner
AYLA, LLC
14276 SW 4th Place
Newberry, Florida 32669

Donald M. Adkison
First Coast Road Rangers, LLC
11461 Boote Boulevard
Jacksonville, Florida 32218

Mark Singleton
Jack's Small Engine Repair LLC
16530 NW US 441
Alachua, Florida 32615

Keith E. Lerner
JTFA LLC
14276 SW 4th Place
Newberry, Florida 32669

DRAFT

12. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

13. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

14. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

15. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Property Owners expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to the Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

16. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

17. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

18. The Property Owners agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance 26-XX do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

19. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

20. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Property Owners shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, the Property Owners' remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Property Owners, their successors or assigns, have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

21. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

DRAFT

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

AYLA, LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of AYLA, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

FIRST COAST ROAD RANGERS, LLC

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

_____
By: Donald M. Adkison
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026 by Donald M. Adkison, as Manager & Registered Agent of First Coast Road Rangers, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JACK'S SMALL ENGINER REPAIR LLC

_____
By: Mark Singleton
Its: Manager & Authorized Person

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Mark Singleton, as Manager & Authorized Person of Jack's Small Engine Repair LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JTFA LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of JTFA LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

DRAFT

ATTEST:

CITY OF ALACHUA

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 2026 by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID

SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

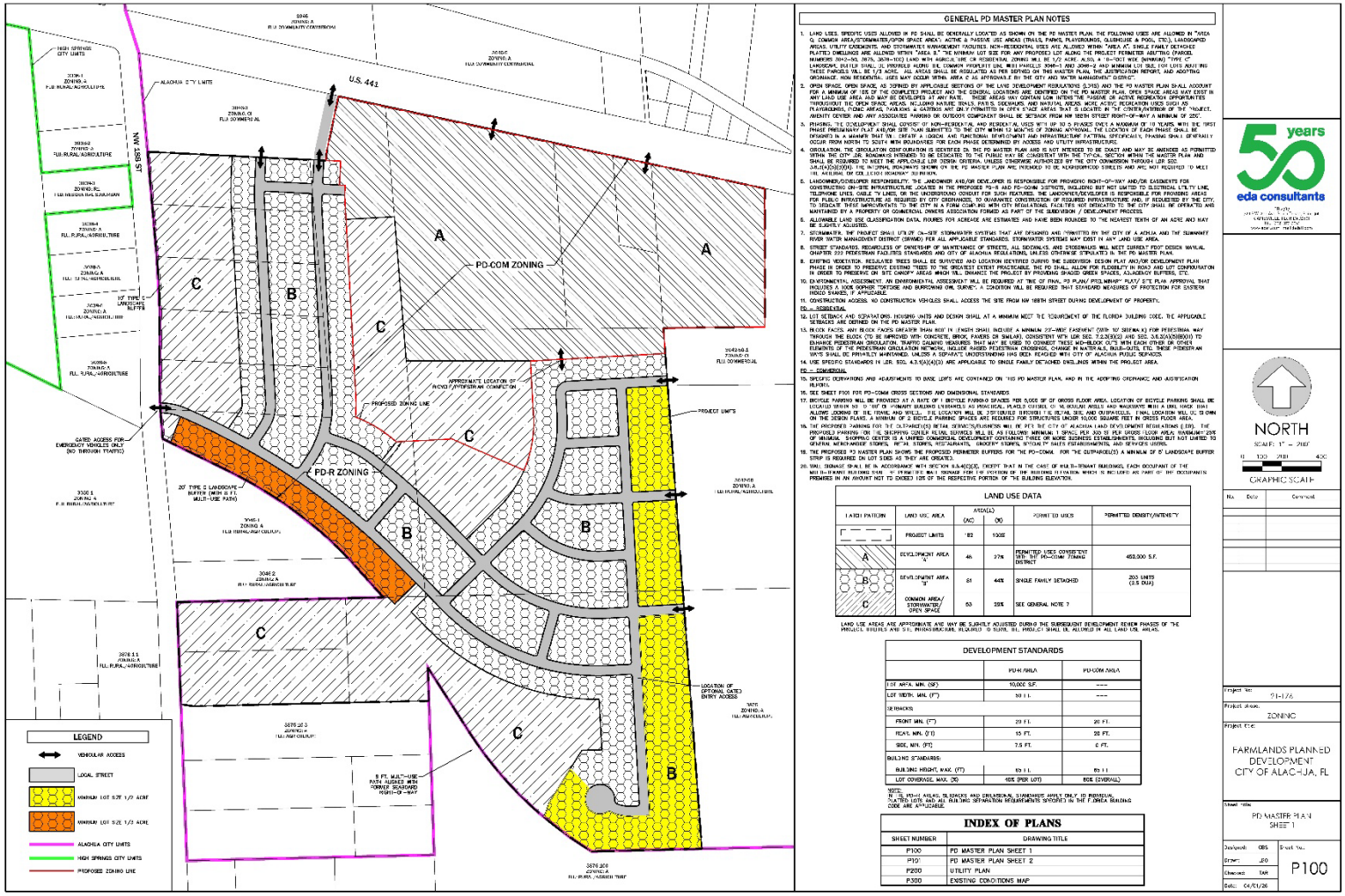
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A

DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

EXHIBIT "B"
EXECUTED/SIGNED PD ORDINANCE 26-XX
TO BE ADDED ONCE RECORDED

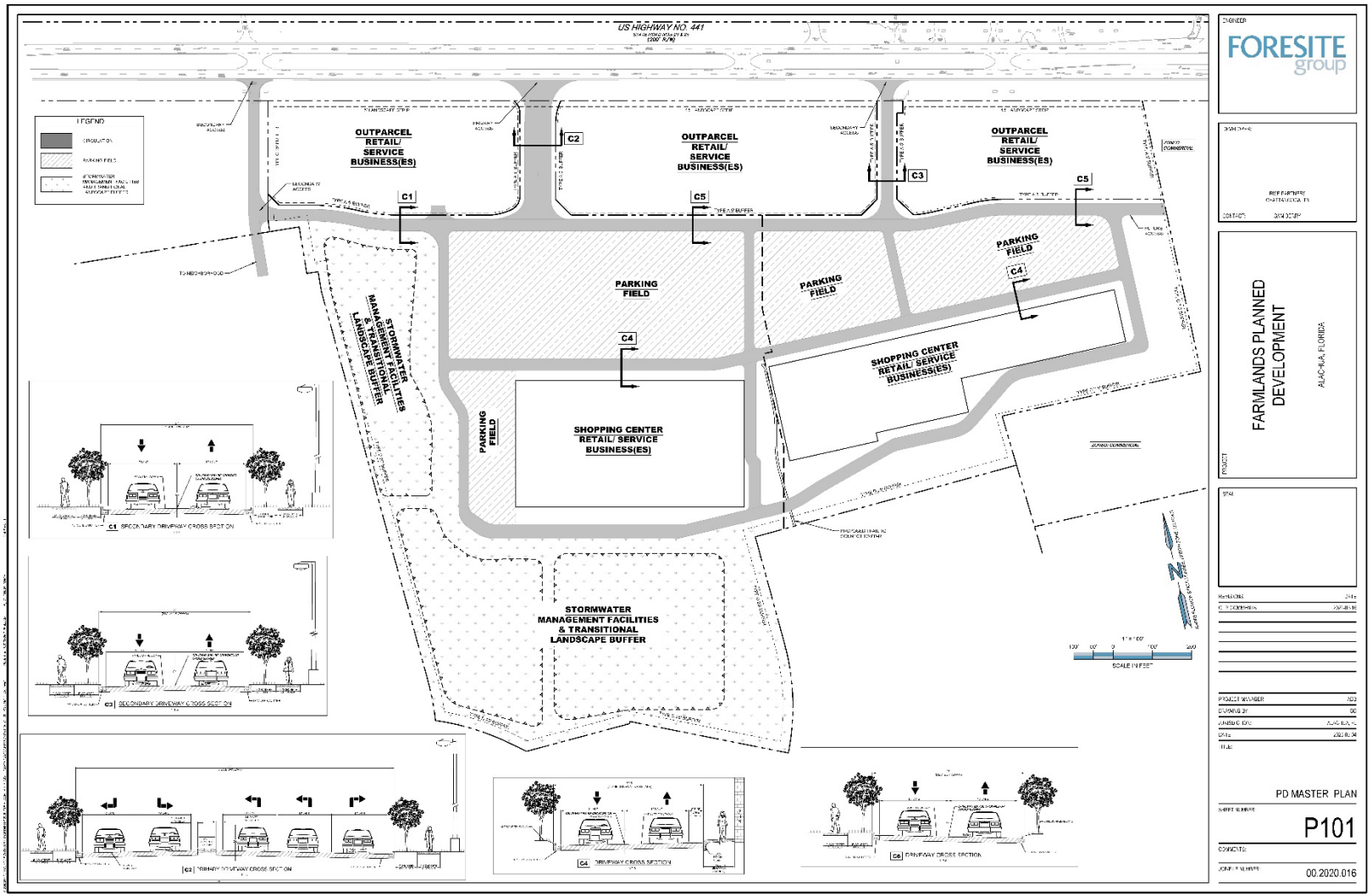
EXHIBIT "C"
PD MASTER PLAN

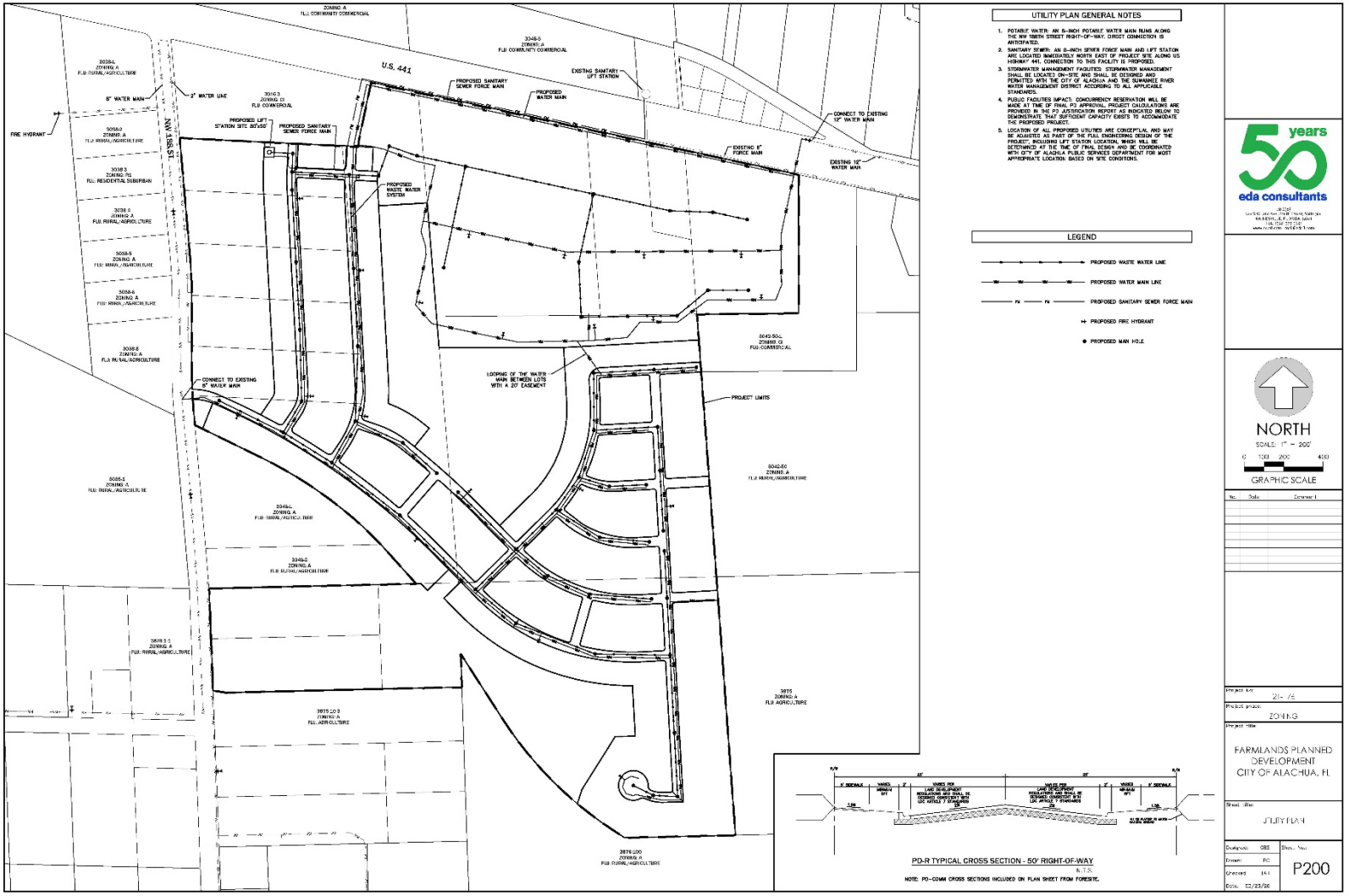


LAND USE DATA					
LAND PATTERN	LAND USE AREA	AREA(S) (AC)	(%)	PERMITTED USES	PERMITTED DENSITY/INTENSITY
	PROJECT LIMITS	182	100%		
A	DEVELOPMENT AREA 'A'	46	27%	PERMITTED USES CONSISTENT WITH THE PD-COM ZONING DISTRICT	450,000 S.F.
B	DEVELOPMENT AREA 'B'	81	44%	SINGLE FAMILY DETACHED	203 UNITS (2.5 DUA)
C	COMMON AREA/ STORMWATER/ OPEN SPACE	53	29%	SEE GENERAL NOTE 7	

DEVELOPMENT STANDARDS		
	PD-R AREA	PD-COM AREA
LOT AREA, MIN. (SF)	10,000 S.F.	---
LOT WIDTH, MIN. (FT)	70 FT.	---
SETBACKS:		
FRONT MIN. (FT)	20 FT.	20 FT.
REAR, MIN. (FT)	15 FT.	20 FT.
SIDE, MIN. (FT)	7.5 FT.	0 FT.
BUILDING STANDARDS:		
BUILDING HEIGHT, MAX. (FT)	50 FT.	50 FT.
LOT COVERAGE, MAX. (%)	40% (PER LOT)	80% (OVERALL)

INDEX OF PLANS	
SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN SHEET 1
P101	PD MASTER PLAN SHEET 2
P200	UTILITY PLAN
P300	EXISTING CONDITIONS MAP


US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
C1 SECONDARY DRIVEWAY CROSS SECTION
C2 SECONDARY DRIVEWAY CROSS SECTION
C2 PRIMARY DRIVEWAY CROSS SECTION
C4 DRIVEWAY CROSS SECTION
C6 DRIVEWAY CROSS SECTION
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA
PD MASTER PLAN
P101
00.2020.016


UTILITY PLAN GENERAL NOTES
1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188TH ST
PROPOSED LIFT STATION SITE 80'x50'
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WATER MAIN
EXISTING SANITARY LIFT STATION
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
PROPOSED WASTE WATER SYSTEM
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
CONNECT TO EXISTING 8" WATER MAIN
PROJECT LIMITS
FIRE HYDRANT
8" WATER MAIN
2" WATER LINE
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.
NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
50 years
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
ZONING
P200

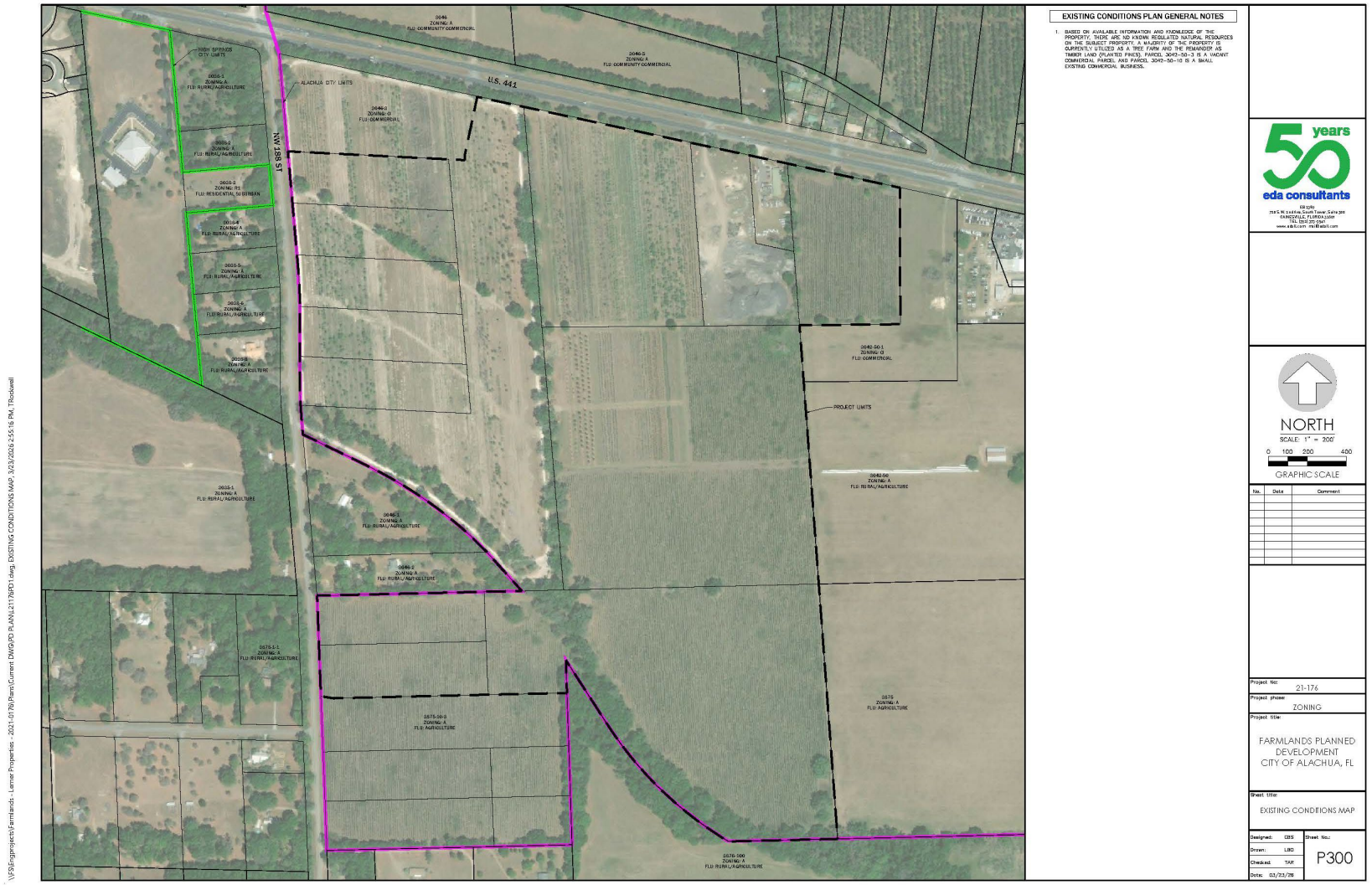

EXISTING CONDITIONS PLAN GENERAL NOTES
1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3043-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3043-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.
U.S. 441
NW 188 ST
ALACHUA CITY LIMITS
PROJECT LIMITS
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
eda consultants
50 years
Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: EXISTING CONDITIONS MAP
Designed: CBS
Drawn: LBD
Checked: TAR
Date: 03/23/26
Sheet No.: P300

EXHIBIT "C"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

LETTER FROM KENNETH L. HILL, P.E.
GSE ENGINEERING & CONSULTING

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone ◆ 352-377-0335 Fax
www.gseengineering.com

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

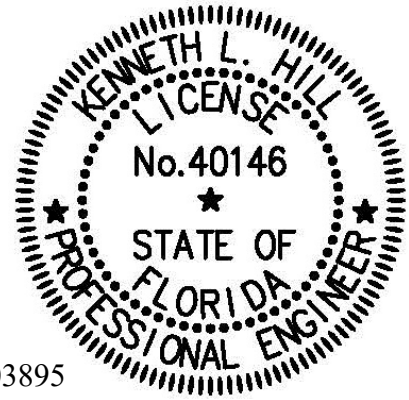
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx

Distribution: Addressee (1)
File (1)

EXHIBIT "D"
TO
PR26-0002 | FARMLANDS COMMERCIAL
SITE-SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 1, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Notice of Hearing to be Scheduled for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On April 1, 2026, the City of Alachua received your revised small-scale Comprehensive Plan amendment and site-specific amendment to the Official Zoning Atlas applications for the Farmlands Commercial project. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **April 21, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of **each complete** application package, seven full size sets of PD plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, April 6, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, April 20, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 26, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On March 24, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, March 31, 2026**. A total of three copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Notice, the Applicant has an outstanding fee of $3,125.00 that must be paid upon resubmittal, or review will not continue, per Resolution 24-05.

Address the following insufficiencies:

PSSC26-0002 - Farmlands Rezoning
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

PR26-0002 - Farmlands Rezoning

Remaining Deficiencies to be Addressed
** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Parking Master Plan**
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   Response: The application has been revised to a rate of 1 bicycle parking space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet. Based on the business use types, bicycle access to/from the site will be adequately accommodated with parking placed conveniently near business entries and/or between tenants to promote clear access, parking, and visibility to the non-motorized means of travel.
   Remaining Deficiency: Add the following language to the end of General Note 17 on sheet P100: "A minimum of 2 bicycle parking spaces are required for structures under 10,000 square feet in gross floor area."
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
      Response: The note has been revise to reflect the impervious surface area ratio.
      Remaining Deficiency: Staff notes that a 17% impervious surface area ratio (ISR) seems constrained. Please confirm that this 17% ISR figure is correct.

3. **Miscellaneous**
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   Response: Acknowledged.
   Remaining Deficiency: The Applicant removed all previously proposed code alterations, but included a new one related to Section 6.5. As previously stated, if the deviation is not noted on the PD Master Plan, it will not be incorporated into the PD.

   Regarding the justification provided, the justification addresses what the deviation will accomplish, but not why it's necessary. Revise justification.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 16, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On March 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 24, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

PSSC26-0002 - Farmlands Rezoning
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

PR26-0002 - Farmlands Rezoning

Remaining Deficiencies to be Addressed
** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.

      Response: In collaboration with City staff and mindful of staff recommendations, limited modifications have been presented on supplements development and design sheets. The site-specific development and design sheets retain consistency with the City of Alachua's Comprehensive Plan and overall vision, while permitting modest modifications to existing zoning performance standards to achieve a unique and cohesive mixed-use project design.

      Remaining Deficiency: Provide justification.

   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.

      Response: A Master Parking and Circulation Plan has been provided as a supplement to the application materials. In collaboration with staff, the applicant has creatively and thoughtfully proposed a standard that is mindful of pedestrian-scale needs and places safety at the forefront of design.

      Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.

   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.

      Response: None provided.

      Remaining Deficiency: Respond.

g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

Response: Proposed modifications have been removed and a development and design plan sheet has been included in the resubmittal, which outlines achievable performance standards that are consistent with the City's Comprehensive Plan and overall community vision for vibrant walkable non-residential areas in proximity to a variety of housing options. These elements also are designed in a manner that promotes non-motorized access for all citizens.

Remaining Deficiency: See Additional Deficiency comments related to Master Architectural Building Plan.

5. **PD Master Plan**

d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.

Response: The development and design plan sheet contains the requested standards. A note (#16) has been added to the PD Master Plan to indicated that development standards for the PD-COMM area will be found on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: Development Standards for the PD-COMM should be included on the PD Master Plan, not on the Parking Master Plan. Provide.

Note 16 references three Parking Master Plan sheets, of which there are only two. Revise.

f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.

Response: Note #4 is proposed to remain and the requested cross sections can be found; 1) PD-R cross sections on Sheet P200, and 2) PD-COMM cross sections on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.

7. **Miscellaneous**

a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

Response: The applicant has received Preliminary Plat and Construction Plan approval for the portion of the project referenced above. A trail dedication would be a design conflict with the previous and existing City approvals.

Remaining Deficiency: Staff notes that he Preliminary Plat will need amended to reflect all amendments to the PD; therefore, the Applicant's response regarding previous approval without a trail is moot. Further, the trail could be located within the 20' southern landscape buffer, not affecting lot lines and not resulting in any reduction in lots. Staff will work with the Applicant to ensure that this inclusion does not impede the construction of phase 1 as otherwise previously approved, understanding that grading may need slightly adjusted to account for an 8-foot-wide trail.

Additional Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Parking Master Plan**
   a. Sheet 1 of 2 does not depict the approximate location of the emergency access drive to the residential site on NW 188th Street. Revise.
   b. Sheet 1 of 2. Revise to show development areas as shown on the PD Master Plan (A, B, and C).
   c. Note 1. Revise "Landscape islands are required every 8th single row with a 5' sidewalk" to state "Landscape islands/spines are required every 4th single row with a 5' sidewalk."
      i. Staff is amenable to the following alternative language, provided that increased width and landscape areas are provided. "At a minimum, 12' wide landscape islands/spines are required with a 6' sidewalk such that in no case will a pedestrian be required to cross more than one drive aisle to access a landscape island/spine with a 6' sidewalk."
   d. Note 1. Revise "All parking will be impervious to "Required off-street parking spaces must, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course. Any off-street parking spaces provided in excess of the minimum requirement may be of an alternative surface material in accordance with Section 6.1.3(E) of the LDRs.
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   f. Note 4. Does not exist. Renumber notes accordingly
   g. Notes 5-7 do not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      i. Further, the development areas should be consistent with those shown on the PD Master Plan (A, B, and C).
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
   i. Driveway Cross Sections. Staff notes 14' and 15' wearing surfaces (per lane) are excessive and can contribute to irresponsible driver behavior. The City only requires 12' wearing surfaces per lane. Additionally, unnecessary lane width will further restrict planting of required landscape materials. Revise, reducing the land width on all driveway cross sections to 12' wearing surfaces.
   j. Sheet 2 of 2. The location of bicycle parking is governed by general note 2 on sheet 1. Remove bicycle parking locations from sheet 2 to reduce possible confusion.
   k. Sheet 2 of 2. Extend the eastern future access stub to the property line.
   l. Sheet 2 of 2. Include the approximate location of the multi-modal connection to the PD-R.

2. **Master Architectural Building Plan**
   a. As previously commented and discussed, only additional requirements to those in Section 6.8 are permitted to be included as part of the PD Master Plan. No deviation of a requirement in Section 6.8 that reduces such requirement is permitted. Staff noted the Master Architectural Building Plan currently does not comply with Section 6.8. Revise or remove from PD Master Plan.
3. **Miscellaneous**
   a. Some future land use maps appear to be older versions of the companion application. Check all future land use maps to ensure they are up to date.
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   c. The applicant is put on notice that, for consistency with Policy 5.1.a of the Community Facilities Element, further geologic testing will be required to be conducted, with the results submitted at time of final PD plan application.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 16, 2026**

TO: **Carson J. Crockett, AICP**
Principal Planner

FROM: **Linnelle Stewart**
Project Manager

Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to Public Services Utilities.

NO.	COMMENTS
1	**Comment on January 2026 Submittal** **Sheet P200-** Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station. **Revise and Resubmit** **Comment on March 2026 Submittal** **Approved**
2	**Comment on March 2026 Submittal** A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details. **Approved as noted.**

NO.	COMMENTS
3.	**Comment on March 2026 Submittal** In future submissions, engineer to distinguish between public and private utilities. **Approved as noted.**

Please advise if you have any questions or require additional information.

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **February 24, 2026**

TO: **Carson Crockett, AICP**
Principal Planner

FROM: **Linnelle Stewart**
Public Services Project Manager
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

Public Services has reviewed the subject project (Jan 2026 Submittal Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	Sheet P200- Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station. City suggests meeting with staff prior to resubmittal. **Revise and Resubmit**
	END OF COMMENTS

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 17, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **1:30 PM on February 17, 2026** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 18, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

PSSC26-0002 – Farmlands SSCPA

1. Needs Analysis
   a. While a needs analysis cannot rely solely on population projections, population projections should still be a factor as Florida Statute still requires a minimum amount of lands for a 10 year planning period be provided in the City. Population projections are available in the City's comp plan. Provide such analysis.
   b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
   c. The submitted needs analysis does not consider the highest and best use of the property, which includes residential development as part of a mixed-use development. The development scenario for public facilities impact need not posit residential in the commercial land use, but the needs analysis should.
2. Urban Sprawl Analysis
   a. Staff noted only the 13 primary indicators of urban sprawl were evaluated in full. All eight urban form criteria must be analyzed. Revise analysis and include the eight urban form criteria.
   b. This application does not meet the definition of Infill Development established in the City's Comprehensive Plan, and as such, justification stating it is infill development is not proper justification. Revise response to primary indicator ten.
3. Comprehensive Plan Consistency Analysis
   a. Address Policy 1.3.f of the Future Land Use Element, specifically as it relates to the extension of commercial into residential areas.
   b. Objective 5.1 of the Future Land Use Element states that the City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during the review of proposed amendments to the Future Land Use Map. The response provided states this analysis will occur at a later date. Revise response. The proper analysis must occur at time of Future Land Use Map amendment.
   c. In response to Policy 5.2.a, Future Land Use Element, the Applicant states the land use change will not impact the level of service. In response to Objective 1.1, Transportation Element, the Applicant states the land use will impact the level of service. Ensure all responses are consistent. Revise.
   d. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
   e. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
   f. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.

4. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.
5. Outside Review
    a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
6. Miscellaneous
    a. Staff notes that a Commercial land use category abutting the Low Density Residential land use category is not a logical development pattern and does not provide a transition of the higher intensity use area of up to 0.6 FAR and 15 DUA to the lower intensity use area of just one DUA. Staff recommends either a Community Commercial land use category or a Moderate Density Residential land use category be used as a transitionary land use category between the two use areas. This would also be more similar to the established development pattern of the US 441 Corporate Corridor Activity Center.

PR26-0002 - Farmlands Rezoning

1. Statement of Proposed Change/Existing vs. Proposed Zoning
    a. The summary of change in development potential should consider both FAR and DUA for the business zone districts as the CC and CI districts are mixed-use districts.
    b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
2. Comprehensive Plan Consistency Analysis
    a. In response to Policy 5.1.b, Future Land Use Element, the Applicant notes five soil types and six soil types are present on site. Revise to be consistent.
    b. In response to Policy 5.2.a, Future Land Use Element, and Objective 1.1, Transportation Element, the Applicant states the land use will not impact the level of service. The associated TIA suggests a negative impact is possible. Revise and clarify.
    c. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
    d. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
    e. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.
3. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.
   b. Article 4 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.
      i. Modifying the standard from one bicycle space per ten off-street parking spaces to one per 40 off-street parking spaces is a four-fold reduction. One per 80 off-street parking spaces is an even greater reduction. The PD-COMM shows pedestrian and bicycle connections to the residential area, and per conversations with FDOT, a multi-use trail will be required along US 441. There is no clear justification as to why a reduction of this degree, with a maximum of only ten bicycle spaces site wide, would be necessary. Staff does not support the modification as proposed.
      ii. No clear justification has been provided to modify Section 6.1.8(B)(3). Staff does not support such change as proposed.
      iii. The purpose of Section 6.1.10 is to ensure that a pedestrian has to cross no more than one drive aisle before reaching a dedicated pedestrian facility. Modifying the standard as proposed would result in pedestrians having to cross two drive aisles and potentially have the pedestrian forgo walking on the pedestrian facility altogether. No clear justification has been provided to modify Section 6.1.10. Staff does not support the change as proposed.
   d. Per Table 3.6-3, an alternative landscape plan must be provided to modify any landscape standards. Provide an alternative landscape plan as an additional sheet to the PD Master Plan.
      i. No clear justification has been provided to modify Section 6.2.2(D)(2)(b) or Section 6.2.2(D)(3). Staff does not support the modification as proposed.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.
   f. Per Table 3.6-3, a master sign plan must be provided to modify any signage standards. Provide a master sign plan as an additional sheet to the PD Master Plan.
      i. Staff notes that any change to a sign standard must have a compelling justification in conformance with both the PD-COMM district and the general purposes of Section 6.5. No clear justification has been provided. Staff does not support the proposed modification as proposed.
   g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

5. **PD Master Plan**
   a. Show at least one designated bicycle and pedestrian facility from the eastern most portion of Area B to Area A. Exact location is not necessary, only that there will be a connection.
   b. Provide DUA figures in the Land Use Data Table.
   c. The Land Use Data Table note states "land use areas are approximate and may be adjusted." Revise to note that they cannot be adjusted limitlessly.
   d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.
   e. Note three only references PD-R. Revise to include PD-COMM.
   f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.
   g. Note 13 should require a 20' easement with a 10' sidewalk. Revise.
   h. The City will not permit any private signage in a public-right-of-way. Remove or revise Note 16.
6. **Outside Review**
   a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
7. **Miscellaneous**
   a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** Oct. 30, 2025

NAME & DESCRIPTION OF PROJECT Farmlands PD UPDATED REZ(246-72=174 SF Units)

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 16600-18800 block of US Hwy 441

Tax Parcel Numbers 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage 182+/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 174
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	174	**units X 0.12 Elementary School Multiplier**	21	**Student Stations**
MIDDLE	174	**units X 0.06 Middle School Multiplier**	11	**Student Stations**
HIGH	174	**units X 0.09 High School Multiplier**	16	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

Page 2

CERTIFICATION

PROJECT NAME : Farmlands PD **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 21

- ☑ Capacity Available — Available Capacity 393
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 11

- ☑ Capacity Available — Available Capacity 400
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 16

- ☑ Capacity Available — Available Capacity 147
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 02/13/2026

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

*163.3180(6)(g), F.S. (2023)

Page 3

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 2, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On January 26, 2026, the City of Alachua received your applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Thursday, February 5, 2026** to remain on the April Planning & Zoning Board review schedule.

In accordance with Section 2.2.6(B) of the City's Land Development Regulations, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the applications shall be considered withdrawn (*, 2025*).

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the applications.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

PSSC26-0002 - Farmlands SSCPA

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

PR26-0002 - Farmlands Rezoning

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: April 21, 2026
Legislative Hearing **Application #: PSSC26-0001**

SUBJECT:	A request to amend the City of Alachua Comprehensive Plan Future Land Use Map designation from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on the subject property.
APPLICANT/AGENT:	eda consultants, inc. NV5, Inc.
PROPERTY OWNER:	JTFA LLC
LOCATION:	Generally located at 16650 NW US Highway 441.
PARCEL ID NUMBER:	03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)
FLUM DESIGNATION:	Low Density Residential; Moderate Density Residential; Community Commercial
ZONING:	Planned Development – Residential (PD-R); Community Commercial (CC)
OVERLAY:	N/A
ACREAGE:	± 46.68
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by eda consultants, inc. (Agent) and NV5, Inc. (Agent), together as the Applicant on behalf of JTFA LLC (Property Owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial on a ± 46.70-acre subject property.

The subject property is generally located at 16650 NW US Highway 441 (tax parcels 03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)).

The Applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of the subject property from Planned Development – Residential (PD-R) and Community Commercial (CC) to PD-R and Planned Development – Commercial (PD-COMM).

Existing Future Land Use Map Designations

Policy 1.2.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Low Density Residential land use category which acts as "a transition between rural residential/agricultural areas and the urban areas within the City." Development is limited to one dwelling unit per acre and is typically comprised of single-family detached dwelling units.

The Moderate Density Residential land use category is established by Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element. Development is limited to four dwelling units per acre and is primarily comprised of single-family detached dwelling units; however, townhomes and duplexes are also permitted uses.

Policy 1.3.a of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Community Commercial land use category, which is established to "provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock." Typical uses are primarily commercial in nature; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

Table 1. Summary of Existing FLUM Designations

Summary of Existing FLUM Designations	
FLUM Designation:	Low Density Residential; Moderate Density Residential; Community Commercial

Table 1. Summary of Existing FLUM Designations (Continued)

Max Gross Density:	Low Density Residential	20 dwelling units (1 DUA)
	Moderate Density Residential	77 dwelling units (4 DUA)
	Community Commercial	105 dwelling units (15 DUA*)
	TOTAL	202 dwelling units (± 4.33 DUA)
Max Floor Area:	Low Density Residential	N/A
	Moderate Density Residential	N/A
	Community Commercial	± 182,952 square feet (0.60 FAR*)
	TOTAL	± 182,952 square feet (0.09 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Low Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Community Commercial	▪ Neighborhood commercial establishments; ▪ Residential/offices and live-work units; ▪ Personal services; ▪ Financial institutions; ▪ Retail sales and services that serve the community; ▪ Eating establishments; ▪ Indoor recreation/entertainment; ▪ Single-family and multi-family above first floor commercial uses; ▪ Visitor accommodations; ▪ Supporting community services; ▪ Traditional Neighborhood Planned Developments; ▪ Single family attached units; ▪ Apartments and townhomes; and, ▪ Duplexes and quadplexes.
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

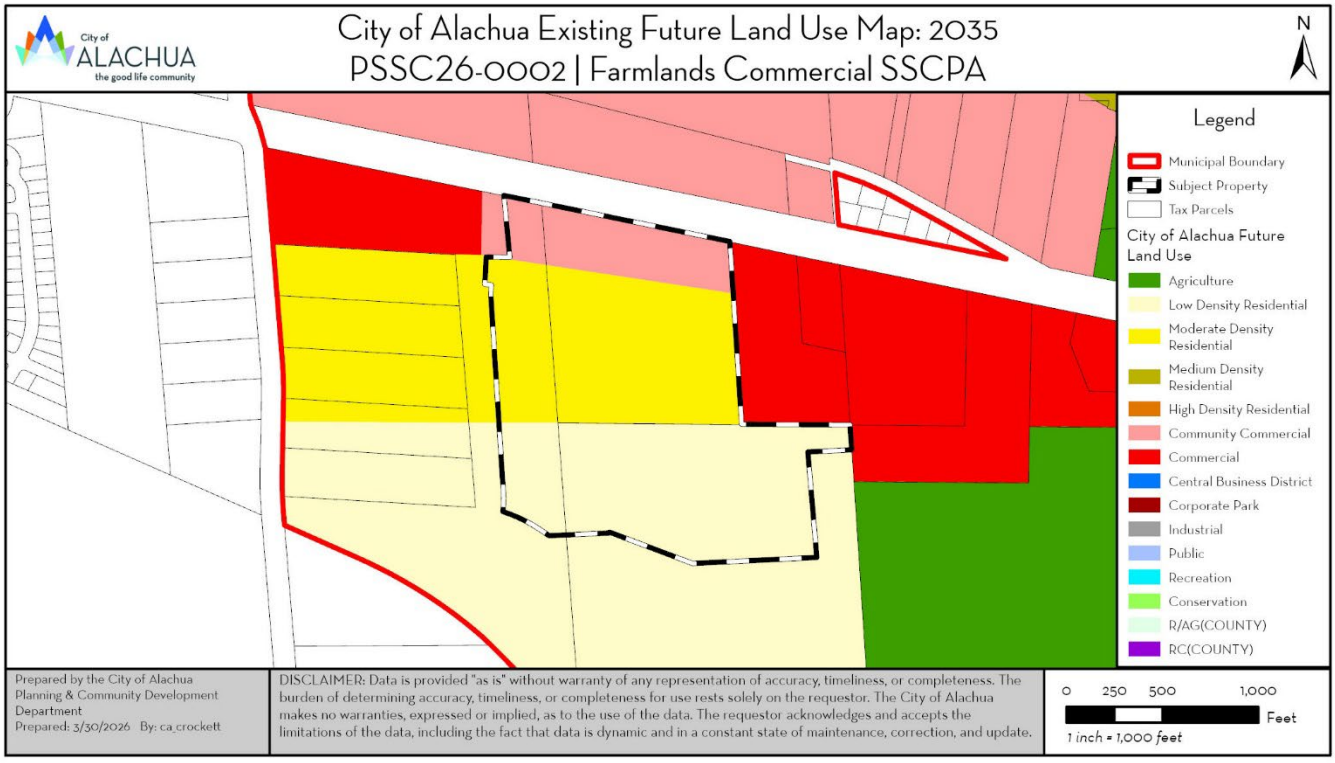


Figure 1. Existing Future Land Use Map with Subject Property

Proposed Future Land Use Map Designations

The proposed amendment would retain some Moderate Density Residential and Community Commercial land use categories on the subject property. The remaining portion would be amended to the Commercial land use category, which is established by Policy 1.3.b of the City of Alachua Comprehensive Plan, Future Land Use Element.

The Commercial land use category provides "for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate." Typical uses are primarily commercial in nature, including regional commercial uses and auto-oriented uses; however, limited residential uses are permitted. Development is limited to a floor area ratio of 0.6 for parcels 5-acres or greater in size and 15 dwelling units per acre.

Table 2. Summary of Proposed FLUM Designations

Summary of Proposed FLUM Designations	
FLUM Designation:	Moderate Density Residential; Community Commercial; Commercial

Table 2. Summary of Proposed FLUM Designations (Continued)

Max Gross Density:	Moderate Density Residential	25 dwelling units (4 DUA)
	Community Commercial	153 dwelling units (15 DUA*)
	Commercial	451 dwelling units (15 DUA)
	TOTAL	629 dwelling units (± 13.47 DUA)
Max Floor Area:	Moderate Density Residential	N/A
	Community Commercial	± 266,587 square feet (0.60 FAR*)
	Commercial	± 786,955 square feet (0.60 FAR*)
	TOTAL	± 1,053,542 square feet (0.52 FAR)
Typical Uses: (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Moderate Density Residential	▪ Single family detached dwelling units; ▪ Accessory dwelling units; ▪ Manufactured or modular homes meeting certain design criteria; ▪ Mobile homes only within mobile home parks; ▪ Duplexes and quadplexes; ▪ Townhomes; ▪ Residential Planned Developments; and, ▪ Supporting community services.
	Community Commercial	▪ Neighborhood commercial establishments; ▪ Residential/offices and live-work units; ▪ Personal services; ▪ Financial institutions; ▪ Retail sales and services that serve the community; ▪ Eating establishments; ▪ Indoor recreation/entertainment; ▪ Single-family and multi-family above first floor commercial uses; ▪ Visitor accommodations; ▪ Supporting community services; ▪ Traditional Neighborhood Planned Developments; ▪ Single family attached units; ▪ Apartments and townhomes; and, ▪ Duplexes and quadplexes.
	Commercial	▪ Retail sales and services; ▪ Personal services; ▪ Financial institutions; ▪ Recreation and entertainment; ▪ Tourist-related uses; ▪ Visitor accommodations; ▪ Commercial shopping centers; ▪ Auto-oriented uses; ▪ Traditional Neighborhood Planned Developments; ▪ Employment Center Planned Developments; ▪ Commercial recreation centers; ▪ Office/business parks; ▪ Limited industrial services;

Table 2. Summary of Proposed FLUM Designations (Continued)

		▪ Eating establishments; ▪ Single family attached units; ▪ Apartments and townhomes; ▪ Duplexes and quadplexes; ▪ Single-family and multi-family residential above first floor commercial uses; ▪ Convention centers; and, ▪ Supporting community services.
Net Increase/ Decrease	*+ 427 dwelling units* *+ 870,590 square feet non-residential floor area*	
*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.		

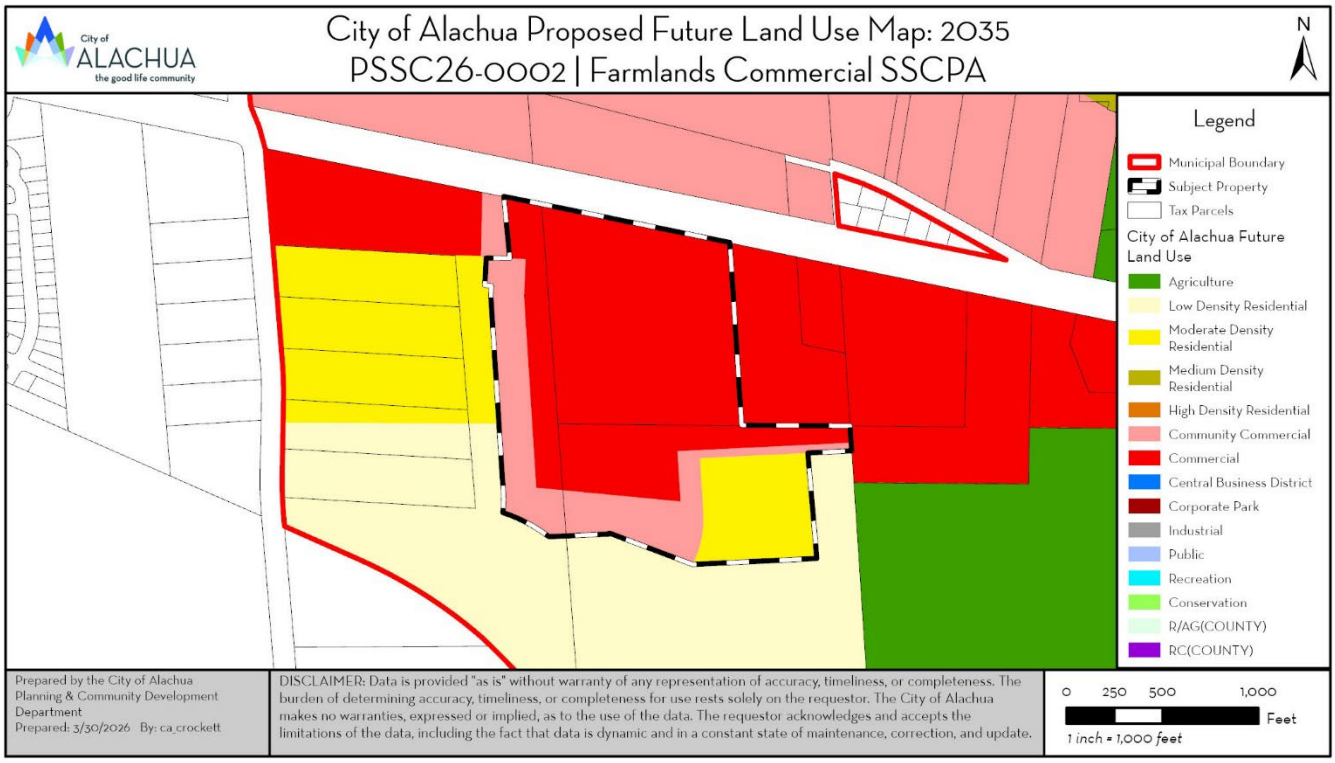


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is undeveloped and has been historically used for silviculture; however, the subject property is part of a previously approved PD-R.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 3. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture, Vacant Commercial	Community Commercial	Planned Development – Commercial (PD-COMM)
South	Silviculture, Vacant Residential	Low Density Residential	Planned Development – Residential (PD-R)
East	Agriculture, Repair and Servicing	Agriculture, Commercial	Agricultural (A); Commercial Intensive (CI)
West	Silviculture, Vacant Residential, Vacant Commercial	Low Density Residential, Moderate Density Residential, Commercial	Planned Development – Residential (PD-R); Commercial Intensive (CI)

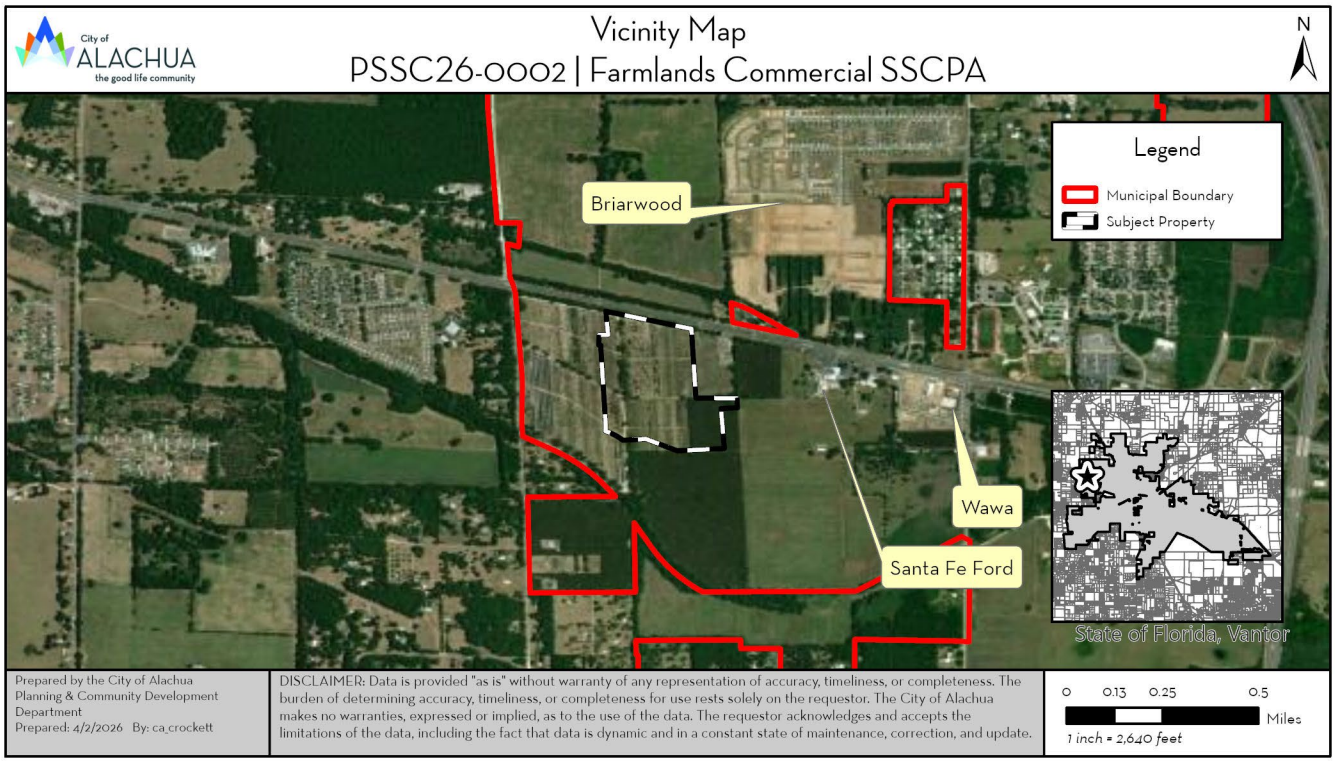


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are not required for small-scale Comprehensive Plan amendment applications; however, two neighborhood meetings were held regarding the companion site-specific amendment to the Official Zoning Atlas.

A neighborhood meeting was held on September 24, 2025, and October 22, 2025, at Legacy Park. As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meetings were attended by 16 members of the public in total.

Neighborhood meeting summaries submitted by the Applicant are available in the application materials.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statues, requires the future land use element of a comprehensive plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The population of the City of Alachua is currently an estimated 11,296 persons, according to the University of Florida Bureau of Economic and Business Research. The City's Comprehensive Plan has established a population projection of 17,464 persons by the year 2035. The Applicant did provide an analysis demonstrating that the proposed amendment would not adversely impact the amount of land needed for a minimum 10-year planning period.

The Applicant submitted a needs analysis, which is included in the application materials. The Applicant contends the "developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form and there is a need for additional commercial and residential options in the City and for residents in the context area and proximate cities of High Springs and Newberry."

URBAN SPRAWL ANALYSIS

Section 163.3177, Florida Statutes, requires any amendment to the Future Land Use Element to discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, "[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

An evaluation of each primary indicator is provided below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The proposed amendment includes multiple future land use categories that range in density and intensity and range in allowable uses, providing for a mix of allowable uses on the subject property.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is already designated with urban and urban-transitional future land use categories and is adjacent to other urban land use categories.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed amendment is consistent with surrounding future land use categories, ensuring isolated and radial development patterns do not occur. The proposed Commercial land use area reduces the existing potential of strip or ribbon patterns by better incorporating the area into the adjacent Moderate Density Residential and Low Density Residential land use areas with a transitionary Community Commercial land use area.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: No environmentally sensitive features are known to exist on the subject property. The subject property is located in an identified area of high aquifer recharge potential. The Applicant has provided a preliminary geotechnical evaluation to demonstrate the general suitability of the site for the proposed land use categories. Further, detailed evaluation will be required as part of the review of any final development order. This will allow the detailed evaluation to be tailored to the specific type of development in question at time of review.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The subject property is adjacent to active silviculture activities; however, both the subject property and adjacent property are already designated with urban and urban-transitional future land use categories. The Applicant contends that the silviculture activities will be relocated by the property owner to another property in the general region.

(VI) Fails to maximize use of existing public facilities and services.

Evaluation & Findings: The subject property exists within the City of Alachua's Community Potable Water Service Area and Community Wastewater Service Area and any development will be required to connect to the respective public facilities as required by the Comprehensive Plan. Connections to public facilities will be the responsibility of the developer of the subject property at time of development.

(VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: The subject property exists within the City of Alachua's Community Potable Water Service Area and Community Wastewater Service Area and any development will be required to connect to the respective public facilities as required by the Comprehensive Plan. Connections to public facilities will be the responsibility of the developer of the subject property at time of development. Additionally, the subject property exists within the Alachua West Water Distribution Infrastructure Improvement Area.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: The subject property already has urban future land use categories on the site, which are of lower density and intensity. The proposed amendment, increasing density and intensity, would actually be anticipated to decrease the cost in time, money, and energy of public facility and service provision and maintenance as more users in a concentrated area means less cost to furnish facilities and services per user.

(IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: The proposed amendment maintains a transition of the most intense land use category of Commercial along US Highway 441, stepping down in intensity to Community Commercial and Moderate Density Residential on the subject property. The proposed Moderate Density Residential category also abuts Low Density Residential on the property adjacent to the south. Policy 1.2.a of the Comprehensive Plan, Future Land Use Element describes Low Density Residential as "a transition between rural residential / agricultural areas and the urban areas within the City." As such, the proposed amendment establishes a logical development pattern and maintains a clear separation between rural and urban uses.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: Typical developments in the Commercial land use category would not be development well-suited for infill development as larger scale, regionally facing, and highway-oriented uses are permitted in the Commercial land use category. As such, the proposed amendment including a Commercial land use area would not discourage or inhibit infill development elsewhere in existing neighborhoods and communities where larger scale, regionally facing, and highway-oriented uses are not appropriate.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The Commercial and Community Commercial land use categories are mixed-use land use categories and permit for a wide array of regionally and locally facing non-residential uses with a limited amount of residential uses. The Moderate Density Residential portion augments the limited amount of residential uses permitted in the Commercial and Community Commercial land use areas, resulting in a functional mix of permitted uses across the subject property.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The proposed amendment is generally linked with related land uses. The Commercial land use category is located along US Highway 441 and connects two existing Commercial land use areas. The Community Commercial land use category is located as a transitionary category as established by Policy 1.3.a of the Comprehensive Plan, Future Land Use Element. "The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories." The Moderate Density Residential land use category is located adjacent to existing residential land use areas. Ultimately, the proposed amendment results in a logical development pattern that will encourage accessibility between the related land uses, including a functional mix of residential and non-residential uses.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The subject property is in private ownership, is not open to the public, and does not serve as functional open space.

Urban Form Criteria

In addition to the preceding urban sprawl indicators, Chapter 163.3177 also establishes eight "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below.

The applicant has also provided an analysis of the application's consistency with Chapter 163.3177 within the application materials.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: No environmentally sensitive features are known to exist on the subject property. The subject property is located in an identified area of high aquifer recharge potential. The Applicant has provided a preliminary geotechnical evaluation to demonstrate the general suitability of the site for the proposed land use categories. Further, detailed evaluation will be required as part of the review of any final development order. This will allow the detailed evaluation to be tailored to the specific type of development in question at time of review.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: The subject property already has urban future land use categories on the site, which are of lower density and intensity. The proposed amendment, increasing density and intensity, would actually be anticipated to decrease the cost in time, money, and energy of public facility and service provision and maintenance as more users in a concentrated area means less cost to furnish facilities and services per user.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The Commercial and Community Commercial land use categories are mixed-use land use categories and permit for a wide array of regionally and locally facing non-residential uses with a limited amount of residential uses. The Moderate Density Residential portion augments the limited amount of residential uses permitted in the Commercial and Community Commercial land use areas, permitting a wide range of housing types.

The City recognizes that mixed-use development reduces transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. Ultimately, the proposed amendment results in a logical development pattern that will encourage accessibility between the related land uses, including a functional mix of residential and non-residential uses.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: The City recognizes that mixed-use development reduces transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling. The Applicant further contends that a decrease in vehicle miles travelled (VMT) promotes energy conservation of both fossil fuels and electric power.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The Applicant contends that the silviculture activities conducted on site will be relocated by the property owner to another property in the general region. Staff notes that the Applicant's contention likely does not meet the burden of preserving agricultural areas and activities.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is in private ownership, is not open to the public, and does not serve as functional open space. Additionally, the subject property is not comprised of natural lands and is primarily comprised of silviculture operations. The proposed future land use categories all require open space as part of future development.

(VII) Creates a balance of land uses based upon the demand of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The Commercial and Community Commercial land use categories permit a wide array of non-residential land uses, including regionally facing and more locally facing uses, to meet the need of the residential population of the City of Alachua and context area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: The Applicant contends that the proposed amendment will discourage urban sprawl; however, the existing future land use categories were found not to constitute urban sprawl when adopted by Ordinance 22-06. Additionally, the proposed amendment does not provide for an innovative development pattern. As such, Staff notes this criterion is likely not met.

Staff notes six of the eight urban form criteria are met, and as such, the proposed amendment does not constitute urban sprawl as established by Florida Statute 163.3177(6)(a)9.b.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Evaluation & Findings: The proposed land use categories would maintain a balance between residential and non-residential uses in the City and maintain a minimum number of lands for a 10-year planning period.

Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: The proposed Moderate Density Residential land use category abuts a Community Commercial land use category and Low Density Residential land use category, acting as a step down in density and intensity between the non-residential and residential areas and maintaining an orderly and compatible pattern of development.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use

Evaluation & Findings: The proposed Community Commercial land use category would act as a transition from the Commercial land use area to the residential land use areas, which is consistent with the purposes of the Community Commercial land use category and would maintain an orderly and compatible pattern of development.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The proposed Commercial land use category would be located along US Highway 441, where more intense and highway-oriented commercial uses are appropriate. The proposed Commercial land use category would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining and orderly and compatible pattern of development.

Policy 1.3.f: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The proposed Commercial land use category would abut an existing Commercial land use category to the east, and be abutted by Community Commercial as a transition to the west and south, maintaining an orderly and compatible pattern of development. Although the Commercial and Community Commercial land use categories are proposed to extend into an existing residential future land use category, the property is undeveloped and not an existing residential neighborhood. As such, concerns with residential compatibility are minimal as (1) residential compatibility can be addressed at time of development review, ensuring proper landscaping and buffering, (2) the proposed commercial land use categories will not interfere with an existing residential area, and (3) the proposed Commercial land use category will be surrounded by a transitionary Community Commercial land use category.

A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. A more detailed traffic analysis will be required as part of any development application. Pedestrian and bicycle facilities will be required to connect to adjacent properties at time of final design. Setbacks and buffers between residential and non-residential use areas will be required at time of final design.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Evaluation & Findings: The subject property is within the City's Corporate Corridor Activity Center. Highway-oriented and more intense commercial development is consistent with the objectives of economic development and is consistent with the surrounding development pattern, ensuring a coordinated future land use pattern.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.3177(6)(a)9.a. and b., Florida Statutes, respectively.

Evaluation & Findings: An urban sprawl analysis conducted by staff has been included in this report. Staff has found the proposed amendment to not constitute urban sprawl as defined in Chapter 163.317(6)(a)9., Florida Statutes.

Policy 5.1.a: *Topography*: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to topography of the existing site. Only moderate limitations related to topography exist for commercial development in a limited portion of the site. No seepage slopes or potential sinkholes are known to exist on the subject property. All policies and regulations regarding the protection of natural topography will be enforced at time of development review. At this stage, the proposed land use categories are generally suitable for the subject property in relation to topography, karst-sensitive, and other geologic features. Any development application for the subject property will require additional geotechnical screening and evaluation.

Policy 5.1.b: *Soils*: The City shall ensure soil protection and intervention measures are included in the development review process.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to the six soil types present on the subject property, which are all well or moderately well drained soils. As such, the proposed land use categories are generally suitable for the subject property in relation to soils.

Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. The subject property is within Flood Zone X; and as such, staff noted no concerns related to flood potential.

Policy 5.1.d: *Wetlands*: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated or potential wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands.

Policy 5.1.e: *Habitat*: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. The subject property is not identified by the Florida Natural Areas Inventory (FNAI) and not located near an Alachua County Strategic Ecosystem. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of development review.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Evaluation & Findings: The subject property is located within the City's Community Potable Water Service Area and Community Wastewater Service Area. As such, any development of the subject property will be required to connect to City facilities at time of development.

Transportation Element

Objective 1.1: *Level of Service*

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation & Findings: A phase 1 traffic impact analysis has been submitted as part of this application. Multiple improvements are recommended, and will be assessed in more detail at time of final design. The Applicant contends that while the maximum build-out scenario of the proposed future land use categories would result in an increase to trip generation, the companion rezoning application limits the maximum build-out scenario and would actually result in a net reduction in potential trip generation. Concurrency will be reevaluated at time of application for a final development order, at which time the Applicant must demonstrate that the level of service will not be exceeded, or potential fees or improvements will be required in accordance with Chapter 18 of the City's Code of Ordinances. An amendment to the Future Land Use Map inherently does not impact the level of service standard.

Objective 1.2: *Access Management*

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards which promote safe and efficient travel.

Evaluation & Findings: A phase 1 traffic impact analysis has been submitted as part of this application and has demonstrated that proper consolidation of access points and right-of-way design will be taken into account at time of final design. Access to US Highway 441 will be required to be in a consolidated manner that promotes safe and efficient travel at time of final design.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Evaluation & Findings: The subject property is within 2,640 feet of a sidewalk on the same side of an arterial street, and as such, will be required to provide a sidewalk at time of development.

Policy 1.5.e Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

Evaluation & Findings: The proposed land use categories include a mix of residential and commercial uses in an arrangement that will promote walking and cycling between the uses in close proximity. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: The proposed land use categories allow for a variety of housing types in a range of densities. The commercial land use categories also allow for housing stock in close proximity to commercial development in a mixed-use manner.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Evaluation & Findings: The proposed Commercial and Community Commercial land use categories are mixed-use land use categories that accommodate mixed-use development with residential, commercial, and retail in close proximity to each other. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Wastewater Service Area and any future development on the subject property will be required to connect.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation & Findings: The subject property is located within the Community Potable Water Service Area and any future development on the subject property will be required to connect.

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g, Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Evaluation & Findings: The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any development application for the subject property will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the proposed land use categories are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

Conservation and Open Space Element

Objective 1.3: *Listed Species*

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to potential habitat for listed species. The subject property is not identified by the Florida Natural Areas Inventory (FNAI) and not located near an Alachua County Strategic Ecosystem. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat; however, a full listed species inventory will be required at time of development review.

Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Evaluation & Findings: The proposed Commercial and Community Commercial land use categories are mixed-use land use categories that accommodate mixed-use development with residential, commercial, and retail in close proximity to each other. The City recognizes mixed-use land use arrangements and developments reduce transportation needs by placing necessary shopping and employment within close proximity to housing and supports multi-mobility, including walking and cycling.

Objective 1.7: *Geological Resources*

The City shall identify, protect and conserve significant geological resources and their natural functions.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. There are no potential sinkholes or other geologic features known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to geologic features.

Objective 1.10: *Wetlands*

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Evaluation & Findings: An environmental conditions analysis conducted by staff has been included in this report. Staff noted no concerns related to wetlands on the subject property. No delineated or potential wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: No potential or delineated wetlands are known to exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to wetlands. Should wetlands be discovered on the site, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, no impacts are anticipated to any strategic ecosystem(s) identified within the ecological inventory report. As such, the proposed land use categories are generally suitable for the subject property in relation to strategic ecosystems.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No parts of the subject property are identified as a priority area by the FNAI. As such, the proposed land use categories are generally suitable for the subject property in relation to regulated plant and animal species and habitat.

A listed species inventory will be required at time of development plan application to ensure final design is appropriate. Should a regulated plant or animal species be discovered, the Applicant must adhere to the applicable standards in the City's Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are six soil types found within the subject property, shown in Table 4.

Table 4. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	45.01%
Fort Meade Fine Sand; 0-5% Slope	A	Well Drained	Slight	Slight	43.35%
Kendrick Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	7.12%
Arredondo Fine Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	4.27%
Gainesville Loamy Sand; 5-8% Slope	A	Well Drained	Slight	Moderate; Slope	0.21%
Millhopper Sand; 0-5% Slope	A	Moderately-Well Drained	Slight	Slight	0.02%

Evaluation & Findings: The six soils present on the subject property are well or moderately well-draining and are generally conducive to residential and commercial development. Only moderate limitations for commercial development exist, and those limitations are due to slope, not drainage. As such, the proposed land use categories are generally suitable for the subject property in relation to soils.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: The subject property is located in Flood Zone X. As such, there are no concerns related to flood potential on the subject property.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: There are no potential sinkholes or other geologic features known to exist on the subject property. The subject property is located within a high aquifer recharge potential area as noted on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential (HARP) Map.

The Applicant submitted preliminary geotechnical analysis conducted by UES Professional Solutions, which was then reviewed by Kenneth Hill, P.E. of GSE Engineering & Consulting, Inc. on behalf of the City of Alachua. In reviewing the preliminary geotechnical analysis, Hill states that, "generally soil conditions are suitable for the development of commercial and residential projects." The full letter is available for review in Exhibit "B" of this report. Hill does indicate that it is "prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design." As such, any development application for the subject property will require additional geotechnical screening and evaluation as recommended by Hill in their review of the preliminary geotechnical analysis.

At this stage, the proposed land use categories are generally suitable for the subject property in relation to karst-sensitive and other geologic features.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a wellfield protection zone. As such, the proposed land use categories are generally suitable for the subject property in relation to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not located in the City's Historic Overlay District and no structures identified as historic by the State of Florida or the Alachua County Historic Resources Inventory exist on the subject property. As such, the proposed land use categories are generally suitable for the subject property in relation to historic structures or features.



Figure 4. Environmental Resources Map

EXHIBIT "A"
TO
PSSC26-0001 | FARMLANDS COMMERCIAL
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

DRAFT ORDINANCE 26-XX

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO HE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by eda consultants, inc. ("Agent") and NV5, Inc. ("Agent") (together as the "Applicant") on behalf of JTFA LLC (the "Property Owner"); and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission held duly advertised public hearings on _____, 2026, and _____, 2026, on the proposed Amendment and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

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Section 2. Comprehensive Plan Future Land Use Map Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on a ± 46.68-acre subject property, consisting of Tax Parcel Numbers 03042-050-004; 03042-050-005 (portion thereof), and 03045-003-000 (portion thereof), in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

DRAFT

PASSED on first reading on the _____ of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION

Moderate Density Residential Land Use Area

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2262.99 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°48'45" WEST, A DISTANCE OF 488.75 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 86°48'45" EAST, A DISTANCE OF 562.69 FEET; THENCE NORTH 04°14'37" WEST, A DISTANCE OF 550.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.37 ACRES, MORE OR LESS.

DRAFT

LEGAL DESCRIPTION

Community Commercial Future Land Use Area

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 95.62 FEET; THENCE SOUTH 02°45'20" WEST, A DISTANCE OF 162.15 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 995.87 FEET; THENCE SOUTH 83°45'07" EAST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 261.08 FEET; THENCE NORTH 86°48'45" EAST, A DISTANCE OF 786.95 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 42.01 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NONTANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°13'16" EAST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.20 ACRES, MORE OR LESS.

DRAFT

LEGAL DESCRIPTION

Commercial Future Land Use Area

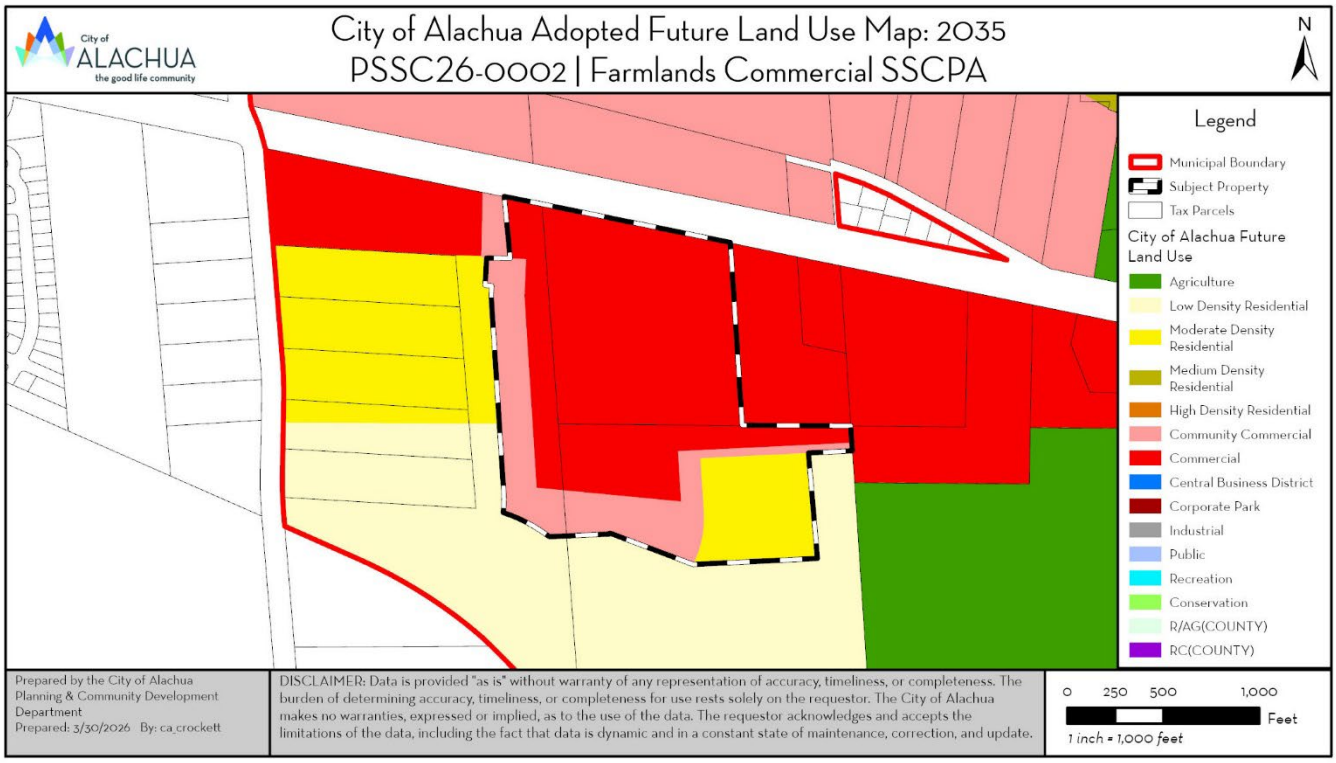
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1049.43 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 04°15'41" EAST, A DISTANCE OF 944.88 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE NORTH 89°31'39" EAST, ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 491.11 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 1614, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 87.70 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 786.95 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 261.08 FEET; THENCE NORTH 83°45'07" WEST, A DISTANCE OF 656.92 FEET; THENCE NORTH 03°11'15" WEST, A DISTANCE OF 995.87 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 162.15 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 95.62 FEET; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 319.56 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 30.11 ACRES, MORE OR LESS.

DRAFT

EXHIBIT "B"



DRAFT

EXHIBIT "B"
TO
PSSC26-0001 | FARMLANDS COMMERCIAL
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

LETTER FROM KENNETH L. HILL, P.E.
GSE ENGINEERING & CONSULTING

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone ◆ 352-377-0335 Fax
www.gseengineering.com

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

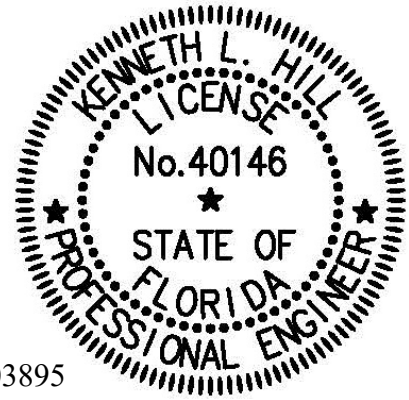
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx

Distribution: Addressee (1)
File (1)

EXHIBIT "C"
TO
PSSC26-0001 | FARMLANDS COMMERCIAL
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

April 1, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Notice of Hearing to be Scheduled for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On April 1, 2026, the City of Alachua received your revised small-scale Comprehensive Plan amendment and site-specific amendment to the Official Zoning Atlas applications for the Farmlands Commercial project. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **April 21, 2026,** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of **each complete** application package, seven full size sets of PD plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, April 6, 2026***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, April 6, 2026***. These signs will be ready for pickup after 12:00 PM on Thursday, April 2, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, April 20, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

March 16, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On March 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 24, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Pursuant to Resolution 24-05, application fees include two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. **Please note, if an additional PAT review is required, a surcharge of 25% of the site plan application fee will be assessed for the additional PAT review (original application fee - $12,500; 25% surcharge - $3,125).** You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

PSSC26-0002 - Farmlands Rezoning
Staff has no additional comments at this time, but reserves the right to provide additional comments at a later date.

PR26-0002 - Farmlands Rezoning

Remaining Deficiencies to be Addressed
** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.

      Response: In collaboration with City staff and mindful of staff recommendations, limited modifications have been presented on supplements development and design sheets. The site-specific development and design sheets retain consistency with the City of Alachua's Comprehensive Plan and overall vision, while permitting modest modifications to existing zoning performance standards to achieve a unique and cohesive mixed-use project design.

      Remaining Deficiency: Provide justification.

   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.

      Response: A Master Parking and Circulation Plan has been provided as a supplement to the application materials. In collaboration with staff, the applicant has creatively and thoughtfully proposed a standard that is mindful of pedestrian-scale needs and places safety at the forefront of design.

      Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.

   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.

      Response: None provided.

      Remaining Deficiency: Respond.

g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

Response: Proposed modifications have been removed and a development and design plan sheet has been included in the resubmittal, which outlines achievable performance standards that are consistent with the City's Comprehensive Plan and overall community vision for vibrant walkable non-residential areas in proximity to a variety of housing options. These elements also are designed in a manner that promotes non-motorized access for all citizens.

Remaining Deficiency: See Additional Deficiency comments related to Master Architectural Building Plan.

5. **PD Master Plan**

d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.

Response: The development and design plan sheet contains the requested standards. A note (#16) has been added to the PD Master Plan to indicated that development standards for the PD-COMM area will be found on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: Development Standards for the PD-COMM should be included on the PD Master Plan, not on the Parking Master Plan. Provide.

Note 16 references three Parking Master Plan sheets, of which there are only two. Revise.

f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.

Response: Note #4 is proposed to remain and the requested cross sections can be found; 1) PD-R cross sections on Sheet P200, and 2) PD-COMM cross sections on the separate Parking & Circulation Master Plan sheet.

Remaining Deficiency: See Additional Deficiency comments related to Parking Master Plan.

7. **Miscellaneous**

a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

Response: The applicant has received Preliminary Plat and Construction Plan approval for the portion of the project referenced above. A trail dedication would be a design conflict with the previous and existing City approvals.

Remaining Deficiency: Staff notes that he Preliminary Plat will need amended to reflect all amendments to the PD; therefore, the Applicant's response regarding previous approval without a trail is moot. Further, the trail could be located within the 20' southern landscape buffer, not affecting lot lines and not resulting in any reduction in lots. Staff will work with the Applicant to ensure that this inclusion does not impede the construction of phase 1 as otherwise previously approved, understanding that grading may need slightly adjusted to account for an 8-foot-wide trail.

Additional Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Parking Master Plan**
   a. Sheet 1 of 2 does not depict the approximate location of the emergency access drive to the residential site on NW 188th Street. Revise.
   b. Sheet 1 of 2. Revise to show development areas as shown on the PD Master Plan (A, B, and C).
   c. Note 1. Revise "Landscape islands are required every 8th single row with a 5' sidewalk" to state "Landscape islands/spines are required every 4th single row with a 5' sidewalk."
      i. Staff is amenable to the following alternative language, provided that increased width and landscape areas are provided. "At a minimum, 12' wide landscape islands/spines are required with a 6' sidewalk such that in no case will a pedestrian be required to cross more than one drive aisle to access a landscape island/spine with a 6' sidewalk."
   d. Note 1. Revise "All parking will be impervious to "Required off-street parking spaces must, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course. Any off-street parking spaces provided in excess of the minimum requirement may be of an alternative surface material in accordance with Section 6.1.3(E) of the LDRs.
   e. Note 2. The current bicycle parking requirement (assuming a full build-out scenario) would be approximately 148 spaces. A rate of 1 bicycle space per 10,000 square feet would yield a requirement of approximately 45 spaces (less than one-third of the current requirement). A rate of 1 bicycle space per 5,000 square feet may be more appropriate, with a minimum provision for structures under 10,000 square feet, if proper justification can be provided. Revise and provided justification.
   f. Note 4. Does not exist. Renumber notes accordingly
   g. Notes 5-7 do not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
   h. The Development Standards Table does not relate to parking and should be included on the PD Master Plan, not the Parking Master Plan.
      i. Further, the development areas should be consistent with those shown on the PD Master Plan (A, B, and C).
      ii. Maximum Lot Coverage does not refer to FAR, but rather, impervious surface area. Revise to reflect this standard accordingly.
   i. Driveway Cross Sections. Staff notes 14' and 15' wearing surfaces (per lane) are excessive and can contribute to irresponsible driver behavior. The City only requires 12' wearing surfaces per lane. Additionally, unnecessary lane width will further restrict planting of required landscape materials. Revise, reducing the land width on all driveway cross sections to 12' wearing surfaces.
   j. Sheet 2 of 2. The location of bicycle parking is governed by general note 2 on sheet 1. Remove bicycle parking locations from sheet 2 to reduce possible confusion.
   k. Sheet 2 of 2. Extend the eastern future access stub to the property line.
   l. Sheet 2 of 2. Include the approximate location of the multi-modal connection to the PD-R.

2. **Master Architectural Building Plan**
   a. As previously commented and discussed, only additional requirements to those in Section 6.8 are permitted to be included as part of the PD Master Plan. No deviation of a requirement in Section 6.8 that reduces such requirement is permitted. Staff noted the Master Architectural Building Plan currently does not comply with Section 6.8. Revise or remove from PD Master Plan.
3. **Miscellaneous**
   a. Some future land use maps appear to be older versions of the companion application. Check all future land use maps to ensure they are up to date.
   b. Remove all code alterations at the end of the justification report. If the deviation is not allowed by Table 3.6-3 and not noted on the PD Master Plan, it will not be incorporated into the PD. Justification as to the deviations can still be included in this report.
   c. The applicant is put on notice that, for consistency with Policy 5.1.a of the Community Facilities Element, further geologic testing will be required to be conducted, with the results submitted at time of final PD plan application.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **March 16, 2026**

TO: **Carson J. Crockett, AICP**
Principal Planner

FROM: **Linnelle Stewart** LD
Project Manager

Tom Ridgik, P.E.
Engineering Supervisor

RE: **Farmlands Planned Development**

Public Services has reviewed the subject project (March 2026 Submittal Documents) and offer the following comments. Review was specific to Public Services Utilities.

NO.	COMMENTS
1	**Comment on January 2026 Submittal** **Sheet P200-** Engineer to reconcile inconsistencies between this sheet and developer's DRAFT Conceptual Site Plan. In particular, locations of proposed water mains and proposed lift station. **Revise and Resubmit** **Comment on March 2026 Submittal** **Approved**
2	**Comment on March 2026 Submittal** A stationary generator shall be installed with the proposed lift station compliant with all applicable COA Standard Details. **Approved as noted.**

PO Box 9
Alachua, Florida 32616-0009

Phone: (386) 418-6140
Fax: (386) 418-6164

NO.	COMMENTS
3.	**Comment on March 2026 Submittal** In future submissions, engineer to distinguish between public and private utilities. **Approved as noted.**

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 17, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Project Assistance Team Comments for Farmlands Commercial SSCPA & Rezoning

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **1:30 PM on February 17, 2026** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, March 18, 2026**. A total of four copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud/FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April, 2026, Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

PSSC26-0002 – Farmlands SSCPA

1. Needs Analysis
   a. While a needs analysis cannot rely solely on population projections, population projections should still be a factor as Florida Statute still requires a minimum amount of lands for a 10 year planning period be provided in the City. Population projections are available in the City's comp plan. Provide such analysis.
   b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
   c. The submitted needs analysis does not consider the highest and best use of the property, which includes residential development as part of a mixed-use development. The development scenario for public facilities impact need not posit residential in the commercial land use, but the needs analysis should.
2. Urban Sprawl Analysis
   a. Staff noted only the 13 primary indicators of urban sprawl were evaluated in full. All eight urban form criteria must be analyzed. Revise analysis and include the eight urban form criteria.
   b. This application does not meet the definition of Infill Development established in the City's Comprehensive Plan, and as such, justification stating it is infill development is not proper justification. Revise response to primary indicator ten.
3. Comprehensive Plan Consistency Analysis
   a. Address Policy 1.3.f of the Future Land Use Element, specifically as it relates to the extension of commercial into residential areas.
   b. Objective 5.1 of the Future Land Use Element states that the City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during the review of proposed amendments to the Future Land Use Map. The response provided states this analysis will occur at a later date. Revise response. The proper analysis must occur at time of Future Land Use Map amendment.
   c. In response to Policy 5.2.a, Future Land Use Element, the Applicant states the land use change will not impact the level of service. In response to Objective 1.1, Transportation Element, the Applicant states the land use will impact the level of service. Ensure all responses are consistent. Revise.
   d. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
   e. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
   f. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.

4. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.
5. Outside Review
    a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
6. Miscellaneous
    a. Staff notes that a Commercial land use category abutting the Low Density Residential land use category is not a logical development pattern and does not provide a transition of the higher intensity use area of up to 0.6 FAR and 15 DUA to the lower intensity use area of just one DUA. Staff recommends either a Community Commercial land use category or a Moderate Density Residential land use category be used as a transitionary land use category between the two use areas. This would also be more similar to the established development pattern of the US 441 Corporate Corridor Activity Center.

PR26-0002 - Farmlands Rezoning

1. Statement of Proposed Change/Existing vs. Proposed Zoning
    a. The summary of change in development potential should consider both FAR and DUA for the business zone districts as the CC and CI districts are mixed-use districts.
    b. Tables use "UPA" for unit per acre. Please use industry acronym "DUA" for dwelling units per acre. This is also how the City's Comprehensive Plan and Land Development Regulations refer to the standard.
2. Comprehensive Plan Consistency Analysis
    a. In response to Policy 5.1.b, Future Land Use Element, the Applicant notes five soil types and six soil types are present on site. Revise to be consistent.
    b. In response to Policy 5.2.a, Future Land Use Element, and Objective 1.1, Transportation Element, the Applicant states the land use will not impact the level of service. The associated TIA suggests a negative impact is possible. Revise and clarify.
    c. In response to Objective 1.8, Conservation & Open Space Element, the Applicant notes that the "mixed-use development is proposed with residential and commercial uses in nature." Staff is unclear on what this analysis means. Revise and clarify.
    d. The Applicant's response to Objective 1.9, Conservation & Open Space Element, is not relevant to this application. Revise or remove.
    e. The proposed amendment includes residential lands. As such, provide an analysis of the Housing Element, and if relevant, the Recreation Element and Public Schools Element.
3. Concurrency Impact Analysis
    a. The Applicant is put on notice that, consistent with the submitted TIA recommendations, a more detailed analysis will be required to address potential impacts of specific development proposals at time of development of the site. These must include ways to address the level of service of segment 6.

4. **Compliance with Land Development Regulations**
   a. Per Table 3.6-3, development standards shall only be modified in ways that are consistent with the general intent and purpose of the PD-COMM district. Every proposed modification must be justified in this light. No justification is provided.
      i. Generally, a modification should only be considered if the proposed modification is unachievable via existing administrative remedies.
   b. Article 4 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.
   c. Per Table 3.6-3, a master parking plan must be provided to modify any parking standards. Provide master parking plan as an additional sheet to the PD Master Plan.
      i. Modifying the standard from one bicycle space per ten off-street parking spaces to one per 40 off-street parking spaces is a four-fold reduction. One per 80 off-street parking spaces is an even greater reduction. The PD-COMM shows pedestrian and bicycle connections to the residential area, and per conversations with FDOT, a multi-use trail will be required along US 441. There is no clear justification as to why a reduction of this degree, with a maximum of only ten bicycle spaces site wide, would be necessary. Staff does not support the modification as proposed.
      ii. No clear justification has been provided to modify Section 6.1.8(B)(3). Staff does not support such change as proposed.
      iii. The purpose of Section 6.1.10 is to ensure that a pedestrian has to cross no more than one drive aisle before reaching a dedicated pedestrian facility. Modifying the standard as proposed would result in pedestrians having to cross two drive aisles and potentially have the pedestrian forgo walking on the pedestrian facility altogether. No clear justification has been provided to modify Section 6.1.10. Staff does not support the change as proposed.
   d. Per Table 3.6-3, an alternative landscape plan must be provided to modify any landscape standards. Provide an alternative landscape plan as an additional sheet to the PD Master Plan.
      i. No clear justification has been provided to modify Section 6.2.2(D)(2)(b) or Section 6.2.2(D)(3). Staff does not support the modification as proposed.
   e. Section 6.4.4(A) already does not apply to architectural lighting. Architectural lighting is governed by Section 6.4.4(B)(4). Remove unnecessary modification.
   f. Per Table 3.6-3, a master sign plan must be provided to modify any signage standards. Provide a master sign plan as an additional sheet to the PD Master Plan.
      i. Staff notes that any change to a sign standard must have a compelling justification in conformance with both the PD-COMM district and the general purposes of Section 6.5. No clear justification has been provided. Staff does not support the proposed modification as proposed.
   g. Section 6.8 of the Land Development Regulations is not listed as a modifiable standard in Table 3.6-3. No modifications are permitted. Remove any proposed modifications.

5. **PD Master Plan**
   a. Show at least one designated bicycle and pedestrian facility from the eastern most portion of Area B to Area A. Exact location is not necessary, only that there will be a connection.
   b. Provide DUA figures in the Land Use Data Table.
   c. The Land Use Data Table note states "land use areas are approximate and may be adjusted." Revise to note that they cannot be adjusted limitlessly.
   d. Provide development standards, including minimum setbacks, maximum height, etc., for the PD-COMM area.
   e. Note three only references PD-R. Revise to include PD-COMM.
   f. Note 4 refers to a typical roadway section that has not been provided. Provide for review or remove note.
   g. Note 13 should require a 20' easement with a 10' sidewalk. Revise.
   h. The City will not permit any private signage in a public-right-of-way. Remove or revise Note 16.
6. **Outside Review**
   a. Comments from City of Alachua Public Services will be provided at a later date and forwarded as soon as received by the Planning & Community Development Department.
7. **Miscellaneous**
   a. In furtherance of Objective 1.4, Conservation & Open Space Element, among others, and the City's Strategic Plan, Staff proposes a multi-use trail dedication that aligns with the former seaboard airline right-of-way.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 5, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On February 4, 2026, the City of Alachua received your revised applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,



Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

February 2, 2026

Submitted electronically to csweger@edafl.com; gerry.dedenbach@nv5.com

Clay Sweger
eda consultants, inc.
720 SW 2nd Ave, #300, South Tower
Gainesville, Fl 32601

Gerry Dedenbach
NV5, Inc.
11801 Research Dr
Alachua, Fl 32615

Application #: PSSC26-0002; PR26-0002

RE: Completeness Review for Farmlands Commercial Small-Scale Comprehensive Plan Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning)

Dear Clay Sweger & Gerry Dedenbach,

On January 26, 2026, the City of Alachua received your applications for the Farmlands Commercial SSCPA and rezoning. The SSCPA application proposes amending the future land use category of a ± 46.7-acre subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential and Commercial (tax parcels 03042-050-004, 03042-050-005 (portion thereof), and 03046-003-000 (portion thereof)). The rezoning application proposes amending the zone district of a ± 182-acre subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development – Residential (PD-R) to PD-R and Planned Development – Commercial (PD-COMM) (tax parcels 03042-0050-003, 03042-0050-004, 03042-050-005, 03042-050-010, 03042-052-001, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03875-001-001, 03875-010-001, and 03875-010-002).

According to Section 2.2.6 of the City's Land Development Regulations, a completeness review shall be conducted upon receipt of the applications to determine that the applications contain all the necessary information and materials, are in proper form and of sufficient detail, and are accompanied by the appropriate fee. The Planning & Community Development Department has reviewed the aforementioned applications for completeness and finds that **the applications are incomplete**. The following deficiencies must be addressed to begin review of the applications. The deficiencies must be addressed no later than **5:00 PM on Thursday, February 5, 2026** to remain on the April Planning & Zoning Board review schedule.

In accordance with Section 2.2.6(B) of the City's Land Development Regulations, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within 45 calendar days, the applications shall be considered withdrawn (*, 2025*).

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the applications.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

PSSC26-0002 - Farmlands SSCPA

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

PR26-0002 - Farmlands Rezoning

1. **Submission Requirement, Electronic Materials** – Per the City's submission requirements, in addition to three printed copies, all materials must be submitted in digital (PDF) format: on a CD or by emailing a cloud/FTP link. Only some electronic materials were received electronically. Provide all materials electronically.

2. **Application Attachment #11, Proof of Payment of Taxes** – Proof of payment of taxes was submitted up through the year 2024. Provide proof of payment of taxes for 2025.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

Memorandum

Date: August 19, 2026

To: Patrice Boyes, Esq., Holtzman Vogel

From: M.C. Alfieri, P.G., P.Hg., CGWP

Regarding: Technical Review for August 24, 2026 Land Use Designation Hearing Regarding Alachua Farmlands, Alachua, Alachua County, Florida



Digitally signed by Michael Alfieri
DN: cn=Michael Alfieri ou=Users e=Michael.Alfieri@apexcos.com
Location:
Date: 2026-08-19 11:55-04:00

Executive Summary

Apex Companies, LLC (Apex) was retained by the City of Alachua (City) through Holtzman Vogel Baran Torchinsky & Josefiak PLLC (Client/Holtzman Vogel) to conduct an independent professional geologic review of technical information and Ordinance conditions associated with the proposed Alachua Farmlands Land Use and Zoning Applications. The review focused on the impact of the proposed Alachua Farmlands Land Use and Zoning with the local karst system and whether the available information and Ordinance conditions provide reasonable assurance that karst features will not be adversely affected by the proposed land use designation and re-zoning, while meeting environmental requirements set by the City. Apex reviewed geotechnical investigations, geophysical studies, historical aerial photography, City Staff Reports, landfill monitoring reports, and supporting technical correspondence provided by both the City and the Applicant.

Based on the information reviewed, the site is underlain by karst geology typical of Alachua County; however, the available data do not indicate the presence of active sinkhole activity. Multiple phases of geotechnical drilling, laboratory testing, and geophysical investigations conducted by licensed engineering professionals identified no evidence of contemporaneous raveling, progressive subsurface weakening, or other indicators commonly associated with active sinkhole formation. The depressional feature identified on the property is most consistent with a stable paleo sinkhole, supported by subsurface data and historical aerial photography demonstrating little to no change in the feature since at least 1937. Independent review by GSE Engineering & Consulting similarly concluded that the site appears suitable for the proposed development, while recommending additional site-specific investigations during final design to further evaluate stormwater management areas and potential karst risks.

Apex generally concurs that the investigations completed to date provide reasonable assurance that identified karst features are not currently exhibiting active sinkhole behavior and that the proposed land use designation and zoning do not present evidence that karst features will be adversely affected. Nevertheless, additional geotechnical and karst hydrogeologic evaluations during final development design and permitting may be appropriate and would be consistent with standard engineering practice in karst terrain, as Staff's Condition No. 5.i.ii provides.

Concerning the former Northwest Alachua County Landfill, the County requested a condition to the re-zoning requiring the "*submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume.*" The Applicant agreed to this request and indicated that the scope and timing of the study

will be coordinated between the Applicant and Alachua County. The scope of the study at the time of development plan review will be important to sort out which property is downgradient of any plume.

Introduction

Apex was retained to provide Professional Geologic review of technical data associated with the land use and zoning applications for Alachua Farmlands. Apex focused on potential impacts to the karst system in compliance with City of Alachua Land Development Codes and relevant provisions of the City of Alachua Comprehensive Plan. Apex was tasked with reviewing relevant geologic data, submitted documents (i.e., staff reports, applications, supporting documentation, record evidence) and preparing a brief technical memorandum summarizing the geologic data, its relevance in respect to karst, and whether in our professional geologic opinion reasonable assurances have been provided to demonstrate karst features will remain unaffected by the proposed land use and zoning. The scope of services provided is based on decades of experience as scientific investigator and published lead and/or co-author to numerous peer-reviewed journal articles and conference proceedings related to karst science.

Data Compilation and Review

Project data has been provided by the City of Alachua and the Applicant as follows:

Data/Information Provided by the City of Alachua

UES Professional Solutions, LLC (December 18, 2025) PRELIMINARY Geotechnical Exploration Services: Proposed Alachua Commercial Center US HWY 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2160889.

UES Professional Solutions, LLC (March 6, 2026) PRELIMINARY Geotechnical Exploration Services: Tax Parcels 03042-005/003-US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2162758.

City of Alachua Planning & Community Development Department (April 21, 2026) Staff Report: Quasi-Judicial Hearing Application #: PR26-0001.

Jones Edmunds & Associates, Inc. (June 2026) Alachua County Northwest Landfill Compliance Monitoring Report First Semi-Annual 2026 FDEP Permit No. 64602-010-SO/WACS Facility ID 29653. Prepared for Alachua County Solid Waste & Resource Recovery.

eda consultants inc. and NV5 (July 24, 2026) Letter Re: The Farmlands - Response to County Affected Party Correspondence to Ms. Michele Lieberman, ICMA-CM, CPM, County Manager, Alachua County.

City of Alachua (June 2026) Land Use Ordinance 26-09 (First Reading).

City of Alachua (July 2026) Zoning Ordinance 26-10 (First Reading), including Conditions Related to Environmental Requirements (i.e., Condition No. 5.i.ii).

Rise Partners/NV5 (2026) Historical Aerials (1937-2026).

Data/Information Provided by the Applicant (Rise Partners) to City of Alachua and Apex

UES Professional Solutions, LLC (December 18, 2025) PRELIMINARY Geotechnical Exploration Services: Proposed Alachua Commercial Center US HWY 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2160889.

UES Professional Solutions, LLC (March 6, 2026) PRELIMINARY Geotechnical Exploration Services: Tax Parcels 03042-005/003-US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. Project No. A25140.00683.005. Report No. 2162758.

GSE Engineering & Consulting, Inc. (April 1, 2026). Letter to Carson J. Crockett, Principal Planner, City of Alachua Regarding Review of Geotechnical Information Farmlands Commercial PD Rezoning Alachua, Alachua County, Florida GSE Project No. 17335.

Jones Edmunds & Associates, Inc. (June 2026) Alachua County Northwest Landfill Compliance Monitoring Report First Semi-Annual 2026 FDEP Permit No. 64602-010-SO/WACS Facility ID 29653. Prepared for Alachua County Solid Waste & Resource Recovery.

UES Professional Solutions, LLC (August 13, 2026) Report of Geotechnical Consulting Services: Limited Sinkhole Potential Evaluation Ground Surface Depression Farmlands Subdivision SEC of NW 188th St. and US 441, Alachua, Alachua County, Florida. Prepared for Rise Partners 832 Georgia Avenue, Suite 300, Chattanooga, Tennessee 37402. UES Project No. A26140.00683.005. UES Report No. 2166405.

Rise Partners/NV5 (2026) Historical Aerials (1937-2026).

Summary of Site-Specific Data Review

December 2025 and March 2026 UES Geotechnical Evaluations

Geotechnical investigations completed by UES Professional Solutions, LLC (UES) in December 2025 and March 2026 were overseen by two Florida Licensed Professional Engineers, who specifically practice geotechnical engineering, with reports officially signed and sealed per Florida law. These two reports focused on the suitability of the site for future land use (i.e., commercial/retail development). UES completed a review of readily available geologic and geotechnical data and literature references, completed thirty-five (35) geotechnical borings in 2025 and an additional twenty-five (25) geotechnical borings in 2026. The borings were completed to depths ranging from 10 to 40 feet below land surface in the proposed footprint of buildings, parking lots, and stormwater management areas. The UES reports indicate the geotechnical borings were completed in accordance with ASTM D1586.

UES also collected geologic samples during the geotechnical boring phase of the evaluations and completed the following geotechnical laboratory analyses: (a) forty-three (43) Wash #200 fines content determinations (in accordance with ASTM D1140); (b) six (6) Grain Sieve Analysis tests (in accordance with ASTM D-422); (c) ten (10) Atterberg Limits Tests (in accordance with ASTM D4318-05); (d) forty-nine (49) moisture content tests (in accordance with ASTM D-2216); (e) thirteen (13) Laboratory Permeability Tests (in accordance with ASTM D-2434); (f) three (3) Limerock Bearing Ratio (LBR) tests (in accordance with Florida Department of Transportation FM-515); (g) two (2) organic content tests (in accordance with ASTM D2974); (h) two (2) corrosion series; (i) one (1) topsoil series; and (j) one Modified Proctor Test (in accordance with ASTM D1557). Additionally, UES completed two (2) double ring infiltrometers within the footprint of the proposed stormwater management areas to assess percolation rates for the proposed system.

Apex has reviewed all geological logs and geotechnical laboratory reporting provided in the reports. Our findings are highlighted below:

- The data collected at shallow boring locations were completed to determine geotechnical suitability, while the deep boring locations were completed to evaluate the stratigraphy of the property.
- Evidence of contemporaneous raveling was <u>not</u> identified in the SPT data collected and presented by UES in the December 2025 and March 2026 geotechnical reports.

  - Used in industry practice, Florida Statute 627.706(2)(h) and (i) define the following:
    (h) "Sinkhole" means a landform created by subsidence of soil, sediment, or rock as underlying strata are dissolved by groundwater. A sinkhole forms by collapse into subterranean voids created by dissolution of limestone or dolostone or by subsidence as these strata are dissolved.
    (i) "Sinkhole activity" means settlement or systematic weakening of the earth supporting the covered building only if the settlement or systematic weakening results from contemporaneous movement or raveling of soils, sediments, or rock materials into subterranean voids created by the effect of water on a limestone or similar rock formation.
- Groundwater was encountered in some, but not all, SPT borings completed. In locations where the water table was identified, it appears to be perched on clay-rich sediments, which is common.
  - Soil mottling was used by the geotechnical engineers to determine the seasonal high-water levels at the project site.
- Atterberg Limits testing (ASTM D4318) indicates that the clays are not in a flowable state at the property.
  - Testing completed by UES indicates that expansive clays are not present near surface and within the footprint of the proposed project; however, UES indicates that if during construction expansive clays are identified, geotechnical design modifications to footings will be made accordingly.
  - While clay does not ravel due to the properties of the clay minerals comprising the material, if moisture contents are elevated placing the clay in a flowable state and if void space is available, flowing clays can contribute to the formation of sinkholes.

April 2026 GSE Geotechnical Review of December 2025 and March 2026 UES Geotechnical Evaluations

GSE Engineering & Consulting, Inc. (GSE) was retained by the City of Alachua to review the December 2025 and March 2026 UES Geotechnical Evaluations. This was completed by a Florida Licensed Professional Engineer, who specifically practices geotechnical engineering, with the letter officially signed and sealed per Florida law. GSE concluded that the site appears generally suitable for the proposed commercial and residential development, but the geotechnical investigations completed by UES are only preliminary in nature and are not sufficient for final design. GSE notes a data gap related to karst conditions and sinkhole risk beneath proposed stormwater facilities. GSE recommends additional subsurface characterization and geophysical investigations during the final design phase to better evaluate and mitigate the potential risk.

June 2026 UES Limited Sinkhole Potential Evaluation

A supplemental geotechnical investigation was completed by UES in June 2026 and was overseen by two Florida Licensed Professional Engineers, who specifically practice geotechnical engineering, with reports officially signed and sealed per Florida law. The investigation focused on an observed depressional feature within the project site. While not specifically stating, it is unclear if this work was completed based on the GSE review discussed above, or if this was a proactive decision by the Applicant.

UES completed another literature review, completed a geophysical survey consisting of thirteen (13) ground penetrating radar (GPR) traverses and two (2) electrical resistivity imaging (ERI). Geohazards, a UES Company (Geohazards) was retained by UES to complete this limited sinkhole evaluation. While no anomalies were identified during the GPR traverses, Geohazards did identify two (2) ERI anomalies. Apex has reviewed the ERI data provided within the report and find the modeling results to be acceptable (i.e., Root Mean Square Error

[RMS] under 10 percent). Geohazards recommended geotechnical testing of the observed ERI anomalies for confirmation of the observed features.

UES completed two SPT borings (in accordance with ASTM D1586) to evaluate the geophysical anomalies. Boring B-1 was completed within the heart of the ERI anomalies, while boring B-2 was completed outside of the identified ERI anomalies. The geologic logs do not indicate evidence of contemporaneous raveling. Clay rich sediment overlaying the limestone was not indicated to be in a flowable state and more than likely contributed to the loss of signal with the GPR evaluation. The discrete drop in penetration resistance between sand-rich sediment and underlying clay-rich sediment is also a normal occurrence and does not constitute a progressive weakening of sediments with depth. While not synonymous with a sinkhole or sinkhole activity per the Florida Statutes, the variable depth to the top of limestone appears to indicate a paleo-chimney sinkhole at this location. The loss of drilling fluid at the epikarst, the ancient erosional surface of the limestone, is a common occurrence with mud rotary drilling and, in this case, is not indicative of active sinkhole formation. While paleo sinkholes can reactivate under the right conditions, the June 2026 SPT data indicates that this is not the case.

1937 to 2026 Aerial Photography Provided by NV5

Apex reviewed the aerial photography presented by NV5. The figures provided focused on the depressional feature investigated by UES in June 2026. While the depressional feature is observed in each of the time periods presented, the relative shape and size has not significantly changed since 1937 (approximately 90 years). This provides another line of evidence for the paleo sinkhole and lack of reactivation.

Summary of Off-Site-Specific Data Review

June 2026 Alachua County Northwest Landfill Report by Jones Edmunds

The June 2026 Jones Edmunds & Associates, Inc. (Jones Edmunds) Alachua County Northwest Landfill report was provided was provided by both the City and the Applicant. Our findings are highlighted below:

- The groundwater sampling was completed on January 6, 7, 8, 19, and 20 and February 5, 2026.
    - Monitor well schematics were not identified in the report. It is unclear as to what aquifer is specifically being monitored.
    - Laboratory data indicates pH, TDS, Iron, Manganese, 1,2-Dibromoethene, 1,2-Dichloropropane, Trichloroethene, and Vinyl Chloride concentrations were at or outside Florida Department of Environmental Protection (FDEP) groundwater standards.
- Groundwater elevation data used to prepare the groundwater contour map was on January 6, 2026.
    - As presented, groundwater flow on site is westerly at a gradient of approximately $1x10^{-4}$-feet per foot then doglegs to the north at a gradient of approximately $2x10^{-3}$-feet per foot.
        - This is based on nine (9) monitor wells located on the landfill property boundary and numerous off-site wells and appears to be generated from Surfer (Golden Software version unknown) or another data contouring program and imported into AutoCAD.
        - The dogleg north is attributed to one measurement at the northwestern-most monitor on the landfill property boundary.
        - The groundwater elevation map is drawn with 0.5-foot contour intervals, but there are no notes as to the accuracy of the water level indicator used in the study.

July 2026 Letter from Applicant to Alachua County Regarding Affected Party Status

In correspondence between the City and Alachua County, Alachua County requested a condition to the re-zoning requiring the "*submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume.*" The Applicant agreed to this request and indicated that the scope and timing of the study will be coordinated between the Applicant and Alachua County. The scope of the study at the time of development plan review will be important to sort out the which property is downgradient of any plume.

Discussion of Ordinances and Proposed Conditions

City of Alachua Zoning Ordinance 26-10

This ordinance, if adopted on Second Reading, would re-zone approximately 182 acres known as the "Farmlands Planned Development" from Community Commercial (CC), Commercial Intensive (CI), and existing Planned Development Residential (PD-R) zoning to a combination of PD-R and Planned Development Commercial (PD-COMM). The ordinance authorizes a mixed-use development consisting of up to 203 single-family residential units and up to 454,000 square feet of commercial development, to be built in as many as five phases over a 10-year period.

Conditions to the Ordinance would establish detailed development standards addressing transportation, utilities, stormwater management, environmental protection, landscaping, open space, pedestrian connectivity, parking, and infrastructure requirements, including extensive geotechnical and karst evaluations, groundwater protection measures, species surveys, and coordination with applicable regulatory agencies. On First Reading, the City Commission found the Application consistent with the City's Comprehensive Plan and Land Development Regulations.

Apex has reviewed the Environmental Conditions to Zoning Ordinance 26-10 and provides the following comments:

- The required geotechnical and karst evaluations in Condition 5.i.ii, as drafted by Staff, are appropriately timed to occur at Final PD Development Plan Review, which is better aligned for later efforts regarding the actual development of the project site, not the land use and re-zoning stage.
- The text added by the Commission at First Reading (to include the "*geologic requirements outlined in the letter sent to Patrice Boyes on December 23, 2025, by Michael Alfieri, P.G., on behalf of Apex Comp*anies") is not appropriate at this juncture. These requirements were developed for a specific project based on those site conditions, available data, and identified geologic concerns at that location. Given the variability of subsurface conditions across different properties, automatically imposing the same geological/geophysical/geotechnical requirements on unrelated properties is not appropriate or technically defensible. Geologic and geotechnical investigation programs should be developed using a site-specific, risk-based approach that reflects the unique characteristics of a proposed project and property.

City of Alachua Land Use Designation Ordinance 26-09

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural function.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

Policy 1.7.b: The City may utilize FGS Florida Aquifer Vulnerability Assessment (FAVA) maps, in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials. The City may utilize the FAVA map created specifically for Alachua County.

Policy 1.7.c: The City shall prepare an emergency management plan to address the opening of a sinkhole when it poses a threat to public infrastructure, and the public's health, safety or welfare.

Policy 1.7.d: The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies, and investigate the possibility of acquiring and preserving the surrounding property.

Policy 1.7.e: The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.

Apex generally concurs that the investigations completed to date support the suitability of the property for the proposed land use amendment from a geologic and karst perspective. However, consistent with standard engineering practice in karst terrain, additional site-specific geotechnical and hydrogeologic evaluations should continue during final development design and permitting to support the stormwater management system design, foundation recommendations, and other project-specific engineering considerations. Such evaluations are customary and represent an appropriate progression from preliminary planning to detailed design.

City of Alachua Planning & Community Development Department (April 21, 2026) Staff Report: Quasi-Judicial Hearing Application #: PR26-0001

Apex reviewed the Staff Report, which recommended the approval of Zoning Ordinance 26-10 with Conditions (Application PR26-0002). The proposal would modify the existing zoning framework by retaining a residential component of 203 single-family dwelling units, while creating a new planned commercial development district allowing up to 450,000 square feet of non-residential development. Apex focused specifically on the environmental analysis in the Staff Report for purposes of this Technical Memorandum. Apex concluded that the Staff Report provides the City Commission with a technical basis to consider approval of the re-zoning.

Apex provides the following comments:

- On page 43 of the PDF document indicates working with the Suwannee River Water Management District (SRWMD) and the FDEP criteria for karst stormwater management system design. This should be site specific and focused on the stormwater management system.
- On page 49, there is a common misnomer under "Karst-Sensitive Features". As written, "*karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.*" There are no underground streams, rivers, or oceans. Water can be transported via conduits with the limestone and can capture water from streams

and rivers via swallets/sinkholes (referred to as stream piracy), but these are not "underground streams". Karst features are the result of non-uniform dissolution of carbonates (or similar rock types). For example, the rates of dissolution and weathering are not uniform and can result nonuniform peaks and valleys in the limestone surface and/or variable sized dissolution "holes" (i.e., vugs, conduits, caves) in the rock.

Conclusions

Apex generally concurs that the investigations completed to date support the suitability of the site for the proposed land use and rezoning from a geologic and karst perspective. Nevertheless, additional geotechnical and karst hydrogeologic evaluations during final development design and permitting may be appropriate and would be consistent with standard engineering practice in karst terrain, as Staff's Condition No. 5.i.ii provides. Such evaluations are customary and represent an appropriate progression from preliminary planning to detailed design.

Based on Apex's review of the materials provided, the project site is underlain by karst geology typical of north-central Florida; however, the data reviewed do not indicate the presence of active sinkhole activity on the property. Multiple phases of subsurface exploration, laboratory testing, geophysical surveys, and supplemental sinkhole evaluations completed under the supervision of licensed geotechnical professionals did not identify evidence of contemporaneous raveling, progressive subsurface weakening, or other indicators commonly associated with active sinkhole formation. Furthermore, the depressional feature evaluated by UES appears most consistent with a stable paleo sinkhole, a conclusion supported by geotechnical data, geophysical testing, and historical aerial photography demonstrating little to no change in the feature over approximately 90 years.

Concerning the former Northwest Alachua County Landfill, the County requested a condition to the re-zoning requiring the "*submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume.*" The Applicant agreed to this request and indicated that the scope and timing of the study will be coordinated between the Applicant and Alachua County. The scope of the study at the time of development plan review will be important to sort out the which property is downgradient of any plume.

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR THE FARMLANDS PLANNED DEVELOPMENT PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, 2026, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a Florida municipal corporation, and **AYLA, LLC**, a Florida limited liability company, **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company, **JACK'S SMALL ENGINE REPAIR LLC**, a Florida limited liability company, **JTFA LLC**, a Florida limited liability company, and their successors or assigns (each a "Property Owner" or "Developer" and together as the "Property Owners" or "Developers"). The City and the Property Owners may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Property Owners desire to obtain approval for a **Planned Development ("PD")** in the City known as the **Farmlands Planned Development ("Project")**, which is proposed to consist of ±182-acres; and,

WHEREAS, the Property Owners wish to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property"); and,

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Community Commercial ("CC"), Commercial Intensive ("CI"), and Planned Development – Residential ("PD-R") to PD-R and Planned Development-Commercial ("PD-Comm") has been filed with the City; and,

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from CC, CI, and PD-R to PD-R and PD-COMM at a quasi-judicial public hearing held on April 21, 2026; and,

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on June 8, 2026, to consider the proposed rezoning of the Property pursuant to Ordinance Number 26-10; and,

WHEREAS, the City and the Property Owners desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 26-10; and,

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved.

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. Each Developer shall plan and construct, at the Developer's sole expense, the portion of the Project located on the portion of Property owned by such Developer, according to the specifications set forth in the City's LDRs; Ordinance 26-10, which is attached hereto as Exhibit "B" and agreed to by the Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **final PD plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance 26-10, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. Upon submission, the PD shall be deemed extended until a final determination on the final PD plan has been rendered. In such case where the final determination is to deny and the one (1) year period has expired, this PD shall be deemed expired unless otherwise extended by the City Commission through an amendment to Ordinance 26-10 and this PD Agreement. If a **final PD plan** for any portion of the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning district of CC, CI, and PD-R.

4. Each Developer shall construct the portion of the Project that relates to such Developer's portion of the Property in accordance with the approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission through an amendment to Ordinance Number 26-10 and this PD Agreement.

5. The approval and execution of this PD Agreement does not reserve concurrency for the Project or Property. Concurrency will be re-evaluated at time of review for any final PD plan in accordance with Section 2.4.14 of the City's Land Development Regulations.
6. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a preliminary plat, construction plans, final plat, or a site plan for the Project, or for any part or section thereof, for the Developer or their successors or assigns.

7. Nothing contained in this PD Agreement shall relieve any of the Developers, or their successors, assigns, or anyone acting on the Developers' behaves, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that a Developer, and their contractors, subcontractors, or anyone for whose acts the Developer or their contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

8. The Developer, or their successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, or their successors and/or assigns, and their contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer, or their contractors or subcontractors, may be liable or responsible. The Developer, or their successors and/or assigns, further agrees that the Developer, or their successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Developer, or their successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Developer, or their successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

9. The Developer, or their successors and/or assigns, shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance 26-10.

10. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure a Developer's, or their successors' and/or assigns', compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

11. Except as otherwise provided in this PD Agreement, any notice, request, or approval from any party to the other parties must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses (or such Parties and address as may be later specified by notice pursuant to this Section) are:

City:

ATTN: Planning Division
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Property Owners:

Keith E. Lerner
AYLA, LLC
14276 SW 4th Place
Newberry, Florida 32669

Donald M. Adkison
First Coast Road Rangers, LLC
11461 Boote Boulevard
Jacksonville, Florida 32218

Mark Singleton
Jack's Small Engine Repair LLC
16530 NW US 441
Alachua, Florida 32615

Keith E. Lerner
JTFA LLC
14276 SW 4th Place
Newberry, Florida 32669

12. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

13. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or

unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

14. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

15. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Property Owners expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to the Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

16. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

17. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

18. The Property Owners agree that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance 26-10 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

19. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

20. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Property Owners shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, the Property Owners' remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall the Property Owners, their successors or assigns, have any cause

of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

21. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

[SIGNATURES BEGIN NEXT PAGE]

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

AYLA, LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of AYLA, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

WITNESSES

FIRST COAST ROAD RANGERS, LLC

_____
(Witness No. 1 - Signature)

_____
By: Donald M. Adkison
Its: Manager & Registered Agent

_____
(Witness No. 1 - Printed)

Date: _____

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Donald M. Adkison, as Manager & Registered Agent of First Coast Road Rangers, LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Signature of Notary Public

(Notary Stamp)

Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JACK'S SMALL ENGINER REPAIR LLC

_____
By: Mark Singleton
Its: Manager & Authorized Person

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Mark Singleton, as Manager & Authorized Person of Jack's Small Engine Repair LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Signature of Notary Public
(Notary Stamp)
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

JTFA LLC

_____
By: Keith E. Lerner
Its: Manager & Registered Agent

Date: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____2026 by Keith E. Lerner, as Manager & Registered Agent of JTFA LLC, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Signature of Notary Public
(Notary Stamp)
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

ATTEST:

CITY OF ALACHUA

_____
Rodolfo Valladares, City Manager/Clerk

_____
Walter Welch, Mayor

APPROVED AS TO FORM:

_____
Scott Walker, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this_____ day of _____, 2026 by Walter Welch, Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Stamp)

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

[END SIGNATURES]

EXHIBIT "A"

LEGAL DESCRIPTION FOR: Planned Development – Residential District ("PD-R")

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID

SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NONTANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR: Planned Development – Commercial (“PD-COMM”)

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

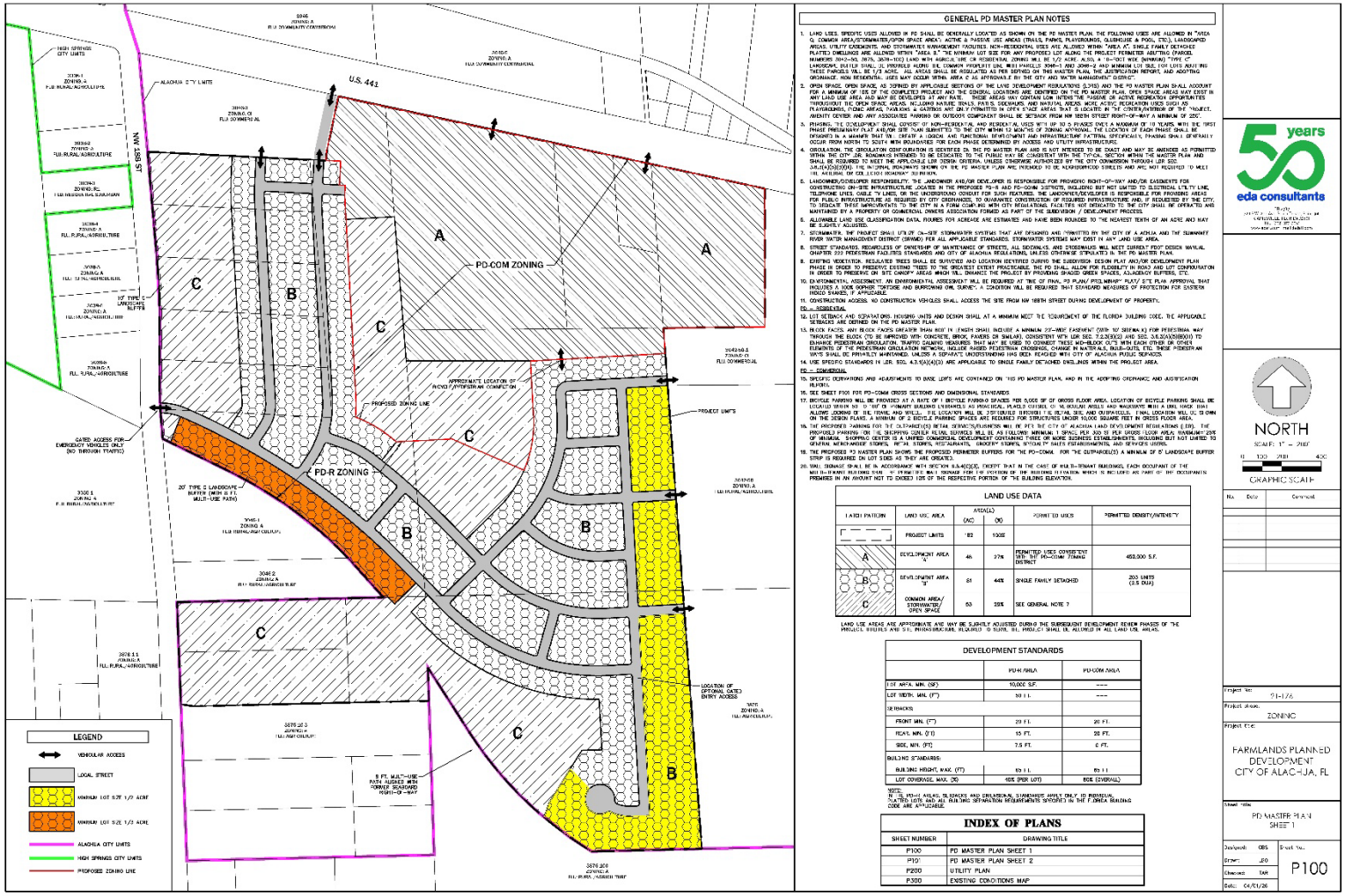
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A

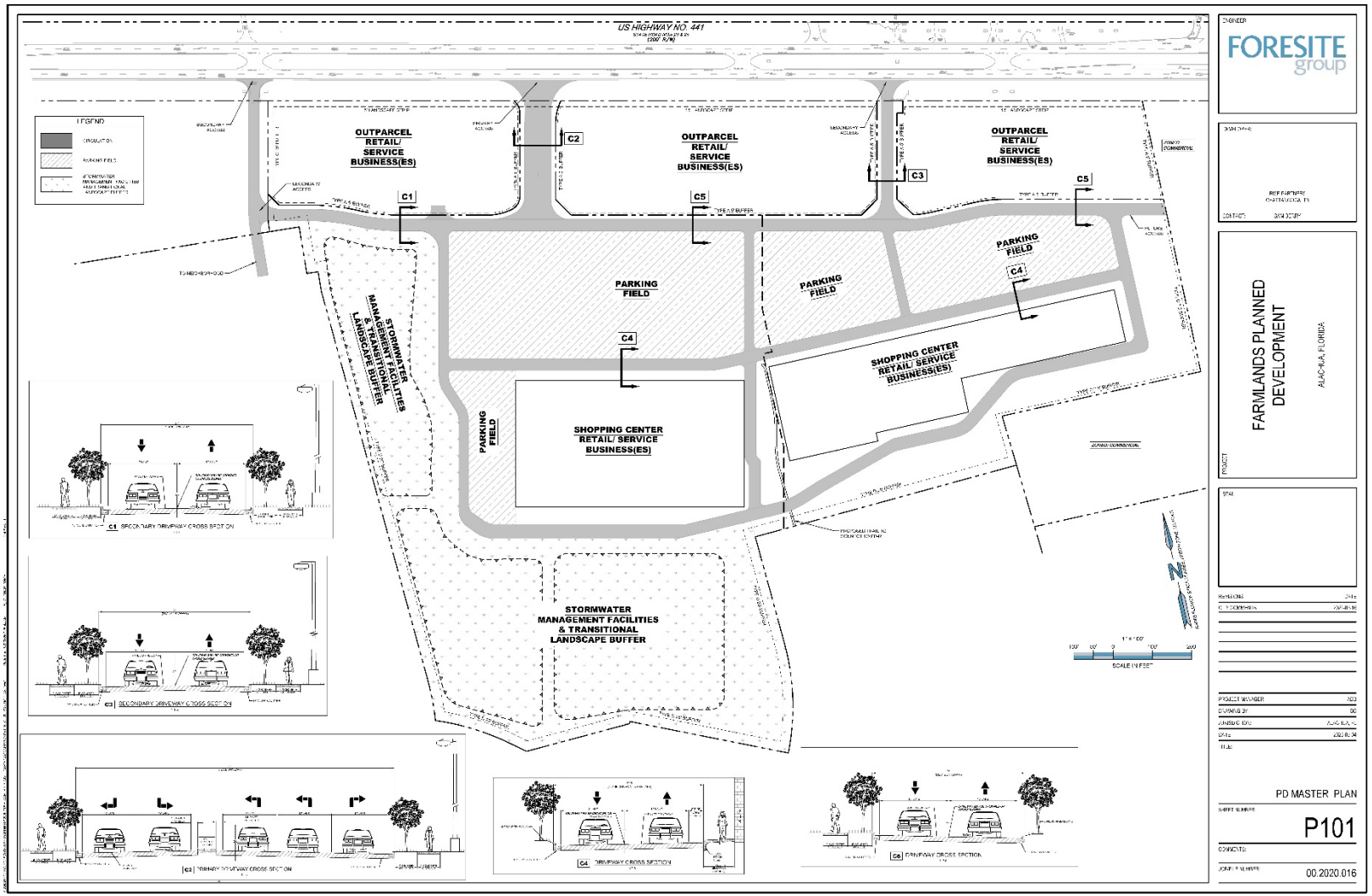
DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

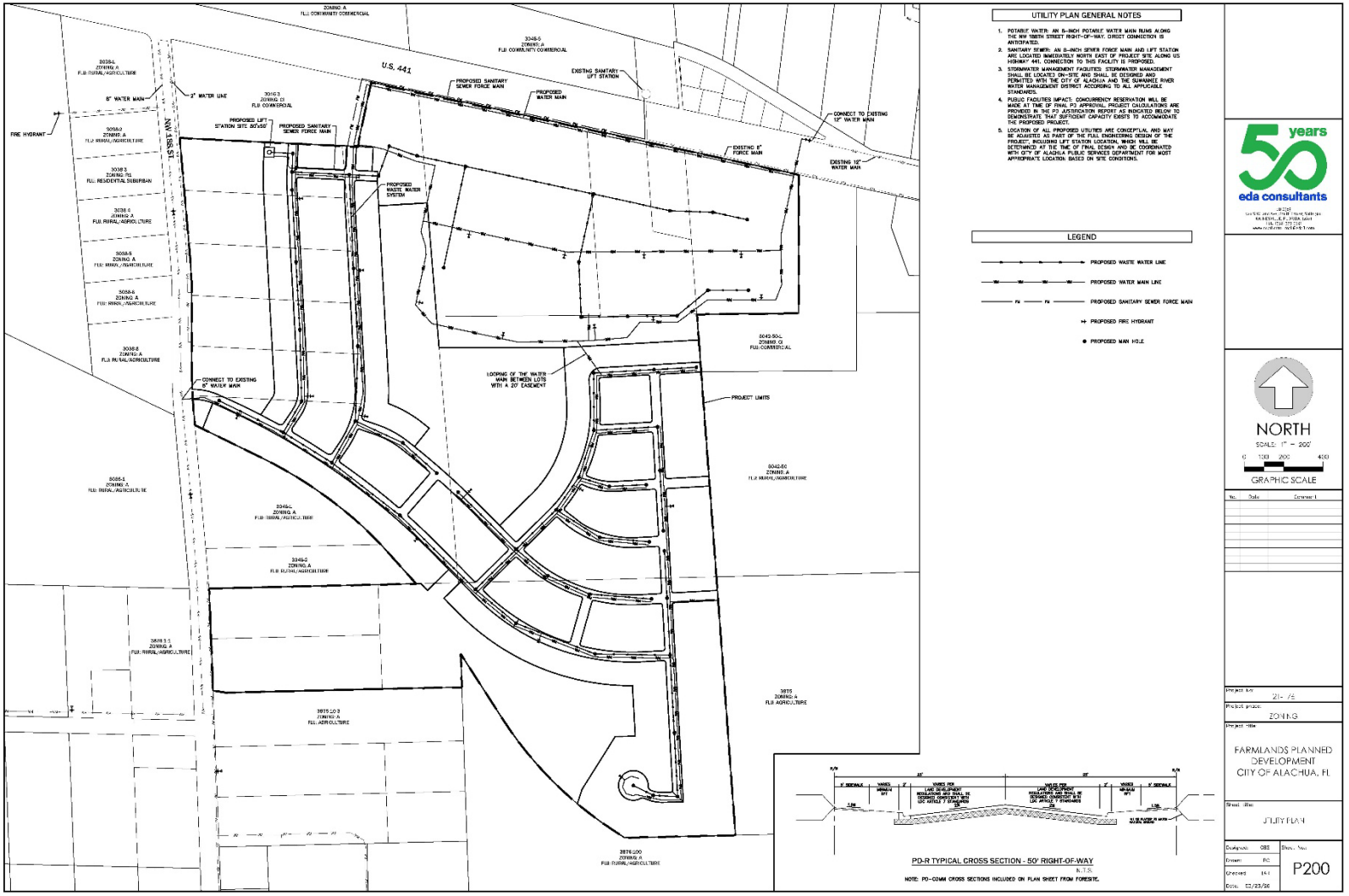
CONTAINING 60.76 ACRES, MORE OR LESS.

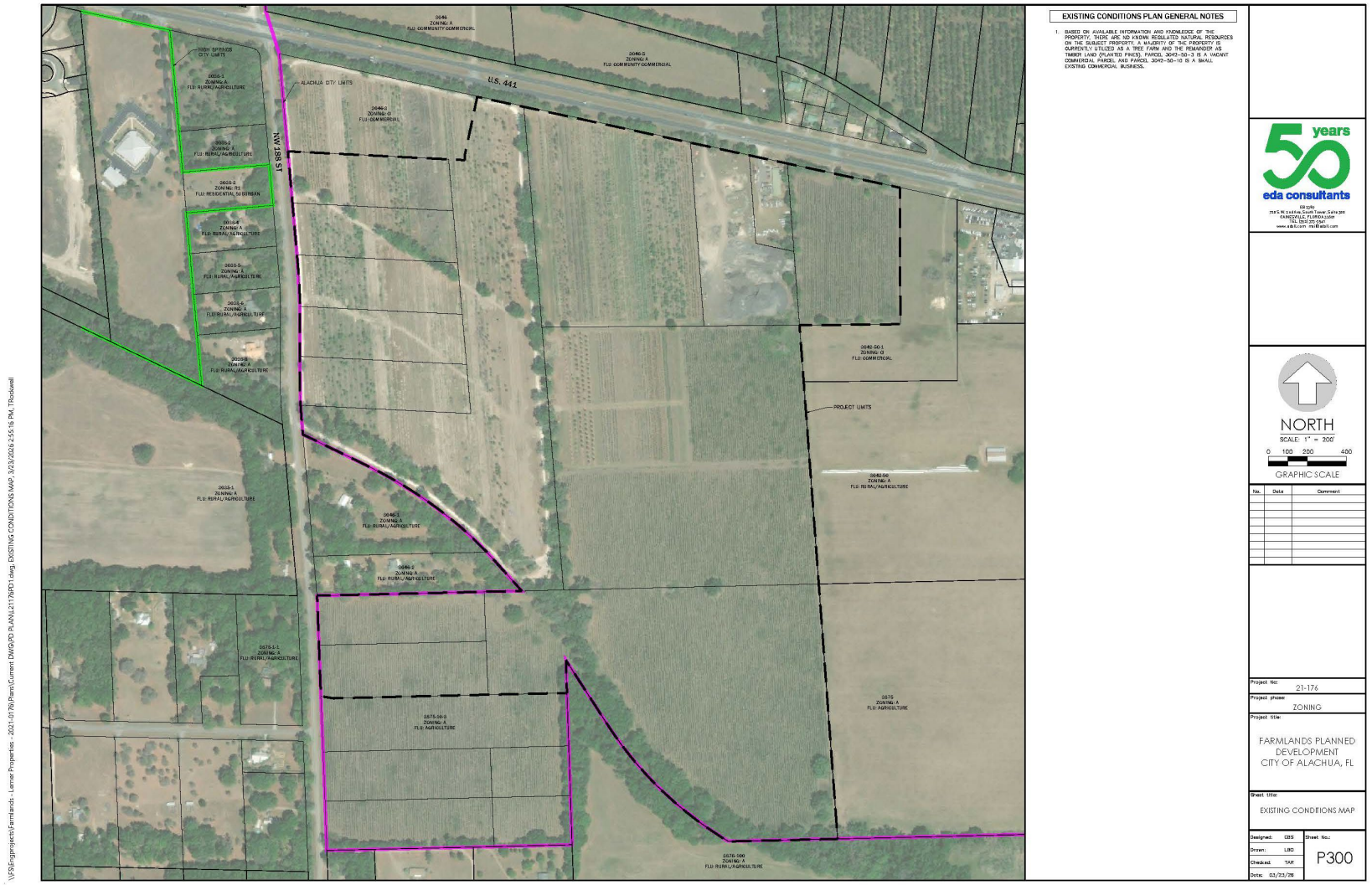
EXHIBIT "B"
EXECUTED/SIGNED PD ORDINANCE 26-10
TO BE ADDED ONCE RECORDED

EXHIBIT "C"
PD MASTER PLAN

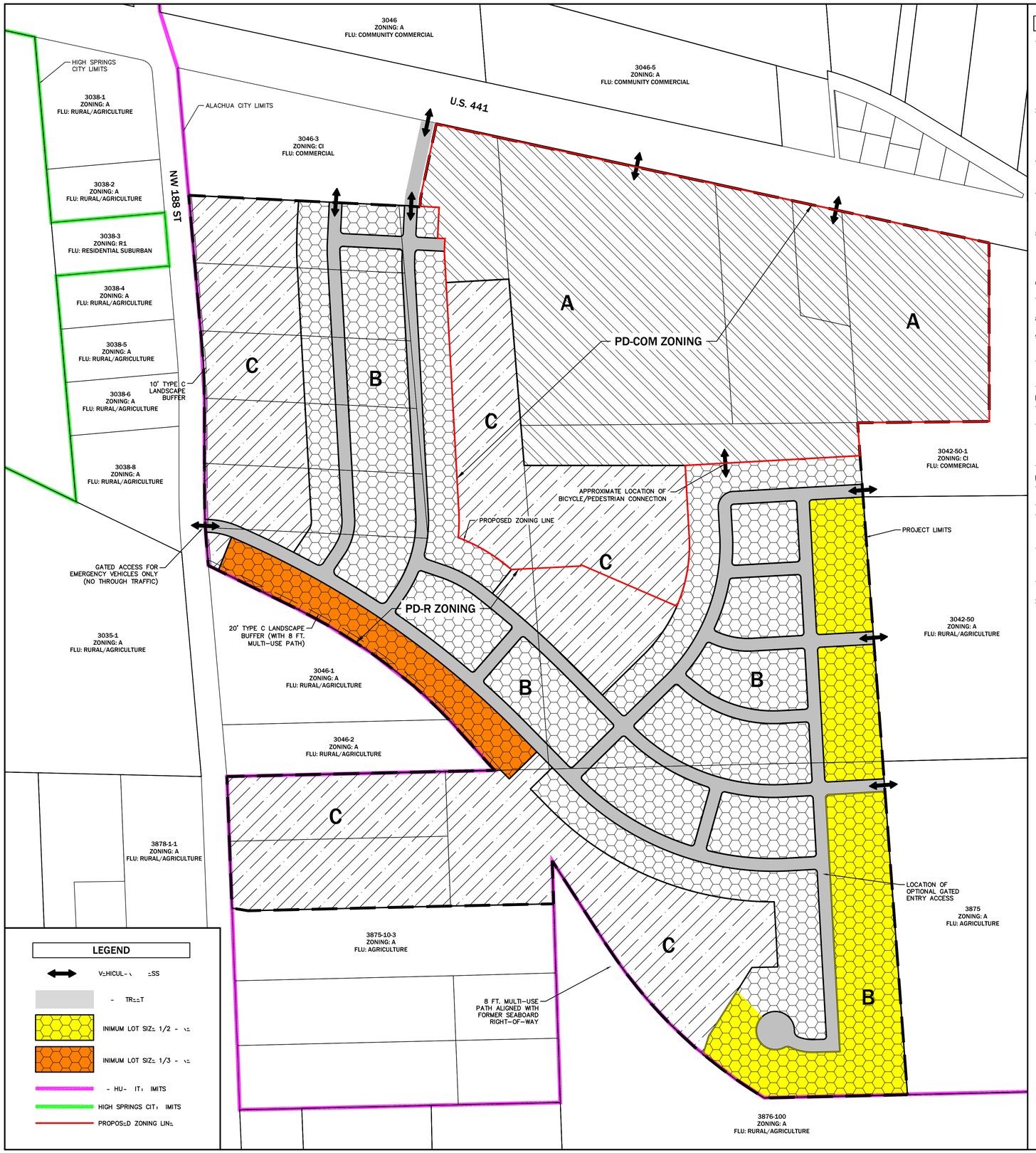



US HIGHWAY NO. 441
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER
C1
C2
C3
C4
C5
FORESITE group
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA
PD MASTER PLAN
P101
00.2020.016


UTILITY PLAN GENERAL NOTES
1. POTABLE WATER: AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8-INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON-SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.
LEGEND
PROPOSED WASTE WATER LINE
PROPOSED WATER MAIN LINE
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED FIRE HYDRANT
PROPOSED MAN HOLE
U.S. 441
NW 188TH ST
PROPOSED LIFT STATION SITE 80'x80'
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED WATER MAIN
EXISTING SANITARY LIFT STATION
EXISTING 8" FORCE MAIN
EXISTING 12" WATER MAIN
CONNECT TO EXISTING 12" WATER MAIN
FIRE HYDRANT
8" WATER MAIN
2" WATER LINE
PROPOSED WASTE WATER SYSTEM
CONNECT TO EXISTING 8" WATER MAIN
LOOPING OF THE WATER MAIN BETWEEN LOTS WITH A 20' EASEMENT
PROJECT LIMITS
PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY
N.T.S.
NOTE: PD-COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.
NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE
50 years
eda consultants
FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL
UTILITY PLAN
ZONING
P200



\\FS1\Projects\Farmlands - Lennar Properties - 2021-0176\Plans\Current DWG\PD PLANS\21176PD1.dwg, EXISTING CONDITIONS MAP, 3/23/2026 2:55:16 PM, TRockwell



GENERAL PD MASTER PLAN NOTES

1. LAND USES. SPECIFIC USES ALLOWED IN PD SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN "AREA C; COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, CLUBHOUSE & POOL, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS, AND STORMWATER MANAGEMENT FACILITIES. NON-RESIDENTIAL USES ARE ALLOWED WITHIN "AREA A". SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN "AREA B." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT ALONG THE PROJECT PERIMETER ABUTTING (PARCEL NUMBERS 3042-50, 3875, 3876-100) LAND WITH AGRICULTURE OR RESIDENTIAL ZONING WILL BE 1/2 ACRE. ALSO, A 10-FOOT WIDE (MINIMUM) "TYPE C" LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE COMMON PROPERTY LINE WITH PARCELS 3046-1 AND 3046-2 AND MINIMUM LOT SIZE FOR LOTS ABUTTING THESE PARCELS WILL BE 1/3 ACRE. ALL AREAS SHALL BE REGULATED AS PER DEFINED ON THIS MASTER PLAN, THE JUSTIFICATION REPORT, AND ADOPTING ORDINANCE. NON RESIDENTIAL USES MAY OCCUR WITHIN AREA C AS APPROVABLE BY THE CITY AND WATER MANAGEMENT DISTRICT.
2. OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS, PICNIC AREAS, PAVILIONS & GAZEBOS ARE ONLY PERMITTED IN OPEN SPACE AREAS THAT IS LOCATED IN THE CENTER/INTERIOR OF THE PROJECT. AMENITY CENTER AND ANY ASSOCIATED PARKING OR OUTDOOR COMPONENT SHALL BE SETBACK FROM NW 188TH STREET RIGHT-OF-WAY A MINIMUM OF 250'.
3. PHASING. THE DEVELOPMENT SHALL CONSIST OF NON-RESIDENTIAL AND RESIDENTIAL USES WITH UP TO 5 PHASES OVER A MAXIMUM OF 10 YEARS, WITH THE FIRST PHASE PRELIMINARY PLAT AND/OR SITE PLAN SUBMITTED TO THE CITY WITHIN 12 MONTHS OF ZONING APPROVAL. THE LOCATION OF EACH PHASE SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN. SPECIFICALLY, PHASING SHALL GENERALLY OCCUR FROM NORTH TO SOUTH WITH BOUNDARIES FOR EACH PHASE DETERMINED BY ACCESS AND UTILITY INFRASTRUCTURE.
4. CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND ARE NOT REQUIRED TO MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
5. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND/OR EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE AND, IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM COMPLING WITH CITY REGULATIONS. FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OR COMMERCIAL OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION / DEVELOPMENT PROCESS.
6. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE AND MAY BE SLIGHTLY ADJUSTED.
7. STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE DESIGNED AND PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. STORMWATER SYSTEMS MAY EXIST IN ANY LAND USE AREA.
8. STREET STANDARDS. REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET CURRENT FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES STANDARDS AND CITY OF ALACHUA REGULATIONS, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
9. EXISTING VEGETATION. REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION DESIGN PLAT AND/OR DEVELOPMENT PLAN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICABLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
10. ENVIRONMENTAL ASSESSMENT. AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.
11. CONSTRUCTION ACCESS. NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM NW 188TH STREET DURING DEVELOPMENT OF PROPERTY.

PD – RESIDENTIAL

12. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
13. BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 20'-WIDE EASEMENT (WITH 10' SIDEWALK) FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
14. USE SPECIFIC STANDARDS IN LDR. SEC. 4.3.1(A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.

PD – COMMERCIAL

15. SPECIFIC DERIVATIONS AND ADJUSTMENTS TO BASE LDR'S ARE CONTAINED ON THIS PD MASTER PLAN, AND IN THE ADOPTING ORDINANCE AND JUSTIFICATION REPORT.
16. SEE SHEET P101 FOR PD-COMM CROSS SECTIONS AND DIMENSIONAL STANDARDS.
17. BICYCLE PARKING WILL BE PROVIDED AT A RATE OF 1 BICYCLE PARKING SPACES PER 5,000 SF OF GROSS FLOOR AREA. LOCATION OF BICYCLE PARKING SHALL BE LOCATED WITHIN 50 TO 100' OF PRIMARY BUILDING ENTRANCES AS PRACTICAL, PLACED OUTSIDE OF VEHICULAR AISLES AND WALKWAYS WITH A BIKE RACK THAT ALLOWS LOCKING OF THE FRAME AND WHEEL. THE LOCATION WILL BE DISTRIBUTED THROUGH THE RETAIL SITE AND OUTPARCELS. FINAL LOCATION WILL BE SHOWN ON THE DESIGN PLANS. A MINIMUM OF 2 BICYCLE PARKING SPACES ARE REQUIRED FOR STRUCTURES UNDER 10,000 SQUARE FEET IN GROSS FLOOR AREA.
18. THE PROPOSED PARKING FOR THE OUTPARCEL(S) RETAIL SERVICES/BUSINESS WILL BE PER THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS (LDR). THE PROPOSED PARKING FOR THE SHOPPING CENTER RETAIL SERVICES WILL BE AS FOLLOWS: MINIMUM: 1 SPACE PER 305 SF PER GROSS FLOOR AREA; MAXIMUM=125% OF MINIMUM. SHOPPING CENTER IS A UNIFIED COMMERCIAL DEVELOPMENT CONTAINING THREE OR MORE BUSINESS ESTABLISHMENTS, INCLUDING BUT NOT LIMITED TO GENERAL MERCHANDISE STORES, RETAIL STORES, RESTAURANTS, GROCERY STORES, SPECIALTY SALES ESTABLISHMENTS, AND SERVICES USERS.
19. THE PROPOSED PD MASTER PLAN SHOWS THE PROPOSED PERIMETER BUFFERS FOR THE PD-COMM. FOR THE OUTPARCEL(S) A MINIMUM OF 5' LANDSCAPE BUFFER STRIP IS REQUIRED ON LOT SIDES AS THEY ARE CREATED.
20. WALL SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 6.5.4(C)(3), EXCEPT THAT IN THE CASE OF MULTI-TENANT BUILDINGS, EACH OCCUPANT OF THE MULTI-TENANT BUILDING SHALL BE PERMITTED WALL SIGNAGE FOR THE PORTION OF THE BUILDING ELEVATION WHICH IS INCLUDED AS PART OF THE OCCUPANT'S PREMISES IN AN AMOUNT NOT TO EXCEED 10% OF THE RESPECTIVE PORTION OF THE BUILDING ELEVATION.

LAND USE DATA

H-TCH P-TT=RN	L =- -\=	-\=- ±) -		P=\ ITT= =	=\ ITT= = IT\/I T= IT
	\OJ=CT LIMITS	182	100%		
A	D=V=LOPM=NT -\=			=RMITT= = I T= T WITH TH= – I DISTRICT	.-.
B	D=V=LOPM=NT -\=-			INGL= - I \ =T- H=	IT . -
C	COMMON -\=-/ STORMW-T=R/ OP=N SP =	53	29%	S=: G=N=\- T=	

LAND USE AREAS ARE APPROXIMATE AND MAY BE SLIGHTLY ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS

	PD-R AREA	PD-COM AREA
LOT -\=-. MIN. (S-	.-.	---
LOT WIDTH. MIN. (-T)	50 -T.	---
S=TB- KS:		
-\ONT MIN. (-T)	20 -T.	-T.
R=-\. MIN. (-T)	15 -T.	-T.
SID=. MIN. (-T)	7.5 -T.	-T.
BUILDING ST -\DS:		
BUILDING H=IGHT, M-X. (-T)	65 -T.	-T.
LOT COV=R =. M-X. (%)	40% (P=R LOT	=\-

NOTE:
IN THE PD-R AREAS, SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

INDEX OF PLANS

SHEET NUMBER	DRAWING TITLE
P100	PD M- T=R PL- H==T 1
P101	PD M- T=R PL- H==T 2
P200	UTILITY PL
	=XISTING CONDITIONS M-

50 years
eda consultants
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 200'
0 100 200 400
GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176
Project phase: ZONING
Project title: FARMLANDS PLANNED DEVELOPMENT CITY OF ALACHUA, FL
Sheet title: PD MASTER PLAN SHEET 1
Designed: CBS
Drawn: LBO
Checked: TAR
Date: 04/01/26
Sheet No.: P100

\\FS\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, PD MASTER PLAN, 4/1/2026 10:41:54 AM, TRockwell

US HIGHWAY NO. 441
STATE ROAD NO.'s 20 & 25
(200' R/W)

LEGEND
- CIRCULATION
- PARKING FIELD
- STORMWATER MANAGEMENT FACILITIES AND TRANSITIONAL LANDSCAPE BUFFER

SECONDARY ACCESS
PRIMARY ACCESS
SECONDARY ACCESS
SECONDARY ACCESS
TO NEIGHBORHOOD
FUTURE ACCESS

15' LANDSCAPE STRIP
TYPE C 15' BUFFER
TYPE A 5' BUFFER
TYPE C 7.5' BUFFER
TYPE D 25' BUFFER

OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
OUTPARCEL RETAIL/ SERVICE BUSINESS(ES)
ZONED: COMMERCIAL

C1
C2
C3
C4
C5

PARKING FIELD
PARKING FIELD
PARKING FIELD
PARKING FIELD

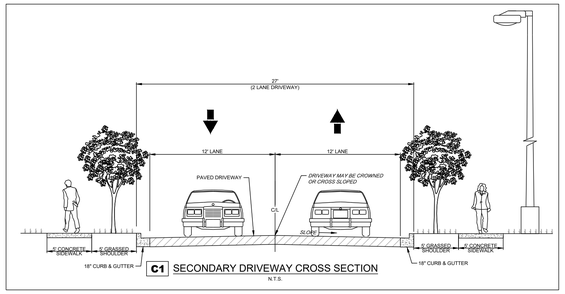
STORMWATER MANAGEMENT FACILITIES & TRANSITIONAL LANDSCAPE BUFFER

SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
SHOPPING CENTER RETAIL/ SERVICE BUSINESS(ES)
ZONED: COMMERCIAL

PROPOSED TRAIL TO CONNECT TO PD-R

NAD83 FLORIDA STATE PLANES, NORTH ZONE, US FOOT

1" = 100'
100' 50' 0 100' 200'
SCALE IN FEET



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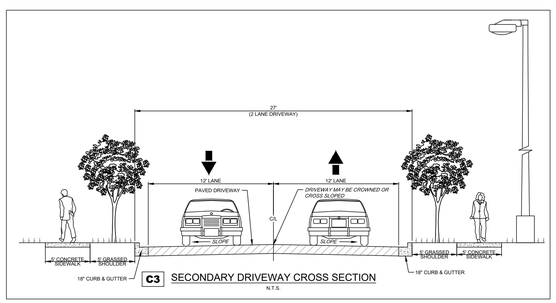

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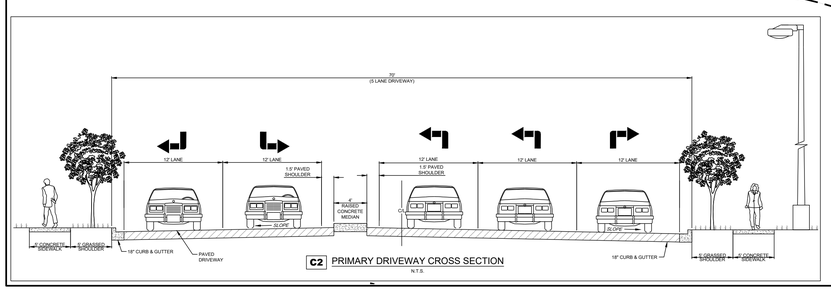
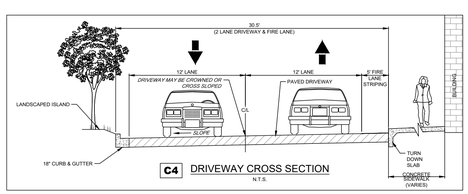
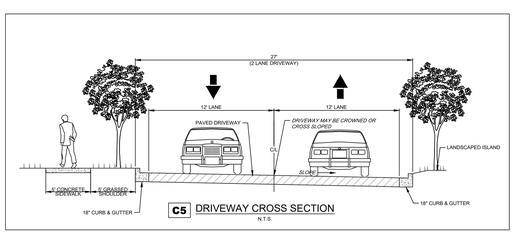


C2 PRIMARY DRIVEWAY CROSS SECTION
N.T.S.



C4 DRIVEWAY CROSS SECTION
N.T.S.



C5 DRIVEWAY CROSS SECTION
N.T.S.

ENGINEER:
FORESITE group

DEVELOPER:
RISE PARTNERS
CHATTANOOGA, TN
CONTACT: SAM BERRY

PROJECT:
FARMLANDS PLANNED DEVELOPMENT
ALACHUA, FLORIDA

SEAL:

REVISIONS	DATE
CITY COMMENTS	2026-03-16

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	ALACHUA, FL
DATE:	2026-03-04
TITLE:	

PD MASTER PLAN

SHEET NUMBER: P101

COMMENTS:

JOB/FILE NUMBER: 00.2020.016

Plot Scale: 1:1
Plotted on: 10/5/2026 9:39:44 AM By: GUNNAR LYNCH
Y:\SHARED\PROJECTS\2020.RISE PARTNERS\2020.016 ALACHUA,FL\1. CIVIL\DESIGN\CONCEPT\20201.016 -QL-CP- ZONING PLAN.DWG

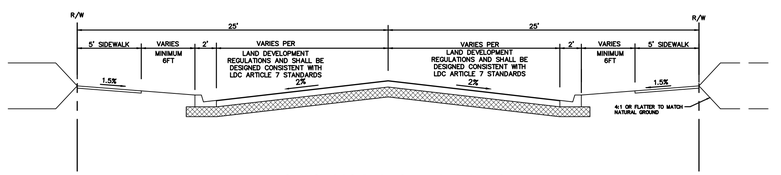


UTILITY PLAN GENERAL NOTES

1. POTABLE WATER: AN 8–INCH POTABLE WATER MAIN RUNS ALONG THE NW 188TH STREET RIGHT–OF–WAY. DIRECT CONNECTION IS ANTICIPATED.
2. SANITARY SEWER: AN 8–INCH SEWER FORCE MAIN AND LIFT STATION ARE LOCATED IMMEDIATELY NORTH EAST OF PROJECT SITE ALONG US HIGHWAY 441. CONNECTION TO THIS FACILITY IS PROPOSED.
3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT SHALL BE LOCATED ON–SITE AND SHALL BE DESIGNED AND PERMITTED WITH THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT ACCORDING TO ALL APPLICABLE STANDARDS.
4. PUBLIC FACILITIES IMPACT: CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. PROJECT CALCULATIONS ARE PROVIDED IN THE PD JUSTIFICATION REPORT AS INDICATED BELOW TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.
5. LOCATION OF ALL PROPOSED UTILITIES ARE CONCEPTUAL AND MAY BE ADJUSTED AS PART OF THE FULL ENGINEERING DESIGN OF THE PROJECT, INCLUDING LIFT STATION LOCATION, WHICH WILL BE DETERMINED AT THE TIME OF FINAL DESIGN AND BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT FOR MOST APPROPRIATE LOCATION BASED ON SITE CONDITIONS.

LEGEND

- PROPOSED WASTE WATER LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED MAN HOLE



PD-R TYPICAL CROSS SECTION - 50' RIGHT-OF-WAY

N.T.S.

NOTE: PD–COMM CROSS SECTIONS INCLUDED ON PLAN SHEET FROM FORESITE.

50 years
eda consultants
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: UTILITY PLAN

Designed:	CBS
Drawn:	LBO
Checked:	TAR
Date:	03/23/26

Sheet No.: P200

\\FS\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, UTILITY PLAN, 3/23/2026 2:55:15 PM, TRockwell



EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. A MAJORITY OF THE PROPERTY IS CURRENTLY UTILIZED AS A TREE FARM AND THE REMAINDER AS TIMBER LAND (PLANTED PINES). PARCEL 3042-50-3 IS A VACANT COMMERCIAL PARCEL AND PARCEL 3042-50-10 IS A SMALL EXISTING COMMERCIAL BUSINESS.

50 years
eda consultants
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Project No: 21-176

Project phase: ZONING

Project title:

FARMLANDS PLANNED DEVELOPMENT
CITY OF ALACHUA, FL

Sheet title: EXISTING CONDITIONS MAP

Designed: CBS
Drawn: LBO
Checked: TAR
Date: 03/23/26

Sheet No.: P300

\\FS\Engrojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\PD PLAN\L21176PD1.dwg, EXISTING CONDITIONS MAP, 3/23/2026 2:55:16 PM, TRockwell

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Farmlands Planned Development
2. Address of Subject Property: 16400 - 18800 block of US Highway 441
3. Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-3, 3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2
4. Existing Use of Property: Undeveloped / Tree Farm
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential & Low Density Residential
6. Existing Zoning Designation: CI, CC & PD-R
7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: Current property owners and Rise Development.
   If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. *Consistent with Comprehensive Plan*
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. *Consistent with Ordinances*
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. *Logical Development Pattern*
   The proposed amendment would result in a logical and orderly development pattern.

   iv. *Pre-Mature Development*
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. *Incompatible with Adjacent Lands*
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. *Adverse Effect on Local Character*
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. *Not Deviate from Pattern of Development*
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. *Encourage Sprawl*
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. *Spot Zoning*
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. *Public Facilities*
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. *No Adverse Effect on the Environment*
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Clay Sweger

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026, by Clay Sweger

_____, who is/are personally known to me, or who has/have produced _____

as identification.

NOTARY SEAL

Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

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7. Proposed Zoning Designation: PD-COMM & PD-R
8. Acreage: 182 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida
   Company (if applicable): 11801 Research Circle
   Mailing address: 11801 Research Circle
   City: Alachua State: FL ZIP: 32615
   Telephone: ( ) 352-518-5120 FAX: ( ) N/A e-mail: gerry.dedenbach@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): See attached list of owners.
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

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I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

	Gerry Dedenbach
Signature of Applicant	Signature of Co-applicant
	Gerry Dedenbach
Typed or printed name and title of applicant	Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of March, 2026 by Gerry Dedenbach, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Stephanie Sutton
Comm.: HH 586733
Expires: Oct. 19, 2028
Notary Public - State of Florida

Signature of Notary Public, State of Florida

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** Oct. 30, 2025

NAME & DESCRIPTION OF PROJECT Farmlands Planned Development - Rezoning

A proposed rezoning that reduces the maximum permitted density from 275 to 203 units (-72).

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 16600-18800 block of US Hwy 441

Tax Parcel Numbers 3046-3-0, 3046-3-1, 3046-3-2, 03046-3-3, 3046-3-4, 3046-3-5, 3042-50-3

3042-50-4, 3042-50-10, 3042-51-1, 3042-50-5, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage 182+/-

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: -72
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	-72	**units X 0.12 Elementary School Multiplier**	-9	**Student Stations**
MIDDLE	-72	**units X 0.06 Middle School Multiplier**	-5	**Student Stations**
HIGH	-72	**units X 0.09 High School Multiplier**	-7	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: eda consultants, inc.
Mailing Address: 720 SW 2nd Avenue
South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541
Email: csweger@edafl.com

PROPERTY OWNER

Name: See attached application submittal
Mailing Address
Phone:
Email

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Donald Marshall Adkison Title: Registered Agent

Company (if applicable): First Coast Road Rangers LLC

Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16554 NW US Highway 441

Parcel ID Number(s): 03042-050-003

Acreage: 8 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Donald Marshall Adkison Title: Registered Agent

Company (if applicable): First Coast Road Rangers LLC

Mailing Address: 11461 Boote Blvd.

City: Jacksonville State: FL ZIP: 32218

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

D. REQUESTED ACTION:

Rezoning Application

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

DONALD MARSHALL ADKISON

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 23 day of October, 2025 by DONALD MARSHALL ADKISON, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

AMANDA NICHOLS
Notary Public - State of Florida
Commission # HH 685815
My Comm. Expires Jun 8, 2029
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16530 NW US Highway 441

Parcel ID Number(s): 03042-050-010

Acreage: 2 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: MARK SINGLETON Title: OWNER

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Avenue, Ste. 300, South Tower

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Rezoning Application

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

MARK SINGLETON OWNER

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16530 NW US Highway 441

Parcel ID Number(s): 03042-050-010

Acreage: 2 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: MARK SINGLETON Title: OWNER.

Company (if applicable): Jack's Small Engine Repair LLC

Mailing Address: 16530 NW US Highway 441

City: Alachua State: FL ZIP: 32615

Telephone: _____ FAX: N/A e-mail: _____

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

D. REQUESTED ACTION:

Rezoning Application

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

MARK SINGLETON OWNER.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14th day of October, 2025, by Mark Singleton, Owner, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Alyssa Caitlin Nelson

Signature of Notary Public, State of Florida

ALYSSA CAITLIN NELSON
MY COMMISSION # HH 678107
EXPIRES: September 18, 2029

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Keith E Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 6TH day of OCTOBER, 2025, by KEITH LEMER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

RICHARD J. NASH III
MY COMMISSION EXPIRES OCTOBER 27, 2025
NOTARY PUBLIC, STATE OF FLORIDA
Bonded thru Notary Public Underwriters

Signature of Notary Public, State of FLORIDA

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16400 to 18800 blocks of US Highway 441 (South Side)

Parcel ID Number(s): 3046-3-0, 3046-3-1, 3046-3-2, 3046-3-3, 3046-3-4, 3046-3-5, 3042-50-4, 3042-50-5, 3042-51-1, 3875-1-1, 3875-10-1 & 3875-10-2

Acreage: 172 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Keith Lerner Title: Registered Agent

Company (if applicable): JTFA LLC & AYLA LLC

Mailing Address: 14276 SW 4th Place

City: Newberry State: FL ZIP: 32669

Telephone: 352-373-3000 FAX: N/A e-mail: lerner.keith@totalplanning.org

C. AUTHORIZED AGENT

Name: Gerry Dedenbach, AICP, LEED AP Title: VP Infrastructure Florida

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-518-5120 FAX: N/A e-mail: gerry.dedenbach@nv5.com

D. REQUESTED ACTION:

Land Use & Zoning Map Change Applications

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Keith E Lerner

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 6TH day of OCTOBER, 2025, by KEITH LERNER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of FLORIDA

RICHARD J. NASH III MY COMMISSION EXPIRES OCTOBER 27, 2025 ## HH 191546 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3426343 7 PG(S)
June 14, 2022 04:05:57 PM
Book 5013 Page 2362
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4,620.00

This instrument prepared by Raymond M. Ivey, Esquire, SCRUGGS, CARMICHAEL & WERSHOW, P. A., 2234 NW 40th Terrace, Suite B, Gainesville, FL 32606. Title to the lands described herein has not been examined and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof or the existence of liens, unpaid taxes or encumbrances.

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6(-

THIS QUIT-CLAIM DEED,
executed this 8th day of June 2022, by

KEVIN L. CARTER and SHIMA CARTER, husband and wife,

whose address is 7853 Gunn Highway, Tampa, FL 33626
Grantor, to

JTFA, LLC, a Florida limited liability company,

whose address is 4881 NW 8th Avenue, Suite 4, Gainesville, FL 32605
Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Alachua, State of Florida, to wit:

See Exhibit A attached hereto.

SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2022 and all subsequent years;
Tax Parcel #s: 03042-050-004, 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004 & 03046-003-005

Note to Auditor: Documentary stamp tax paid on 40% of the value of the properties as Grantors own a 60% interest in Grantee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

_____(Seal)
Witness **Kevin L. Carter**
Printed Name: GRISELDA GUTIERREZ

_____(Seal)
Witness **Shima Carter**
Printed Name: SHEKHAR VARANASI

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ RB California
COUNTY OF ~~HILLSBOROUGH~~ RB Santa Clara

The foregoing instrument was acknowledged before me by (X) physical presence or ( ) online this 8 day of June 2022, by **KEVIN L. CARTER and SHIMA CARTER**, who are ( ) personally known to me or (X) who produced a Driver License as identification.

SEE ATTACHED NOTARIAL CERTIFICATE RB 06/08/2022
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On 06/08/2022 before me, Ritu Bhagra, Notary Public
(insert name and title of the officer)

personally appeared Kevin L Carter and Shima Carter-,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RITU BHAGRA
COMM. #2294068
Notary Public - California
Santa Clara County
My Comm. Expires June 20, 2023

Signature Ritu (Seal)

Exhibit A

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 8 and thence run North 87°26'55" East along the South line of said Section, a distance of 50.03' to the East right-of-way line (R/W) of NW 188th Street; thence continue North 87° 26'55" East along said line, a distance of 1265.99' to the West line of the East half of the Southwest quarter of Section 8; thence North 5° 57'06" West along said West line a distance of 2491.84' to the South R/W line of US Highway No. 441 and the Point of Beginning; thence South 79° 04'33" East along said R/W line, a distance of 875.32'; thence South 5°28'46" East, a distance of 944.66'; thence South 88° 18'49" West, a distance of 832.15' to the West line of the East half of said Southwest 1/4; thence North 5° 57'06" West along said West line, a distance of 1136.85' to the South R/W line of US 441 and Point of Beginning.

Parcel Identification Number: 03042-050-004

Portion of Tax parcel No. 03046-003-000

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL", SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET; THENCE DEPARTING SAID LINES, S.88°30'21"E., A DISTANCE OF 875.47 FEET; THENCE N.06°17'42"W., A DISTANCE OF 1311.97 FEET; THENCE N.88°30'11"W., A DISTANCE OF 825.99 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID "PARENT PARCEL"; THENCE N.06°17'29"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 501.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441) AND NORTHWEST CORNER OF SAID "PARENT PARCEL"; THENCE S.79°09'10"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1282.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.05°56'22"E., ALONG SAID EAST LINE AND EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 1156.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE S.05°50'37"E., ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE EASTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE 1335.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID "PARENT PARCEL"; THENCE S.87°33'58"W., ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID "PARENT PARCEL", A DISTANCE OF 211.70 FEET TO THE AFOREMENTIONED CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE SOUTHWESTERLY LINES OF SAID "PARENT PARCEL" THE FOLLOWING FOUR COURSES; N.43°14'19"W., A DISTANCE OF 399.74 FEET; THENCE N.52°05'20"W., A DISTANCE OF 291.19 FEET; THENCE N.60°00'00"W., A DISTANCE OF 150.38 FEET; THENCE N.65°13'37"W., A DISTANCE OF 556.94 FEET TO THE POINT OF BEGINNING, CONTAINING 38.431 ACRES MORE OR LESS.

Tax parcel No. 03046-003-001

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGIIT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, N.06°17'29"W., A DISTANCE OF 266.35 FEET; THENCE DEPARTING SAID LINES, S.88°30'11"E., A DISTANCE OF 825.99 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.27 FEET; THENCE N.88°30'32"W., A DISTANCE OF 826.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.003 ACRES MORE OR LESS.

Tax parcel No. 03046-003-002

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.O1°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 05°00'03", AND A CHORD BEARING AND DISTANCE OF N.03°47'48"W., 204.32 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 204.38 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET TO THE POINT OF BEGINNING; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 266.16 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 826.00 FEET; THENCE S.06°17'42"E., A DISTANCE OF 266.29 FEET; THENCE N.88°30'01"W., A DISTANCE OF 826.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

Tax parcel No. 03046-003-003

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 04°44'06" AND A CHORD BEARING AND DISTANCE OF N.03°55'46"W., 193.47 FEET (RESPECTIVELY), AN ARC DISTANCE OF 193.52 FEET TO THE END OF SAID CURVE; THENCE N.06°17'29"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF "PARENT PARCEL", A DISTANCE OF 71.32 FEET; THENCE DEPARTING SAID LINES, S.88°30'01"E., A DISTANCE OF 826.03 FEET; THENCE S.06°17'42"E., A DISTANCE OF 265.66 FEET; THENCE N.88°30'13"W., A DISTANCE OF 834.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-004

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 04°59'50", AND A CHORD BEARING AND DISTANCE OF N.03°48'08"W., 195.46 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 195.52 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE N.01°16'48"W., A DISTANCE OF 247.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2341.75 FEET, A CENTRAL ANGLE OF 00°15'57", AND A CHORD BEARING AND DISTANCE OF N.01°25'45"W., 10.86 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE, AN ARC DISTANCE OF 10.86 FEET; THENCE DEPARTING SAID LINES, S.88°30'13"E., A DISTANCE OF 834.09 FEET; THENCE S.06°17'42"E., A DISTANCE OF 260.17 FEET; THENCE N.88°30'32"W., A DISTANCE OF 856.83 FEET TO THE POINT OF BEGINNING, CONTAINING 5.004 ACRES MORE OR LESS.

Tax parcel No. 03046-003-005

A TRACT OF LAND SITUATED IN THE WEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE N.06°15'45"W. ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 858.11 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COASTLINE RAILROAD; THENCE S.65°31'29"E., ALONG SAID CENTERLINE, A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. N.W. 188th STREET (100 FOOT WIDE RIGHT OF WAY) AND THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1940, PAGE 1177 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "PARENT PARCEL"; THENCE NORTH 06°16'31"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID "PARENT PARCEL", A DISTANCE OF 79.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2241.75 FEET, A CENTRAL ANGLE OF 01°47'48", AND A CHORD BEARING AND DISTANCE OF N.05°24'09"W., 70.29 FEET (RESPECTIVELY); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE OF "PARENT PARCEL", AN ARC DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE, WITH SAID EASTERLY RIGHT OF WAY LINE, AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 03°12'02" AND A CHORD BEARING AND DISTANCE OF N.02°54'14"W., 125.20 FEET (RESPECTIVELY), AN ARC DISTANCE OF 125.22 FEET TO THE END OF SAID CURVE; THENCE N. 01°16'48"W., ALONG SAID EASTERLY RIGHT OF WAY LINE AND WITH SAID WESTERLY LINE, A DISTANCE OF 126.51 FEET; THENCE DEPARTING SAID LINES, S.88°30'32"E., A DISTANCE OF 856.83 FEET; THENCE S.06°17'42"E., A DISTANCE OF 253.58 FEET; THENCE N.88°30'21"W., A DISTANCE OF 875.47 FEET TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES MORE OR LESS.

18.50
7474.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3209790 2 PG(S)
August 19, 2019 01:47:59 PM
Book 4710 Page 1727
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $7,474.60

$1,067,760.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: **19-104**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **14th** day of **August, 2019** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **JTFA LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County**, **Florida** to-wit:

A tract of land lying in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and thence run N 87°26'55" E along the South line of said Section 8, a distance of 50.03 feet to the East right-of-way line of NW 188th Street and the POINT OF BEGINNING; thence continuing N 87°26'55" E along said South line, a distance of 1265.99 feet to the West line of the East Half of the Southwest 1/4 of said Section 8; thence run N 05°57'06" W, along said West line, a distance of 1355.00 feet; thence run N 88°18'49" E, a distance of 1323.39 feet; thence run S 05°28'46" E, a distance of 2646.72 feet to the South line of the North Quarter of Section 17, Township 8 South, Range 18 East; thence run S 87°27'46" W, along said South line, a distance of 563.44 feet to the centerline of Old Railroad 200 foot right-of-way, being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1903.25 feet, a central angle of 26°22'58", and a chord distance of 868.66 feet and bearing of N 47°05'05" W; thence run Northwesterly along said curve, an arc distance of 876.38 feet to the Point of Tangency of said curve; thence run N 33°53'26" W, along said centerline, a distance of 387.32 feet to the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 03°10'53" E, along said East line, a distance of 167.35 feet; thence run S 87°25'30" W, a distance of 1199.80 feet; thence run N 82°03'26" W, a distance of 64.91 feet to the aforesaid East right-of-way line of NW 188th Street; thence run N 03°27'31" W, along said right-of-way line, a distance of 516.55 feet to the Point of Beginning.

Containing 88.98 acres, more or less.

Parcel Identification Number: 03875-001-000, 010-001, 010-002;03042-050-005

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTime®

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

Witness Name: CARL L JOHNSON

By: _____
ERIC J. PARKER, President

Witness Name: Sharon McRae

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of August, 2019 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Printed Name: _____

My Commission Expires: _____

18.50
3018.40

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3296959 2 PG(S)
November 13, 2020 11:54:27 AM
Book 4831 Page 971
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $3,018.40

#431,145.00

Prepared by and return to:
~~Carl~~ L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606
352-377-7444
File Number: 20-179
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **4th** day of **November, 2020** between **GOLDEN POND FARMS, INC., a Florida corporation** whose post office address is **P.O. Box 357133, Gainesville, FL 32635**, grantor, and **AYLA, LLC, a Florida limited liability company** whose post office address is **4881 N.W. 8th Ave., Ste. 4 , Gainesville, FL 32605**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

A tract of land lying in Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:
Commencing at the Southeast corner of said Section 8 and thence run S 87° 26' 55" W, along the South line of said section, a distance of 1332.40 feet; thence N 1° 54' 18" W, a distance of 1190.19 feet; thence S 88° 18' 49" W, a distance of 122.29 feet to an iron pin; thence N 7° 06' 04" E, a distance of 122.68 feet to an iron pin; thence S 88° 18' 49" W, a distance of 496.85 feet to an iron pin; thence N 1° 19' 51" W, a distance of 636.63 feet to iron pin on the South right-of-way line of US Highway No. 441; thence N 79° 04' 33" W, along said right-of-way line, a distance of 300.00 feet to Point of Beginning; thence continue N 79° 04' 33" W, along said right-of-way line, a distance of 590.53 feet to a concrete monument on the West line of old George Smyder lands; thence S 5° 28' 46" E, along said West line, a distance of 832.86 feet; thence N 88° 18' 49" E, a distance of 516.83 feet; thence N 1° 19' 51" W, a distance of 702.12 feet to the South right-of-way line of US Highway No. 441 and the Point of Beginning.

Parcel Identification Number: 03042-051-001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GOLDEN POND FARMS, INC., a Florida corporation

By: _____
ERIC J. PARKER, President

Witness Name: CARL L JOHNSON

Witness Name: Sharon M Tye

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 4th day of November, 2020 by ERIC J. PARKER, President of GOLDEN POND FARMS, INC., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

CARL L. JOHNSON
MY COMMISSION # GG 149216
EXPIRES: November 13, 2021
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3288406 4 PG(S)
10/7/2020 2:12 PM
BOOK 4819 PAGE 1614
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 973353
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,962.80
Intang. Tax: $0.00

PREPARED BY AND
RECORD AND RETURN TO:

Sidney S. Simmons, II, Esq.
562 Park Street, Suite 300
Jacksonville, Florida 32204

Consideration: $280,368.30
Tax Folio Number: 03042-050-003

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 28th day of September, 2020, by and between **SOUTHERN WRECKER & RECOVERY, L.L.C.**, a Florida limited liability company (the "Grantor"), whose address is 6831 West Beaver Street, Jacksonville, Florida 32254 and **FIRST COAST ROAD RANGERS, LLC**, a Florida limited liability company (the "Grantee"), whose address is 11461 Boote Blvd., Jacksonville, Florida 32218.

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Alachua, State of Florida (the "Land") described on Exhibit A attached.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, tenements, hereditaments, appurtenances, and fixtures now or hereafter a part of the Land (collectively with the Land, being the "Property"), subject only to the matters set forth on Exhibit B attached (the "Permitted Exceptions"), but the reference herein shall not serve to reimpose the same.

To have and to hold the Property in fee simple forever.

Subject to the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property and that Grantor has good right and lawful authority to sell and convey the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Without warranty or representation, Grantor also conveys to Grantee any interest it may have in the following: (i) the land lying in the bed of any street, highway, road or avenue, opened or proposed, public or private, in front of or adjoining the Property to the center line thereof, (ii) any rights of way, appendages, appurtenances, easements, sidewalks, alleys, gores or strips of land adjoining or appurtenant to the Property or any portion thereof and used in conjunction therewith, (iii) any development rights appurtenant to the Property or any portion thereof, and (iv) any award or payment made or to be made in lieu of any of the foregoing or any portion thereof and any unpaid award for damage to the Property.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: KEN TAYLOR

Print Name: Kyle Smith

"GRANTOR"

SOUTHERN WRECKER & RECOVERY, L.L.C., a Florida limited liability company

By: _____
Name: Greg Gaylord
Its: Member

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 25th day of September, 2020, by Greg Gaylord, the member of Southern Wrecker & Recovery, L.LC., a Florida limited liability company, on behalf of the company. He/she *(check one)* ☑ is personally known to me, or ☐ has produced a valid driver's license as identification.

SHEENA GARDNER
MY COMMISSION EXPIRES
APRIL 6, 2024
#GG 976496
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Sheena Gardner
Notary Public, State of Florida
Name: Sheena Gardner
My Commission Expires: April 6, 2024
My Commission Number is: GG 976496

-3-

EXHIBIT A

Chicago Title Insurance Company

Order No.: 8791930

EXHIBIT "A"

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence North 87 deg. 26 min. 55 sec. East, along the South line of said Section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence North 05 deg. 57 min. 06 sec. West, along said West line, 2491.84 feet to a concrete monument (PSL 509) on the Southerly right-of-way line of U.S. Highway 441 (200' R/W) (aka State Road 25), thence South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 875.32 feet to rebar and cap (PLS 1824) and the Point of Beginning; thence continue South 79 deg. 04 min. 33 sec. East, along said right-of-way line, 310.97 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 454.09 feet to a rebar and cap (PLS 1824), thence South 79 deg. 04 min. 33 sec. East, 200.00 feet to a rebar and cap (PLS 1824), thence South 05 deg. 28 min. 46 sec. East, 378.77 feet to a rebar and cap (PLS 2047), thence South 88 deg. 18 min. 49 sec. West, 491.25 feet to a rebar and cap (PLS 1824), thence North 05 deg. 28 min. 46 sec. West, 944.66 feet to the Point of Beginning.

EXHIBIT B

1. Taxes and assessments for the year 2020.

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

4. Any right, title or interest in those certain oil, gas, and mineral interests referenced in that certain Deed, recorded in Miscellaneous Book 33, Page 106 and Official Records Book 2609, page 412.

Sale Price: 400,000.00
Recording: 27.00
Doc. Stamp: 2800.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3327380 3 PG(S)
March 31, 2021 04:36:16 PM
Book 4874 Page 2234
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $2,800.00

Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #20-283

Tax Parcel #: 03042-050-010

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of March, 2021, between **Gregory S. Gerard**, whose post office address is 440 Jeff Clements Road, Marion, KY 42064, grantor, and **Jack's Small Engine Repair LLC, a Florida limited liability company**, whose post office address is 16530 N. W. US Highway 441, Alachua, FL 32615, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

A part of the E 1/2 of the SW 1/4 of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 8 and run thence N.87°26'55"E., along the south boundary of said section, 1316.02 feet to the West line of said E 1/2 of SW 1/4, thence N.05°57'06"W., along said West line, 2491.84 feet to a concrete monument (PLS 509) on the Southerly right-of-way line of U. S. Highway 441 (200' R/W) (aka State Road 25), thence S.79°04'33"E.,along said right-of-way line, 1186.29 feet to rebar and cap (PLS 1824) and the POINT OF BEGINNING; thence continue S.79°04'33"E. along said right-of-way line, 200.00 feet to a concrete monument (PLS 509), thence S.05°28'46"E. 454.09 feet to a rebar and cap (PLS 1824), thence N.79°04'33" W., 200.00 feet to a rebar and cap (PLS 1824), thence N.05°28'46"W., 454.09 feet to the P.O.B.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year **2021** and all subsequent years.

THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, OR HIS SPOUSE, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDE ON OR ADJACENT TO SAID LAND.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Stacy Crawford-Hughes

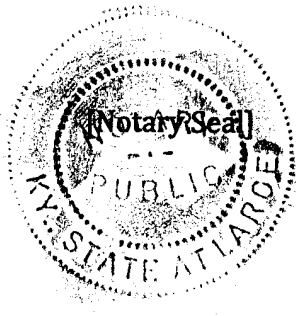
Gregory S. Gerard

Witness Name: Scott Belt

State of Kentucky

County of Crittenden

The foregoing instrument was acknowledged before me by physical presence this 25 day of March, 2021, by **Gregory S. Gerard**, who [_] is personally known or [X] has produced a Kentucky driver's license as identification.



Lisa Crider
Notary Public

Printed Name: LISA Crider

My Commission Expires: 10-1-24

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03042-050-003
Prop ID	12469
Location Address	16554 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR SEC E 50.03 FT TO E R/W LINE E TO THE W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W LINE US-441 S 79 DEG E 875.32 FT POB S 79 DEG E 510.97 FT S 5 DEG E 832.86 FT W 491.25 FT N 5 DEG W 944.66 FT POB AKA PARCEL ERIC 441-D (LESS THE N 454. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMM (01000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	7.92
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$396,000
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$396,000**
Assessed Value	$396,000
Exempt Value	$0
Taxable Value	$396,000
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023
Just Market Value	$396,000	$396,000
Land Value	$396,000	$396,000
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$0	$0
Non School Assessed Value	$396,000	$396,000
School Assessed Value	$396,000	$396,000
Exempt Value	$0	$0
Non School Taxable Value	$396,000	$396,000

Certified Year	2024	2023
School Taxable Value	$396,000	$396,000
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
1000	VACANT COMMERCIAL	7.92	344995.2	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
9/28/2020	$280,400	SD	4819	1614	Link (Clerk)
10/7/2019	$450,000	SD	4723	1102	Link (Clerk)
6/5/2001	$200,000	WD	2363	1983	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Link (Clerk)

Skip to main content

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
8169	OTHER NONRESIDENTIAL BLD.	Yes	No	3/15/2002	$2,000
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Sketches.

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03042-050-004
Prop ID	12470
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR SEC E 50.03 FT TO E R/W LINE E 1265.99 FT TO W LINE OF E1/2 OF SW1/4 N 5 DEG W 2491.84 FT TO S R/W US-441 POB S 79 DEG E 875.32 FT S 5 DEG E 944.66 FT W 832.15 FT N 5 DEG W 1136.85 FT POB AKA PARCEL ERIC 441-E (LESS MINERAL RIGHTS) OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	19.93
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$25,909
Agricultural (Market) Value	$99,650
Just (Market) Value	**$99,650**
Assessed Value	$25,909
Exempt Value	$0
Taxable Value	$25,909
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$99,650	$99,650	$199,300	$199,300	$199,300
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$99,650	$99,650	$199,300	$199,300	$199,300
Agricultural Classified Value	$25,909	$25,909	$25,900	$25,900	$25,900
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$25,909	$25,909	$25,900	$25,900	$25,900
School Assessed Value	$25,909	$25,909	$25,900	$25,900	$25,900
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$25,909	$25,909	$25,900	$25,900	$25,900
School Taxable Value	$25,909	$25,909	$25,900	$25,900	$25,900
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	19.93	868150.8	0	0	A

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
1/18/2013	$100	SD	4175	1935	Unqualified (U)	Vacant	* CARTER //CLEARING TITL	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)
5/11/2009	$578,100	WD	3880	360	Unqualified (U)	Vacant	* GOLDEN POND FARMS INC	* CARTER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Unqualified (U)	Vacant	* HELEN SMYDER FAMILY INC	* GOLDEN POND FARMS INC	Link (Clerk)

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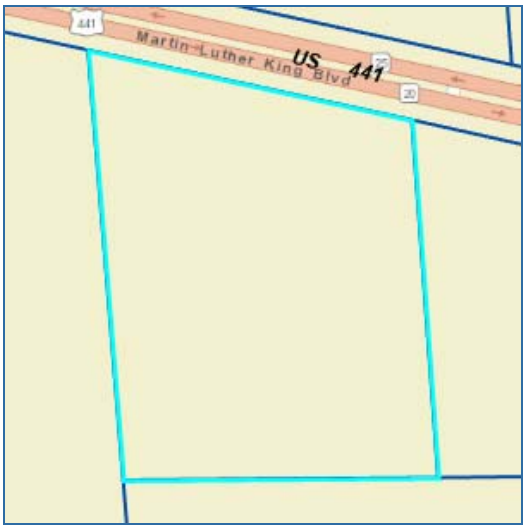
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03042-050-005
Prop ID	12471
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	THAT PT OF THE FOLLOWING DESC: LYING IN SEC 8-8-18: COMM SW COR SEC 8 E 50.03 FT POB E 1265.99 FT N 5 DEG W 1355 FT E 1323.39 FT S 5 DEG E 2646.72 FT W 563.44 FT NWLY ALG CURVE 876.38 FT N 33 DEG W 387.32 FT S 3 DEG E 948.92 FT W 1259.65 FT N 3 DEG W 1310 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	40
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SE 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$14,600
Agricultural (Market) Value	$116,000
Just (Market) Value	**$116,000**
Assessed Value	$14,600
Exempt Value	$0
Taxable Value	$14,600
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$116,000	$116,000	$116,000	$116,000	$116,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$116,000	$116,000	$116,000	$116,000	$116,000
Agricultural Classified Value	$14,600	$14,600	$14,600	$14,600	$14,600
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$14,600	$14,600	$14,600	$14,600	$14,600
School Assessed Value	$14,600	$14,600	$14,600	$14,600	$14,600
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$14,600	$14,600	$14,600	$14,600	$14,600
School Taxable Value	$14,600	$14,600	$14,600	$14,600	$14,600
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	40.00	1742400	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
12/21/2012	$100	SD	4160	1941	Unqualified (U)	Improved	PARKER LAND CO	GOLDEN POND FARMS INC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)
3/23/1998	$353,900	MS	2160	1686	Unqualified (U)	Vacant	* HELEN SMYDER FAMILY INC	* SMYDER GEORGE	Link (Clerk)

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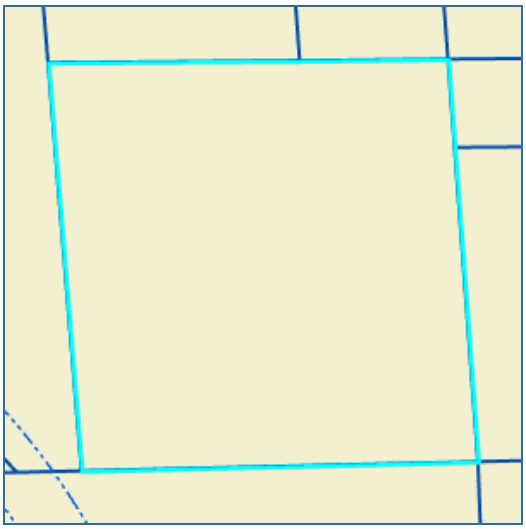
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Sketches, Photos.

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Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03042-050-010
Prop ID	12476
Location Address	16530 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.50
Subdivision	
Legal Description	COM SW COR SEC N 87 DEG 26 MIN 55 SEC E 1316.02 FT N 05 DEG 57 MIN 06 SEC W 2491.84 FT S 79 DEG 04 MIN 33 SEC E 1186.29 FT POB S 79 DEG 04 MIN 33 SEC E 200 FT S 05 DEG 28 MIN 46 SEC E 454.09 FT N 79 DEG 04 MIN 33 SEC W 200 FT N 05 DEG 28 MIN 46 SEC W 454. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SERVICE SHOPS (02500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	2.08
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

Working Valuation

	2025 Working Values
Improvement Value	$95,555
Land Value	$104,000
Land Agricultural Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$199,555**
Assessed Value	$199,555
Exempt Value	$0
Taxable Value	$199,555
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023
Just Market Value	$202,015	$204,474
Land Value	$104,000	$104,000
Agricultural (Market) Value	$0	$0
Agricultural Classified Value	$0	$0
Improvement Value	$98,015	$100,474
Non School Assessed Value	$202,015	$204,474
School Assessed Value	$202,015	$204,474
Exempt Value	$0	$0

Certified Year	2024	2023
Non School Taxable Value	$202,015	$204,474
School Taxable Value	$202,015	$204,474
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
2500	SERVICE SHOP	2.08	90604.8	CI

Building Information

Type	SERVICE SHOP	**Heat**	NONE
Total Area	5,400	**HC&V**	NONE
Heated Area	3,000	**HVAC**	NONE
Exterior Walls	PRE-FINSH METL	**Bathrooms**	
Interior Walls	MINIMUM/MASON	**Bedrooms**	
Roofing	MINIMUM	**Total Rooms**	1-Rooms
Roof Type	STEEL FR/TRUSS	**Stories**	1.0
Frame	STEEL	**Actual Year Built**	2002
Floor Cover	FIN CONCRETE	**Effective Year Built**	2002

Type	SOH MISC	**Heat**	
Total Area	17,576	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	1-Rooms
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2002

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
BAS	BASE AREA	1,754	2002	2002	3	6700
BAS	BASE AREA	1,246	2002	2002	3	6700
CAN	CANOPY (NO SIDES)	400	2002	2002	3	6700
FCP	FINISHED CARPORT	2,000	2002	2002	3	6700

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
3800	DRIVE/WALK	1,750	2002	2002		C1
3883	FENCE CL	2,310	2002	2002		C1
4240	GUTTER	220	2002	2002		C1
4682	PAVING 2	13,176	2002	2002		C1
5221	STG 1	120	2015	2015		C1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
3/25/2021	$400,000	WD	4874	2234	Link (Clerk)
6/5/2001	$50,000	WD	2363	1949	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
8530	ADDITION COMMERCIAL	Yes	No	1/8/2003	$5,000
8169	OTHER NONRESIDENTIAL BLD.	Yes	No	3/15/2002	$2,000
8059	FOUNDATION ONLY	Yes	No	12/14/2001	$2,500
8004	COMMERCIAL BUILDING	Yes	No	10/10/2001	$128,000
8004	COMM BUILDING PERMIT	Yes	No	10/10/2001	$128,000

Skip to main content

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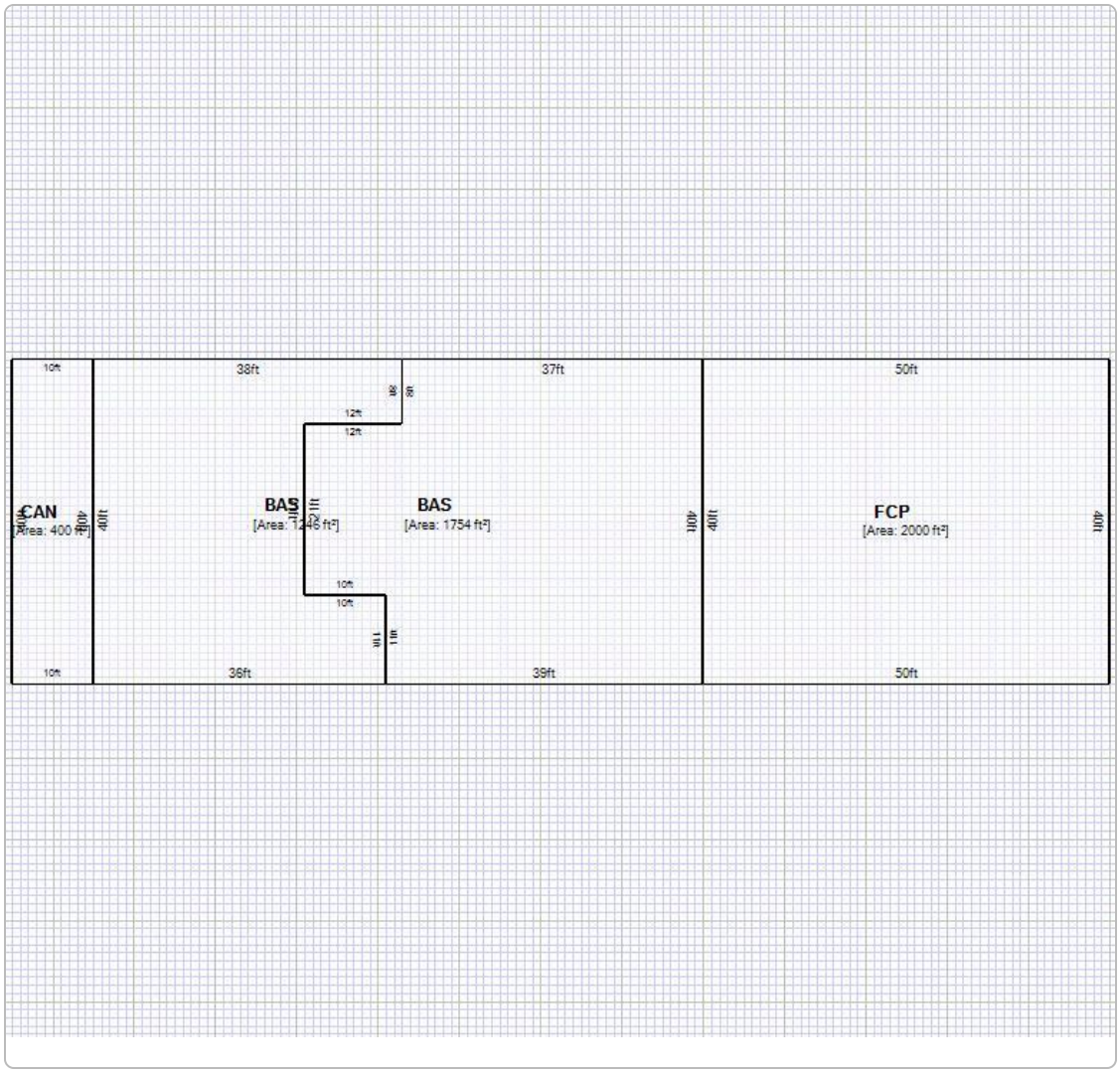
Sketches



Print Sketches

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features.

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Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03042-051-001
Prop ID	12480
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM AT SE COR OF NE1/4 OF SW1/4 OF SEC POB N 3 DEG W 831.49 FT TO SLY R/W OF HWY 441 S 77 DEG E 1100 FT M/L S 8 DEG W 159.38 FT S 21 DEG E 263.42 N 88 DEG E 258.36 FT N 7 DEG E 329.55 FT TO S R/W HWY 441 S 79 DEG E ALG R/W 460 FT M/L S 420 FT M/L S 88 DEG (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	9.58
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

AYLA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$3,497
Agricultural (Market) Value	$383,200
Just (Market) Value	**$383,200**
Assessed Value	$3,497
Exempt Value	$0
Taxable Value	$3,497
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023
Just Market Value	$383,200	$383,200
Land Value	$0	$0
Agricultural (Market) Value	$383,200	$383,200
Agricultural Classified Value	$3,497	$3,497
Improvement Value	$0	$0
Non School Assessed Value	$3,497	$3,497
School Assessed Value	$3,497	$3,497
Exempt Value	$0	$0
Non School Taxable Value	$3,497	$3,497
School Taxable Value	$3,497	$3,497
Save Our Homes Deferred Value	$0	$0
Non-Save Our Homes Deferred Value	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
5500	TIMBER 2	9.58	417304.8	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
11/4/2020	$431,200	WD	4831	0971	Link (Clerk)
12/21/2012	$100	MS	4160	1941	Link (Clerk)
8/28/2001	$189,300	WD	2387	980	Link (Clerk)
6/6/1994	$100	DD	1978	493	Link (Clerk)
9/18/1993	$100	DD	1929	1013	Link (Clerk)
7/2/1991	$100	DD	1818	1623	Link (Clerk)

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Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	1/1/1998	$0

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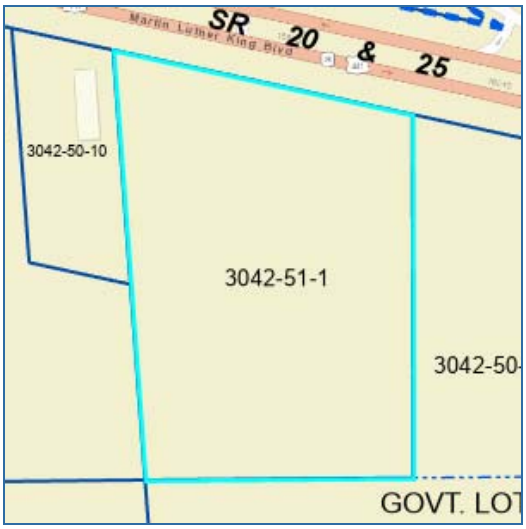
Map



Photos



Print Photos

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-000
Prop ID	12617
Location Address	16650 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SW COR RUN N ALONG W LINE 858.11 FT S 65 DEG E 58.17 FT TO POB NWLY ALONG E R/W OF CO RD APPROX 1959.52 FT TO S R/W US 441 S 79 DEG E ALONG R/W 1283.41 FT TO E LINE OF W 1/4 S 5 DEG 56 MIN E 1156.79 FT S 5 DEG 50 MIN 1335.52 FT TO S LINE OF SEC W 212. (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	38.49
Homesteaded	No

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$3,868
Land Value	$0
Land Agricultural Value	$50,037
Agricultural (Market) Value	$192,450
Just (Market) Value	**$196,318**
Assessed Value	$53,240
Exempt Value	$0
Taxable Value	$53,240
Maximum Save Our Homes Portability	$665

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$196,594	$195,097	$338,069	$338,242	$338,416
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$192,450	$192,450	$335,248	$335,248	$335,248
Agricultural Classified Value	$50,037	$50,037	$50,100	$50,100	$50,100
Improvement Value	$4,144	$2,647	$2,821	$2,994	$3,168
Non School Assessed Value	$52,949	$52,684	$52,921	$53,094	$53,268
School Assessed Value	$54,181	$52,684	$52,921	$53,094	$53,268
Exempt Value	$0	$0	$0	$0	$0

Certified Year	2024	2023	2022	2021	2020
Non School Taxable Value	$52,949	$52,684	$52,921	$53,094	$53,268
School Taxable Value	$54,181	$52,684	$52,921	$53,094	$53,268
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$1,232	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	38.49	1676624.4	0	0	A

Building Information

Type	SOH MISC	**Heat**	
Total Area	888	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2013

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
0241	BARN POLE 1	132	2013	2013		R2	RES
0661	CP 1	240	2013	2013		R2	RES
0661	CP 1	240	2013	2013		R2	RES
2021	SHED 1	36	2013	2013		R2	RES
2221	STG 1	240	2013	2013		R2	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)
12/15/1993	$175,000	WD	1940	1177	Qualified (Q)	Vacant	* BARBARA FENN KIRBY & FLORENC	* PARKER LAND CO	Link (Clerk)
9/1/1979	$140,000	WD	1238	109	Unqualified (U)	Vacant		* BARBARA FENN KIRBY & FLORENC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
P04-21-8316	SIGN PERMIT	Yes	No	4/20/2021	$40,000
6-09-1377	RES. CARPT/GAR. ADDN.	Yes	No	6/1/2009	$8,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features, Sketches.

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-001
Prop ID	12618
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 502.06 FT POB S 6 DEG E 266.30 FT E 825.99 FT N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



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Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-002
Prop ID	12619
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 768.36 FT POB S 6 DEG E 266.30 FT E 825.99 N 6 DEG W 266.30 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 2 OR 5013/2362 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

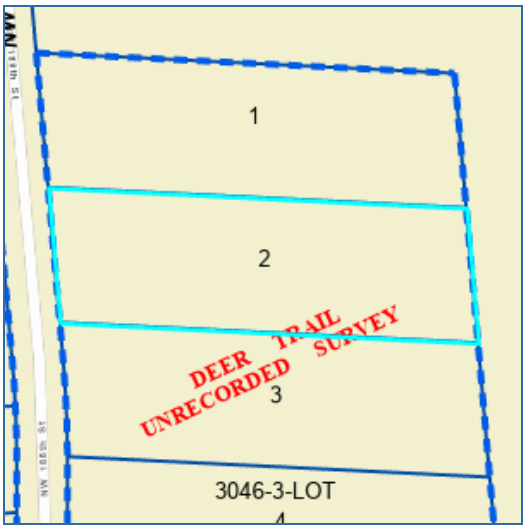
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Storm / Calamity Damage Form

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Parcel Summary

Parcel ID	03046-003-003
Prop ID	12620
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188TH ST S 6 DEG E 769.36 FT POB S 6 DEG E 1034.66 FT POB S 6 DEG E 71.21 FT SLY ALG CURVE 193.54 FT E 834 FT N 6 DEG W 265.62 FT W 825.99 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

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Map



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Parcel Summary

Parcel ID	03046-003-004
Prop ID	12621
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W 188TH ST S 6 DEG E 1105.87 FT SLY ALG CURVE 193.54 FT POB SLY ALG CURVE 10.37 FT S 247.23 FT E 856.74 FT N 6 DEG W 260.20 FT W 834 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG LAND SURVEYORS INC PARCEL 4 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$25,000**
Assessed Value	$6,500
Exempt Value	$0
Taxable Value	$6,500
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$25,000	$25,000	$30,000	$30,000	$30,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Assessed Value	$6,500	$6,500	$6,500	$6,500	$6,500
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
School Taxable Value	$6,500	$6,500	$6,500	$6,500	$6,500
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

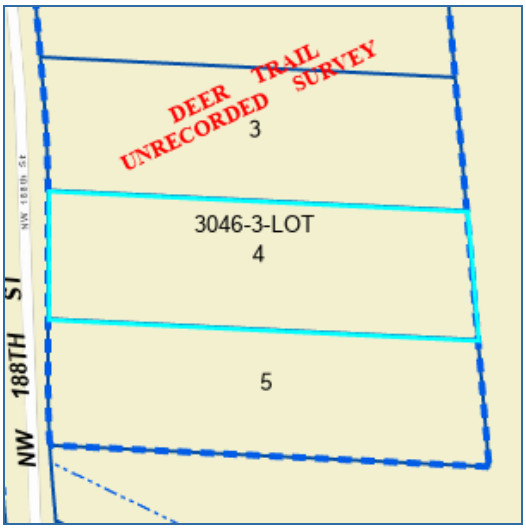
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Storm / Calamity Damage Form

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Sign up for Title Alert

Parcel Summary

Parcel ID	03046-003-005
Prop ID	12622
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT S R/W US-441 AND E R/W NW 188THS T S 6 DEG E 1105.87 FT SLY ALG CURVE 204.41 FT S 247.23 FT POB S 126.58 FT SLY ALG CURVE 125.29 FT E 875.42 FT N 6 DEG W 253.67 FT W 856.74 FT POB AKA DEER TRAIL UNREC'D S/D BY PARRISH REG SURVEYORS INC PARCEL 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	ORN/MISC AGRI (06900)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

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No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$4,690
Land Value	$0
Land Agricultural Value	$6,500
Agricultural (Market) Value	$25,000
Just (Market) Value	**$29,690**
Assessed Value	$11,190
Exempt Value	$0
Taxable Value	$11,190
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$29,690	$29,690	$34,690	$34,690	$34,690
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$25,000	$25,000	$30,000	$30,000	$30,000
Agricultural Classified Value	$6,500	$6,500	$6,500	$6,500	$6,500
Improvement Value	$4,690	$4,690	$4,690	$4,690	$4,690
Non School Assessed Value	$11,190	$11,190	$11,190	$11,190	$11,190
School Assessed Value	$11,190	$11,190	$11,190	$11,190	$11,190
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$11,190	$11,190	$11,190	$11,190	$11,190
School Taxable Value	$11,190	$11,190	$11,190	$11,190	$11,190
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6905	TREE FARM	5.00	217800	0	0	PD-R

Building Information

Type SOH MISC
Total Area 3
Heated Area
Exterior Walls
Interior Walls
Roofing
Roof Type
Frame
Floor Cover

Heat
HC&V
HVAC
Bathrooms
Bedrooms
Total Rooms
Stories 1.0
Actual Year Built 0
Effective Year Built 2008

Sub Area

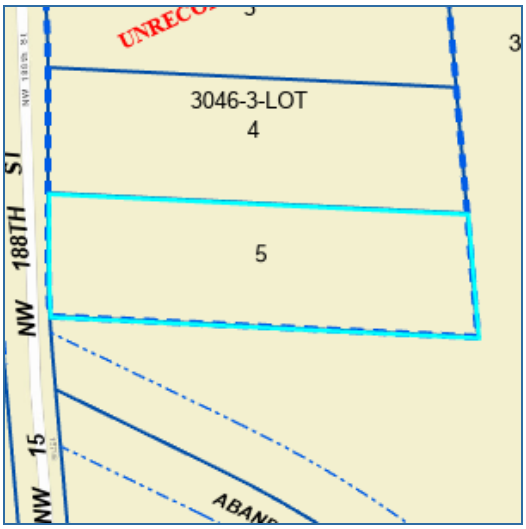
Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
1020	GATE EL OP	2	2008	2008		R7	RES
2402	WELL IRR	1	2008	2008		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/8/2022	$660,000	MS	5013	2362	Unqualified (U)	Improved	CARTER KEVIN L, CARTER SHIMA	JTFA LLC	Link (Clerk)
5/22/2008	$1,653,800	MS	3792	1164	Unqualified (U)	Vacant	* PARKER LAND CO	CARTER KEVIN L, CARTER SHIMA	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Permits, Sketches, Photos.

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03875-001-001
Prop ID	500834
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM INT OF E LINE OF CR NW15 & N LINE OF SEC E 858.10 FT POB S 528.05 FT E 341 FT M/L N 167.35 FT SELY 387.32 FT SELY ALG CURVE 868.66 FT N TO NORTH SEC LINE W TO POB PER OR 4710/1727 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	37.21
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$13,582
Agricultural (Market) Value	$130,235
Just (Market) Value	**$130,235**
Assessed Value	$13,582
Exempt Value	$0
Taxable Value	$13,582
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$130,235	$130,235	$130,235	$130,235	$130,235
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$130,235	$130,235	$130,235	$130,235	$130,235
Agricultural Classified Value	$13,582	$13,582	$13,582	$13,582	$13,582
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$13,582	$13,582	$13,582	$13,582	$13,582
School Assessed Value	$13,582	$13,582	$13,582	$13,582	$13,582
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$13,582	$13,582	$13,582	$13,582	$13,582
School Taxable Value	$13,582	$13,582	$13,582	$13,582	$13,582
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

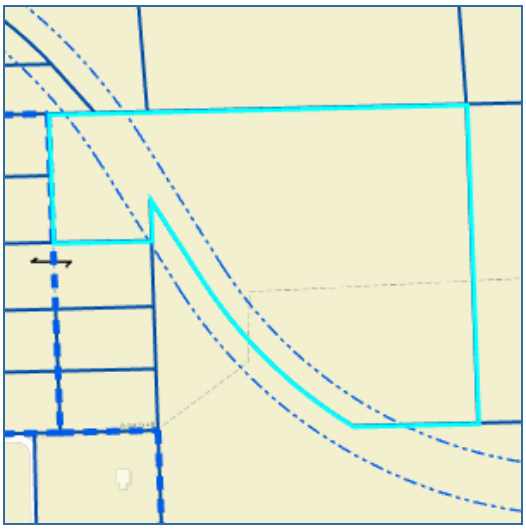
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	37.21	1620867.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
12/21/2012	$100	SD	4160	1941	Unqualified (U)	Improved	PARKER LAND CO	GOLDEN POND FARMS INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

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Contact Us

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Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03875-010-001
Prop ID	15097
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233218.11
Subdivision	
Legal Description	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT POB S 3 DEG E 253.89 FT S 87 DEG W 858.10 FT N 3 DEG W 254.24 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 1 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	5
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$1,825
Agricultural (Market) Value	$110,000
Just (Market) Value	**$110,000**
Assessed Value	$1,825
Exempt Value	$0
Taxable Value	$1,825
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$110,000	$110,000	$100,000	$45,000	$35,000
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$110,000	$110,000	$100,000	$45,000	$35,000
Agricultural Classified Value	$1,825	$1,825	$1,825	$1,825	$1,825
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$1,825	$1,825	$1,825	$1,825	$1,825
School Assessed Value	$1,825	$1,825	$1,825	$1,825	$1,825
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$1,825	$1,825	$1,825	$1,825	$1,825
School Taxable Value	$1,825	$1,825	$1,825	$1,825	$1,825
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

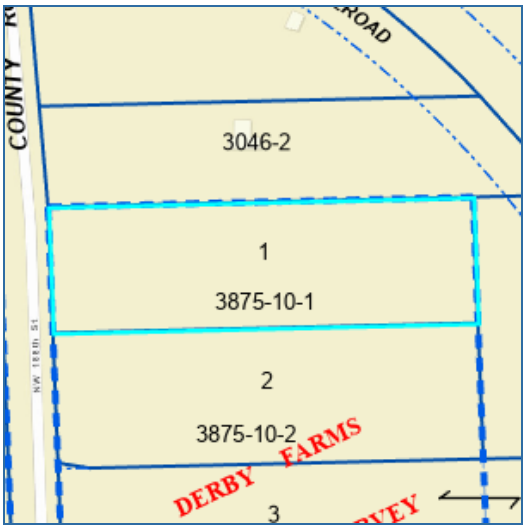
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.00	217800	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Vacant	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Permits, Sketches.

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Last Data Upload: 10/4/2025, 8:13:13 PM

Contact Us

Developed by
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Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03875-010-002
Prop ID	15098
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233218.11
Subdivision	
Legal Description	COM NE COR OF NW1/4 OF NW1/4 S 87 DEG W 407.93 FT S 3 DEG E 253.89 FT POB S 3 DEG E 274.16 FT S 87 DEG W 858.10 FT N 3 DEG W 274.16 FT N 87 DEG E 858.10 FT POB AKA DERBY FARMS UNREC'D S/D BY PARRISH REG LAND SURVEYORS PARCEL 2 LESS COM NE COR OF NW/14 OF (Note: *The Description above is not to be used on legal documents.)
Property Use Code	TMBR SI 80-89 (05500)
Sec/Twp/Rng	17-08-18
Tax Area	ALACHUA (1700)
Acres	5.39
Homesteaded	No

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.7696

Owner Information

JTFA LLC
C/O KIETH LERNER
14276 SW 4TH PL
NEWBERRY, FL 32669

Working Valuation

	2025 Working Values
Improvement Value	$1,884
Land Value	$0
Land Agricultural Value	$1,967
Agricultural (Market) Value	$118,580
Just (Market) Value	**$120,464**
Assessed Value	$3,851
Exempt Value	$0
Taxable Value	$3,851
Maximum Save Our Homes Portability	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$120,464	$120,464	$109,684	$50,394	$39,614
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$118,580	$118,580	$107,800	$48,510	$37,730
Agricultural Classified Value	$1,967	$1,967	$1,967	$1,967	$1,967
Improvement Value	$1,884	$1,884	$1,884	$1,884	$1,884
Non School Assessed Value	$3,851	$3,851	$3,851	$3,851	$3,851
School Assessed Value	$3,851	$3,851	$3,851	$3,851	$3,851
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$3,851	$3,851	$3,851	$3,851	$3,851
School Taxable Value	$3,851	$3,851	$3,851	$3,851	$3,851
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5500	TIMBER 2	5.39	234788.4	0	0	PD-R

Building Information

Type	SOH MISC	**Heat**	
Total Area	1	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1999

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
2420	WELL/SEPT	1	1999	1999		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/14/2019	$1,067,800	MS	4710	1727	Qualified (Q)	Improved	GOLDEN POND FARMS INC	JTFA LLC	Link (Clerk)
5/17/2000	$100	MS	2293	2098	Unqualified (U)	Improved	* CHARLES SMYDER	GOLDEN POND FARMS INC	Link (Clerk)
5/11/2000	$100	MS	2293	2092	Unqualified (U)	Improved	* SMYDER CURTIS	* CHARLES SMYDER	Link (Clerk)
4/25/2000	$100	MS	2293	2095	Unqualified (U)	Improved	* WELLS EVELYN S	* SMYDER CURTIS	Link (Clerk)
4/11/2000	$100	MS	2293	2089	Unqualified (U)	Improved	* THOMAS L SMYDER	* WELLS EVELYN S	Link (Clerk)
4/11/2000	$100	MS	2293	2086	Unqualified (U)	Improved	* SMYDER GEORGE	* THOMAS L SMYDER	Link (Clerk)

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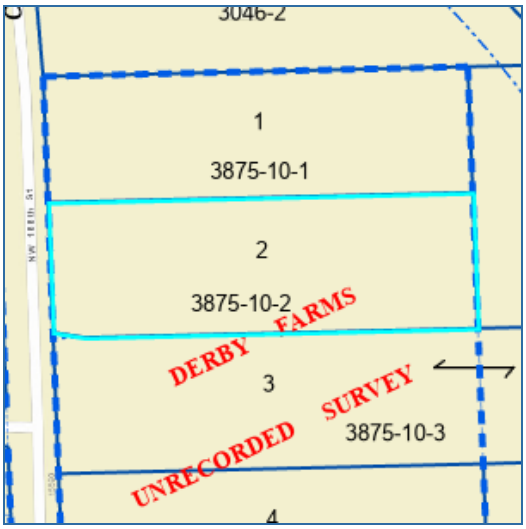
Map



Photos



Print Photos

No data available for the following modules: Working in Progress Parcel, Extra Features, Permits, Sketches.

Detail by Entity Name

Florida Limited Liability Company
AYLA, LLC

Filing Information

Document Number	L20000332217
FEI/EIN Number	85-3689629
Date Filed	10/20/2020
State	FL
Status	ACTIVE

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

LERNER, KEITH E
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title MGR

LERNER, KEITH E
14276 SW 4th Place
Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	
02/09/2024 -- ANNUAL REPORT	
01/25/2023 -- ANNUAL REPORT	
01/28/2022 -- ANNUAL REPORT	
01/14/2021 -- ANNUAL REPORT	
10/20/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Detail by Entity Name

Florida Limited Liability Company
FIRST COAST ROAD RANGERS, LLC

Filing Information

Document Number	L07000015548
FEI/EIN Number	20-8012526
Date Filed	02/09/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/11/2011

Principal Address

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

Mailing Address

11461 BOOTE BLVD
Jacksonville, FL 32218

Changed: 08/31/2020

Registered Agent Name & Address

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Name Changed: 08/04/2020

Address Changed: 08/31/2020

Authorized Person(s) Detail

Name & Address

Title Manager

Adkison, Donald Marshall
11461 BOOTE BLVD
Jacksonville, FL 32218

Title CFO

MIECKOWSKI, CHRISTIAN
11461 BOOTE BLVD
Jacksonville, FL 32218

Annual Reports

Report Year	Filed Date
2023	02/09/2023
2024	01/31/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	
01/31/2024 -- ANNUAL REPORT	
07/20/2023 -- AMENDED ANNUAL REPORT	
02/09/2023 -- ANNUAL REPORT	
09/12/2022 -- AMENDED ANNUAL REPORT	
01/22/2022 -- ANNUAL REPORT	
01/18/2021 -- ANNUAL REPORT	
08/31/2020 -- AMENDED ANNUAL REPORT	
08/04/2020 -- AMENDED ANNUAL REPORT	
06/04/2020 -- ANNUAL REPORT	
04/02/2019 -- ANNUAL REPORT	
03/05/2018 -- ANNUAL REPORT	
01/16/2017 -- ANNUAL REPORT	
03/22/2016 -- ANNUAL REPORT	
02/05/2015 -- ANNUAL REPORT	
03/19/2014 -- ANNUAL REPORT	
04/02/2013 -- ANNUAL REPORT	
02/06/2012 -- ANNUAL REPORT	
01/11/2011 -- REINSTATEMENT	
04/09/2009 -- ANNUAL REPORT	
04/23/2008 -- ANNUAL REPORT	
02/09/2007 -- Florida Limited Liability	View image in PDF format



Detail by Entity Name

Florida Limited Liability Company
JACK'S SMALL ENGINE REPAIR LLC

Filing Information

Document Number	L08000037369
FEI/EIN Number	26-2774283
Date Filed	04/14/2008
Effective Date	04/11/2008
State	FL
Status	ACTIVE

Principal Address

16530 NW US 441
ALACHUA, FL 32615

Mailing Address

16530 NW US 441
ALACHUA, FL 32615

Registered Agent Name & Address

McDaniel, Maurice T
18581 High Springs Main Street
HIGH SPRING, FL 32643

Name Changed: 03/22/2021

Address Changed: 03/22/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

SINGLETON, MARK
16530 NW US 441
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2023	02/27/2023
2024	01/30/2024

2025 01/21/2025

Document Images

01/21/2025 -- ANNUAL REPORT	
01/30/2024 -- ANNUAL REPORT	
02/27/2023 -- ANNUAL REPORT	
01/30/2022 -- ANNUAL REPORT	
03/22/2021 -- ANNUAL REPORT	
05/14/2020 -- ANNUAL REPORT	
04/09/2019 -- ANNUAL REPORT	
02/09/2018 -- ANNUAL REPORT	
02/17/2017 -- ANNUAL REPORT	
02/10/2016 -- ANNUAL REPORT	
01/15/2015 -- ANNUAL REPORT	
02/26/2014 -- ANNUAL REPORT	
04/16/2013 -- ANNUAL REPORT	
01/06/2012 -- ANNUAL REPORT	
05/18/2011 -- ANNUAL REPORT	
04/27/2010 -- ANNUAL REPORT	
09/10/2009 -- ANNUAL REPORT	View image in PDF format
04/14/2008 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
JTFA LLC

Filing Information

Document Number	L19000180416
FEI/EIN Number	84-2523807
Date Filed	07/12/2019
State	FL
Status	ACTIVE

Principal Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Mailing Address

14276 SW 4th Place
Newberry, FL 32669

Changed: 01/15/2025

Registered Agent Name & Address

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Address Changed: 01/15/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

LERNER, KEITH
14276 SW 4th Place
Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2023	01/25/2023

2024	02/09/2024
2025	01/15/2025

Document Images

01/15/2025 -- ANNUAL REPORT	
02/09/2024 -- ANNUAL REPORT	
01/25/2023 -- ANNUAL REPORT	
01/25/2022 -- ANNUAL REPORT	
01/14/2021 -- ANNUAL REPORT	
01/13/2020 -- ANNUAL REPORT	
07/12/2019 -- Florida Limited Liability	

Florida Department of State, Division of Corporations

Search > Account Summary

Real Estate Account #03046 003 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$233.87**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Real Estate Account #03042 050 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$541.47**.

Apply for the 2026 installment payment plan

Account History

_____		Print (PDF)
_____		Print (PDF)
_____		Print (PDF)
2022 Annual Bill	$0.00	Print (PDF)
2021 Annual Bill	$0.00	Print (PDF)
2020 Annual Bill	$0.00	

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

	Print (PDF)
Certificate #533	
	Paid $10,102.20
2022 Annual Bill ⓘ	$0.00 Print (PDF)
2021 Annual Bill ⓘ	$0.00 Print (PDF)
2020 Annual Bill ⓘ	$0.00 Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Real Estate Account #03042 050 010

Owner:
JACK'S SMALL ENGINE REPAIR LLC

Situs:
16530 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/04/2026** for **$4,592.24**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024	
2024 Installment Bill #4	$0.00
	Print (PDF)
2024 Installment Bill #3	$0.00
	Print (PDF)
2024 Installment Bill #2	$0.
	Print (PDF)
2024 Installment Bill #1	$0.00

2024 Installment Bill #1	$0.00 Print (PDF)
Certificate #587	
	Paid $4,681.70
2023	
2023 Installment Bill #4	$0.00 Print (PDF)
2023 Installment Bill #3	$0.00 Print (PDF)
2023 Installment Bill #2	$0.00 Print (PDF)
2023 Installment Bill #1	$0.00 Print (PDF)
	Paid $4,673.21
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 005

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$305.13**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016	
2016 Annual Bill	$0.00 Print (PDF)
Refund	
	Paid $238.07
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 050 003

Owner:
FIRST COAST ROAD RANGERS LLC

Situs:
16554 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **02/03/2026** for **$8,665.71**.

Apply for the 2026 installment payment plan

Account History

Certificate #586

Paid $9,984.8

2023

2023 Annual Bill $0.00

	Print (PDF)
Certificate #533	
	Paid $10,102.20
2022 Annual Bill ⓘ	$0.00 Print (PDF)
2021 Annual Bill ⓘ	$0.00 Print (PDF)
2020 Annual Bill ⓘ	$0.00 Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03042 051 001

Owner:
AYLA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$73.09**.

Account History

[redacted]		[redacted]
[redacted]		[redacted]
[redacted]		[redacted]
2022 Annual Bill	$0.00	Print (PDF)
2021 Annual Bill	$0.00	Print (PDF)
2020 Annual Bill	$0.00	Print (PDF)

	Print (PDF)
2019 Annual Bill ⓘ	$0.00
	Print (PDF)
2018 Annual Bill ⓘ	$0.00
	Print (PDF)
2017 Annual Bill ⓘ	$0.00
	Print (PDF)
2016 Annual Bill ⓘ	$0.00
	Print (PDF)
2015 Annual Bill ⓘ	$0.00
	Print (PDF)
2014 Annual Bill ⓘ	$0.00
	Print (PDF)
2013 Annual Bill ⓘ	$0.00
	Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 000

Owner:
JTFA LLC

Situs:
16650 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$1,116.65**.

Apply for the 2026 installment payment plan

Account History

_____		Print (PDF)
_____		Print (PDF)
_____		Print (PDF)
2022 Annual Bill	$0.00	Print (PDF)
2021 Annual Bill	$0.00	Print (PDF)

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 002

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 003

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0 00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03046 003 004

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$135.85**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03875 001 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$283.84**.

Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00
	Print (PDF)
2024 Annual Bill	$0.00
	Print (PDF)
2023 Annual Bill	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03875 010 001

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$38.15**.

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)

	Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

Search > Account Summary

Real Estate Account #03875 010 002

Owner:
JTFA LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/14/2025** for **$80.48**.

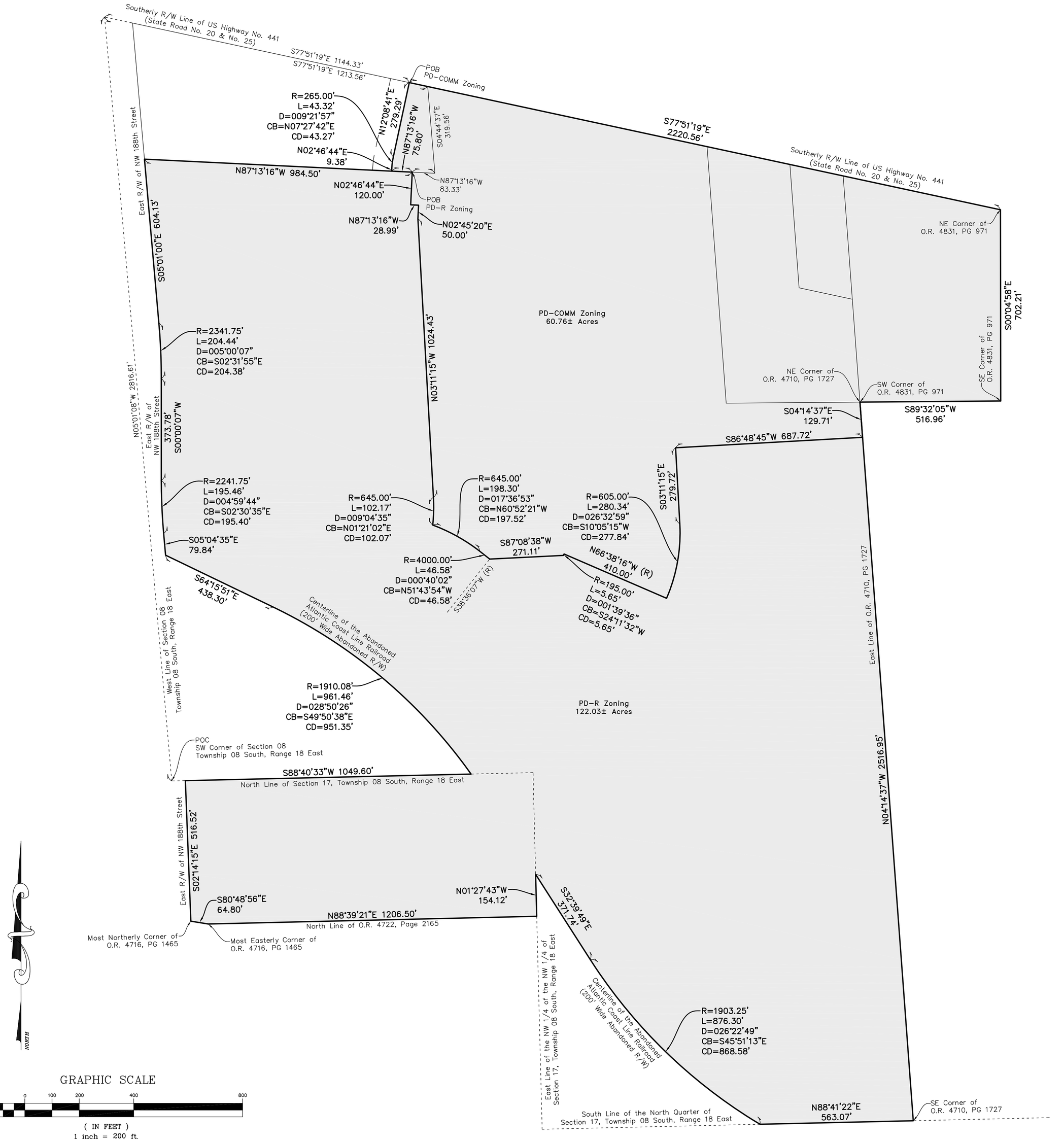
Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)
2020 Annual Bill	$0.00 Print (PDF)

	Print (PDF)
2019 Annual Bill ⓘ	$0.00 Print (PDF)
2018 Annual Bill ⓘ	$0.00 Print (PDF)
2017 Annual Bill ⓘ	$0.00 Print (PDF)
2016 Annual Bill ⓘ	$0.00 Print (PDF)
2015 Annual Bill ⓘ	$0.00 Print (PDF)
2014 Annual Bill ⓘ	$0.00 Print (PDF)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
2012 Annual Bill ⓘ	$0.00 Print (PDF)
2011 Annual Bill ⓘ	$0.00

Convenience Fees

Credit/Debit Card, Apple Pay, Google Pay, and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies to non-DMV transactions. A **$2.50 processing fee** applies to DMV transactions.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.



Legal Description

PD–COMM ZONING

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD–R ZONING

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT–OF–WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT–OF–WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT–OF–WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT–OF–WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT–OF–WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22'49", A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51'13" EAST, 868.58 FEET); THENCE NORTH 88°41'22" EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14'37" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON–TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

Surveyor's Notes

1. The bearings shown hereon are based upon the West line of Section 08, Township 08 South, Range 18 East as being North 05 Degrees, 01 Minute, 08 Seconds West.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J–17.062, Florida Administrative Code.
5. Abbreviations:

POC	Point of Commencement
POB	Point of Beginning
Sec	Section
Twn	Township
Rng	Range
PB	Plat Book
ORB	Official Records Book
Pg(s)	Page or Pages
R/W	Right–of–Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance
(R)	Radial

Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

THIS IS NOT A SURVEY

Legal Description and Sketch Prepared for: Rise Partners

eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL. (352) 373-3541
E-MAIL: mail@edafl.com

Project:	2025–0060.P01
Date:	10/15/2025
Sheet:	1 of 1
Scale:	1"=200'

PD-COMM ZONING
eda PROJECT No. 2025-0060.P01
OCTOBER 15, 2025

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2220.56 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°04'58" EAST, A DISTANCE OF 702.21 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971; THENCE SOUTH 89°32'05" WEST, A DISTANCE OF 516.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4831, PAGE 971, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, OF SAID PUBLIC RECORDS; THENCE SOUTH 04°14'37" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 129.71 FEET; THENCE SOUTH 86°48'45" WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11'15" EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'59", A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05'15" WEST, 277.84 FEET); THENCE NORTH 66°38'16" WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39'36", A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11'32" WEST, 5.65 FEET); THENCE SOUTH 87°08'38" WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36'07" WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'02", A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43'54" WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36'53", A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52'21" WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04'35", A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21'02" EAST, 102.07 FEET); THENCE NORTH 03°11'15" WEST, A DISTANCE OF 1024.43 FEET; THENCE

NORTH 02°45'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 02°46'44" EAST, A DISTANCE OF 9.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 265.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°21'57", A DISTANCE OF 43.32 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 07°27'42" EAST, 43.27 FEET); THENCE NORTH 12°08'41" EAST, A DISTANCE OF 279.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING.

CONTAINING 60.76 ACRES, MORE OR LESS.

PD-R ZONING
eda PROJECT No. 2025-0060.P01
SEPTEMBER 18, 2025

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 05°01'08" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2816.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 441 (STATE ROAD NO. 20 & NO. 25) (200 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 77°51'19" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1213.56 FEET; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 319.56 FEET; THENCE NORTH 87°13'16" WEST, A DISTANCE OF 83.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°13'16" WEST, A DISTANCE OF 984.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 05°01'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 604.13 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 2341.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 05°00'07", A DISTANCE OF 204.44 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING A DISTANCE OF SOUTH 02°31'55" EAST, 204.38 FEET); THENCE SOUTH 00°00'07" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 373.78 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2241.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04°59'44", A DISTANCE OF 195.46 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 02°30'35" EAST, 195.40 FEET); THENCE SOUTH 05°04'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 79.84 FEET TO THE CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD (200 FOOT WIDE ABANDONED RAILROAD RIGHT-OF-WAY); THENCE SOUTH 64°15'51" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 438.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1910.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 28°50'26", A DISTANCE OF 961.46 FEET TO A POINT ON THE NORTH LINE OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 49°50'38" EAST, 951.35 FEET); THENCE SOUTH 88°40'33" WEST, ALONG SAID NORTH LINE OF SECTION 17, A DISTANCE OF 1049.60 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 188TH STREET; THENCE SOUTH 02°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 516.52 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 80°48'56" EAST, A DISTANCE OF 64.80 FEET TO THE MOST EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4716, PAGE 1465, SAID POINT ALSO BEING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4722, PAGE 2165 OF SAID PUBLIC RECORDS; THENCE NORTH 88°39'21" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 1206.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 01°27'43" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 154.12 FEET TO A POINT ON SAID CENTERLINE OF THE ABANDONED ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 32°39'49"

EAST, ALONG SAID CENTERLINE, A DISTANCE OF 371.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1903.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 26°22’49”, A DISTANCE OF 876.30 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF SAID SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°51’13” EAST, 868.58 FEET); THENCE NORTH 88°41’22” EAST, ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF SECTION 17, A DISTANCE OF 563.07 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727 OF SAID PUBLIC RECORDS; THENCE NORTH 04°14’37” WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4710, PAGE 1727, A DISTANCE OF 2516.95 FEET; THENCE SOUTH 86°48’45” WEST, A DISTANCE OF 687.72 FEET; THENCE SOUTH 03°11’15” EAST, A DISTANCE OF 279.72 TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 605.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32’59”, A DISTANCE OF 280.34 FEET TO AN INTERSECTION WITH A RADIAL LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°05’15” WEST, 277.84 FEET); THENCE NORTH 66°38’16” WEST, ALONG SAID RADIAL LINE, A DISTANCE OF 410.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°39’36”, A DISTANCE OF 5.65 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°11’32” WEST, 5.65 FEET); THENCE SOUTH 87°08’38” WEST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 271.11 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 4000.00 FEET AND A RADIAL BEARING OF SOUTH 38°36’07” WEST AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40’02”, A DISTANCE OF 46.58 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 51°43’54” WEST, 46.58 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°36’53”, A DISTANCE OF 198.30 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WITH A RADIUS OF 645.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°52’21” WEST, 197.52 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°04’35”, A DISTANCE OF 102.17 FEET TO THE POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°21’02” EAST, 102.07 FEET); THENCE NORTH 03°11’15” WEST, A DISTANCE OF 1024.43 FEET; THENCE NORTH 02°45’20” EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 87°13’16” WEST, A DISTANCE OF 28.99 FEET; THENCE NORTH 02°46’44” EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.03 ACRES, MORE OR LESS.

NOTICE OF NEIGHBORHOOD WORKSHOP

Date: Wednesday, September 24, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Fl 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes for all or a portion of 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004) from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI). There is also a proposed Planned Development – Residential (PD-R) zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). These properties are generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



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PUBLIC NOTICE

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and PD-R to Commercial Intensive (CI) on 3 tax parcels (03046-003-000, 03042-050-005, and 03042-050-004). There is also a proposed PD-R zoning amendment application on all or portions of 10 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-005, 03875-001-001, 03875-010-001 & 03875-010-002). This property is generally located in the 16600 block of US Highway 441 (south side). This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, September 24, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants, inc.

Contact: eda consultants, inc.
Phone: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - September 04, 2025)

PUBLIC NOTICE

Neighborhood Meeting – Alachua Solar I Project

Alachua Solar I, LLC invites the public to attend a Neighborhood Meeting to discuss the proposed Alachua Solar I project, a planned 7.0 MW DC / 5.0 MW AC ground-mounted solar energy facility to be located on approximately 38 acres located at the City of Alachua Wastewater Treatment Plant property.

The purpose of the Neighborhood Meeting is to provide nearby property owners and interested members of the public an opportunity to:
- Learn more about the proposed solar project;
- Ask questions directly to the project representatives;
- Provide early input and feedback on the development.

Meeting Details:
- Date: Thursday, September 18th, 2025
- Time: 5:00 PM to 7:30 PM
- Location: 13302 Progress Blvd.
  Alachua, FL 32615 (Project Site)

This meeting is intended to encourage open communication between the project stakeholders, nearby property owners, and the community. The Neighborhood Meeting provides an important opportunity for early public involvement and discussion.

For more information, or if you need special assistance, please contact:
Craig Fisher
Alachua Solar I, LLC
Phone: (305) 773-6993
Email: craig@morenienergy.com

(Published: Alachua County Today - August 28, September 04, and September 11, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants – Neighborhood Workshop Notice - Farmlands Commerical LUC-ZON**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **September 4, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of September 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
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03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

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PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
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KALAF JOHN W JR
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03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
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JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DAVID SCHERHOLM	18525 N.W 153rd PL	786-691-5769	
Robin Hammersmith	14617 NW 199th Pl	—	
M/M Conrad	19111 NW 157th	521-386-5745	denise1fl@gmail.com
Rodney Gillespie	19107 NW 151 Ave	352.318.0137	sandyacres82

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, September 24, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA Noyes	14520 NW 188th ST	727 599 5428	dana.noyes@icloud.com
STEVE LANG	16320 NW 188th ST	386 454 3127	sjlang@windstream.net
Tamara Robbins	PO Box 2317 Alachua		
KRIS LAWRENCE	18818 NW 156 Ave	904 260-6393	66lafitte@gmail.com
* Barbara Cloud-Workman	1913 Vd. St.	Alachua 32615	
Bryan Thomas	6814 NW 37 Dr. 32653	352 316 6552	br-thomas@cityofalachua.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: September 24, 2025 at 6:00 p.m.

Community Participants: 12 participants in total (2 did not sign in)

Project Representatives: Clay Sweger, AICP, LEED AP – eda
Stephanie Sutton – eda
Ashley Scannella – eda
Sam Berry – Rise
Matt Phillips – Rise
Keith Lerner – Property Owner
Gerry Dedebach – NV5

Meeting Minutes:

The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What is the acreage of the subject property?
A: As shown on the maps on display, the future land use map change includes a reduction of 7 acres of Community Commercial land, reduction of approx. 20 acres of Moderate Density Residential land and a reduction of approx. 20 acres of Low Density Residential land. The future land use map proposes to add approx. 40 acres of Commercial land and 6 acres of Moderate Density Residential land. The zoning map proposes to reduce approx. 33 acres from PD-R and add 33 acres to Commercial Intensive. The PD-R will be amended in conjunction with these map changes.

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

Q: Will there be a stoplight put in? Where?
A: Yes, the plan is to install a new traffic light in front of the commercial area as part of the future commercial development. A traffic study will be provided and coordination and permitting with FDOT.

Q: The posted speed is too high? What can be done?

A: FDOT makes decisions related traffic speeds. We will discuss this issue with FDOT as the traffic study is prepared. The reduced speed may be a recommendation from our traffic study which will be prepared shortly.

Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size in certain labeled areas. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Will anything change in the already-approved residential Ph. 1 along the west side?
A: No, the plan is to develop Ph. 1 exactly the same as originally approved.

Q: How far is the commercial zoning area from 188th Street?
A: The commercial zoning area that's proposed is approximately 1,000 feet away from 188th Street.

Q: Will the stormwater basin still remain along 188th Street?
A: Yes, the basin will remain, as originally permitted.

Q: The access from the property to 188th Street will remain emergency-only, correct?
A: Yes, the access will be gated for emergency access only.

Q: Who are the commercial users that will be located on-site?
A: The developer is not able to announce the specific tenants at this time, but they are all national retailers and will include a variety of types to serve the public.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

NOTICE OF NEIGHBORHOOD WORKSHOP

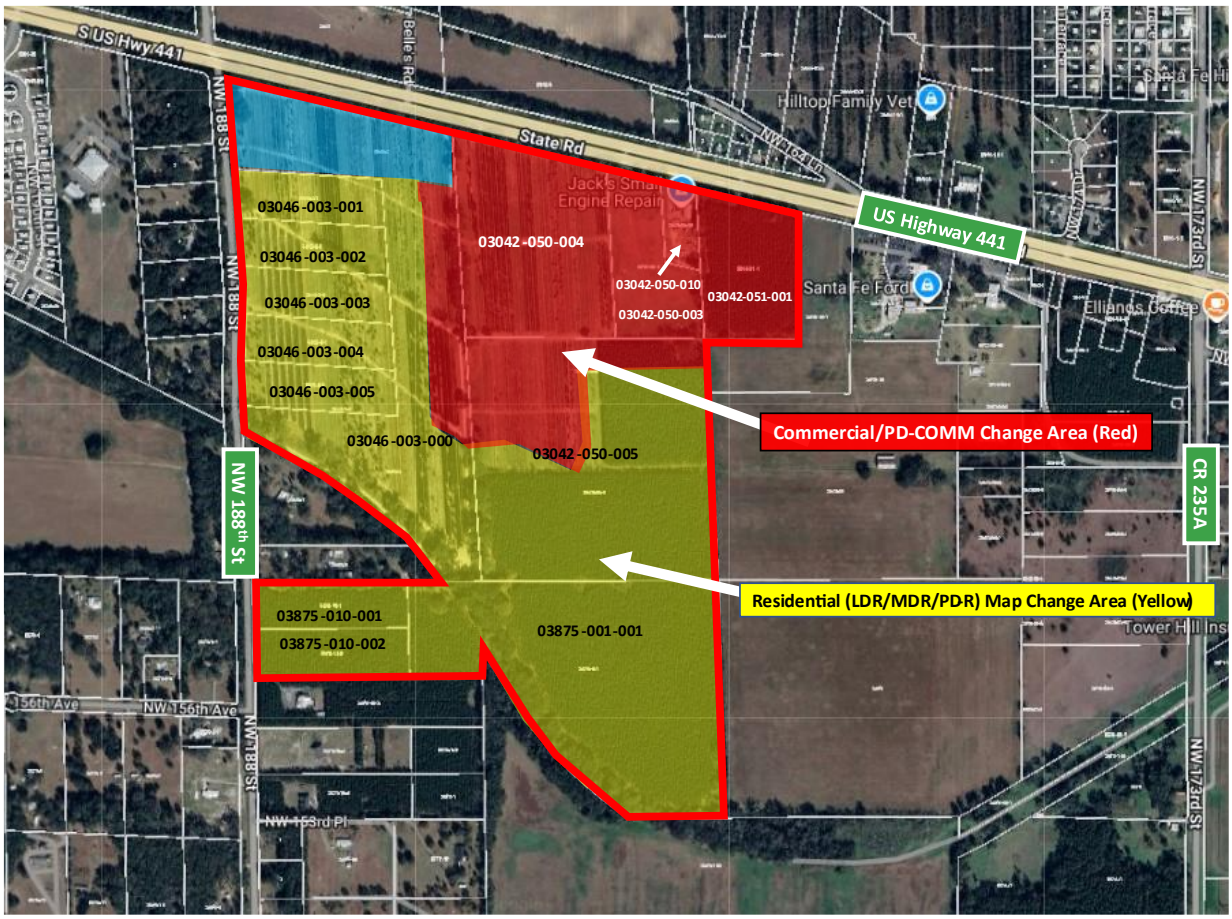
Date: Wednesday, October 22, 2025

Time: 6:00 p.m.

Place: Legacy Park Multipurpose Center - Meeting Room 1
15400 Peggy Road, Alachua, FL 32615

Contact: eda consultants, inc.
(352) 373-3541
permitting@edafl.com

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments.



FESTIVAL:
Continued from page A1

Festival raises funds, supports local charities

seemed easier." That nostalgic theme carried throughout the free, family-friendly festival, where attendees were encouraged to don vintage attire and join in a lively costume contest.

This year's festival was a collaborative effort between NMSO and Gainesville Street Rods, which helped raise money for charity. Nearly $2,000 was collected to support Homes 4 Heroes, while a clothing drive gathered donations for St. Francis House. Organizers said both causes benefitted significantly from the enthusiastic response of festivalgoers.

Entertainment was central to the event, with music from the 1950s and 1960s filling the streets courtesy of Newberry's Twisted H Productions. A live DJ kept energy high throughout the day, while food trucks and local vendors offered refreshments and merchandise. The highlight for many was the classic car show, billed as "awesome" by organizers, which drew car enthusiasts eager to showcase vintage rides.

While the Fabulous 50's Festival is one of NMSO's smaller events, organizers said they were encouraged by the turnout. An estimated 3,000 visitors attended, enjoying not only the festival itself but also the restaurants and shops in historic downtown Newberry.

Mack said the strong community response reaffirmed the festival's growing role in highlighting downtown as a hub for both residents and visitors. The event not only showcased local businesses but also fostered a sense of pride in Newberry's historic core.

With live music, classic cars, nostalgic costumes and charitable giving, the Fabulous 50's Festival once again blended entertainment with community spirit—leaving organizers optimistic about the festival's future as a fixture on Newberry's event calendar.

# # #

Email cwalker@alachuatoday.com



Photos special to *Alachua County Today*









CITY OF WALDO FLORIDA

NOTICE

QUALIFYING OFFICIALLY OPENS IN THE CITY OF WALDO ON

OCTOBER 6, 2025

SEATS OPEN ARE

COUNCIL Seat I (1)– TWO YEAR TERM
COUNCIL Seat III (3) – TWO YEAR TERM
COUNCIL Seat IV (4) – TWO YEAR TERM

THERE IS A $25.00 QUALIFYING FEE OR IN PLACE OF THE FEE THE CANDIDATE MAY SUBMIT A PETITION SIGNED BY TWENTY- FIVE REGISTERED ELECTORS OF THE CITY OF WALDO. THE PETITION MAY BE OBTAINED AT CITY HALL MONDAY THROUGH THURSDAY, 7:00A.M. -5:30 P.M. (closed Friday's) THIS PETITION MUST BE PRESENTED TO THE CLERK AFTER BEING VERIFIED IN WRITING BY THE ALACHUA COUNTY SUPERVISOR OF ELECTIONS. IN ADDITION TO THE QUALIFYING FEE THERE IS A ONE PERCENT (1%) STATE ELECTIONS ASSESSMENT OF $32.50

AND

THE CANDIDATE MUST BE A PERMANENT RESIDENT OF THE CITY OF WALDO (RESIDING WITHIN THE CORPORATE CITY BOUNDARY LINES FOR A MINIMUM OF 6 MONTHS PRIOR TO QUALIFYING DATE OF OCTOBER 6, 2025 AND A QUALIFIED ELECTOR OF THE CITY OF WALDO.
YOU MUST PRESENT A CURRENT VOTERS IDENTIFICATION CARD WHEN QUALIFYING.

City Hall hours are Monday – Thursday 7:00am-5:30pm-CLOSED FRIDAY'S

QUALIFYING CLOSES ON OCTOBER 16 AT 4:00PM

(Published: Alachua County Today - October 02, 2025)

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

Window Screens
Rescreening for Screened Rooms

Alachua County Today

is your best source for local news - 386.462.3355

Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss proposed future land use map changes from Community Commercial, Low Density Residential and Moderate Density Residential to Commercial and from Low Density Residential to Moderate Density Residential and a rezoning from Community Commercial (CC) and Planned Development - Residential (PD-R) to Planned Development - Commercial (PD-COMM) and Planned Development - Residential (PD-R) generally located in the 16400 to 18800 blocks of US Highway 441 (south side) on all or a portion of 14 tax parcels (03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002). The overall approximate map modification acreage is 182 (+/-) acres. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held at 6:00 pm on Wednesday, October 22, 2025, in Meeting Room 1 of Legacy Park Multipurpose Center, located at 15400 Peggy Road, Alachua, Florida 32615.

eda consultants · inc.

Contact: eda consultants inc.
Ph: 352-373-3541
E-mail: permitting@edafl.com

(Published: Alachua County Today - October 02, 2025)

LISTINGS for sale

HORIZON REALTY of ALACHUA, INC. EST. 1980



GC526852 $449,900

11418 NW 161ST STREET ALACHUA

This property is the definition of peaceful! Only 11 minutes from I-75 and Hwy 441, tucked away less than a 1/2 mile down a dirt road you will find a driveway lined with mature, natural hardwoods. Amongst the beautiful twenty acres, set back from the roadway, is the existing cleared homesite.



GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!



GC526736 $789,000

221 RILEY LAKE DRIVE HAWTHORNE

Welcome to this gorgeous 1.38 acre lakefront haven on the private spring fed Riley Lake! This Jewel is a solid custom built home in the tranquil Star Lake Forest neighborhood east of Hawthorne, Florida. This exquisite 3-bedroom, 2 1/2 bathroom home offers amazing and stunning views of Riley Lake.



GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

HORIZON REALTY OF ALACHUA, INC.
WHAT'S ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

ALACHUA, FLORIDA The Good Life Community

City of ALACHUA

NOTICE OF BOARD VACANCY

Senior Resources

The Alachua City Commission is accepting applications for two (2) vacancies on its **Senior Resources Advisory Board**. Appointments will be for a three-year term. A minimum of three (3) members must reside in the City of Alachua, and two (2) members may be residents of the greater Alachua area. Interested applicants must be willing to attend meetings at least quarterly and have a keen interest in senior resources.

To apply, you can obtain an application and information from our website at www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to request a copy. The City must receive applications for consideration on or before October 16, 2025. You may send your application to the City Clerk's Office, P.O. Box 9, Alachua, FL 32616, or drop it off at City Hall, 15100 NW 142 Terrace.

(Published: Alachua County Today - October 02 & 09, 2025)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **Bryan Boukari**, who on oath and in my physical presence says that he is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **eda consultants - 2nd Neighborhood Workshop - Farmlands Commercial LUC-ZO**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 2, 2025**.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. More specifically, *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **5th day of October 2025** by Bryan Boukari, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 687250
Expires April 1, 2029

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Neighborhood Meeting - Sign-in Sheet

Project: Farmlands Commercial Proposed Rezoning & Future Land Use Map Changes

Date & Time: Wednesday, October 22, 2025, at 6:00 PM

Location: Legacy Park Multi-Purpose Center - Meeting Room 1
15400 Peggy Road, Alachua, Florida 32615

NAME	ADDRESS	PHONE	EMAIL
DANA NOYES	14520 NW 188th St Alachua	727 599 5428	dana.noyes@icloud.com
Robyn Smith	14962 NW 14th St Alachua		
Soorya Lindberg			soorya.lindberg@gmail.com
Gary Pappas	16104 NW 188th St	305 213 1121	gmpfish@outlook.com

Neighborhood Meeting Minutes

Project: Farmlands Commercial Land Use Change & Rezoning

Meeting Date & Time: October 22, 2025 at 6:00 p.m.

Community Participants: 4 participants in total

Project Representatives:
Clay Sweger - eda
Sergio Reyes - eda
Stephanie Sutton - eda
Heather Hartman - eda
Keith Lerner - Property Owner
David Lerner - Property Owner
David Buckle - Foresite Group
Craig Brashier - NV5

Meeting Minutes:
The meeting was conducted open-house style. There were project representatives stationed throughout the room, with printed graphics on posters. As community participants arrived, they circulated throughout the room and asked questions about the proposed action. Below is the collected feedback from participants.

Q: What are the changes between the first workshop and the second?
A: Essentially, the change is the addition of 3 parcels along US 441 into the proposed rezoning area. In addition, the portion of the property proposed for commercial use are now proposed to be zoned 'PD-CCOMM' instead of 'Commercial Intensive.'

Q: There are concerns with existing traffic and speed limits along US 441. What can be done?
A: The project will include a traffic study to be conducted to analyze the existing and proposed traffic conditions and the developer will be responsible for improvements to the roadway related to operational and safety improvements. The developer understands local concerns about traffic safety and the desire to request a reduction in posted speed along this portion of the roadway.

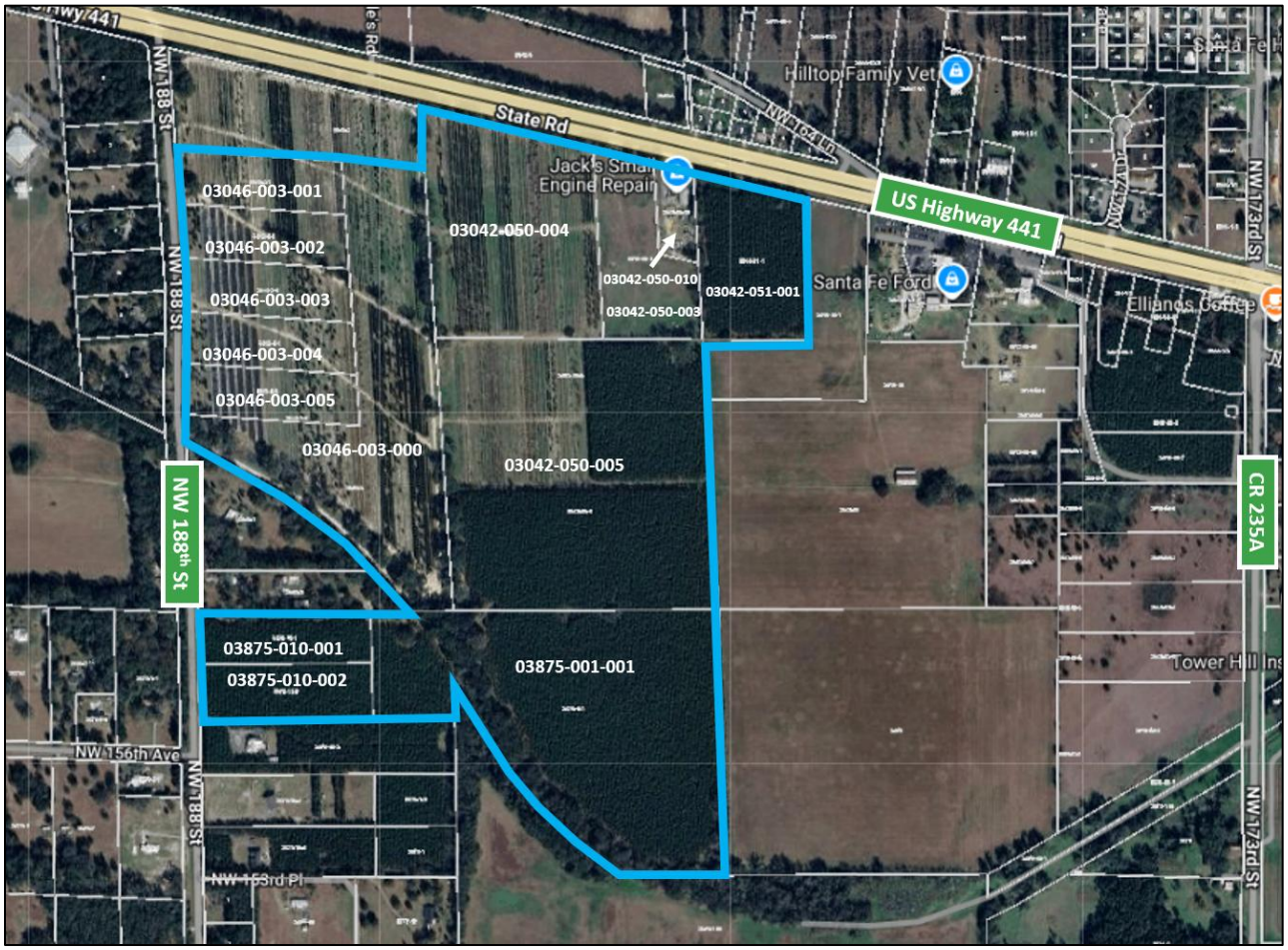
Q: What are the minimum lot sizes of the lots in the PD-R area?
A: The smallest lots are 10,000 SF and some are minimum 1/3 acre and ½ acre in size. These requirements are not proposed to change from the approved zoning.

Q: How many less lots will there be?
A: The proposal is to reduce the number of lots allowed from 275 to 203 (-72 lots).

Q: Are there City utilities that serve the site?
A: Yes, the City serves water and sewer to the site.

Q: What is the schedule of review and approval for this project?
A: We plan to submit the land use and zoning change at the end of this month and anticipate that the review process will take approximately 5 months. After that, a Site Plan for the commercial development would be submitted, which would likely be under review for the remainder of 2026. Construction would commence shortly thereafter.

Rezoning Justification Report

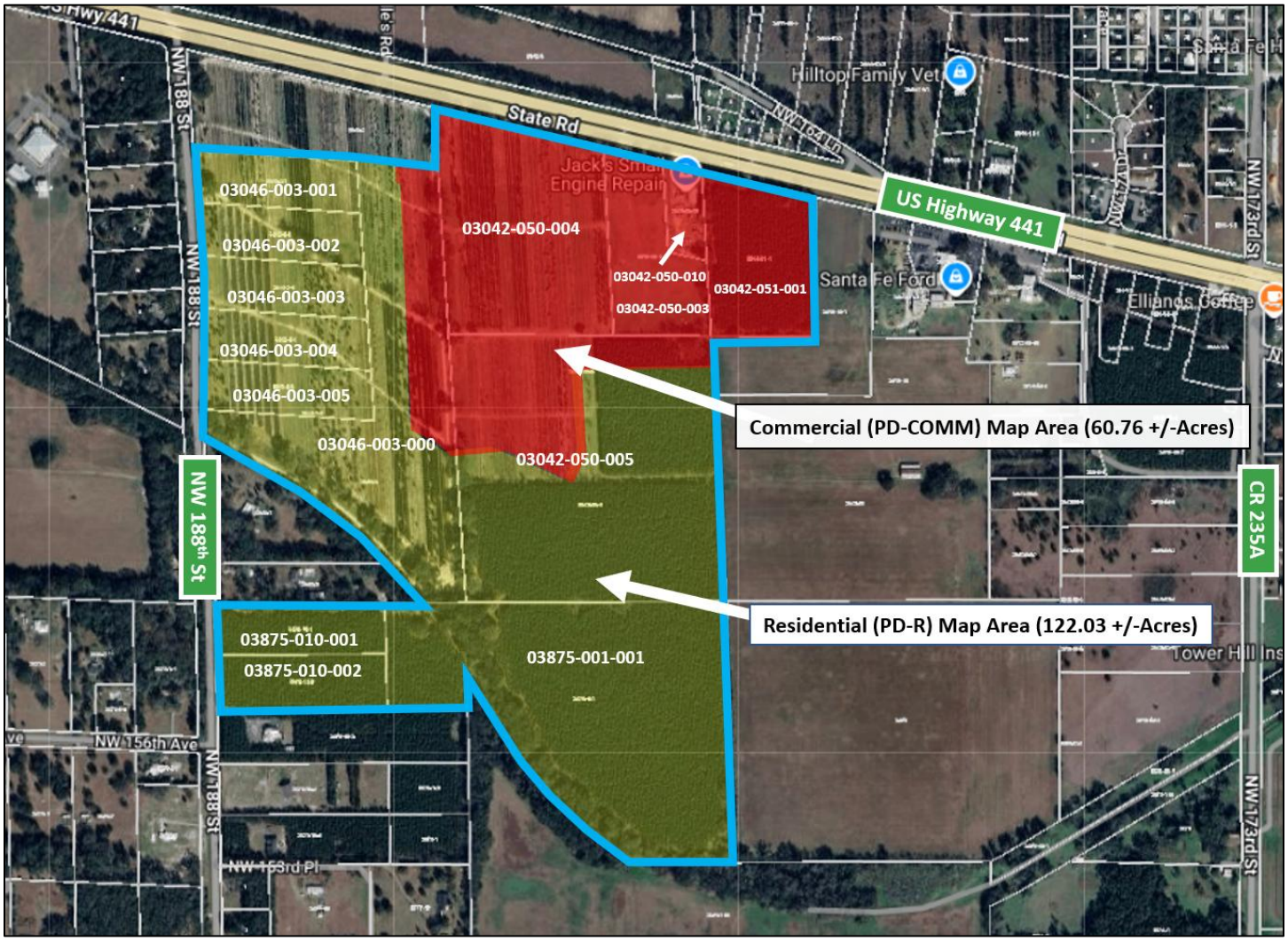


Request:	A proposed rezoning from Community Commercial and Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) and amendments to an existing Planned Development-Residential (PD-R) zoning district.
Location:	16400 to 18800 blocks of US Highway 441
Parcel Numbers:	03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002
Acreage:	±182 Acres
Prepared By:	Clay Sweger, AICP, LEED AP Gerry Dedenbach, AICP, LEED AP
Date:	January 26, 2026 Revised March 4, 2026, March 24, 2026

Background

The subject property is located in the 16400-18800 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 182-acre undeveloped property, that currently is utilized as a tree farm and contains timberland.

The tax parcel numbers are 03046-003-000, 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-003, 03042-050-004, 03042-050-010, 03042-051-001, 03042-050-005, 03875-001-001, 03875-010-001 and 03875-010-002. The subject property is located within Section 8 & 17, Township 8, Range 18. The parcel currently is undeveloped and is classified as timber land and grazing land, according to the Alachua County Property Appraiser's records.



Statement of Proposed Change

The property owner requests to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres. The following tables summarize the proposed rezoning request and the associated net development scenario changes:

Summary of Proposed Change in Zoning Map

Zoning District	Area (+/-) Existing	Area (+/-) Proposed	Change (+/-)
Community Commercial (CC)	7.0 Ac.	0.0 Ac.	-7.0 Ac.
Commercial Intensive (CI)	20.45 Ac.	0.0 Ac.	-20.45 Ac.
Planned Development-Residential (PD-R)	155.34 Ac.	122.03 Ac.	-33.31 Ac.
Planned Development-Commercial (PD-COMM)	0.0 Ac.	60.76 Ac.	+60.76 Ac.

Summary of Proposed Rezoning (From / To)

Zoning Districts	Acreage (+/-)
Community Commercial to PD-COMM	7.0
Commercial Intensive to PD-COMM	20.45
PD-R to PD-COMM	33.31
PD-R Amendment	122.03
Total	**182.79**

Summary of Change in Zoning Scenario (Existing vs. Proposed)

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR[1] 15 DUA[2]	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR[3]	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

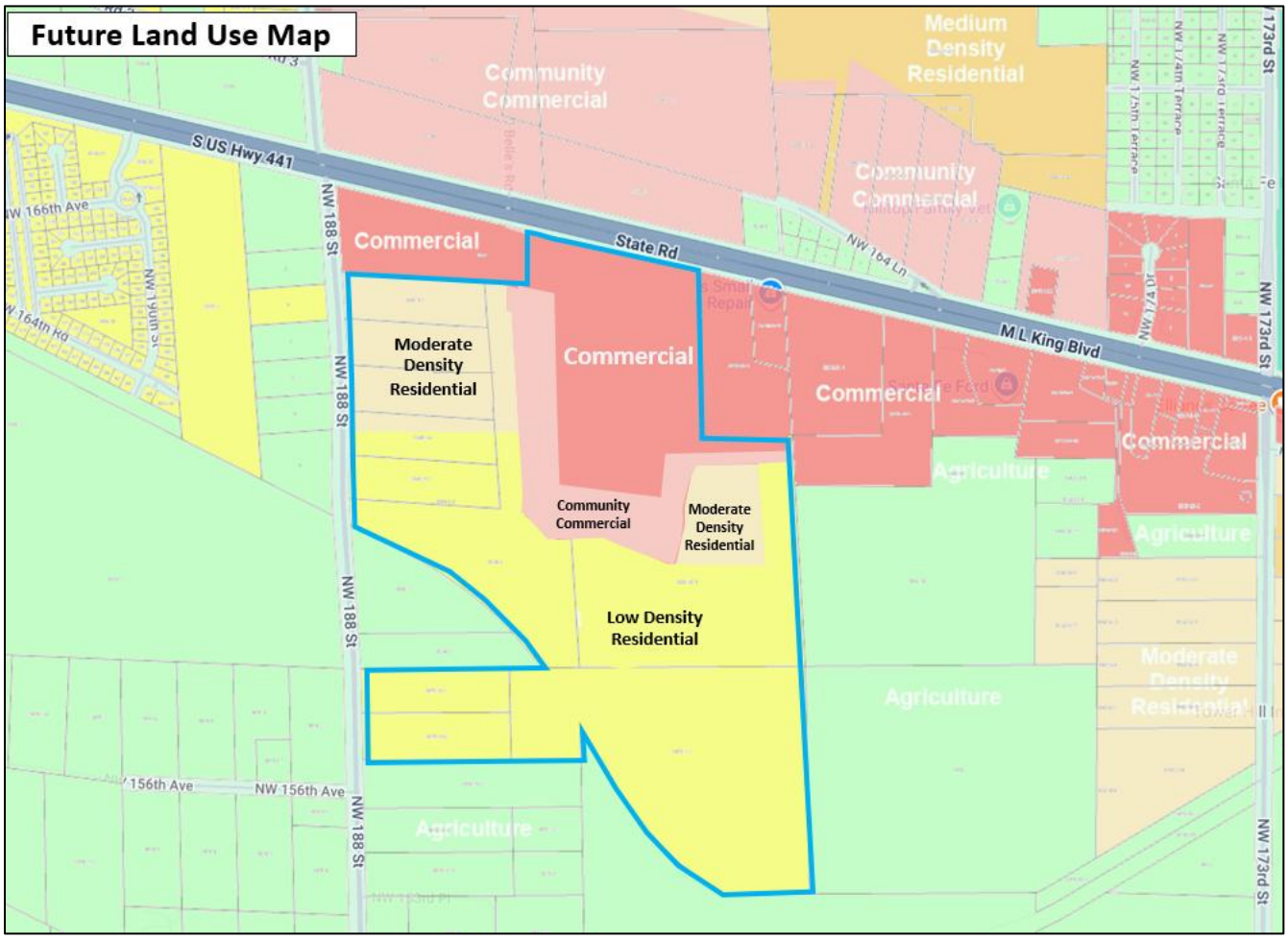
[1] *FAR per Comprehensive Plan*
[2] *DUA allowed per LDR Table 5.1-4*
[3] *FAR per proposed PD-COMM zoning for Site*

Net Change

Non-Residential	**-147,861 SF**	Residential	**-483 Units**

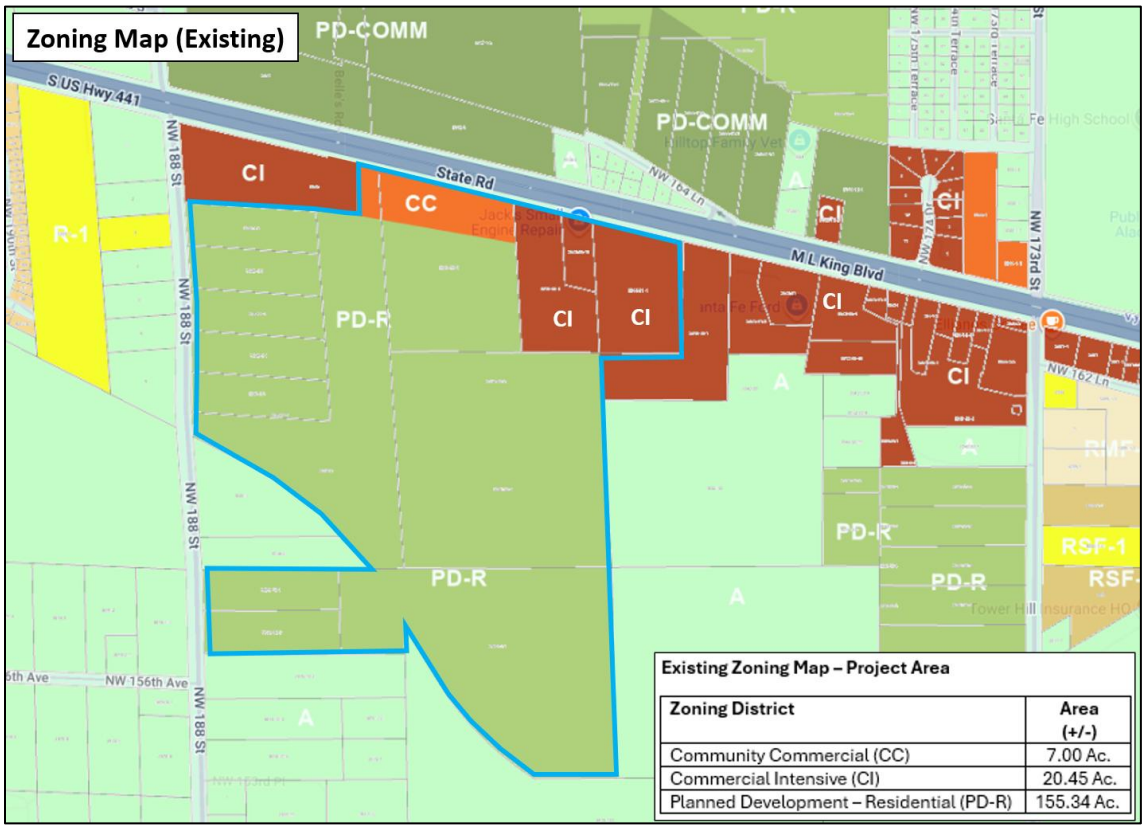
The proposed rezoning will result in zoning districts that are compatible with the underlying Future Land Use map designations of Commercial, Community Commercial, Medium Density Residential and Low Density Residential.

The Future Land Use Map (including proposed FLUM amendments) for the project site and surrounding area is illustrated below:



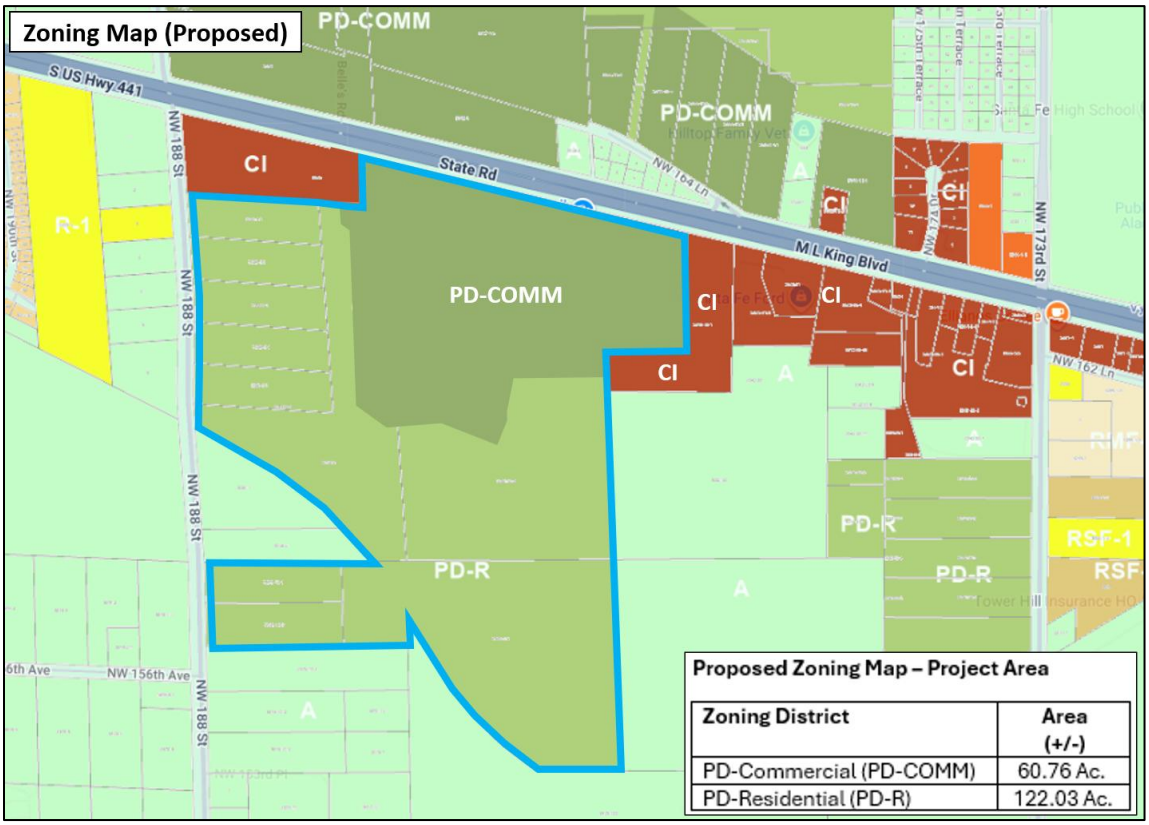
The subject parcel has Commercial, Community Commercial, Moderate and Low Density Residential future land use designations (with amendments proposed concurrently and consistent with the rezoning request) and is bounded by a mix of commercial and residential designations, including to the north and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation. Portions of land to the east, south and west of the property have an agriculture future land use designation.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following page:



Existing Zoning Map – Project Area

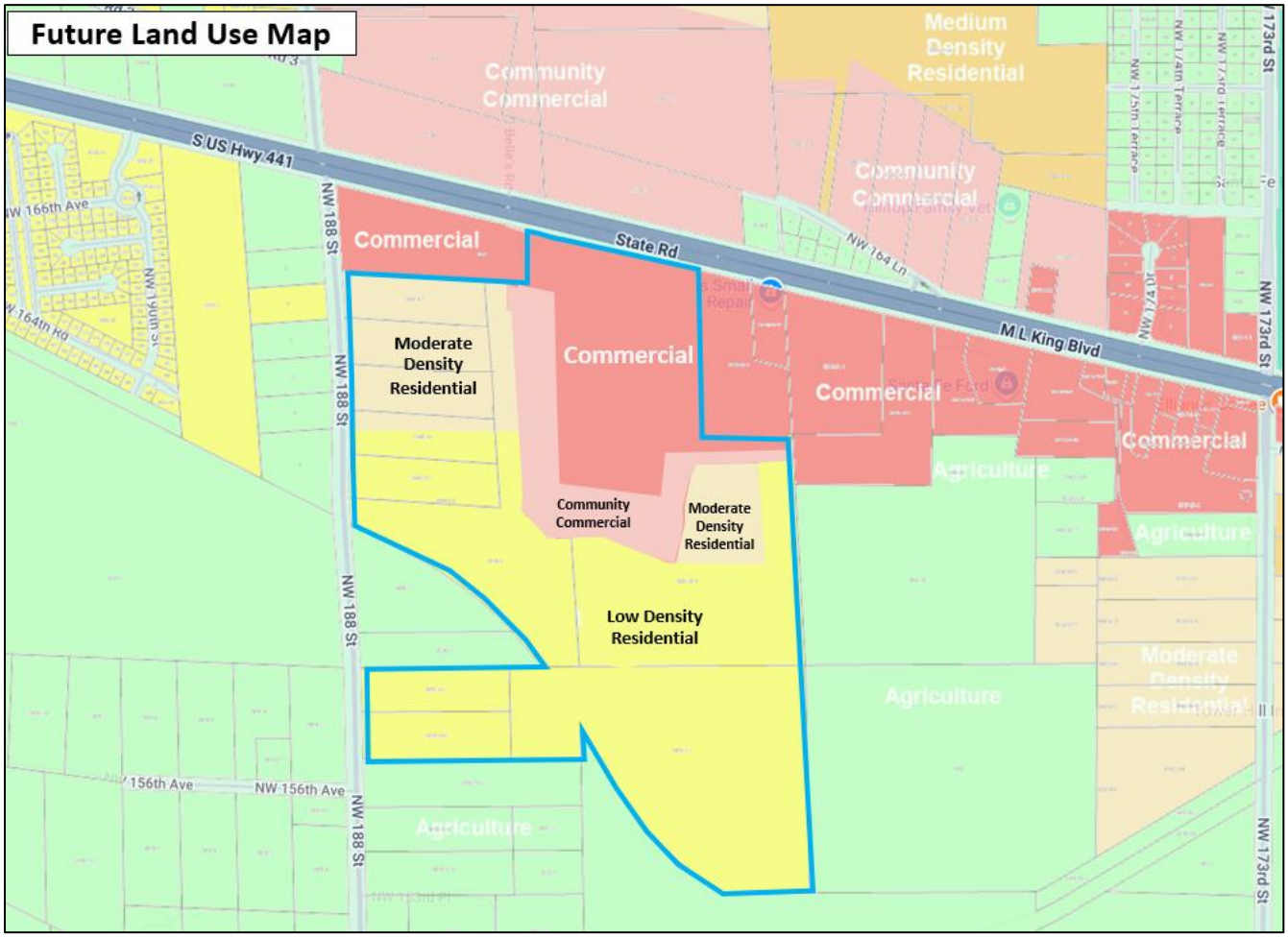
Zoning District	Area (+/-)
Community Commercial (CC)	7.00 Ac.
Commercial Intensive (CI)	20.45 Ac.
Planned Development – Residential (PD-R)	155.34 Ac.



Proposed Zoning Map – Project Area

Zoning District	Area (+/-)
PD-Commercial (PD-COMM)	60.76 Ac.
PD-Residential (PD-R)	122.03 Ac.

The proposed rezoning would amend the City of Alachua Zoning Map to place Planned Development zoning designations consistent with the requested future land use map designation of Commercial, Community Commercial, Moderate Density Residential, and Low Density Residential on the property. The proposed Future Land Use Map amendment, is illustrated below:



The City of Alachua Comprehensive Plan Future Land Use Element describes the Commercial future land use category as shown below, with desired uses in bold:

Policy 1.3.b: Commercial: *The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:*

1. *Retail sales and services;*
2. *Personal services;*
3. *Financial institutions;*
4. *Recreation and entertainment;*

5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

The permitted uses in the Commercial and Community Commercial future land use categories listed above are consistent with the permitted use identified in the Planned Development-Commercial (PD-COMM) zoning application for the subject property. More specifically, the PD-COMM zoning request includes a list of permitted uses that include some of the permitted uses identified above.

The proposed rezoning would also amend the property's existing Planned Development – Residential (PD-R) zoning to be consistent with the amended future land use map designation of Moderate and Low Density Residential. The Moderate and Low Density Residential future land use designation allow a variety of residential use types compatible with the surrounding development pattern in the vicinity, including single family detached units.

The City of Alachua Comprehensive Plan Future Land Use Element describes the Moderate and Low Density future land use categories as shown below, with desired uses in bold:

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): *The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.*

The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
***7. Residential Planned Developments**; and,*
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): *The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City.*

The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
***4. Residential Planned Developments**; and,*
5. Supporting community services such as schools, houses of worship, parks, and community centers.

As described in the policies listed above, the Moderate and Low Density Residential future land use designations consider residential planned developments (PD-R's) as an allowable use and as such, are consistent with the underlying Moderate / Low Density Residential future land use designations and are appropriate for the subject property as illustrated in the previous land use map exhibits. The

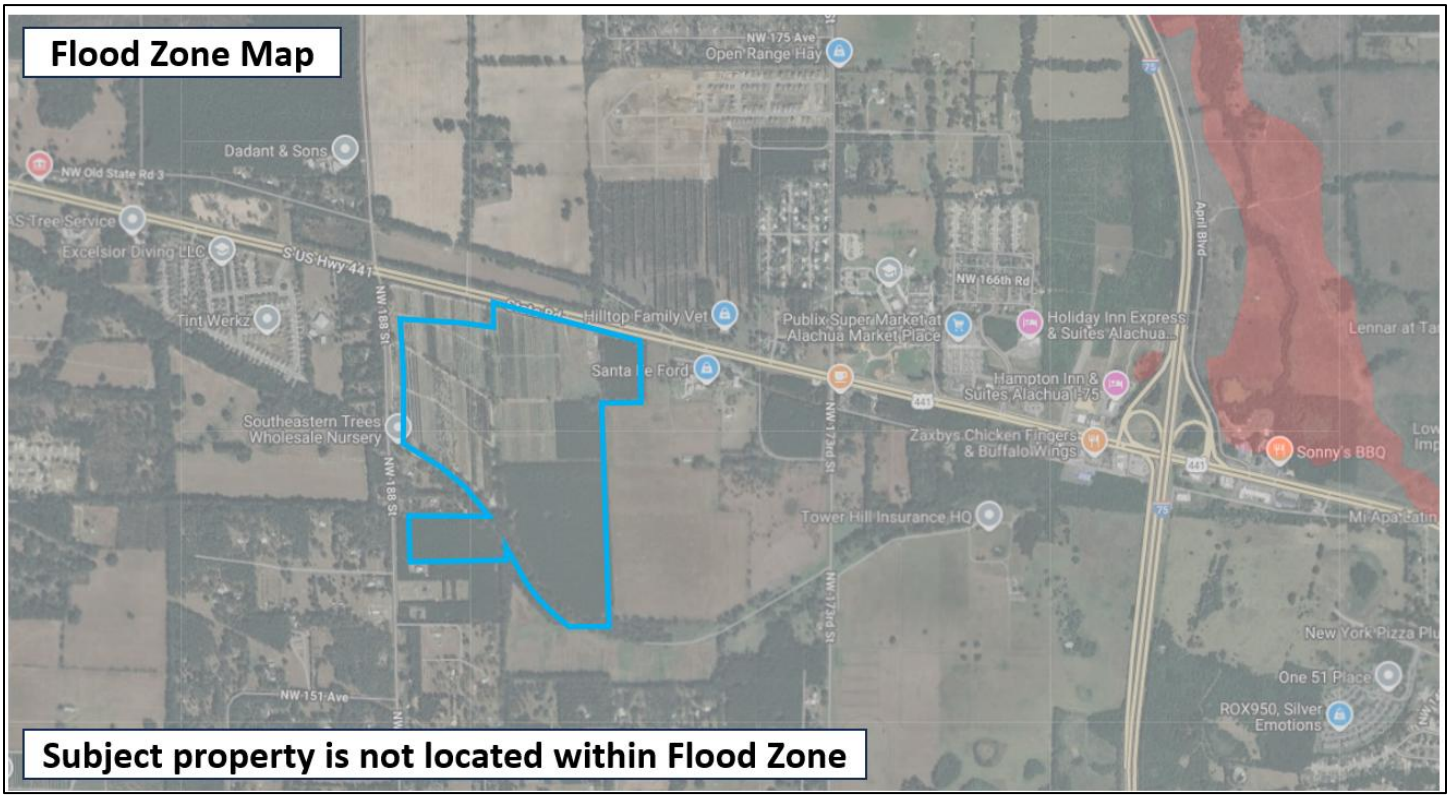
proposed zoning districts are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that are compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site.

Environmental / Suitability Analysis

The subject property has no environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses and is suitable for urban development.

100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property and therefore, is not an issue for future development. The figure below illustrates the flood zones:



Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below and therefore, is not an issue for future development.



Soils:

Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed land use application is complies with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.).

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 and 5 to 8 percent slopes consist of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

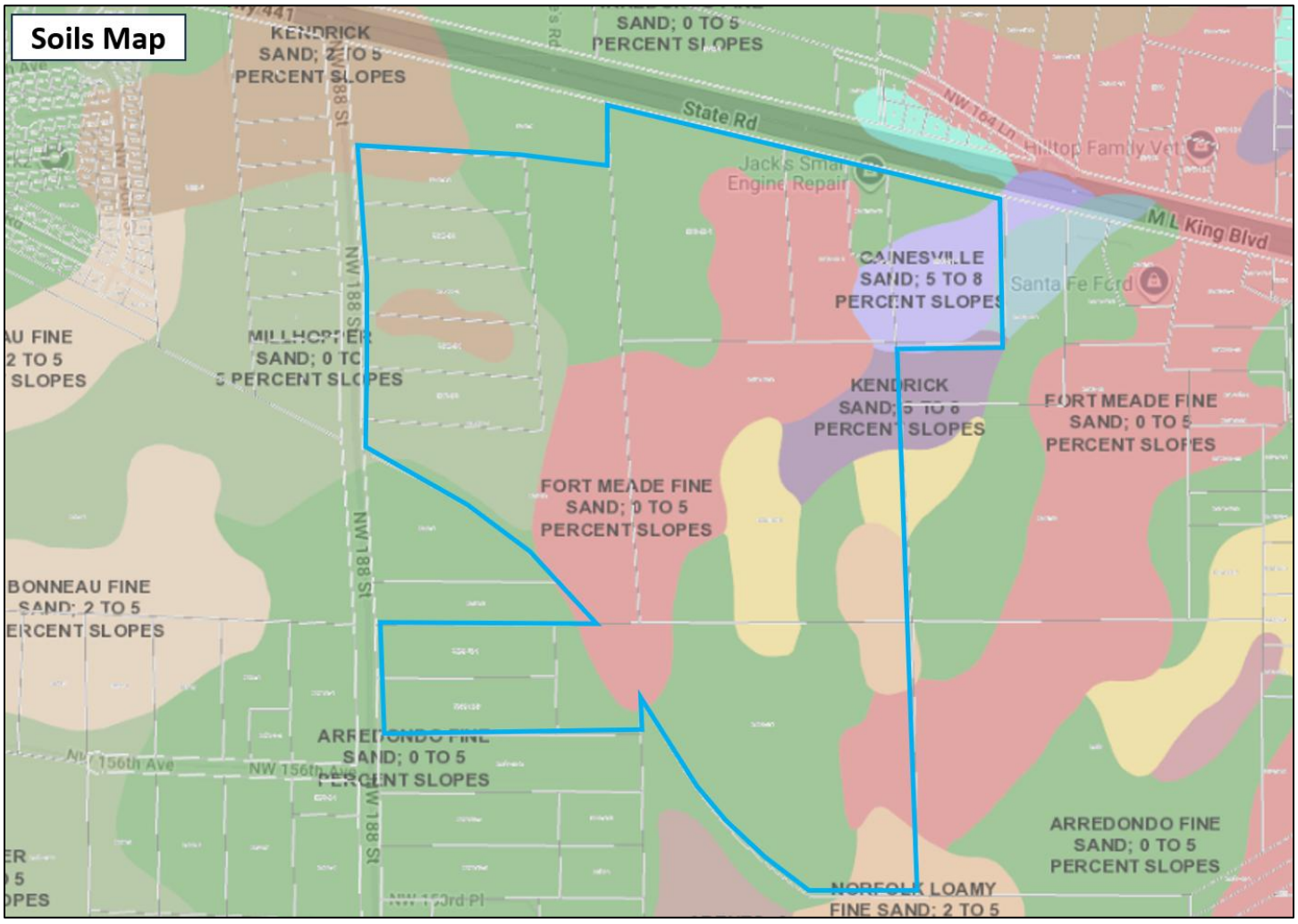
Millhopper Sand, 0 to 5 percent slopes consist of nearly level to sloping, moderately well drained soils in broad areas of gently rolling uplands and is slightly convex areas of the flatwoods. Limitations for dwellings without basements, small commercial buildings, and local roads and streets are slight.

Norfolk loamy fine sand, 0 to 5 & 2-5 percent slopes consist of gently sloping to sloping, well drained soils are slightly convex, gentle slopes and located on rolling hillsides of uplands. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes, is a gently sloping, well-drained soil in both small and large areas on the gently rolling upland. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

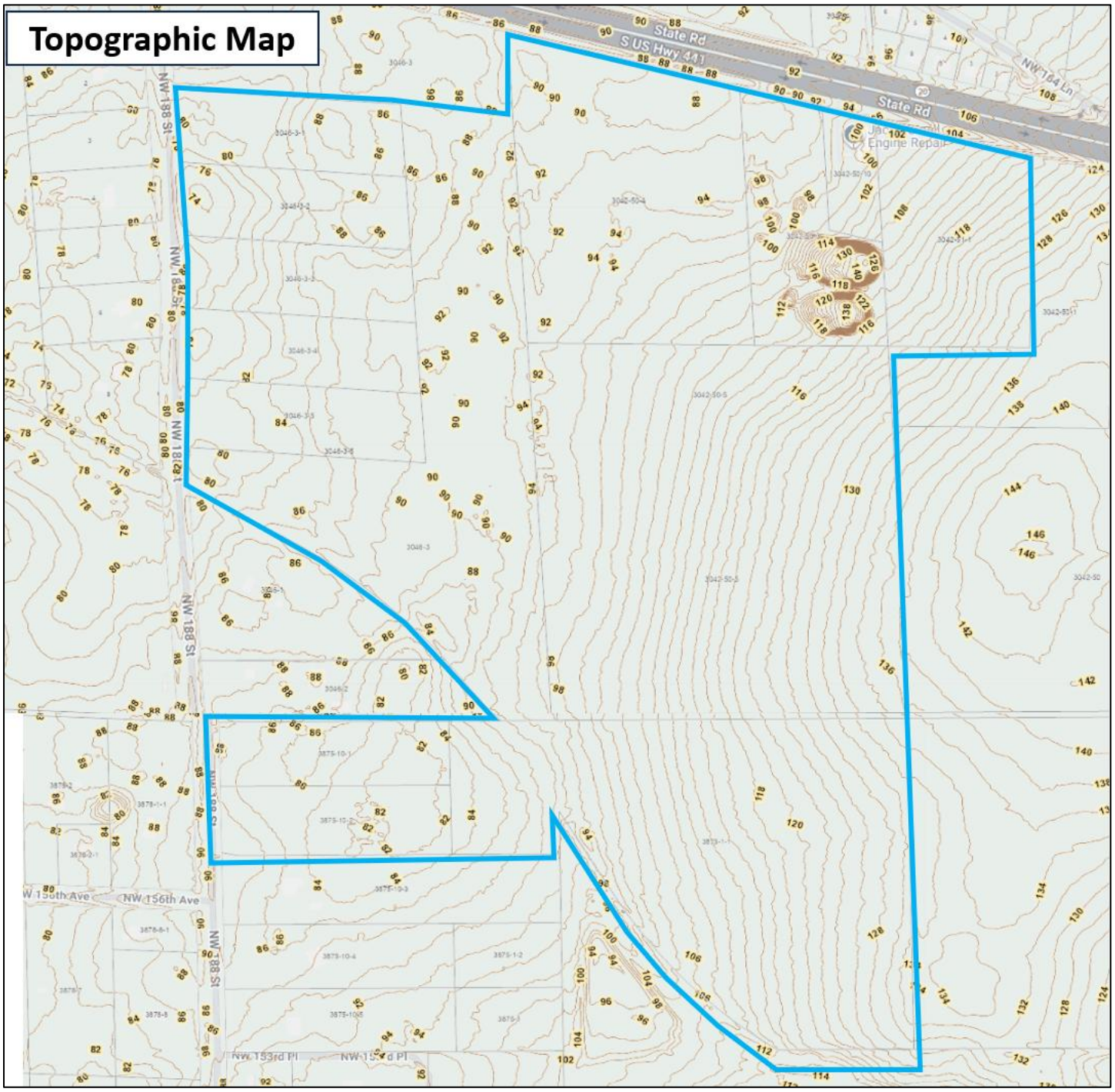
Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.

Gainesville sand, 5 to 8 percent slopes are gently sloping, fairly well drained soils. This soil has only slight limitations as sites for homes, small commercial buildings, absorption fields for septic tanks, and local roads and streets.



Topography:

The following figure illustrates the site's topography. The site slopes from 136 feet in the eastern portion to approximately 74 feet in the western portion of the property, spanning over a large expanse of land and poses no impediments to site's proposed urban mixed-use development program.

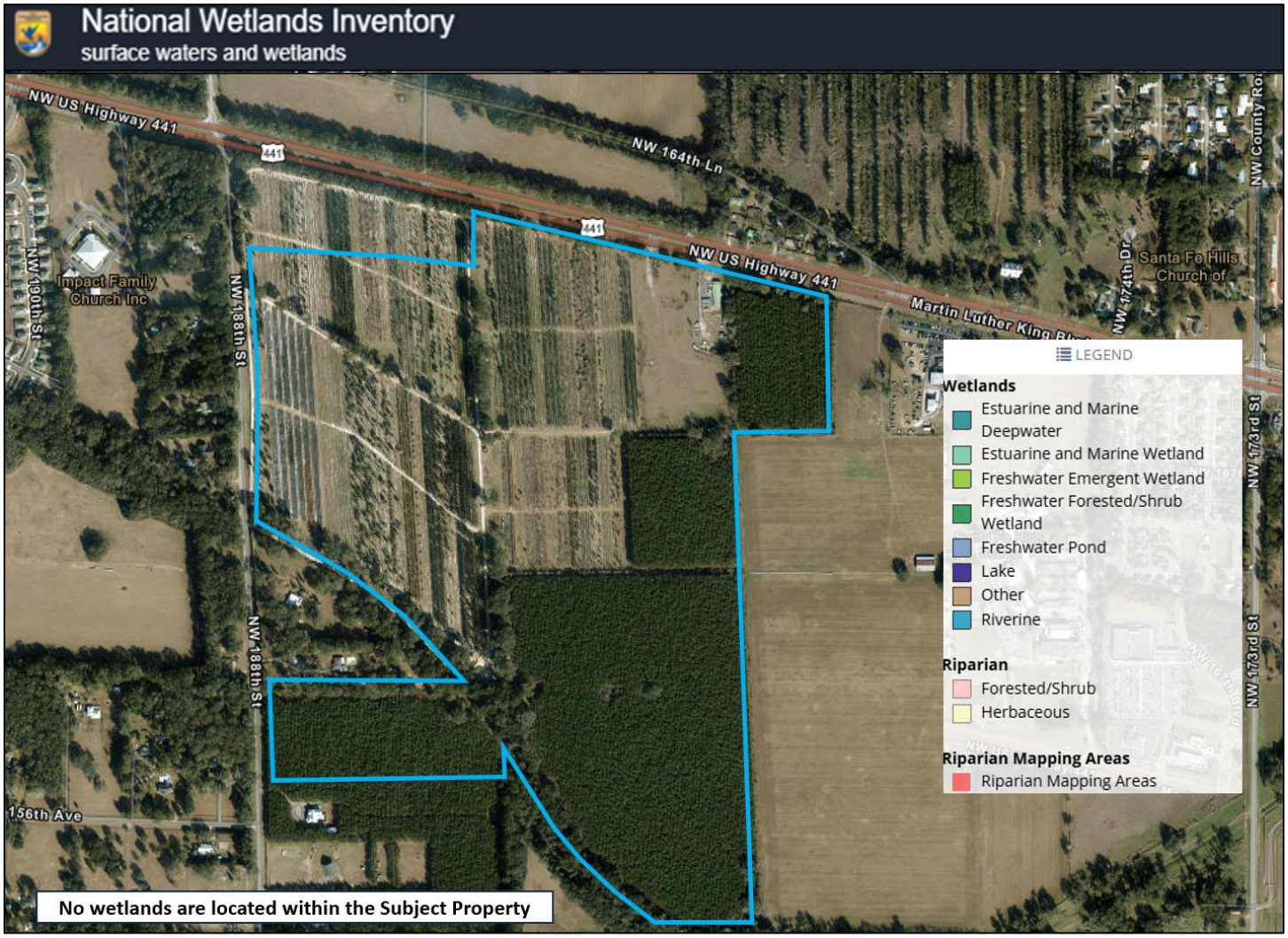


Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation the property is not located in the wellfield protection zone.

Wetlands:

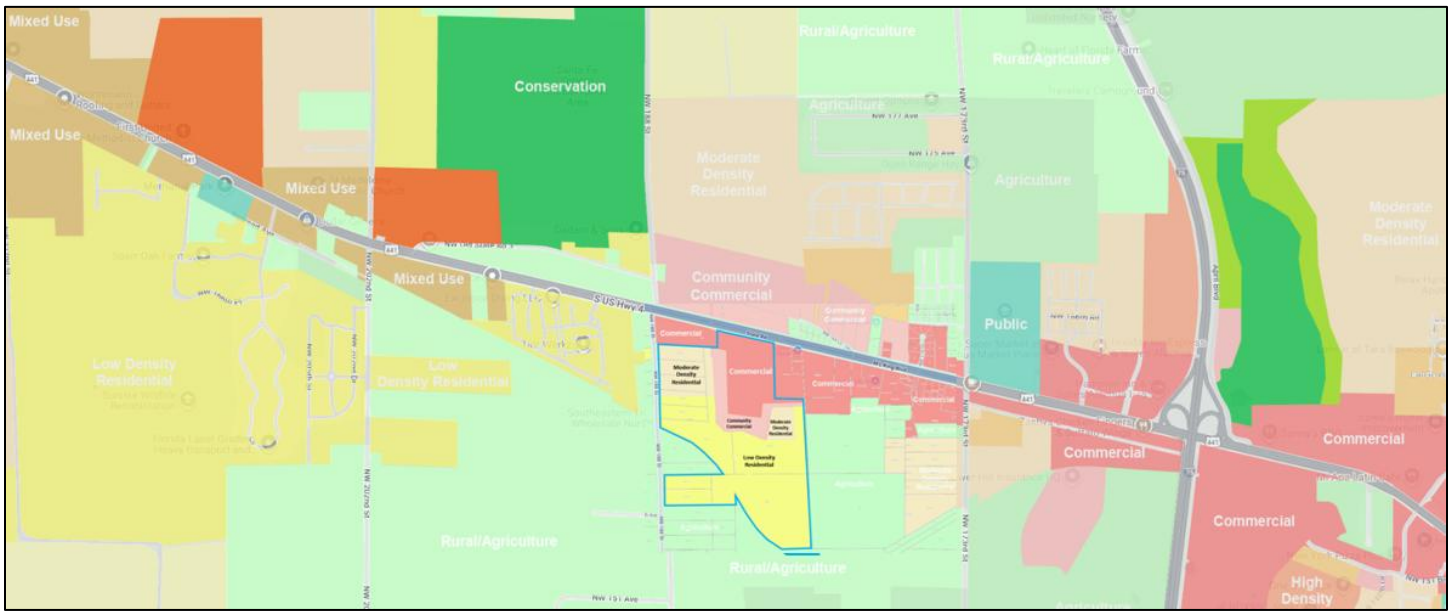
The figure below illustrates that there are no wetlands located on the subject property, according to the National Wetlands Inventory (NWI) map below:



Existing vs. Proposed Zoning Designations

This proposed zoning change is proposed in an area which includes existing nearby urban development in multiple directions with all urban utility infrastructure services available. The site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available with adequate capacity to serve the site and fully accommodate on-site urban development. There is also existing residential and commercial development in the immediate vicinity of the parcel.

As indicated on the combined future land use maps for Alachua & High Springs, almost every property abutting US 441 has an urban land use designation, which supports the development of these properties with a mix of residential and non-residential urbanized uses.



Existing vs. Proposed Designations

The application proposes to rezone the property from Community Commercial to Planned Development-Commercial (PD-COMM) on approximately 7.0 acres, from Commercial Intensive to PD-COMM on approximately 20.45 acres, from Planned Development-Residential (PD-R) to Planned Development-Commercial (PD-COMM) on approximately 33.31 acres. In addition, the applicant proposes amendments to an existing approved Planned Development-Residential (PD-R) zoning district on approximately 122.03 acres.

The proposed zoning changes result in modest modifications to potential density & intensity for the site based on its existing designations and approved Planned Development Zoning Master Plan. The "Public Facilities Impact Analysis" section will analyze capacity to serve a potential development scenario on the site.

In summary, the tables below outline the net change in zoning entitlements that would result in the proposed future land use map change:

Summary of Change in Zoning Scenario (Existing vs. Proposed)

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA(2)	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR(3)	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

(1) *FAR per Comprehensive Plan*
(2) *DUA allowed per LDR Table 5.1-4*
(3) *FAR per proposed PD-COMM zoning for Site*

Net Change

Non-Residential	**-147,861 SF**	Residential	**-483 Units**

The site is located within an urbanizing portion of the City of Alachua, abutting US 441 and in proximity to Interstate 75. The existing developed nature and urban character of the US 441 corridor within the City of Alachua indicates this area is continuing its urbanizing form area and there is a need for additional commercial and residential use options in the City and for residents in the context area and proximate Cities of High Springs and Newberry.

The zoning change creates an approximately 182-acre master planned development consisting of an approximately 60.76 acre Planned Development-Commercial (PD-COMM) area along US 441 and an approximately 122.03 acre Planned Development-Residential (PD-R) area that is interconnected to the south and east of the PD-COMM area, creating an overall mixed-use community. The City of Alachua Comprehensive Plan supports this type of master-planned, mixed-use development and the Planned Development zoning mechanism allows for an enhanced final project design.

Public Facilities Analysis

A zoning map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories, relative to the City's Level of Service (LOS) standards.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve on-site mixed-use development scenario.

Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon the realistic maximum development scenario, any new development allowed in the proposed zoning categories will operate within the City's LOS standards outlined in the Comprehensive Plan and LDRs.

Development Scenario Impact: The net difference between the existing and proposed zoning districts is described below:

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA(2)	597,861 SF 411 Units
PD-R	155.34	1.77 DUA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR(3)	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 DUA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

(1) *FAR per Comprehensive Plan*
(2) *DUA allowed per LDR Table 5.1-4*
(3) *FAR per proposed PD-COMM zoning for Site*

Net Change

Non-Residential	**-147,861 SF**	Residential	**-483 Units**

Note that the proposed rezoning will result in a reduction of potential development maximum scenarios above that is already permitted on the adopted zoning map. The following public facilities impact information is based on the net changes indicated above.

Traffic:

Please refer to the Roadway Segment and LOS Analysis Report prepared by Optimus Traffic Solutions.

While there are existing segments of US 441 currently functioning either at or slightly over currently adopted Level of Service standards, the proposed project does not overly exacerbate existing conditions and brings forth opportunities to implement both capacity and safety strategies to the US 441 corridor and City as a whole. Items to be considered during the site plan approval process such as, but not limited to, Transportation System Management (TSM), Transportation Demand Management (TDM), Roadway Segment reclassification, Speed limit reductions, and overall re-evaluation of Level of Services / Quality Level of Service standards are all items the City of Alachua could consider moving forward.

Notably, at the two (2) Neighborhood meetings, our public engagement had several participants sharing how historic traffic volumes have increased over the last several decades and their desire for operational and/or safety modifications being greatly appreciated, during the course of site plan approval process. Many local participants stated their turning movements onto US 441 now take longer and they would appreciate operational modifications be considered and approved by the Florida Department of Transportation during the course of site plan review.

In addition, it was noted by many the introduction of service and retail establishments closer to their homes will reduce overall trip lengths, which equates to lower Vehicle Miles Traveled (VMT) in the transportation network. In addition, the introduction of a mixed-use component to the existing approved residential community will create greater opportunities for daily and specific trips being satisfied by non-motorized travel options. These items represent and reinforce many of the City of Alachua's recently adopted Land Development Regulations contained in Section 4.7 and the City's Strategic Goals, Objectives, and Policies contained within the Comprehensive Plan.

Sanitary Sewer:

Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.

The following analysis examines public facilities net impacts to City wastewater facilities. For residential uses, the flow rates were calculated using the ratio of 250 GPD / unit (-483 Units x 250 GPD = -120,750 GPD. For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD).* Net generation (reduction) between residential and commercial changes is -135,536 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	813,000
Reserved Capacity	314,385
Site Demand	-135,536
Residual Capacity	**508,151**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 SF x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 250 Gal/Unit per day x -483 Units = -120,750 GPD*

Potable Water:

Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.

Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.

The following analysis examines public facilities net impacts to City potable water facilities. For residential uses, the flow rates were calculated using the ratio of 275 GPD / unit (-483 Units x 275 GPD = -132,825 GPD). For the proposed commercial uses, the flow rates were calculated using *64E-6.008, F.A.C. (Shopping Center): (-147,861 SF x 0.1 GAL/SF = -14,786 GPD.* Net generation (reduction) between residential and commercial changes is -147,611 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,565,000
Reserved Capacity[2]	338,499
Site Demand	-147,611
Residual Capacity	**544,112**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Commercial calculations per 64E-6.008, F.A.C. (Shopping Center): -147,861 x 0.1 GAL/SF = -14,786 GPD*
3. *Single Family Calculations: 275 Gal/Unit per day x -483 Units= -132,825 GPD*

Solid Waste:

Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Maximum Development Scenario Net Project Impact: Residential uses will generate a net reduction of 810 tons per year (based on calculation indicated in footnote #1 below. Commercial uses will generate a net reduction of 323 tons (based on calculation indicated in Footnote #2 below).

The following table indicates the projected net solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact

Solid Waste Impact – Residential Uses[1]	-810 Tons
Solid Waste Impact – Commercial Uses[2]	-323 Tons
Net Increase	-1,133 Tons

1. *Formula: (0.73 tons / year per capita @ 2.3 residents per unit)= -810 Tons/Year*
2. *Formula: ((12 lbs per 1,000 SF/day x -147,861 SF) x 365 days/year) / 2,000 = -323 Tons/Year*
   **Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

PUBLIC SCHOOLS

The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on public school facilities adopted LOS standard.

RECREATION

The proposed amendment to the Zoning Map will result in a net reduction of permitted residential density of 483 dwelling units. As such, there will be a reduction of recreation area demand. Based on this, the amendment will lessen impacts on the City's recreation adopted LOS standard.

Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	56.48
Reserved Capacity	11.64
Site Demand	-6.6
Available Recreation Acreage	**73.96**

1. *Source: City of Alachua Public Services Department, October 2025*
2. *Calculations for Proposed Project: -483 Units x 2.76 persons/household x 5 acres / 1,000 persons = -6.6 acres*

Stormwater:

Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the portion of this property proposed for the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

FIRE / EMS

The proposed development will be served by Fire Station #21 located at 16121 NW 173rd Street.

POLICE

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142nd Avenue.

Compatibility Analysis

Compatibility with adjacent land uses is a consideration when considering a proposed zoning change. The following list of adjacent uses illustrate the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

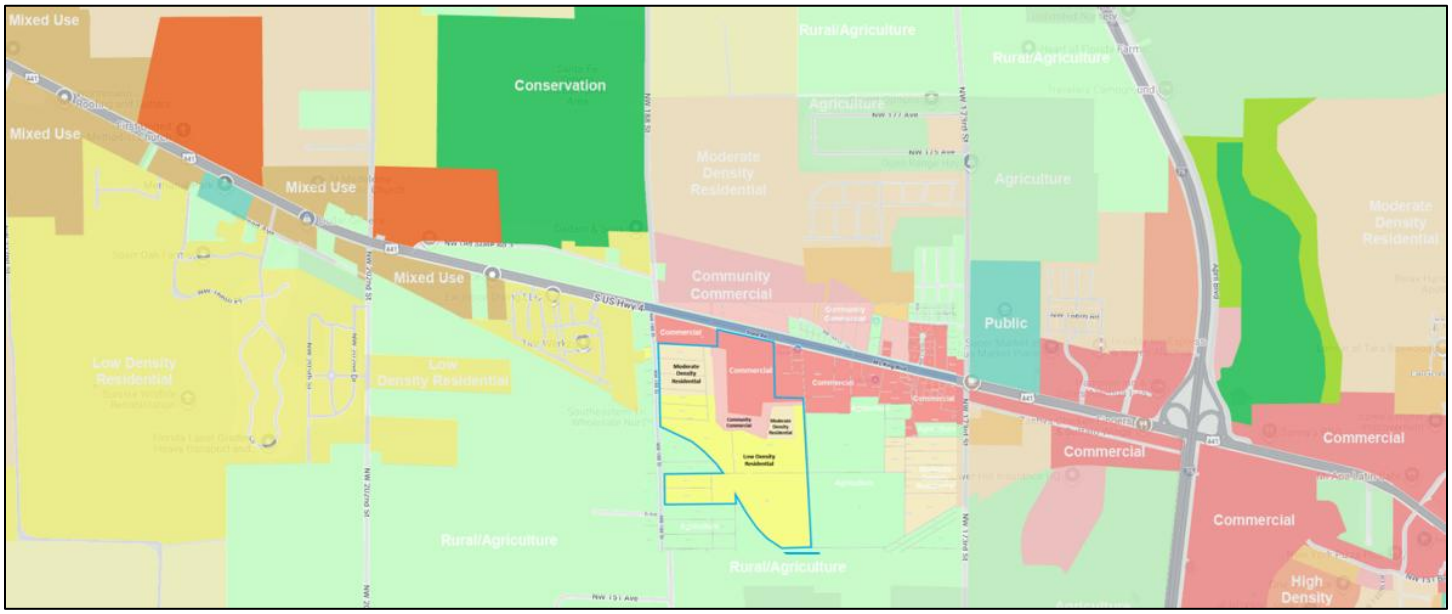
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have urban designations.



Comprehensive Plan Consistency

This rezoning Justification Report, along with the following summary of the applicable Comprehensive Plan elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed rezoning application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, the Transportation Element, Community Facilities Element, Conservation/Open Space Element, Intergovernmental Coordination Element, Economic Element and Capital Improvements Element

Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory Dwelling Units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. ***Residential Planned Developments**; and,*
5. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre.

The following uses are allowed in the Moderate Density Residential land use category:

1. *Single family detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Townhomes;*
7. ***Residential Planned Developments**; and,*
8. *Supporting community services such as schools, houses of worship, parks, and community centers.*

Consistency: The Moderate Density and Low Density Residential future land use designations promote use types that are compatible with the surrounding development pattern in the vicinity, including single-family detached units and single-family subdivisions.

Policy 1.3.b: Commercial: *The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:*

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers. Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Policy 1.3.a: Community Commercial: *The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitionary land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:*

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Visitor accommodations;

11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

Consistency: As described in the policies listed above, the Commercial, Community Commercial, Moderate Density Residential and Low Density Residential future land use designations support the proposed PD-COMM and PD-R zoning districts, which will serve to implement the underlying Comprehensive Plan future land use designations, illustrated in the previous land use map exhibits. The proposed future land use map designations are appropriate due to their location in an area with a mix of commercial and residential development areas well suited to accommodate a mix of development types that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve the site's future development.

Policy 1.3.d: Design and performance standards:

The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed use future land use categories:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
2. *Buffering from adjacent existing/potential uses;*
3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;*
7. *Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

<u>Consistency</u>: The proposed mixed-use community includes the integration of vehicular and non-vehicular access into the site and access management features of site, in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access. Consistent with the site's adopted Zoning, the site retains all agreed upon buffering area from adjacent existing/potential uses. The site's integrated mixed-use design provides open space provisions, balancing the proportion between gross floor area and the site's overall size. Open space shall be accounted across the holistic site. The site also functions in accordance with the original approval in relation to adequacy of pervious surface area in terms of drainage requirements. Placement of signage will be conducive with the context area and provide not only visual branding but wayfinding within the site.

Site lighting and potential impacts of lighting upon the surrounding area are minimized by generous landscape buffers within and around the site. Lighting will be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where not intended;

Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict have been considered in the PD-Res and PD-Comm areas and will be finalized during Development Plan Approval, with appropriate traffic control and calming mechanisms.

Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations, will be addressed and finalized during Development Plan Approval.

No known unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design are not germane to this specific site due to its location and small scale.

Policy 1.3.e: Density and intensity standards.

2. *Mixed-uses. The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:*

    a. *Density. Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.*
    b. *Intensity. Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.*

<u>Consistency</u>: The proposed Floor Area Ratio (FAR) is 0.17, far below existing City of Alachua Land Development Regulations standards, based on the mixed-use design.

Policy 1.3.f: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.*
2. *Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways. City of Alachua Comprehensive Plan*
3. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.*
4. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.*

Consistency: No radial, strip, isolated, or ribbon patterns will be created by this land use change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. The mixed-use development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua. In addition, the proposed Planned Development is designed to include a master plan that includes appropriate access management, interconnectivity, setbacks, buffers, and pedestrian facilities.

Policy 1.3.g: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.

2. *The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: Creation of a mixed-use development program, such as proposed in this application supports the City's establishment of Activity Centers, through the combined placement of commercial and business areas in a master planned community. Mixed-use development creates both short- and long-term benefits in transportation management and the creation of multi-modal opportunities within the community and City as a whole.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the

underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Consistency: As shown in the PD-COMM / PD-R Master Plan submitted with this application, all onsite dwelling units shall be a variety of detached, single-family homes, which are consistent with Policy 2.1.a.1.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

Consistency: No non-residential activities are being proposed within the proposed PD-R zoning area. However, the overall project does include commercial uses in the proposed PD-COMM zoning area, which will provide access to goods and services to the future neighborhood residents, the City of Alachua, and community as a whole.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Consistency: The subject PD-COMM / PD-R zoning will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan, through holistic design across the entire site. Permitted onsite activities are indicated on the PD Master Plan documents.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

Consistency: As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Consistency: The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities, and other local services.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Consistency: The City has established the PD districts, which the applicant is seeking to utilize.

Objective 2.5: *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

Policy 2.5.a: *There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: **As illustrated in the proposed PD-R / PD-COMM Master Plan submitted with this report, the proposed development will meet or exceed required 10% minimum across the holistic site. Permitted uses in the open space area are identified on the PD Master Plan documents.**

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Consistency: This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: *Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.*

Policy 5.2.a: *All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: There are no steep slopes onsite that will impede site development.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Consistency: There are currently six types of soils located onsite. According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations.

The City shall establish standards for a limitation on filling in flood prone areas.

Consistency: There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Consistency: There are no wetland areas located on the project site.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Consistency: No listed species are known onsite.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in

accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: **As described in the "Public Facilities Analysis" portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City's adopted LOS standards. The subject property abuts a State arterial roadway for full access (US Highway 441). In addition, public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to serve the site's future development.**

Development Plan(s) proposed for the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

GOAL 9: *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

Consistency: **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

Objective 1.1: *Level of Service The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.*

Consistency: **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report) based on potential land use maximum net development scenarios indicate that the proposed rezoning will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

Community Facilities Element:

Goal 1: *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the groundwater resources.*

Objective 1.2 *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

Goal 2: *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Goal 3: *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

Goal 4: *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

Objective 4.1 *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

Consistency: **Consistency with this element is demonstrated in the "Public Facilities Analysis" and the "Environmental Analysis" sections of the report. Future development on the site will be required to connect with potable water and wastewater facilities consistent with the above Goals and Objectives. Stormwater management facilities for development upon the site will be required consistent with adopted engineering standards.**

Conservation & Open Space Element:

Consistency: The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

Objective 1.4: Air Quality The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality "Standards (NAAQX).

Consistency: **The proposed PD-R/PD-COMM zoning does not permit any industrial-type non residential uses, which are more likely to create concerns with air quality. Any future development proposal associated with the site will meet the City's air quality standards.**

Objective 1.5: Soils The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Consistency: As described in the Environmental Analysis section of this application, the existing soil types on site have minimal to no limitations for urban development.

Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Consistency: The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the site's future development and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas complying with all applicable City, County, and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

Objective 1.6: Mineral Resources The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Consistency: **There are no known mineral resources within the subject property.**

Objective 1.7: Geological Resources The City shall identify, protect and conserve significant geological resources and their natural functions.

Consistency: **The Environmental Analysis section of this report did not identify any geological resources on the property.**

Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Consistency: **No wetlands are located on the subject property.**

Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Consistency: **The required open and green space requirements shall be met upon subsequent development of the site.**

Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Consistency: **The site's future development will be connected to centralized water and sewer facilities consistent with the requirements in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies…

Response: **There are no surface water bodies located on the project site.**

Capital Improvements Element:

Objective 1.2: *The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

Consistency: Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the "public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer" (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the "Public Facilities Impact Analysis" section of this report). However, any future development plan applications would be subject to review for required capital improvements.

Public Schools Element

Objective 2.2: Level of Service Standards The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Consistency: An analysis of the impacts to public schools facilities has been provided within 'Public Facilities Analysis' section of the Report. The proposed Zoning Map amendment will result in a net reduction of permitted residential density of 72 dwelling units. As such, there will be a reduction of potential student station generation and a reduced impact to public schools. Based on this, the amendment will lessen impacts on the City's public school facilities adopted LOS.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Consistency: This amendment would support additional housing within the PD by including a residential component, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Consistency: An analysis of the impacts to recreation facilities has been provided within 'Public Facilities Analysis' section of the Report. As stated, the proposed zoning map amendment will result in a reduction of recreation area demand. Based on this, the amendment will lessen impacts on recreation adopted Level of Service.

Consistency with the Land Development Code

The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas

(1) Competent Substantial Evidence Provided

The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the "Comprehensive Plan Consistency" section of this report. The proposed Community PD-COMM and PD-R zoning are appropriate implementing districts for the underlying Commercial, Community Commercial, Moderate and Low Density Residential future land use categories (concurrent application).

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations Ordinances and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and two (2) neighborhood meetings with the public. If the property is rezoned to PD-COMM and PD-R, on-site development will comply with applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the City of Alachua's Land Development Regulations or as proposed in accompanying documents

(c) Logical Development Pattern

Consistency: The rezoning request to PD-COMM will take place on land fronting US 441, which will take advantage of the high visibility along and direct access to this corridor and is aligned with the adjacent existing commercially zoned properties to both the east and west and north. The PD-R zoning also creates a logical development pattern for the subject property and the surrounding area, as it provides a step-down approach and transitional density buffer from

development on the US 441 corridor and commercially zoned properties southward toward other residential uses, and further to the south where rural residential homes are located. In addition, larger lots are approved where abutting agriculturally zoned properties.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a State arterial roadway, within close proximity to Interstate 75 and is in direct proximity to urban development land use and zoning designations.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

The existing land uses and future land use designations of the adjacent properties are as follows:

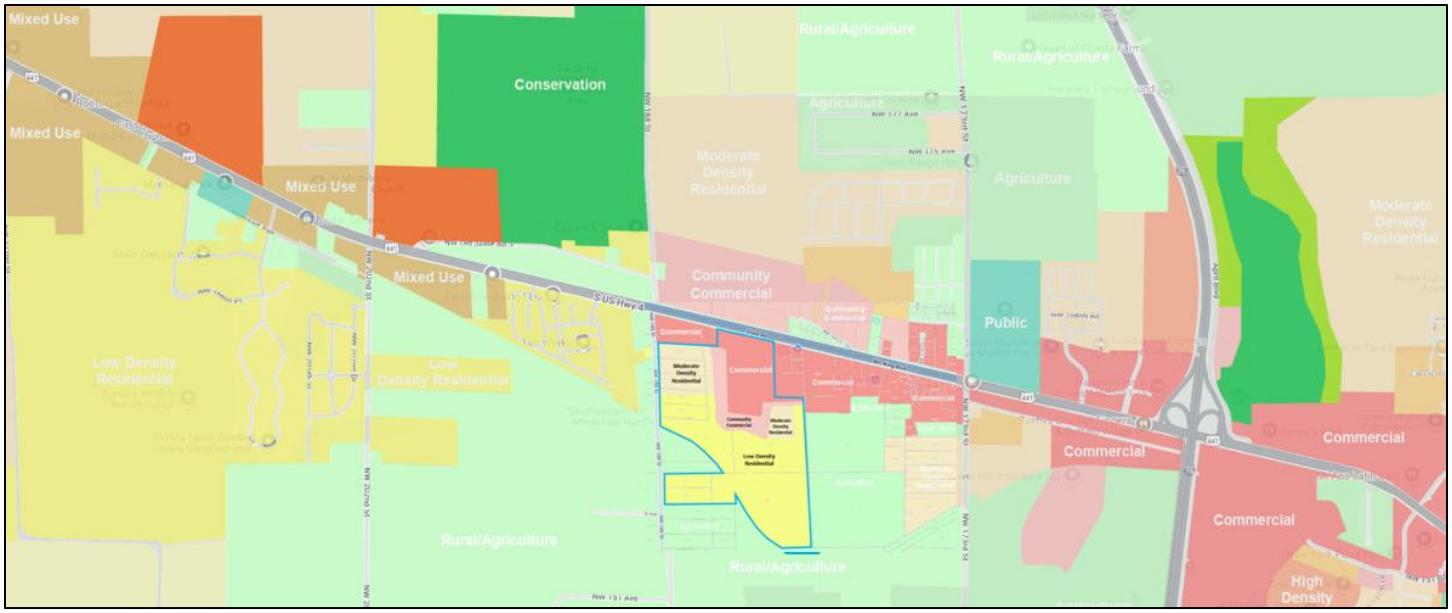
North: US Highway 441, Undeveloped Property
Community Commercial future land use designation

East: Undeveloped Properties
Commercial & Agriculture future land use designations

West: NW 188th Street, Residential Properties
Commercial, Residential and Agriculture future land use designations

South: Residential & Undeveloped Property
Agriculture future land use designation

The proposed PD-COMM and PD-R zoning designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a major state arterial roadway (US 441) and within close proximity to Interstate 75. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. There is also existing residential and commercial development in the immediate vicinity of the parcel. As indicated on the combined future land use maps for Alachua & High Springs on the following page, almost all properties abutting US 441 have an urban designation:



(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of non-residential and residential development types that are part of an overall master planned project strategically located near US 441 and Interstate 75. The site's future development as a master planned PD promotes quality development and is consistent with established development pattern in the immediate area.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning does not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential development types and densities and commercial areas in the vicinity that are strategically located near US 441 and Interstate 75. The proposed PD-COMM zoning area completes a portion of land along US 441 currently bounded by other commercial lands on the west, north, and east sides.

Specifically, regarding residential development in the PD-R area, the proposed maximum PD density maximum of approximately 1.66 units per acre is low for single family development, and provides a transitional density buffer between properties closer to the Interstate and lower density lands to the south and west. The site's development as a mixed-use community containing both PD-Res and PD-Comm promotes a logical urban development pattern with supportive nearby commercial components.

(h) Encourage Sprawl

Consistency: The following Urban Sprawl Analysis indicates that the rezoning application does not encourage sprawl based on the following:

Urban Sprawl Indicators

This zoning map amendment has been analyzed to determine that the amendment incorporates a development pattern or urban form that achieves at least four of the following criteria indicating that it discourages urban sprawl (Ch. 163.3177(6)(a)(9)(b), F.S.).

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Response: The proposed rezoning to the commercial (PD-COMM) and residential map (PD-R) designations is in a geographic area with all necessary urban services available to serve urban development on the property (centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc.) along a State arterial highway (US 441) and proximity to Interstate 75. In addition, future development shall comply with the applicable regulations regarding protection of natural resources.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Response: The subject property is currently served by a State arterial roadway for full access (US Highway 441). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Response: The proposed future land use map amendment will include a mix of residential and non-residential land uses that will provide the appropriate designations to support a proposed companion mixed use Planned Development (PD-R / PD-COMM) zoning, which will include a master plan to interconnect the residential and non-residential uses and will include urban design standards to promote walkability.

(IV) Promotes conservation of water and energy.

Response: The proposed future land use map amendment will promote a mix of residential and non-residential uses in an area in which the City has adequate public infrastructure to support growth. Development in urbanized/urbanizing areas with appropriate water and sewer services available help promote overall conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Response: Currently, there are agricultural and silviculture operations upon the subject property. However, the property owner plans to relocate and preserve (not eliminate) their

existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The proposed zoning map amendment will promote the provision of open space and recreation areas. Currently, the subject property does not include any dedicated public open spaces or recreation areas. The future development of the property with a residential development will be required by City regulations to provide these types of amenities.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: The proposed zoning map amendment for the commercial and residential map designations provides an additional mix of residential and non-residential land uses that complement each other along US Highway 441 in an area with centralized services available.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Response: The proposed zoning map amendment will include a mix of residential and non-residential land uses at urban densities and intensities to create a development pattern that will discourage sprawl due to the locational characteristics of the subject property, including adjacency to a state arterial highway, availability of centralized public facilities, etc.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Response: The proposed zoning map amendment creates a mix of commercial and residential land use designations in an area of the City of Alachua suited for development due to its geographic location and availability of centralized water & sewer utilities, electric, telecommunications, police/fire protection, etc. Existing public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Response: The subject property is located in an urban area along US Highway 441 with significant urban development near the US 441 / I-75 interchange. To the east and west of the subject property (along US Highway 441) are properties with commercial land use & zoning designations. In addition, multiple developed properties with complimentary commercial and residential future land use designations are in the vicinity. Existing, centralized public utilities are available to serve the site and connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service future development on the parcel. This will involve connection of centralized water & sewer utilities, electric, telecommunications, etc.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

Response: No radial, strip, isolated or ribbon patterns will be created by this zoning map change. The proposed development upon the subject property is mixed-use and internally connected, thus not promoting strip development. This development form promotes consistency with the Comprehensive Plans overall goals for the land use pattern along the US 441 corridor and throughout the City of Alachua.

4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Response: On site environmental resources will be protected during development plan permitting in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

Response: Currently, there are agricultural or silviculture operations upon the subject property. However, the property owner plans to relocate, not eliminate, their existing agricultural operation to another property in the region. In addition, many of the nearby lands abutting US Highway 441 are either developed or have significant land use entitlements which indicate that it is not the City's Comprehensive Plan long term vision for agricultural activities to occur in this area.

6. *Fails to maximize use of existing public facilities and services.*

Response: Upon approval of the site's zoning map change and development plan permits, all existing utilities provided by the City of Alachua shall be utilized. A State arterial roadway (US 441) provides full access to the property. Centralized water & sewer utilities, electric,

telecommunications are currently available to serve the subject property. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future development.

7. Fails to maximize use of future public facilities and services.

Response: As stated above, future development will be required to maximize the use of future public facilities and services available to serve the site. Connections to such utilities will be provided by the developer. According to the City Public Services Department, utilities are available to service the parcel's future proposed uses. This will involve connection to future public facilities and services.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.

Response: The subject property is located in the urban part of the City of Alachua abutting an existing State arterial roadway and a secondary paved road. Potable water and sanitary sewer, law enforcement, educational, health care, fire and emergency response, and general government facilities and services are available within the City of Alachua. According to the City Public Services Department, utilities are available to service the parcel's future development. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. Fails to provide a clear separation between rural and urban uses.

Response: The subject property is within the City of Alachua's urbanized area and located directly on US Highway 441, with availability of centralized utilities and consistent with the area's land use pattern. The transitional density gradient created by the requested zoning amendment creates a clear separation between rural and urban uses to the south and southwest of the site.

10. Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.

Response: The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The site's proposed development as a mix of commercial and residential uses along the US 441 corridor with public services available (water, sewer, police, fire, etc.) in an area that is urbanizing in nature based on the existing local development pattern and urban land use and zoning designations along US 441 adjacent to the subject property.

11. Fails to encourage an attractive and functional mix of uses.

Response: The proposed zoning change proposes an attractive and functional mix of uses in the immediate area, which includes commercial and residential uses.

12. Results in poor accessibility among linked and related land uses.

Response: The proposed amendment will not result in poor accessibility among linked and related uses. The proposed PD Master Plan documents includes provisions for interconnectivity between uses for vehicular, pedestrian, and bicycle modes.

13. Results in loss of significant amounts of functional open space.

Response: The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, the development of the site shall provide at least 10% functional open space as part of any future development, per City of Alachua LDR requirements.

(i) Spot Zoning

Consistency: The subject property is located abutting other commercially zoned properties to the west, north and east and other residential uses that are consistent and/or compatible with the proposed commercial and residential zoning designations.

(j) Public Facilities

Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the "Environmental Analysis" section of this report (see below), this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.

3.6.1 General Provisions

(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

Consistency: The proposed PD-R zoning (amended) includes a maximum of 203 single family residential units, a net reduction of 72 dwelling units from existing zoning designation. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

(4) Planned Development-Commercial District (PD-COMM). The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

Consistency: The intent of this rezoning application is to include PD-COMM and PD-R components to establish a mixed-use master plan, including design standards to ensure quality development, interconnectivity and flexibility in residential lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate & Low Density Residential FLU designations.

3.6.2. General Standards for all PD districts.

(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan documents complies with the following standards:

(1) Master Plan. The PD Master Plan documents:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Consistency: As shown on the PD-COMM / PD-R Master Plan, the mixed-use master planned subject property contains an interconnected mix of uses that will include development conditions to increase the quality of development. In addition, the PD-R includes single family detached units with a range of sizes along with an interconnected street network and provision of usable open spaces across the holistic site.

(b) Calculates the number, type, and mix of land uses, including the total *number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan documents;*

Consistency: The PD-COMM area includes a specific list of permitted uses, intensities, and overall development configuration. PD-R Master Plan illustrates that up to 203 dwelling units are being requested for the project at a maximum density of approximately 1.66 DUA, which is consistent with the site's underlying Moderate and Low Density Residential FLU.

(c) Identifies the general location of open space;

Consistency: Onsite open spaces shall be comprised active and passive recreation uses, as indicated and labeled on the PD-COMM/PD-R Zoning Master Plan across the holistic site.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

Consistency: As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site and if any are found in the future, the project will comply with all applicable regulations.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Consistency: The PD-COMM / PD-R Master Plan shows proposed main internal roadways and a typical residential street cross-section. The residential site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

(f) Identifies on-site potable water and wastewater facilities; and

Consistency: The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

Consistency: As shown on the PD-COMM / PD-R Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the US Highway 441 right of way.

(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan documents is consistent with the Comprehensive Plan.

Consistency: As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-COMM and PD-R district is compatible with the site's existing Commercial, Community Commercial, Moderate and Low Density Residential FLU designations.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan documents shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Consistency: The proposed residential development is located immediately adjacent to only three residential developments, located near the southwestern portion of the project. The PD Master Plan documents proposes that where the project abuts these properties, a compatibility buffer is provided or a landscaped stormwater basin is provided. Other nearby residential properties not abutting the property are located west of NW 188th Street and in that case, a landscaped stormwater basin is provided between the PD edge and internal proposed lots. Because of these design considerations, the PD is compatible with the existing pattern of development.

(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan documents that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan documents. It is permissible for a development phasing plan to include only one phase.

Consistency: This Planned Development proposes that the project may be developed in up to 5 phases.

(5) Conversion schedule. The PD Master Plan documents may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan documents. These conversions may occur within development areas and between development areas, as long as they occur

within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Consistency: A conversion schedule is not proposed as part of this submittal.

(6) Public facilities.

(a) The PD Master Plan documents shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan documents.

Consistency: As indicated in this report, adequate capacity exists for the intended development along the applicable roadway segments.

(b) The PD Master Plan documents shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan documents.

Consistency: As shown on the PD-COMM / PD-R Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan documents shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD-R Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) The PD Master Plan documents shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential and commercial development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan documents shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan documents.

Consistency: As identified on the PD Master Plan documents and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan documents, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan documents, including any PD standards.
(b) Conditions related to the approval of the PD Master Plan documents.
(c) Conditions related to the form and design of development in the PD.
(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
(e) Provisions related to environmental protection and monitoring.
(f) Provisions addressing concurrency compliance requirements.
(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan documents and any PD terms and conditions statements.

Consistency: The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) PD-R, Planned Development-Residential District

(1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-R project site is approximately 122.03 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Consistency: Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate and Low Density Residential FLU designations.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-R district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

Consistency: This rezoning application requests to reduce the overall size of the PD-R zoning area from 155.3 to 122.03 (+/-) acres and reduce the permitted density maximum from 275 units to 203, which is consistent with the subject parcels' underlying Moderate and Low Density Residential FLU.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.

Consistency: As shown on the PD-R Master Plan submitted with this report, the proposed development will include a maximum of 203 single-family residential units. The proposed PD-R zoning and PD-Comm are necessary to allow for more flexibility in residential lot sizes and types and site design beyond what's allowed in traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.

Consistency: Unless otherwise noted on the PD Master Plan documents, in this Justification Report, or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in City of Alachua LDRs.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

Consistency: The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

Consistency: The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

<u>Consistency</u>: The PD-R Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan documents, and supplemental development design sheets, that are consistent with or aligned with LDR standards.

The PD Master Plan documents is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers, or similar hard surface) with the intent to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have at least two functional external access points and stub-outs to all adjacent undeveloped properties.

This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages), and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

<u>Consistency</u>: As identified on the PD-R Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations, and permitting with the City and Water Management District.

(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit

for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Consistency: The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

(D) PD-COMM, Planned Development-Commercial District.

(1) Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Consistency: The proposed PD-COMM zoning area is approximately 60.76 +/- acres in size.

(2) Uses. The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Consistency: The PD-COMM district will include retail sales and services, personal services, financial institutions, commercial shopping centers, auto-oriented uses, and eating establishments.

(3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan documents and PD-COMM district designation shall be established in the PD Master Plan documents, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Consistency: The PD-COMM zoning area will have a 0.17 floor area ratio (FAR) as determined across the site's entirety.

(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan documents and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum and maximum setbacks, maximum lot coverage, maximum height for development, and maximum individual building size.

(b) Setbacks from adjoining residential uses. Minimum setbacks from adjacent residential development or zone districts.

<u>Consistency</u>: The PD-COMM areas shall function and be regulated utilizing the base Commercial Intensive (CI) requirements, excepting as noted on the PD Masterplan and supplemental development design sheets. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(5) Development standards. Unless otherwise specifically modified by a PD Master Plan documents, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan documents.

(a) General development standards. The following Table 3.6-3, Development Standards Applicable in the PD-COMM District, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

Table 3.6-3. Development Standards Applicable in the PD-COMM District

Development Standard	*Procedure for Modification [1]*
Off-street parking and loading (Section 6.1)	*Inclusion in a master parking plan*
Landscape/tree protection (Section 6.2)	*Inclusion in an alternative landscaping plan*
Exterior lighting (Section 6.4)	*Inclusion in a master lighting plan*
Signage (Section 6.5)	*Inclusion in a master sign plan*
Open space (Section 6.7)	*Modifications prohibited*
Environmental protection (Section 6.9)	
Concurrency management (Section 2.4.14)	
[1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-COMM district.	

<u>Consistency</u>: All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan documents or Justification Report, which will be incorporated by Ordinance into the site's official zoning.

(b) Public facilities standards. The PD Master Plan documents shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable water. The PD Master Plan documents shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

Consistency: The site shall be served by municipal potable water, provided by the City.

(ii) Wastewater. The PD Master Plan documents shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Consistency: The site shall be served by municipal wastewater, provided by the City.

(iii) Streets. The PD Master Plan documents District shall establish the design of public streets within the PD-COMM in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- *a. The reduction or modification is necessary as a traffic-calming measure;*
- *b. The PD Master Plan documents provides for separation of vehicular, pedestrian, and bicycle traffic;*
- *c. Access for emergency service vehicles is not substantially impaired;*
- *d. Adequate off-street parking is provided for the uses proposed; and*
- *e. Adequate space for public utilities is provided within the right-of-way.*

(iv) Stormwater. The PD Master Plan documents District shall establish the design of a stormwater management system within the PD-COMM in ways that comply with all applicable City standards.

Consistency: Items (iii and iv) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.

(v) Other. The PD Master Plan documents shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-COMM district, including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan documents shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan documents shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Consistency: Item (v) above shall occur, consistent with City requirements, as noted on the PD Masterplan and supplemental development design sheets.

Below, please find design specific performance standards proposed in the PD-Comm District.

PD COMM specific performance standards.

Sec. 6.5. Signage.

6.5.1 *Findings and Purpose.*

(A) *Findings.* As a basis for updating and readopting other parts of this sign ordinance in 2017, the City Commission finds that:

(2) For all businesses, and for small businesses especially, signs provide an important tool for attracting customers;

(3) Signs are essential way-finding tools that help drivers and pedestrians find the businesses, houses of worship, residences or other locations that they may be seeking; as way-finding tools, signs limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers;

(4) In business districts, signs often contribute to the ambience, adding color and night-lighting to areas;

(6) Signs of excessive size or in excessive numbers can create clutter and detract from the character of any area of the city, including business districts;

(9) Signs in excessive numbers and of excessive sizes can contribute to reductions or stagnation in property values, particularly in or near residential areas;

Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (A) Findings, Subsections (2), (3), (4), (6), and (9) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the requested modification will promote signs that:

- *are an important tool for attracting customers;*
- *are essential way-finding tools that help drivers and pedestrians find businesses and limit the necessity of driving unnecessary extra miles and reduce the risk of accidents involving lost or confused drivers; and*
- *contribute to the ambience, adding color and night-lighting to areas;*
- *are not of an excessive size or excessive numbers creating clutter and detracting from the character of any area of the city, including business districts; and*
- *are modestly sized, relative to the building facades and internal to the shopping center so as to not contribute to reductions or stagnation in property values, particularly in or near residential areas*

(B) *Purpose.* This section establishes standards for the area, location, and character of signs that are permitted as principal or accessory uses. No signs shall be permitted in any location except in conformity with this section and these LDRs. The purpose of this section is to achieve a balance among the following goals:

(1) Communication. To encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City of Alachua;
(2) Way-finding. To provide a means of way-finding in the City, thus reducing traffic confusion and congestion;
(3) Business identification and advertising. To provide for adequate business identification and advertising;
(4) Protect economic and social well-being. To prohibit signs of excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City;
(5) Protect public safety and welfare. To protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;
(6) Preserve property values. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City;
(10) Consistency with the Comprehensive Plan. To implement the following specific goals of the Comprehensive Plan:
(a) To maintain a high quality of life for all of its present and future citizens.
(b) To utilize innovative design standards to provide an attractive built environment; and
(c) To manage future growth and development.

Consistent with City of Alachua Land Development Regulations (LDRs) Section 6.5.1 Findings and Purpose (B) Purpose, Subsections (1), (2), (3), (4), (5), (6), and (10) the applicant is requesting a nominal modification to Section 6.5.4 (C)(3)(c), which references maximum sign area provisions established in Section 6.5.4(C)(3)(b). Within the proposed PD-Comm area, the proposed signs will, in a manner consistent with local, state, and national practices:

- *encourage the effective use of signs as a means of communication for businesses in the City of Alachua;*
- *provide a means of way-finding in the City, thus reducing traffic confusion and congestion;*
- *provide for adequate business identification and advertising, consistent with scale and visibility;*
- *protect economic and social well-being by prohibiting signs of excessive size and number that obscure one another to the detriment of the economic and social well-being of the City;*
- *protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic through enhanced wayfinding and brand identification;*

- *preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the City, by locating within the commercial shopping area and focused on the US 441 corridor; and*

- *maintain consistency with the Comprehensive Plan, by implementing the following specific goals of:*

  (a) maintaining a high quality of life for all of its present and future citizens though the provision of enhanced commerce and expanded job creation for existing and future residents and their guests;

  (b) utilizing innovative design standards to provide an attractive built environment throughout the PD-Comm area within a master planned community; and

  (c) manage future growth and development by adequately promoting goods and service businesses, to which customers and patrons readily identify.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:
(C) *In business districts.*
(3) *Wall signs*. Wall signs are permitted, subject to the following standards:
(a) Each wall sign shall be attached to the building and supported throughout its entire length by the facade of the building.
(b) The sign area of wall signs placed on the front elevation of the building shall not be greater than ten percent of the square footage of the front elevation upon which the sign is placed. The sign area of wall signs placed on the side or rear elevations of the building shall not be greater than five percent of the square footage of the elevation upon which the sign is placed. The total sign area of all wall signage shall not exceed 350 square feet.
(c) In the case of multi-tenant buildings, each occupant of the multi-tenant building shall be permitted wall signage for the portion of the building elevation which is included as part of the occupant's premises. ~~Such signage shall be subject to the maximum sign area provisions established in Section 6.5.4(C)(3)(b).~~
(d) Wall signs shall not be erected above the roofline of the building, except that, where there is a parapet, a wall sign may extend to the top of the parapet. Such sign shall not be considered a roof sign.

The requested PD condition is necessary for several reasons. Those reasons span from the viability of the actual signs' effective visual area to guiding first responders to businesses should emergency services be required. As referenced in Robert J. Gibbs, ALSA, CNU-A, renowned text book *Principles of Urban Retail Planning and Development* © 2012 Wiley Publications, states the following:

> *"Good commercial signage can reinforce the unique nature of a shopping district and generate the impression that its businesses offer true value as well as quality goods and services." [page 115]*

Here, within a master planned community, both residents and clientele driving along the US Highway 441 corridor are served by the clarity offered by adequately-sized visual signage. Robert Gibbs goes on to state:

> *"Commercial signage along major road corridors should be double the area of signage in pedestrian-oriented urban areas, which is 2 square feet of sign area for each linear foot of storefront." [page 115]*

While Gibbs presents a definitive number of double the area in pedestrian-oriented area, understanding the context area is important. In the proposed PD-Comm, the multitenant building varies from approximately ±550 feet to ±710 feet from the closest travel lanes on US-Highway 441, the principal arterial roadway in the City of Alachua where the project is located.

Of note, Alachua County's Unified Land Development Code (ULDC) Sec. 407.31 – Signs in nonresidential developments allows the following:

> *"For buildings with a front elevation of five thousand (5,000) square feet or less, individual signs shall not exceed three hundred (300) square feet in size. For buildings with a front elevation greater than five thousand (5,000) square feet, individual signs shall not exceed six hundred (600) square feet."*

Therefore, within the context area and host County, significantly larger signs are allowed along the US Highway 441 corridor. There is a necessity for uniform signage and advertising requirements within the overall US Highway 411 corridor. The necessity of uniform signage serves the public interest and contributes to safety through clearly defined visible wayfinding and orienting oneself, whether visiting the PD-Comm area as a patron, service personnel, or first responders.

Necessity also exists because the multitenant building has several other buildings along the US Highway 441 corridor and significant landscaping around those buildings and in parking areas between its façade and US Highway 441 travel lanes, which is approximately 1/8 mile away on average. Removal of the 350 square foot cumulative limitation, in Section 6.5.4.(C)(3)(b), will allow tenants to adequately and equitably advertise their presence to their clientele as well as to essential support services. The reasons are, such as but not limited to, delivery vehicles, service providers, and first responders' ability to clearly identify and access the multiple tenants within the overall PD-Comm area.

ROADWAY SEGMENT LEVEL-OF-SERVICE ANALYSIS

FARMLANDS MIXED USE

ALACHUA, FL

City of ALACHUA
the good life community



Submittals:
Submittal 1 – October 30, 2025
Submittal 2 - March 5, 2026

Submitted by: Optimus Traffic Solutions, LLC

Brian Richard Snyder
State of Florida
Professional Engineer,
License No. 74607

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Prepared for:
Rise Partners

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1 Introduction

The Farmlands Mixed Use site is anticipated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 SF Shopping Center
  - Main Shopping Center – 345,000 SF
  - Future Retail, Northwest Corner of Site – 78,400 SF
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

A preliminary concept plan is provided in **Attachment A**.

Access to the site will be provided via multiple connections along US HWY 441 which will be coordinated with FDOT, City of Alachua and adjacent development requirements. The current access plan is provided below, however, it is understood modifications may occur to the access types and locations as coordination efforts continue with FDOT, the City of Alachua and the Briarwood Town Center developer to the north:

- Access A - Directional median opening with left outs prohibited, located approximately 1,100 FT east of NW 188th Street
- Access B - Full median opening site access, located approximately 1,915 FT east of NW 188th Street
- Access C - Right-in/right-out access centered between Access B and Access D
- Access D - Full median opening site access, located approximately 760 FT west of the intersection of NW 164th Lane

1.1 Analysis Timeframe

The site will be built out in phases with the full site buildout anticipated in 2032. **Table 1** provides the estimated buildout schedule of the development.

Table 1 - Buildout Schedule

Land Uses	Buildout Year
Main Shopping Center and Outparcels	2028
Future Retail, Northwest Corner of Site	2030
Residential	2032

1.2 Traffic Study

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment Level-of-Service Analysis – This report provides the part 1 traffic study which includes the trip generation, trip distribution, and roadway segment level of service analysis. The part 1 traffic study accompanies the future land use and zoning change applications and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study. The part 2 study will be provided with the FDOT access permit application and the site plan submittal.

1.3 Analysis Period

The City of Alachua Development Monitoring Report tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips have been generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour project trips will be used to analyze the roadway segment level-of-service. The AM peak hour trips were forecasted with this study; however, these project trips will only be analyzed in the Part 2 - Operational Analysis.

1.4 Methodology

A methodology letter dated September 24, 2025 was submitted to FDOT and the City of Alachua. The methodology letter is provided in **Appendix B**. The following analyses/evaluations are included in this traffic study, as required by the methodology:

- Roadway Segment Level-of-Service Analysis
- Access Management Evaluation

The Study Area consists of all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

2 Trip Generation

The trip generation was estimated using the Institute of Transportation Engineers (ITE) trip generation manual, 12th Edition.

2.1 Trip Generation – Future Land Use Map and Zoning Map Changes

Project trip generations were calculated based on the net change of the proposed verse the existing Future Land Use (FLU) Map changes and the Zoning Map changes. The trip generation is based on the non-residential and residential changes provided in **Table 2 and 3**.

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.5 FAR (Per Ac.)(1)	152,460 SF
Moderate Density Residential	19.36	4 UPA	77 Units
Low Density Residential	20.32	1 UPA	20 Units
Total	**46.68**		**152,460 SF / 97 Units**

Table 2.a. Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial and Community Commercial	40.31	0.17 FAR (Per Ac.)(2)	298,503 SF
Moderate Density Residential	6.37	4 UPA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

(1) *FAR per Comprehensive Plan*
(2) *FAR per proposed PD-COMM zoning for Site*

Table 2.b. Proposed FLU Map

Net Change

Non-Residential	**+146,043 SF**
Residential	**-72 Units**

Table 2.c. Net Change

Table 2 – Proposed verse Existing Future Land Use Map Changes

Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.5 FAR(1) 15 DUA (2)	597,861 SF 411 Units
PD-R	155.34	1.77 UPA	275 Units
Total	**182.79**		**597,861 SF / 686 Units**

Table 3.a. Existing Zoning Map

Proposed Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR(3)	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 UPA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

(1) *FAR per Comprehensive Plan*
(2) DUA allowed per LDR Table 5.1-4
(3) *FAR per proposed PD-COMM zoning for Site*

Table 3.b. Proposed Zoning Map

Net Change

Non-Residential	**-147,861 SF**
Residential	**-483 Units**

Table 3.c. Net Change

Table 3 – Proposed verse Existing Zoning Map Changes

Table 4 provides the potential trip generations based on entitlements of the proposed verse existing Future Land Use Map changes. **Table 5** provides the potential trip generations based on entitlements of the proposed verse existing Zoning Map changes. As indicated in **Table 5** the Zoning Map change causes a net reduction of potential trips during the daily, AM peak hour, and PM peak hour. Internal capture and pass-by trip reduction are not applied to the trip generation volumes in **Table 4** and **Table 5**.

Table 4 - Trip Generation - Proposed Verse Existing Future Land Use Map Changes										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	97.0	1,048	71	19	52	94	58	36
Shopping Center - Total	820	KSF	152.460	5,548	226	140	86	698	342	356
Total Gross Entitlement Trips				6,596	297	159	138	792	400	392
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	25.0	467	22	6	16	27	17	10
Shopping Center - Total	820	KSF	298.503	10,863	315	195	120	1,087	533	554
Total Gross Entitlement Trips				11,330	337	201	136	1114	550	564
Net Change				**4,734**	**40**	**42**	**-2**	**322**	**150**	**172**

Table 5 - Trip Generation - Proposed Verse Existing Zoning Map Changes										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	686.0	5,801	465	126	339	566	351	215
Shopping Center - Total	820	KSF	597.861	21,756	498	309	189	1,719	842	877
Total Gross Entitlement Trips				27,557	963	435	528	2285	1193	1092
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Shopping Center - Total	820	KSF	450.000	16,376	407	252	155	1,425	698	727
Total Gross Entitlement Trips				18,280	549	290	259	1610	813	797
Net Change				**-9,277**	**-414**	**-145**	**-269**	**-675**	**-380**	**-295**

2.2 Trip Generation – Total Trips Under the Buildout Condition

Table 6 provides the estimated trip generation of the buildout condition of the development. The traffic volumes from this table are used in the Roadway Segment Level-of Service Analysis and will be used for the operational analysis.

The mixture of residential, retail, and restaurants being proposed will cause many of the trips to be captured internally. These trips, known as internal capture trips, are removed from the gross project trip volumes. The internal capture trips are capped at 30% of the gross trips.

The gas station, retail, and restaurant land uses will capture trips that are already traveling along US HWY 441, known as pass-by trips. The pass-by trips are removed from the project trips for all external intersections and all roadway segments, however, the pass-by trips are included at the site access points. The pass-by trips were capped at 10% of the US HWY 441 traffic volumes.

The trip generation documentation is provided in **Appendix C**.

Table 6 – Trip Generation - Farmlands Mixed Use										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Single-Family Detached Housing - Internal Capture Trips [1]				456	25	3	22	56	35	21
Single-Family Detached Housing - Net New Trips				1,448	117	35	82	129	80	49
Shopping Center - Total	820	KSF	423.4	15,408	391	242	149	1369	671	698
Shopping Center Internal Capture Trips - Total [1]				2,254	41	21	20	257	117	140
Shopping Center Pass-by Trips - Total [2, 3, 8]				1,965	46	23	23	186	93	93
Shopping Center Pass-by Trips – Future Retail, Northwest (19% of Total)				*373*	*8*	*4*	*4*	*36*	*18*	*18*
Shopping Center Pass-by Trips- Main (81% of Total)				*1,592*	*38*	*19*	*19*	*150*	*75*	*75*
Shopping Center Net New Trips - Total				11,189	304	198	106	926	461	465
Shopping Center Net New Trips – Future Retail, Northwest (19% of Total)				*2,126*	*58*	*38*	*20*	*176*	*88*	*88*
Shopping Center Net New Trips - Main (81% of Total)				*9,063*	*246*	*160*	*86*	*750*	*373*	*377*
High-Turnover (Sit-Down) Rest. Total				1,713	147	81	66	150	93	57
High-Turnover (Sit-Down) Rest. Internal Capture - Total [1]				364	18	12	6	45	28	17
High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8]				444	48	24	24	30	15	15
High-Turnover (Sit-Down) Rest. Net New Trips - Total				905	81	45	36	75	50	25
Fast-food Rest. Total				3,360	249	126	123	237	123	114
Fast-food Rest. Internal Capture - Total [1]				713	30	19	11	71	37	34
Fast-food Rest Pass-by Trips - Total [3, 5, 8]				1,214	98	49	49	78	39	39
Fast-food Rest. Net New Trips - Total				1,433	121	58	63	88	47	41
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1]				255	22	14	8	24	12	12
Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8]				784	120	60	60	46	23	23
Coffee/Donut Shop with Drive-Thru Net New Trips				162	29	13	16	8	4	4
Automobile Parts and Service Center	943	KSF	4.0	66	8	6	2	8	3	5
Gasoline/Service Station	944	Fueling Positions	16.0	2,752	181	91	90	228	114	114
Gasoline/Service Station Pass-by Trips [3, 7, 8]				1,479	104	52	52	114	57	57
Gasoline/Service Station Net New Trips				1,273	77	39	38	114	57	57
Total Internal Capture Trips				**4,042**	**136**	**69**	**67**	**453**	**229**	**224**
Total Pass-by Trips				**5,886**	**416**	**208**	**208**	**454**	**227**	**227**
Total Gross Trips				**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips				**22,362**	**1,153**	**602**	**551**	**1,802**	**929**	**873**
Total Net New Trips (Non-pass-by Trips)				**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating are used.

7 - The ITE Trip Generation Manual 12th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent US HWY 441 traffic.

3 Trip Distribution and Assignment

3.1 Trip Distribution

Pass-by Trip Distribution

The pass-by project trip distribution along US HWY 441 is based on the prevailing directional distribution of traffic along US HWY 441. The pass-by-trip distribution, based on FDOT count data, is provided below:

- AM Peak Hour
  - US HWY 441 Eastbound = 71%
  - US HWY 441 Westbound = 29%

- PM Peak Hour
  - US HWY 441 Eastbound = 34%
  - US HWY 441 Westbound = 66%

Net New Trip Distribution

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the net new (non-pass-by) project trip distribution. The net new trip distribution throughout the Study Area is provided in **Figure 1**.

The net new trip distribution on US HWY 441 at the project site is provided below:

- US HWY 441 to/from the west = 33%
- US HWY 441 to/from the east = 67%

The documentation for both the pass-by and the net new trip distribution is provided in **Appendix D**.

3.2 Trip Assignment

The pass-by and net new project trips provided in **Table 6** were assigned to the road network and site access intersections based on the distribution percentages. Assumptions were made to determine which access would be used for each land use type. The assumptions are based on the currently planned access intersections provided in Section 1.3. The intersection types and locations may change during the project planning, therefore, the traffic volumes in and out at each access point will be adjusted with the updates. The project trip assignment at the access points is provided in **Figure 4**. The project trip assignment and assumptions are documented in **Appendix E.**

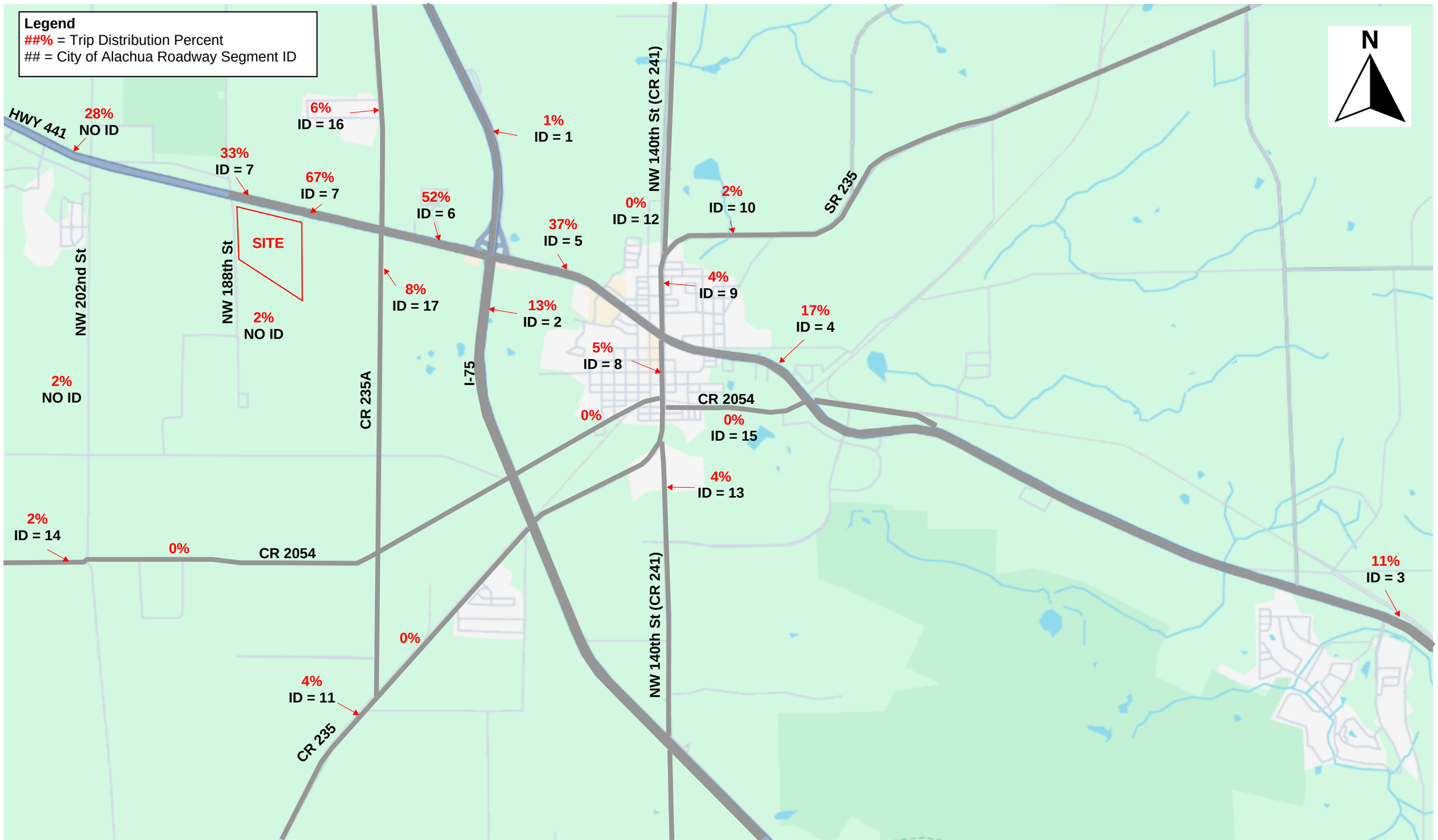


Figure 1: Trip Distribution

4 Traffic Analysis/Evaluation

4.1 Roadway Segment Level of Service Analysis

The daily and PM peak hour net new project trips from the Farmlands Mixed Use site were added to the existing and reserved trips provided in Table 2-a Traffic Impacts – Final Development Orders of the City of Alachua Development Monitoring Report. The roadway segment level-of-service analysis with the Farmlands Mixed Use development project trips are provided in **Table 7**. **Table 8** provides the net change project trips based on the proposed FLU and Zoning Map changes for all of the roadway segments. The development monitoring data documentation is provided in **Appendix F**.

Roadway Segment	Segment Description	AADT/Peak Hour	Comp Plan MSV	Existing Demand	Reserved Capacity[1]	Available Capacity	Percentage of Capacity Utilized	Farmlands Commercial and Residential Trips	Available Capacity with Farmlands Trips	Percentage of Capacity Utilized with Farmlands Trips
Interstate - Minimum Level of Service: C										
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%	165	44,348	51.59%
		Peak Hour	8,250	3,898	13	4,339	47.41%	13	4,326	47.56%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%	2,142	16,327	82.18%
		Peak Hour	8,250	4,760	19	3,471	57.93%	175	3,296	60.05%
State Roads - Minimum Level of Service: D										
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%	1,812	18,863	56.13%
		Peak Hour	3,870	2,002	212	1,656	57.21%	148	1,508	61.03%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%	2,801	22,716	50.29%
		Peak Hour	4,110	1,559	327	2,224	45.89%	229	1,995	51.46%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	1,631	10,869	72.13%	6,096	4,773	87.76%
		Peak Hour	3,510	2,239	144	1,127	67.89%	499	628	82.11%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	3,328	1,672	95.71%	8,568	(6,896)	117.68%
		Peak Hour	3,510	2,819	315	376	89.29%	701	(325)	109.26%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	2,883	15,117	64.84%	11,039	4,078	90.52%
		Peak Hour	3,870	2,241	264	1,365	64.73%	903	462	88.06%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%	824	2,576	82.11%
		Peak Hour	1,290	830	0	460	64.34%	67	393	69.53%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%	659	4,025	72.05%
		Peak Hour	1,290	675	38	577	55.27%	54	523	59.46%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%	330	8,970	37.71%
		Peak Hour	1,290	471	0	819	36.51%	27	792	38.60%
County Facilities - Minimum Level of Service: D										
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%	659	5,169	65.81%
		Peak Hour	1,359	622	100	637	53.13%	54	583	57.10%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%	0	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%	0	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	1,714	12,548	39.90%	659	11,889	43.06%
		Peak Hour	1,881	418	136	1,327	29.45%	54	1,273	32.32%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%	330	10,923	27.76%
		Peak Hour	1,359	129	146	1,084	20.24%	27	1,057	22.22%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	127	11,782	22.08%	0	11,782	22.08%
		Peak Hour	1,359	286	32	1,041	23.40%	0	1,041	23.40%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	1,471	11,569	23.49%	989	10,580	30.03%
		Peak Hour	1,359	185	144	1,030	24.21%	81	949	30.17%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	4,373	4,699	68.92%	1,318	3,381	77.64%
		Peak Hour	1,359	536	447	376	72.33%	108	268	80.28%

1) The Farmlands Final PD Plan trips were removed from the reserved trips because the Farmlands Commercial and Residential Trips column provides project trips from the full buildout of the development.

Table 7 – Roadway Segment Level-of-Service Analysis

Roadway Segment	Segment Description	AADT/Peak Hour	Comp Plan MSV	Trip Increase based on Net Change of FLU Map	Trip Reduction based on Net Change of Zoning Map
Interstate - Minimum Level of Service: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47	-93
		Peak Hour	8,250	3	-7
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	615	-1,206
		Peak Hour	8,250	42	-88
State Roads - Minimum Level of Service: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	521	-1,020
		Peak Hour	3,870	35	-74
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	805	-1,577
		Peak Hour	4,110	55	-115
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	1,752	-3,432
		Peak Hour	3,510	119	-250
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	2,462	-4,824
		Peak Hour	3,510	167	-351
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	3,172	-6,216
		Peak Hour	3,870	216	-452
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	237	-464
		Peak Hour	1,290	16	-34
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	189	-371
		Peak Hour	1,290	13	-27
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	95	-186
		Peak Hour	1,290	6	-14
County Facilities - Minimum Level of Service: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	189	-371
		Peak Hour	1,359	13	-27
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	0	0
		Peak Hour	1,359	0	0
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	189	-371
		Peak Hour	1,881	13	-27
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	95	-186
		Peak Hour	1,359	6	-14
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	0	0
		Peak Hour	1,359	0	0
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	284	-557
		Peak Hour	1,359	19	-41
CR 235A (17)	From US 441 to CR 235	AADT	15,120	379	-742
		Peak Hour	1,359	26	-54

Table 8 – Roadway Segment Project Trips based on the FLU and Zoning Map Changes

Figure 2 illustrates the roadway segment capacity utilization under the buildout condition.

The City of Alachua has seen historical traffic volume increases, with only limited segments functioning at, or near, current adopted levels-of-service standards, as illustrated in **Figure 2** and **Table 7**. Strategic Planning, Transportation Demand Management (TDM), and/or Transportation System Management (TSM) techniques and transportation techniques may be utilized to ensure the City's quality of life elements are maintained as growth occurs throughout north central Florida.

As indicated in this report, there are a number of potential transportation improvements that can be implemented as part of the site future development to improve transportation conditions and all the approved construction plans to demonstrate compliance with adopted level-of-service standards.

In addition, this report includes data indicating the property's proposed rezoning and associated entitlements (pre-post) will result in a net reduction in trip generation and potential traffic impacts.

It is important to note that net new project trips are conservatively high. A portion of the project trips from areas to the west such as High Springs, will be trips that are currently traveling past this site to retail and restaurant destinations in the City of Alachua and Gainesville, and will instead travel to this new destination and not travel east of this site. For this reason, the impact of the Farmlands Mixed Use site is not expected to be as significant as illustrated in **Table 7**. It is difficult to forecast the portion of trips that will be removed from the segment (4107, 6), however, this can be determined by collecting counts after a portion of the commercial property is developed. This data collection may be recommended in the follow-up intersection analysis, to assess the actual impacts of the development. Additionally, the majority of the project trips generated by this development will be associated with the retail and restaurants. Unlike residential land uses that add trips to the roadway network, these commercial uses capture trips. This results in reduced driving time for the local traveling public.

Furthermore, the maximum service volumes established by the City of Alachua are based on the FDOT Quality/Level of Service Handbook. The latest edition of this handbook states multiple limitations of using Generalized Service Volume Tables (GSVTs) such as the limitation noted below from Section 4.4 of the handbook:

"The GSVTs cannot be relied upon when approaching LOS E and LOS F thresholds, because of operational fluctuations at these thresholds. In these situations, analysts should perform more detailed analysis."

Because the buildout volumes exceed the adopted level-of-service on US HWY 441 segment (4107, 6), it is recommended that a more detailed analysis is provided along this segment. Intersection analysis at the signalized intersections along this corridor will provide the level-of-service of the US HWY 441 through movements at each

intersection which is needed to determine the appropriate modifications to maintain an acceptable level-of-service. It is recommended that this detailed intersection analysis is included in the follow-up Operational Analysis.

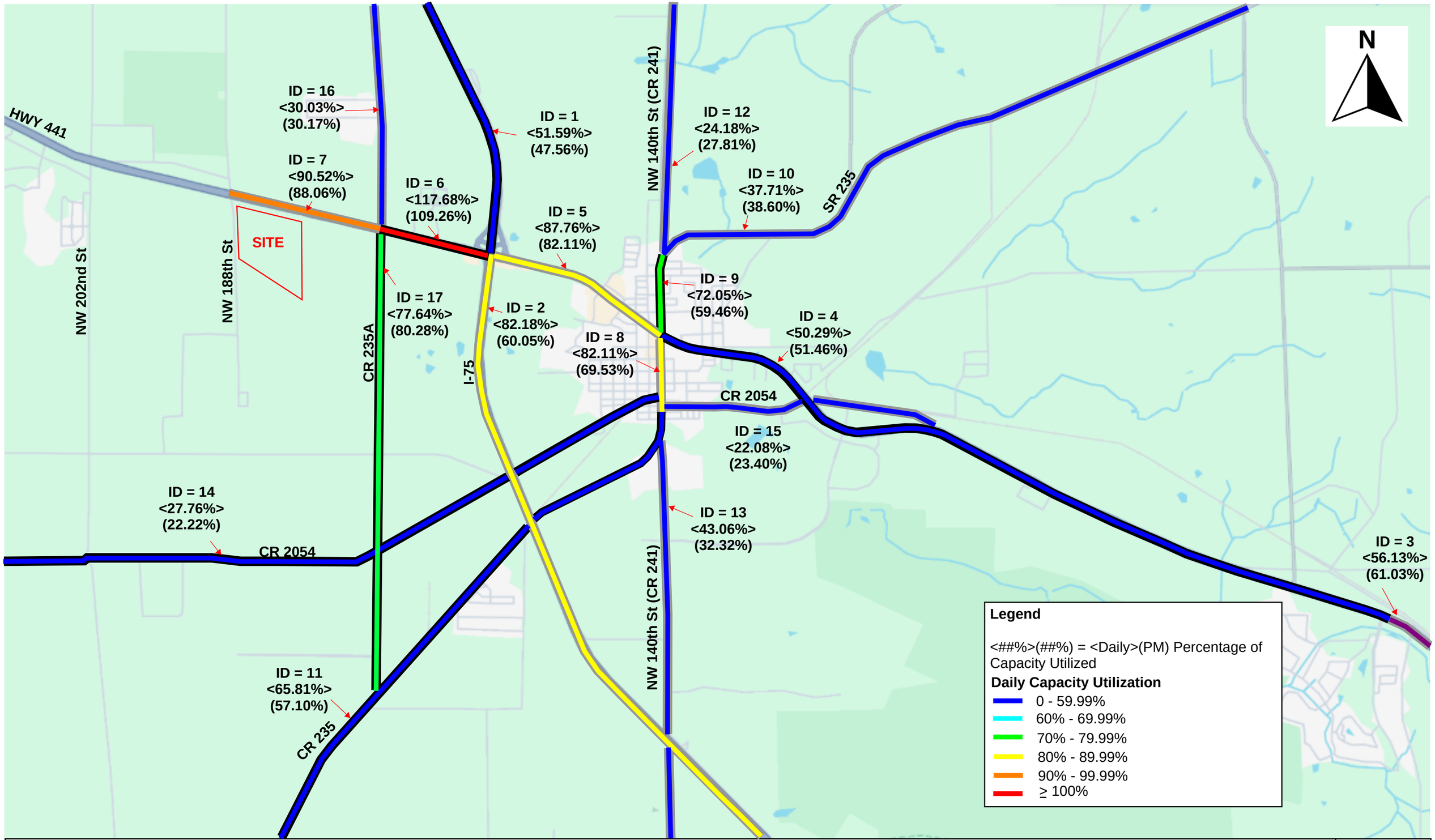


Figure 2: Percentage of Capacity Utilization Map

4.2 Access Management Evaluation

The preliminary site plan in **Appendix A** provides the preliminary access locations and access types. As the site planning continues to develop, and coordination continues with FDOT, City of Alachua and adjacent developers, the access management plan may be adjusted. The access management plan will be guided based on FDOT access management standards provided in the FDOT Access Management Guidebook as well as the approved access plans of Briarwood Town Center located on the north side of US HWY 441. The FDOT access spacing standard for the US HWY 441 roadway segment is provided in **Table 9**.

Roadway Access Class	FDOT Context Classification	Movement Type	Multimodal Mix	Network Density	Median Type	Connection/Driveway Spacing (feet)		Median Opening Spacing (feet)		Minimum Signal Spacing (feet)***
						≤45mph Posted	>45mph Posted	Directional	Full	
Limited Access (LA) Right of Way Facilities						Refer to Right of Way (ROW) Maps				
2	C1 Natural, C2 Rural	Regional	Low	Low	Restrictive w/Service Roads	660	1320	1,320	2,640	2,640
3	C1 Natural, C2 Rural, C2T Rural Town, C3R Suburban Residential, C3C Suburban Commercial	Regional	Low	Low	Restrictive	440	660	1,320	2,640	2,640

Table 9 – FDOT Access Spacing Standards

Figure 3 provides the preliminary site access plan and access spacing dimensions. The three proposed access points to the site are labeled A, B, and D from west to east. Access C has been removed due to spacing constraints. The proposed Briarwood Town Center is located directly north of this site on US HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements are considered in the access management evaluation. The access locations and types are currently being coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua.

Access A is a proposed directional access where left outs are prohibited. The access is located on US HWY 441 approximately 1,112 FT east of NW 188th Street. This access type and location was approved with the Briarwood Town Center project on the north side of US HWY 441.

Access B is a proposed signalized through cut, located approximately 727 FT east of Access A. FDOT recently approved a signalized through-cut with left-ins permitted at this location.

Access D is a proposed directional access intersection located approximately 951 FT west of NW 164th Lane. The median opening on US HWY 441 at NW 164th Lane, east of access D, is proposed to be modified to a directional median opening with the Briarwood Town Center development, at the time that the development connects to NW 164th Lane.

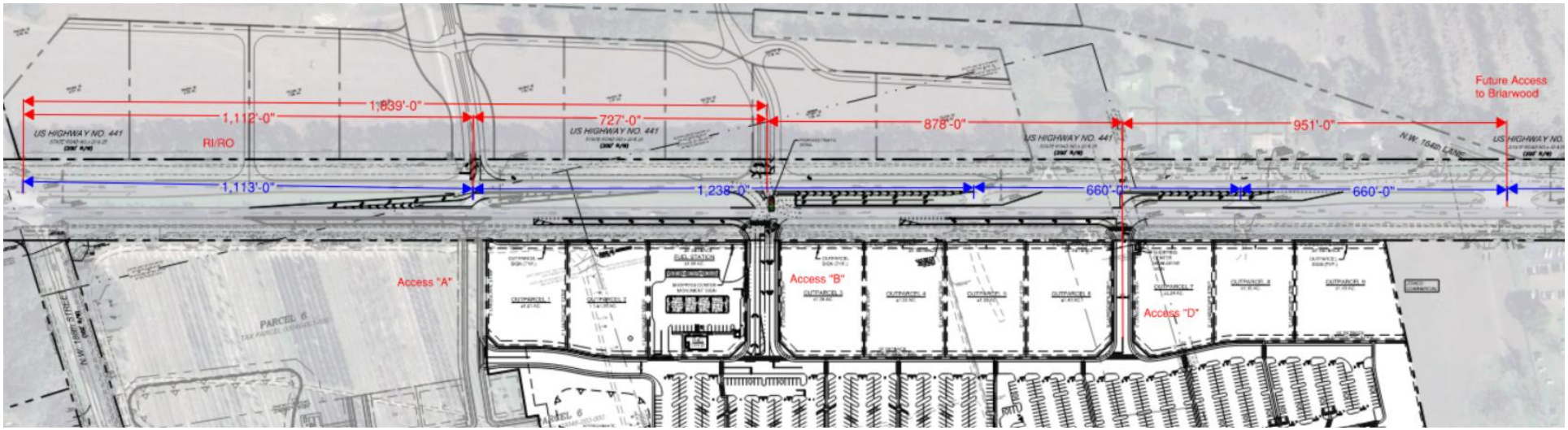


Figure 3 – Preliminary Access Management Plan

5 Traffic Calming on US HWY 441

The US HWY 441 road segment from NW 164th Lane to NW 218th Terrace is posted at 65 MPH. Within the urban portions of the City of Alachua and the City of High Springs, the posted speed limit is 45 MPH. The land adjacent to US HWY 441 from I-75 to High Springs is developing rapidly, causing the landscape to change from rural to urban.

Traffic signalization is anticipated with this development and is planned with the development across the street. It is expected that as this area becomes more urbanized, travel speeds will reduce. It is important for the posted speed limit to also be reduced while the development occurs. OTS along with the Farmlands Mixed Use development team will coordinate with FDOT on methods to reduce vehicle speeds and the posted speed limits.

Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of this US HWY 441 roadway segment. Additional Traffic Management Techniques will be reviewed during the development plan approval process.

6 Conclusion and Recommendations

This traffic study included the following analysis and evaluation as agreed upon in the approved methodology letter:

- Roadway Segment Level of Service Analysis
- Access Management Evaluation

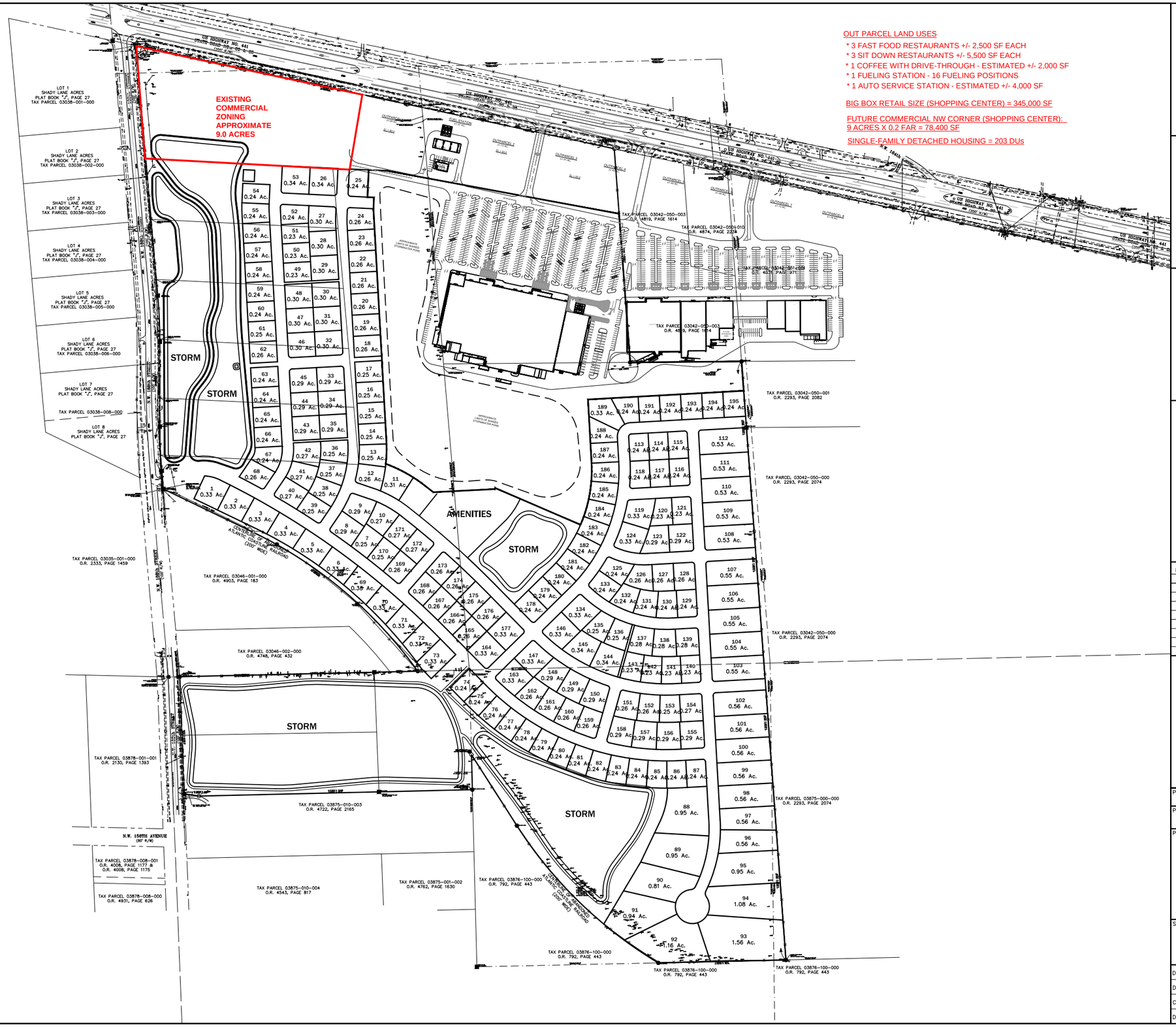
Based on the results from this study the following recommendations are made to support the project traffic:

- As stated in the 2023 FDOT Multimodal Quality/Level of Service Handbook, it is recommended that a detailed analysis is provided along the US HWY 441 corridor in follow-up Operational Analysis. Intersection analysis at the signalized intersections along this corridor will demonstrate the level-of-service of the US HWY 441 corridor through movements at each of the intersections. Potential transportation improvements will be evaluated to maintain an acceptable level-of-service, including TDM and/or TSM improvements/changes, reclassification of the roadway segment(s), corridor signal retiming, and intersection modifications.

- The access management plan has and will continue to be coordinated with FDOT, the developer of Briarwood Town Center to the north, and the City of Alachua. FDOT has provided approval for the signalized through-cut at Access B with left-ins permitted and provided verbal approval of the access types and locations of Access A and D during access management meetings. The turn lane configurations and lengths will be evaluated with the Operational Analysis.

- The US HWY 441 road segment from NW 164th Lane to NW 218th Terrace is posted at 65 MPH. It is recommended to continue coordination with FDOT to reduce vehicle speeds and posted speed limits along this road segment where the adjacent land uses are changing from rural to urban. Potential methods being considered to reduce the posted speed are to conduct a speed study and/or re-classification of the US HWY 441 roadway segment currently posted at 65 MPH.

Appendix A
Preliminary Site Plan



eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com permitting@edafl.com

NORTH

SCALE: 1" = 200'

0 100 200 400

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 21-176

Project phase: CONCEPTUAL

Project title: FARMLANDS COMMERCIAL DEVELOPMENT CITY OF ALACHUA, FLORIDA

Sheet title: CONECPT PLAN - V2

Designed: SJR	Sheet No.: 21
Drawn: NJG	
Checked: TAR	
Date: 07/30/25	

\\fs\Engprojects\Farmlands - Lerner Properties - 2021-0176\Plans\Current DWG\Commercial Development\L21176L1.dwg, C800 - CONCEPT, 7/30/2025 10:29:49 AM, TRockwell

Appendix B
Methodology Letter

September 24, 2025

Bryan Thomas, AICP, CPM
Director of Planning & Community Development
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Carlos Nieto, PE
Florida Department of Transportation
2198 Edison Avenue
Jacksonville, Florida 32204

RE: Farmlands Commercial and Residential Development – Roadway Segment Level-of-Service Analysis (LOS) - Methodology

Dear Bryan, Carlos,

Optimus Traffic Solutions (OTS) is preparing a traffic study for the proposed Farmlands Commercial and Residential Development that will be located at the southeast corner of HWY 441 and NW 188th Street in Alachua, Florida.

The traffic study for this proposed development will be provided in two parts:

Part 1 - Roadway Segment LOS Analysis – The part 1 traffic study will include the trip generation, trip distribution, and roadway segment level of service analysis.

The part 1 traffic study will accompany the proposed land use and zoning changes and will be used to determine the study area for the part 2 traffic study.

Part 2 - Operational Analysis – The part 2 traffic study will provide the operational analysis at all access intersections and offsite intersections. It is anticipated that a traffic signal warrant analysis and Intersection Control Evaluation (ICE) will be required as part of the part 2 traffic study.

The part 2 study will accompany the FDOT access permit application and the site plan submittal.

This methodology provides the guidelines for the Part 1 - Roadway Segment LOS Analysis.

Description of the Proposed Development – The Farmlands Commercial and Residential Development is a mixed-use site estimated to include the following land uses under the buildout condition:

- 203 Single Family Detached Homes
- 423,400 KSF Shopping Center
- 3 Sit Down Restaurants +/- 5,500 SF
- 3 Fast-food Restaurants with Drive-through +/- 2,500 SF
- 1 Coffee Shop with Drive-through +/- 2,000 SF
- Gasoline/Service Station with 16 fueling positions
- 1 Auto Service Center +/- 4,000 SF

Access to the site will be via multiple connections along HWY 441 which will be coordinated with FDOT. A preliminary concept plan is provided in **Attachment A**.

Analysis Timeframe – The site will be built out in phases with the full buildout anticipated in 2032.

Analysis Period – The City of Alachua Development Data Tables provide both AADT and peak hour capacity volumes. The weekday daily, AM peak hour and PM peak hour project trips will be generated and applied to the roadway network as part of this traffic study. The weekday and PM peak hour will be used to analyze the roadway segment level of service. The AM peak hour trips will be forecasted with this study; however, these project trips are only expected to be analyzed in the Part 2 - Operational Analysis.

Trip Generation – The ITE Trip Generation Manual, 11th Edition is used to estimate the trip generation for the mixed-use site, as shown in **Table 1**. The trip generation documentation is provided in **Attachment B**.

Farmlands Commercial and Residential Trip Generation										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing (I.C. RESIDENTIAL)	210	DUs	203.0	**1936**	**142**	**36**	**106**	**193**	**122**	**71**
Internal Capture Trips[1]				455	24	2	22	58	37	21
Shopping Center - Big Box (I.C. RETAIL)	820	KSF	423.4	**16919**	**383**	**237**	**146**	**1595**	**766**	**829**
Internal Capture Trips[1]				2289	40	20	20	265	120	145
Pass-by Trips (AM, PM, daily: 19%)[2, 3, 8]				2780	48	24	24	246	123	123
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Restaurant	932	KSF	5.5	590	53	29	24	50	31	19
High-Turnover (Sit-Down) Rest. Total				**1770**	**159**	**87**	**72**	**150**	**93**	**57**
High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1]				357	16	11	5	45	28	17
Pass-by Trips (AM, PM, daily: 43%)[4, 3, 8]				608	58	29	29	34	17	17
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1169	112	57	55	83	43	40
Fast-food Rest. Total				**3507**	**336**	**171**	**165**	**249**	**129**	**120**
Fast-food Rest. Total - Internal Capture Trips[1]				707	34	22	12	75	39	36
Pass-by Trips (AM: 50%, PM: 55%, daily: 52.5%)[3, 5, 8]				1470	150	75	75	92	46	46
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	**1067**	**172**	**88**	**84**	**78**	**39**	**39**
Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1]				215	19	12	7	23	11	12
Pass-by Trips (AM: 90%, PM: 98%, daily: 94%)[3, 6, 8]				801	136	68	68	52	26	26
Automobile Parts and Service Center	943	KSF	4.0	**66**	**8**	**6**	**2**	**8**	**3**	**5**
Gasoline/Service Station	944	Fueling Positions	16.0	**2752**	**164**	**82**	**82**	**223**	**112**	**111**
Pass-by Trips (AM: 63%, PM: 57%, daily: 60%)[3, 7, 8]				1651	104	52	52	126	63	63
Total Internal Capture Trips				4023	133	67	66	466	235	231
Total Pass-by Trips				7310	496	248	248	550	275	275
Total Gross Trips				**28017**	**1364**	**707**	**657**	**2496**	**1264**	**1232**
Total Gross Trips Minus Internal Capture Trips				23994	1231	640	591	2030	1029	1001
Total Net New Trips				16684	735	392	343	1480	754	726

1 - Internal capture capped at 30%.

2 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate is used for the AM and daily condition.

5 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

6 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generation Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk and PM Pk rates is used for the daily condition.

8 - Pass-by volumes are expected to be reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic. This reduction to 10% of the adjacent roadway traffic will be applied in the traffic study.

In addition to the trip generation provided in **Table 1**, a separate trip generation comparison table will be prepared to compare the existing land use and zoning to the proposed land use and zoning.

Trip Distribution

The pass-by project trip distribution along HWY 441 will be based on the prevailing directional distribution of traffic along HWY 441. The directional distribution will be determined from hourly volumes provided by counts in the FDOT Traffic Online.

The North Central Florida Regional Planning Model (NCFRPM) will be used to estimate the project non-pass-by project trip distribution.

Data Collection

No traffic counts are proposed with the Part 1 – Traffic Study.

Count data from FDOT Traffic Online and from the City of Alachua Concurrency Management will be used for the roadway segment analysis.

Study Area

The roadway segment level of service analysis will include all roadway segments identified in the Transportation Element of the City of Alachua's Comprehensive Plan. The results from this study will be used to determine the Study Area intersections of the Part 2 – Operational Analysis.

Background Traffic and Buildout Traffic

The site is anticipated to be built out in 2032. Growth rates will be derived from the FDOT historical ADT volumes. If the growth rates are calculated as less than 1.0% a minimum 1.0% growth rate will be applied. If data is not available to calculate growth rates, a 2% minimum growth rate value will be applied. Project trips will be combined with background volumes and reserved trips to derive the 2032 buildout volumes.

Reserved Trips

There are multiple planned developments planned within the City of Alachua. OTS will coordinate with the City of Alachua to obtain the reserved trips from approved traffic studies. The reserved trips will be applied to the roadway network and included with the background traffic, where applicable.

Analysis and Evaluations

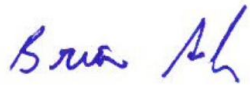
- Roadway Segment LOS analysis – A roadway segment LOS analysis will be provided for all roadway segments listed in the Study Area section of this letter. The roadway segment analysis will be based on hourly directional volumes during the AM and PM peak hour of roadway traffic.
- Access Management Evaluation – The proposed site access will be evaluated in accordance with FDOT Access Management Standards. The proposed Briarwood Town Center is located directly north of this site on HWY 441. Access requirements are documented in the Briarwood Town Center developer's agreement; therefore, these access requirements will be included in the access management evaluation. Though the access evaluation will start with the Part 1 study, it is expected that the specific access intersection types and potentially the locations will not be approved until the Part 2 Operational Analysis is completed.

Recommendations and Conclusions

Recommendations will be provided to mitigate deficiencies caused by project traffic.

OTS will submit a draft TIA report to the City of Alachua and FDOT staff. A final signed and sealed study will be submitted to all reviewing agencies after comments have been resolved.

Sincerely,



Brian Snyder, PE

Principal

Optimus Traffic Solutions, LLC

Appendix C
Trip Generation

Farmlands Commercial and Residential Trip Generation										
Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203	**1,904**	**142**	**38**	**104**	**185**	**115**	**70**
Single-Family Detached Housing Internal Capture Trips[1]				456	25	3	22	56	35	21
Shopping Center	820	KSF	423.4	**15,408**	**391**	**242**	**149**	**1,369**	**671**	**698**
Shopping Center Internal Capture Trips[1]				2,254	41	21	20	257	117	140
Pass-by Trips (AM, PM, Daily: 19%)[2, 3, 8] - CALCULATED FROM ITE				2,499	50	25	25	210	105	105
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down)Restaurant	932	KSF	5.5	571	49	27	22	50	31	19
High-Turnover (Sit-Down) Rest. Total				**1,713**	**147**	**81**	**66**	**150**	**93**	**57**
High-Turnover (Sit-Down) Rest. Total - Internal Capture Trips[1]				364	18	12	6	45	28	17
Pass-by Trips (AM, PM, Daily: 43%)[4, 3, 8] - CALCULATED FROM ITE				580	52	26	26	34	17	17
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Restaurant with Drive-Through	934	KSF	2.5	1,120	83	42	41	79	41	38
Fast-food Rest. Total				**3,360**	**249**	**126**	**123**	**237**	**123**	**114**
Fast-food Rest. Total - Internal Capture Trips[1]				713	30	19	11	71	37	34
Pass-by Trips (AM: 50%, PM: 55%, Daily: 52.5%)[3, 5, 8] - CALCULATED FROM ITE				1,390	108	54	54	88	44	44
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	**1,201**	**171**	**87**	**84**	**78**	**39**	**39**
Coffee/Donut Shop with Drive-Thru - Internal Capture Trips[1]				255	22	14	8	24	12	12
Pass-by Trips (AM: 90%, PM: 98%, Daily: 94%)[3, 6, 8] - CALCULATED FROM ITE				889	132	66	66	52	26	26
Automobile Parts and Service Center	943	KSF	4.0	**66**	**8**	**6**	**2**	**8**	**3**	**5**
Gasoline/Service Station	944	Fueling Positions	16.0	**2,752**	**181**	**91**	**90**	**228**	**114**	**114**
Pass-by Trips (AM: 63%, PM: 57%, Daily: 60%)[3, 7, 8] - CALCULATED FROM ITE				1,651	114	57	57	130	65	65
Total Internal Capture Trips				4,042	136	69	67	453	229	224
Total Pass-by Trips - CALCULATED FROM ITE				7,009	456	228	228	514	257	257
Total Gross Trips				**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips				22,362	1,153	602	551	1,802	929	873
Total Net New Trips				15,353	697	374	323	1,288	672	616

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM Pk and daily conditions. Therefore, the PM Pk pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM or daily conditions. Therefore, the PM Pk rate of 43% is used for the AM and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM Pk rate of 50% and PM Pkrate of 55% is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM Pk of 63% and PM Pk rate of 57% is used for the daily condition.

8 - Pass-by volumes are reduced so that they do not exceed 10% of the adjacent HWY 441 street traffic.

Daily Internal Capture Calculations

	AM I.C.	PM I.C. (Calc.)	Daily (Avg)
Single-Family	0.176056338	0.30	0.23937952
Shopping Center	0.104859335	0.187728269	0.146293802
Restaurants	0.12345679	0.30	0.212266029
		Capped at 30%	

Restaurant Internal Capture Calculations

* Restaurant trips were combined to determine the total internal capture of all restaurants. The calculations below are used to divide the internal capture trips based on the trip generation of the individual restaurant categories.

	Daily Trips	AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Total Restaurant I.C. Trips	1,332	70	45	25	140	77	63
High-Turnover (Sit-Down) Rest. Total	1,713	147	81	66	150	93	57

High-Turnover (Sit-Down) Rest. % of Total	0.27		0.28	0.24		0.36	0.27
High-Turnover (Sit-Down) Rest. - Internal Capture Trips	364	18	12	6	45	28	17
Fast-food Rest. Total	3,360	249	126	123	237	123	114
Fast-food Rest. % of Total	0.54		0.43	0.45		0.48	0.54
Fast-food Rest. - Internal Capture Trips	713	30	19	11	71	37	34
Coffee/Donut Shop with Drive - Thru	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive - Thru % of Total	0.19		0.30	0.31		0.15	0.19
Coffee/Donut Shop with Drive - Internal Capture Trips	255	22	14	8	24	12	12
Total	6,274	567	294	273	465	255	210

Pass-by 10% Adjacent Street Traffic Review

AM Peak Hour

Total Pass-by Project Trips

		AM Peak Trips	
		In	Out
Eastbound - Calculated Pass-by Trips	71%	FROM ITE	162	162
10% 441 Eastbound Traffic Volumes		10% OF ADJ ST	148	148
Westbound - Calculated Pass-by Trips	29%	FROM ITE	66	66
10% 441 Westbound Traffic Volumes		10% OF ADJ ST	60	60
10% 441 Both Directions		10% OF ADJ ST	208	208

* USE THE HIGHLIGHTED 10% OF ADJACENT STREET TRAFFIC

PM Peak Hour

		PM Peak Trips	
		In	Out
Eastbound - Calculated Pass-by Trips	34%	FROM ITE	87	87
10% 441 Eastbound Traffic Volumes		10% OF ADJ ST	78	78
Westbound - Calculated Pass-by Trips	66%	FROM ITE	170	170
10% 441 Westbound Traffic Volumes		10% OF ADJ ST	149	149
10% 441 Both Directions		10% OF ADJ ST	227	227

Trip Gen using 10% Adjacent Street Traffic

Farmlands Commercial and Residential Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Single-Family Detached Housing - Internal Capture Trips [1]				456	25	3	22	56	35	21
Single-Family Detached Housing - Net New Trips				1,448	117	35	82	129	80	49
Shopping Center - Total	820	KSF	423.4	15,408	391	242	149	1369	671	698
Shopping Center Internal Capture Trips - Total [1]				2,254	41	21	20	257	117	140
Shopping Center Pass-by Trips - Total [2, 3, 8]				1,965	46	23	23	186	93	93
Shopping Center Pass-by Trips - NW corner of Proerty (19% of Total)				*373*	*8*	*4*	*4*	*36*	*18*	*18*
Shopping Center Pass-by Trips- Main (81% of Total)				*1,592*	*38*	*19*	*19*	*150*	*75*	*75*
Shopping Center Net New Trips - Total				11,189	304	198	106	926	461	465
Shopping Center Net New Trips - NW corner of Proerty (19% of Total)				*2,126*	*58*	*38*	*20*	*176*	*88*	*88*
Shopping Center Net New Trips - Big Box (81% of Total)				*9,063*	*246*	*160*	*86*	*750*	*373*	*377*
High-Turnover (Sit-Down) Rest. Total				1,713	147	81	66	150	93	57
High-Turnover (Sit-Down) Rest. Internal Capture - Total [1]				364	18	12	6	45	28	17
High-Turnover (Sit-Down) Rest. Pass-by Trips - Total [3, 4, 8]				444	48	24	24	30	15	15
High-Turnover (Sit-Down) Rest. Net New Trips - Total				905	81	45	36	75	50	25
Fast-food Rest. Total				3,360	249	126	123	237	123	114
Fast-food Rest. Internal Capture - Total [1]				713	30	19	11	71	37	34
Fast-food Rest Pass-by Trips - Total [3, 5, 8]				1,214	98	49	49	78	39	39
Fast-food Rest. Net New Trips - Total				1,433	121	58	63	88	47	41
Coffee/Donut Shop with Drive-Thru	937	KSF	2.0	1,201	171	87	84	78	39	39
Coffee/Donut Shop with Drive-Thru Internal Capture Trips [1]				255	22	14	8	24	12	12
Coffee/Donut Shop with Drive-Thru Pass-by Trips [3, 6, 8]				784	120	60	60	46	23	23
Coffee/Donut Shop with Drive-Thru Net New Trips				162	29	13	16	8	4	4
Automobile Parts and Service Center	943	KSF	4.0	66	8	6	2	8	3	5
Gasoline/Service Station	944	Fueling Positions	16.0	2,752	181	91	90	228	114	114
Gasoline/Service Station Pass-by Trips [3, 7, 8]				1,479	104	52	52	114	57	57
Gasoline/Service Station Net New Trips				1,273	77	39	38	114	57	57

Total Internal Capture Trips	**4,042**	**136**	**69**	**67**	**453**	**229**	**224**
Total Pass-by Trips	**5,886**	**416**	**208**	**208**	**454**	**227**	**227**
Total Gross Trips	**26,404**	**1,289**	**671**	**618**	**2,255**	**1,158**	**1,097**
Total Gross Trips Minus Internal Capture Trips	**22,362**	**1,153**	**602**	**551**	**1,802**	**929**	**873**
Total Net New Trips (Non-pass-by Trips)	**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**

1 - Internal capture capped at 30%.

2 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Shopping Centers under the AM peak and daily conditions. Therefore, the PM peak pass-by rate of 19% is used for all conditions.

3 - Pass-by volumes are reduced such that the AM inbound volumes equal the AM outbound volumes and the PM inbound volumes equal the PM outbound volumes. This allows the pass-by volumes to balance out from intersection to intersection.

4 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for High-Turnover (Sit-Down) Restaurant under the AM peak or daily conditions. Therefore, the PM peak rate is used for the AM peak and daily condition.

5 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Fast-food with Drive-Thru under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

6 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Coffee/Donut Shop with Indoor Seating. Therefore, the pass-by rates for Coffee/Donut Shop and No Indoor Seating is used.

7 - The ITE Trip Generatrion Manual 11th Edition does not provide pass-by rates for Gasoline/Service Stations under the daily conditions. Therefore, the average of the AM peak and PM peak rates is used for the daily condition.

8 - Pass-by volumes reduced to not exceed 10% of the adjacent HWY 441 traffic.

Daily Pass-by Calculations

	AM Pass-By %	PM Pass-By %	Average Used for Daily
Shopping Center	13.14%	16.73%	14.93%
High-Turnover Rest.	37.21%	28.57%	32.89%
Fast-food Rest.	44.75%	46.99%	45.87%
Coffee/Donut Shop	80.54%	85.19%	82.86%
Gasoline Station	57.46%	50.00%	53.73%

Single-Family Detached Housing
(210)

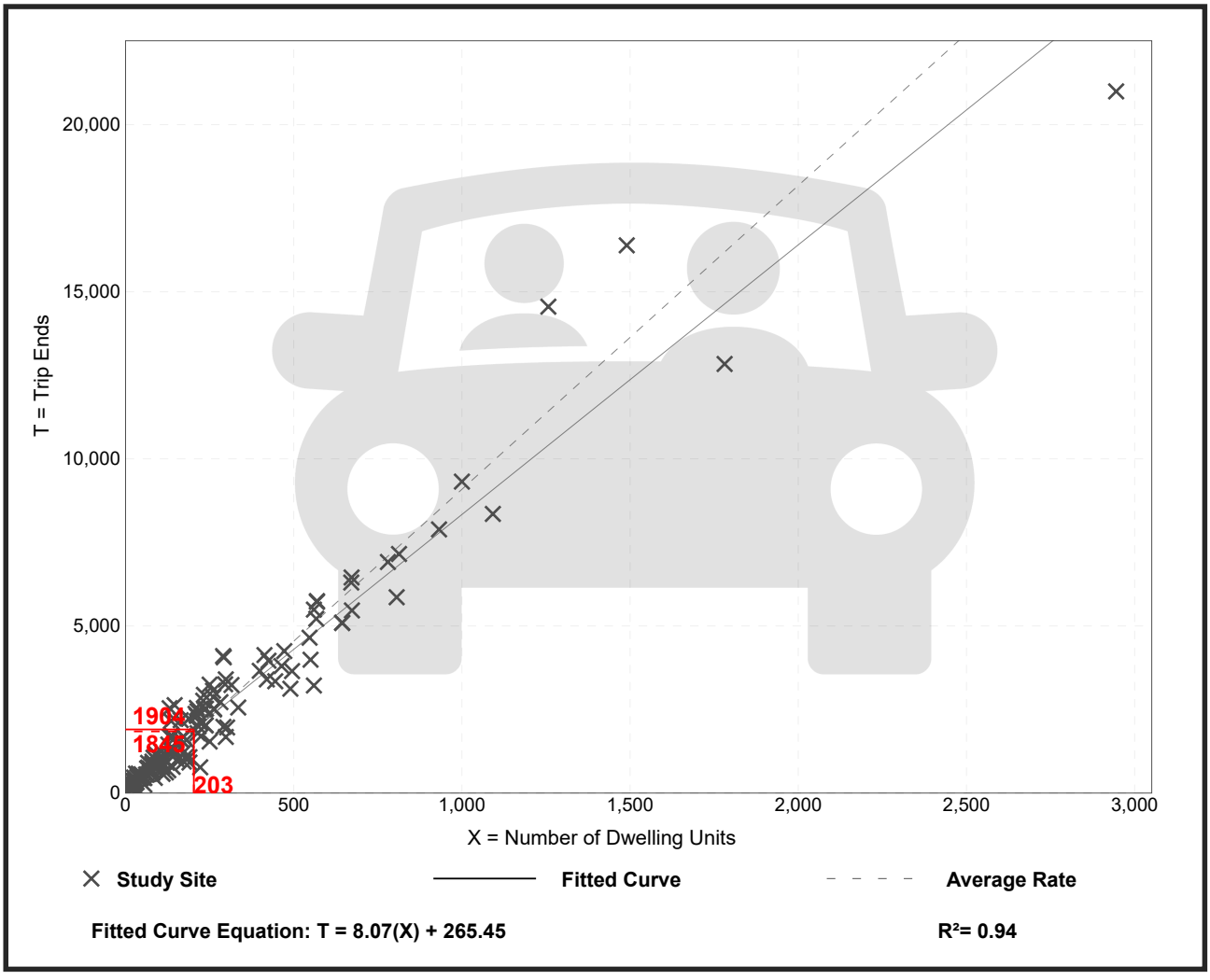
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

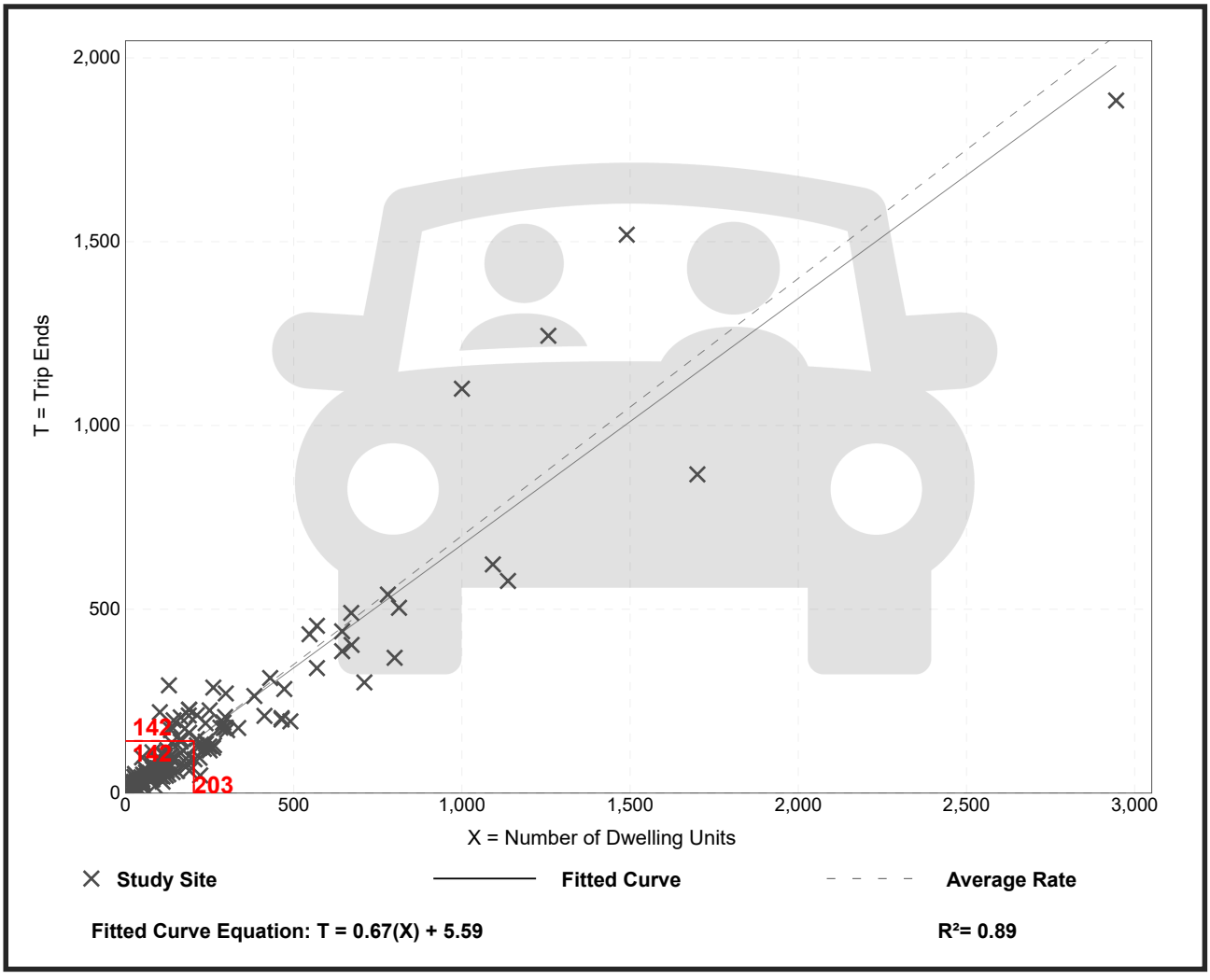
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 153
Avg. Num. of Dwelling Units: 239
Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



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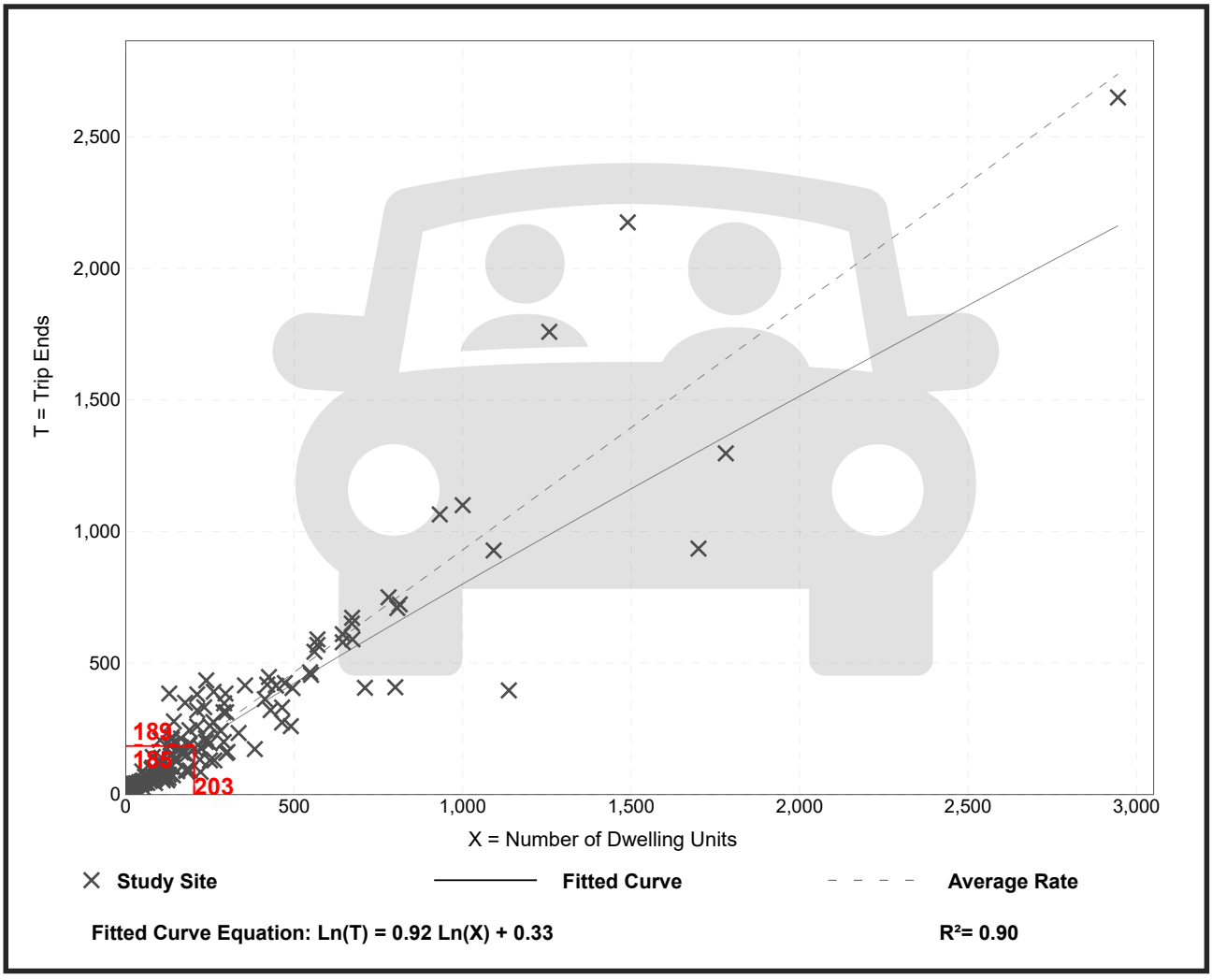
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	166
Avg. Num. of Dwelling Units:	266
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation



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Shopping Center (>150k)
(820)

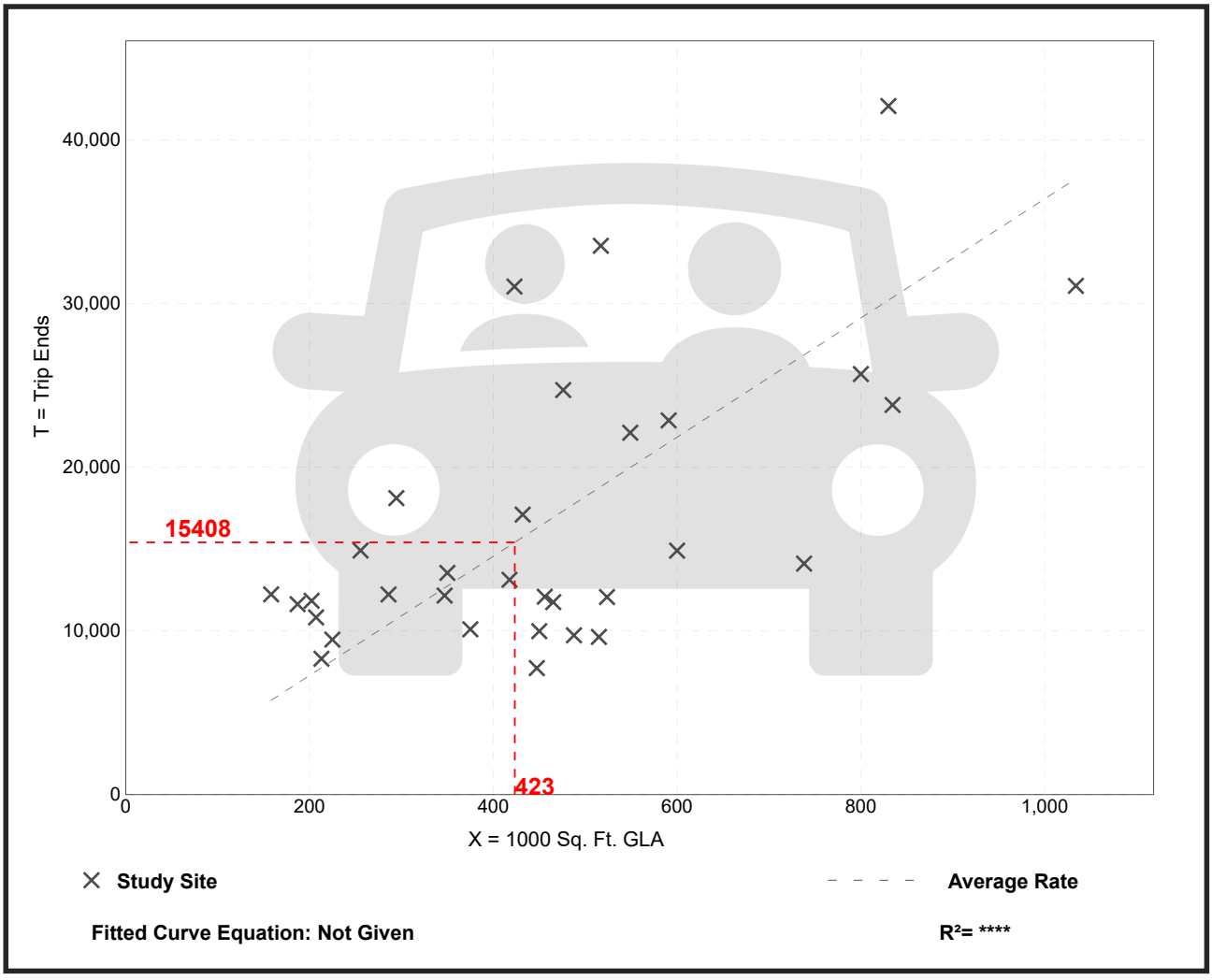
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



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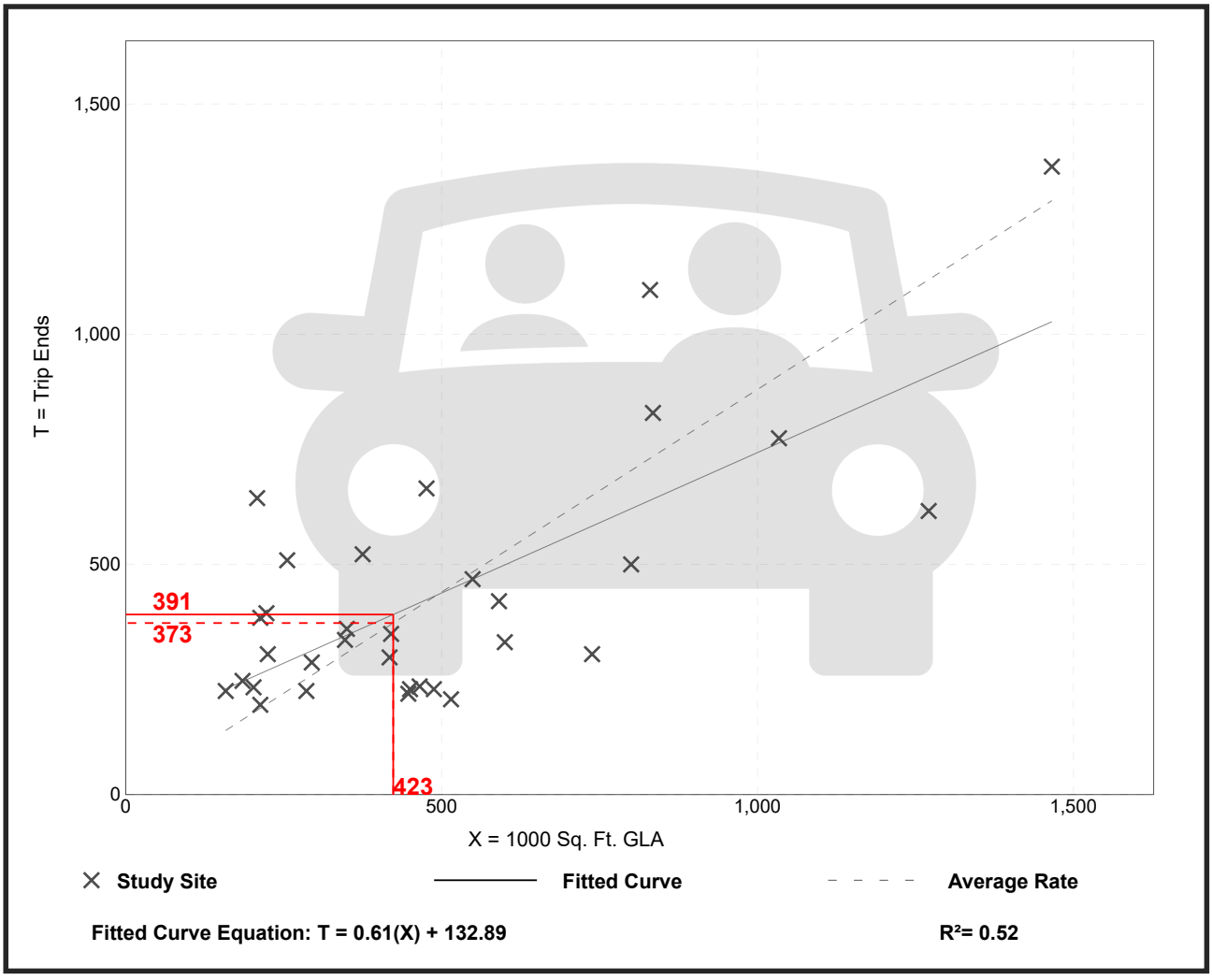
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 498
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



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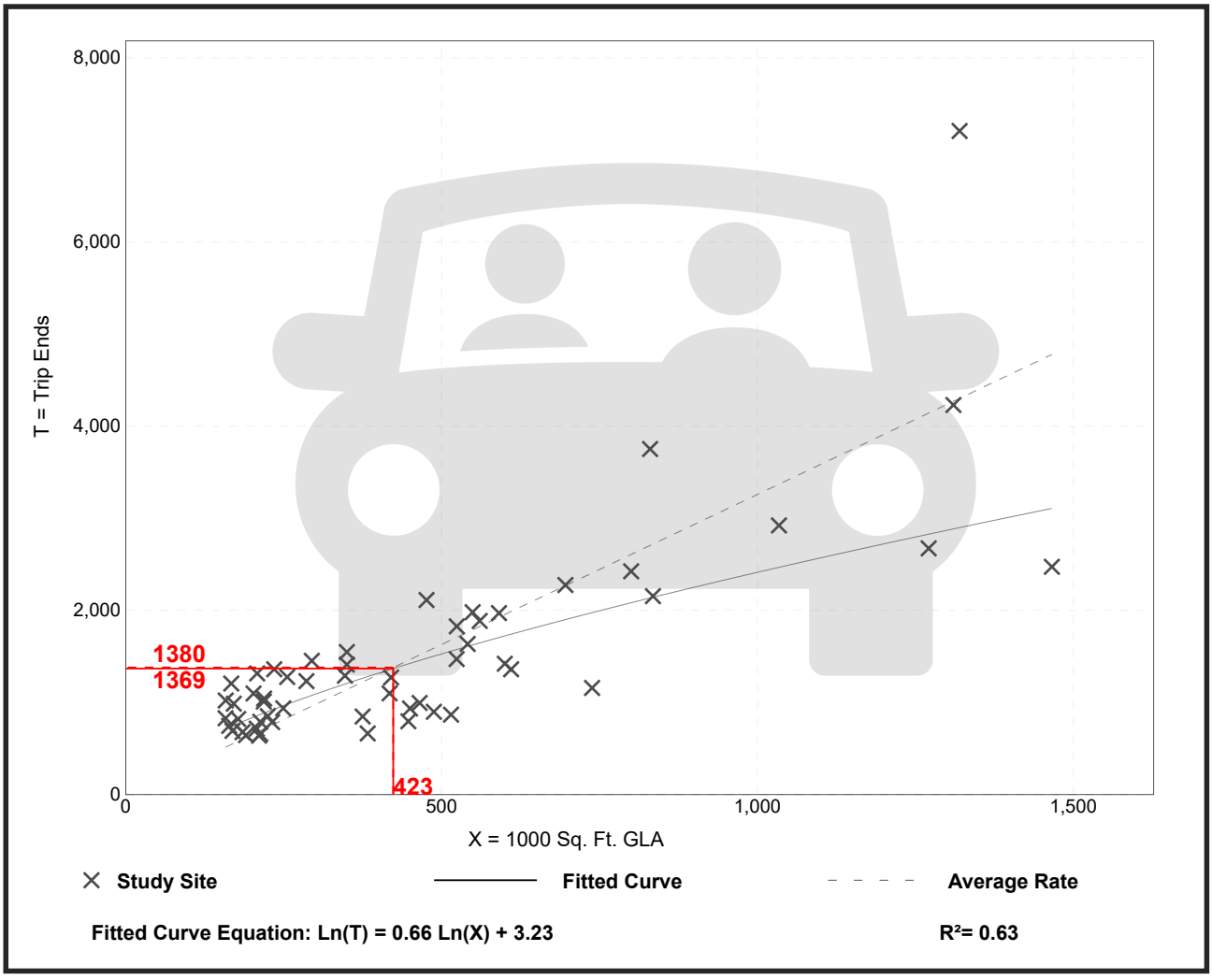
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 55
Avg. 1000 Sq. Ft. GLA: 460
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



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High-Turnover (Sit-Down) Restaurant
(932)

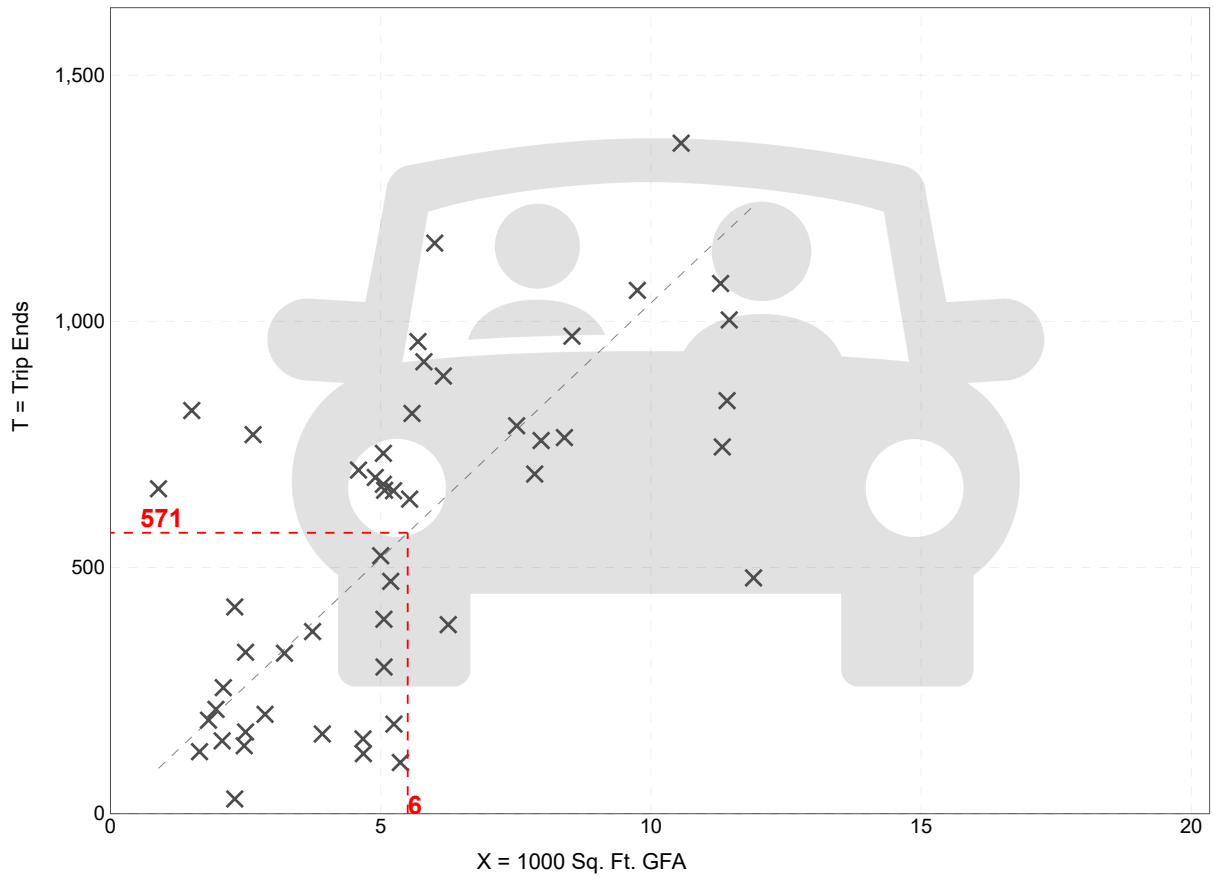
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
103.75	13.04 - 742.41	67.15

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

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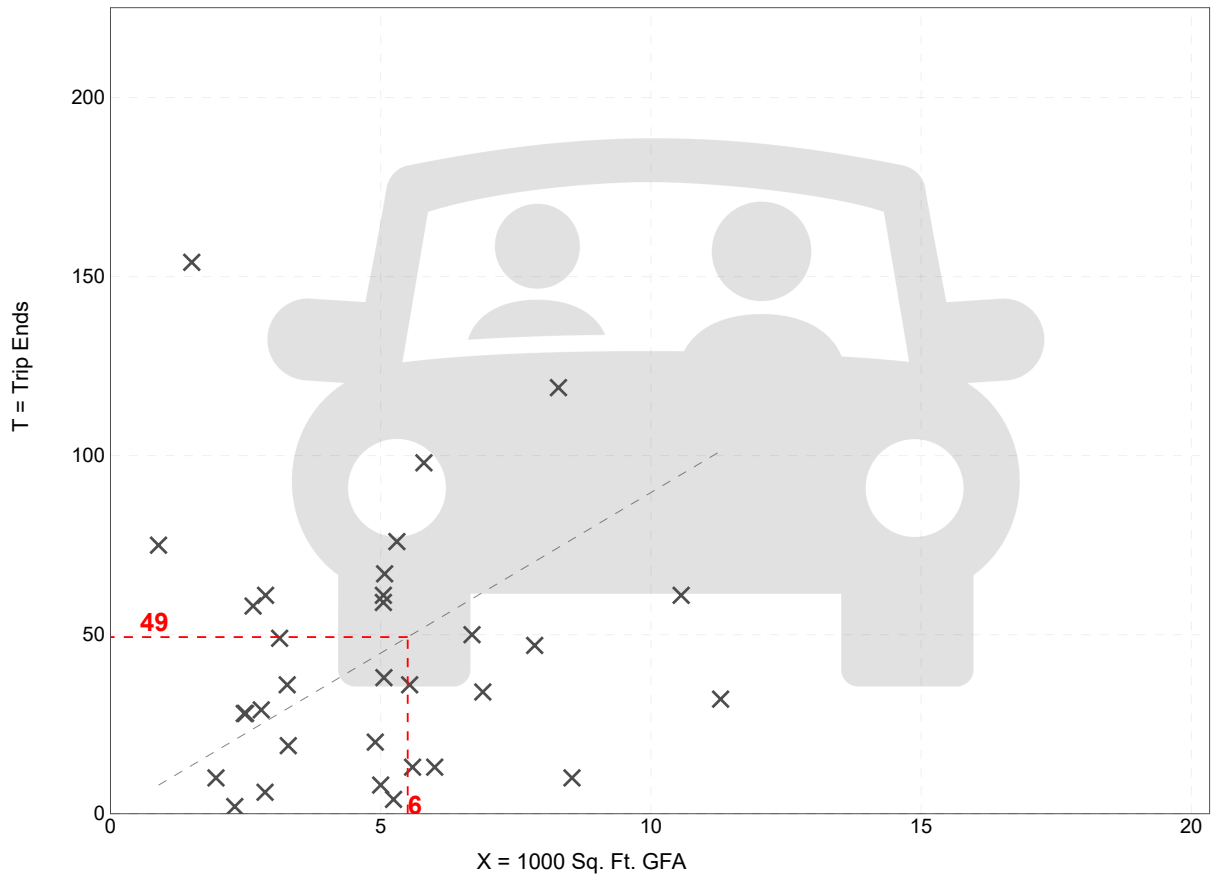
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	32
Avg. 1000 Sq. Ft. GFA:	5
Directional Distribution:	55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.97	0.76 - 102.39	12.35

Data Plot and Equation



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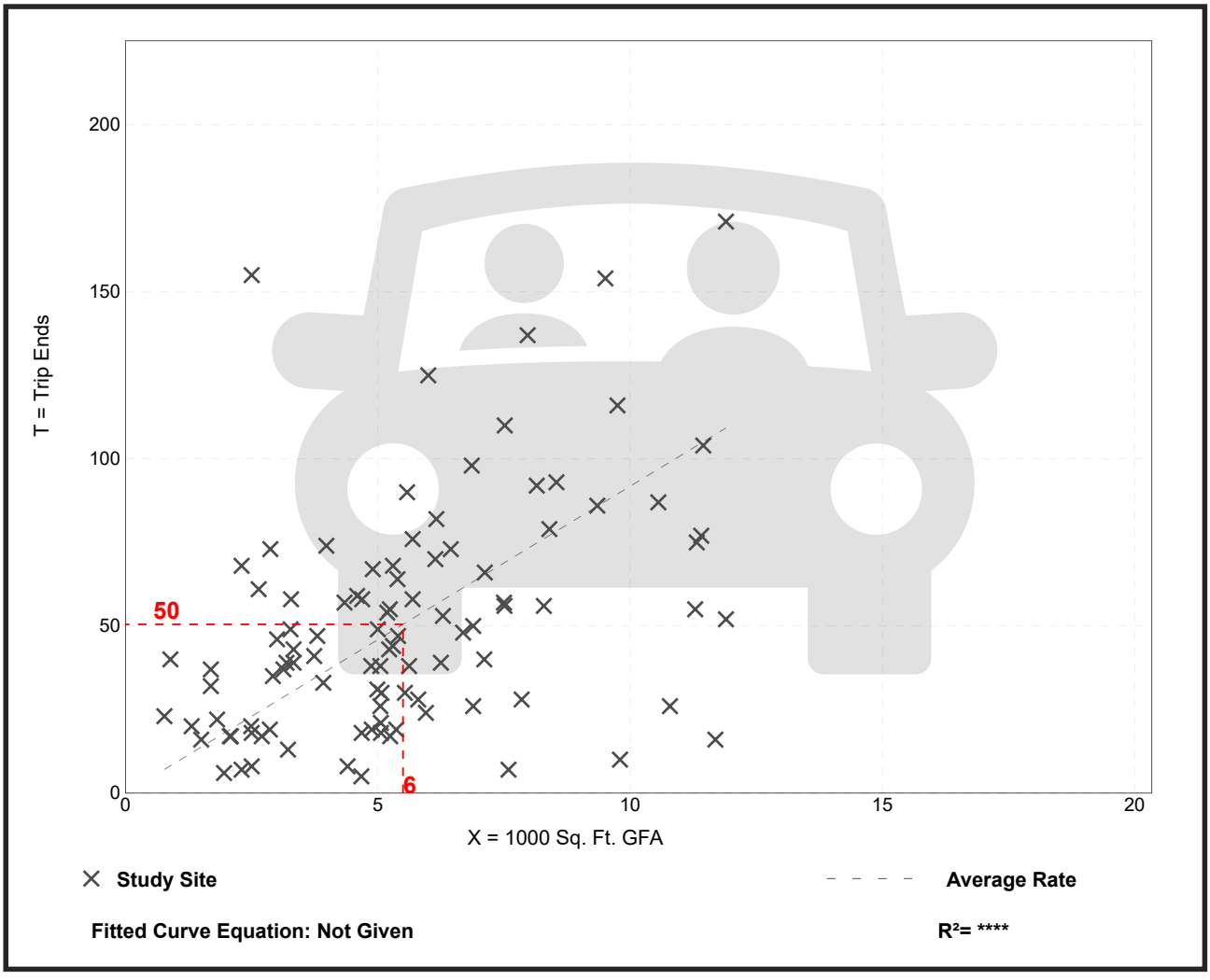
High-Turnover (Sit-Down) Restaurant
(932)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 100
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.18	0.92 - 62.00	6.36

Data Plot and Equation



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Fast-Food Restaurant with Drive-Through Window
(934)

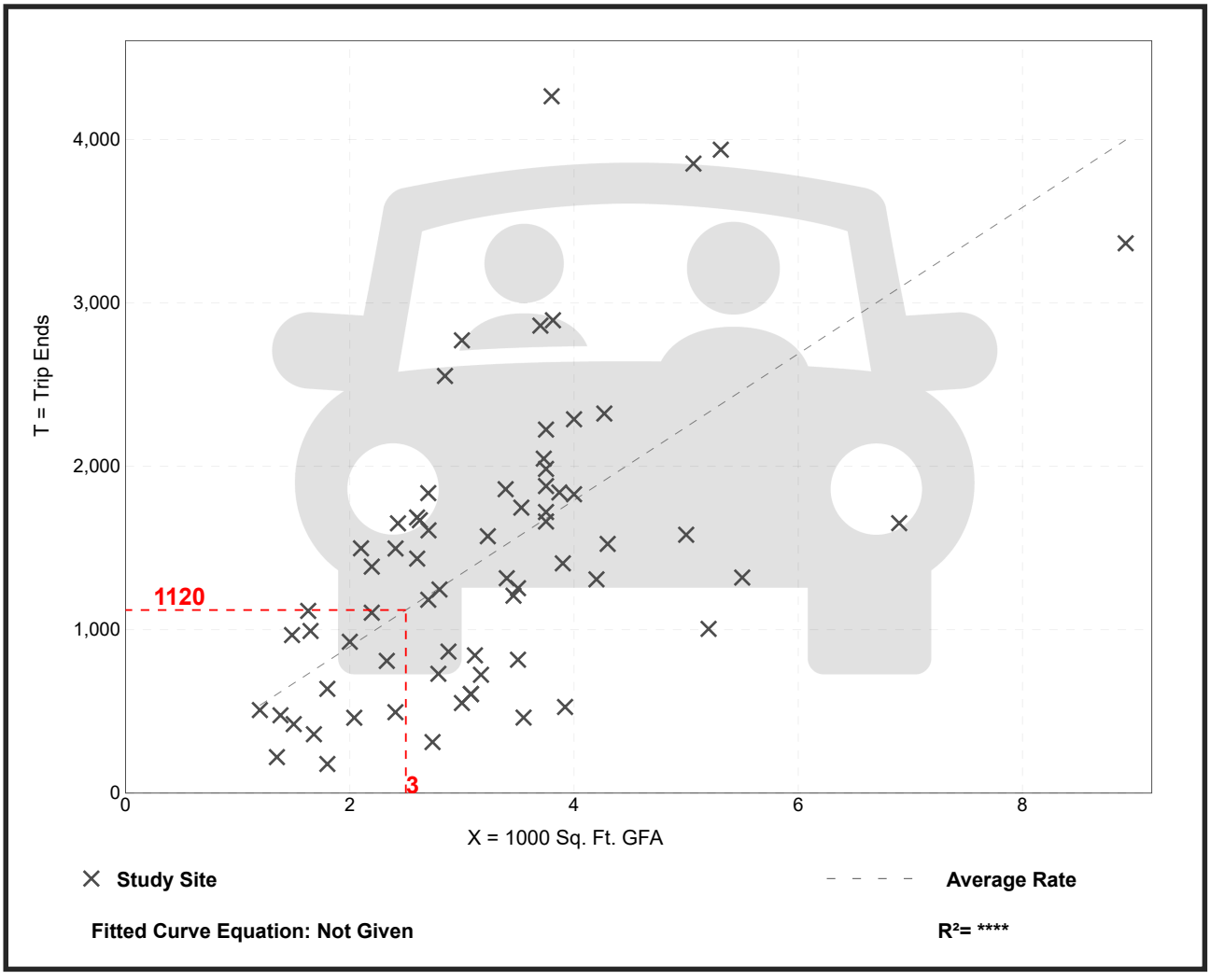
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 68
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
448.12	98.89 - 1122.37	217.66

Data Plot and Equation



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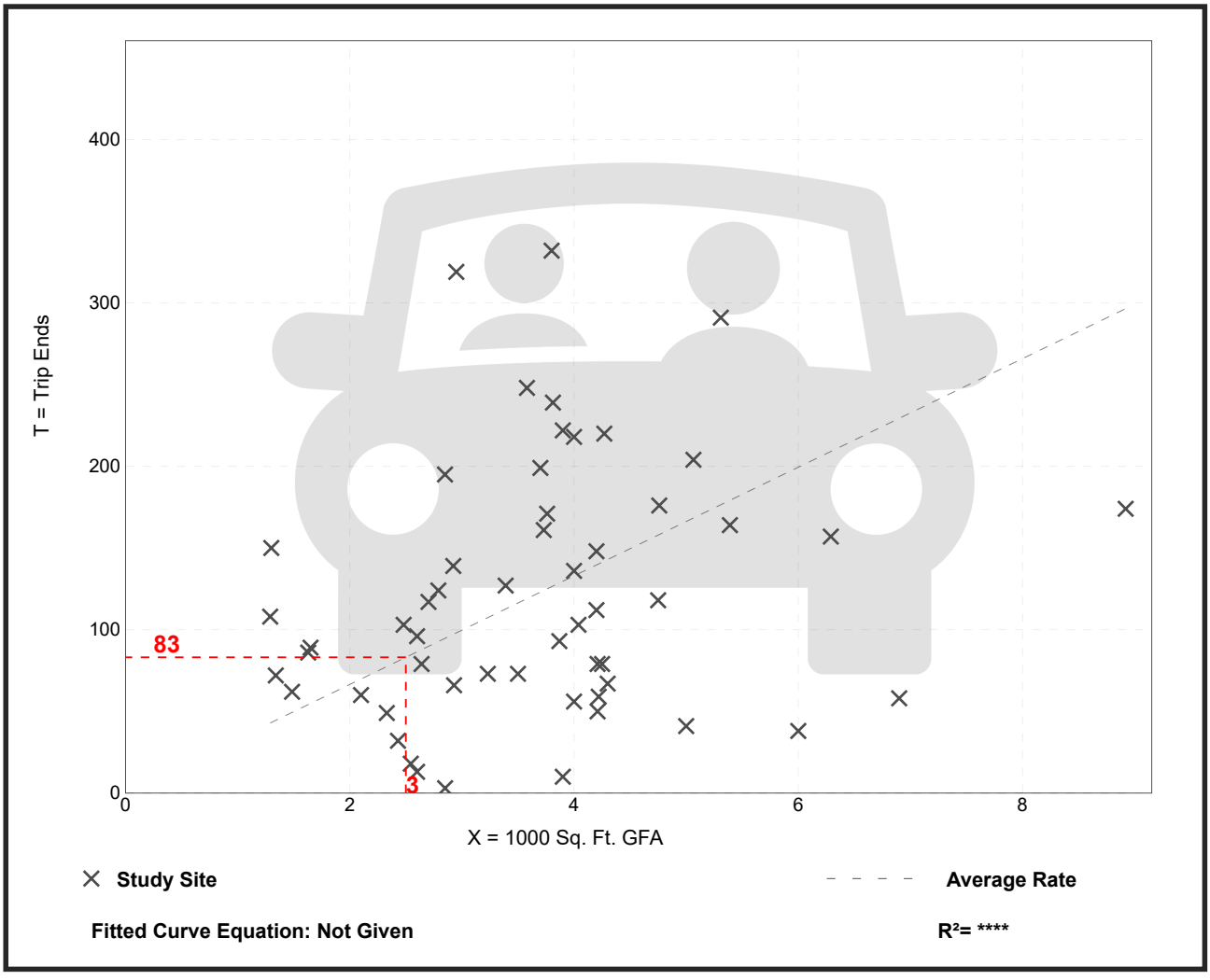
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 55
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.24	1.05 - 115.38	22.70

Data Plot and Equation



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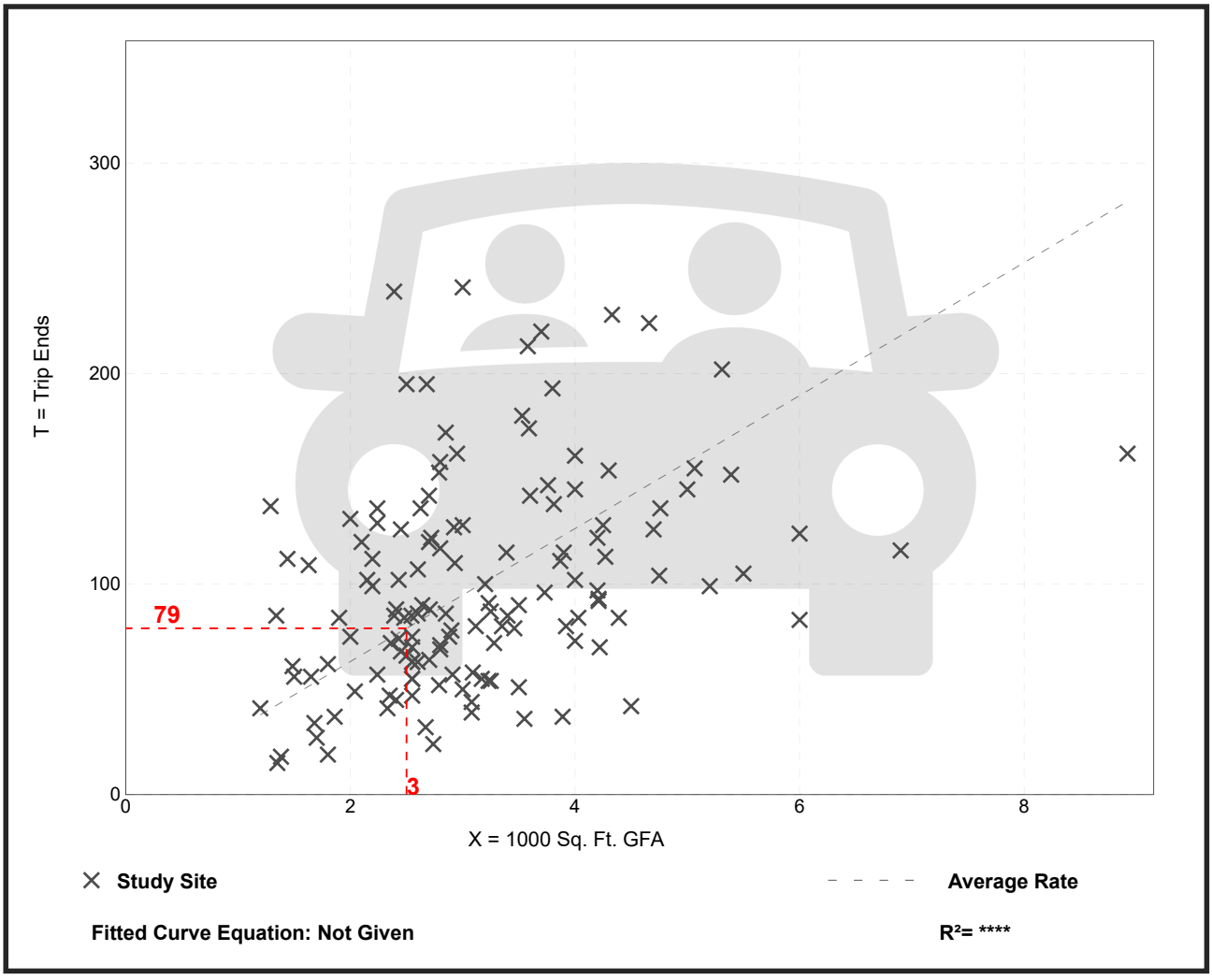
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 139
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.60	8.77 - 106.20	16.21

Data Plot and Equation



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Coffee/Donut Shop with Drive-Through Window
(937)

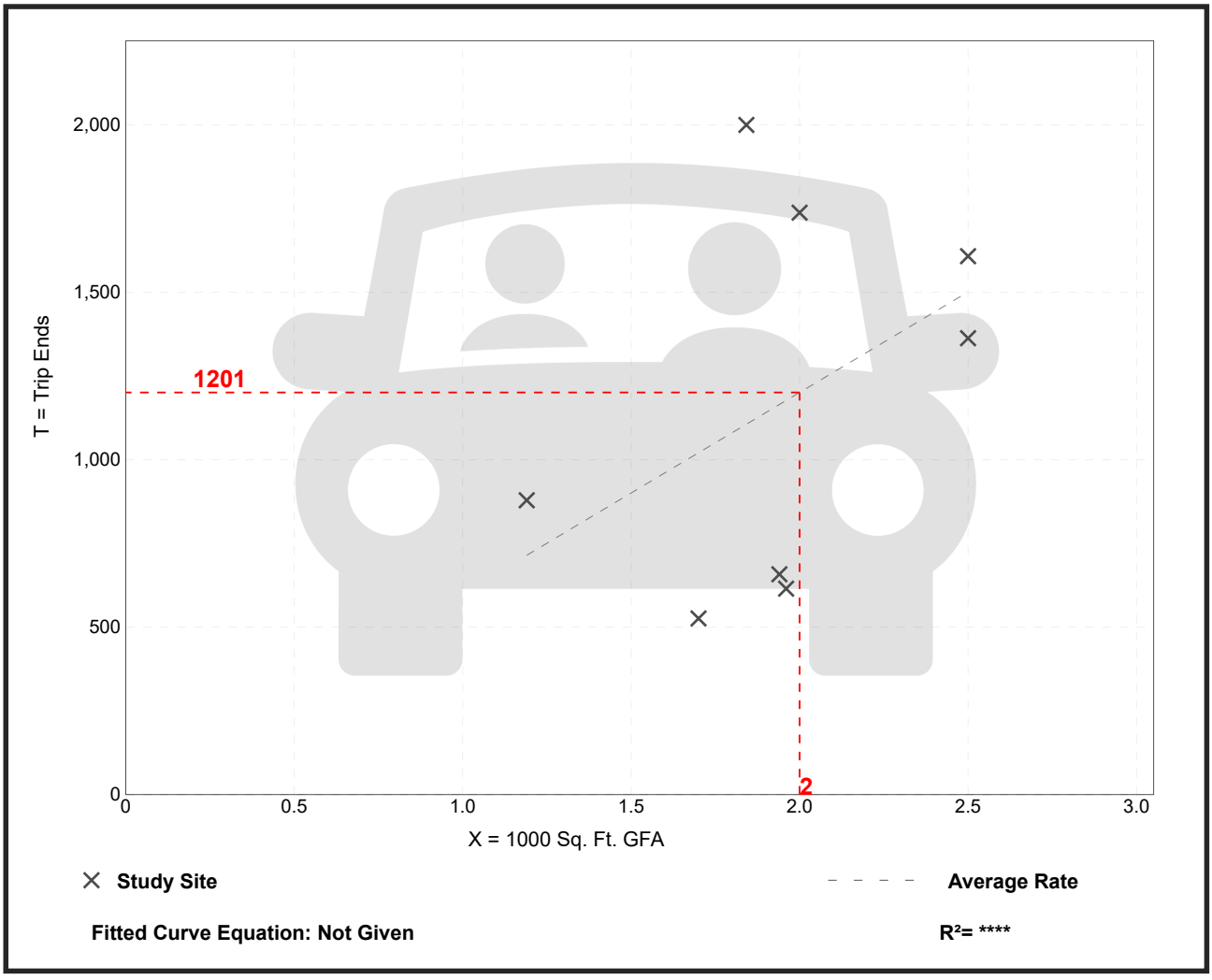
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
600.50	309.41 - 1085.78	277.14

Data Plot and Equation



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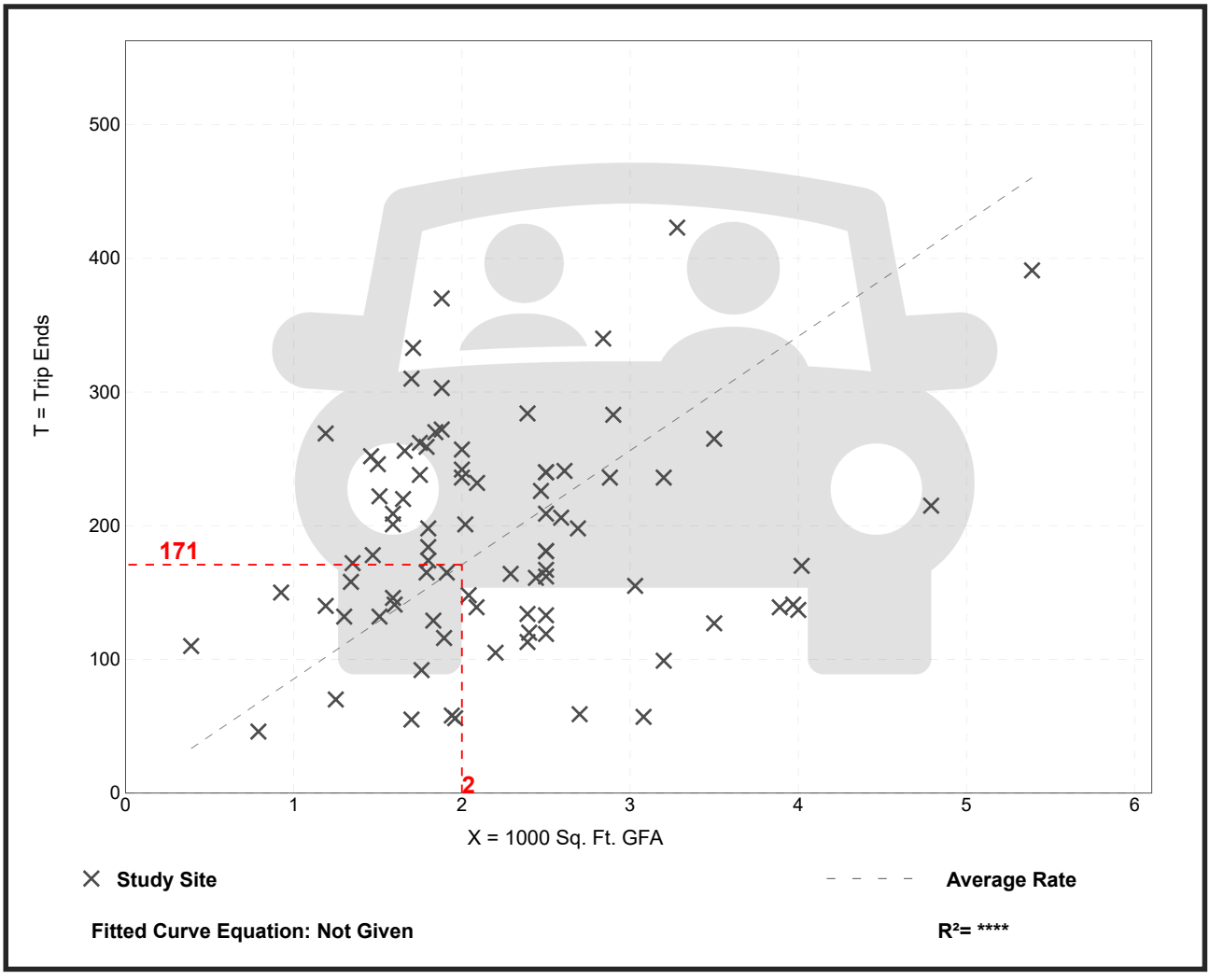
Coffee/Donut Shop with Drive-Through Window
(937)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 84
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
85.41	18.51 - 282.05	44.24

Data Plot and Equation



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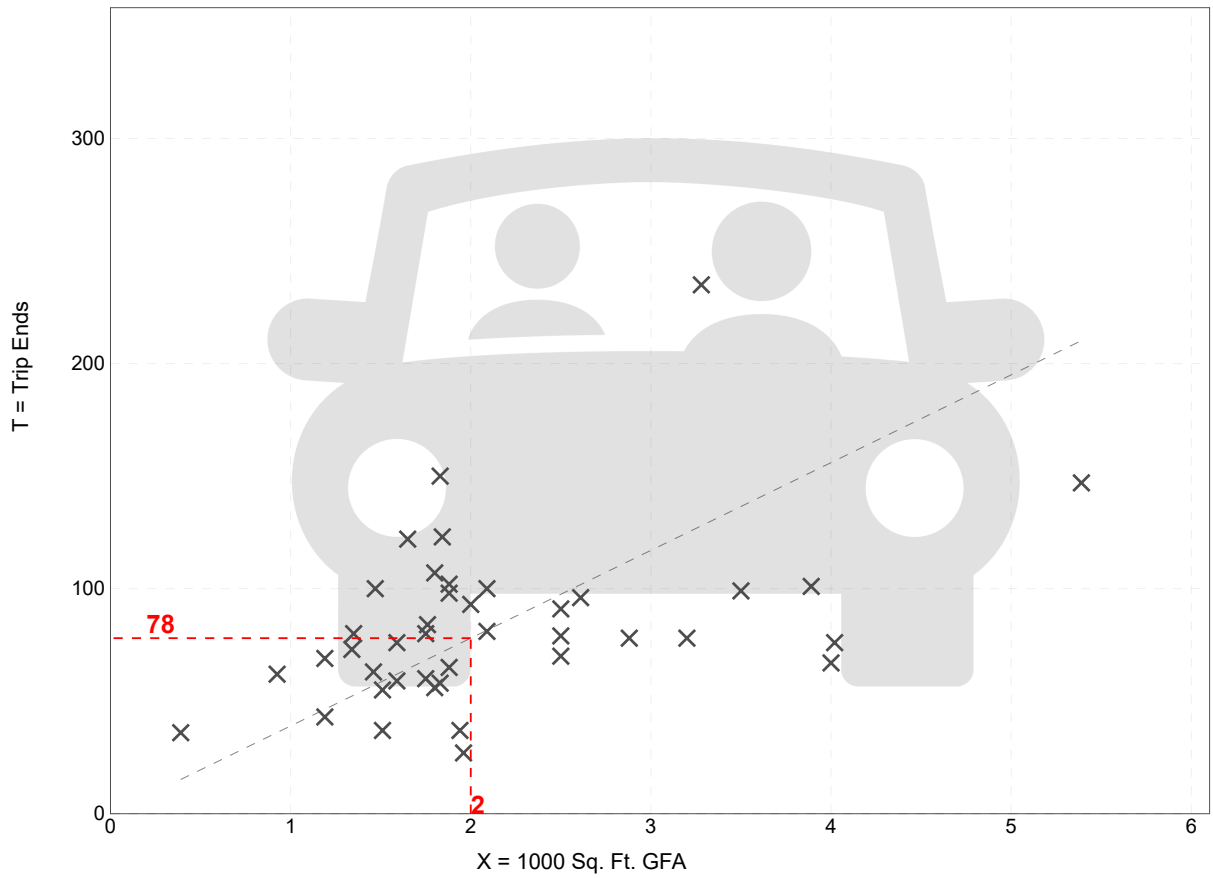
Coffee/Donut Shop with Drive-Through Window
(937)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
39.00	13.78 - 92.31	17.60

Data Plot and Equation



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Automobile Parts and Service Center
(943)

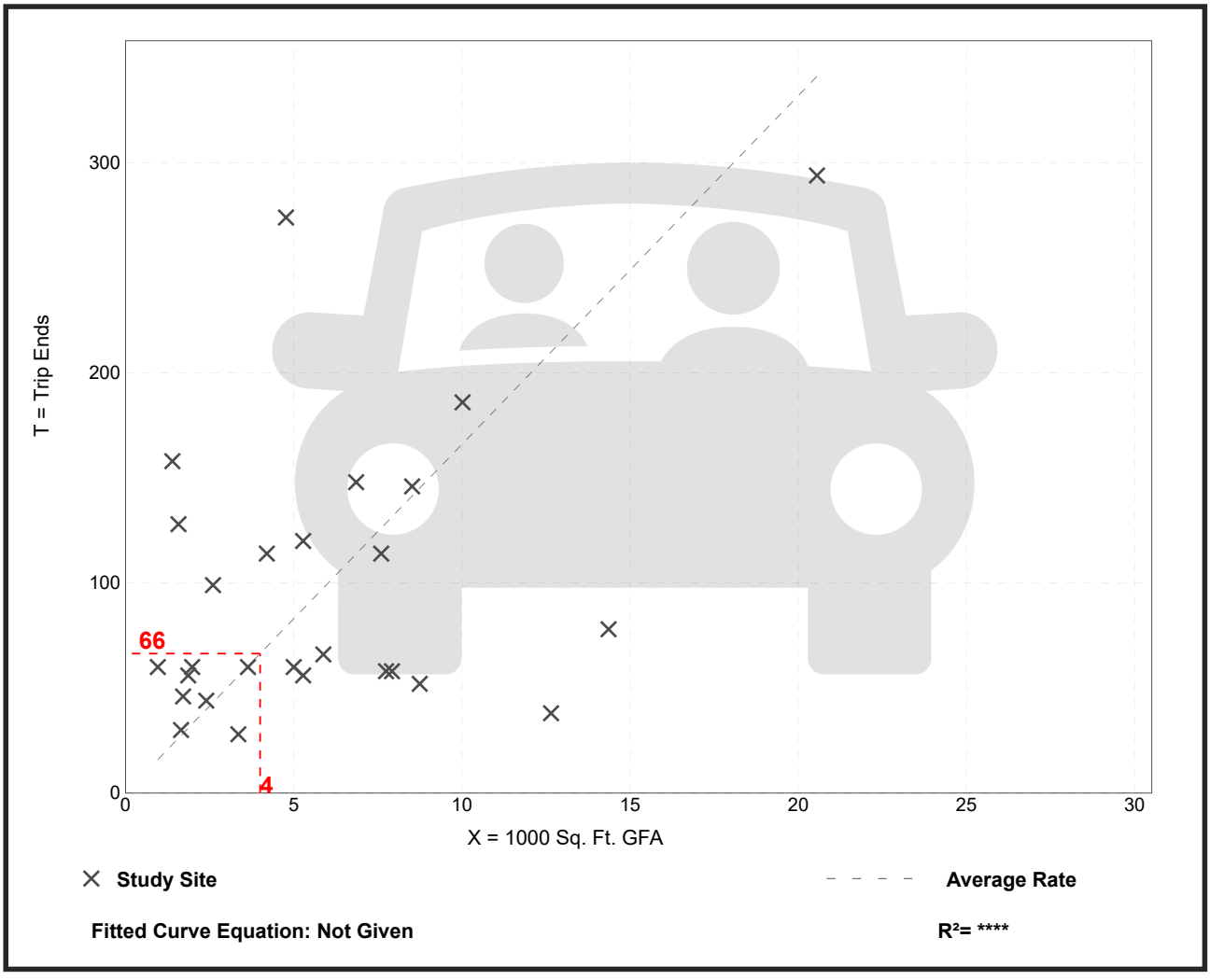
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.60	3.00 - 113.51	16.17

Data Plot and Equation



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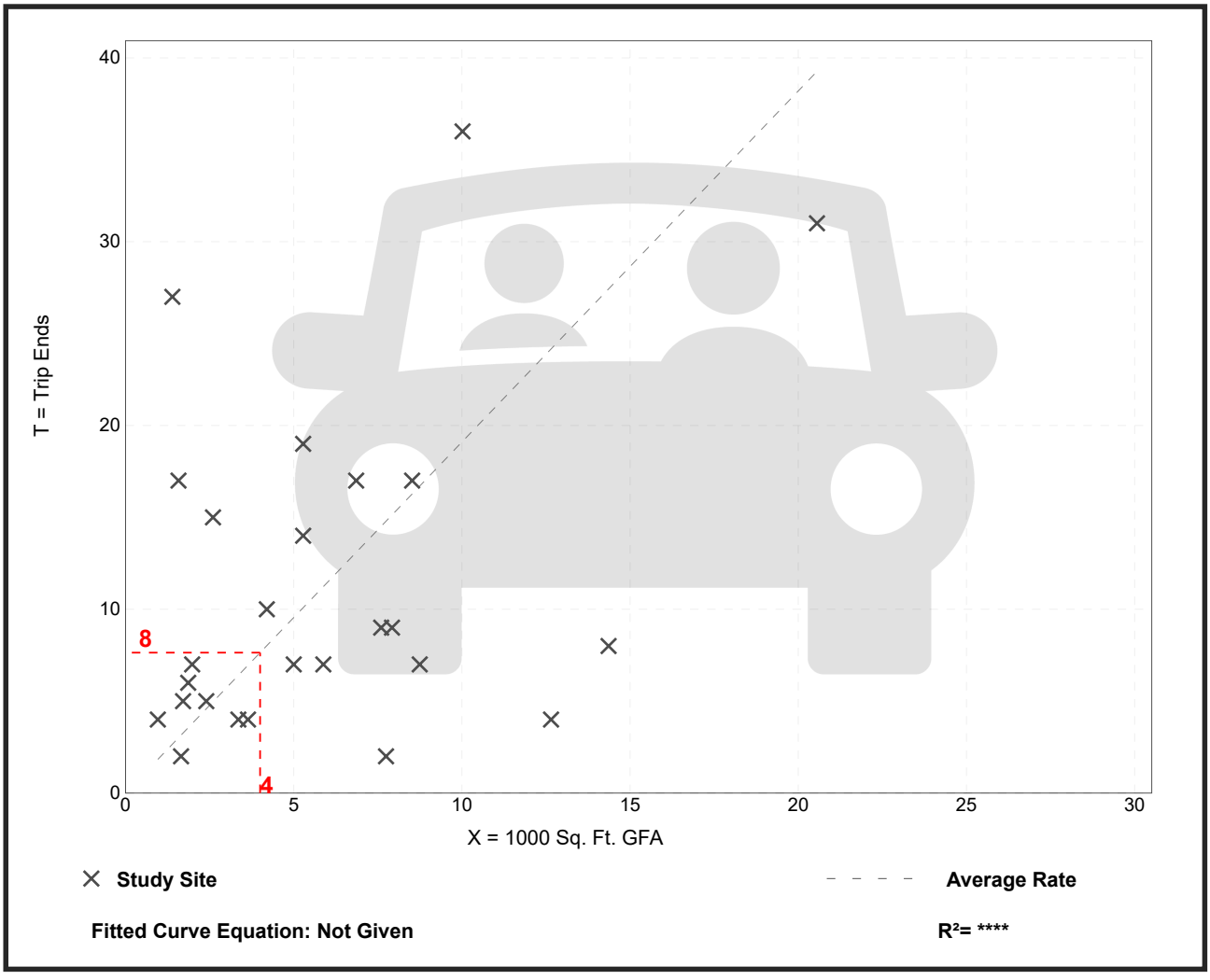
Automobile Parts and Service Center
(943)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.91	0.26 - 19.40	2.28

Data Plot and Equation



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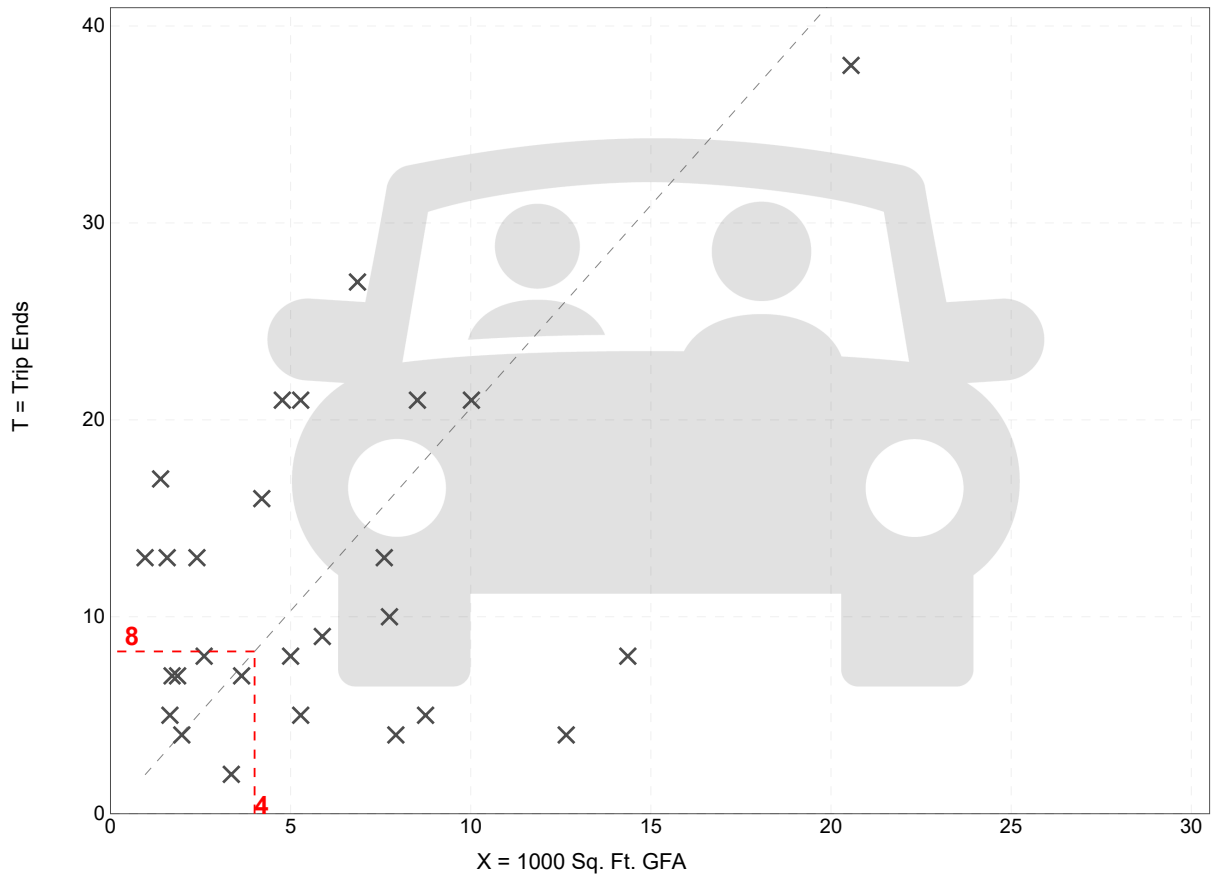
Automobile Parts and Service Center
(943)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.06	0.32 - 13.54	1.97

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

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Gasoline/Service Station
(944)

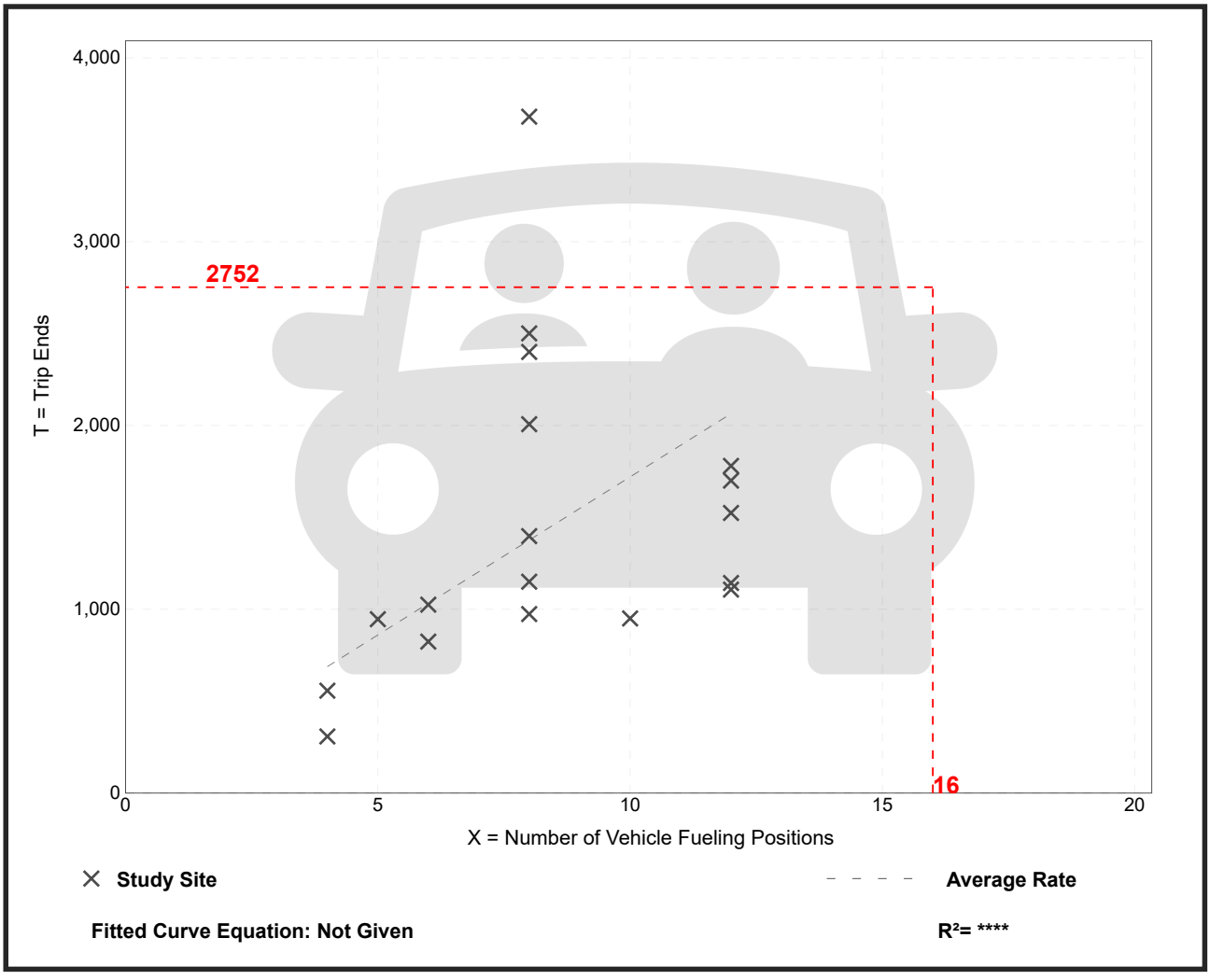
Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
172.01	77.00 - 460.00	96.45

Data Plot and Equation



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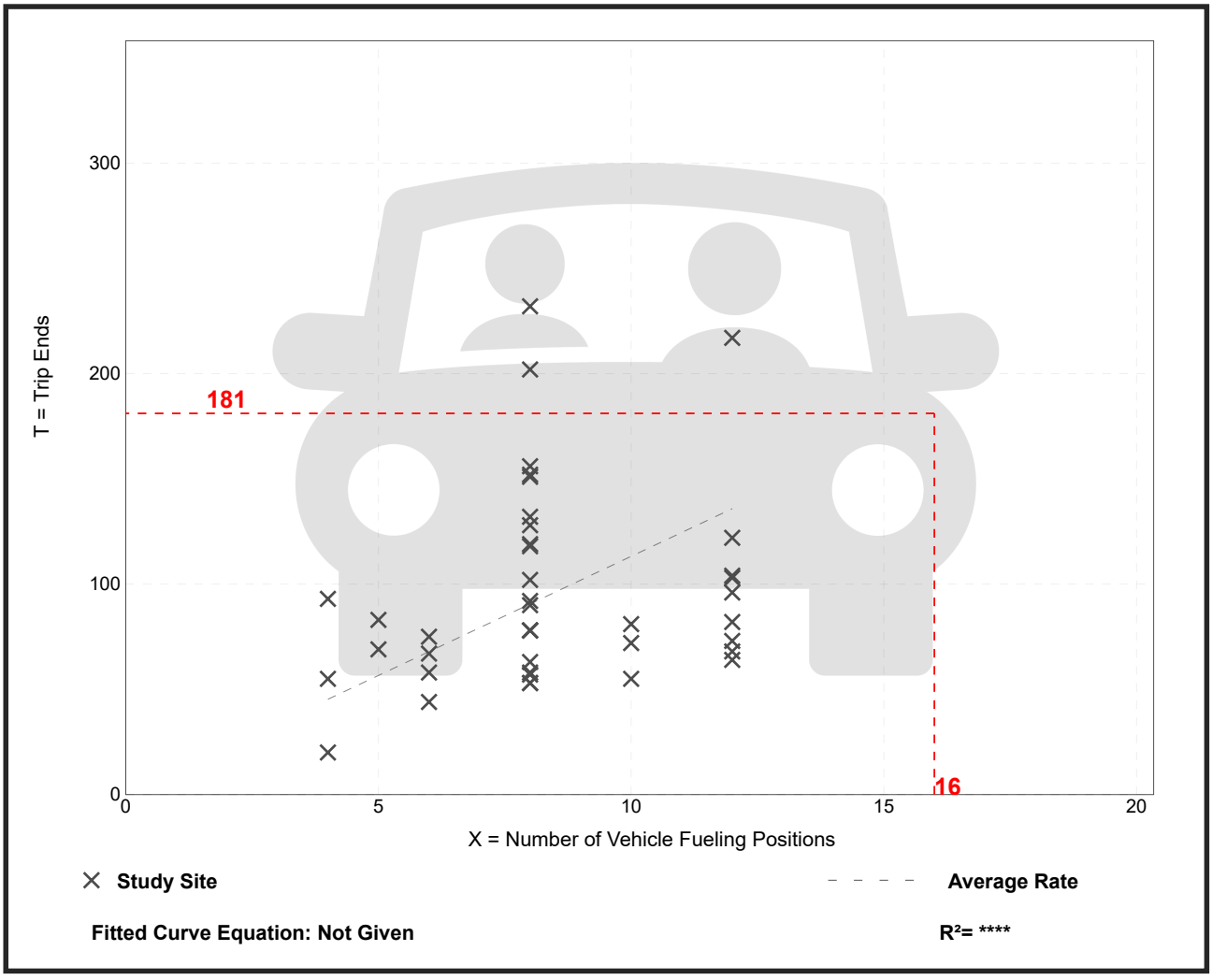
Gasoline/Service Station
(944)

Vehicle Trip Ends vs:	**Vehicle Fueling Positions**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	41
Avg. Num. of Vehicle Fueling Positions:	8
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
11.32	5.00 - 29.00	5.68

Data Plot and Equation



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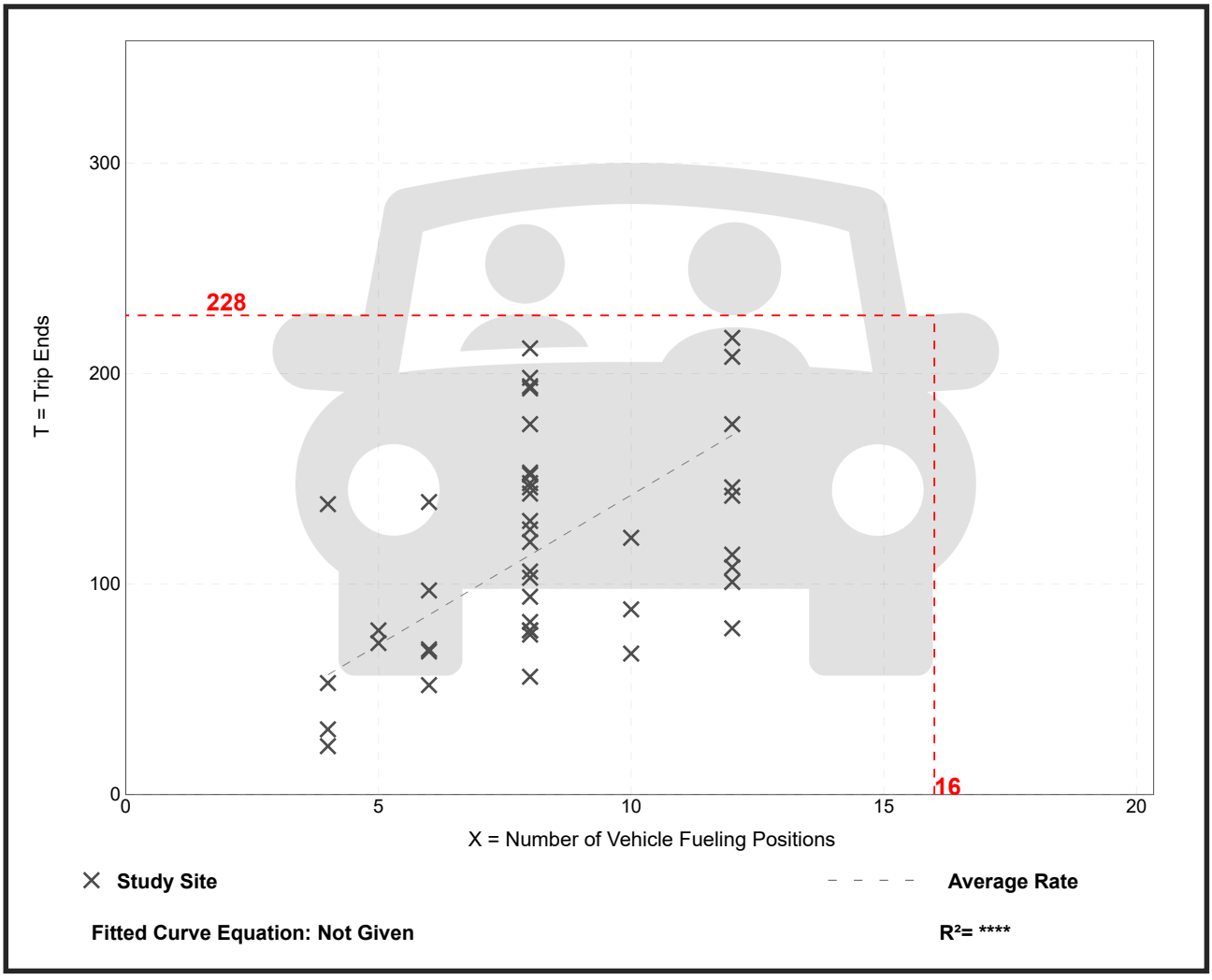
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
14.23	5.75 - 34.50	5.83

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Project Name:	armlands Commercial and Residential Developme
Analysis Period:	**AM Street Peak Hour**

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.17	242	283	1.16	149	173
Restaurant	1.00	294	294	1.00	273	273
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.13	38	43	1.09	104	113
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	50		22	0	24	0
Restaurant	85	38		0	11	8
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	23	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		91	68	0	0	0
Retail	0		147	0	1	0
Restaurant	0	23		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	48	59	0		0
Hotel	0	11	18	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	24	259	283	221	0	0
Restaurant	45	249	294	249	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	3	40	43	35	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	97	97	97	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	23	150	173	129	0	0
Restaurant	25	248	273	248	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	24	89	113	82	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses[3]	0	92	92	92	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Farmlands Commercial and Residential Development
Analysis Period:	**PM Street Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends							
Land Use	Table 7-P (D): Entering Trips				Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*		Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0		1.00	0	0
Retail	1.21	671	812		1.18	698	824
Restaurant	1.41	255	360		1.39	210	292
Cinema/Entertainment	1.00	0	0		1.00	0	0
Residential	1.15	115	132		1.21	70	85
Hotel	1.00	0	0		1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	16		239	33	167	41
Restaurant	9	120		23	36	20
Cinema/Entertainment	0	0	0		0	0
Residential	3	22	8	0		3
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		65	7	0	5	0
Retail	0		104	0	61	0
Restaurant	0	406		0	21	0
Cinema/Entertainment	0	32	11		5	0
Residential	0	50	22	0		0
Hotel	0	16	18	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)							
Destination Land Use	Person-Trip Estimates				External Trips by Mode*		
	Internal	External	Total		Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0		0	0	0
Retail	142	670	812		554	0	0
Restaurant	112	248	360		176	0	0
Cinema/Entertainment	0	0	0		0	0	0
Residential	82	50	132		43	0	0
Hotel	0	0	0		0	0	0
All Other Land Uses[3]	0	117	117		117	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)							
Origin Land Use	Person-Trip Estimates				External Trips by Mode*		
	Internal	External	Total		Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0		0	0	0
Retail	165	659	824		558	0	0
Restaurant	141	151	292		109	0	0
Cinema/Entertainment	0	0	0		0	0	0
Residential	30	55	85		45	0	0
Hotel	0	0	0		0	0	0
All Other Land Uses[3]	0	119	119		119	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Table B.1 Baseline Weekday AM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Develop-ment Units[2]	ITE LUC	Inbound								Outbound								Source
					Mode Shares						Vehicle Occ.	Sample Size	Mode Shares						Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike				Personal Passenger Vehicle	Truck	Walk	Transit	Bike				
Apartments	Falmouth, ME	5	173 DU	220	82	18	0	0	0		1.22	23	98	2	0	0	0		1.10	128	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	92	0	8	0	0		1.02	49	96	0	4	0	0		1.06	126	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	88	12	0	0	0		1.05	39	99	1	0	0	0		1.07	145	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	93	6	0	0	1		1.14	46	95	2	1	0	2		1.14	153	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	90	2	6	2	0		1.23	40	97	1	1	0	1		1.09	158	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	90	4	6	0	0		1.12	73	96	0	3	0	1		1.08	314	Parsons Brinkerhoff
	Simple average				89.2	7.0	3.3	0.3	0.2		1.13		96.8	1.0	1.5	0.0	0.7		1.09		
Motel	College Station, TX	5	133 rooms	320	91	3	3	3	0		1.29	33	96	1	2	1	0		1.32	116	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	90	0	10	0	0		1.21	19	95	5	0	0	0		1.25	77	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	96	0	4	0	0		1.29	23	99	1	0	0	0		1.20	66	Texas A&M University
	Simple average				92.3	1.0	5.7	1.0	0.0		1.26		96.7	2.3	0.7	0.3	0.0		1.26		
Bowling alley	College Station, TX	5	73,000	437	94.0	3	3	0	0		1.13	71	100	0	0	0	0		1.00	8	TX A&M Transp. Inst.
	Simple average				94.0	3.0	3.0	0.0	0.0		1.13		100.0	0.0	0.0	0.0	0.0		1.00		
Office	Falmouth, ME	6	178,000	710	97	2	0	1	0		1.06	438	90	10	0	0	0		1.06	39	Kevin Hooper Assoc.
	Simple average				97.0	2.0	0.0	1.0	0.0		1.06		90.0	10.0	0.0	0.0	0.0		1.06		
Shopping center[3]	Bryan, TX	5	*110,000*	820	100	0	0	0	0		1.19	179	100	0	0	0	0		1.19	130	TX A&M Transp. Inst.
Shopping center[3]	College Station, TX	5	*116,000*	820	100	0	0	0	0		1.14	233	100	0	0	0	0		1.13	210	TX A&M Transp. Inst.
	Simple average				100.0	0.0	0.0	0.0	0.0		1.17		100.0	0.0	0.0	0.0	0.0		1.16		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by large grocery store.

Internal Capture

Table B.2 Baseline Weekday PM Peak Period Mode Share and Vehicle Occupancy Examples

Land Use	Location	Area Type[1]	Development Units[2]	ITE LUC	Inbound								Outbound								Source
					Mode Shares						Vehicle Occ.	Sample Size	Mode Shares						Vehicle Occ.	Sample Size	
					Personal Passenger Vehicle	Truck	Walk	Transit	Bike				Personal Passenger Vehicle	Truck	Walk	Transit	Bike				
Apartments	Falmouth, ME	5	173 DU	220	96	3	1	0	0	1.15	126		96	4	0	0	0	1.14	189	Kevin Hooper Assoc.
Apartments	Mt. Pleasant, SC	6	240 DU	220	93	1	4	1	1	1.15	124		87	1	12	0	0	1.08	68	Iteris, Inc.
Apartments	Oklahoma City, OK	6	360 DU	220	100	0	0	0	0	1.10	186		99	1	0	0	0	1.24	78	Traffic Engr. Consultants
Apartments	Tampa, FL	6	278 DU	220	97	1	1	0	1	1.20	138		97	2	1	0	0	1.30	58	Parsons Brinkerhoff
Apartments	Tampa, FL	6	317 DU	220	98	0	1	0	1	1.14	614		96	0	3	0	1	1.26	96	Parsons Brinkerhoff
Apartments	Tampa, FL	6	689 DU	220	94	1	4	0	1	1.14	317		93	1	5	0	1	1.22	190	Parsons Brinkerhoff
Simple average					96.3	1.0	1.8	0.2	0.7	1.15			94.7	1.5	3.5	0.0	0.3	1.21		
Motel	College Station, TX	5	133 rooms	320	94	2	4	0	0	1.33	67		98	2	0	0	0	1.55	51	Texas A&M University
Motel	College Station, TX	5	*68 rooms*	320	93	7	0	0	0	1.12	28		87	7	7	0	0	1.08	15	Texas A&M University
Motel	College Station, TX	5	*79 rooms*	320	100	0	0	0	0	1.47	44		100	0	0	0	0	1.26	29	Texas A&M University
Simple average					95.7	3.0	1.3	0.0	0.0	1.31			95.0	3.0	2.3	0.0	0.0	1.30		
Bowling alley	College Station, TX	5	73,000	437	100	0	0	0	0	1.27	75		100	0	0	0	0	1.33	27	TX A&M Transp. Inst.
Simple average					100	0	0	0	0	1.27			100	0	0	0	0	1.33		
Office	Falmouth, ME	6	178,000	710	96	4	0	0	0	1.11	47		98	1	1	0	0	1.07	452	Kevin Hooper Assoc.
Simple average					96	4	0	0	0	1.11			98	1	1	0	0	1.07		
Shopping center[3]	Bryan, TX	5	*153,000*	820	100	0	0	0	0	1.19	198		100	0	0	0	0	1.19	229	TX A&M Transp. Inst.
Shopping center[4]	Bryan, TX	5	*110,000*	820	100	0	0	0	0	1.22	666		100	0	0	0	0	1.20	498	TX A&M Transp. Inst.
Shopping center[4]	College Station, TX	5	*116,000*	820	100	0	0	0	0	1.21	362		100	0	0	0	0	1.23	274	TX A&M Transp. Inst.
Shopping center	Mt. Pleasant, SC	5	68,000	820	100	0	0	0	0	1.27	286		100	0	0	0	0	1.16	258	Iteris, Inc.
Shopping center[4]	Falmouth, ME	6	48,800	820	100	0	0	0	0	1.16	665		99	1	0	0	0	1.14	663	Kevin Hooper Assoc.
Simple average					100	0	0	0	0	1.21			99.8	0.2	0	0	0	1.18		
Bank	Prospect, KY	5	2,500	912	100	0	0	0	0	1.11	19		100	0	0	0	0	1.16	21	Jacobs Engr. Group
Simple average					100	0	0	0	0	1.11			100	0	0	0	0	1.16		
Quality restaurant	Oklahoma City, OK	6	5,000	931	100	0	0	0	0	1.62	105		100	0	0	0	0	1.52	54	Traffic Engr. Consultants
High turn restaurant	Mt. Pleasant, SC	6	8,150	932	100	0	0	0	0	1.33	151		97	3	0	0	0	1.34	39	Iteris, Inc.
Drive-thru restaurant	Prospect, KY	5	2,800	934	96	0	4	0	0	1.27	135		96	0	4	0	0	1.30	139	Jacobs Engr. Group
Simple average					98.7	0.0	1.3	0.0	0.0	1.41			97.7	1.0	1.3	0.0	0.0	1.39		

[1] Area types: (0a) regional CBD, (0b) outlying CBD, (1) urban core, (2) activity center, (3) general urban, (4) suburban business district, (5) suburban strip commercial, (6) general suburban, (7) special district, (8) rural town business district, (9) rural, (C) adjacent to university campus, (M) within larger mixed-use development, (Ta) rail transit station within 1/4 mile, (To) rail station immediately adjacent or connected-TOD

[2] Development units in gross square feet of floor area unless otherwise indicated. Italics denote *occupied* development units.

[3] Anchored by discount store.

[4] Anchored by grocery store comprising major portion of total floor area.

Internal Capture

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	18	18	15	69	3	5	5	7	20	89
0100	8	13	7	10	38	3	4	6	10	23	61
0200	16	5	14	9	44	4	7	6	10	27	71
0300	4	15	17	9	45	23	31	24	24	102	147
0400	14	17	14	9	54	47	64	72	66	249	303
0500	40	30	34	54	158	102	132	136	190	560	718
0600	52	73	107	111	343	266	293	285	375	1219	1562
0700	137	162	186	123	608	398	374	332	305	1409	2017
0800	121	133	150	149	553	282	278	271	204	1035	1588
0900	117	127	140	135	519	216	217	177	187	797	1316
1000	151	158	135	166	610	189	163	175	173	700	1310
1100	153	185	144	200	682	170	188	192	205	755	1437
1200	214	200	212	183	809	179	148	190	207	724	1533
1300	172	184	221	225	802	187	185	198	174	744	1546
1400	212	211	241	225	889	175	165	182	164	686	1575
1500	294	291	301	317	1203	189	170	175	167	701	1904
1600	275	363	322	360	1320	164	176	145	181	666	1986
1700	386	362	378	273	1399	195	215	184	160	754	2153
1800	230	199	195	146	770	165	134	118	100	517	1287
1900	131	136	121	103	491	99	74	55	51	279	770
2000	109	126	88	98	421	35	34	46	49	164	585
2100	98	80	61	63	302	32	28	30	26	116	418
2200	54	39	32	54	179	23	31	11	14	79	258
2300	31	36	17	14	98	14	14	15	8	51	149
24-HOUR TOTALS:					12406					12377	24783

596

775

PEAK VOLUME INFORMATION

	DIRECTION: N (WB)		DIRECTION: S (EB)		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	608	645	1479	645	2075
P.M.	1645	1486	1245	777	1645	2261
DAILY	1645	1486	645	1479	1645	2261

TOTAL

A.M. 6:45 596 6:45 1479 2075

29% 71% AM DIRECTIONAL DISTRIBUTION

60 148 10% DIRETIONAL VOLUME USED FOR PASS-BY

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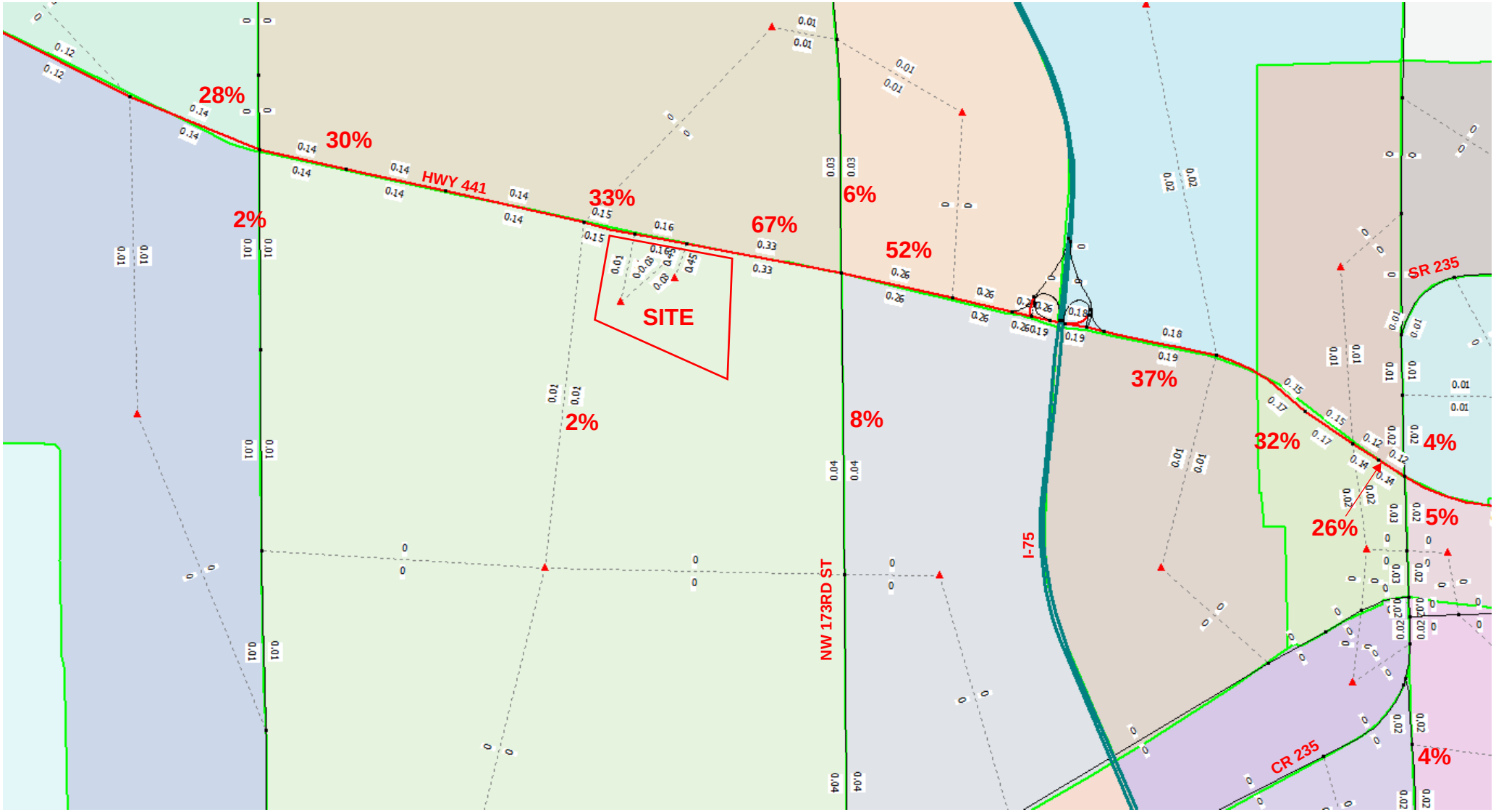
P.M. 16:45 1486 16:45 775 2261

66% 34% PM DIRECTIONAL DISTRIBUTION

149 78 10% DIRETIONAL VOLUME USED FOR PASS-BY

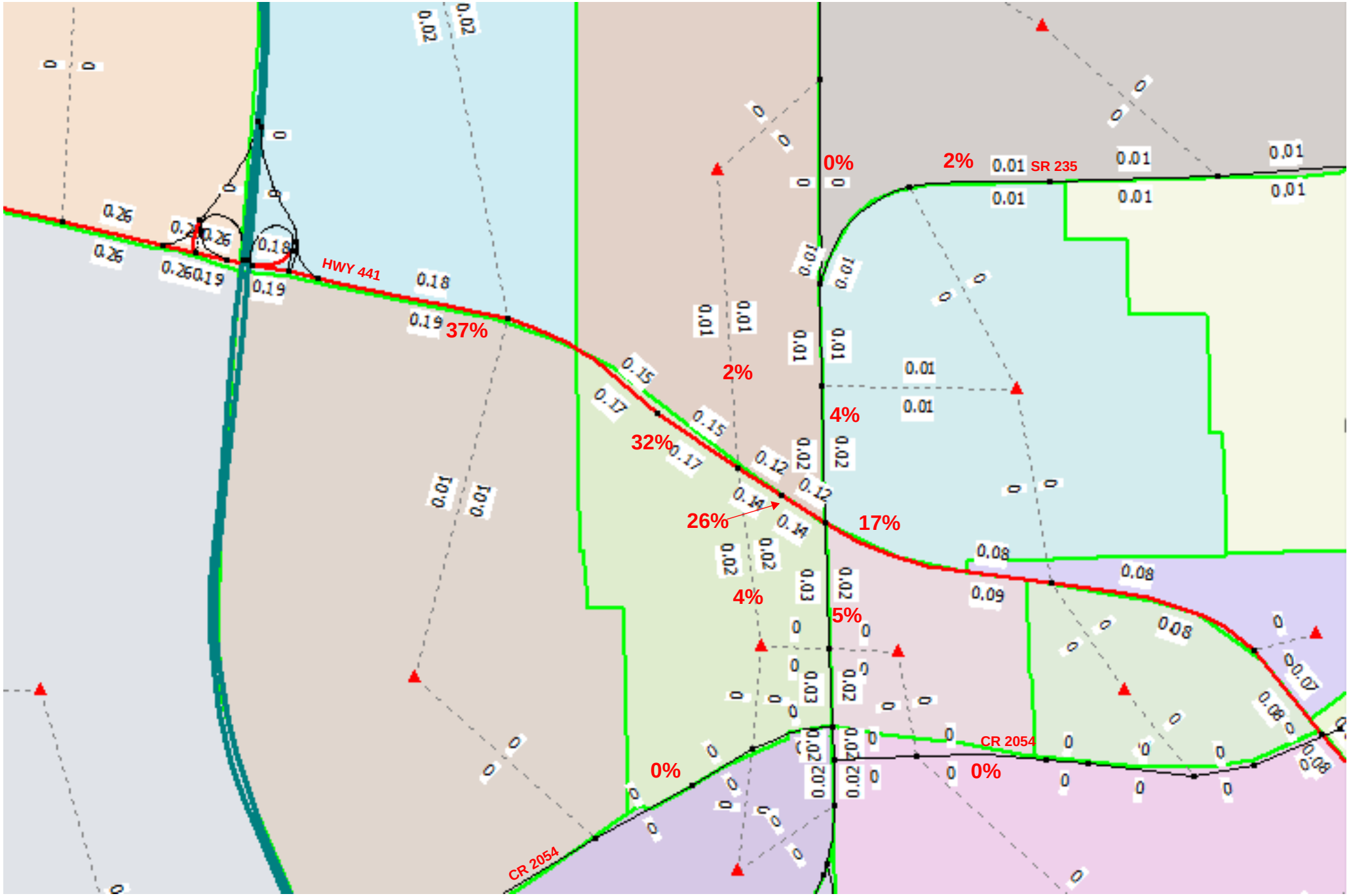
Appendix D
Trip Distribution



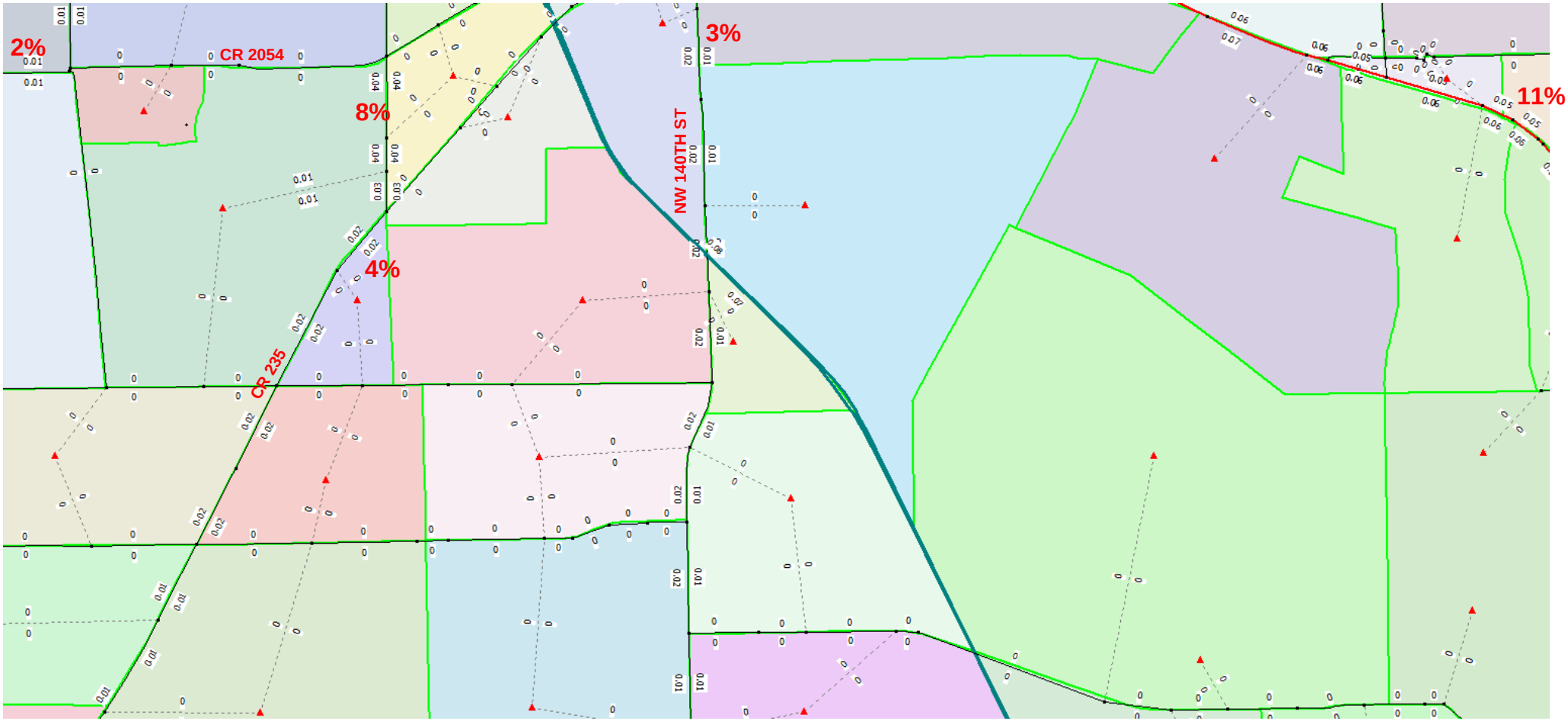
Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution



Transportation Demand Model Results for Net New Trip Distribution

COUNTY: 26
STATION: 0245
DESCRIPTION: SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)
START DATE: 01/24/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	18	18	15	69	3	5	5	7	20	89
0100	8	13	7	10	38	3	4	6	10	23	61
0200	16	5	14	9	44	4	7	6	10	27	71
0300	4	15	17	9	45	23	31	24	24	102	147
0400	14	17	14	9	54	47	64	72	66	249	303
0500	40	30	34	54	158	102	132	136	190	560	718
0600	52	73	107	111	343	266	293	285	375	1219	1562
0700	137	162	186	123	608	398	374	332	305	1409	2017
0800	121	133	150	149	553	282	278	271	204	1035	1588
0900	117	127	140	135	519	216	217	177	187	797	1316
1000	151	158	135	166	610	189	163	175	173	700	1310
1100	153	185	144	200	682	170	188	192	205	755	1437
1200	214	200	212	183	809	179	148	190	207	724	1533
1300	172	184	221	225	802	187	185	198	174	744	1546
1400	212	211	241	225	889	175	165	182	164	686	1575
1500	294	291	301	317	1203	189	170	175	167	701	1904
1600	275	363	322	360	1320	164	176	145	181	666	1986
1700	386	362	378	273	1399	195	215	184	160	754	2153
1800	230	199	195	146	770	165	134	118	100	517	1287
1900	131	136	121	103	491	99	74	55	51	279	770
2000	109	126	88	98	421	35	34	46	49	164	585
2100	98	80	61	63	302	32	28	30	26	116	418
2200	54	39	32	54	179	23	31	11	14	79	258
2300	31	36	17	14	98	14	14	15	8	51	149
24-HOUR TOTALS:					12406					12377	24783

596

775

PEAK VOLUME INFORMATION

	DIRECTION: N WB		DIRECTION: S EB		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	608	645	1479	645	2075
P.M.	1645	1486	1245	777	1645	2261
DAILY	1645	1486	645	1479	1645	2261

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					TOTAL	
A.M.	6:45	596	6:45	1479	2075	
		29%		71%		AM DIRECTIONAL DISTRIBUTION
		60		148		10% DIRETIONAL VOLUME
P.M.	16:45	1486	16:45	775	2261	
		66%		34%		PM DIRECTIONAL DISTRIBUTION
		149		78		10% DIRETIONAL VOLUME

FDOT Count Data for Pass-by Trip Distribution

Appendix E
Trip Assignment

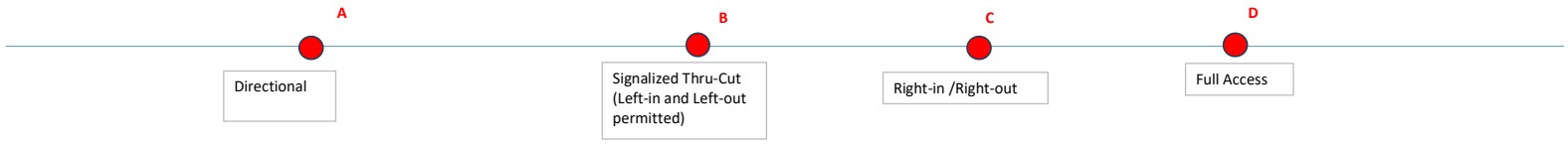
Access Assumptions used for Trip Assignment

Shopping Center (NW corner of property) and all Residential
* 100% eastbound inbound and outbound trips use access A
* 100% westbound inbound trips use Access A
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B
* 50% westbound outbound exit at Access B

Gas Station
* 100% eastbound inbound trips use Access A
* 100% eastbound outbound trips use Access B
* 100% westbound inbound and outbound trips use Access B

Shopping Center (Main),
* 50% eastbound inbound trips use Access B, 25% use Access C, 25% use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 75% westbound outbound trips use Access B, 25% use Access D

All Restaurants, and Coffee Shop
* 1/3 eastbound inbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 1/3 eastbound outbound trips use Access B, 1/3 use Access C, 1/3 use Access D
* 50% westbound inbound trips use Access B, 50% use Access D
* 1/3 westbound outbound trips use Access B, 1/3 exit at Access C followed by U-turn at D, 1/3 exit at Access D



Pass-by Trip Assignment (Trip Distribution based on Directional Distribution of HWY 441)

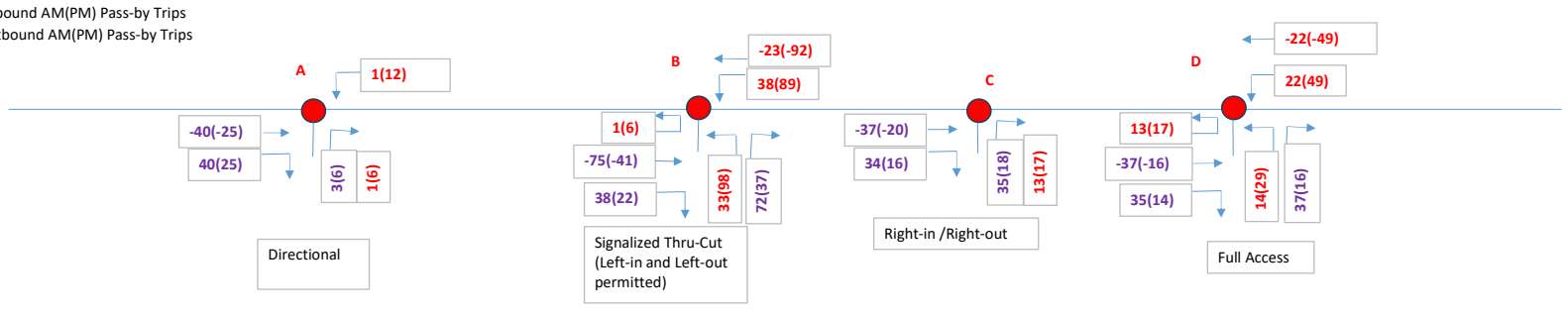
AM Eastbound	71%
AM Westbound	29%
PM Eastbound	34%
PM Westbound	66%

		AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Shopping Center (NW corner of property)	Eastbound Total	6	3	3	12	6	6
	Westbound Total	2	1	1	24	12	12
* 100% eastbound inbound and outbound trips use access A	Eastbound		3	3		6	6
* 100% westbound inbound trips use Access A	Westbound		1			12	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			1			6
* 50% westbound outbound exit at Access B	Westbound			0			6
Gas Station	Eastbound Total	74	37	37	38	19	19
	Westbound Total	30	15	15	76	38	38
* 100% eastbound inbound trips use Access A	Eastbound		37			19	
* 100% eastbound outbound trips use Access B	Eastbound			37			19
* 100% westbound inbound and outbound trips use Access B	Westbound		15	15		38	38
Shopping Center (Main)	Eastbound Total	26	13	13	52	26	26
	Westbound Total	12	6	6	98	49	49
* 50% eastbound inbound trips use Access B	Eastbound		7			13	
* 25% eastbound inbound trips use Access C	Eastbound		3			7	
* 25% eastbound inbound trips use Access D	Eastbound		3			6	
* 1/3 eastbound outbound trips use Access B	Eastbound			4			9
* 1/3 eastbound outbound trips use Access C	Eastbound			4			9
* 1/3 eastbound outbound trips use Access D	Eastbound			5			8
* 50% westbound inbound trips use Access B	Westbound		3			25	
* 50% westbound inbound trips use Access D	Westbound		3			24	
* 75% westbound outbound trips use Access B	Westbound			5			37
* 25% westbound outbound trips use Access D	Westbound			1			12
All Restaurants, and Coffee Shop							
	Eastbound Total	188	94	94	52	26	26
	Westbound Total	78	39	39	102	51	51
* 1/3 eastbound inbound trips use Access B	Eastbound		31			9	
* 1/3 eastbound inbound trips use Access C	Eastbound		31			9	
* 1/3 eastbound inbound trips use Access D	Eastbound		32			8	
* 1/3 eastbound outbound trips use Access B	Eastbound			31			9
* 1/3 eastbound outbound trips use Access C	Eastbound			31			9
* 1/3 eastbound outbound trips use Access D	Eastbound			32			8
* 50% westbound inbound trips use Access B	westbound		20			26	
* 50% westbound inbound trips use Access D	westbound		19			25	
* 1/3 westbound outbound trips use Access B	westbound			13			17
* 1/3 westbound outbound trips exit at Access C followed by U-turn at D	westbound			13			17
* 1/3 westbound outbound trips exit at Access D	westbound			13			17
Check		208	208		227		227

Total Pass-by Trips at Each Access Point

	AM Peak Trips			PM Peak Trips		
	Total	In	Out	Total	In	Out
Access A						
Eastbound		40	3		25	6
Westbound		1	1		12	6
Access B						
Eastbound		38	72		22	37
Westbound		38	33		89	98
EB U-turn			1			6
Access C						
Eastbound		34	35		16	18
Westbound		0	13		0	17
Access D						
Eastbound		35	37		14	16
Westbound		22	14		49	29
EB U-turn			13			17
Check						
Eastbound		147	147		77	77
Westbound		61	61		150	150
Total		208	208		227	227

Pass-by Trips Diagram
##(##) = Eastbound AM(PM) Pass-by Trips
##(##) = Westbound AM(PM) Pass-by Trips



Check

AM Eastbound Inbound	147	AM Westbound Inbound	61
AM Eastbound Outbound	147	AM Westbound Outbound	61
PM Eastbound Inbound	77	PM Westbound Inbound	150
PM Eastbound Outbound	77	PM Westbound Outbound	150

Non-pass-by trip assignment - based on demand model

Entering Eastbound / Exiting Westbound	33%
Entering Westbound / Exting Eastbound	67%

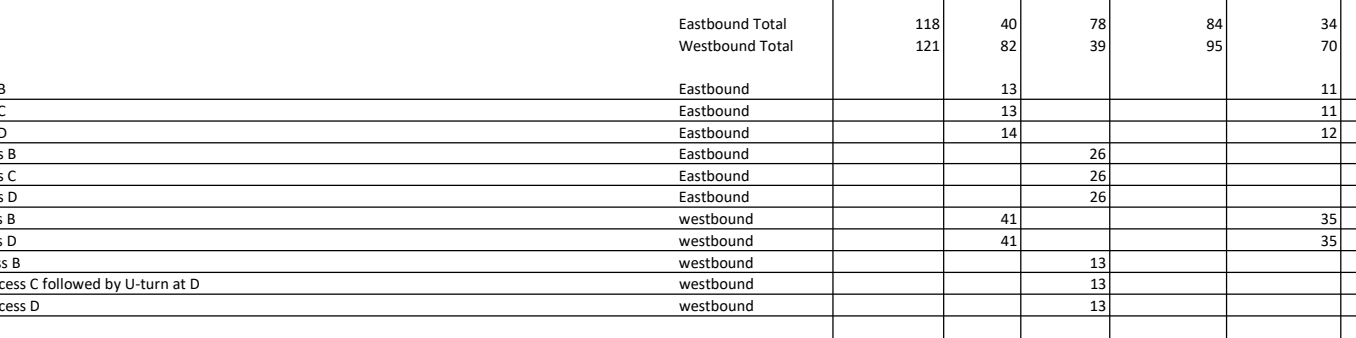
		AM Peak Trips			PM Peak Trips		
		Total	In	Out	Total	In	Out
Shopping Center (NW corner of property)	Eastbound Total	26	13	13	88	29	59
	Westbound Total	32	25	7	88	59	29
* 100% eastbound inbound and outbound trips use access A	Eastbound		13	13		29	59
* 100% westbound inbound trips use Access A	Westbound		25			59	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			4			15
* 50% westbound outbound exit at Access B	Westbound			3			14
Gas Station	Eastbound Total	38	13	25	57	19	38
	Westbound Total	39	26	13	57	38	19
* 100% eastbound inbound trips use Access A	Eastbound		13			19	
* 100% eastbound outbound trips use Access B	Eastbound			25			38
* 100% westbound inbound and outbound trips use Access B	Westbound		26	13		38	19
Shopping Center (Main)	Eastbound Total	111	53	58	376	123	253
	Westbound Total	135	107	28	374	250	124
* 50% eastbound inbound trips use Access B	Eastbound		27			62	
* 25% eastbound inbound trips use Access C	Eastbound		13			31	
* 25% eastbound inbound trips use Access D	Eastbound		13			30	
* 1/3 eastbound outbound trips use Access B	Eastbound			19			84
* 1/3 eastbound outbound trips use Access C	Eastbound			19			84
* 1/3 eastbound outbound trips use Access D	Eastbound			20			85
* 50% westbound inbound trips use Access B	Westbound		54			125	
* 50% westbound inbound trips use Access D	Westbound		53			125	
* 75% westbound outbound trips use Access B	Westbound			21			93
* 25% westbound outbound trips use Access D	Westbound			7			31
All Restaurants and Auto Shop							
	Eastbound Total	118	40	78	84	34	50
	Westbound Total	121	82	39	95	70	25
* 1/3 eastbound inbound trips use Access B	Eastbound		13			11	
* 1/3 eastbound inbound trips use Access C	Eastbound		13			11	
* 1/3 eastbound inbound trips use Access D	Eastbound		14			12	
* 1/3 eastbound outbound trips use Access B	Eastbound			26			17
* 1/3 eastbound outbound trips use Access C	Eastbound			26			17
* 1/3 eastbound outbound trips use Access D	Eastbound			26			16
* 50% westbound inbound trips use Access B	westbound		41			35	
* 50% westbound inbound trips use Access D	westbound		41			35	
* 1/3 westbound outbound trips use Access B	westbound			13			8
* 1/3 westbound outbound trips exit at Access C followed by U-turn at D	westbound			13			8
* 1/3 westbound outbound trips exit at Access D	westbound			13			9
Residential							
	Eastbound Total	67	12	55	59	26	33
	Westbound Total	50	23	27	70	54	16
* 100% eastbound inbound and outbound trips use access A	Eastbound		12	55		26	33
* 100% westbound inbound trips use Access A	Westbound		23			54	
* 50% westbound outbound exit at Access A followed by eastbound U-turn at Access B	Westbound			14			8
* 50% westbound outbound exit at Access B	Westbound			13			8
	Check		394	343		702	646

Total Pass-by Trips at Each Access Point

	AM Peak Trips			PM Peak Trips		
	Total	In	Out	Total	In	Out
Access A						
Eastbound		38	68		74	92
Westbound		48	18		113	23
Access B						
Eastbound		40	70		73	139
Westbound		121	63		198	142
EB U-turn			18			23
Access C						
Eastbound		26	45		42	101
Westbound		0	13		0	8
Access D						
Eastbound		27	46		42	101
Westbound		94	20		160	40
EB U-turn			13			8
	check	394	343		702	646

Non-pass-by Trips Diagram at Access Intersections

##(##) = AM(PM) Inbound Trips
##(##) = AM(PM) Outbound Trips

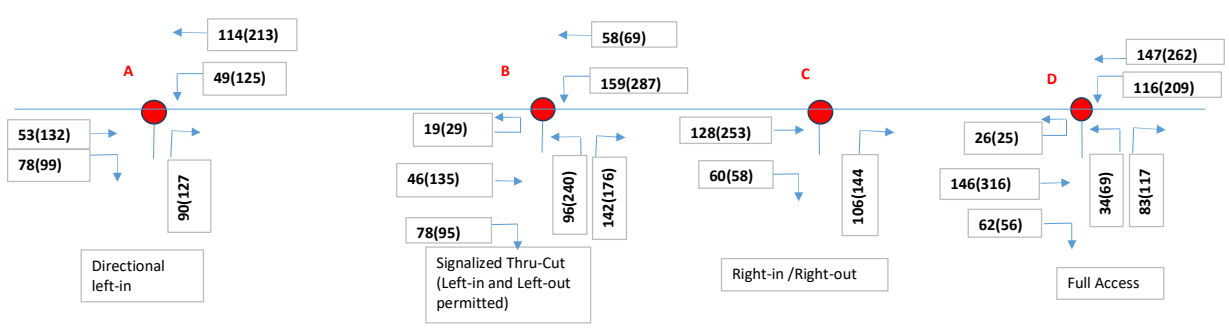


Check

AM Inbound (at access points)	394 AM Outbound (at access points)	343
AM Inbound (external)	394 AM Outbound (external)	343
PM Inbound (at access points)	702 PM Outbound (at access points)	646
PM Inbound (external)	702 PM Outbound (external)	646

Combined Trips Diagram at Access Intersections

##(##) = AM(PM) Project Trips



Check

AM Inbound (at access points)	602 AM Outbound (at access points)	551 << Gross trips with IC trips removed
AM Inbound (external)	394 AM Outbound (external)	343 << Net new (non-pass-by) trips
PM Inbound (at access points)	929 PM Outbound (at access points)	873 << Gross trips with IC trips removed
PM Inbound (external)	702 PM Outbound (external)	646 << Net new (non-pass-by) trips

Net new (non-pass-by) external project trips (full buildout)

	Alachua ID		Percent Distribution	Daily Trips	AM Peak Trips			PM Peak Trips		
				Total	Total	In	Out	Total	In	Out
Total Net New (Non-pass-by) Project Trips	**N/A**		**100%**	**16,476**	**737**	**394**	**343**	**1348**	**702**	**646**
I-75 North of HWY 441	32, 1		1%	165	7	4	3	13	7	6
I-75 South of HWY 441	31, 2		13%	2,142	96	51	45	175	91	84
HWY 441 east of CR 25A	4127, 3		11%	1,812	81	43	38	148	77	71
HWY 441 east of CR 235	106, 4		17%	2,801	125	67	58	229	119	110
HWY 441 east of I-75	107, 5		37%	6,096	273	146	127	499	260	239
HWY 441 east of CR 235A	4107, 6		52%	8,568	383	205	178	701	365	336
HWY 441 east of project site	14, 7		67%	11,039	494	264	230	903	470	433
SR 235 south of HWY 441	108, 8		5%	824	37	20	17	67	35	32
SR 235 north of HWY 441	109, 9		4%	659	30	16	14	54	28	26
SR 235 east of NW 140th St	4109/1439, 10		2%	330	15	8	7	27	14	13
CR 235 west of CR 235A	11		4%	659	30	16	14	54	28	26
CR 241 north of CR 235	12		0%	0	0	0	0	0	0	0
CR 241 south of CR 235	13		4%	659	30	16	14	54	28	26
CR 2054 west of NW 202nd St	14		2%	330	15	8	7	27	14	13
CR 2054 east of SR 235	15		0%	0	0	0	0	0	0	0
CR 235A north of HWY 441	16		6%	989	45	24	21	81	42	39
CR 235A south of HWY 441	17		8%	1,318	59	32	27	108	56	52

Proposed Verse Existing Future Land Use Map Changes - Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	97.0	1,048	71	19	52	94	58	36
Shopping Center - Total	820	KSF	152.460	5,548	226	140	86	698	342	356
Total Gross Entitlement Trips				6,596	297	159	138	792	400	392
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	25.0	467	22	6	16	27	17	10
Shopping Center - Total	820	KSF	298.503	10,863	315	195	120	1,087	533	554
Total Gross Entitlement Trips				11,330	337	201	136	1114	550	564
Net Change				**4,734**	**40**	**42**	**-2**	**322**	**150**	**172**

Proposed Verse Existing Zoning Map Changes - Trip Generation

Land Use	Land Use Code	Variable Type	Variable Size	Daily Trips	AM Peak Trips			PM Peak Trips		
					Total	In	Out	Total	In	Out
Existing Land Uses										
Single-Family Detached Housing	210	DUs	686.0	5,801	465	126	339	566	351	215
Shopping Center - Total	820	KSF	597.861	21,756	498	309	189	1,719	842	877
Total Gross Entitlement Trips				27,557	963	435	528	2285	1193	1092
Proposed Land Uses										
Single-Family Detached Housing	210	DUs	203.0	1,904	142	38	104	185	115	70
Shopping Center - Total	820	KSF	450.000	16,376	407	252	155	1,425	698	727
Total Gross Entitlement Trips				18,280	549	290	259	1610	813	797
Net Change				**-9,277**	**-414**	**-145**	**-269**	**-675**	**-380**	**-295**

Land Use Map and Zoning Net Change (Gross Project Trips)

	Alachua Segment ID		Percent Distribution	FLU Net Change Daily Trips	FLU Net Change PM Peak HR Trips	Zoning Net Change Daily Trips	Zoning Net Change PM Peak HR Trips
Total Net New (Non-pass-by) Project Trips	**N/A**		**100%**	**4,734**	**322**	**-9,277**	**-675**
I-75 North of HWY 441	32, 1		1%	47	3	-93	-7
I-75 South of HWY 441	31, 2		13%	615	42	-1,206	-88
HWY 441 east of CR 25A	4127, 3		11%	521	35	-1,020	-74
HWY 441 east of CR 235	106, 4		17%	805	55	-1,577	-115
HWY 441 east of I-75	107, 5		37%	1,752	119	-3,432	-250
HWY 441 east of CR 235A	4107, 6		52%	2,462	167	-4,824	-351
HWY 441 east of project site	14, 7		67%	3,172	216	-6,216	-452
SR 235 south of HWY 441	108, 8		5%	237	16	-464	-34
SR 235 north of HWY 441	109, 9		4%	189	13	-371	-27
SR 235 east of NW 140th St	4109/1439, 10		2%	95	6	-186	-14
CR 235 west of CR 235A	11		4%	189	13	-371	-27
CR 241 north of CR 235	12		0%	0	0	0	0
CR 241 south of CR 235	13		4%	189	13	-371	-27
CR 2054 west of NW 202nd St	14		2%	95	6	-186	-14
CR 2054 east of SR 235	15		0%	0	0	0	0
CR 235A north of HWY 441	16		6%	284	19	-557	-41
CR 235A south of HWY 441	17		8%	379	26	-742	-54

Appendix F
Development Monitoring Report

Table 2-a. Traffic Impacts - Final Development Orders

Roadway Segment*	Segment Description	AADT/Peak Hour	Comp Plan MSV[1]	Existing Demand[2,3]	Reserved Capacity[4]	Available Capacity**	Percentage of Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%
		Peak Hour	8,250	3,898	13	4,339	47.41%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%
		Peak Hour	8,250	4,760	19	3,471	57.93%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%
		Peak Hour	3,870	2,002	212	1,656	57.21%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%
		Peak Hour	4,110	1,559	327	2,224	45.89%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	2,486	10,014	74.32%
		Peak Hour	3,510	2,239	230	1,041	70.34%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	4,645	355	99.09%
		Peak Hour	3,510	2,819	447	244	93.05%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	4,431	13,569	68.44%
		Peak Hour	3,870	2,241	419	1,210	68.73%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%
		Peak Hour	1,290	830	0	460	64.34%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%
		Peak Hour	1,290	675	38	577	55.27%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%
		Peak Hour	1,290	471	0	819	36.51%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%
		Peak Hour	1,359	622	100	637	53.13%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	1,714	12,548	39.90%
		Peak Hour	1,881	418	136	1,327	29.45%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%
		Peak Hour	1,359	129	146	1,084	20.24%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	450	11,459	24.21%
		Peak Hour	1,359	286	64	1,009	25.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	1,471	11,569	23.49%
		Peak Hour	1,359	185	144	1,030	24.21%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	4,373	4,699	68.92%
		Peak Hour	1,359	536	447	376	72.33%

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT/Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
2. *Florida Department of Transportation. (2025). 2024 Count Data. Accessed via Florida Traffic Online April 2025.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT provided for informational purposes only.

Table 2-b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment*	Segment Description	AADT/Peak Hour	Comp Plan MSV[1]	Existing Demand[2,3]	Projected & Reserved Capacity[4]	Available Capacity**	Percentage of Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	47,000	87	44,513	51.41%
		Peak Hour	8,250	3,898	13	4,339	47.41%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	73,000	131	18,469	79.84%
		Peak Hour	8,250	4,760	19	3,471	57.93%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	21,000	1,325	20,675	51.92%
		Peak Hour	3,870	2,002	212	1,656	57.21%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	17,700	2,483	25,517	44.16%
		Peak Hour	4,110	1,559	327	2,224	45.89%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	26,500	4,359	8,141	79.13%
		Peak Hour	3,510	2,239	420	851	75.75%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	34,000	7,767	(2,767)	107.09%
		Peak Hour	3,510	2,819	763	(72)	102.05%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	25,000	4,743	13,257	69.17%
		Peak Hour	3,870	2,241	451	1,178	69.56%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	11,000	0	3,400	76.39%
		Peak Hour	1,290	830	0	460	64.34%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	9,400	316	4,684	67.47%
		Peak Hour	1,290	675	38	577	55.27%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,100	0	9,300	35.42%
		Peak Hour	1,290	471	0	819	36.51%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	8,307	985	5,828	61.46%
		Peak Hour	1,359	622	100	637	53.13%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	3,300	356	11,464	24.18%
		Peak Hour	1,359	343	35	981	27.81%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,618	2,338	11,924	42.89%
		Peak Hour	1,881	418	199	1,264	32.80%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,450	1,417	11,253	25.58%
		Peak Hour	1,359	129	146	1,084	20.24%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,211	450	11,459	24.21%
		Peak Hour	1,359	286	64	1,009	25.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	2,080	2,720	10,320	31.75%
		Peak Hour	1,359	185	270	904	33.48%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	6,048	5,934	3,138	79.25%
		Peak Hour	1,359	536	605	218	83.96%

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Projected & Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT/Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
2. *Florida Department of Transportation. (2025). 2024 Count Data. Accessed via Florida Traffic Online April 2025.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2025.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for PM Peak Hour; AADT provided for informational purposes only.

Table 8. Traffic Impacts by Segment

PZE Process	Project Name	Segment 1 I-75 North City Limit to US 441		Segment 2 I-75 US 441 to South City Limit		Segment 3 US 441 MPO Boundary to CR 25A East Intersection		Segment 4 US 441 CR 25A East Intersection to SR 235		Segment 5 US 441 SR 235 to I-75		Segment 6 US 441 I-75 to CR 235A		Segment 7 US 441 CR 235A to NW 188th Street		Segment 8 SR 235 NW 143rd Place to US 441		Segment 9 SR 235 US 441 to NW 140th Street		Segment 10 SR 235 NW 140th Street to East City Limit		Segment 11 CR 235 NW 143rd Place to South City Limit		Segment 12 CR 241 NW SR 235 to North City Limit		Segment 13 CR 241 CR 235 to South City Limit		Segment 14 CR2054 SR 235 to West City Limit		Segment 15 CR2054 SR 235 to US 441		Segment 16 CR 235A US 441 to North City Limit		Segment 17 CR 235A US 441 to CR 235	
		AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
TOTALS																																			
Preliminary Development Orders Total		0	0	0	0	0	0	0	0	1873	190	3122	316	312	32	0	0	0	0	0	0	0	0	0	0	624	63	0	0	0	0	1249	126	1561	158
Final Development Orders Total		87	13	131	19	1325	212	2483	327	2486	230	4645	447	4431	419	0	0	316	38	0	0	985	100	356	35	1714	136	1417	146	450	64	1471	144	4373	447
All Development Orders Total		87	13	131	19	1325	212	2483	327	4359	420	7767	763	4743	451	0	0	316	38	0	0	985	100	356	35	2338	199	1417	146	450	64	2720	270	5934	605
Certificates of Level of Service Standard (Preliminary Development Orders) - NO CAPACITY RESERVED																																			
PR24-0005	Westside Commons Rezoning	0	0	0	0	0	0	0	0	1,873	190	3,122	316	312	32	0	0	0	0	0	0	0	0	0	0	624	63	0	0	0	0	1,249	126	1,561	158
Certificates of Concurrency Compliance (Final Development Orders) - CAPACITY RESERVED																																			
PSP23-0012	Arbours at Merrillwood SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP21-0010	Momentum Labs SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	765	43	0	0	0	0	0	0	0	0
PSP22-0003	Pickert Flex Space SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	29	0	0	0	0
PSP22-0015	Mi Apa SP	0	0	0	0	0	0	0	0	741	49	0	0	0	0	0	0	185	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0001	Wal-Mart DC #7035 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP22-0007	Motory SP	0	0	0	0	0	0	613	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0003	Tower Hill Headquarters SP	87	13	131	19	0	0	0	0	244	35	419	61	262	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	4	35	5
PSP22-0021	Main Street Urgent Care SP	0	0	0	0	0	0	0	0	0	0	0	0	109	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0004	Lane Enterprises SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	393	129
PSP22-0020	Wawa SP	0	0	0	0	0	0	0	0	0	0	1,190	108	1,116	101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	297	27	372	34
PSP23-0005	Convergence Research Park Residential Phase 2 Final P	0	0	0	0	0	0	518	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	519	51	0	0	0	0	0	0	0	0
PSP23-0009	Tomoka Fire Station SP	0	0	0	0	0	0	0	0	0	0	23	3	14	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	45	6
PPP23-0002	Farmlands Final PD Plan	0	0	0	0	0	0	0	0	855	86	1,317	132	1,548	155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	323	32	0	0	0	0
PSP23-0010	G&C Foods Distribution Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	561	32
PSP23-0016	Kirkland Farms Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	661	66	0	0	0	0	0	0
PSP24-0001	Unique Caring Opportunities SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	131	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0017	Ben E. Keith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,414	186
PSP23-0011	Pleasant Solar SEP & SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0
PSP23-0014	Firestone SP	0	0	0	0	0	0	0	0	0	0	69	13	138	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NO APP #	Tara Baywood Phase 2 Final Plat	0	0	0	0	0	0	0	0	386	33	0	0	0	0	0	0	0	0	0	0	0	0	96	8	0	0	0	0	0	0	0	0	0	0
NO APP #	Tara Forest East Phase 2 Final Plat	0	0	0	0	0	0	0	0	260	27	0	0	0	0	0	0	0	0	0	0	0	0	260	27	0	0	0	0	0	0	0	0	0	0
PSP24-0005	Briarwood Phase 4 Final Plat	0	0	0	0	0	0	0	0	0	0	687	68	69	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,084	108	0	0
PSP24-0003	Patel Fuel & Retail SP	0	0	0	0	1,244	204	1,244	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0008	Rizzzo Self Storage Site Plan	0	0	0	0	81	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP24-0014	Tomoka Hills Golf Facility Site Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP24-0007	Fletcher Trace Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	302	32	0	0	0	0	0	0	0	0	0	0	151	16
PSP24-0008	Fletcher Trace Phase 2 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	334	31	0	0	0	0	0	0	0	0	0	0	167	16
PSP24-0009	Fletcher Trace Phase 3 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	349	37	0	0	0	0	0	0	0	0	0	0	175	19
PSP25-0004	Chick-fil-A Site Plan	0	0	0	0	0	0	0	0	0	0	940	62	1,175	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59	4	59	4
PSP25-0005	Evergen Site Plan	0	0	0	0	0	0	63	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	3	0	0	0	0
PSP24-0010	Convergence Research Park Residential Phase 3 Final P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	430	42	0	0	0	0	0	0	0	0
PSP25-0003	Royal Elements	0	0	0	0	0	0	45	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP25-0002	Kirkland Farms Phase 2 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	755	80	0	0	0	0	0	0

Sources:

1. *City of Alachua Development Orders & Staff Reports .*
2. *Table 1.*

NOTE: Table does not automatically update. Trips must be manually added to appropriate segments.

Project trips from Farmlands Final PD Plan removed from reserved trips for the roadway segment LOS analysis.

GSE Engineering & Consulting, Inc.

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone ◆ 352-377-0335 Fax
www.gseengineering.com

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available"***. Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

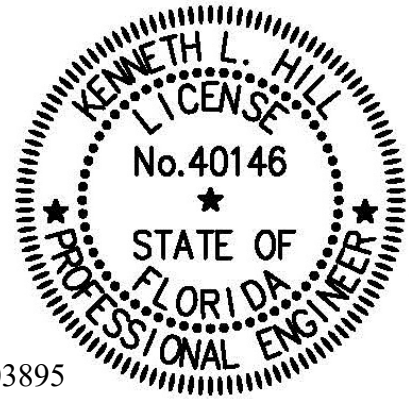
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
Q:\Projects\17335 Farmlands Commercial PD Rezoning\17335.docx

Distribution: Addressee (1)
File (1)



INFRASTRUCTURE FLORIDA
Alachua, FL
Gerry.Dedenbach@nv5.com
386.518.5120

EDUCATION
B.S., Landscape Architecture, University of Florida, Gainesville, FL

YEARS EXPERIENCE
35 years

YEARS WITH NV5
23 years

REGISTRATIONS
American Institute of Certified Planners, 017024
Green Building Certification Institute, LEED Accredited Professional Certification

AFFILIATIONS
Urban Land Institute (ULI) North Florida Gainesville Chapter, Former Chair (2020-2022)
Gainesville/Alachua County Airport Regional Airport Authority, Former Chair
Builders Association of North Central Florida, 1997 – Present, Former Associate Vice President
Gainesville Area Chamber of Commerce, Member and Leadership Gainesville Graduate, Class 38 President
City of Gainesville Land Development Code Update Task Force, Co-Chair, 2014-2016
City of Gainesville Mayor's Blue Ribbon Advisory Committee on Economic Competitiveness

GERRY DEDENBACH, AICP, LEED AP

Vice President Infrastructure Florida

Gerry works with communities across the State of Florida with varying economies, conditions, and socio-economic clines, focused on creating and designing socially, economically, and environmentally sound communities through collaboration. He assists communities through focused work on economic development, education, and master planning that links Land Use and Transportation decisions in a sustainable framework at all levels and for all user groups. Utilizing Geographic Information Systems (GIS) and sustainability principles, Gerry has facilitated numerous community design charrettes, public engagement processes, and built strong consensus on local, regional, and statewide planning initiatives.

Project Experience

South Main Street Master Plan and Roadway Design Gainesville, FL

Butler Plaza North Large-Scale Comprehensive Plan Amendment, PD Rezoning, Design and Permitting, Butler Enterprises Gainesville, FL

City of Newberry Economic Development Corridors Study Newberry, FL

Hull Rd. & SW 34th St. District Master Plan, University of Florida Gainesville, FL

City of Jacksonville DIA Downtown DRI Abandonment Jacksonville, FL

Agri-Tech Research Park Master Plan, City of Newberry / UF IFAS, Newberry, FL

Little Orange Creek Nature Park Master Plan Hawthorne, FL

Downtown Vision Plan for Historic Johnson Street Hawthorne, FL

Alachua County Fairgrounds Gainesville, FL

Alachua County Resource Recovery Park Gainesville, FL

Regional Planning Council Bicycle Facilities Map North Central FL

Shands Family Practice Medical Group Gainesville, FL

50 years
eda consultants

CLAY SWEGER, AICP, LEED AP

Director of Planning

Mr. Sweger is AICP-certified, LEED green building accredited, and holds a FDOT qualification to provide urban planning services. His educational training, professional certifications, and prior experience as a planner for the Alachua County Department of Growth Management give him a broad range of abilities in the field of urban planning. Mr. Sweger manages all planning projects at eda. For our private sector clients he liaises with Planning and Zoning departments across the state to bring our clients projects to fruition in the best interest of these public agencies. On the public sector side, he is the Project Manager for continuing services planning contracts with several municipal clients.

SELECTED PROJECT EXPERIENCE:

◊ **Town of White Springs Comprehensive Plan Update**
Role: Planning Consultant | Client: Town of White Springs, FL | Year: 2026-2026

Provided professional planning services related to the latest update to the Town of White Springs Comprehensive Plan. Services in this scope of work included preparation of a Data and Analysis Report, Water Supply Plan, Comprehensive Plan amendment language for multiple Elements, and an update to the Future Land Use Map.

◊ **City of Waldo Economic Redevelopment Planning Initiatives**
Role: Planning Consultant | Client: City of Waldo, FL | Year: 2026-2026

Provided professional planning services related to recent economic development initiatives for the City, including preparation of an Economic Development Plan, Strategic Implementation Plan, and amendments to the Comprehensive Plan and Land Development Plan related to the initiative.

◊ **Courthouse Complex Planned Development (PD) Zoning Amendment**
Role: Project Manager, Planner | Client: Alachua County | Year: 2023

Managed amendments to the 2001 Planned Development ordinance for the downtown Gainesville courthouse complex, spanning three city blocks. Updated approvals removed outdated conditions, addressed current site conditions, aligned with the City's Land Development Code, and accommodated future County improvements.

◊ **Columbia County Bell Road Corridor Large Scale Comp Plan Amendment**
Role: Planning Consultant | Client: Columbia County, FL | Year: 2023

Prepared planning analysis and a justification report for submittal to the Florida Department of Economic Opportunity supporting expansion of the County's Designated Urban Development Area (DUDA) and Future Land Use Map amendment for approximately 4,000 acres near the I-10/SR 41 interchange. Coordinated with economic development staff to document planned projects, funding, and market support for this strategic industrial growth initiative.



YEARS OF EXPERIENCE:

24 years (20 with eda)

PROFESSIONAL CERTIFICATIONS:

- American Institute of Certified Planners (AICP) No. 21983
- LEED Accredited Professional

EDUCATION:

- M.A., Urban and Regional Planning, University of Florida
- B.A., Political Science, University of Florida

AFFILIATIONS:

- Gainesville Alachua County Association of Realtors (GACAR) Public Policy Committee (2024-Present)
- Alachua County Housing Solution Taskforce (2025-Present)
- UF Bergstrom Center for Real Estate Advisory Board Member
- City of Gainesville Development Review Board Member (2007-2009)
- Leadership Gainesville, Class XXXI
- Alachua County Emerging Leaders (ACEL)
- Peaceful Paths Domestic Abuse Treatment Council, Board of Directors
- Florida Blue Key Alumni Advisory Board

50 years
eda consultants

SERGIO REYES, P.E.

President / Principal-in-Charge

Mr. Reyes has been a crucial member of eda's team of engineers for over three decades. He serves as the client liaison for all of eda's public and private sector clients to ensure delivery of sound engineering solutions to their varied project needs, such as design of stormwater systems, roadways, and utility infrastructure. Mr. Reyes serves as the Project Manager for annual contracts with City of Gainesville, Gainesville Regional Utilities, City of Newberry, Alachua County, City of Alachua, and other local government agencies, providing on their behalf civil design services, project management and review of projects submitted by others.

PROJECT EXPERIENCE

◊ **Cuscowilla Fire Station**

Client: Alachua County | Year: 2023

Mr. Reyes served as the project manager for the construction of a new fire station to serve the Town of Micanopy and surrounding areas. Plans were prepared to redevelop the existing mobile home on site into a temporary fire station facility with the required site improvements (access, stormwater, other infrastructure). A later project phase was the construction of a permanent fire station building and additional site improvements required for a full fire station facility (parking, fire systems, access points, etc.) . Mr. Reyes coordinated closely with Alachua County Facilities Management, Alachua County Fire Rescue, and Alachua County Growth Management to obtain county approval and permit the project with FDOT and St. Johns River Water Management District.

◊ **Gainesville Regional Airport Terminal Expansion**

Client: Gainesville-Alachua County Regional Airport Authority | Year: 2020

Mr. Reyes provided utility design in support of a 15,200 SF terminal expansion to the Gainesville Regional Airport. He prepared full utility plans and permitted modifications through Gainesville Regional Utilities in order to improve existing service for the expansion, including design of a water main, lift station, and force main. He also facilitated permitting with the City of Gainesville, Gainesville Regional Utilities (GRU) and St. Johns River Water Management District (SJRWMD) for the overall project.

◊ **San Felasco Tech City**

Client: The Emory Group Companies | Year: Ongoing

Mr. Reyes designed, permitted, and provides ongoing construction administration for this mixed-use development on 82 acres along State Road 441 comprising 270,000 commercial square feet and 252 residential units, built and permitted in 4 phases.



YEARS OF EXPERIENCE:

44 years (36 with eda)

PROFESSIONAL REGISTRATIONS:

- Professional Engineer, Florida, No. 47311
- FDOT Advanced Maintenance of Traffic (MOT) Certification, No. 617779

EDUCATION:

- B.S., Civil Engineering, St. Thomas University, Bogotá, Colombia
- Post-graduate Courses, University of Florida

AFFILIATIONS:

- American Society of Civil Engineers (ASCE)
- American Water Works Association

AREAS OF SPECIALIZATION:

- Land Development Design & Permitting
- Stormwater Facilities
- Water Distribution Systems
- Waste Water Facilities (including reclaimed water systems)
- Road Design



KELLY WAGONER PE

Senior Project Manager
kwagoner@fg-inc.net | Peachtree Corners, GA

FORESITE group

BACKGROUND

Kelly is a registered professional civil engineer and Senior Project Manager with over 28 years of experience managing a wide range of development projects across the Southeast and Midwest. His expertise spans proposals and contracts, project and subconsultant management, feasibility studies, concept planning, design, permitting, and construction administration, along with client coordination throughout all project phases. He is highly skilled in site layout and planning, hydrology studies, utility design, water quality and erosion control BMPs, SWPPP preparation, and cost estimating, and is responsible for full construction plan development including grading, utilities, specifications, bidding, and construction oversight. His portfolio includes industrial, warehouse, retail, transportation, and multifamily projects ranging from 1 acre to over 100 acres, including both ground-up and redevelopment work.

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 11
Total: 28

LICENSES + CERTIFICATIONS
GA Professional Engineer # 032277
KS Professional Engineer #28462
TX Professional Engineer #122714
VA Professional Engineer #55469
GSWCC Level II Certified
Certified Professional in Erosion and Sediment Control
Tennessee ESPC Level 2 Design Certified
NCEES Council Record #58208

EDUCATION
Southern Polytechnic State University (now Kennesaw State University)
Bachelor of Science in Civil Engineering Technology

ORGANIZATIONS
American Society of Civil Engineers (ASCE)
ACEC and Future Leaders Graduate
ICSC

HIGHLIGHTED EXPERIENCE

COASTAL CENTRE SHOPPING CENTER REDEVELOPMENT
Conway, SC
Project Manager

WALMART NEIGHBORHOOD MARKET
10+ sites in FL, GA, SC, TN
Project Manager

LOWE'S HOME IMPROVEMENT WAREHOUSE
5+ Sites in GA, TN
Project Manager

ARNOLD COMMONS SHOPPING CENTER
Arnold, MO
Project Manager

DISCOUNT TIRE
30+ Sites in AL, GA, MO, MS, NC, SC, TN
Project Manager

PARKER'S KITCHEN
2 Sites in Charleston, SC
Project Manager

HYUNDAI AND GENESIS AUTO DEALERSHIP
Charleston, SC
Project Manager

SAM'S CLUB
Lincoln, NE
Project Manager

MAPLEWOOD COMMONS SHOPPING CENTER
Maplewood, MO
Project Manager

GREEN MOUNT COMMONS
Belleville, IL
Project Manager

BLACK HILLS SHOPPING CENTER
Rapid City, SD
Project Manager

INDUSTRIAL MANUFACTURING FACILITY
Edinburgh, IN
Project Manager



AUBREY SHARP PE

Project Manager
asharp@fg-inc.net | Jacksonville, FL

FORESITE group

BACKGROUND

Aubrey is a Civil Project Manager with experience supporting a wide range of commercial and site development projects from early due diligence through construction closeout. His background includes site planning, grading and drainage design, utility coordination, permitting, and construction document preparation, as well as active involvement in client coordination, contractor communication, and agency review processes. Aubrey has contributed to projects across multiple markets, including automotive, commercial, and residential developments, where he has supported pre-development meetings, design revisions, stormwater analysis, and construction administration activities such as inspections and project closeout.

QUALIFICATIONS

YEARS EXPERIENCE
Foresite Group: 7
Total: 7

LICENSES + CERTIFICATIONS
FL Professional Engineer #97262

EDUCATION
Auburn University
Bachelor in Biological/Biosystems Engineering

HIGHLIGHTED EXPERIENCE

PREMIUM OUTLETS COMMERCIAL DEVELOPMENT
St. Augustine, FL
Project Manager

AUTONATION AUTOMOTIVE DEVELOPMENTS
10+ Sites in FL
Project Manager

BIG DAN'S CAR WASH
3 Sites in FL
Project Manager

CHICK-FIL-A
4 Sites in AL, FL
Project Manager

CVS/PHARMACY
4 Sites in FL
Project Manager

DUTCH BROS
2 Sites in FL, GA
Project Manager

PARKER'S KITCHEN
3 Sites in FL, SC
Project Manager

VERIZON WIRELESS DATA CENTER FLOOD AND FEASIBILITY STUDY
Jacksonville, FL
Project Manager

OAKWILER TOWNHOMES RESIDENTIAL DEVELOPMENT
New Smyrna Beach, FL
Project Manager

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

UNIVERSITY STUDENT HOUSING
Auburn, AL
Project Engineer

JSU STUDENT HOUSING
Jacksonville, AL
Project Engineer

BOYKIN COMMUNITY CENTER CAMPUS DEVELOPMENT
Auburn, AL
Project Engineer

OGLETREE VILLAGE OFFICE BUILDING
Auburn, AL
Project Engineer

HEART OF AUBURN SHOPPING CENTER
Auburn, AL
Project Engineer

E GLENN MIXED-USE DEVELOPMENT
Auburn, AL
Project Engineer

SI02 INDUSTRIAL MANUFACTURING FACILITY
Auburn, AL
Project Engineer



MATHEW B. ROOT

AIA, CRX, MBA, OAA

CEO

PROFESSIONAL BACKGROUND

Mathew first joined the firm in 1998, giving him over thirty years of experience as a Project Manager. He currently serves as the President and CEO for MJM Architects. In this role, he manages and directs the firm's various project teams on the design, production, and construction administration of both national rollout programs and the firm's more unique and specialized projects. He also acts as Architect of Record on multiple projects throughout the United States.

As the principal-in-charge of several project teams, he has built long-term relationships with many nationally recognized market leaders in their industries, who continue to rely on MJM as a partner to their ongoing success.

EDUCATION

Bachelor of Architecture, University of Tennessee
Master of Business Administration, University of Tennessee

CERTIFICATIONS & REGISTRATIONS

Registered and Practicing Architect in Many US States
NCARB Certified
LEED AP
(CRX) Certified Retail Property Executive

PROFESSIONAL AFFILIATIONS

Green Building Certification Institute
International Council of Shopping Centers
American Institute of Architects
Ontario Association of Architects

EXPERIENCE

CANTON TOWN CENTER, CANTON, GA

Role: Principal-in-Charge, Project Lead

Mathew was the principal-in-charge and the project lead for an 840,000-sf multiple-tenant shopping center in Canton, GA. Taking over this project from another firm during the schematic design phase, the project was on an accelerated schedule to complete the design and construction document phases to meet the previously established delivery deadlines for the major retailers in the center. Working within a jurisdiction with design requirements at odds with the tenants' desires, MJM worked closely with the Owner to develop a comprehensive design that was acceptable to all stakeholders and could be delivered on time and within budget. Construction administration services were provided throughout the project's construction phase, and all buildings were delivered to the tenants on time, avoiding delay penalties.

OKATIE CROSSINGS, OKATIE, SC

Role: Principal-in-Charge, Project Lead

Mathew served as the principal-in-charge and the project lead to create a master planning package and basis-of-design pattern book for a proposed 1,000,000 sf multi-tenant mixed-use development in Okatie, SC. MJM provided overall master planning, signage guidelines, and wayfinding and created a pattern book for the Owner that was approved by the jurisdiction to use as a guideline for all future development within the Project.

BEST BUY - VARIOUS LOCATIONS

Role: Principal-in-Charge

Mathew started his career in 1998 at MJM as a Project Manager for one of the firm's new clients, Best Buy. In the 25 years since, he has served as a Project Manager, Senior Project Manager, and Principal-in-Chargefor what remains one of the firm's largest clients. MJM provides design, construction documentation, and construction administration for Best Buy for its stores, distribution centers, call centers (Great Call), and service centers (Geek Squad) across the United States. MJM has provided services for new stores, remodels, and expansions, touching nearly half of Best Buy's stores in the United States, and Prototype design services for the various store formats over the years.

LOWE'S HOME IMPROVEMENT & BLAIN'S FARM & FLEET

Role: Principal-in-Charge

Mathew has provided services as the principal-in-charge for both the Lowe's Home Improvement team and the Blain's Farm and Fleet team through their expansion efforts, having completed more than 50 stores totaling 100,000 of each over the last 20 years.

FED-EX GROUND - VARIOUS LOCATIONS

Role: Principal-in-Charge

Mathew has served as principal-in-charge for several of the firm's Fed-Ex Ground projects. As principal-in-charge, he assists the team in the due diligence process, including code analysis and entitlements, provides quality control, and serves as Architect of Record.

KEITH L BUTTS, PE

352-258-2710
klbpe1@gmail.com

Gainesville, Florida

Professional Summary

A highly experienced Civil Engineer with more than 30 years of expertise spanning multiple disciplines, including geotechnical engineering, construction materials testing and inspections. Adept at managing complex projects, ensuring quality control, and conducting thorough testing to ensure structural integrity. Proven track record of delivering successful projects within scope, time, and budget while adhering to industry standards and safety regulations. Strong analytical snd problem-solving skills, with a deep understanding of soil mechanics, foundation design, and material behavior. Committed to innovative solutions and continuous professional development, with a reputation for fostering collaborative relationships with clients, contractors, and stakeholders.

Experience

Regional Manager, Branch Manager, UES Professional Solutions. Gainesville, FL — 2006-Present

- Responsible for the operation and oversight of multiple offices
- Creates and manages up to $6 million budgets, financial statements, and office accounts receivable and payable.
- Interviews, hires and manages employees, conducts staff reviews, and ensures effective performance management for 50 plus professional, technical and office staff.
- Oversees licensed professionals, performs engineering analysis, prepares reports and conducts quality assurance reviews of engineering reports to ensure they meet company standards and client expectations with a focus on engineering standard of care.
- Mentors young engineers and managers across four offices, providing guidance, support, and professional development to foster leadership skills and technical expertise. Creates a collaborative learning environment, helping emerging leaders navigate complex challenges, and ensuring the growth of high-performing teams. Uses effective mentorship and management strategies to develop future leaders, fostering career progression and success.
- Develops and maintains strong relationships with both public and private sector clients, while also directing and coordinating sales and business development staff to drive growth.
- Project administration and oversight including management of geotechnical explorations, construction materials testing and inspections, and environmental assessments, ensuring all projects are executed efficiently, on time, and within budget.

Regional Manager, Giles Engineering Associates, Inc., Sanford, FL — 2002-2006

- Established and grew Orlando office into a successful, multi-disciplined operation offering geotechnical, environmental, and construction testing services.
- Created and managed office budget
- Oversaw a diverse team of staff professionals, office and field personnel, ensuring efficient project execution and adherence to high-quality standards.
- Provided mentorship and guidance to young engineers, helping them develop leadership skills and advance in management roles across two additional offices.
- Played a pivotal role in fostering a collaborative, growth-focused environment while driving operational excellence and ensuring the successful delivery of services to clients.

District Manager, Branch Manager, Staff Engineer, Professional Service Industries, Inc. (PSI), Tampa, FL and Sarasota, FL — 1994-2002

- Managed Construction Services Department in Tampa
- Oversaw three additional offices providing multiple service lines, ensuring the smooth operation of all departmental functions across locations.
- Managed office and department budgets
- Reviewed and wrote engineering reports across various disciplines, ensuring technical accuracy and adherence to industry standards.
- Provided strong leadership and mentorship to staff professionals, supporting their career development and fostering a culture of excellence.
- Collaborated closely with the business development team to attract new clients, maintain strong relationships with existing clients, and drive business growth.

Education

University of Florida, Gainesville, FL - BS, Civil Engineering, 1993
Polk State College, Winter Haven, FL - AA, Business Administration

Licenses

Professional Engineer, 1999

- Florida - #53986
- Georgia - #37878
- Alabama - #36819
- South Carolina - #43930
- North Carolina - #60364

Professional Associations

American Society of Civil Engineers (ASCE)

- Region 5 Governor
- Florida Section President
- Florida Section Regional Vice President
- Suncoast Branch President, Vice President and Treasurer
- Gainesville Branch Treasurer
- University of Florida Student Chapter Practitioner Advisor

National Society of Professional Engineers (NSPE) - member

Florida Engineering Society (FES)

- Member
- University of Florida Student Chapter Vice President

American Council of Engineering Companies (ACEC)

- Florida Institute of Consulting Engineers (FICE) - Public Relations Chair

Project details and references available upon request

OPTIMUS TRAFFIC SOLUTIONS, LLC

Brian Snyder, PE

Principal Engineer & Founder – Optimus Traffic Solutions, LLC
1925 SW 49th Place
Gainesville, FL 32608
352-339-2938 / briansnyder@optimustraffic.com

PROFESSIONAL SUMMARY

Professional Engineer with 19 years of experience in traffic operations, traffic signal design, and transportation planning across public and private-sector roles. Former manager of Marion County's award-winning Traffic Management Center and experienced project manager for traffic impact studies, ICE reports, long-range planning, and permitting. Principal Engineer and Founder of Optimus Traffic Solutions, providing traffic engineering throughout Florida.

WORK HISTORY

Principal - Optimus Traffic Solutions, LLC **January 2025 – Current**

- Prepared Traffic Impact Analyses for private development projects, including trip generation, distribution, and operational analysis.
- Managed quality control of city-wide traffic count program.
- Intersection planning along corridor design.

Project Manager – CHW an NV5 Company **October 2016 – December 2024**

- Prepared traffic studies including; traffic impact analyses, speed studies, Intersection Control Evaluations (ICE)
- Designed roadway improvements
- Designed traffic signals
- Prepared Long Range Transportation Plan for local government

Project Manager II – Marion County Office of the County Engineer **April 2007 – October 2016**

- Implemented and managed Marion County's award winning, $1.5M Traffic Management Center, improving corridor coordination and real-time operations
- Coordinated traffic signals along corridors
- Reviewed and approves all developer's Traffic Impact Studies and Site Plans
- Voting member of the Transportation Advisory Committee of the Transportation Planning Organization
- Designed and provides specifications for traffic signals and traffic signal modifications
- Taught Intermediate Level Maintenance of Traffic class for County Employees
- Supervised staff as Interim County Traffic Engineer
- Worked in the Stormwater Division, Asset Management Division, and Engineering Services Division as an Engineer Trainee

EDUCATION

University of Florida – Gainesville, FL 12/2006
Bachelor of Science: Civil Engineering

LICENSES

Professional Engineer (PE) – FI No. 74607, 2012

SKILLS

Proficient with Synchro/SimTraffic, HCS, Bluebeam, FDOT ICE, FDOT standards, MUTCD, ATMS/TMC operations, Traffic Signal Design and Timing, and MS Office

PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

Randy K Wacha

Project Manager

Expertise Environmental Due Diligence for Real Estate Transactions

Academic Background A.A. Degree, General Education, Santa Fe Community College, Gainesville, 1999

Registrations N/A

Certifications EPA Accredited Asbestos Building Inspector

Experience Mr. Wacha has over 23 years of experience in the environmental, geotechnical, and construction materials testing fields. Mr. Wacha's primary responsibilities are managing and performing Phase I and Phase II Environmental Site Assessments (ESAs), asbestos demolition and renovation surveys, contamination assessments, remediations, hydrogeologic investigations, geotechnical drilling, developing and maintaining direct client contact, and/or environmental/geotechnical aspects of other activities as a project coordinator. He is currently coordinating environmental due diligence as well as work on other commercial, institutional and municipal projects. Mr. Wacha has also successfully completed the Troxler Nuclear Density Gauge Safety Training class, the American Concrete Institute (ACI) Concrete Field Testing Technical – Grade I class, the Florida Department of Transportation (FDOT) Earthwork Construction Inspection – Level I class, the Environmental Protection Agency (EPA) Asbestos Inspector Class (and yearly refresher classes), and the Occupational Safety and Health Administration (OSHA) 10-Hour Construction class and 40-Hour Hazwoper class.

Related Projects

- **Wal-Mart Site Assessments, Alachua County, FL.** Mr. Wacha served as Environmental Scientist for Wal-Mart site assessments. Duties included performing Phase I Environmental Site Assessments and monitoring well sampling activities.
- **Lowe's Site Assessment, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this Lowes Retail facility. Duties included on-site Organic Vapor Analyzer (OVA) monitoring and monitoring well development.
- **All Pro Imports, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA and Phase II activities (OVA monitoring, soil sampling, monitoring well sampling).
- **University Corners, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial/residential development project located in downtown Gainesville. Duties included monitoring well sampling, monitoring well injections and a demolition/renovation asbestos survey.
- **Hatchet Creek Country Club, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this residential development project. Duties included performing a Phase I and Phase II activities (soil sampling, monitoring well sampling). Groundwater and surface water elevation monitoring activities were also performed as part of this assessment.

- **Dollar General Store, Summerfield, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA.
- **Enterprise Processing Center Assessments, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing Phase I ESA's.
- **Trenton Dry Cleaners, Trenton, FL.** Mr. Wacha served as Environmental Scientist for this commercial project. Duties included performing Emflux passive soil gas sampling.

Universal Office	Gainesville, Florida
Years with Universal	23 (2003)
Years with Other Firms	N/A

Farmlands Alachua

Small-Scale Comprehensive Plan Amendment (SsCPA)

(Application #: PSSC26-0002)

Handout: Best Available Data & Analysis Summary

City of Alachua
City Commission
June 22nd, 2026

NV5 + eda

PN: 25-0677

Small-scale Comprehensive Plan Amendment (SsCPA)

*Commission's decision **must be based on the best Data and Analysis, prepared and also presented during the meeting,** by City Staff, its Advisory Board (PZB), and Subject Matter Experts consistent with relevant Goals, Objectives, and Policies, the LDC, and Florida Statutes.*

Application Facts

FROM:

- Community Commercial;
- Moderate Density Residential; and
- Low Density Residential

TO:

- Community Commercial
- Commercial; and
- Moderate Density Residential;

The WHY:

Redesignate, or exchange, 33.31 acres of existing urban Land Uses ***to allow a master planned site; to create, design, & promote a mixed-use community and greater consistency with City's overall adopted Comprehensive Plan.***

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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.

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City of Alachua
Planning & Community Development Department
Staff Report

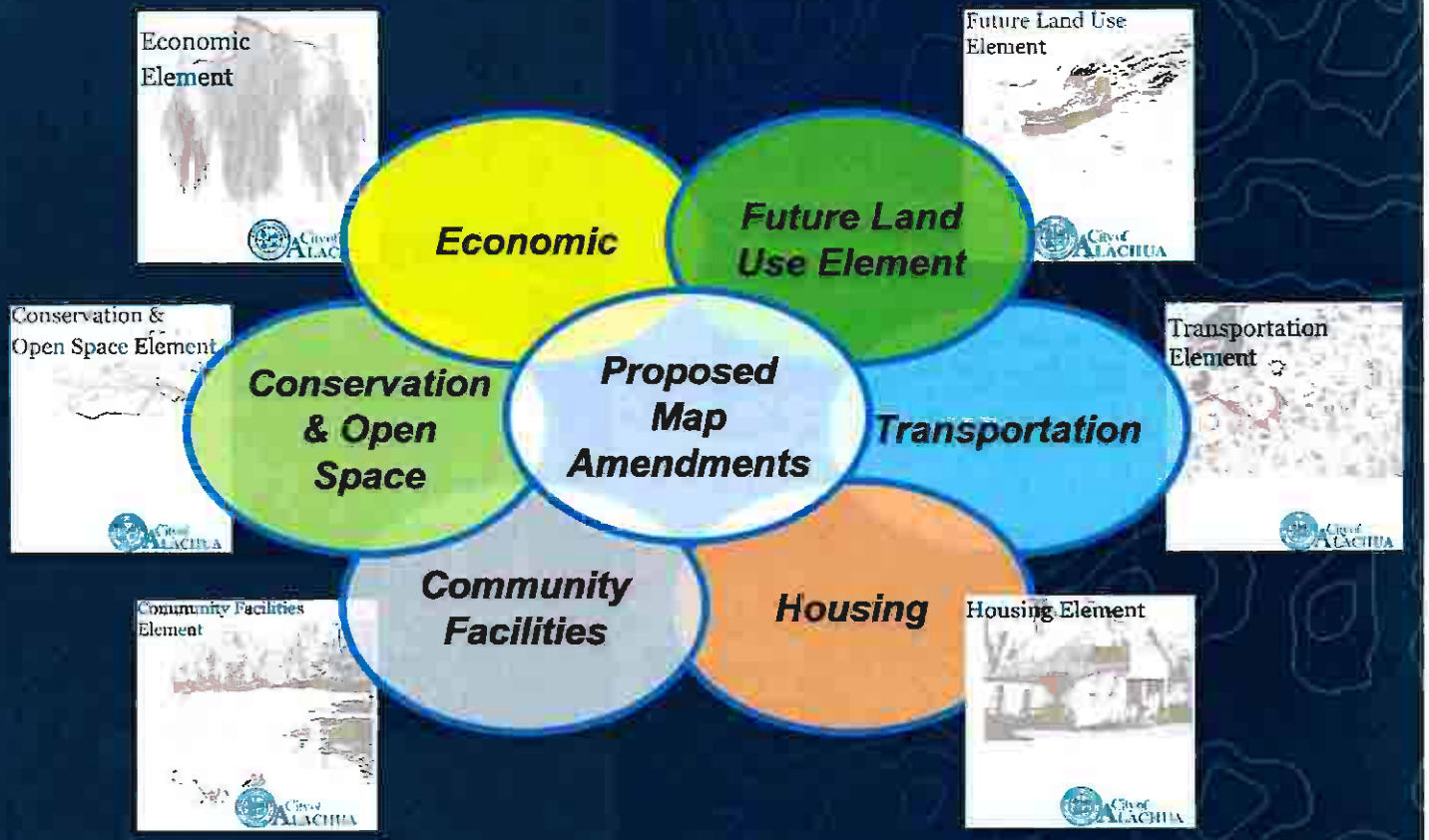
Planning & Zoning Board Hearing Date: April 21, 2026
Legislative Hearing **Application #:** PSSC26-0001

SUBJECT:	A request to amend the City of Alachua Comprehensive Plan Future Land Use Map designation from Low Density Residential (± 20.32-acres), Moderate Density Residential (± 19.36-acres), and Community Commercial (± 7.00-acres) to Moderate Density Residential (± 6.37-acres), Community Commercial (± 10.20-acres), and Commercial (± 30.11-acres) on the subject property.
APPLICANT/AGENT:	eda consultants, inc. NV5, Inc.
PROPERTY OWNER:	JTFA LLC
LOCATION:	Generally located at 16650 NW US Highway 441.
PARCEL ID NUMBER:	03042-050-004; 03042-050-005 (portion thereof); 03046-003-000 (portion thereof)
FLUM DESIGNATION:	Low Density Residential; Moderate Density Residential; Community Commercial
ZONING:	Planned Development – Residential (PD-R); Community Commercial (CC)
OVERLAY:	N/A
ACREAGE:	± 46.68
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

Public Comment Topics 6/8/6

COMMENT SUBJECT	COUNT
Land Use & Commercial Development	1
Growth vs Sprawl	1
Scale Concern	1
Commercial Impact	4
Commercial Sprawl	1
Consumer Behavior	1
FUTURE LAND USE ELEMENT	**9**
Traffic & Road Infrastructure	3
Traffic & Infrastructure Capacity	4
Traffic, Overpopulation, & Environment	2
Traffic Congestion	3
Traffic & Commercial	1
Traffic Safety	2
Traffic & Lighting	1
Traffic Level of Service (LOS)	1
Stormwater & Traffic	1
TRANSPORTATION ELEMENT	**18**
Housing Supply	1
Housing & Community	1
Community Character	1
Community Identity	1
Community Preservation	1
Quality of Life	1
Community Opposition	1
Public Safety	1
HOUSING ELEMENT	**8**
Wastewater & Water	1
Water Infrastructure	2
COMMUNITY FACILITIES ELEMENT	**3**
Environment / Water	1
Water & Aquifer	1
Water Contamination	1
Environmental Impact	2
Environmental / Geology	1
CONSERVATION & OPEN SPACE ELEMENT	**6**
Economic Opportunity	1
Economic Benefit	1
Economic Impact	1
ECONOMIC ELEMENT	**3**

What Data & Analysis Supports Approval...



Staff Report identifies 28 consistency points



Future Land Use Element:

Goal 1: Guide development in sustainable manner, ensure economic prosperity and stability while maintaining high quality of life for all present and future citizens, businesses, and visitors.

POLICY 1.2.b: Moderate Density Residential, step down density

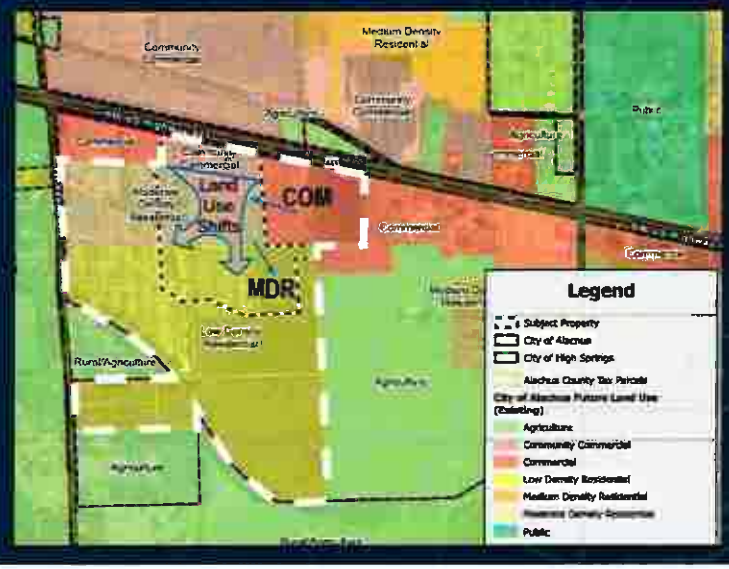
POLICIES 1.3.a & 1.3.b: Community Commercial / Commercial scale

POLICIES 1.3.f & 1.3.g: Development Pattern / Activity Centers

POLICY 2.7.a: Discourage the proliferation of urban sprawl

POLICIES 5.1.a, 5.1.b, 5.1.c, 5.1.d, & 5.1.e: Protection of Topography, Soils, Flood Prone Areas, Wetlands, & Habitat

- *The land has existing urban land use designations: Community Commercial, Moderate Density Residential, and Low Density Residential Classifications.*
- *The site currently is operated as a commercial nursery / tree farm.*
- *The Small-scale Comprehensive Plan Amendment, of 33.31 acres, represents less than one percent (0.1425%) of the entire City of Alachua area.*
- *Urban land use areas are exchanged, or redistributed, to create greater consistency with Comprehensive Plan's Goals, Objectives, and Policies.*
- *A logical nexus exists, as the land use area is surrounded on both sides by the same land use classification requested.*
- *The Small-scale request concentrates the requested Commercial land centrally and creates a mixed-use community, consistent with multiple Comprehensive Plan Goals, Objectives, and Policies.*
- *The request discourages linear sprawl development patterns and is consistent with Florida Statutes Chapter 163.3177 on all eight (8) urban form criteria*



FUTURE LAND USE MAP COMPARISON

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Community Commercial	7.0	0.6 FAR (Per Ac.)[1] 15 UPA[2]	182,952 SF 105 Units
Moderate Density Residential	19.36	4 UPA	77 Units
Low Density Residential	20.32	1 UPA	20 Units
Total	**46.68**		**182,952 SF / 202 Units**

Table 2.a. Existing FLU Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Commercial and Community Commercial	40.31	0.17 FAR (Per Ac.)[3] 0 UPA	298,503 SF 0 Units
Moderate Density Residential	6.37	4 UPA	25 Units
Total	**46.68**		**298,503 SF / 25 Units**

[1] FAR per Comprehensive Plan FLUE Policy 1.3.e
[2] UPA per Comprehensive Plan FLUE Policy 1.3.e
[3] FAR per proposed PD-COMM zoning for Site

Table 2.b. Proposed FLU Map

Net Change	
Non-Residential	+115,551 SF
Residential	-177 Units

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
CC & CI	27.45	0.6 FAR[1] 15 UPA[2]	717,433 SF 411 Units
PD-R	155.34	1.77 UPA[3]	275 Units
Total	**182.79**		**717,433 SF / 686 Units**

[1] FAR per Comp Plan FLUE Policy 1.3.e & LDR Table 3.1-1
[2] UPA allowed per Comp Plan FLUE Policy 1.3.e and LDR Tables 5.1-4 & Table 3.1-1
[3] UPA allowed per existing PD-R zoning

Table 3.a. Existing Zoning Map

Designation	Acreage (+/-)	Density/Intensity	Development Scenario
Planned Development-Commercial (PD-COMM)	60.76	0.17 FAR[1]	450,000 SF
Planned Development-Residential (PD-R)	122.03	1.66 UPA	203 Units
Total	**182.79**		**450,000 SF / 203 Units**

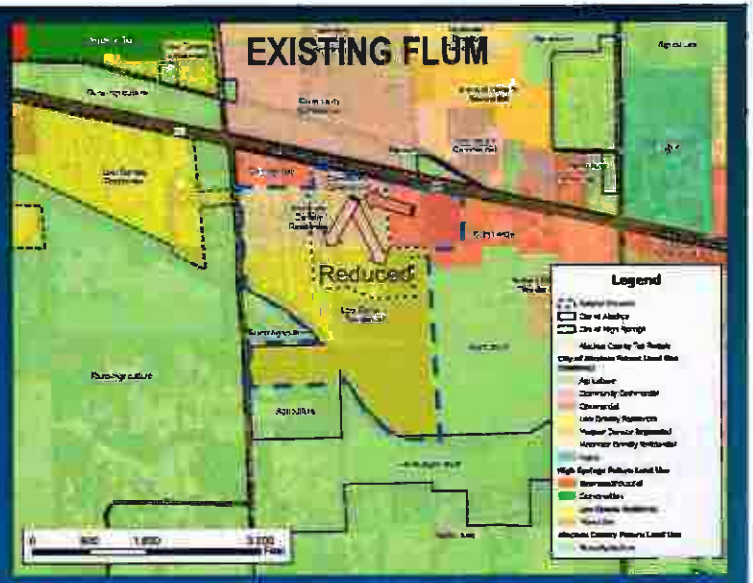
[1] FAR per proposed PD-COMM zoning for Site

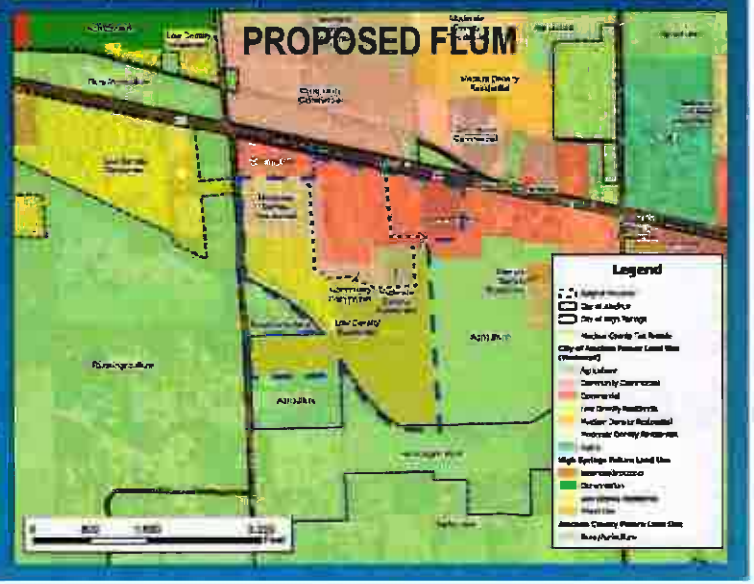
Table 3.b. Proposed Zoning Map

Net Change	
Non-Residential	⇒267,433 SF
Residential	⇒ -483 Units

Even though Community Commercial and Commercial Future Land Use Map land areas are slightly increasing within the project area, as the two residential areas are reduced & relocated within the site and City, ***the companion PD Rezoning applications cap allowed residential dwellings and non-residential square footage below the by right Future Land Use Map classifications allowances for density / intensity.***

This underscores the fact that piecemeal development has far greater impact than a mixed-use master planned project, as supported in City's Compressive Plan.





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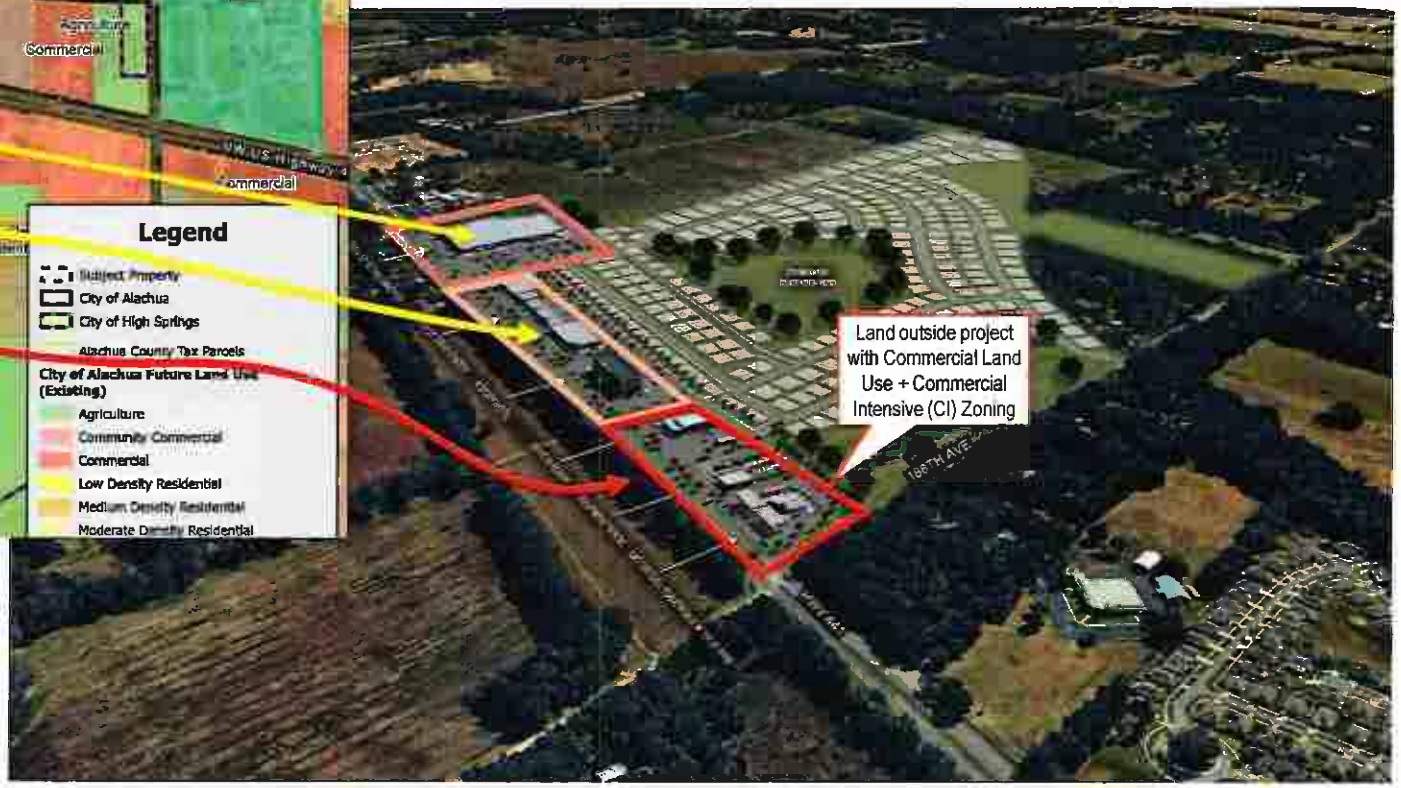
What By-Right Development would look like.





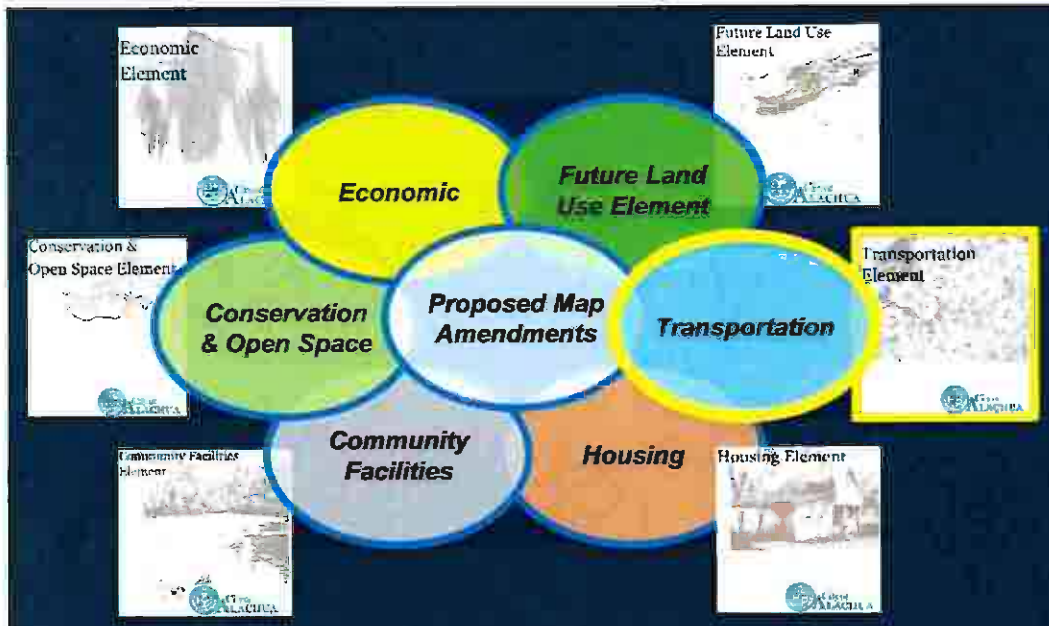
The existing Future Land Use Map contains more intensity than the proposed project seeks, but in a linear strip pattern along US Highway 441 corridor.

The small-scale request concentrates land use areas, creates transitional density buffering, and has greater consistency with the City's adopted Comprehensive Plan by creating a mixed-use community.

MJM ARCHITECTS
100% Employee Owned
2948 SIDCO DR
Nashville, TN 37204
Phone: 615-244-8170
www.mjmarch.com

BY-RIGHT DEVELOPEMENT
ALACHUA, FLORIDA
05/29/2026

832 GEORGIA AVE
Chattanooga, TN 37402
Phone: 423-654-7104
www.risepartners.net
RISE PARTNERS



Transportation Element:

OBJECTIVES 1.1 & 1.2: Safe, Convenient, & Efficient / Access Management.

POLICIES 1.4.b & 1.4.e: Sidewalks / Multi-modal land use mix

Master Planning Benefits

- *Retains commitment* to keep NW 188th Street emergence access only.
- *Creates dedicated interconnectivity* for non-non-motorized to rear residential via multi modal paths.
- *Implements FDOT coordination* (traffic signal that by-right development doesn't yield, accel/decel lanes, commitment to improve traffic signal timing – all things on state roads that the City nor Commission can do today).

DATA & ANALYSIS SUPPORTING APPROVAL

Proposed Project is Master Planned Mixed-Use development, with substantial improvements to overall transportation network will be privately funded:

- *Definitive transportation enhancements to US 441 corridor;*
- *Transportation System Management projects benefiting City / County;*
- *Internal sidewalk system, with connection to abutting parcels;*
- *Initial link in Rail / Trail creation along former rail line;*
- *Extends Level of Service, improves timing on specific segments; and*
- *All improvements are provided by project, not City or State funds.*

CITY OF ALACHUA FUTURE TRAFFIC CIRCULATION MAP: 2035. Adopted December 9, 2024

The Traffic Circulation Map identifies one (1) Segment operating at LOS F by year 2035, with no State nor local plans nor projects proposed to address projected road deficiency.

Although Segment 6 reaches Level of Service F, the proposed Small-scale FLUM amendment contains numerous mobility projects on the US 441 corridor. Those projects are:

- *New signalization at project entrance;*
- *Comprehensive US 441 signal study,*
- *Onsite & offsite turn, accel, decel lanes;*
- *Sidewalks inside/outside project; and*
- *City's first rail/trail link.*

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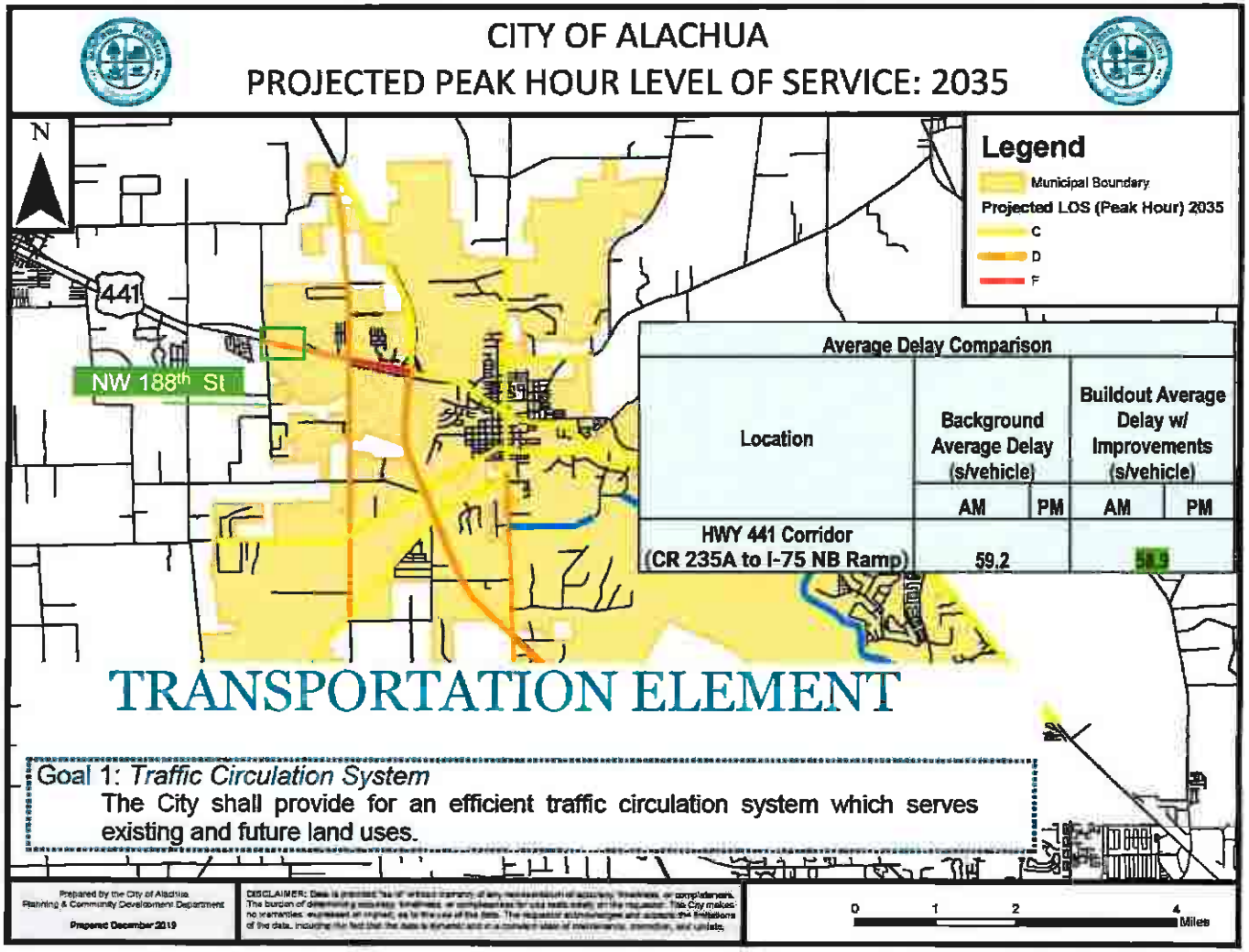




Housing Element:

POLICIES 1.1.a & 1.1.i: Encourage variety of housing and mixed-use sites

Existing project has preliminary plat and Phase 1 plans are moving forward.

DATA & ANALYSIS SUPPORTING APPROVAL

Proposed Project is Master Planned Mixed-Use development, with:

- *Variety of residential lot sizes, encouraging housing options;*
- *Interconnected sidewalks and trails, both internally & externally;*
- *Interconnected streets, both internally & externally; and*
- *Neighborhood-scaled amenities for residents and their guests.*

United States Census Bureau

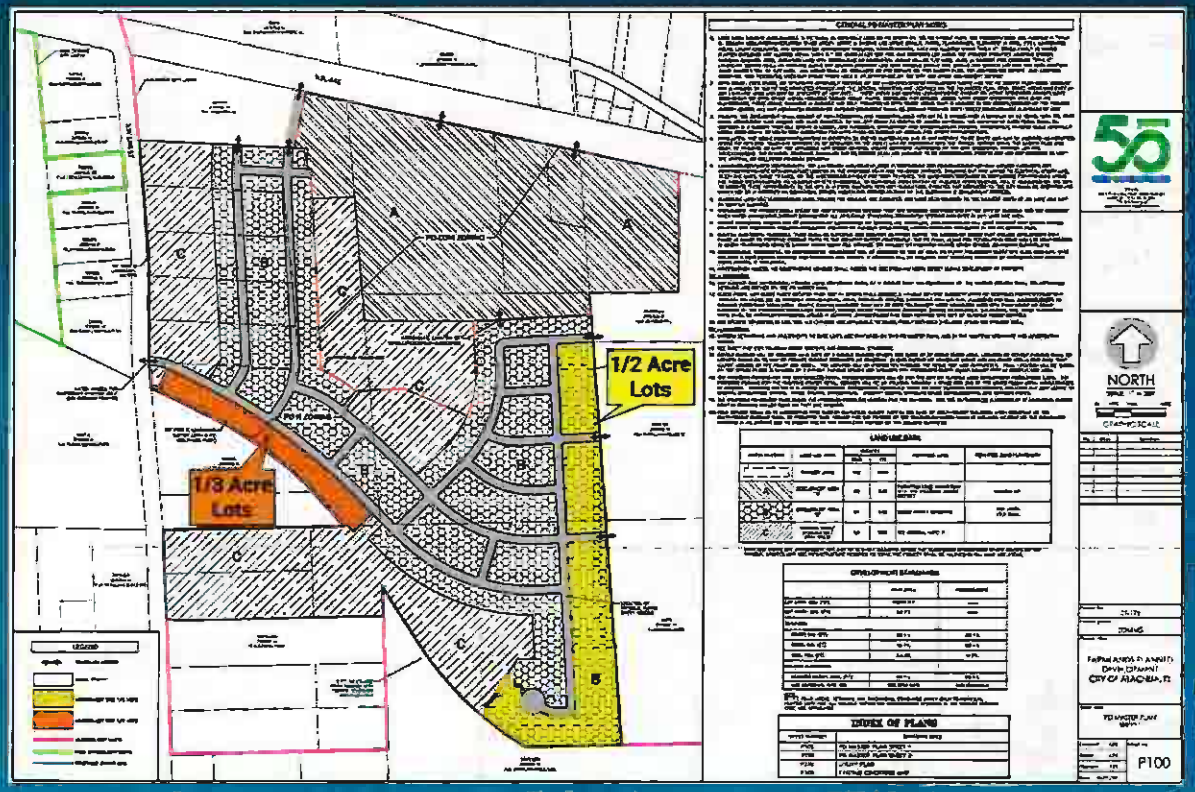
BEBR Bureau of Economic and Business Research

Zillow

FLORIDA HOUSING COALITION

Best Available Data & Analysis utilized to document housing need and community growth

Housing Element Information



Beyond Engineering

Summary Points

- ***Project retains all commitment to original PD*** *zoning master plan promises.*
- ***Proposed residential pattern is consistent with and typical*** *for this area of Alachua, and abutting existing approved and occupied developments within the City and High Springs.*
- ***Project adds need housing stock,*** *with lot sizes larger than seen in many other City projects.*
- ***Both Land Use and Planned Development Zoning creates a density gradient transition*** *from commercial to abutting and adjacent residential properties. Perfect balance of adding needed housing and doing it sensitive to surrounding context.*



DATA & ANALYSIS SUPPORTING APPROVAL

Proposed Master Planned Mixed-Use development, :

- *The City has adequate Potable Water & Sanitary Sewer capacity to fully serve project;*
- *Project will be permitted and regulated through:*
  - *City of Alachua;*
  - *Suwannee River Water Management District;*
  - *Florida Department of Transpiration; and*
  - *Florida Department of Environmental Protection.*

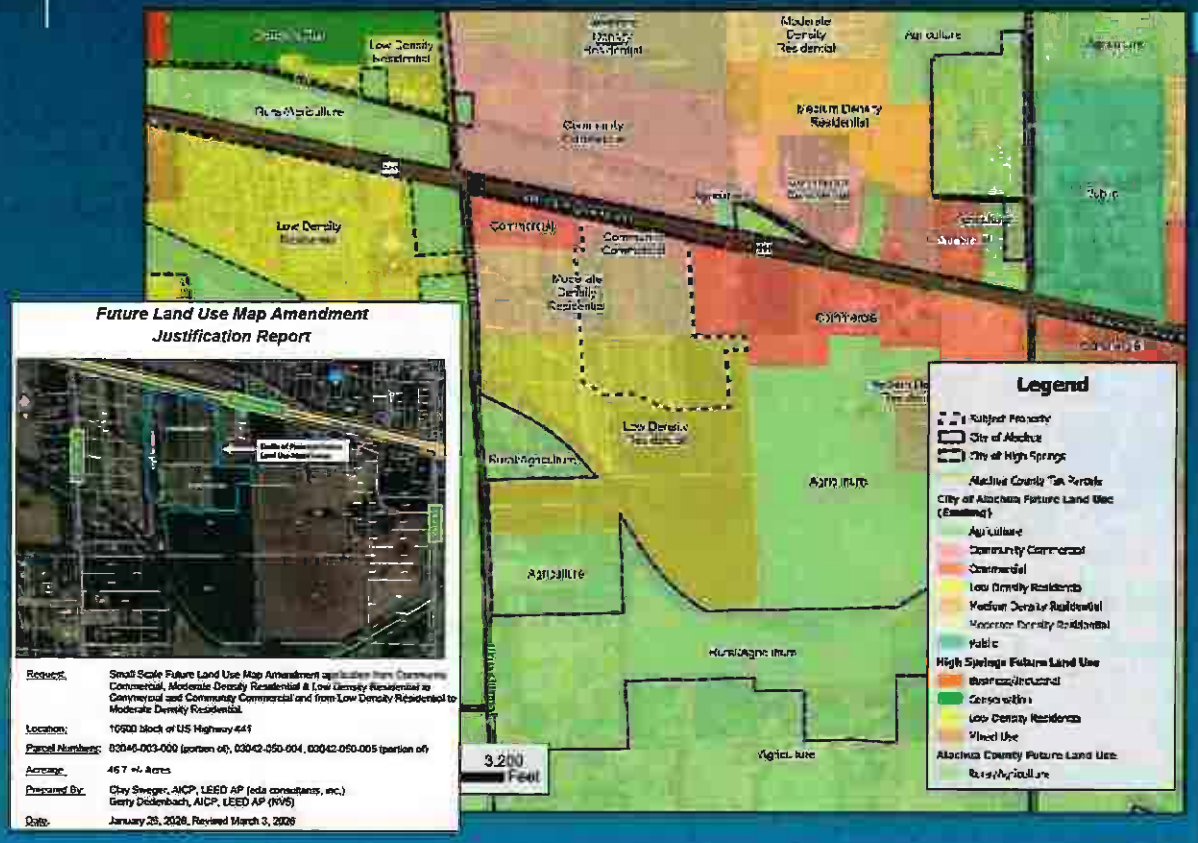
Community Facilities Element:

POLICIES 1.2.a, 4.1.b & 5.1.a: Public Utility & High Aquifer Recharge

Project results in a net reduction in both potential residential units and non-residential sq. ft. upon the property.

In addition, the project will introduce a signalized intersection and include Transportation System Management (TSM) projects/strategies along the US Highway 441 Corridor in coordination with the Florida Department of Transportation

Community Facilities Element



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Summary Points

- *Land within project site already has urban map designations.*
- *Potable Water & Sanitary Sewer utilities available* ***to serve the property.***
- ***Existing water main on NW 188th St, which underscores fact*** *project is not urban sprawl.*
- *Project will result in higher environmental / stormwater regulations and monitoring* ***than commercial agriculture operation.***
- ***Scientist reviewed site and proposed project*** *does not create concern with former landfill site.*
- *Master planned project can coexist and be compliment Alachua's Main Street downtown* ***by contrasting offerings and local options for specialty retail and service offerings.***



Conservation & Open Space Element:

OBJECTIVE 1.3: No Listed Species

POLICIES 1.3.b, 1.3.d, & 1.3.e: Identify and protect species, Inventory

POLICIES 1.4.f, Promote mixed-use development

OBJECTIVE 1.7: Identify, protect, and conserve significant geological resources and natural function

OBJECTIVE 1.10 Wetlands

DATA & ANALYSIS SUPPORTING APPROVAL

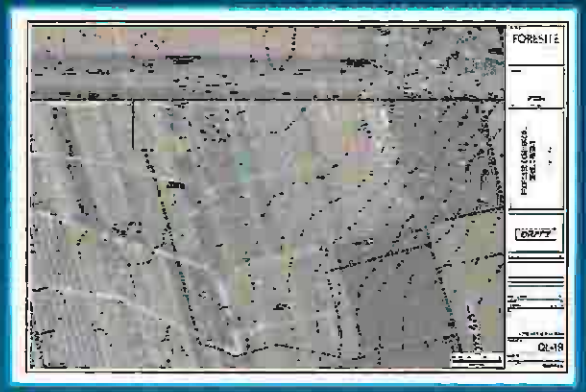
Proposed Project is Master Planned Mixed-Use development, with:

- *Geotech data that supports urban development form & pattern;*
- *No evidence of floodplain, sinkholes, ecological, environmental hazards;*
- *Water consumption lower than commercial agricultural uses.*
- *Stormwater Management Facilities permitted by Water Management District, Best Management Practices (BMPs) ensure aquifer recharge;*
- *No Superfund Site present in City of Alachua (1 in Gainesville); and*
- *No evidence of former Alachua County Landfill affecting property;*

Master Planning Benefits

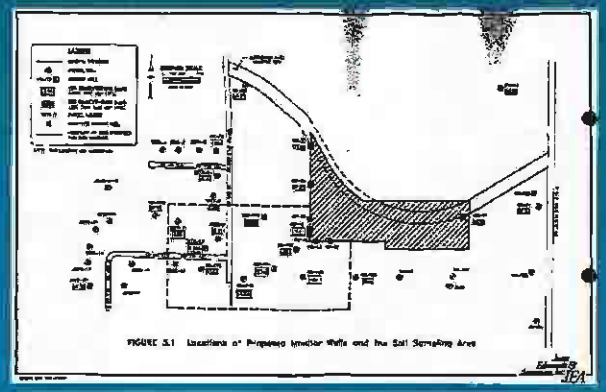
- *Provides unified stormwater, with tighter controls* ***through Water Management District.***
- *Creates dedicated interconnectivity* ***for non-non-motorized to rear residential via multi modal paths.***

Applicant conducted Geotech analysis, additional review will occur during site plan process. No offsite contamination.

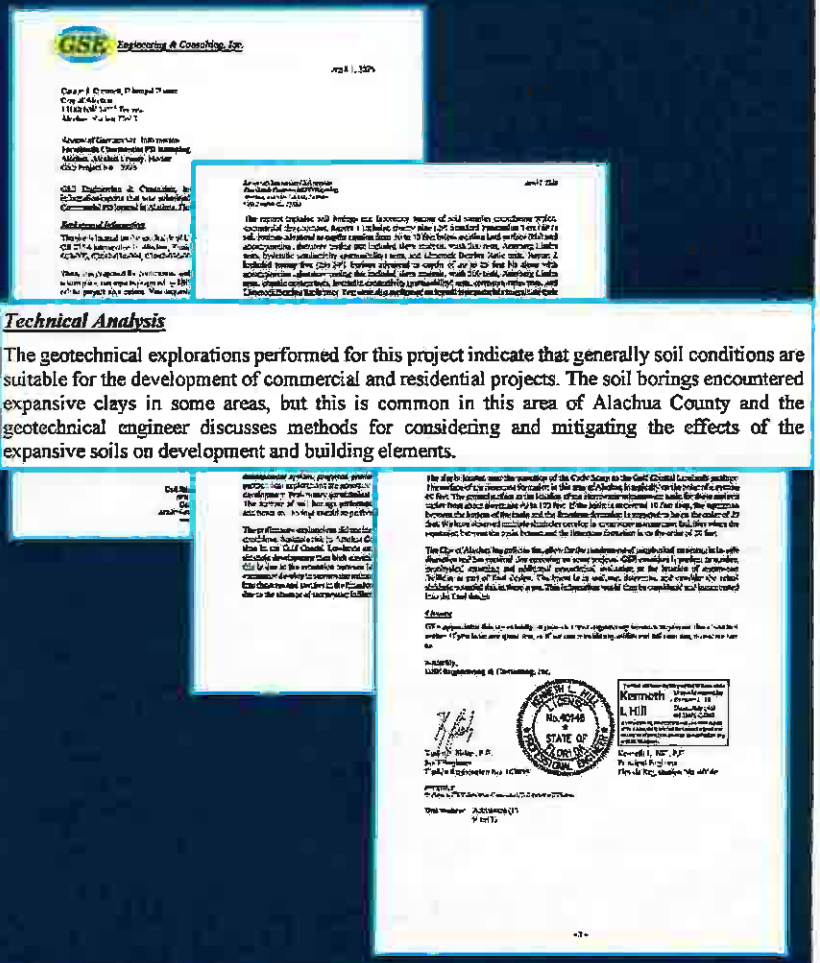


- *60 soil borings at depths of up to 40' have been conducted.*
- *Site deemed suitable for Urban Development, comparable with other developed land in immediate context area (Santa Fe Ford, Impact Family Church)*

- *Only one superfund site exists in Alachua County, in Gainesville.*
- *No evidence of contamination exists on property nor reason to believe site would affect former landfill and proximate properties.*



City's expert affirms soils suitable for proposed uses in City of Alachua


GSE Engineering & Consulting, Inc.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

NV5 Beyond Engineering



Economic Element:

Objective 1.6: *Mixed Use, Workforce Housing*

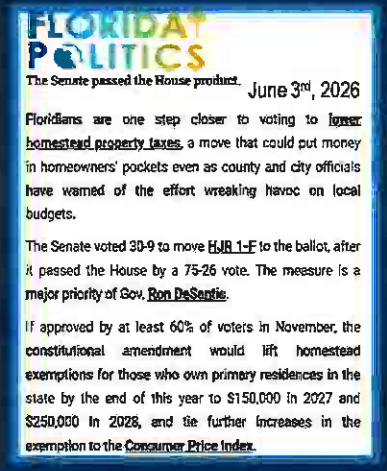
The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.6.a: Create inventory of parcels [illegible] and multi-family [illegible]

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.



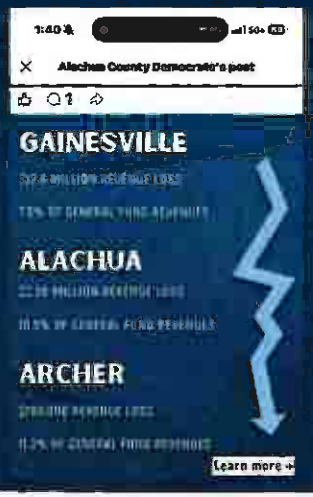
FLORIDA POLITICS

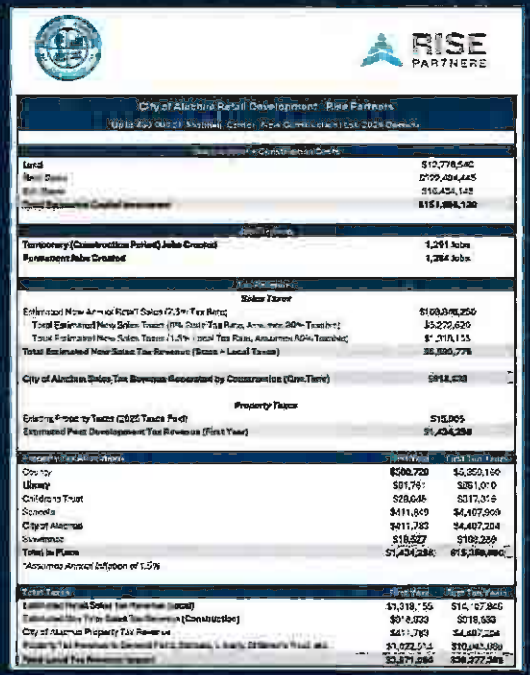
The Senate passed the House product. June 3rd, 2026

Floridians are one step closer to voting to lower homestead property taxes, a move that could put money in homeowners' pockets even as county and city officials have warned of the effort wreaking havoc on local budgets.

The Senate voted 30-9 to move HJR 1-F to the ballot, after it passed the House by a 75-26 vote. The measure is a major priority of Gov. Ron DeSantis.

If approved by at least 60% of voters in November, the constitutional amendment would lift homestead exemptions for those who own primary residences in the state by the end of this year to $150,000 in 2027 and $250,000 in 2028, and tie further increases in the exemption to the Consumer Price Index.





Ad Valorem Increase

Economic Development Consideration

Total number of homesteaded properties in City of Alachua	3,152
Total Assessed Value of those properties in City	$616,694,929
Total number of homesteaded properties in City with assessed values greater than $250,000	827
Total Assessed Value of those properties	$279,996,367
Proposed Homestead Exemption impact (827 x $250,000)	$206,750,000
Total Remaining Assessed Value	$73,246,367
Reduction in Assessed Value of Homestead properties	-$543,448,562
City of Alachua Millage Rate (2025-2026)	6.25
Ad valorem revenue reduction	-$3,396,554

Overall Revenue Reduction

RISE PARTNERS

City of Alachua Retail Development - Rise Partners
Up to 450,000 SF Shopping Center | New Construction | Est. 2028 Opening
Pre vs Post Development Property Tax Analysis

In Place Property Taxes		
	$5,553	County
	$685	Library
	$329	Childrens Trust
	$4,567	Schools
	$4,567	City of Alachua
	$205	Suwannee
	$15,906	**Total In Place Property Taxes**
Post Development Property Taxes		
	Income Approach - Assessor's Office	
Total SF	341,192	*450,000 SF Allowable; Conservative Approach
NNN Rent / SF $	14.00	*From Alachua County Assessor's Office; Conservative
NOI $	4,776,688	
Exit Cap Rate	7.25%	*From Alachua County Assessor's Office; Conservative
Value $	65,885,352	$193.10 PSF
Millage Rate	**Post Dev Prop Taxes (Yr. 1)**	
7.5 $	500,729	County
0.9374 $	61,761	Library
0.45 $	29,648	Childrens Trust
6.251 $	411,849	Schools
6.25 $	411,783	City of Alachua
0.2812 $	18,527	Suwannee
21.7896 $	1,434,298	**Total Post Development Prop Taxes (Yr. 1)**
Total Property Tax Increment Created		
$	495,176	County
$	61,076	Library
$	29,320	Childrens Trust
$	407,282	Schools
$	407,217	City of Alachua
$	18,322	Suwannee
$	1,418,392	**Total Yr. 1 Property Tax Increment Created Post Development**

NV5 Beyond Engineering

Farmlands Alachua

Small-Scale Comprehensive Plan Amendment (SsCPA)

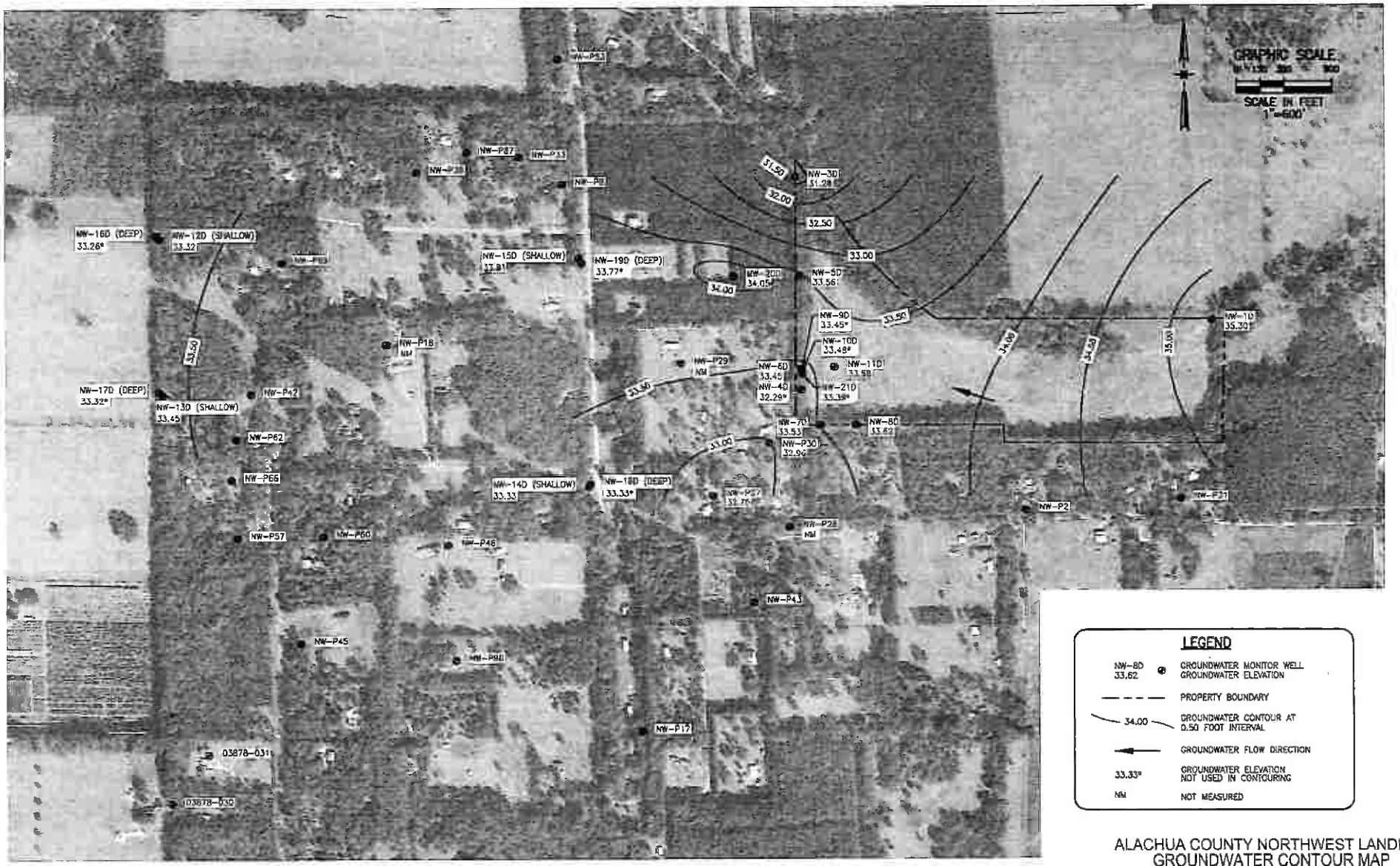
(Application #: PSSC26-0002)

Handout: Best Available Data & Analysis Summary

City of Alachua
City Commission
June 22nd, 2026

NV5 + eda

PN: 25-0677



NOTES:
- NW-6D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

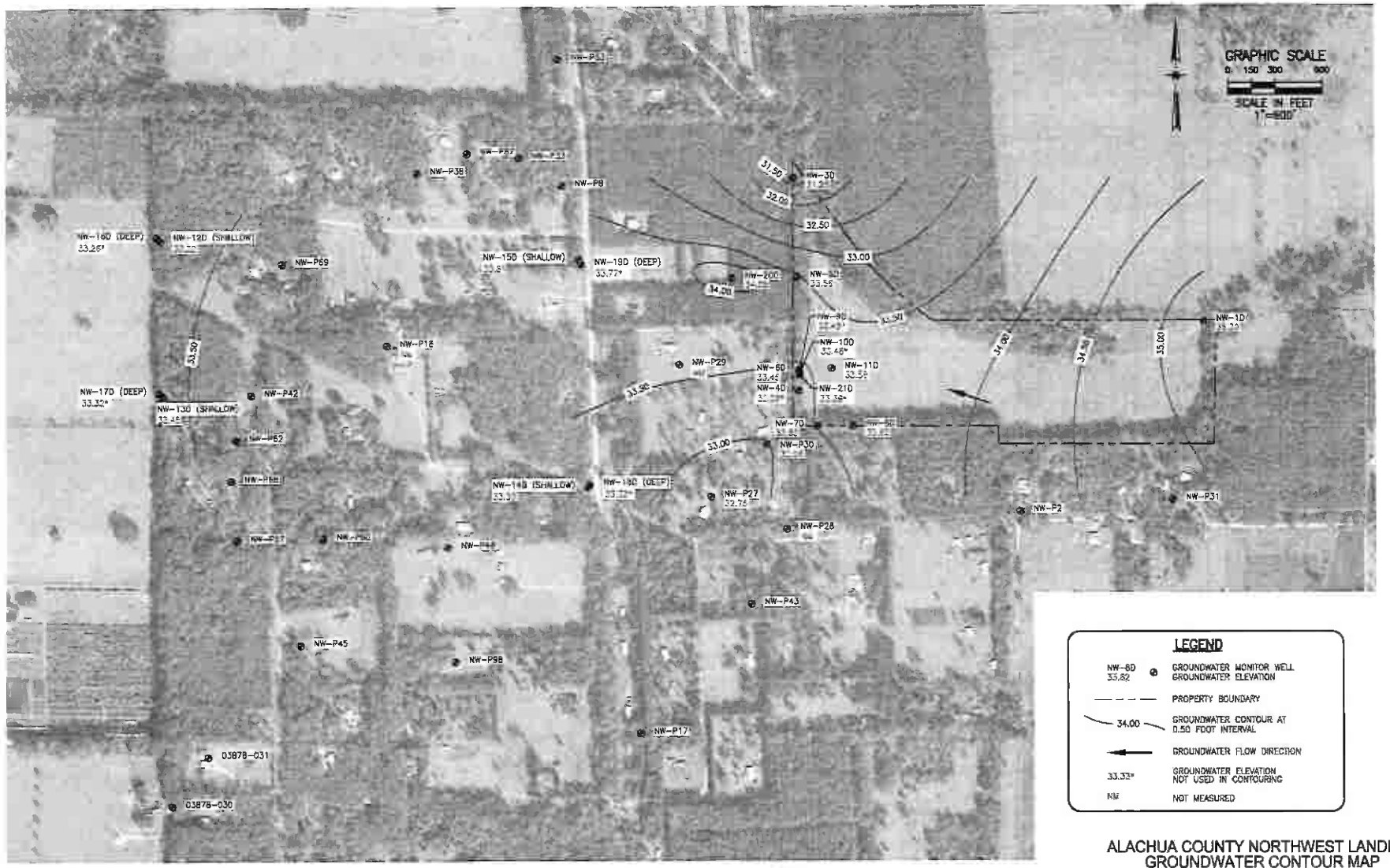
JonesEdmunds

PLOTTED: 10/3/2025 02:03 PM RASHIN MARTIN, PE

GROUNDWATER ELEVATION DATA
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025

WELL NAME	TOP OF CASING	CONTOUR MAP			TIME OF SAMPLING		
		MAP DATE	DEPTH TO WATER	GROUNDWATER ELEVATION	SAMPLE DATE	DEPTH TO WATER	GROUNDWATER ELEVATION
	(NGVD,FT)		(FT)	(NGVD,FT)		(FT)	(NGVD,FT)
NW-1D	123.27	7/1/2025	87.97	35.30	7/2/2025	88.17	35.10
NW-3D	97.91	7/1/2025	66.63	31.28	NS	NS	NS
NW-4D	108.50	7/1/2025	76.21	32.29	NS	NS	NS
NW-5D	100.75	7/1/2025	67.19	33.56	7/2/2025	67.20	33.55
NW-6D	108.03	7/1/2025	74.58	33.45	7/1/2025	74.58	33.45
NW-7D	116.43	7/1/2025	82.90	33.53	7/2/2025	82.91	33.52
NW-8D	122.08	7/1/2025	88.46	33.62	7/2/2025	88.48	33.60
NW-9D	107.55	7/1/2025	74.10	33.45	7/1/2025	74.10	33.45
NW-10D	107.70	7/1/2025	74.22	33.48	7/1/2025	74.22	33.48
NW-11D	109.19	7/1/2025	75.61	33.58	7/2/2025	75.63	33.56
NW-12D	82.82	7/1/2025	49.50	33.32	NS	NS	NS
NW-13D	87.86	7/1/2025	54.41	33.45	NS	NS	NS
NW-14D	88.42	7/1/2025	55.09	33.33	7/2/2025	55.05	33.37
NW-15D	89.43	7/1/2025	55.62	33.81	7/2/2025	55.60	33.83
NW-16D	82.79	7/1/2025	49.53	33.26	NS	NS	NS
NW-17D	87.82	7/1/2025	54.50	33.32	NS	NS	NS
NW-18D	88.48	7/1/2025	55.15	33.33	7/2/2025	55.16	33.32
NW-19D	89.48	7/1/2025	55.71	33.77	7/2/2025	55.70	33.78
NW-20D	95.93	7/1/2025	61.88	34.05	NS	NS	NS
NW-21D	108.16	7/1/2025	74.77	33.39	7/1/2025	74.77	33.39
NW-P18	84.42	NM	NM	NM	NS	NS	NS
NW-P27	107.29	7/1/2025	74.54	32.75	7/9/2025	73.70	33.59
NW-P28	128.90	NM	NM	NM	7/9/2025	NM	NM
NW-P29	91.00	NM	NM	NM	NS	NS	NS
NW-P30	111.07	7/1/2025	78.11	32.96	7/9/2025	NM	NM

NGVD - National Geodetic Vertical Datum
NAVD - North American Vertical Datum
NS - Not Sampled
NM - Not Measured or Dry; refer to letter for details
NA - Not Available



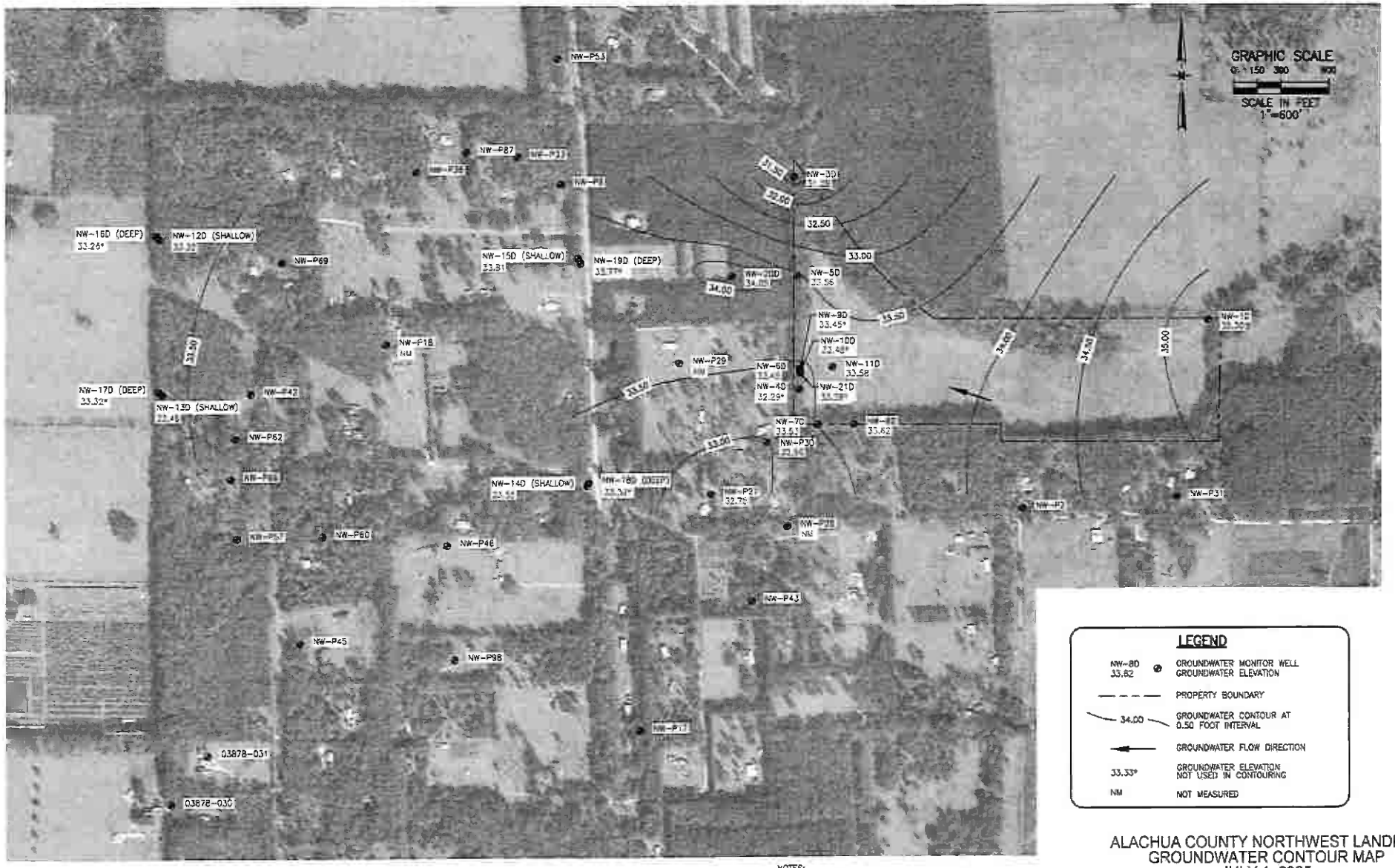
NOTES:
* NW-6D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

JonesEdmunds

PLOTTED: 10/3/2025 02:03 PM BOAKIN MARTIN, FE

SAVED: 10/2/2025 2:02 PM RMARTIN V:\DWG\JONES EDMUNDS\ALACHUA COUNTY\NW LANDFILL\DWG 2025\2025\MAORIANA_2552.DWG



NOTES:
* NW-8D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JULY 1, 2025

JonesEdmunds

PLOTTED: 10/3/2025 02:03 PM RASHIM MARTIN, PE
SAVED: 10/3/2025 2:02 PM RMARTIN N:\GWA\JONES EDMUNDS\ALACHUA COUNTY\NW LANDFILL\GW 2025\2025\ALACHUA\NW_2550.DWG

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025

PARAMETER		CONDUC-TIVITY (FIELD)	DEPTH TO WATER FROM MEASURE PT	DISSOLVED OXYGEN (FIELD)	GROUND-WATER ELEVATION	pH (FIELD)	REDOX POTENTIAL	TEMPER-ATURE (FIELD)	TURBIDITY (FIELD)	CHLORIDE	NITRATE NITROGEN	TOTAL DISSOLVED SOLIDS	IRON
STANDARD UNITS		(1) uS/cm	(1) ft	(1) ppm	(1) ft, NGVD	6.5-8.5 S.U.** S.U.	(1) mV	(1) deg C	(1) NTU	250 mg/L** mg/L	10 mg/L* mg/L	500 mg/L** mg/L	300 µg/L** µg/L
Background													
NW-1D	07/02/2025	438	88.17	2.41	35.10	7.21	139.0	23.7	71.0	7.5	0.39	270	2500
Intermediate													
NW-11D	07/02/2025	773	75.63	0.15	33.56	6.80	253.8	24.3	6.08	5.9	-	460	350
Compliance													
NW-5D	07/02/2025	420	67.20	2.38	33.55	7.33	254.1	23.3	3.11	7.3	-	230	<110
NW-6D	07/01/2025	771	74.58	1.62	33.45	6.80	254.7	24.4	10.6	9.6	-	460	<110
NW-7D	07/02/2025	733	82.91	2.41	33.52	7.03	249.8	24.1	3.00	19	-	350	1900
NW-8D	07/02/2025	772	88.48	4.97	33.60	6.77	260.4	24.1	12.6	7.2	-	360	1100
NW-9D	07/01/2025	914	74.10	0.57	33.45	6.69	255.3	24.4	0.24	14	-	530	<110
NW-10D	07/01/2025	796	74.22	0.10	33.48	7.29	257.8	24.2	0.37	16	-	470	<110
NW-21D	07/01/2025	302	74.77	5.89	33.39	7.59	256.8	23.4	3.77	5.6	-	190	<110
Assessment													
NW-14D	07/02/2025	272	55.05	5.86	33.37	7.53	26.6	23.2	0.3	7.6	-	200	<110
NW-15D	07/02/2025	292	55.60	6.22	33.83	7.51	80.1	23.0	0.13	5.7	-	180	<110
NW-18D	07/02/2025	331	55.16	1.32	33.32	7.45	55.1	23.2	0.12	10	-	220	<110
NW-19D	07/02/2025	351	55.70	5.82	33.78	7.36	101.6	22.8	0.14	5.2	-	210	<110
Water Supply													
NW-P26	07/08/2025	581	-	6.18	-	7.16	248.7	22.7	0.41	13	6.1	360	<110
NW-P27	07/09/2025	241	73.70	4.83	33.59	7.66	244.7	23.7	1.41	9.4	0.17 I	160	3600
NW-P28	07/09/2025	457	-	12.79	-	7.44	244.4	23.3	0.69	5.6	2.4	260	<110
NW-P30	07/09/2025	617	-	0.63	-	7.11	249.0	24.8	5.61	7.1	4.7	370	<110
NW-P40	07/08/2025	740	-	6.88	-	7.30	245.6	23.7	0.19	49	-	-	-
Gorrick	07/08/2025	532	-	4.92	-	6.83	230.8	25.0	0.51	11	4.9	330	<110
Matilsky House	07/09/2025	532	-	12.71	-	7.15	247.9	22.8	0.60	19	-	-	-
Watson	07/08/2025	502	-	6.05	-	7.21	243.1	23.1	0.94	7.8	-	-	-
Bruck	07/08/2025	412	-	6.08	-	7.36	250.6	24.7	1.05	5.8	-	-	-

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
SECOND SEMIANNUAL 2025

PARAMETER		MANGANESE	1,1-DICHLORO-ETHANE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-BENZENE	1,2-DICHLORO-PROPANE	1,4-DICHLORO-BENZENE	CIS-1,2-DICHLORO-ETHENE	DICHLORO-METHANE	TETRA-CHLORO-ETHENE	TRICHLORO-ETHENE	VINYL CHLORIDE	DICHLORO-DIFLUORO-METHANE
STANDARD UNITS		50 µg/L** µg/L	70 µg/L*** µg/L	0.02 µg/L* µg/L	600 µg/L* µg/L	5 µg/L* µg/L	75 µg/L* µg/L	70 µg/L* µg/L	5 µg/L* µg/L	3 µg/L* µg/L	3 µg/L* µg/L	1 µg/L* µg/L	1400 µg/L*** µg/L
Background													
NW-1D	07/02/2025	<8.4	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Intermediate													
NW-11D	07/02/2025	120	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Compliance													
NW-5D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-6D	07/01/2025	17	<0.62	0.41	<0.68	1.4	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-7D	07/02/2025	33	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-8D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-9D	07/01/2025	-	<0.62	0.22	<0.68	2.1	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-10D	07/01/2025	-	2.5	3.2	<0.68	6.0	<0.71	36	<3.5	0.84 I	3.9	3.0	2.9
NW-21D	07/01/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Assessment													
NW-14D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-15D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-18D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-19D	07/02/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Water Supply													
NW-P26	07/08/2025	-	2.2	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P27	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P28	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P30	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
NW-P40	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Gorrick	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Matilsky House	07/09/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Watson	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61
Bruck	07/08/2025	-	<0.62	<0.010	<0.68	<0.75	<0.71	<0.53	<3.5	<0.76	<0.74	<0.51	<0.61

Before I cast my vote tonight, I want to speak directly to the residents of Alachua and to the developer.
I have heard the concerns from our community loud and clear. I understand the worries about traffic, infrastructure, and the possibility of attracting a business that may not align with the character and values that make Alachua special. These concerns are real, and they deserve to be taken seriously.
I also believe growth is inevitable. The question before us is not whether Alachua will grow, but whether we will help shape that growth in a way that reflects our values and prepares our city for the future. My responsibility as a City Commissioner is to consider the long-term interests of our community, respect the rights of property owners, and make decisions that I believe will benefit Alachua for years to come.
Tonight, I intend to vote in favor of this development proposal. That vote is not an endorsement of any specific retailer, nor is it a dismissal of the concerns I have heard from residents. It is a belief that responsible development and community values can coexist.
To the developer, I ask this: please do not view Alachua as simply another market opportunity. Take the time to understand who we are. Listen to our residents. Study our traffic patterns, support our local businesses, and consider the vision we have for our city. If you ultimately bring a retailer to this site, choose one that complements our community and serves the people who call Alachua home.
I know there are people who will disagree with my vote tonight, and I respect that. But I did not run for office to make only easy decisions or to vote based solely on what might help me win another election. I ran because I love Alachua.
For years, I have poured my heart into this community. I show up at events, walk neighborhoods, volunteer my time, coach our kids, and continuously educate myself so I can make informed decisions on behalf of our city. I hope ~~you~~ some 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.

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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,

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.

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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,

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.

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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,

cheryl ellis
5201 Nw 28th Ave
Fort Lauderdale, FL 33309
professorhuxley@gmail.com
(954) 661-0426

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Haripriya Benedict <kwautomail@phone2action.com>
Sent: Monday, June 22, 2026 10:20 AM
To: Planning Division
Subject: Represent the people who voted you in- vote No tonight.

Please vote no to expanding the commercial reach off of 441 and 188th St. 99% of the population ask for a "no" vote. We elect people to represent us, we want to be able to elect you again next time. Work with us, actually do the service of representing our Voice and our Needs. Please vote no tonight. We would love to work together for more years.

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Haripriya Benedict
14828 Nw 188th St, Alachua FL 32615, United States
Alachua, FL 32615
realtorbenedict@gmail.com
(305) 394-4772

Carson J. Crockett

From: Arleen Halvorson <kwautomail@phone2action.com>
Sent: Sunday, June 21, 2026 10:10 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I'm concerned about the traffic situation, especially the freeway and 441 intersection.
Please don't increase the commercial traffic through Alachua.

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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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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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.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Martha Milne
1764 Braman Ave
Fort Myers, FL 33901
milnemw@gmail.com
(239) 849-7504

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Debbie Hagstrom <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 12:20 PM
To: Planning Division
Subject: DENY THE FARMLANDS LAND USE CHANGE !!!!!!!!

TRAFFIC IS TOO HEAVY ON JUST ABOUT EVERY SINGLE ROAD IN THIS AREA !!!!!! STOP BUILDING DAMN YOU !!!!!! YOU ARE RUINING THE ENTIRE AREA !!!!! NO ONE WANTS IT !!!!

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Debbie Hagstrom
PO Box 773773
Ocala, FL 34477
twopiscesfish@yahoo.com
(352) 425-0058

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Peggy Hughes <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 12:00 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Don't ruin our state! We can CHOOSE to not repeat the ecological destruction other places have created! Save our uniqueness for future generations!

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Peggy Hughes
2508 W Kraft Ct
Citrus Springs, FL 34434
petdev1ld0gmax@gmail.com
(352) 322-6872

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Carson J. Crockett

From: Frank Roder <kwautomail@phone2action.com>
Sent: Saturday, June 20, 2026 11:47 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Please remember that ALL Actions have consequences!

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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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.

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,

Stritama Sherreitt
12306 NW 147TH PL
Alachua, FL 32615
stritamadasi@gmail.com
(352) 474-3662

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Porter Horne <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 6:25 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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.

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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,

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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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,

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.

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.

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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,

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.

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Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Steven Schell
17823 NW County Rd 237
Alachua, FL 32615
tokoindo@hotmail.com
(727) 692-6351

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Susan Hartman <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 9:53 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

it matters

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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,

Susan Hartman
5523 nw 81st ave
Gainesville, FL 32653
wwwspeare@yahoo.com
(850) 240-7932

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club -

Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Dianne Harper <kwautomail@phone2action.com>
Sent: Thursday, June 18, 2026 8:14 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

I have watched the town of Alachua change for the worse as more and more big box development and mass housing has been introduced to the area. Please don't make it any worse.

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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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.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Ashley Murphy
2918 Northeast 14th Street
Gainesville, FL 32609
notenoughpizza@gmail.com
(352) 562-0647

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Dianne Harper <kwautomail@phone2action.com>
Sent: Tuesday, June 16, 2026 2:33 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Dianne Harper
1815 Ne 6th Ter
Gainesville, FL 32609
harper_dianne@hotmail.com
(828) 301-6753

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Carson J. Crockett

From: Susan Caruso <kwautomail@phone2action.com>
Sent: Tuesday, June 16, 2026 1:20 PM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Susan Caruso
832 SW Bumble St
Fort White, FL 32038
susan.caruso@att.net
(954) 684-6747

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Mary Wright <kwautomail@phone2action.com>
Sent: Monday, June 15, 2026 11:30 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Mary Wright
1626 Palmwood Dr
Clearwater, FL 33756
mickeyatomik@msn.com
(727) 773-6039

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Kelly Lyon <kwautomail@phone2action.com>
Sent: Monday, June 15, 2026 10:25 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

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.
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,

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.
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Sincerely,

Sincerely,

Richard Devereaux
8222 N.W. 226 Street
Alachua, FL 32615
rjdevro@gmail.com
(352) 317-8819

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: Elizabeth Eggers <kwautomail@phone2action.com>
Sent: Sunday, June 14, 2026 7:33 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

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.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur.
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This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Jayne Galaris
9 Forbes PlApt 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.
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Sincerely,

Sincerely,

Jennifer Sen
7631 NW 36
Gainesville, FL 32606
fbookidjs@yahoo.com
(352) 376-9704

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

Carson J. Crockett

From: John Widdowson <kwautomail@phone2action.com>
Sent: Saturday, June 13, 2026 10:52 AM
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

John Widdowson
1203 Durrance Rd
Lake Placid, FL 33852
jw33852@gmail.com
(954) 461-3425

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: 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.
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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,

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.
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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,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

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.
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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.

July 24, 2026

Ms. Michele Lieberman, ICMA-CM, CPM
County Manager
Alachua County
12 SE 1st Street
Gainesville, FL 32601

Re: The Farmlands – Response to County Affected Party Correspondence

Dear Ms. Lieberman:

As agents representing the applicant for The Farmlands Planned Development (PD) application, we appreciate and acknowledge Alachua County's review of the proposed project and your interest in ensuring the continued protection of the County's adjacent property and consideration for environmental resources.

The applicant has reviewed the County's July 22, 2026 correspondence requesting that a condition of PD zoning approval be added requiring:

"submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume."

The applicant is agreeable to the inclusion of the County's recommended condition of approval as part of the project's PD zoning approval. The scope and timing of the study will be coordinated between the developer and County staff as part of the subsequent development review process.

We appreciate the County's thoughtful comments and look forward to continuing to work cooperatively with both Alachua County staff and the City of Alachua throughout the development review process to ensure the project is designed and constructed in a manner that protects surrounding properties and environmental resources.

Thank you again for your review of the application and continued interest in the project.

Sincerely,

Clay Sweger, AICP, LEED AP
eda

Gerry Dedenbach, AICP, LEED AP
NV5

cc: Corbin Hanson, Alachua County Attorney
Gus Olmos, Alachua County Environmental Protection Department
Rodolfo Valladares, P.E., City of Alachua Manager
Bryan Thomas, AICP, City of Alachua Planning Director

Carson J. Crockett

From: SSJ SierraClub <ssjsierra@gmail.com>
Sent: Friday, July 24, 2026 4:38 PM
To: Planning Division
Subject: Postpone Farmlands Rezoning—Investigate the Risks Before Approving Irreversible Development

Dear Mayor Welch and Commissioners:

On behalf of the Sierra Club Suwannee–St. Johns Group, we respectfully request that the City Commission postpone consideration of the Farmlands rezoning and conduct a properly noticed second reading of the associated Future Land Use Map amendment before taking any further action on the Planned Development.

The FLUM amendment and rezoning are inseparably connected. The rezoning depends upon the expanded commercial land-use designation approved by a narrow 3–2 vote on June 22. Before considering a rezoning that could authorize up to 454,000 square feet of commercial development and 203 residences, the Commission should ensure that the underlying land-use amendment has completed every required procedural step and received the fullest possible public examination.

The applicant should also be required to explain what material circumstances have changed since the property's earlier modification from Agricultural to Community Commercial. The applicant recently obtained that commercial designation but did not develop the property under the approved modification. Instead, it returned seeking a far larger commercial entitlement with substantially greater impacts.

Before this increased request is even considered, the applicant should demonstrate why the existing commercial designation is inadequate, what new need or changed condition justifies this escalation, and why the previously approved development opportunity was not pursued. Without such an explanation, this sequence creates the appearance that the earlier modification served merely as a foothold for obtaining a much larger and more consequential commercial entitlement.

This is not a minor procedural matter. The FLUM amendment fundamentally changes the intensity and character of development permitted along this portion of U.S. 441. A second reading would allow the Commission to consider the significant information and unresolved concerns that have emerged since the June 22 vote.

Sierra Club remains opposed to the Farmlands proposal for the following reasons:

The increased commercial entitlement has not been justified. The applicant did not act upon the property's recent modification from Agricultural to Community Commercial before seeking a substantially larger commercial designation. The record should explain what has materially changed, why the existing entitlement is insufficient, and what demonstrated community need justifies this escalation. Incremental approvals should not be used to establish a foothold and then leverage it into a development of far greater scale and impact.

The site investigation was preliminary, limited, and incomplete. Based on information presented in the record, the entire property does not appear to have been comprehensively evaluated. The test borings, wells, excavations, or other methods used to characterize site conditions also appear to have been limited in number, location, and depth. If testimony indicated that some investigations extended only approximately 20 feet, the applicant should be required to clarify exactly which investigations reached that depth and distinguish those test depths from the separate estimate of approximately 20 feet between the proposed stormwater-basin bottom and limestone. Limited sampling cannot reliably characterize conditions across a property of this size or

rule out deeper karst features, buried sinkholes, landfill materials, groundwater concerns, or contaminant pathways.

Karst and sinkhole risks remain unresolved. The applicant's investigation was preliminary, groundwater conditions were largely undetermined, and no geophysical survey was conducted to identify buried karst features. The City's engineering reviewer warned that excavation of a proposed stormwater basin could leave only about 20 feet above limestone and noted that sinkholes have developed beneath other stormwater facilities with similar separation. The absence of an identified sinkhole is not evidence that none exists when the investigation capable of detecting buried karst has not been performed.

Material site conditions were not adequately disclosed or analyzed. The nearby decommissioned landfill, EDB contamination history, groundwater-monitoring wells, reported sinkhole features, plume information, and other environmental constraints were not meaningfully addressed in the applicant's materials or staff report. These are not peripheral details. They bear directly on whether the proposed development pattern, excavation, and concentrated stormwater infiltration are safe.

The City appears to have relied substantially on the applicant's information without adequate independent verification. The applicant has a direct financial interest in obtaining approval, yet the record does not demonstrate that the applicant's environmental conclusions, site characterization, utility projections, or omissions were subjected to a comprehensive, property-wide, independent technical review. Where the submitted information is incomplete, unverified, or contradicted by other records, it cannot reasonably support definitive findings that the site is suitable and significant adverse effects are unlikely.

The proposal lacks adequate groundwater and stormwater analysis. No site-specific seasonal-high groundwater level, groundwater-flow direction, baseline water-quality assessment, complete stormwater-capacity analysis, or contaminant-transport evaluation has been provided. The record also lacks runoff calculations, required storage volumes, water-quality treatment analysis, emergency-overflow routes, and a karst-collapse contingency. Critical investigations have been deferred until after the land-use and rezoning decisions.

Wastewater capacity has not been demonstrated for the full range of permitted uses. Staff's estimated 96,150 gallons per day relies on a generic commercial-flow assumption that does not account for potentially intensive uses such as restaurants, hotels, assisted-living facilities, schools, or medical uses. The analysis also does not demonstrate downstream lift-station, force-main, collection-system, peak-flow, or treatment capacity.

The commercial development authorized is not sufficiently limited. Descriptions of a particular retailer or conceptual site plan are not binding protections. Once approved, the PD could allow a much larger or substantially different combination of commercial uses than residents have been led to expect.

Traffic impacts have not been credibly resolved. The proposal relies on questionable internal-capture assumptions and characterizes U.S. 441, a major state highway, as susceptible to "traffic calming." Residents who regularly travel this corridor understand that development of this scale could substantially worsen congestion and safety conditions.

The proposal is incompatible with the community's character and long-term vision. Expanding approximately seven acres of commercial future land use to roughly 40 acres would encourage highway-oriented sprawl and establish a damaging precedent for this largely rural gateway between Alachua and High Springs.

The burden belongs to the applicant to establish—before approval—that the substantially increased commercial intensity is justified, safe, serviceable, and consistent with the Comprehensive Plan. Promises to investigate the decisive questions later do not constitute competent, substantial evidence that the land can support the development now being authorized.

We therefore respectfully request that the Commission:

- Postpone the Farmlands rezoning hearing;
- Direct the City Attorney to explain publicly whether all required readings, notices, transmittals, and adoption procedures for the FLUM amendment have been completed;
- Schedule a properly noticed second reading of the FLUM amendment before considering the dependent rezoning;
- Allow the public to submit evidence and comment on the complete land-use record;
- Require the applicant to identify precisely which portions of the property were investigated, the number and location of all borings, wells, excavations, and other test sites, the methods used, the depths reached, and the basis for concluding that this limited investigation adequately characterizes the entire property;
- Require comprehensive, property-wide karst and hydrogeologic evaluation, including mandatory geophysical screening of proposed stormwater facilities, targeted investigation of identified anomalies, and seasonal-high groundwater measurements;
- Require independent review of the decommissioned landfill, EDB contamination, monitoring-well records, groundwater-plume information, groundwater-flow direction, and potential contaminant-migration pathways;
- Require a complete stormwater-capacity and water-quality analysis and a use-specific, maximum-demand wastewater analysis, including verification of lift-station, force-main, collection-system, treatment, and peak-flow capacity;
- Require substantive independent technical review by qualified professionals retained by or answerable to the City, rather than relying primarily upon the applicant's representations;
- Require the applicant to provide a documented explanation of what has materially changed since the earlier Agricultural-to-Community Commercial modification, why that approved opportunity was not pursued, and what demonstrated public need justifies the increased commercial acreage and intensity now requested; and
- Deny, or substantially reduce, the proposed commercial intensity unless the applicant establishes through competent, substantial evidence that the increased entitlement is justified, compatible with the surrounding community, within the City's water, wastewater, stormwater, and transportation capacity, and protective of groundwater and public safety.

What competent, independently verified evidence permits the City to approve this rezoning when the entire property has not been comprehensively investigated, the testing appears limited in scope and depth, material site conditions were not fully disclosed, no geophysical karst survey was performed, and essential environmental and utility studies remain unfinished?

A decision of this consequence deserves the most thorough examination possible. Once the expanded land-use entitlement and rezoning are granted, the City may have limited ability to correct mistakes revealed by later investigations. Alachua's residents, water resources, infrastructure, and rural character deserve careful planning—not unanswered questions followed by irreversible approvals.

The Commission should not allow a recently granted commercial modification to become merely a foot in the door for a much larger entitlement that was neither contemplated nor justified when the property first transitioned away from agricultural use. Nor should it approve the development intensity first and investigate whether the property can safely support it later.

Respectfully,

Sierra Club Suwannee–St. Johns Group
Executive Committee

Carson J. Crockett

From: Haripriya Benedict <realtorbenedict@gmail.com>
Sent: Sunday, July 26, 2026 12:14 PM
To: Planning Division
Subject: URGENT—Affected Party Registration for July 27 Farmlands Hearing.
Attachments: plume.jpg

Good morning,
I would like to apply for affected party status for this Monday July 27th hearing at noon. My name is Celine A. Benedict. My address and tax parcel numbers are provided below. I own and reside on 15 acres on NW 188th Street near the proposed development, including 10 acres purchased for agricultural use.

I request Affected Party status because this application may directly and adversely affect my property interests, including my access, groundwater, agricultural use, expenses, health and safety.

NW 188th Street provides my regular access to U.S. 441. I use this route to travel to and from my home, agricultural property, work, my child's school and other daily destinations. The additional traffic and the proposed traffic signals and project access points described in the application would directly affect my ingress and egress. Because of my property's location and reliance on this particular access route, these impacts are more direct and particularized than traffic impacts experienced by the public generally.

In addition, the contaminated-groundwater plume map attached shows that part of my property lies within the documented plume area. I rely on groundwater and use the property for agricultural purposes. Any development-related effects on groundwater movement or contamination could therefore directly affect my water supply, agricultural work and income, and my expenses—including the potential cost of obtaining City water for agricultural use.

I am therefore not affected merely as a member of the general public. I possess specific property interests that may suffer particularized traffic, environmental, agricultural, financial, health and safety impacts from this application. I respectfully request Affected Party status so that I may present evidence and testimony, cross-examine the applicant and City staff, and offer rebuttal as permitted by the City's quasi-judicial procedures.

Please confirm receipt of this registration and its supporting materials and advise me immediately if anything further is required.

Legal name: Celine S. Assouline Benedict
Address: 14828 nw 188th st, we also own the 10 acres next to us.

Tax parcel numbers: 03883-010-003, 03883-004-000, and 03883-001-000
Contact: Realtorbenedict@gmail.com, 305-394-4772
Applying for: Affected party status for the Farmlands Commercial/Rise rezoning application.

Thank you so much,
Mrs Benedict

City of
ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 6, 2026

Submitted electronically to sayed@moukhtara.com

Sayed Moukhtara
Tara Forest LLC
7717 NW 20th Lane
Gainesville, FL 32605

Application #: PSE22-0002

RE: Geophysical Evaluation

Dear Mr. Moukhtara,

Staff is forwarding to you the attached signed and sealed recommendations of the City of Alachua's expert geologist, Michael Alfieri, P.G. of Apex Companies, LLC for the purpose of informing you that staff is in accord with these recommendations and will require completion of this recommended work prior to scheduling hearings on the pending applications for Tara April Infrastructure Plan, Tara Phoenicia Infrastructure Plan, and Tara Forrest West Phase 1 Construction Plans. The City requires this information to determine whether the proposed infrastructure plans and construction plan comply with Section 6.9 of the Land Development Code and Policy 5.1.a of the Community Facilities Element of the Comprehensive Plan.

The work consists of geophysical evaluation, geologic testing, and preparation of a Technical Memorandum. The City will require that the work be performed, signed and sealed by a Professional Geologist competent in geophysics and geologic testing, as those tasks are outlined in the attached Apex Companies, LLC recommendations. The City is willing to recommend a qualified geophysical firm and geologic drilling company should you need that assistance.

At this time, the Special Exception for Tara April is scheduled for hearing by the City of Alachua Planning & Zoning Board on January 13, 2026, commencing at 6:00 p.m. The nature of the hearing will be quasi-judicial. Please be advised that the Special Exception, if granted, will be subject to Conditions that (1) require completion of the work outlined in the Apex recommendations before the special exception development order takes effect, and (2) require potential re-engineering of the stormwater management facilities on Tara April should the results of the geophysical evaluation and geologic testing necessitate it, in the interest of public health, safety and welfare.

If you have any questions regarding the information above, please contact me at (386) 418-6122 or at br_thomas@cityofalachua.com.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Director of Planning & Community Development

Attachments: Recommendations by APEX Companies, LLC

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Sergio Reyes, P.E., eda consultants, inc. *(by electronic mail)*
Clay Sweger, AICP, eda consultants, inc. *(by electronic mail)*
Jay Brown, P.E., JBPro *(by electronic mail)*
Patrice Boyes, Esq., Holtzman Vogel *(by electronic mail)*
Scott Walker, Esq., Folds & Walker *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stevens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

APEX

December 23, 2025

Holtzman Vogel Baran Torchinsky & Josefiak PLLC
Attn: Ms. Patrice Boyes, Esq.
119 South Monroe Street, Suite 500
Tallahassee, Florida 32301

RE: Geologic File Review for City of Alachua
Tara April, Tara Phoenicia, and Tara West Properties

Dear Ms. Boyes,

The following outlines the essential work tasks required to develop a professional geologic opinion regarding the proposed stormwater management systems and development on the Tara April, Tara Phoenicia, and Tara West properties, with specific consideration of their interaction with the karst system and compliance with City of Alachua Land Development Codes, relevant provisions of the City of Alachua Comprehensive Plan as well as regulatory standards established by the Suwannee River Water Management District.

Work Task 1. Data Compilation and Review

Project data has been provided by Holtzman Vogel. In addition to incorporating the data provided by Holtzman Vogel, Apex will undertake a comprehensive compilation and evaluation of readily available karst, hydrogeologic, and hydrologic datasets from authoritative sources, including the U.S. Geological Survey, Florida Geological Survey, Suwannee River Water Management District, Alachua County, and relevant peer-reviewed literature. This effort will include a systematic review of all files specifically associated with the proposed stormwater system project to ensure completeness and accuracy. Where existing datasets lack spatial referencing, Apex will georeference the information to enable integration into a robust Geographic Information System (GIS) platform. This GIS will serve as a foundational tool for spatial analysis, data visualization, and informed decision-making throughout the assessment process.

> ***NOTE**: As of December 19, 2025, all data provided by Holtzman Vogel has been reviewed and a GIS has been constructed. While Apex concurs with the methodology for shallow stormwater ponds as emphasized in Alachua County Land Development Codes (i.e. stormwater management) for properties situated in the unincorporated County and the Suwannee River Water Management District's Environmental Resource Permit (ERP) approved design for the subject sites, significant hydrogeologic information limitations must be resolved to provide a sound professional geologic opinion. Specifically, there is insufficient geologic data for the project area to render a defensible professional geologic opinion regarding:*
>
> - *Potential interaction between the proposed stormwater systems, development, and underlying karst geology or adjacent karst features;*
> - *The risk of contamination to the underlying aquifer, the upper Floridan aquifer, which serves as a potable water source for the region—representing a potential critical health, welfare, and safety concern; and*
> - *The long-term stability of the stormwater systems from a geotechnical perspective, including potential risks that could compromise health, welfare, and safety during maintenance activities.*

To address these uncertainties and safeguard public health and environmental integrity, Apex recommends comprehensive geophysical and geologic testing within the Tara April, Tara West, and Tara Phoenicia property boundaries. This additional investigation is essential to complete the geologic review, ensure regulatory compliance, protect groundwater resources, and mitigate potential hazards associated with the underlying karst terrain.

Work Task 2. Photolinear Evaluation

Apex will acquire and analyze historical aerial photography from the Florida Department of Transportation (FDOT), spanning multiple decades, to conduct a comprehensive photolinear interpretation. This process involves systematically examining aerial imagery to identify linear features, such as alignments in vegetation, soil tone variations, drainage patterns, and subtle topographic expressions, that may indicate underlying geologic structural controls, fractures, or zones of enhanced karst development. These photolineaments often serve as proxies for subsurface discontinuities, fault traces, or preferential groundwater flow paths, which are critical for understanding the interaction between the stormwater systems and the underlying karst system. All identified photolineaments will be digitized, compiled into a geospatial shapefile, and integrated into the project's GIS for advanced spatial analysis, correlation with hydrogeologic data, and subsequent interpretation to inform engineering and regulatory considerations.

***NOTE**: This work task will be completed by Apex before January 1, 2026.*

Work Task 3. Site Visit

Apex will conduct an on-site visit to thoroughly photodocument the project area and assess surface conditions at the proposed stormwater system site. This field reconnaissance is a critical component of karst evaluations, as it provides direct observation of site-specific features that cannot be fully captured through remote sensing or desktop analysis. The visit will allow Apex to identify indicators of karst activity, such as sinkholes, depressions, irregular drainage patterns, exposed solution features, and variations in soil and vegetation, that may influence the proposed stormwater system's performance and underlying structural stability. Additionally, the site visit enables verification of mapped data, assessment of land use impacts, and identification of potential areas of concern that warrant further investigation. Photographic documentation will support the GIS database and serve as a visual reference for subsequent interpretation and regulatory review.

***NOTE**: This work task could be completed the first week of January 2026, pending access to the applicant's property.*

Work Task 4. Geophysical Evaluation

Apex will review all available geophysical data for the project site to identify potential subsurface anomalies indicative of karst activity. Ground penetrating radar (GPR) surveys should be conducted over a precisely established, georeferenced grid to ensure spatial accuracy and comprehensive coverage. The primary objective of GPR testing is to delineate the upper surface of clay-rich sediments overlying the limestone, as these sediments often influence infiltration and structural stability at stormwater systems. It is important to note that GPR signal penetration is significantly attenuated in clay-rich zones, which can obscure deeper features; therefore, interpretation will focus on identifying depressional patterns, discontinuities, or void signatures within the radar profiles. To complement GPR, electrical resistivity imaging (ERI) should be employed in targeted areas where anomalies or depressional features are detected. ERI provides a deeper and more detailed characterization of subsurface conditions, enabling identification of zones of low resistivity that may correspond to solution cavities, conduits, or saturated voids within the limestone. This integrated geophysical approach enhances confidence in detecting potential karst hazards that could impact stormwater retention performance.
Estimate Apex Review Cost Range: $6,000.00 to $7,500.00

***NOTE**: This work task should be completed by others and reports and associated AutoCAD or shapefiles provided to Apex for review.*

Work Task 5. Geologic Testing

Apex recommends a focused, strategic approach to subsurface investigation rather than a uniform grid-based testing method. This targeted methodology prioritizes areas most likely to exhibit karst-related features, ensuring efficiency and accuracy. At a minimum, all depressional features and geophysical anomalies identified through GPR and/or ERI will be validated using invasive testing techniques such as Standard Penetration Tests (SPT) and Cone Penetrometer Tests (CPT). SPT provides critical blow-count data that correlates with relative soil density and bearing capacity, while CPT offers continuous measurements of tip resistance, sleeve friction, and pore pressure, delivering precise characterization of weak zones and anomalous subsurface conditions. These confirmatory tests are indispensable because they yield direct, high-resolution data on relative soil strength, stratigraphy, and the presence of voids or solution cavities within the limestone matrix. This level of detail is essential for identifying areas vulnerable to collapse or subsidence, which could compromise stormwater infrastructure and overall site stability. By integrating invasive testing with prior geophysical interpretations, Apex ensures that conclusions are based on empirical evidence rather than inference alone. This multi-tiered approach (i.e., combining remote sensing, electrical imaging, and physical verification) provides a robust, defensible framework for assessing karst risk, informing engineering design, and achieving regulatory compliance. **Estimate Apex Review Cost Range: $6,000.00 to $10,500.00**

> ***NOTE**: This work task should be completed by others and reports provided to Apex for review; however, Apex is able to recommend appropriate professionals to complete this work.*

Work Task 6. Technical Memorandum

At the completion of aforementioned work tasks, Apex will provide a signed and sealed technical memorandum of findings, which will include a professional geologic opinion pertaining to the proposed stormwater system. **Estimate Apex Review Cost Range: $7,500.00 to $10,000.00**

> ***NOTE**: To be completed following the completion of geophysical and geological testing.*

We appreciate the opportunity to assist with this important evaluation and remain committed to delivering a thorough, defensible geologic review that safeguards public health, environmental integrity, and regulatory compliance. Please let us know if you have any questions or require additional clarification regarding the recommended work tasks. We look forward to collaborating with the City to ensure the successful completion of this evaluation.

Sincerely,

Apex Companies, LLC



Digitally signed by Michael C. Alfieri, P.G., P.Hg., CGWP
DN: cn=Michael C. Alfieri, P.G., P.Hg., CGWP, o=Apex Companies, LLC, ou=Principal, email=michael.alfieri@apexcos.com, c=US
Date: 2025.12.23 10:05:02 -05'00'

Michael Alfieri, PG
Principal
P: (813) 896-4509
E: Michael.Alfieri@apexcos.com

GSE *Engineering & Consulting, Inc.*

April 1, 2026

Carson J. Crockett, Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Review of Geotechnical Information
Farmlands Commercial PD Rezoning
Alachua, Alachua County, Florida
GSE Project No. 17335

GSE Engineering & Consulting, Inc. (GSE) has performed a review of geotechnical information/reports that was submitted as part of the rezoning application for the Farmlands Commercial PD located in Alachua, Florida. The remainder of this report summarizes our review.

Background Information

The site is located on the south side of U.S. Highway 441 approximately 0.5 miles west of the NW CR 235A intersection in Alachua, Florida. The site includes portions or all of Tax Parcels 03046-003-002, 03042-050-004, 03042-050-005, 03042-050-003, 03042-050-010 and 03042-051-001.

The site is proposed for commercial and residential development. You provided two geotechnical site exploration reports prepared by UES Professional Solutions (UES) that were included as part of the project application. You requested we review the reports to determine if the evaluations demonstrate the sites are suitable for single-story commercial buildings and single-family residential development, or if additional evaluation is appropriate/necessary.

Data Review

We were provided the following geotechnical engineering reports prepared by UES:

1. Preliminary Geotechnical Exploration Services, Proposed Alachua Commercial Center, US Hwy 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2160889 dated December 18, 2025 (Report 1).
2. Preliminary Geotechnical Exploration Services, Tax Parcels 03042-005/003 – US 441, Alachua, Alachua County, Florida. UES Project No. A25140.00683.005, Report No. 2162758 dated March 6, 2026 (Report 2).

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
352-377-3233 Phone ♦ 352-377-0335 Fax
www.gseengineering.com

The reports included soil borings and laboratory testing of soil samples considering typical commercial development. Report 1 included twenty-nine (29) Standard Penetration Test (SPT) soil borings advanced to depths ranging from 10 to 40 feet below existing land surface (bls) and accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, hydraulic conductivity (permeability) tests, and Limerock Bearing Ratio tests. Report 2 included twenty-five (25) SPT borings advanced to depths of 20 to 25 feet bls along with accompanying laboratory testing that included sieve analysis, wash 200 tests, Atterberg Limits tests, organic content tests, hydraulic conductivity (permeability) tests, corrosion series tests, and Limerock Bearing Ratio tests. Test were also performed on topsoil type materials to evaluate their suitability for reuse and determine fertilizer recommendations.

Both geotechnical explorations encountered sandy soil overlying clayey sand, sandy clay, and clay to the explored depths. Laboratory testing on representative soils indicates that some of the clays have a high risk for expansive characteristics. Limestone was encountered in one soil boring at a depth of 39.5 feet bls. Groundwater was generally not encountered within the depths explored or not determined due to the mud rotary method of advancing the boreholes.

Technical Analysis

The geotechnical explorations performed for this project indicate that generally soil conditions are suitable for the development of commercial and residential projects. The soil borings encountered expansive clays in some areas, but this is common in this area of Alachua County and the geotechnical engineer discusses methods for considering and mitigating the effects of the expansive soils on development and building elements.

The geotechnical engineer qualifies both reports as "*preliminary*" and states "***Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available***". Preliminary geotechnical explorations are generally intended to screen the site for suitability of the proposed development. Preliminary geotechnical explorations are not intended to be used for final design. The number of soil borings performed for the projects are not adequate for final design and additional soil borings should be performed.

The preliminary explorations did not include geophysical screening of the site for karst geological conditions. Sinkhole risk in Alachua County is mostly related to site elevation. Lower elevation sites in the Gulf Coastal Lowlands and Cody Scarp geological regions have a higher risk for sinkhole development than high elevation sites in the Northern Highlands geological region, and this is due to the separation between land surface and the limestone formation. Sinkholes most commonly develop in stormwater management facilities due to stormwater infiltration eroding soil into fractures and cavities in the limestone formation. Sinkhole risk is reduced in impervious areas, due to the absence of stormwater infiltration.

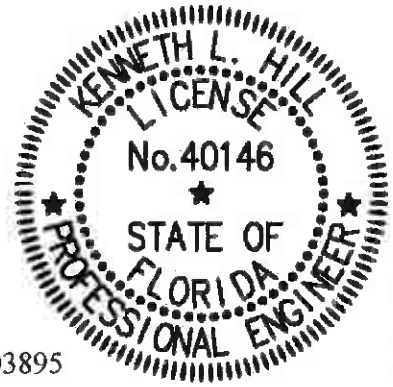
The site is located near the transition of the Cody Scarp to the Gulf Coastal Lowlands geology. The surface of the limestone formation in this area of Alachua is typically on the order of elevation 60 feet. The ground surface at the location of the stormwater management basin for these projects varies from about elevations 90 to 100 feet. If the basin is excavated 10 feet deep, the separation between the bottom of the basin and the limestone formation is expected to be on the order of 20 feet. We have observed multiple sinkholes develop in stormwater management facilities where the separation between the basin bottom and the limestone formation is on the order of 20 feet.

The City of Alachua has policies that allow for the requirement of geophysical screening in its sole discretion and has required this screening on some projects. GSE considers it prudent to conduct geophysical screening and additional geotechnical evaluation at the location of stormwater facilities as part of final design. The intent is to evaluate, determine, and consider the actual sinkhole potential risk in these areas. This information would then be considered and incorporated into the final design.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.



This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, P.E.
Staff Engineer
Florida Registration No. 103895

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
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Distribution: Addressee (1)
File (1)

Lowndes

MCGREGOR T. LOVE

Senior Associate
mcgregor.love@lowndes-law.com
215 North Eola Drive, Orlando, FL 32801-2028
T: 407-418-6311 | F: 407-843-4444
MAIN NUMBER: 407-843-4600

MERITAS® LAW FIRMS WORLDWIDE

July 17, 2026

The Honorable Walter Welch, Mayor
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Request for Reasonable Hearing Procedures for Pending Land Use and Zoning Applications

Dear Mayor Welch:

Our firm is assisting the applicant team in connection with PR26-0002, the Farmlands Commercial Land Use and Rezoning applications, concerning the property generally located at 16650 NW US Highway 441. We write respectfully to request that, in your role as Mayor and presiding officer, you impose reasonable time parameters for presentations during City Commission public hearings, including affected-party presentations in quasi-judicial proceedings.

At the most recent hearing for this Project, the affected-party presentation lasted approximately 1 hour and 45 minutes, nearly four times the applicant. We recognize the City's interest in providing affected parties with more speaking time than is allowed during public comment. However, allowing an affected-party *unlimited* speaking time risks doing so at the expense of the public, the applicant, and the City. Reasonable time parameters help preserve the purpose of a public hearing: to create a fair, orderly, and meaningful opportunity for the decision-maker to receive relevant information from all participants, rather than allowing the process to be overtaken by any single speaker or presentation.

The City Charter supports your authority, as Mayor and presiding officer, to impose such hearing-management measures. Section 3.05 provides that the Mayor "shall preside at meetings of the City Commission," and Section 3.08 provides that the City Commission determines its own rules and order of business. Read together, those provisions authorize the Mayor, as presiding officer, to manage the conduct of meetings, maintain order, and establish reasonable procedural limits, provided those limits are content-neutral and applied evenhandedly.

Accordingly, we respectfully request that you impose reasonable time limits for affected-party presentations. We believe a limit in the range of 10 to 15 minutes maximum would be reasonable in

most circumstances, subject to your discretion to allow additional time where necessary to preserve a meaningful opportunity to be heard.

We appreciate your attention to this issue and your efforts to ensure that City Commission hearings are conducted in a fair, orderly, and effective manner for the benefit of all participants and attendees.

Sincerely,



McGregor T. Love
Senior Associate

MTL/MTL

Alachua County
Board of County Commissioners

Michele Lieberman, ICMA-CM, CPM
County Manager

July 22, 2026

Rodolfo Valladares, City Manager
City of Alachua
15100 NW 142 Terrace
Alachua, FL 32615

via email: ro-valladares@cityofalachua.org

Re: Affected Party Status at the City's July 27, 2026, City Commission Public Meeting for an application known as The Hammock

Dear Manager Valladares,

The Alachua County Board of County Commissioners appreciates the City of Alachua's continued dedication to sound planning and protection of our community's shared water resources. In furtherance of these shared interests, and pursuant to Section 2.3.1 of the City's Land Development Regulations, the County hereby requests affected party status and the opportunity to present testimony and evidence for the Public Hearing to consider Ordinance 26-10, the Amendment to the Zoning Atlas and Planned Development and Preliminary Plat application for properties located at 16650 NW US 441, on the City Commission's July 27, 2026, meeting agenda. The project is also known as The Hammock.

The County is a substantially affected party due to our ownership of our adjacent property, parcel number 03876-100-000, also known as the Northwest County Landfill. This property is directly south of the proposed project. Given the proximity of the proposed development to the County landfill and associated groundwater contamination plume, the County requests that a condition be added that requires submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, specifically the proposed stormwater management facilities, will not adversely affect the integrity of the landfill or the extent, movement, or management of the existing contamination plume.

Please advise on any submittal timelines or requirements regarding affected parties for submitting proposed evidence or additional information needed prior to the hearing on Ordinance 26-10, a Zoning and Planned Development application.

If you have any questions, please contact me or Gus Olmos, County Solid Waste & Resource Recovery Department Director.

Sincerely,

Michele Lieberman,
County Manager

cc: Sylvia Torres, County Attorney
Gus Olmos, County Solid Waste & Resource Recovery Department Director
Bryan Thomas, City Planning & Community Development Director
Patrice Boyes, City Attorney

Terrell K. Arline's Resume.

Work Experience:

Terrell K. Arline, Attorney at Law. Statewide focus on local government, land use, administrative, and environmental law. Of counsel with Ansbacher, Law.

Theriaque & Spain. Tallahassee, Florida. Focus on land use, administrative, and environmental law. 2016-2018.

Bay County Attorney. Panama City, Florida. Represent the Bay County Board of County Commissioners in all aspects of local government law. Supervised 2 attorneys and staff. 2006-2016.

Mediator. Concentration in local government, land use, utilities, environmental, and administrative law. 2013-present.

Terrell K. Arline, Attorney at Law. Tallahassee, Florida. Operated a statewide solo practice with concentration in land use, environmental, and administrative law. Represented private and governmental clients. Appeared before all trial and appellate courts, various state and local agencies, the Division of Administrative Hearings, and local governments. 2000-2006.

1000 Friends of Florida, Inc. Tallahassee, Florida. General Counsel. Represented 1000 Friends of Florida on land use, environmental, and administrative law matters before state trial and appellate courts and the Division of Administrative Hearings. Assisted local governments and private clients on a variety of land use and environmental issues. Occasional lobbying. 1996-2000.

Department of Community Affairs. Tallahassee, Florida. Represented the Department of Community Affairs and the Administration Commission on issues regarding planning, developments of regional impact and the areas of critical state concern program. 1992-1996.

Terrell K. Arline, P.A. Palm Beach County, Florida. Represented private clients on a variety of matters, including environmental permitting, land use, zoning, professional regulation, elections, consumer, real property, construction defects, mechanics' lien, contracts and general commercial practice. 1983-1992.

Adjunct Professor. Florida State University, Urban & Regional Planning Department. Taught graduate level courses on property rights, environmental law, private property rights, and land use law. 1996 -2006. Guest lecturer, University of Florida, Urban and Regional Planning Department, and Center for Governmental Responsibility.

Education:

Legal Education: University of Florida, Holland Law Center, Gainesville, Florida. Juris Doctor. 6/80. Dean's list, Environmental Law Society, First Graduate of the Joint Degree Program in Law and Urban and Regional Planning.

Graduate Education: University of Florida, Department of Urban and Regional Planning, Gainesville, Florida. Masters of Arts in Urban and Regional Planning. 12/80. Dean's list.

Undergraduate Education. University of Georgia, Athens, Georgia (72-76). Florida Atlantic University, Boca Raton, Florida. Bachelors of Arts in History. 6/76. Dean's list, Member Historical Society

Bar Membership:

Environmental and Land Use Law Section; Local Government Law Section; Federal Trial Bar, Southern District Florida and Northern District of Florida; United States Supreme Court.

Organizations:

Board Member, Center for Governmental Responsibility, University of Florida, Levin College of Law.

Awards:

Professionalism for Local Government Attorneys, Florida Association of County Attorneys (2016).

Florida Legal Elite: Government & Non-Profit Lawyers, Florida Trend (2014).

America's Best Lawyers, U.S. News & World Report (2020).

Publications:

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References:

Albert J. Hadeed, Esquire
1769 E Moody Blvd., Bldg. 2
Bunnell, FL 32110-5991
Office: 386-313-4005
Email: ahadeed@flaglercounty.org

Dione C. Carroll
Carroll Law Offices, P.A.
107 Pendleton St NW
Aiken, SC 29801-3859
Office: 803-514-2557
dione@carroll-law-offices.com

Barry Ansbacher, Esquire
Ansbacher Law
8818 Goodbys Executive Drive
Suite 100
Jacksonville, FL 2217-4692
Office: 904-737-4600
bba@ansbacher.net

Contact Information:

Terrell K. Arline
1819 Tamiami Drive
Tallahassee, FL 32301
(850) 321-8726
tkarlinelaw@gmail.com
arlinelaw.com

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Buck Lake Alliance v. Leon County, 765 So. 2d 124 (Fla. 1st DCA 2000). Core issues: comprehensive plan controlled over land development regulations.

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City of Riviera Beach, et al., v. Department of Environmental Regulation, 502 So. 2d 1337 (Fla. 1st DCA 1987). Core issues: proposed resource recovery facility was a utility and not inconsistent with County's comprehensive plan.

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July 24, 2026

Ms. Michele Lieberman, ICMA-CM, CPM
County Manager
Alachua County
12 SE 1st Street
Gainesville, FL 32601

Re: The Farmlands – Response to County Affected Party Correspondence

Dear Ms. Lieberman:

As agents representing the applicant for The Farmlands Planned Development (PD) application, we appreciate and acknowledge Alachua County's review of the proposed project and your interest in ensuring the continued protection of the County's adjacent property and consideration for environmental resources.

The applicant has reviewed the County's July 22, 2026 correspondence requesting that a condition of PD zoning approval be added requiring:

"submittal of an appropriate engineering and environmental study demonstrating that the proposed development activities, including the proposed stormwater management facilities, will not adversely affect the integrity of the adjacent landfill or the extent, movement, or management of the existing groundwater contamination plume."

The applicant is agreeable to the inclusion of the County's recommended condition of approval as part of the project's PD zoning approval. The scope and timing of the study will be coordinated between the developer and County staff as part of the subsequent development review process.

We appreciate the County's thoughtful comments and look forward to continuing to work cooperatively with both Alachua County staff and the City of Alachua throughout the development review process to ensure the project is designed and constructed in a manner that protects surrounding properties and environmental resources.

Thank you again for your review of the application and continued interest in the project.

Sincerely,

Clay Sweger, AICP, LEED AP
eda

Gerry Dedenbach, AICP, LEED AP
NV5

cc: Corbin Hanson, Alachua County Attorney
Gus Olmos, Alachua County Environmental Protection Department
Rodolfo Valladares, P.E., City of Alachua Manager
Bryan Thomas, AICP, City of Alachua Planning Director

Carson J. Crockett

From: SSJ SierraClub <ssjsierra@gmail.com>
Sent: Friday, July 24, 2026 4:38 PM
To: Planning Division
Subject: Postpone Farmlands Rezoning—Investigate the Risks Before Approving Irreversible Development

Dear Mayor Welch and Commissioners:

On behalf of the Sierra Club Suwannee–St. Johns Group, we respectfully request that the City Commission postpone consideration of the Farmlands rezoning and conduct a properly noticed second reading of the associated Future Land Use Map amendment before taking any further action on the Planned Development.

The FLUM amendment and rezoning are inseparably connected. The rezoning depends upon the expanded commercial land-use designation approved by a narrow 3–2 vote on June 22. Before considering a rezoning that could authorize up to 454,000 square feet of commercial development and 203 residences, the Commission should ensure that the underlying land-use amendment has completed every required procedural step and received the fullest possible public examination.

The applicant should also be required to explain what material circumstances have changed since the property's earlier modification from Agricultural to Community Commercial. The applicant recently obtained that commercial designation but did not develop the property under the approved modification. Instead, it returned seeking a far larger commercial entitlement with substantially greater impacts.

Before this increased request is even considered, the applicant should demonstrate why the existing commercial designation is inadequate, what new need or changed condition justifies this escalation, and why the previously approved development opportunity was not pursued. Without such an explanation, this sequence creates the appearance that the earlier modification served merely as a foothold for obtaining a much larger and more consequential commercial entitlement.

This is not a minor procedural matter. The FLUM amendment fundamentally changes the intensity and character of development permitted along this portion of U.S. 441. A second reading would allow the Commission to consider the significant information and unresolved concerns that have emerged since the June 22 vote.

Sierra Club remains opposed to the Farmlands proposal for the following reasons:

The increased commercial entitlement has not been justified. The applicant did not act upon the property's recent modification from Agricultural to Community Commercial before seeking a substantially larger commercial designation. The record should explain what has materially changed, why the existing entitlement is insufficient, and what demonstrated community need justifies this escalation. Incremental approvals should not be used to establish a foothold and then leverage it into a development of far greater scale and impact.

The site investigation was preliminary, limited, and incomplete. Based on information presented in the record, the entire property does not appear to have been comprehensively evaluated. The test borings, wells, excavations, or other methods used to characterize site conditions also appear to have been limited in number, location, and depth. If testimony indicated that some investigations extended only approximately 20 feet, the applicant should be required to clarify exactly which investigations reached that depth and distinguish those test depths from the separate estimate of approximately 20 feet between the proposed stormwater-basin bottom and limestone. Limited sampling cannot reliably characterize conditions across a property of this size or

rule out deeper karst features, buried sinkholes, landfill materials, groundwater concerns, or contaminant pathways.

Karst and sinkhole risks remain unresolved. The applicant's investigation was preliminary, groundwater conditions were largely undetermined, and no geophysical survey was conducted to identify buried karst features. The City's engineering reviewer warned that excavation of a proposed stormwater basin could leave only about 20 feet above limestone and noted that sinkholes have developed beneath other stormwater facilities with similar separation. The absence of an identified sinkhole is not evidence that none exists when the investigation capable of detecting buried karst has not been performed.

Material site conditions were not adequately disclosed or analyzed. The nearby decommissioned landfill, EDB contamination history, groundwater-monitoring wells, reported sinkhole features, plume information, and other environmental constraints were not meaningfully addressed in the applicant's materials or staff report. These are not peripheral details. They bear directly on whether the proposed development pattern, excavation, and concentrated stormwater infiltration are safe.

The City appears to have relied substantially on the applicant's information without adequate independent verification. The applicant has a direct financial interest in obtaining approval, yet the record does not demonstrate that the applicant's environmental conclusions, site characterization, utility projections, or omissions were subjected to a comprehensive, property-wide, independent technical review. Where the submitted information is incomplete, unverified, or contradicted by other records, it cannot reasonably support definitive findings that the site is suitable and significant adverse effects are unlikely.

The proposal lacks adequate groundwater and stormwater analysis. No site-specific seasonal-high groundwater level, groundwater-flow direction, baseline water-quality assessment, complete stormwater-capacity analysis, or contaminant-transport evaluation has been provided. The record also lacks runoff calculations, required storage volumes, water-quality treatment analysis, emergency-overflow routes, and a karst-collapse contingency. Critical investigations have been deferred until after the land-use and rezoning decisions.

Wastewater capacity has not been demonstrated for the full range of permitted uses. Staff's estimated 96,150 gallons per day relies on a generic commercial-flow assumption that does not account for potentially intensive uses such as restaurants, hotels, assisted-living facilities, schools, or medical uses. The analysis also does not demonstrate downstream lift-station, force-main, collection-system, peak-flow, or treatment capacity.

The commercial development authorized is not sufficiently limited. Descriptions of a particular retailer or conceptual site plan are not binding protections. Once approved, the PD could allow a much larger or substantially different combination of commercial uses than residents have been led to expect.

Traffic impacts have not been credibly resolved. The proposal relies on questionable internal-capture assumptions and characterizes U.S. 441, a major state highway, as susceptible to "traffic calming." Residents who regularly travel this corridor understand that development of this scale could substantially worsen congestion and safety conditions.

The proposal is incompatible with the community's character and long-term vision. Expanding approximately seven acres of commercial future land use to roughly 40 acres would encourage highway-oriented sprawl and establish a damaging precedent for this largely rural gateway between Alachua and High Springs.

The burden belongs to the applicant to establish—before approval—that the substantially increased commercial intensity is justified, safe, serviceable, and consistent with the Comprehensive Plan. Promises to investigate the decisive questions later do not constitute competent, substantial evidence that the land can support the development now being authorized.

We therefore respectfully request that the Commission:

- Postpone the Farmlands rezoning hearing;
- Direct the City Attorney to explain publicly whether all required readings, notices, transmittals, and adoption procedures for the FLUM amendment have been completed;
- Schedule a properly noticed second reading of the FLUM amendment before considering the dependent rezoning;
- Allow the public to submit evidence and comment on the complete land-use record;
- Require the applicant to identify precisely which portions of the property were investigated, the number and location of all borings, wells, excavations, and other test sites, the methods used, the depths reached, and the basis for concluding that this limited investigation adequately characterizes the entire property;
- Require comprehensive, property-wide karst and hydrogeologic evaluation, including mandatory geophysical screening of proposed stormwater facilities, targeted investigation of identified anomalies, and seasonal-high groundwater measurements;
- Require independent review of the decommissioned landfill, EDB contamination, monitoring-well records, groundwater-plume information, groundwater-flow direction, and potential contaminant-migration pathways;
- Require a complete stormwater-capacity and water-quality analysis and a use-specific, maximum-demand wastewater analysis, including verification of lift-station, force-main, collection-system, treatment, and peak-flow capacity;
- Require substantive independent technical review by qualified professionals retained by or answerable to the City, rather than relying primarily upon the applicant's representations;
- Require the applicant to provide a documented explanation of what has materially changed since the earlier Agricultural-to-Community Commercial modification, why that approved opportunity was not pursued, and what demonstrated public need justifies the increased commercial acreage and intensity now requested; and
- Deny, or substantially reduce, the proposed commercial intensity unless the applicant establishes through competent, substantial evidence that the increased entitlement is justified, compatible with the surrounding community, within the City's water, wastewater, stormwater, and transportation capacity, and protective of groundwater and public safety.

What competent, independently verified evidence permits the City to approve this rezoning when the entire property has not been comprehensively investigated, the testing appears limited in scope and depth, material site conditions were not fully disclosed, no geophysical karst survey was performed, and essential environmental and utility studies remain unfinished?

A decision of this consequence deserves the most thorough examination possible. Once the expanded land-use entitlement and rezoning are granted, the City may have limited ability to correct mistakes revealed by later investigations. Alachua's residents, water resources, infrastructure, and rural character deserve careful planning—not unanswered questions followed by irreversible approvals.

The Commission should not allow a recently granted commercial modification to become merely a foot in the door for a much larger entitlement that was neither contemplated nor justified when the property first transitioned away from agricultural use. Nor should it approve the development intensity first and investigate whether the property can safely support it later.

Respectfully,

Sierra Club Suwannee–St. Johns Group
Executive Committee

Carson J. Crockett

From: Haripriya Benedict <realtorbenedict@gmail.com>
Sent: Sunday, July 26, 2026 12:14 PM
To: Planning Division
Subject: URGENT—Affected Party Registration for July 27 Farmlands Hearing.
Attachments: plume.jpg

Good morning,
I would like to apply for affected party status for this Monday July 27th hearing at noon. My name is Celine A. Benedict. My address and tax parcel numbers are provided below. I own and reside on 15 acres on NW 188th Street near the proposed development, including 10 acres purchased for agricultural use.

I request Affected Party status because this application may directly and adversely affect my property interests, including my access, groundwater, agricultural use, expenses, health and safety.

NW 188th Street provides my regular access to U.S. 441. I use this route to travel to and from my home, agricultural property, work, my child's school and other daily destinations. The additional traffic and the proposed traffic signals and project access points described in the application would directly affect my ingress and egress. Because of my property's location and reliance on this particular access route, these impacts are more direct and particularized than traffic impacts experienced by the public generally.

In addition, the contaminated-groundwater plume map attached shows that part of my property lies within the documented plume area. I rely on groundwater and use the property for agricultural purposes. Any development-related effects on groundwater movement or contamination could therefore directly affect my water supply, agricultural work and income, and my expenses—including the potential cost of obtaining City water for agricultural use.

I am therefore not affected merely as a member of the general public. I possess specific property interests that may suffer particularized traffic, environmental, agricultural, financial, health and safety impacts from this application. I respectfully request Affected Party status so that I may present evidence and testimony, cross-examine the applicant and City staff, and offer rebuttal as permitted by the City's quasi-judicial procedures.

Please confirm receipt of this registration and its supporting materials and advise me immediately if anything further is required.

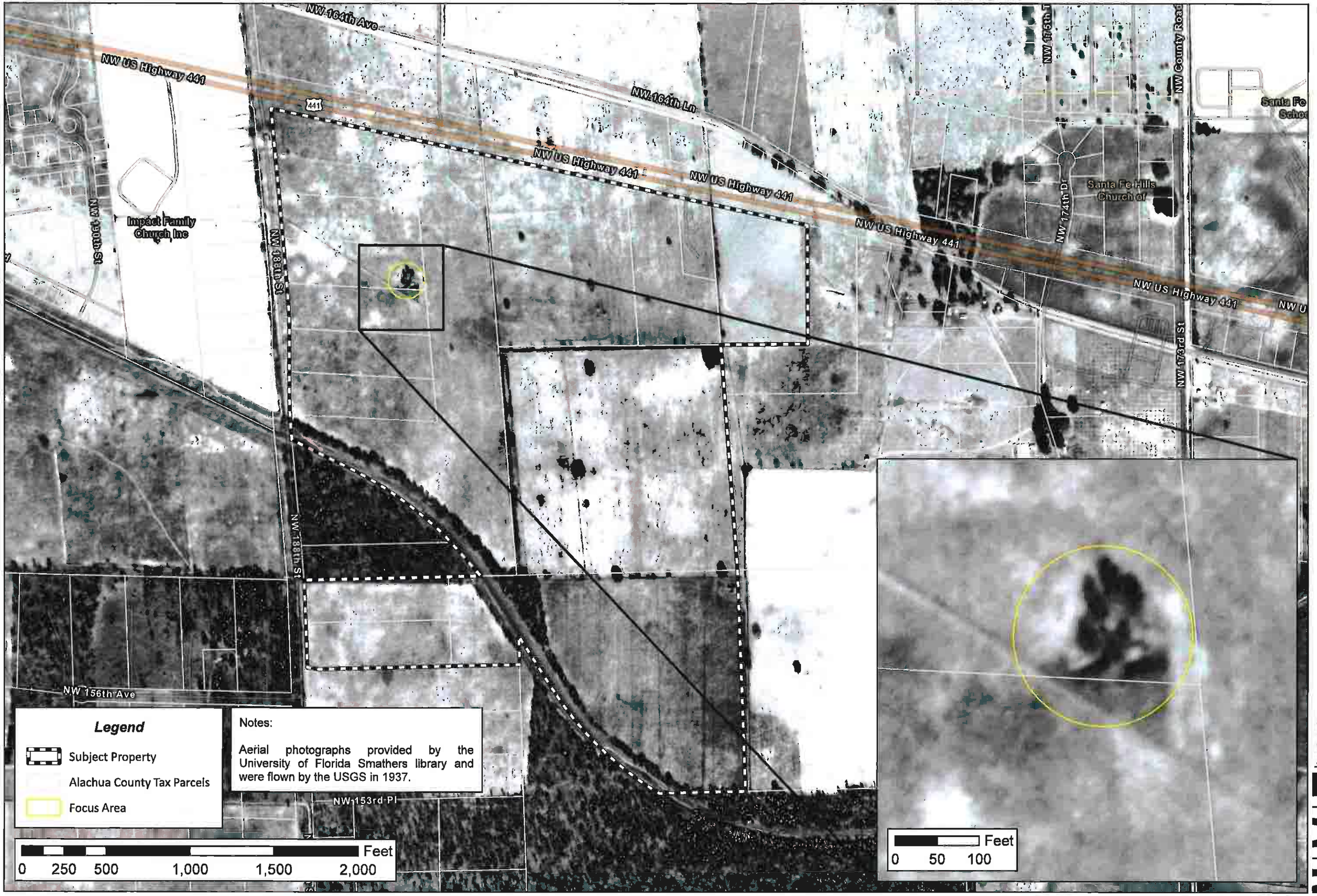
Legal name: Celine S. Assouline Benedict
Address: 14828 nw 188th st, we also own the 10 acres next to us.

Tax parcel numbers: 03883-010-003, 03883-004-000, and 03883-001-000
Contact: Realtorbenedict@gmail.com, 305-394-4772
Applying for: Affected party status for the Farmlands Commercial/Rise rezoning application.

Thank you so much,
Mrs Benedict

ILLUSTRATION 1B:
AERIAL MAP

1937 Aerial



NORTH

Projected Coordinate System
NAD 1983 (2011) StatePlane
Florida NW FIPS 0902 Feet
Projection: Transverse Mercator

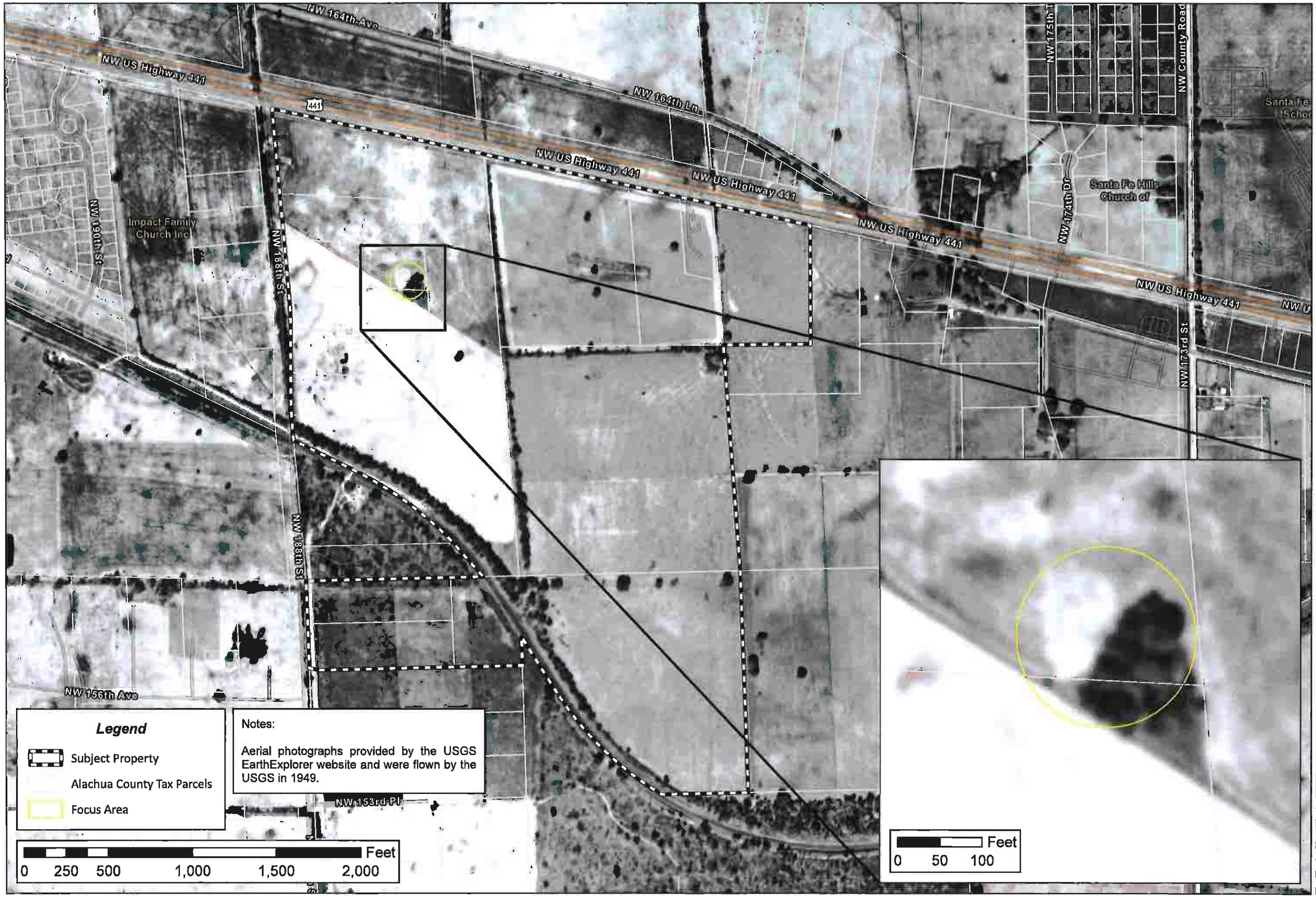
Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

1949 Aerial



NORTH

Projection Coordinate System
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Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 9/26/2025

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ILLUSTRATION 1B:
AERIAL MAP

1955 Aerial



NORTH

Prepared by: Employee ###
Date: 6/26/2025

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ILLUSTRATION 1B:
AERIAL MAP

1961 Aerial



NORTH

Projection/Coordinate System
NAD 1983 (2011) StatePlane
Florida North FIPS 0903 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2025

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

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ILLUSTRATION 1B:
AERIAL MAP

1968 Aerial



NORTH

Prepared by: Employee ###
Date: 6/26/2026
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ILLUSTRATION 1B:
AERIAL MAP



1971 Aerial

NORTH

Prepared by: Employee ###
Date: 6/26/2025
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ILLUSTRATION 1B:
AERIAL MAP

1974 Aerial



NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0903 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 9/26/2026

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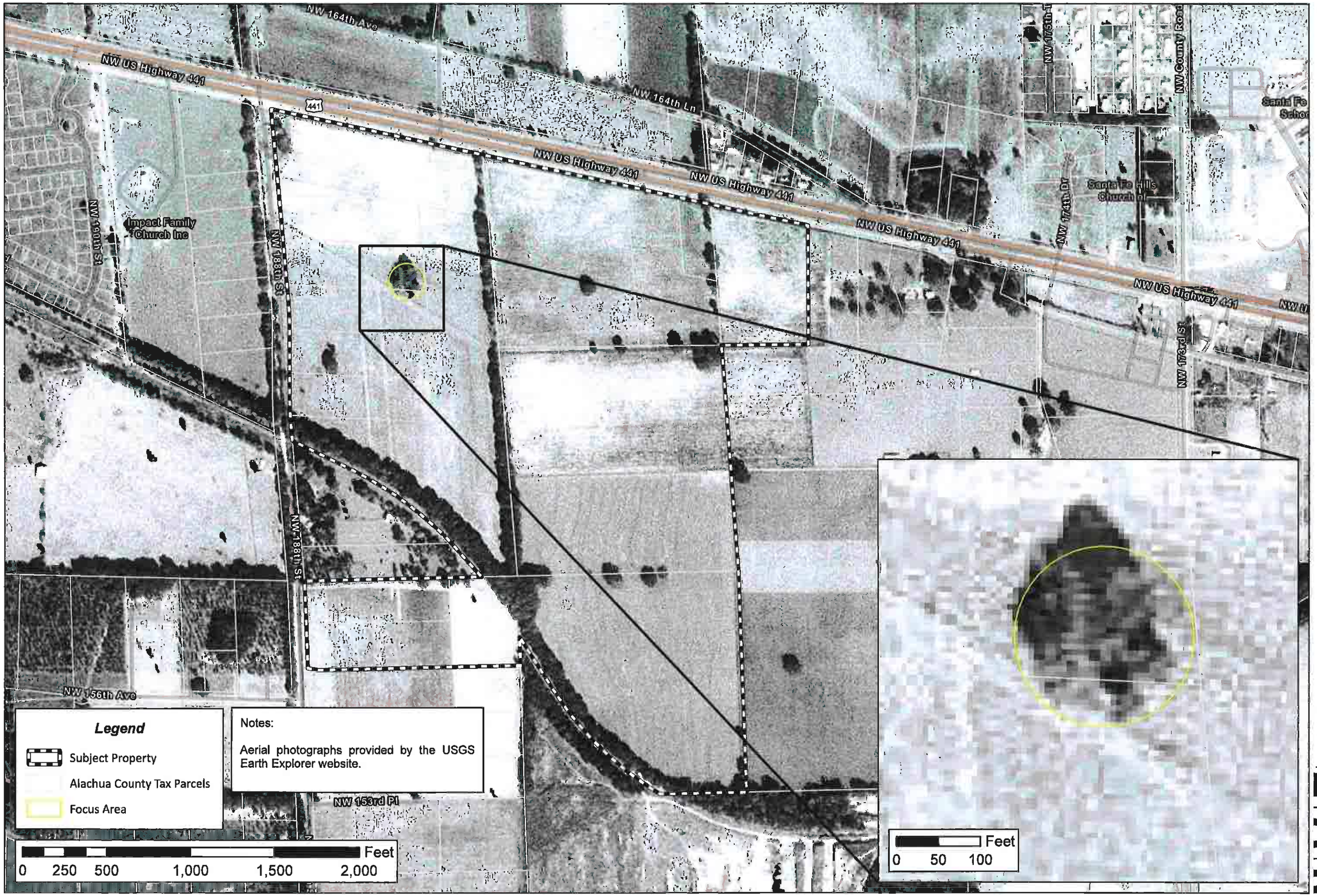
ILLUSTRATION 1B:
AERIAL MAP

1977 Aerial



NORTH

Projected Coordinate System
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Florida North FIPS 0902 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

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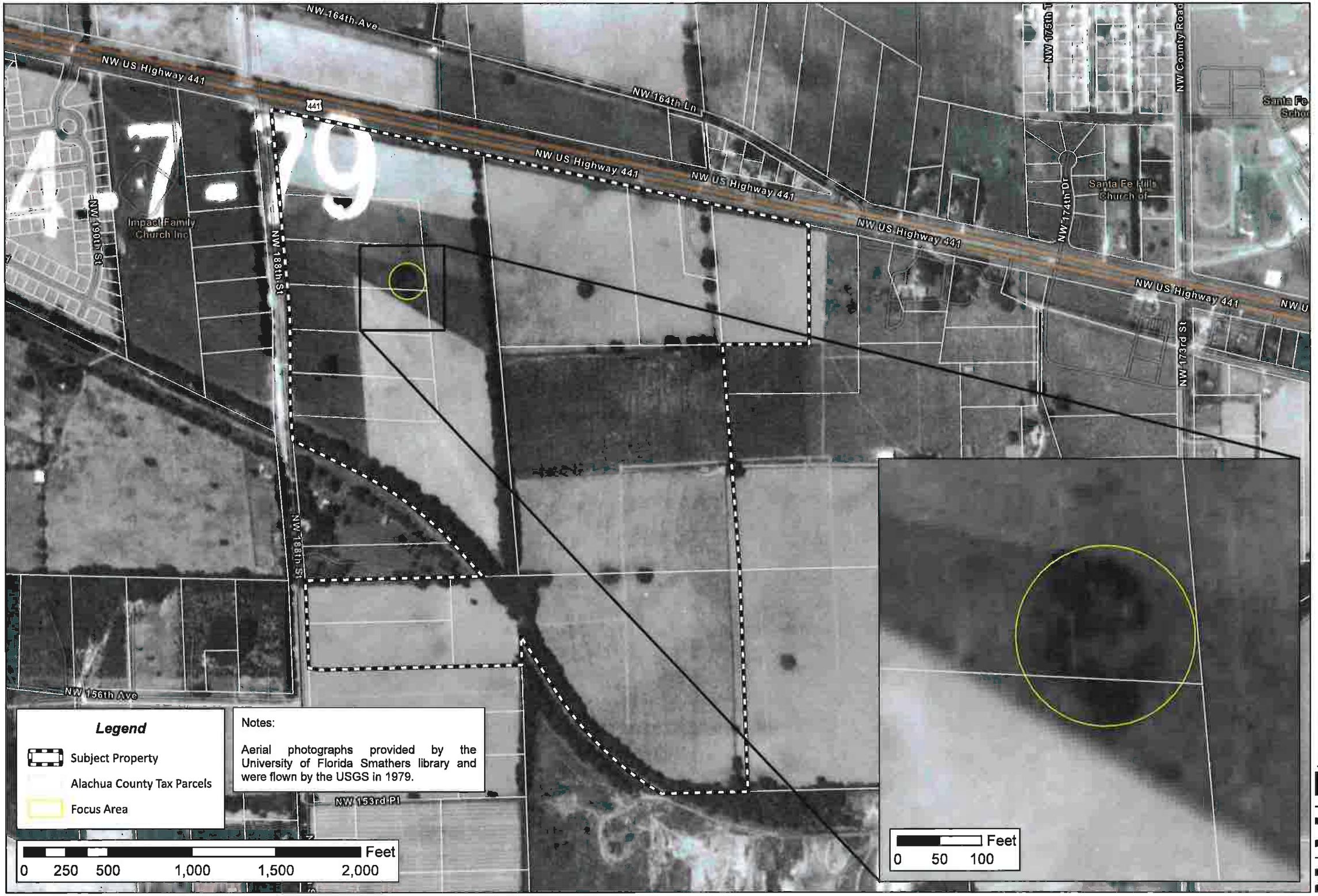
ILLUSTRATION 1B:
AERIAL MAP

1979 Aerial



NORTH

Projected Coordinate System:
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Projection: Transverse Mercator

Prepared by: Employee ###
Date: 8/26/2025

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ILLUSTRATION 1B:
AERIAL MAP

1982 Aerial



ILLUSTRATION 1B:
AERIAL MAP

1994 Aerial



NORTH

Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

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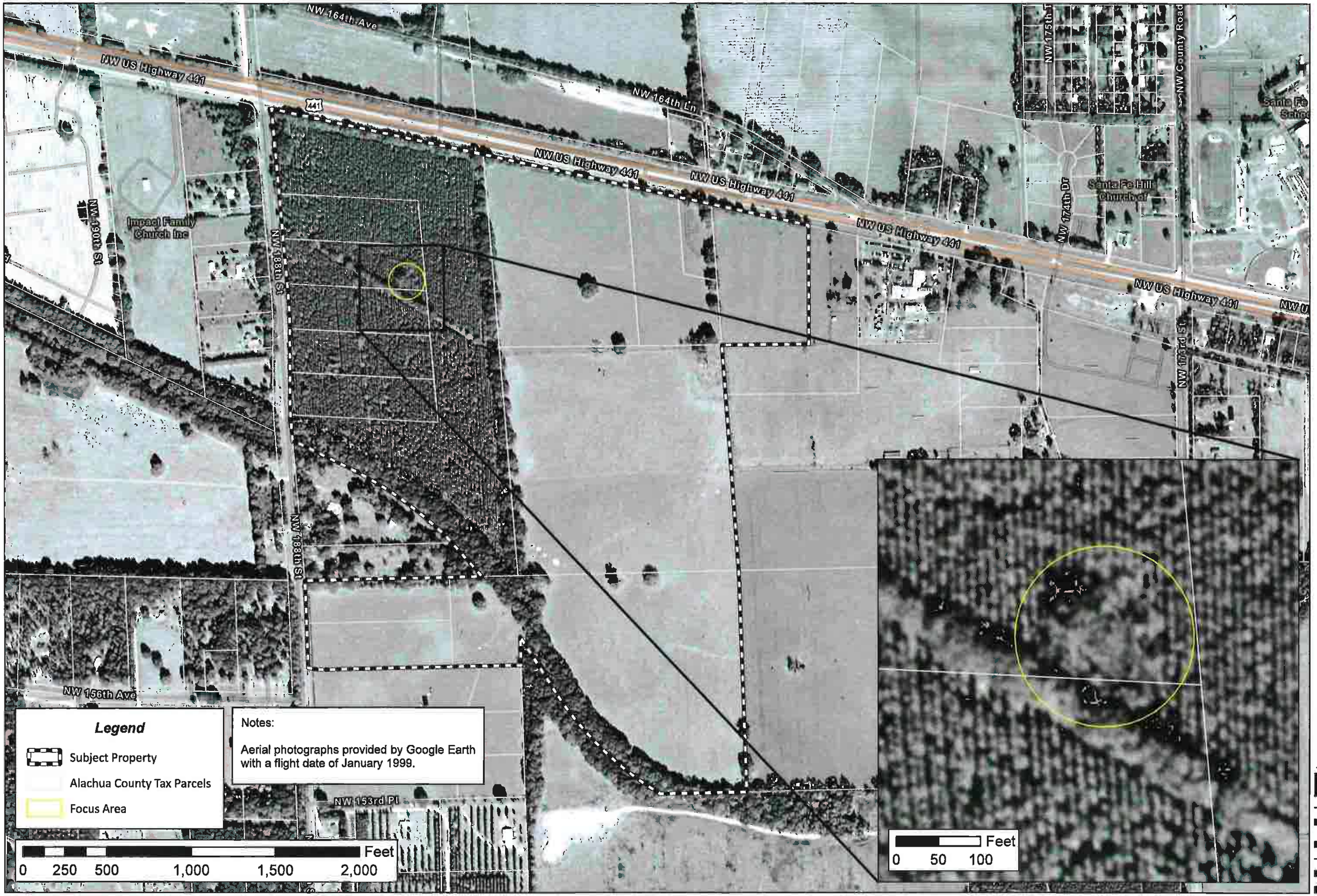
ILLUSTRATION 1B:
AERIAL MAP

1999 Aerial



NORTH

Projected Coordinate System
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Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

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NV5

ILLUSTRATION 1B:
AERIAL MAP



2004 Aerial

NORTH

Projected Coordinate System:
NAD 1983 (2011) State Plane
Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

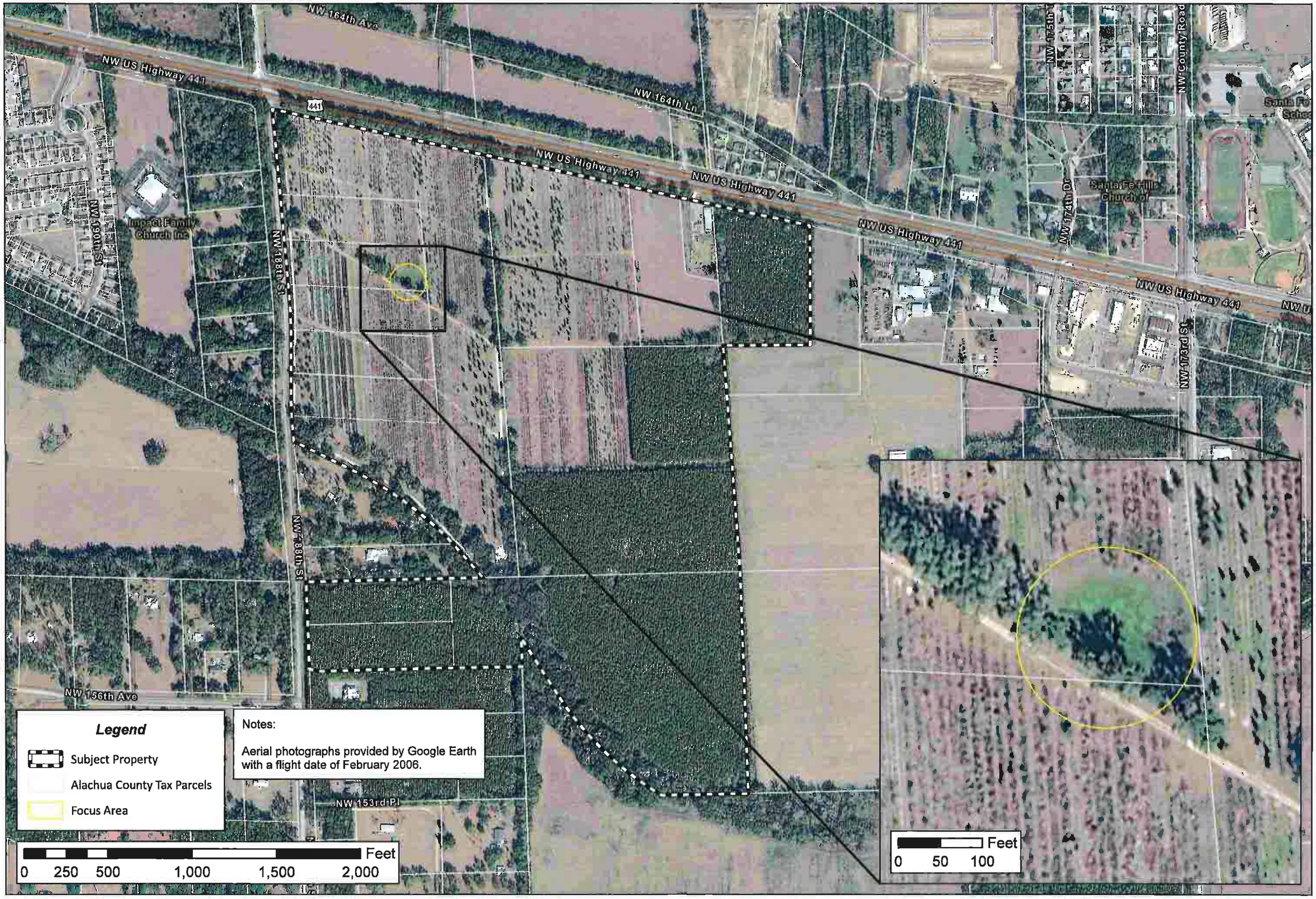
Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

2006 Aerial



NORTH

Projected Coordinate System: NAD 1983 (2011) State Plane Florida North (US Feet) Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2025

Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

2008 Aerial



NORTH

Projected Coordinate System:
NAD 1983 (2011) State Plane
Florida North FIPS 0901 Feet
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemes.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

2011 Aerial



Projected Coordinate System
NAD 1983 (2011) StatePlane
Florida North FIPS 0903 Feet
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

2014 Aerial



NORTH

Projection Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0901 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 8/26/2026

Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP

2017 Aerial



Projected Coordinate System:
NAD 1983 (2011) StatePlane
Florida North FIPS 0903 (US Feet)
Projection: Transverse Mercator

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

NV5

ILLUSTRATION 1B:
AERIAL MAP



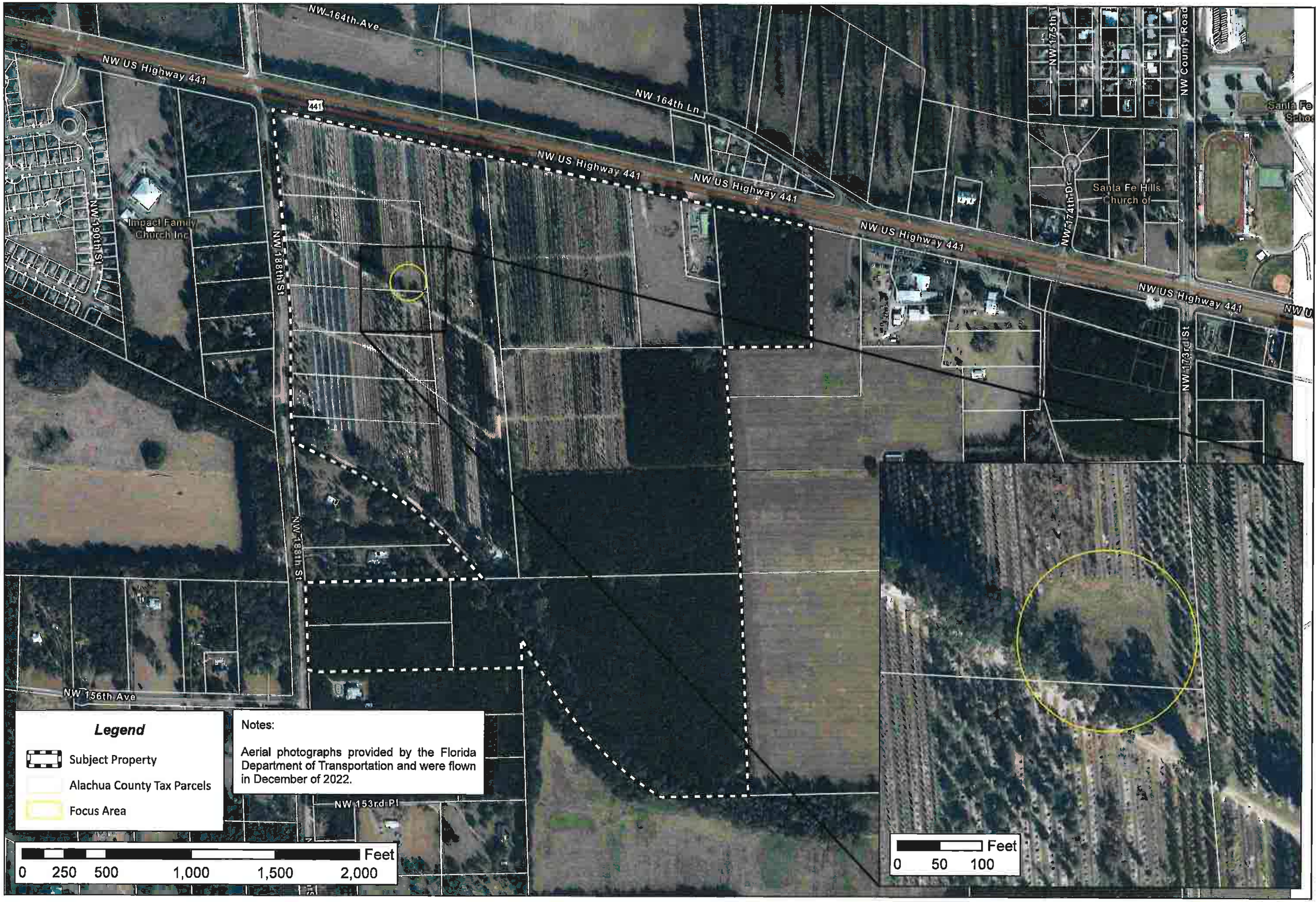
2020 Aerial

NORTH

Prepared by: Employee ###
Date: 6/26/2026
Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lerner.aprx

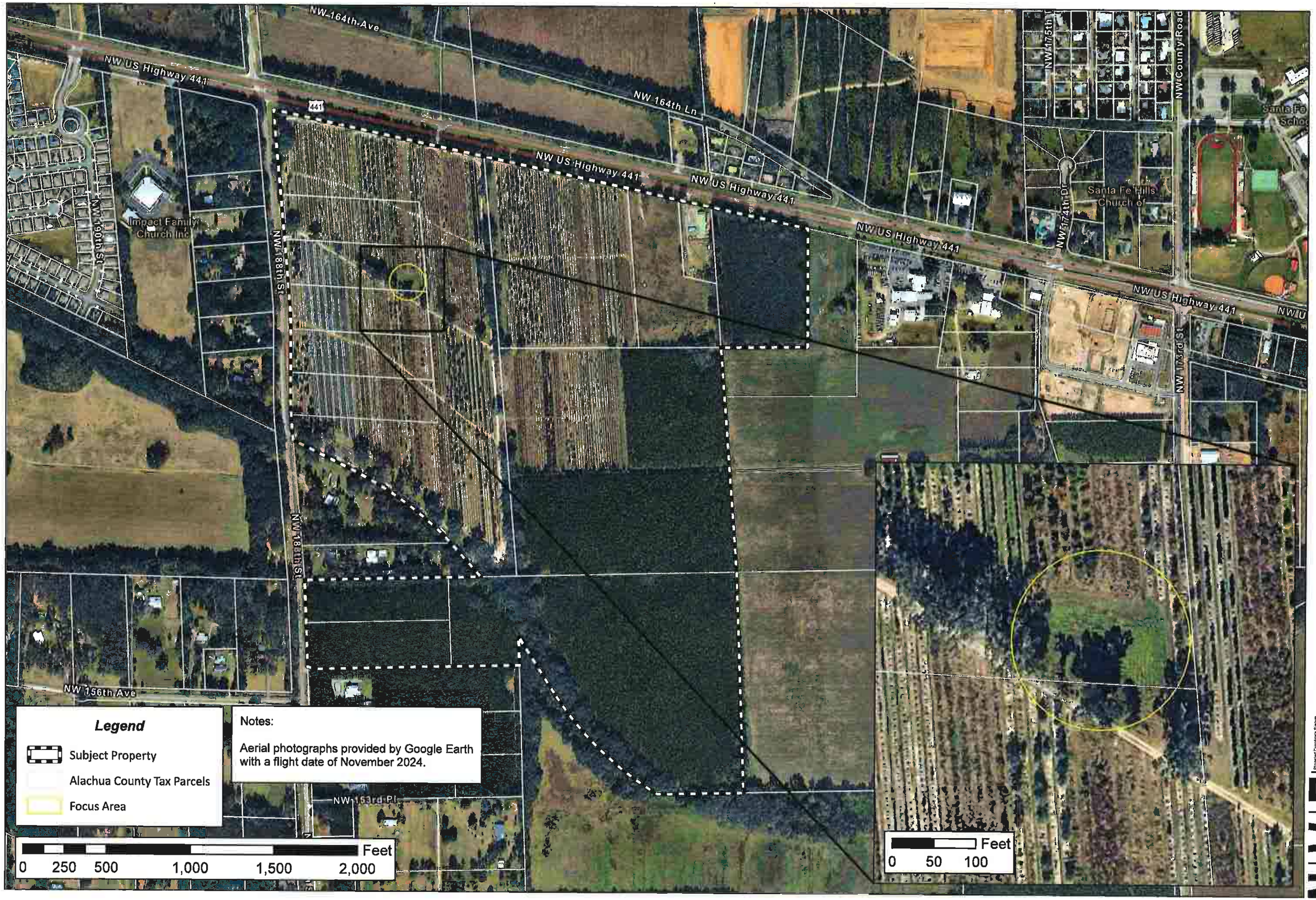
ILLUSTRATION 1B:
AERIAL MAP

2022 Aerial



Prepared by: Employee ###
Date: 6/26/2026
Document Path: N:\2025\25-0577\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

ILLUSTRATION 1B:
AERIAL MAP



2024 Aerial

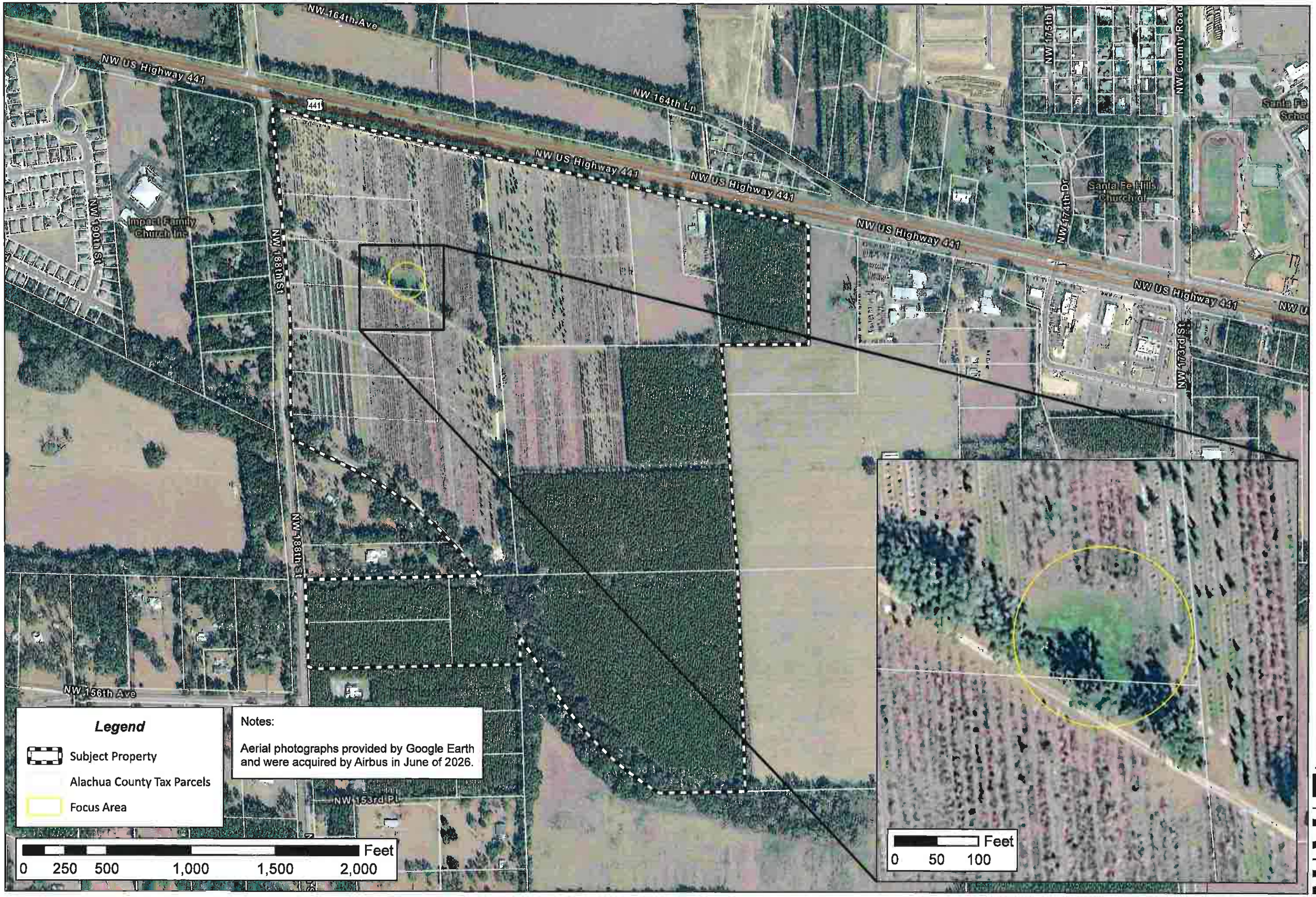
NORTH

Prepared by: Employee ###
Date: 6/26/2026

Document Path: N:\2025\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lamar.aprx

ILLUSTRATION 1B:
AERIAL MAP

2026 Aerial



NORTH

Prepared by: Employee ###
Date: 6/26/2026
Document Path: N:\2026\25-0677\Admin & Information\07_Maps\Projects\Planning\Keith Lemer.aprx

UES

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.

- **Dollar General Store, Summerfield, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing a Phase I ESA.
- **Enterprise Processing Center Assessments, Gainesville, FL.** Mr. Wacha served as Environmental Scientist for this commercial development project. Duties included performing Phase I ESA's.
- **Trenton Dry Cleaners, Trenton, FL.** Mr. Wacha served as Environmental Scientist for this commercial project. Duties included performing Emflux passive soil gas sampling.

Universal Office	Gainesville, Florida
Years with Universal	23 (2003)
Years with Other Firms	N/A

JonesEdmunds



ALACHUA COUNTY NORTHWEST LANDFILL
COMPLIANCE MONITORING REPORT
FIRST SEMIANNUAL 2026

Alachua County Solid Waste & Resource Recovery | June 2026

ALACHUA COUNTY
NORTHWEST LANDFILL
COMPLIANCE MONITORING REPORT
FIRST SEMIANNUAL 2026

FDEP Permit No. 64602-010-SO

WACS Facility ID 29653

FDEP Due Date: June 23, 2026

Prepared for:

ALACHUA COUNTY SOLID WASTE & RESOURCE RECOVERY

5620 NW 120th Lane

Gainesville, Florida 32653

Prepared by:

JONES EDMUNDS & ASSOCIATES, INC.

13545 Progress Boulevard, Suite 100

Alachua, FL 32615

June 2026

Scott E. Purcifull, PG
Florida License # 2328

JonesEdmunds

June 17, 2026

Anna McClure
Environmental Specialist I – Compliance Assurance Program
Florida Department of Environmental Protection - Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

RE: Alachua County Northwest Landfill
Compliance Monitoring Report – First Semiannual 2026
FDEP Permit No. 64602-010-SO
Jones Edmunds Project No.: 01560-179-01

Dear Ms. McClure:

This report presents data from the First Semiannual 2026 sampling event at the Alachua County Northwest Landfill, conducted on January 6, 7, 8, 19, and 20 and February 5, 2026. Groundwater elevation data used to prepare the groundwater contour map were recorded on January 6, 2026. Provided in Attachment 1 are the Groundwater Elevation Data Table, Groundwater Contour Map, and Well Inspection Report.

The on-site groundwater monitoring wells were sampled and analyzed for the parameters listed in Appendix 3.4(a) of Permit No. 64602-010-SO. Off-site assessment monitoring wells were sampled and analyzed for the parameters listed in Appendix 3.4(b). The private wells were sampled and analyzed for the parameters listed in Appendix 3.4(c). Data from additional private wells not required by the permit but sampled at the County's discretion are also included in this report.

Parameters reported at or outside groundwater standards include pH, TDS, Iron, Manganese, 1,2-Dibromoethene, 1,2-Dichloropropane, Trichloroethene, and Vinyl Chloride. A summary table of these parameters is provided in Attachment 2 of this report.

Attachment 3 is a summary table of all groundwater parameters reported at or above the laboratory detection limit for this sampling event. Quality Assurance/Quality Control samples were collected and are discussed in Attachment 4. Parameter Monitoring Report forms (PMRs) are provided in Attachment 5. The original Laboratory Data including Chain-of-Custody forms and Field Data Sheets are included in Attachments 6 and 7, respectively. Attachment 8 is a historical data summary. Attachment 9 provides long-term trend graphs for selected parameters during this sampling event.

A comparison of current groundwater data to long-term concentration trends can be observed by reviewing the graphs in Attachment 9. A review of groundwater data from this sampling event and long-term trends shows that the current parameter values are generally consistent with historical ranges and trends.

Water-Quality Results

Analytical results of note from the First Semiannual 2026 sampling event include the following:

- NW-1D (Background well)
  - Manganese (92 µg/L) and Iron (8500 µg/L) were reported above their respective groundwater standards in NW-1D during this sampling event. Elevated Turbidity has been noted in this well during 6 of the last 8 sampling events (>25 NTU). The elevated Metals concentrations reported in NW-1D are likely related to the high Turbidity values.
- NW-7D
  - Manganese (62 µg/L) and Iron (5100 µg/L) were reported above their respective groundwater standards in NW-7D during this sampling event. The elevated Iron and Manganese are likely related to elevated Turbidity (206 NTU) in this well during this sampling event. Elevated Turbidity (304 NTU) and elevated Metals were also reported during the First Semiannual 2025 sampling event.
- NW-9D
  - TDS and pH were slightly outside of SDWS during this sampling event.
  - 1,2 Dibromoethane was reported just above PDWS of 0.02 µg/L at 0.035 µg/L. The value is within recent historical concentrations for the well.
- NW-10D
  - Conductivity, Chloride, and Total Dissolved Solids have increased historically in MW-10D and continued to increase during this sampling event.
  - Cis-1,2-Dichloroethene has increased historically, but appears to be stabilizing at concentrations around 40 µg/L, below the PDWS of 70 µg/L.
  - 1,2-Dichloropropane concentrations remain above the PDWS of 5 µg/L but appear to have stabilized at around 6 µg/L.
  - Trichloroethene remains above the PDWS of 3 µg/L but appears to be stabilizing at concentrations around 5 µg/L.
  - Vinyl Chloride concentrations are generally increasing, with concentrations consistently above the PDWS of 1 µg/L since 2017. The concentration during this sampling event was 3.4 µg/L.
- NW-11D
  - Manganese was reported above the SDWS of 50 µg/L in NW-11D, at a concentration of 78 µg/L during this sampling event. Manganese concentrations have been slowly increasing since 2017; however, the current value is within the historical range for this well.

ADaPT files

Final ADaPT EDD files were received from the laboratory on April 24, 2026, generating a 60-day reporting deadline of June 23, 2026. The ADaPT files were processed by Jones Edmunds and are provided as a separate .zip file with this report as required by Rule 62-701.730(8)(a), F.A.C. and the landfill permit.

Conclusions and Recommendations

Due to continuing elevated Turbidities in wells NW-1D and NW-7D, Jones Edmunds will evaluate and redevelop these wells (if necessary) prior to the Second Semiannual 2026 sampling event.

Continued semiannual monitoring according to Permit No. 64602-010-SO is recommended. If you have any questions regarding this report, please contact me at (352) 377-5821.

Sincerely,



Elizabeth D Kennelley
Department Manager
13545 Progress Boulevard, Suite 100
Alachua, FL 32615

M:\EnvDocs\Alachua County\NW\2026\26S1\Alachua NW_Letter_26S1.docx

Attachment 1: Groundwater Elevation Data Table, Groundwater Contour Map, and Well Inspection Report
Attachment 2: Analysis Results Compared to Groundwater Standards
Attachment 3: Groundwater Parameters At or Above the Laboratory Detection Limit
Attachment 4: Quality Assurance/Quality Control Summary
Attachment 5: Parameter Monitoring Report Forms
Attachment 6: Original Laboratory Data Including Chain-Of-Custody Forms
Attachment 7: Field Data Sheets
Attachment 8: Historical Data Summary
Attachment 9: Long-Term Trend Graphs

XC: Gus Olmos, Director, Alachua County Solid Waste and Resources Recovery
Anthony Dennis, Alachua County Public Health
Stephen Hofstetter, Alachua County EPD

Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form #: 62-701.900(31), F.A.C
Form Title: Water Quality Monitoring Certification
Effective Date: January 6, 2010
Incorporated in Rule 62-701.510(9), F.A.C.

WATER QUALITY MONITORING CERTIFICATION

PART I GENERAL INFORMATION

(1) Facility Name Alachua County Northwest Landfill

Address 3.2 miles west of Alachua, FL on CR 235A

City Alachua, FL Zip _____ County Alachua

Telephone Number (352) 374-5213 (David Wood)

(2) WACS Facility ID 29653

(3) DEP Permit Number 64602-009-SO

(4) Authorized Representative's Name Elizabeth D Kennelley - Jones Edmunds Title Department Manager

Address 13545 Progress Boulevard, Suite 100

City Alachua, FL Zip 32615 County Alachua

Telephone Number (352) 377-5821

Email address (if available) ekennelley@jonesedmunds.com

CERTIFICATION

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submission of false information including the possibility of fine and imprisonment.

June 17, 2026 Elizabeth Kennelley
(Date) (Owner or Authorized Representative's Signature)

PART II QUALITY ASSURANCE REQUIREMENTS

Sampling Organization Jones Edmunds and Associates, Inc.

Analytical Lab NELAC / HRS Certification # E83182

Lab Name Environmental Conservation Laboratories, Inc.

Address 10775 Central Port Drive, Orlando, FL 32824

Phone Number (407) 826-5314

Email address (if available) dcamacho@encolabs.com

ATTACHMENT 1

GROUNDWATER ELEVATION DATA, GROUNDWATER CONTOUR MAP, AND WELL INSPECTION REPORT

GROUNDWATER ELEVATION DATA
ALACHUA COUNTY NORTHWEST LANDFILL
FIRST SEMIANNUAL 2026

WELL NAME	TOP OF CASING	CONTOUR MAP			TIME OF SAMPLING		
		MAP DATE	DEPTH TO WATER	GROUNDWATER ELEVATION	SAMPLE DATE	DEPTH TO WATER	GROUNDWATER ELEVATION
	(NGVD,FT)		(FT)	(NGVD,FT)		(FT)	(NGVD,FT)
NW-1D	123.27	1/6/2026	89.03	34.24	1/7/2026	89.12	34.15
NW-3D	97.91	1/6/2026	67.71	30.20	NS	NS	NS
NW-4D	108.50	1/6/2026	77.23	31.27	NS	NS	NS
NW-5D	100.75	1/6/2026	68.21	32.54	1/7/2026	68.27	32.48
NW-6D	108.03	1/6/2026	75.62	32.41	1/6/2026	75.60	32.43
NW-7D	116.43	1/6/2026	83.96	32.47	1/7/2026	83.97	32.46
NW-8D	122.08	1/6/2026	89.49	32.59	1/7/2026	89.50	32.58
NW-9D	107.55	1/6/2026	75.15	32.40	1/6/2026	75.11	32.44
NW-10D	107.70	1/6/2026	75.26	32.44	1/6/2026	75.27	32.43
NW-11D	109.19	1/6/2026	76.68	32.51	1/6/2026	76.68	32.51
NW-12D	82.82	1/6/2026	50.49	32.33	NS	NS	NS
NW-13D	87.86	1/6/2026	55.45	32.41	NS	NS	NS
NW-14D	88.42	1/6/2026	56.10	32.32	1/8/2026	56.12	32.30
NW-15D	89.43	1/6/2026	56.61	32.82	1/8/2026	56.63	32.80
NW-16D	82.79	1/6/2026	50.51	32.28	1/19/2026	50.61	32.18
NW-17D	87.82	1/6/2026	55.48	32.34	1/19/2026	55.56	32.26
NW-18D	88.48	1/6/2026	56.20	32.28	1/8/2026	56.22	32.26
NW-19D	89.48	1/6/2026	56.70	32.78	1/8/2026	56.71	32.77
NW-20D	95.93	1/6/2026	62.79	33.14	NS	NS	NS
NW-21D	108.16	1/6/2026	75.71	32.45	1/6/2026	75.71	32.45
NW-P18	84.42	NM	NM	NM	NS	NS	NS
NW-P27	107.29	1/6/2026	74.63	32.66	1/20/2026	75.04	32.25
NW-P28	128.90	NM	NM	NM	1/20/2026	NM	NM
NW-P29	91.00	NM	NM	NM	NS	NS	NS
NW-P30	111.07	1/6/2026	78.22	32.85	1/20/2026	NM	NM

NGVD - National Geodetic Vertical Datum
NAVD - North American Vertical Datum
NS - Not Sampled
NM - Not Measured or Dry; refer to letter for details
NA - Not Available



NOTES:
* NW-8D GROUNDWATER ELEVATION USED FOR THE WELL CLUSTER IN THAT AREA.

ALACHUA COUNTY NORTHWEST LANDFILL
GROUNDWATER CONTOUR MAP
JANUARY 6, 2026

JonesEdmunds

SAVED: 4/21/2026 11:16 AM RMARTIN Y:\GWM\JONES EDMUNDS\ALACHUA COUNTY\NW LANDFILL\GWM 2026\2651\ALACHUANK_2651.DWG
PLOTTED: 4/21/2026 11:18 AM RASHAN MARTIN, PE

VISUAL WELL INSPECTION REPORT
ALACHUA COUNTY NORTHWEST LANDFILL

Sampling Event: First Semiannual 2026

Inspection Date: 1/6/2026

Inspector: Royce Gamble

Well ID	Inspection Date	Well Labeled		Well Damaged / Sampling Impaired		Protective Cover Intact		Well Locked		Comments
		Yes	No	Yes	No	Yes	No	Yes	No	
ON-SITE MONITORING WELLS										
BACKGROUND WELL										
NW-1D	1/6/2026	X			X	X		X		
INTERMEDIATE WELL										
NW-11D	1/6/2026	X			X	X			X	Well needs new lock.
COMPLIANCE WELLS										
NW-5D	1/6/2026	X			X	X		X		
NW-6D	1/6/2026	X			X		X	X		Protective Cover hinge broken.
NW-7D	1/6/2026	X			X	X		X		
NW-8D	1/6/2026	X			X	X		X		
NW-9D	1/6/2026	X			X	X		X		
NW-10D	1/6/2026	X			X	X		X		
NW-21D	1/6/2026	X			X	X		X		
OFF-SITE MONITORING WELLS										
ASSESSMENT WELLS										
NW-14D	1/6/2026	X			X	X		X		
NW-15D	1/6/2026	X			X	X		X		
NW-16D	1/6/2026	X			X	X		X		
NW-17D	1/6/2026	X			X	X		X		
NW-18D	1/6/2026	X			X	X		X		
NW-19D	1/6/2026	X			X	X		X		
WATER SUPPLY WELLS (PRIVATE WELLS)										
NW-P26	1/6/2026		X		X	NA		NA		
NW-P27	1/6/2026	X			X	NA		NA		
NW-P28	1/6/2026		X		X	NA		NA		
NW-P30	1/6/2026		X		X	NA		NA		
NW-P38	1/6/2026	Not sampled this event. Well not usable.								
NW-P40	1/6/2026		X		X	NA		NA		
NW-P56	1/6/2026	Not sampled this event. No site access.								
BRUCK	1/6/2026		X		X	NA		NA		
GORRICK	1/6/2026		X		X	NA		NA		
WATSON	1/6/2026	X			X	NA		NA		
MATILSKY HOUSE	1/6/2026		X		X	NA		NA		

VISUAL WELL INSPECTION REPORT
ALACHUA COUNTY NORTHWEST LANDFILL

Sampling Event: First Semiannual 2026
Inspection Date: 1/6/2026
Inspector: Royce Gamble

Well ID	Inspection Date	Well Labeled		Well Damaged / Sampling Impaired		Protective Cover Intact		Well Locked		Comments
		Yes	No	Yes	No	Yes	No	Yes	No	
MATILSKY BARN	1/6/2026	Not sampled this event. Pump not operational.								
WATER LEVEL ONLY WELLS										
NW-3D	1/6/2026	X			X	X			X	
NW-4D	1/6/2026	X			X	X			X	
NW-12D	1/6/2026	X			X	X			X	
NW-13D	1/6/2026	X			X	X			X	
NW-20D	1/6/2026	X			X	X			X	
NW-P18	1/6/2026	No water-level measured this event. No site access.								
NW-P29	1/6/2026	No water-level measured this event. No site access.								

NA = Not applicable due to well configuration.

ATTACHMENT 2

ANALYSIS RESULTS COMPARED TO GROUNDWATER STANDARDS

.S RESULTS COMPARED TO GROUNDWATER STANDARDS AND/OR GUIDANCE CONCENTRATIONS
.HUA COUNTY NORTHWEST LANDFILL
.RST SEMIANNUAL 2026

PARAMETER		pH (FIELD)	TOTAL DISSOLVED SOLIDS	IRON	MANGANESE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	TRICHLORO-ETHENE	VINYL CHLORIDE
STANDARD UNITS		6.5-8.5 S.U.** S.U.	500 mg/L** mg/L	300 µg/L** µg/L	50 µg/L** µg/L	0.02 µg/L* µg/L	5 µg/L* µg/L	3 µg/L* µg/L	1 µg/L* µg/L
Background									
NW-1D	01/07/2026	-	-	8500	92	-	-	-	-
Intermediate									
NW-11D	01/06/2026	6.48	-	-	78	-	-	-	-
Compliance									
NW-5D	01/07/2026	-	-	-	NM	-	-	-	-
NW-6D	01/06/2026	-	-	-	-	-	-	-	-
NW-7D	01/07/2026	-	-	5100	62	-	-	-	-
NW-8D	01/07/2026	-	-	-	NM	-	-	-	-
NW-9D	01/06/2026	6.47	510	-	NM	0.035	-	-	-
NW-10D	01/06/2026	6.49	500 @	-	NM	-	5.9	4.4	3.4
NW-21D	01/06/2026	6.48	-	-	NM	-	-	-	-
Assessment									
NW-14D	01/08/2026	-	-	-	NM	-	-	-	-
NW-15D	01/08/2026	-	-	-	NM	-	-	-	-
NW-16D	01/19/2026	-	-	-	NM	-	-	-	-
NW-17D	01/19/2026	-	-	-	NM	-	-	-	-
NW-18D	01/08/2026	-	-	-	NM	-	-	-	-
NW-19D	01/08/2026	-	-	-	NM	-	-	-	-
Water Supply									
NW-P26	01/20/2026	6.50 @	-	-	NM	-	-	-	-
NW-P27	01/20/2026	-	-	790	NM	-	-	-	-
NW-P28	01/20/2026	-	-	-	NM	-	-	-	-
NW-P30	01/20/2026	-	-	-	NM	-	-	-	-
NW-P40	01/20/2026	-	NM	NM	NM	-	-	-	-
Gorrick	01/20/2026	-	-	-	NM	-	-	-	-
Watson	01/20/2026	-	NM	NM	NM	-	-	-	-
Bruck	02/05/2026	-	NM	NM	NM	-	-	-	-
QAQC									
EQUBLK1	01/06/2026	NM	-	-	-	-	-	-	-
EQUBLK2	01/08/2026	NM	-	-	NM	-	-	-	-
EQUBLK3	01/20/2026	NM	-	-	NM	-	-	-	-
TRIP1	01/06/2026	NM	NM	NM	NM	-	-	-	-
TRIP2	01/07/2026	NM	NM	NM	NM	-	-	-	-
TRIP3	01/08/2026	NM	NM	NM	NM	-	-	-	-
TRIP4	01/19/2026	NM	NM	NM	NM	-	-	-	-
TRIP5	01/20/2026	NM	NM	NM	NM	-	-	-	-
TRIP6	02/05/2026	NM	NM	NM	NM	-	-	-	-

.S RESULTS COMPARED TO GROUNDWATER STANDARDS AND/OR GUIDANCE CONCENTRATIONS
.HUA COUNTY NORTHWEST LANDFILL
.RST SEMIANNUAL 2026

PARAMETER	pH (FIELD)	TOTAL DISSOLVED SOLIDS	IRON	MANGANESE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	TRICHLORO-ETHENE	VINYL CHLORIDE
STANDARD UNITS	6.5-8.5 S.U.** S.U.	500 mg/L** mg/L	300 µg/L** µg/L	50 µg/L** µg/L	0.02 µg/L* µg/L	5 µg/L* µg/L	3 µg/L* µg/L	1 µg/L* µg/L

LEGEND

* =Primary Drinking Water Standard
** =Secondary Drinking Water Standard
*** =Chapter 62-777 Groundwater Cleanup Target Levels (GCTL)
@ =Analysis Result is at Groundwater Standard or GCTL
\- =Analysis Result is not at or outside Groundwater Standard or GCTL
NS =Not Sampled
NM =Not Measured

Note:

This table displays analysis results which were reported at or outside Groundwater Standards or GCTL.
Analysis results notated with "@" indicate that the analysis result was reported at the Groundwater Standard or GCTL.
Analysis results which were reported above the laboratory detection limit (reporting limit), but not at or above the Groundwater Standard or GCTL concentration are not displayed in this table.

ATTACHMENT 3

GROUNDWATER PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT

ALACHUA COUNTY NORTHWEST LANDFILL

FIRST SEMIANNUAL 2026

PARAMETER	CONDUC-TIVITY (FIELD)	DEPTH TO WATER FROM MEASURE PT	DISSOLVED OXYGEN (FIELD)	GROUND-WATER ELEVATION	pH (FIELD)	REDOX POTENTIAL	TEMPER-ATURE (FIELD)	TURBIDITY (FIELD)	CHLORIDE	NITRATE NITROGEN	TOTAL DISSOLVED SOLIDS	IRON
STANDARD UNITS	(1) uS/cm	(1) ft	(1) ppm	(1) ft, NGVD	6.5-8.5 S.U.** S.U.	(1) mV	(1) deg C	(1) NTU	250 mg/L** mg/L	10 mg/L* mg/L	500 mg/L** mg/L	300 µg/L** µg/L
Background												
NW-1D	438	89.12	2.76	-	7.21	209.5	22.5	73.4	7.6	0.32	270	8500
Intermediate												
NW-11D	764	76.68	0.24	-	6.48	203.3	21.9	8.71	24	-	450	210
Compliance												
NW-5D	372	68.27	3.10	32.54	7.09	201.8	22.8	2.74	8.6	-	230	<110
NW-6D	800	75.60	0.44	32.41	6.54	207.8	23.0	12.6	9.2	-	470	<110
NW-7D	720	83.97	2.18	32.47	7.09	208.8	22.7	206	22	-	420	5100
NW-8D	777	89.50	4.21	32.59	6.70	208.5	22.9	14.1	9.1	-	470	230
NW-9D	923	75.11	4.06	-	6.47	210.0	22.7	0.34	14	-	510	<110
NW-10D	829	75.27	3.41	32.44	6.49	204.6	23.4	0.44	18	-	500	<110
NW-21D	302	75.71	4.50	32.45	6.48	203.3	23.2	1.68	5.4	-	170	<110
Assessment												
NW-14D	278	56.12	6.89	-	7.46	125.1	22.4	0.31	7.5	-	160	<110
NW-15D	298	56.63	6.70	-	7.38	97.8	22.9	0.15	5.2	-	170	<110
NW-16D	362	50.61	6.34	32.28	7.35	127.7	21.9	0.81	4.5	-	220	<110
NW-17D	333	55.54	0.06	32.34	7.40	-43.5	22.1	0.84	3.7	-	190	140 I
NW-18D	324	56.22	3.42	32.28	7.35	76.1	22.7	0.32	9.3	-	190	<110
NW-19D	361	56.71	6.71	-	7.22	105.2	22.8	0.28	5.0	-	220	<110
Water Supply												
NW-P26	545	-	6.27	-	6.50	116.5	22.0	1.08	13	5.8	350	<110
NW-P27	316	75.04	1.91	32.56	7.03	-82.3	22.1	4.83	8.1	3.7	240	790
NW-P28	445	-	8.43	-	6.82	121.2	21.8	1.04	5.7	3.6	300	<110
NW-P30	580	-	3.29	-	6.64	118.8	20.4	2.67	7.0	4.4	360	<110
NW-P40	681	-	6.03	-	7.25	103.1	21.5	0.16	89	-	-	-
Gorrick	478	-	6.40	-	6.63	106.6	21.6	0.60	9.9	4.8	300	<110
Watson	469	-	6.14	-	6.63	81.2	21.3	0.85	7.6	-	-	-
-K	412	-	7.18	-	7.38	206.4	22.6	0.90	5.7	-	-	-

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT

ALACHUA COUNTY NORTHWEST LANDFILL

FIRST SEMIANNUAL 2026

PARAMETER		CONDUC-TIVITY (FIELD)	DEPTH TO WATER FROM MEASURE PT	DISSOLVED OXYGEN (FIELD)	GROUND-WATER ELEVATION	pH (FIELD)	REDOX POTENTIAL	TEMPER-ATURE (FIELD)	TURBIDITY (FIELD)	CHLORIDE	NITRATE NITROGEN	TOTAL DISSOLVED SOLIDS	IRON
STANDARD UNITS		(1) uS/cm	(1) ft	(1) ppm	(1) ft, NGVD	6.5-8.5 S.U.** S.U.	(1) mV	(1) deg C	(1) NTU	250 mg/L** mg/L	10 mg/L* mg/L	500 mg/L** mg/L	300 µg/L** µg/L
QAQC													
EQUBLK1	01/06/2026	-	-	-	-	-	-	-	-	0.22 I	<0.10	<5.0	<110
EQUBLK2	01/08/2026	-	-	-	-	-	-	-	-	0.35 I	-	40	<110
EQUBLK3	01/20/2026	-	-	-	-	-	-	-	-	<0.20	<0.10	12	<110
TRIP1	01/06/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP2	01/07/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP3	01/08/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP4	01/19/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP5	01/20/2026	-	-	-	-	-	-	-	-	-	-	-	-
TRIP6	02/05/2026	-	-	-	-	-	-	-	-	-	-	-	-

LEGEND

*	=Primary Drinking Water Standard	I	= Value is between the Method Detection Level (MDL) and the Reporting Detection Level (RDL)
**	=Secondary Drinking Water Standard	J	= Estimated value
***	=Chapter 62-777 - Groundwater Cleanup Target Level (GCTL)	V	= Analyte found in associated method blank
(1)	=No Standard	Q	= Estimated value; analyte analyzed after acceptable holding time
-	=Not Analyzed		

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
FIRST SEMIANNUAL 2026

PARAMETER		MANGANESE	1,1-DICHLORO-ETHANE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	CIS-1,2-DICHLORO-ETHENE	TETRA-CHLORO-ETHENE	TRICHLORO-ETHENE	TRICHLORO-FLUORO-METHANE	VINYL CHLORIDE	DICHLORO-DIFLUORO-METHANE	TOTAL VOCS
STANDARD UNITS		50 µg/L** µg/L	70 µg/L*** µg/L	0.02 µg/L* µg/L	5 µg/L* µg/L	70 µg/L* µg/L	3 µg/L* µg/L	3 µg/L* µg/L	2100 µg/L*** µg/L	1 µg/L* µg/L	1400 µg/L*** µg/L	(1) µg/L
Background												
NW-1D	01/07/2026	92	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Intermediate												
NW-11D	01/06/2026	78	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Compliance												
NW-5D	01/07/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-6D	01/06/2026	8.6 I	<0.62	0.013 I	1.5	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	1.513
NW-7D	01/07/2026	62	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-8D	01/07/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-9D	01/06/2026	-	<0.62	0.035	3.1	<0.53	<0.76	<0.74	<0.45	0.55 I	<0.61	3.685
NW-10D	01/06/2026	-	2.8	<0.010	5.9	38	0.95 I	4.4	0.58 I	3.4	2.6	56.03
NW-21D	01/06/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Assessment												
NW-14D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-15D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-16D	01/19/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-17D	01/19/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-18D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-19D	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Water Supply												
NW-P26	01/20/2026	-	2.2	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	2.2
NW-P27	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-P28	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-P30	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
NW-P40	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
Gorrick	01/20/2026	-	1.5	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	1.5
Watson	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
-k	02/05/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-

PARAMETERS AT OR ABOVE THE LABORATORY DETECTION LIMIT
ALACHUA COUNTY NORTHWEST LANDFILL
FIRST SEMIANNUAL 2026

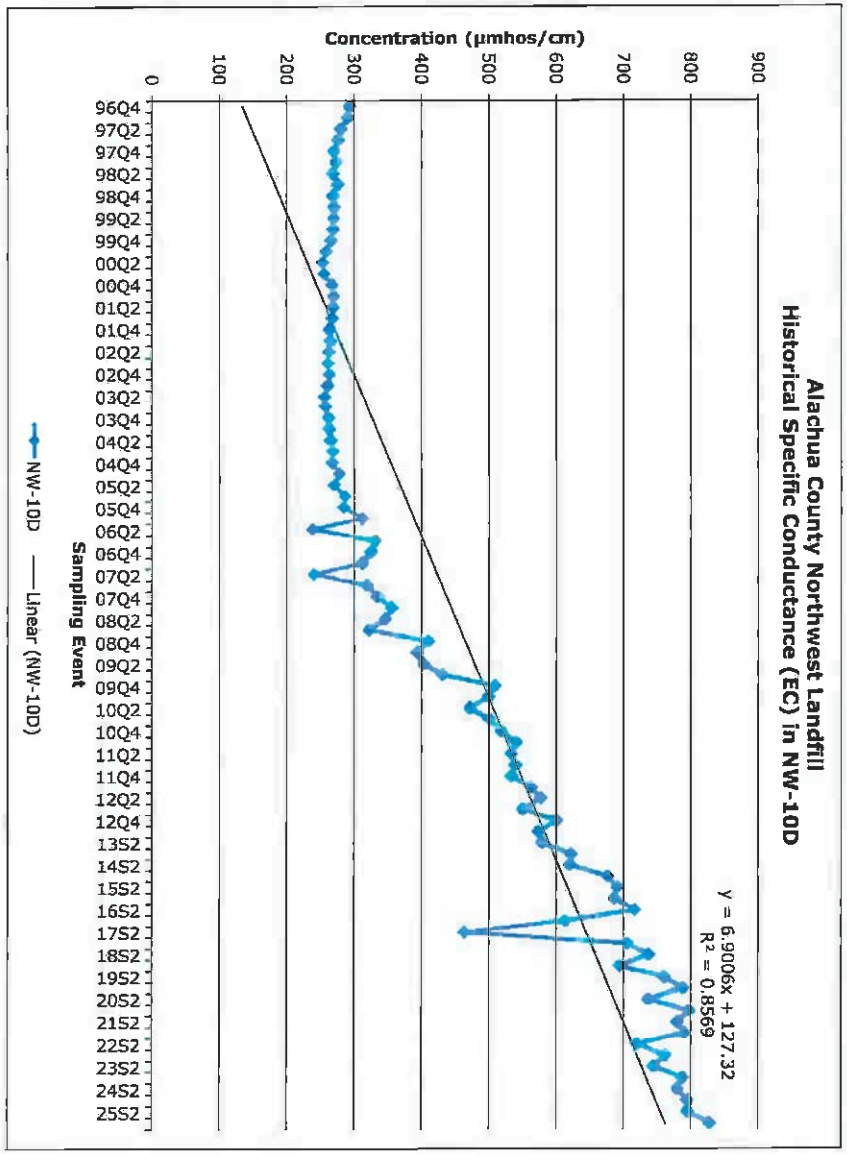
PARAMETER		MANGANESE	1,1-DICHLORO-ETHANE	1,2-DIBROMO-ETHANE (EDB)	1,2-DICHLORO-PROPANE	CIS-1,2-DICHLORO-ETHENE	TETRA-CHLORO-ETHENE	TRICHLORO-ETHENE	TRICHLORO-FLUORO-METHANE	VINYL CHLORIDE	DICHLORO-DIFLUORO-METHANE	TOTAL VOCS
STANDARD UNITS		50 µg/L**	70 µg/L***	0.02 µg/L*	5 µg/L*	70 µg/L*	3 µg/L*	3 µg/L*	2100 µg/L***	1 µg/L*	1400 µg/L***	(1)
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
QAQC												
EQUBLK1	01/06/2026	<8.4	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
EQUBLK2	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
EQUBLK3	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP1	01/06/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP2	01/07/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP3	01/08/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP4	01/19/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP5	01/20/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-
TRIP6	02/05/2026	-	<0.62	<0.010	<0.75	<0.53	<0.76	<0.74	<0.45	<0.51	<0.61	-

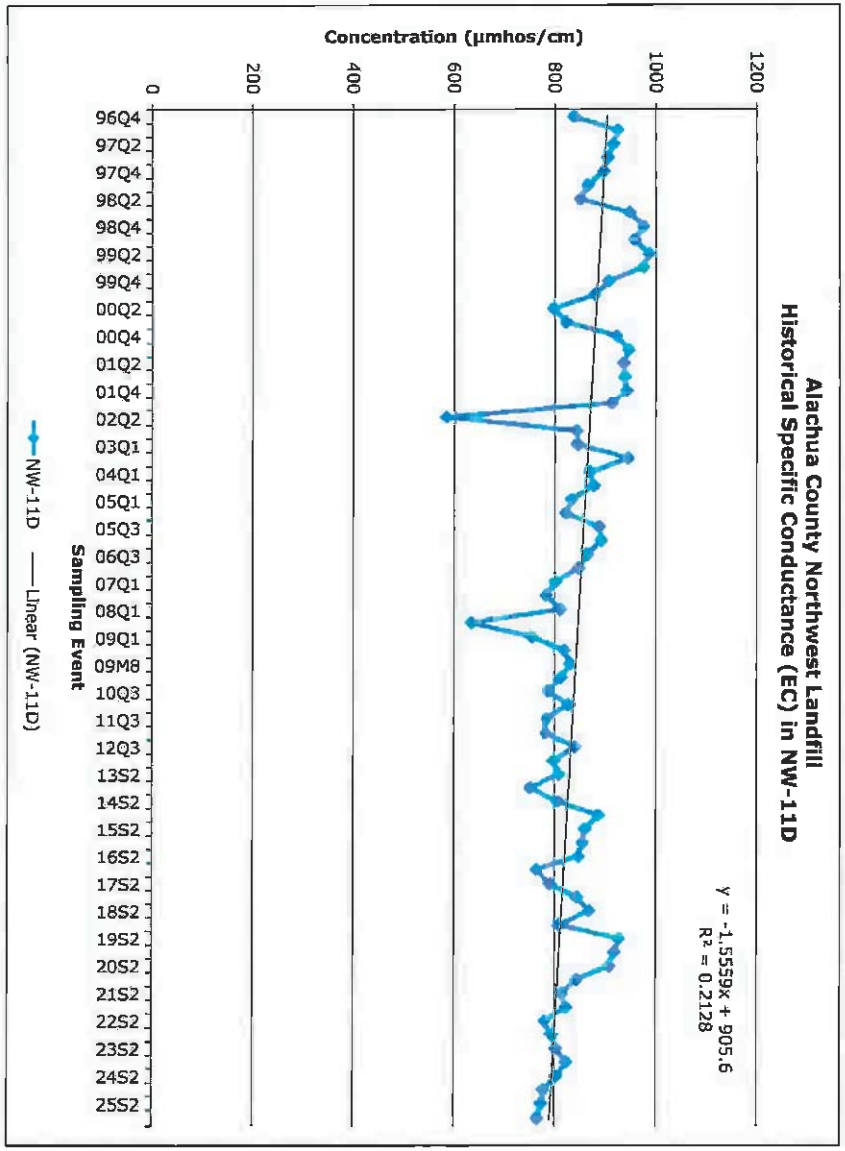
LEGEND

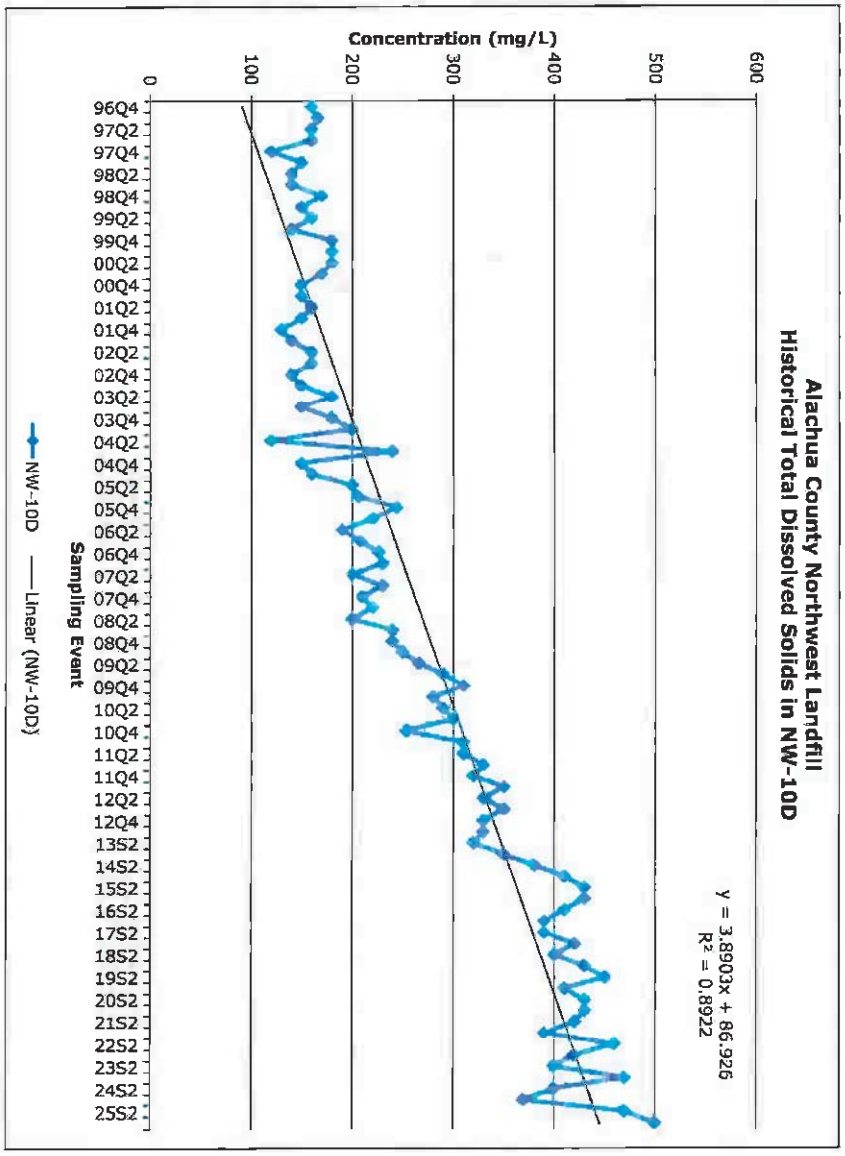
*	=Primary Drinking Water Standard	I	= Value is between the Method Detection Level (MDL) and the Reporting Detection Level (RDL)
**	=Secondary Drinking Water Standard	J	= Estimated value
***	=Chapter 62-777 - Groundwater Cleanup Target Level (GCTL)	V	= Analyte found in associated method blank
(1)	=No Standard	Q	= Estimated value; analyte analyzed after acceptable holding time
-	=Not Analyzed		

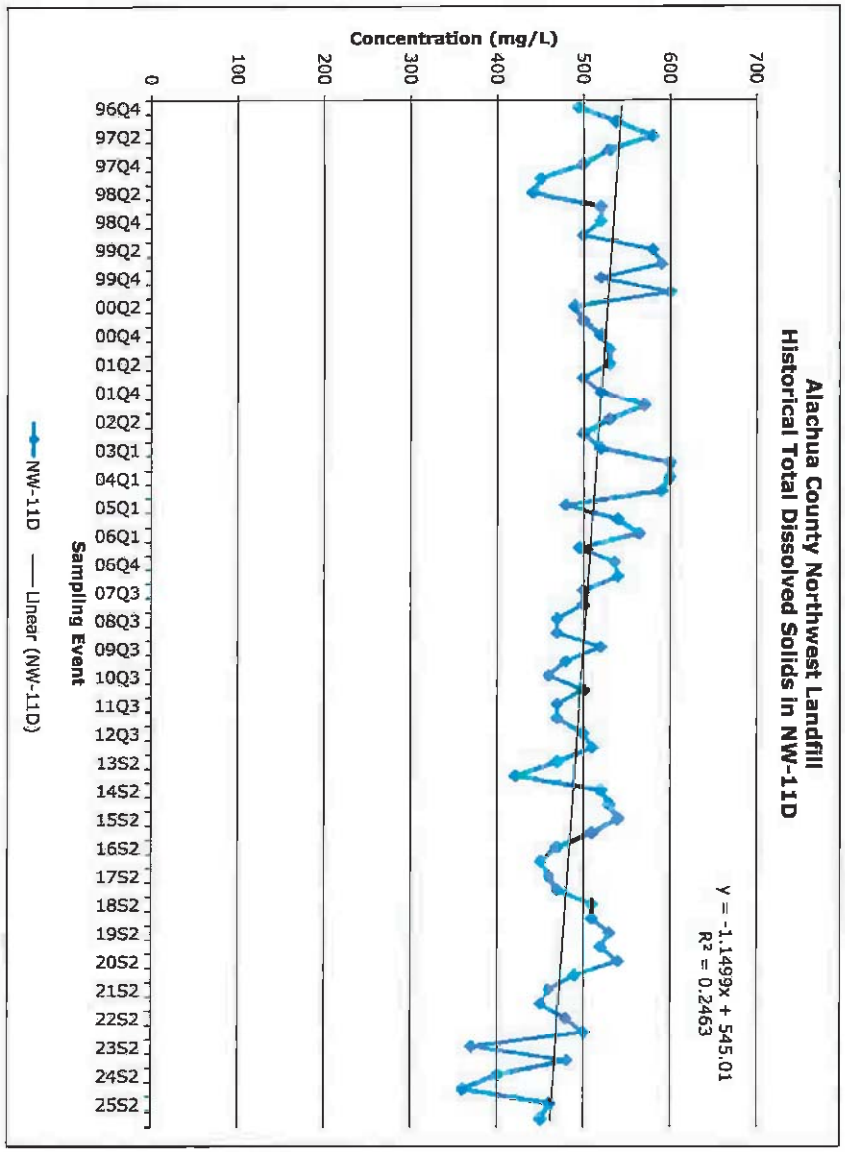
ATTACHMENT 9

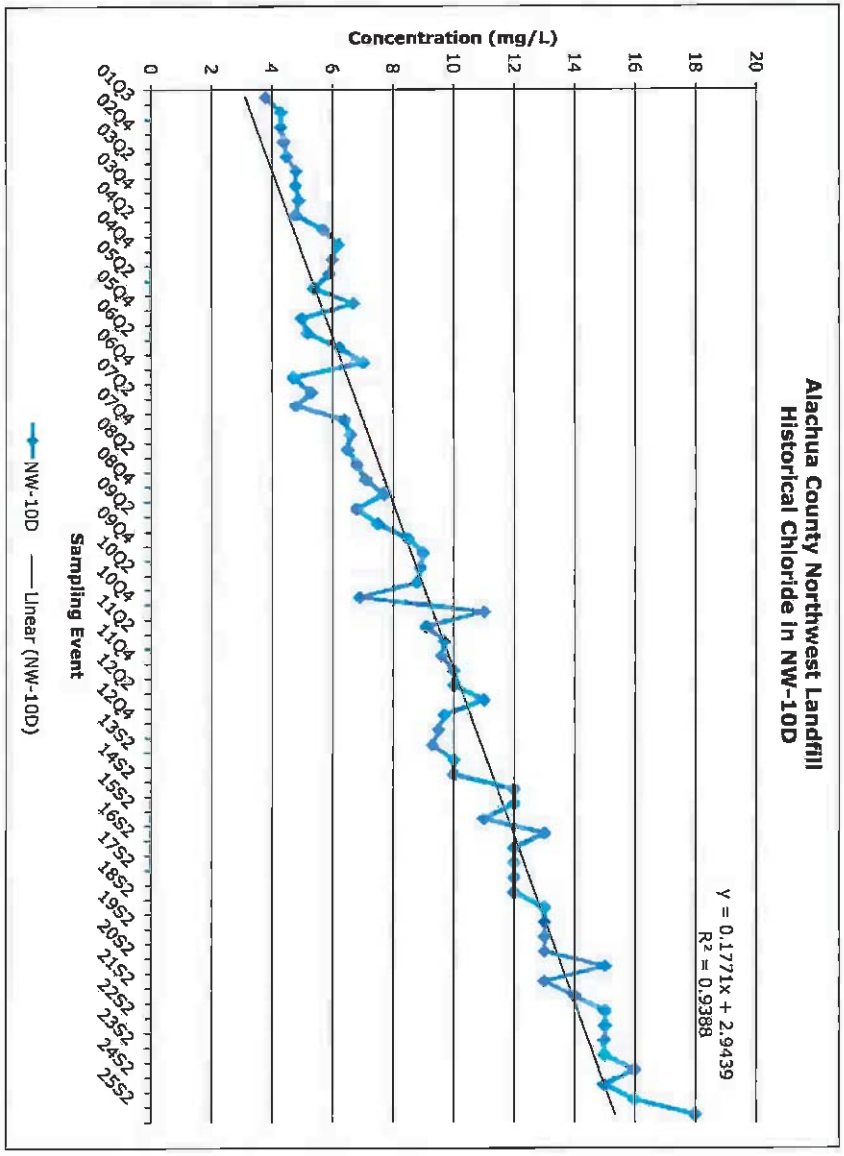
LONG-TERM TREND GRAPHS

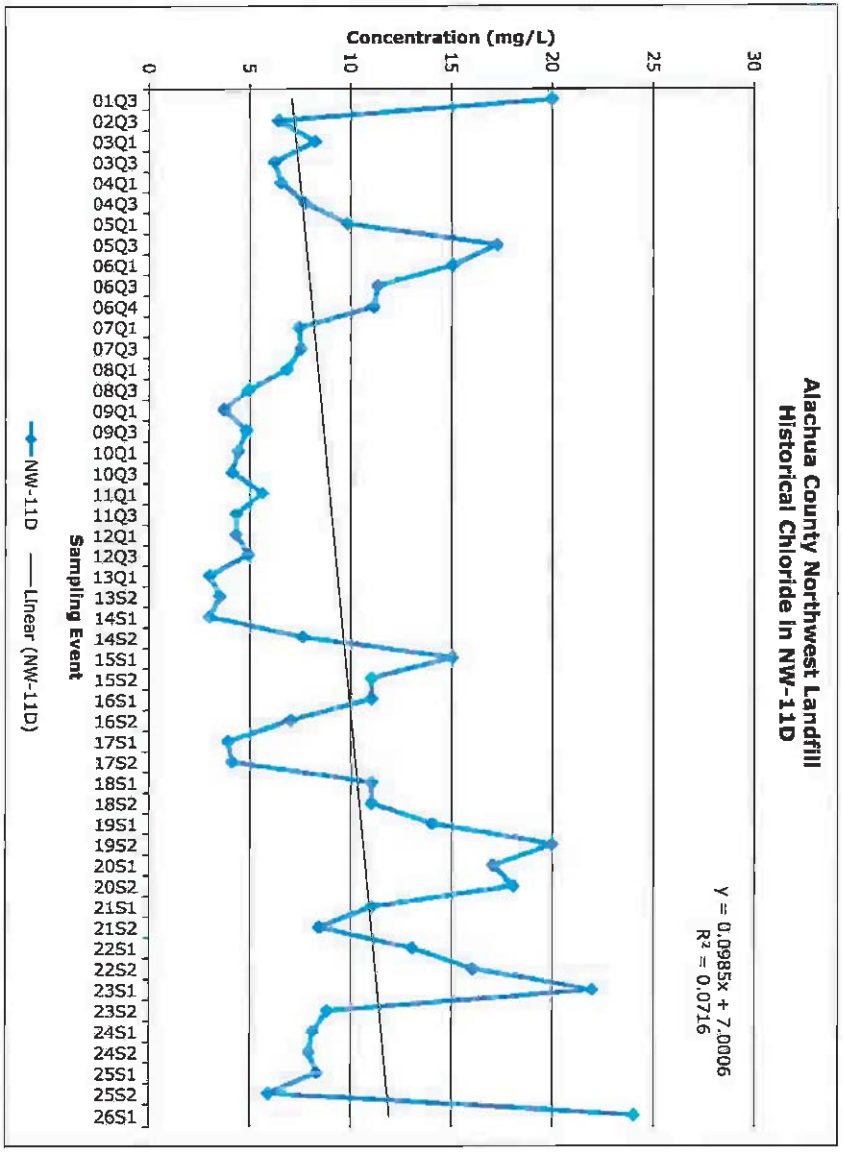

Alachua County Northwest Landfill
Historical Specific Conductance (EC) in NW-10D
y = 6.9006x + 127.32
R² = 0.8569
Concentration (µmhos/cm)
Sampling Event
NW-10D
Linear (NW-10D)

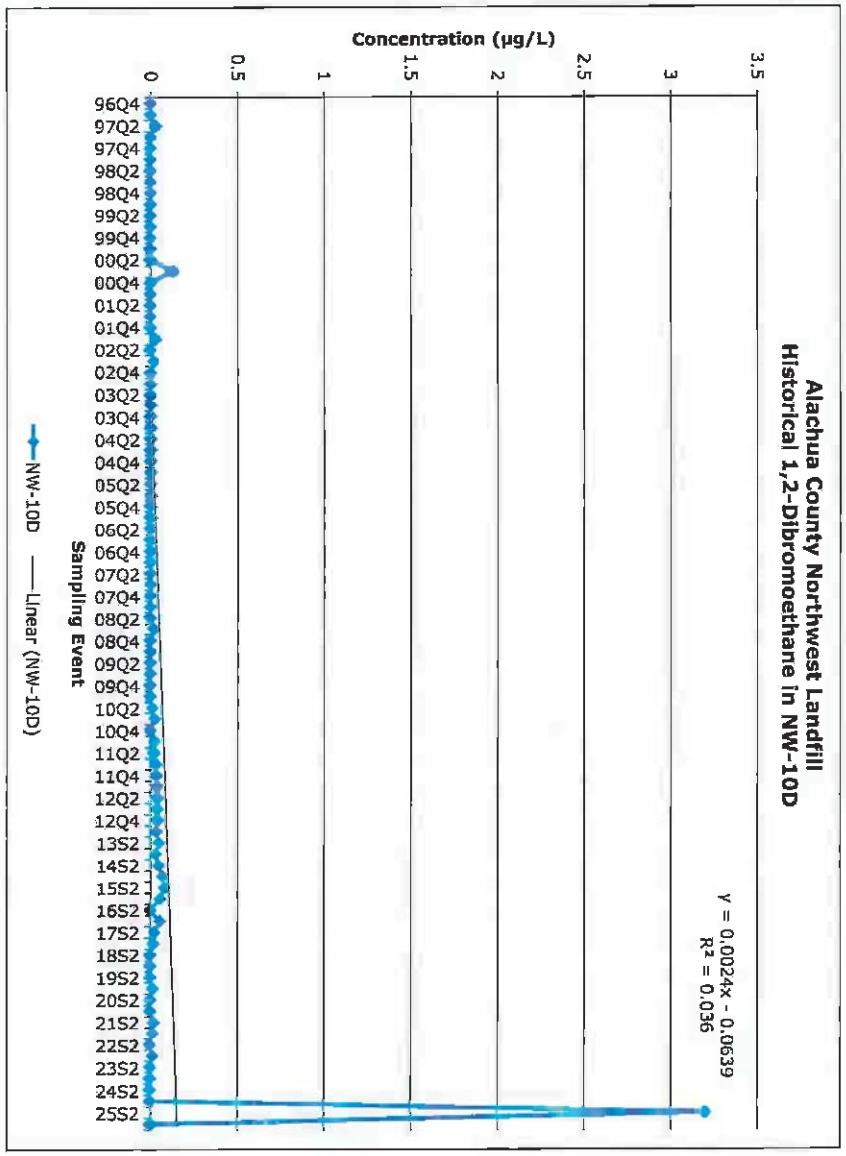

Alachua County Northwest Landfill
Historical Specific Conductance (EC) in NW-11D
y = -1.5559x + 905.6
R² = 0.2128
Concentration (µmhos/cm)
Sampling Event
NW-11D
Linear (NW-11D)

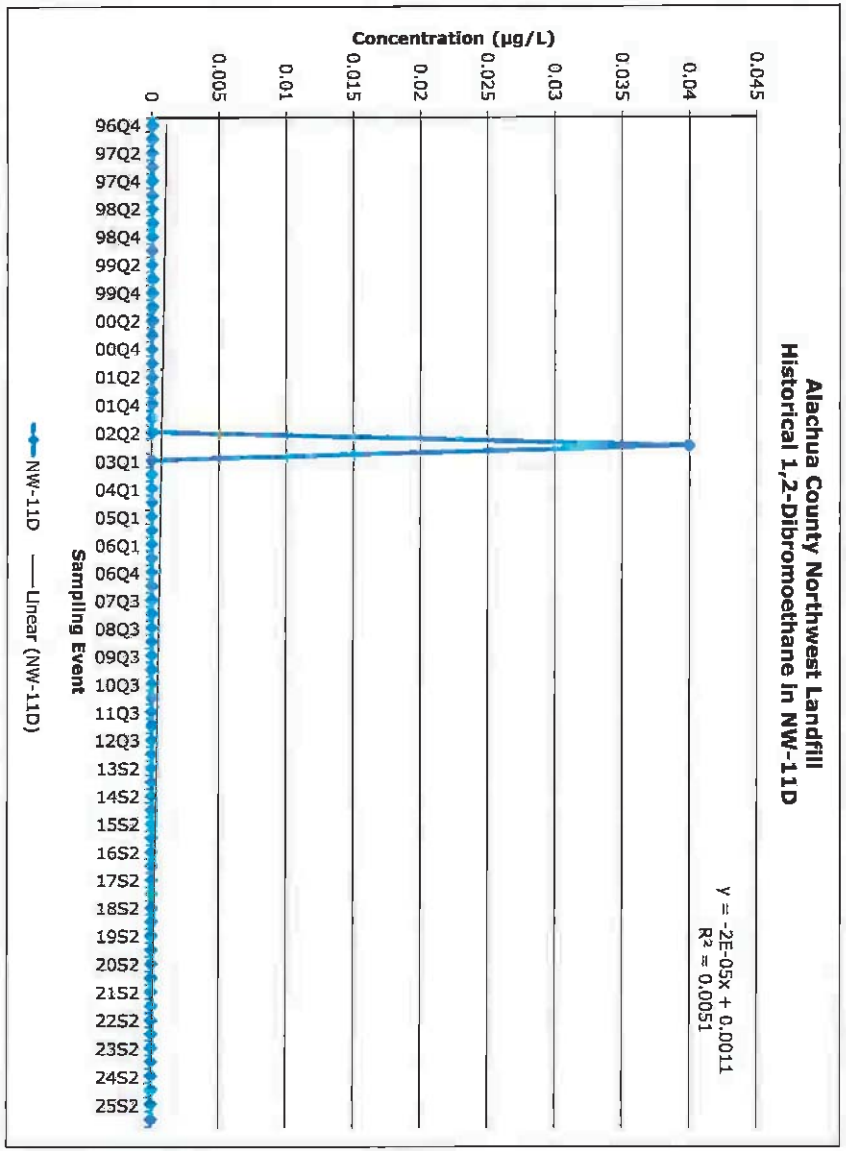

Alachua County Northwest Landfill
Historical Total Dissolved Solids in NW-10D
y = 3.8903x + 86.926
R² = 0.8922
Concentration (mg/L)
0
100
200
300
400
500
600
96Q4
97Q2
97Q4
98Q2
98Q4
99Q2
99Q4
00Q2
00Q4
01Q2
01Q4
02Q2
02Q4
03Q2
03Q4
04Q2
04Q4
05Q2
05Q4
06Q2
06Q4
07Q2
07Q4
08Q2
08Q4
09Q2
09Q4
10Q2
10Q4
11Q2
11Q4
12Q2
12Q4
13S2
14S2
15S2
16S2
17S2
18S2
19S2
20S2
21S2
22S2
23S2
24S2
25S2
Sampling Event
NW-10D
Linear (NW-10D)

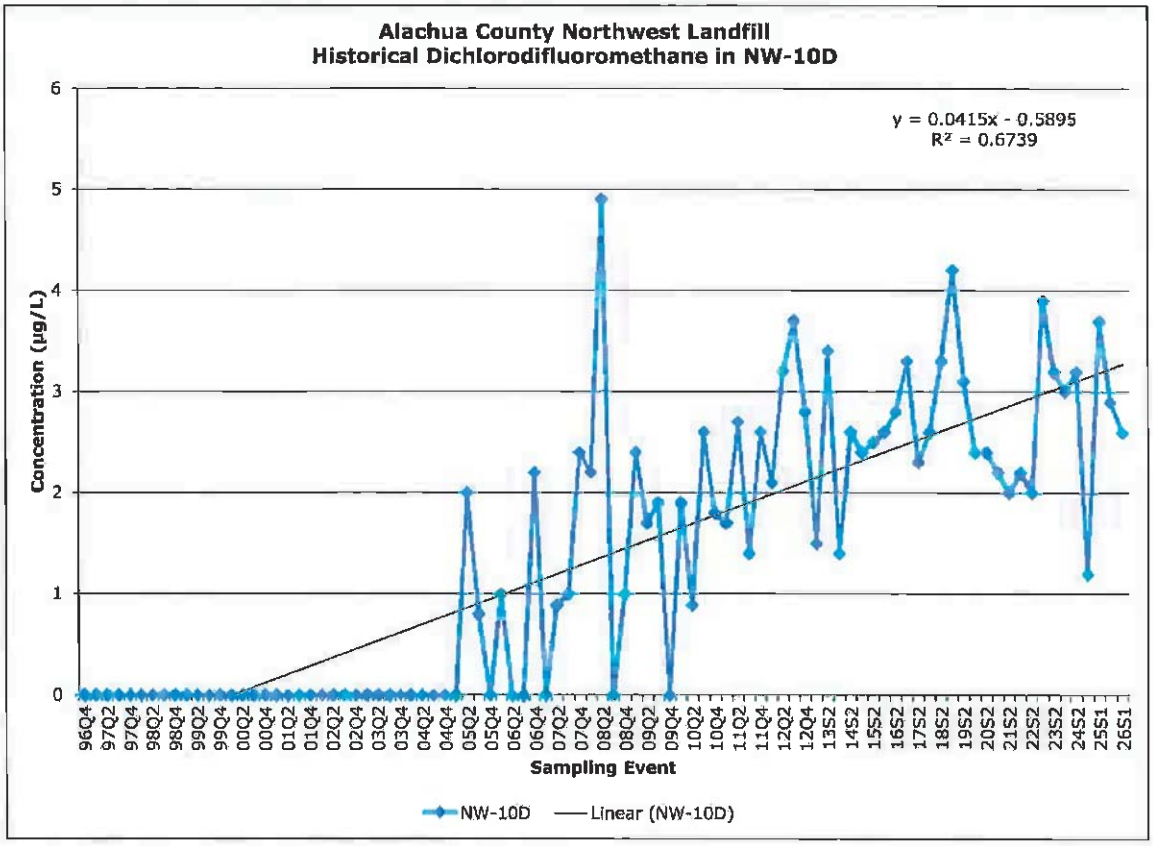

Alachua County Northwest Landfill
Historical Total Dissolved Solids in NW-11D
y = -1.1499x + 545.01
R² = 0.2463
Concentration (mg/L)
0
100
200
300
400
500
600
700
96Q4
97Q2
97Q4
98Q2
98Q4
99Q2
99Q4
00Q2
00Q4
01Q2
01Q4
02Q2
03Q1
04Q1
05Q1
06Q1
06Q4
07Q3
08Q3
09Q3
10Q3
11Q3
12Q3
13S2
14S2
15S2
16S2
17S2
18S2
19S2
20S2
21S2
22S2
23S2
24S2
25S2
Sampling Event
NW-11D
Linear (NW-11D)

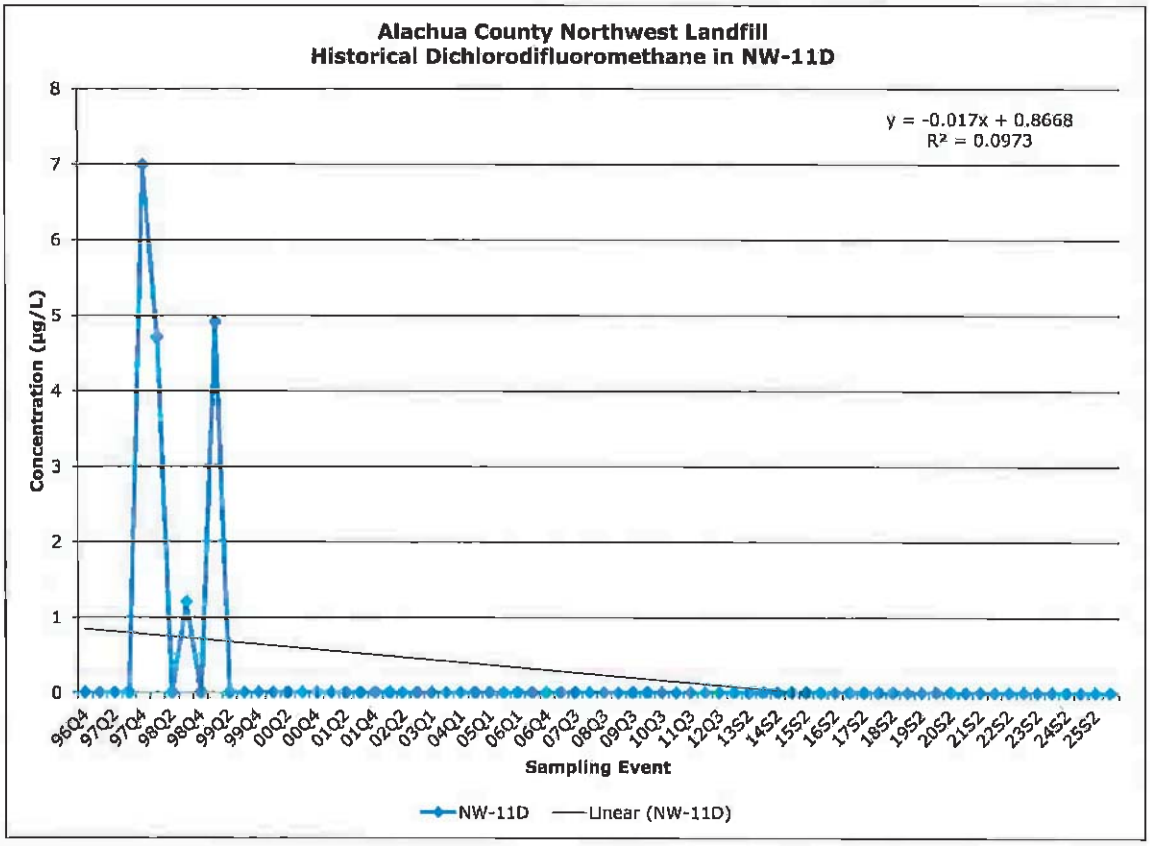

Alachua County Northwest Landfill
Historical Chloride in NW-10D
y = 0.1771x + 2.9439
R² = 0.9388
Concentration (mg/L)
Sampling Event
NW-10D
Linear (NW-10D)

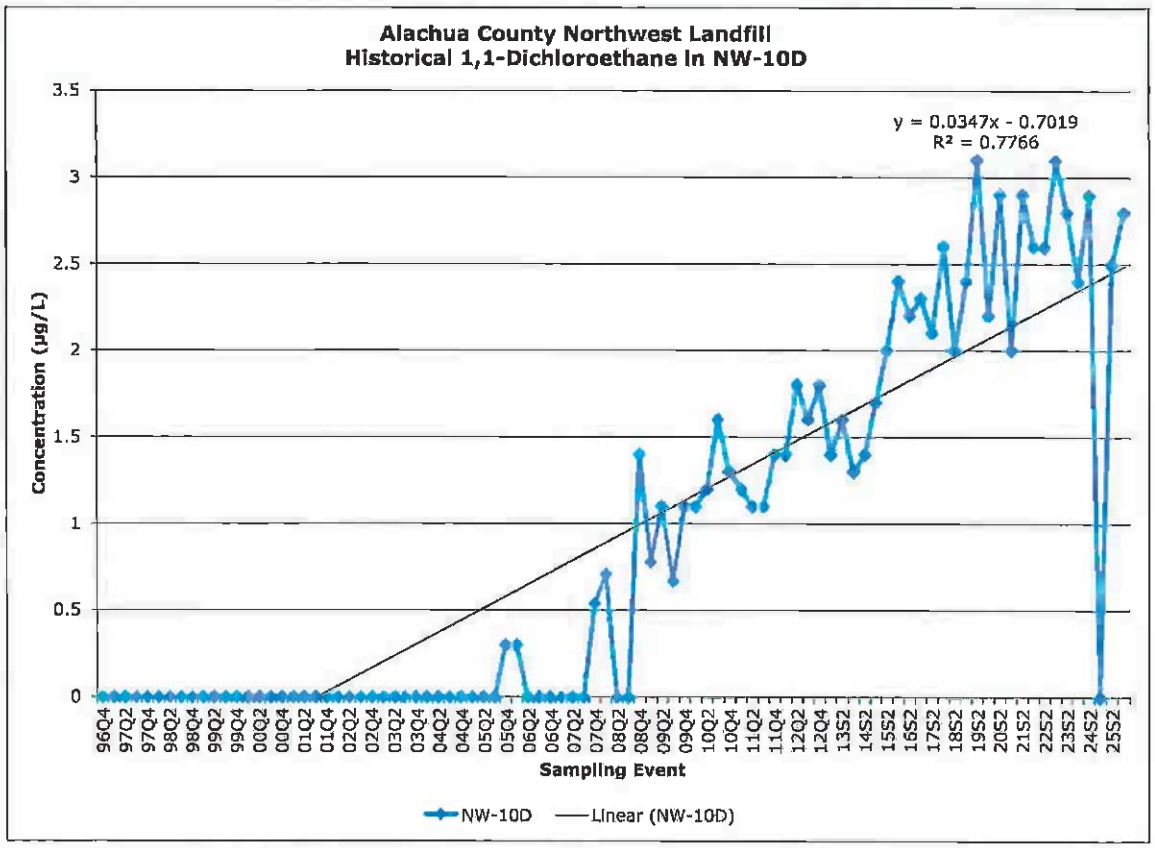

Alachua County Northwest Landfill
Historical Chloride in NW-11D
y = 0.0985x + 7.0006
R² = 0.0716
Concentration (mg/L)
Sampling Event
NW-11D
Linear (NW-11D)

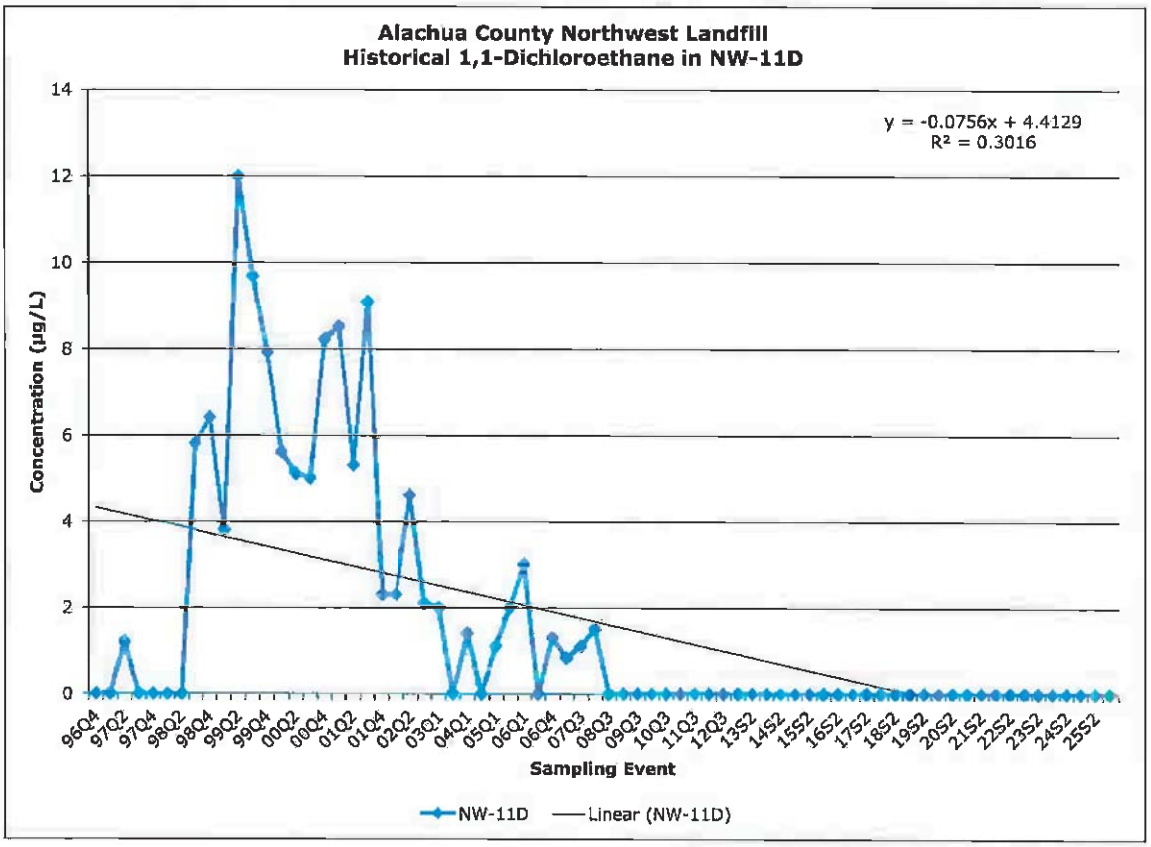

Alachua County Northwest Landfill
Historical 1,2-Dibromoethane in NW-10D
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)
y = 0.0024x - 0.0639
R² = 0.036


Alachua County Northwest Landfill
Historical 1,2-Dibromoethane in NW-11D
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)
y = -2E-05x + 0.0011
R² = 0.0051


Alachua County Northwest Landfill
Historical Dichlorodifluoromethane in NW-10D
y = 0.0415x - 0.5895
R² = 0.6739
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)


Alachua County Northwest Landfill
Historical Dichlorodifluoromethane in NW-11D
y = -0.017x + 0.8668
R² = 0.0973
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)


Alachua County Northwest Landfill
Historical 1,1-Dichloroethane in NW-10D
y = 0.0347x - 0.7019
R² = 0.7766
Concentration (µg/L)
Sampling Event
NW-10D
Linear (NW-10D)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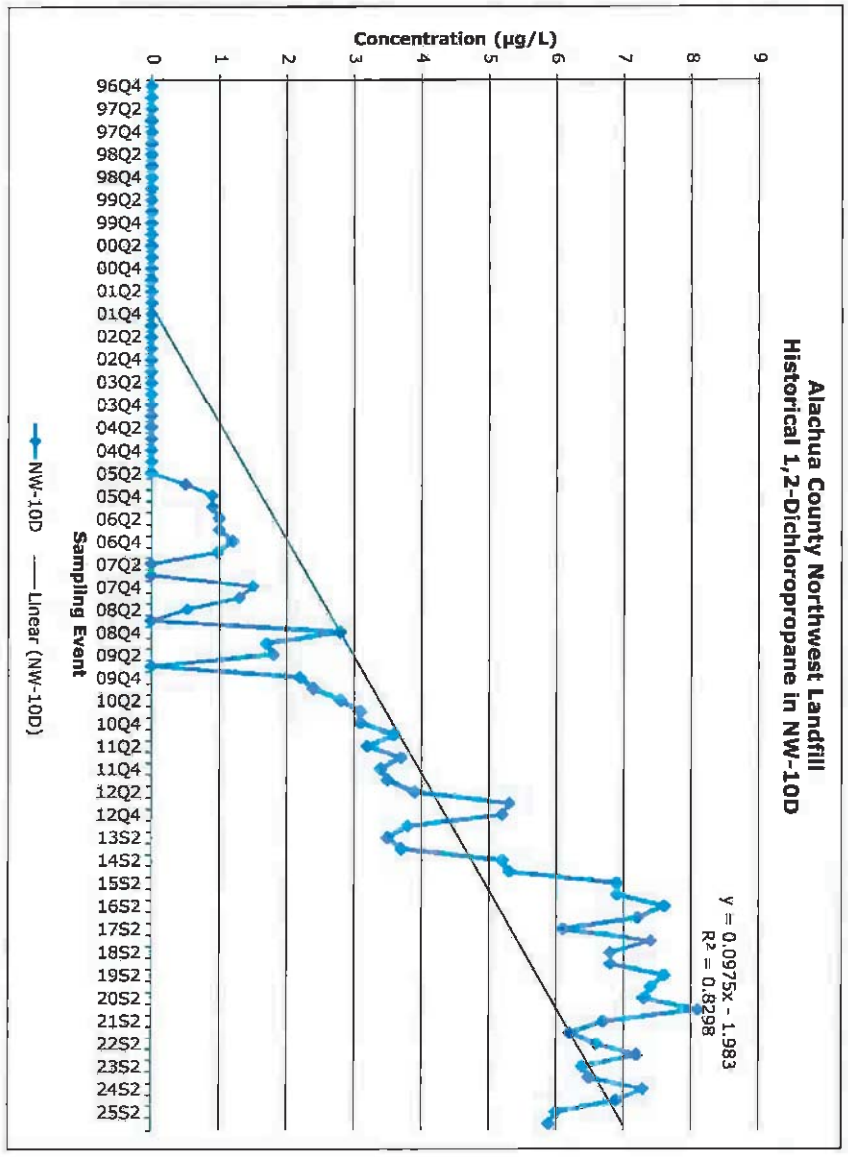
R² = 0.3016
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)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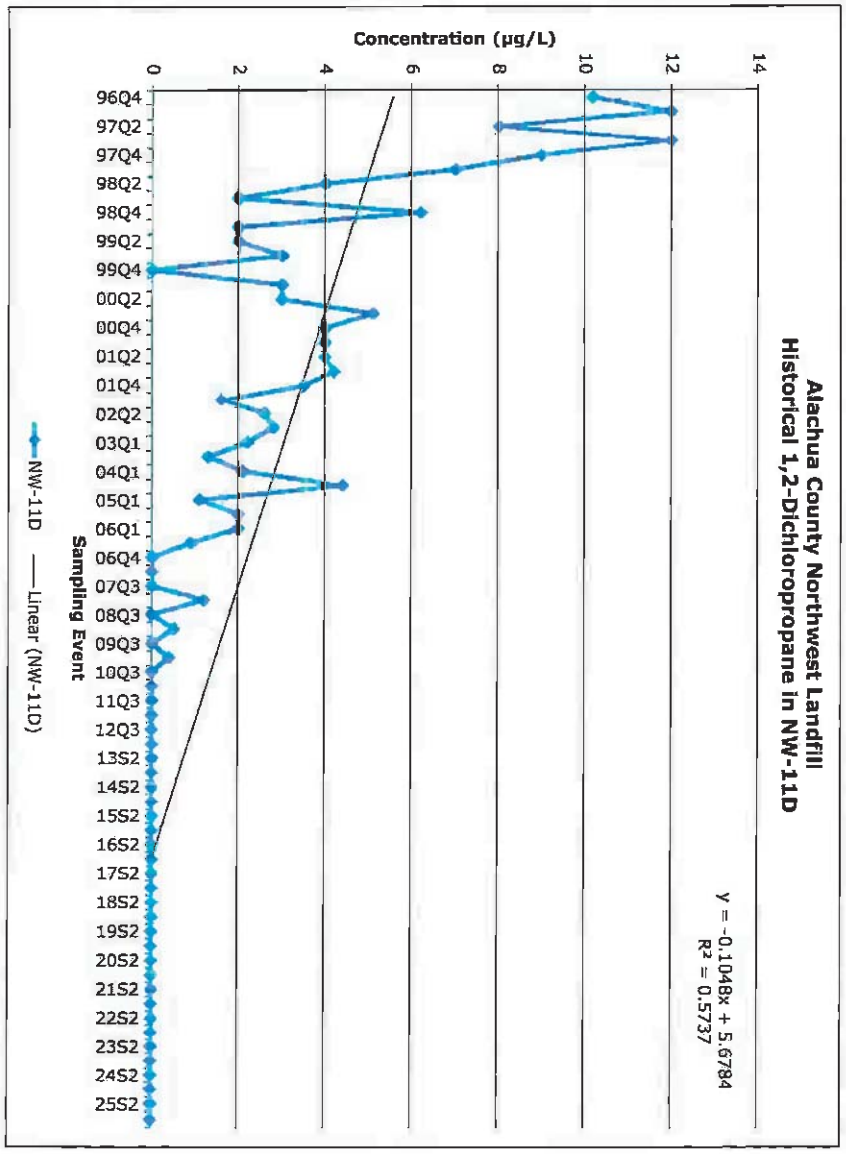
Sampling Event
NW-10D
Linear (NW-10D)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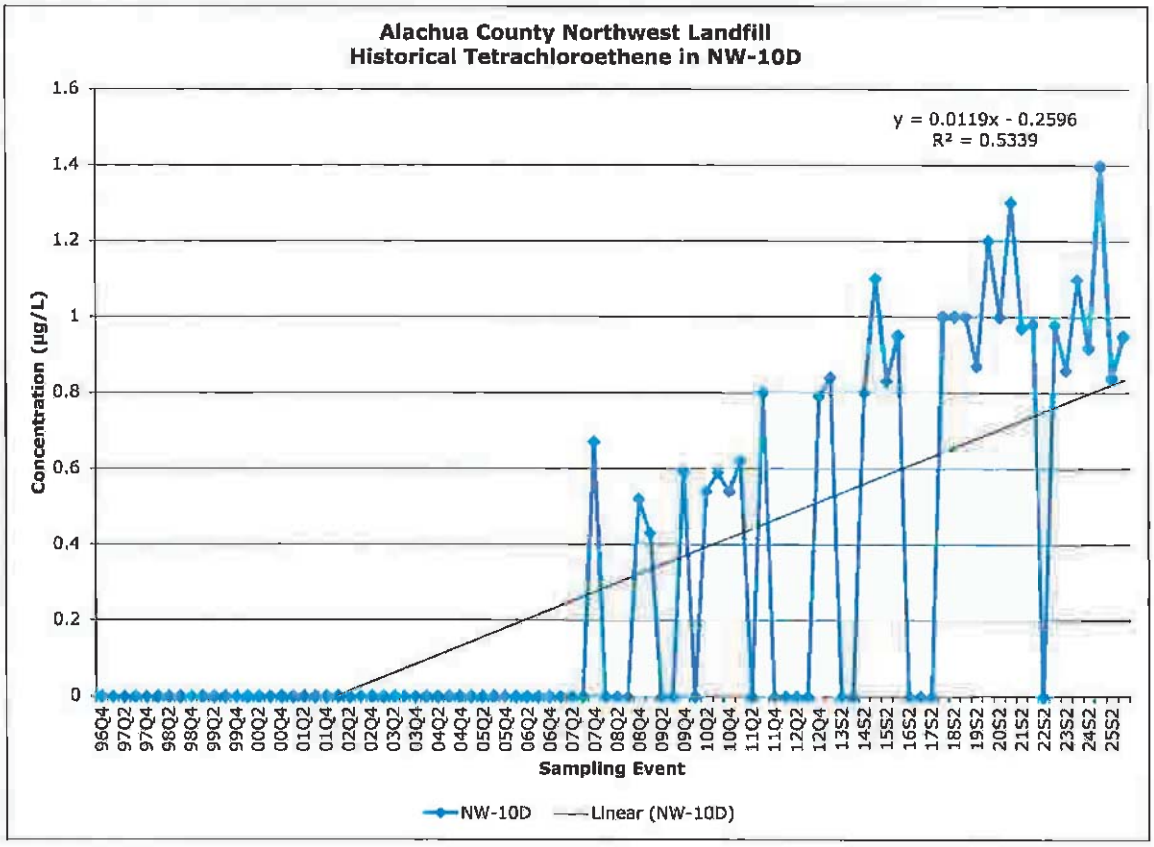
NW-11D
Linear (NW-11D)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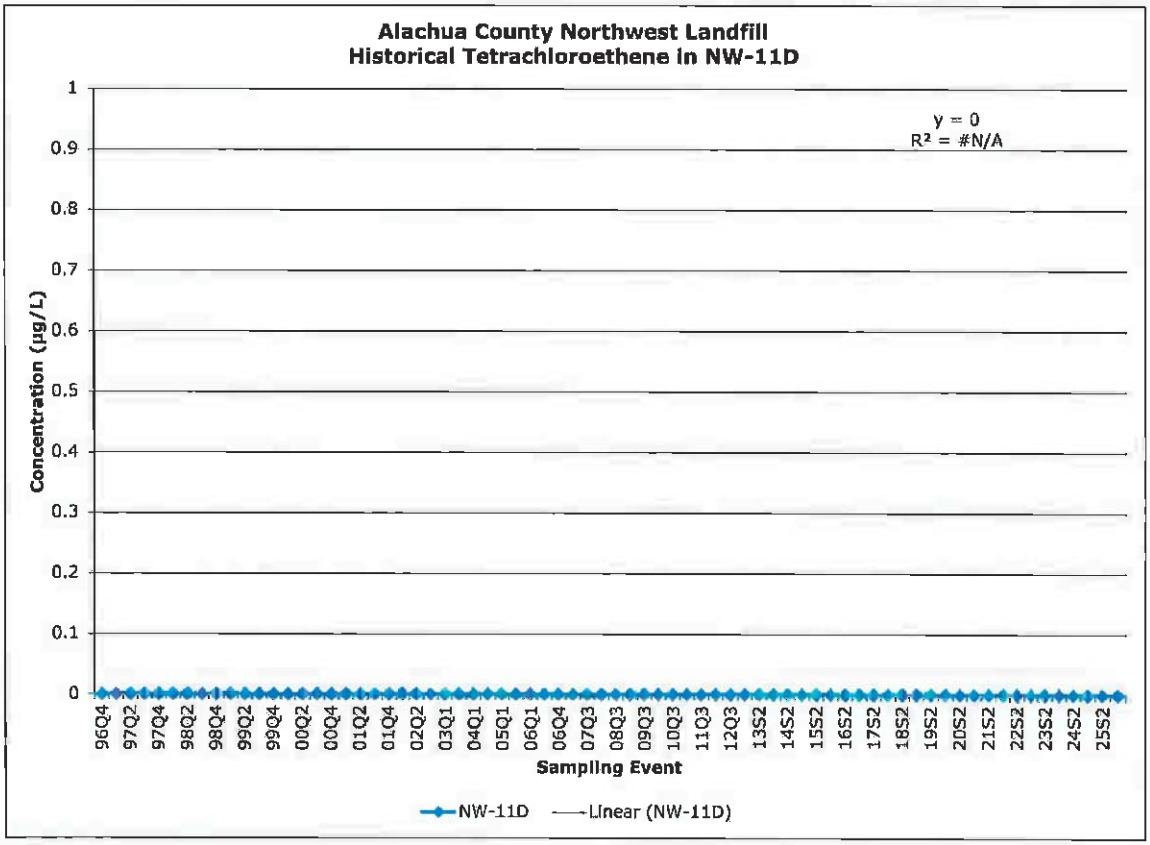
Linear (NW-10D)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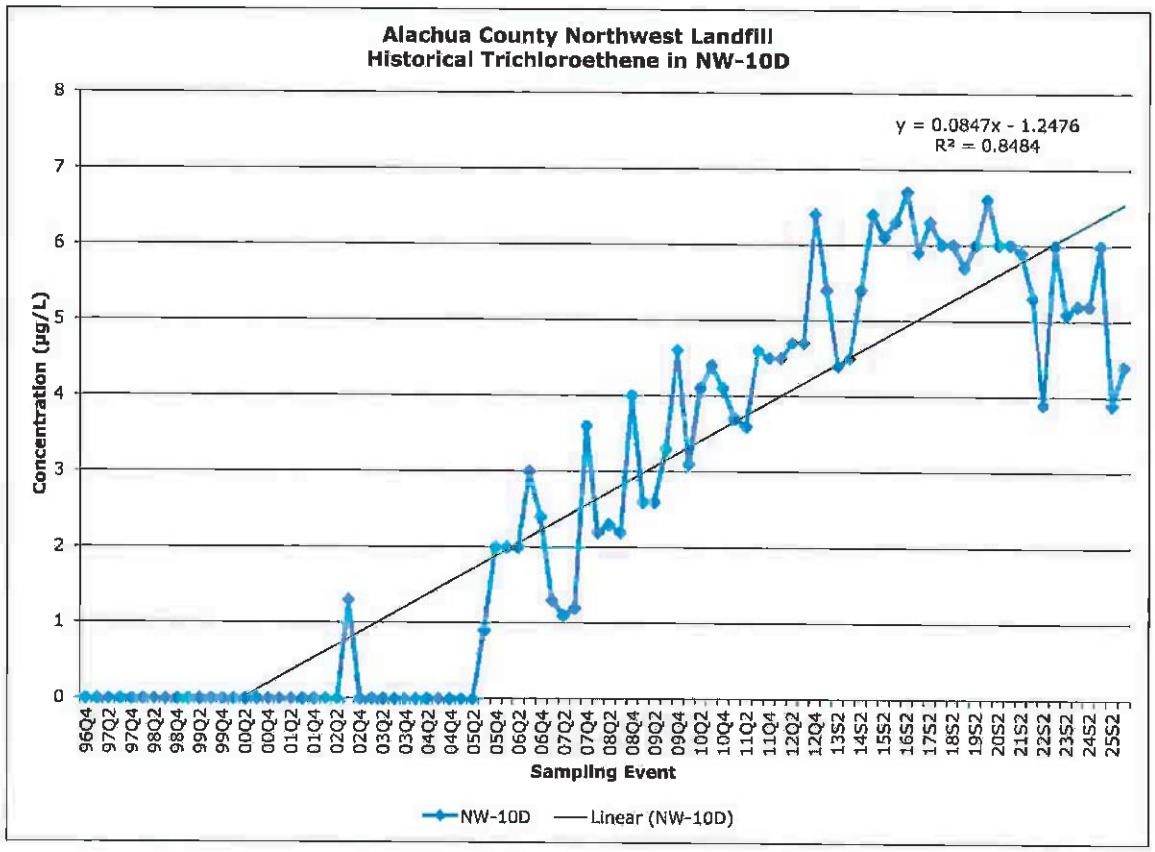
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)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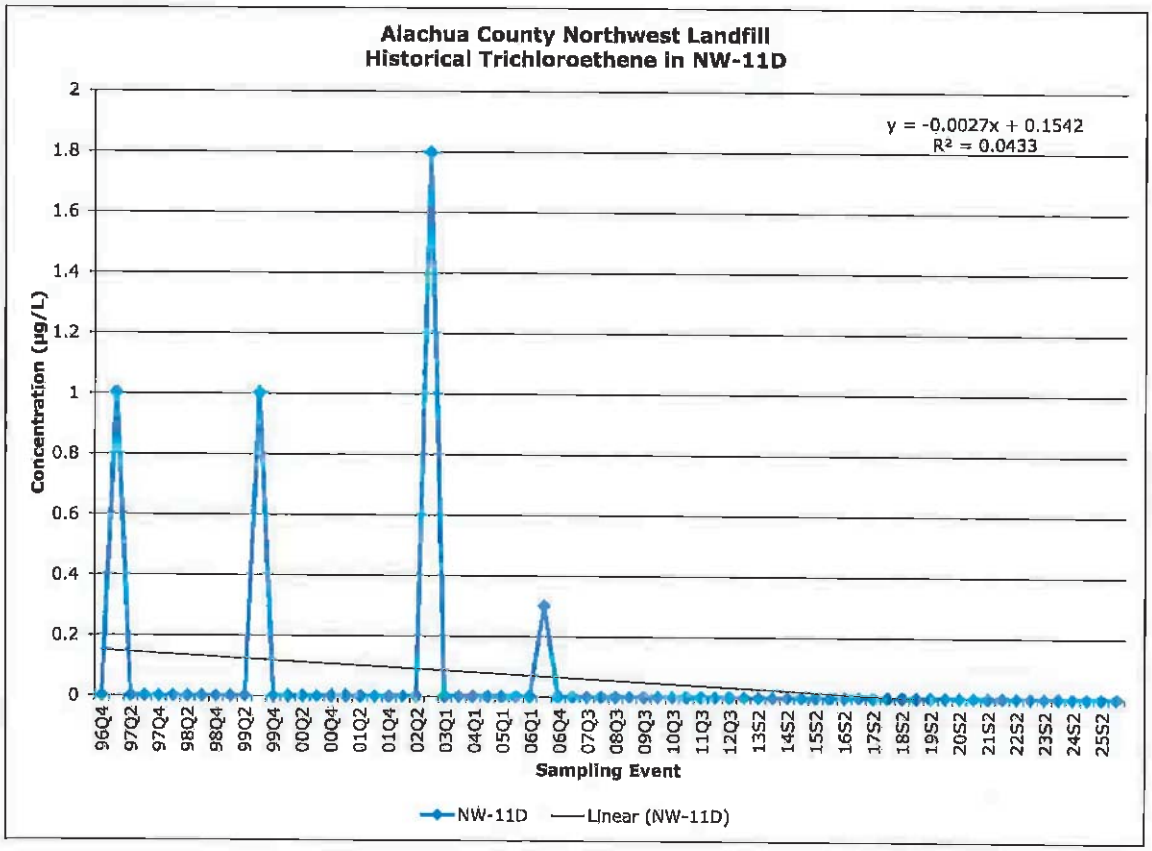
Linear (NW-10D)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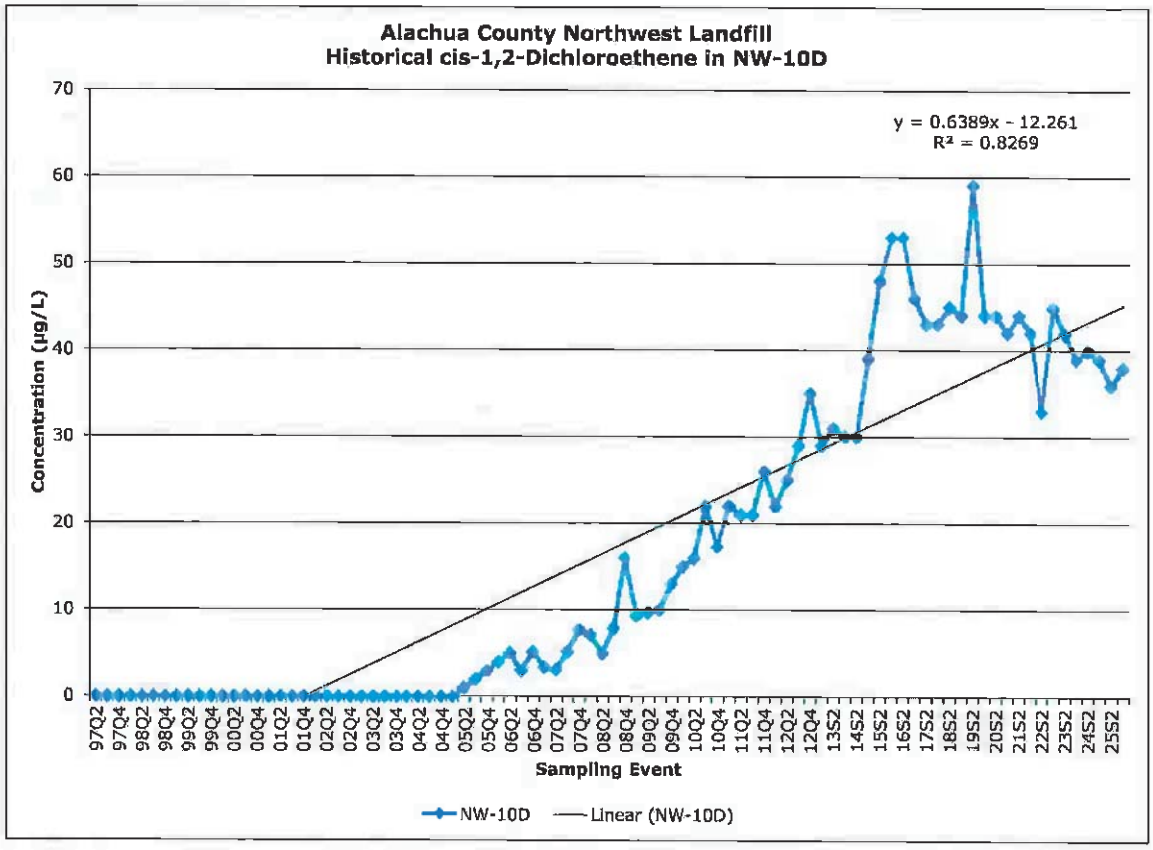
Sampling Event
NW-11D
Linear (NW-11D)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Sampling Event
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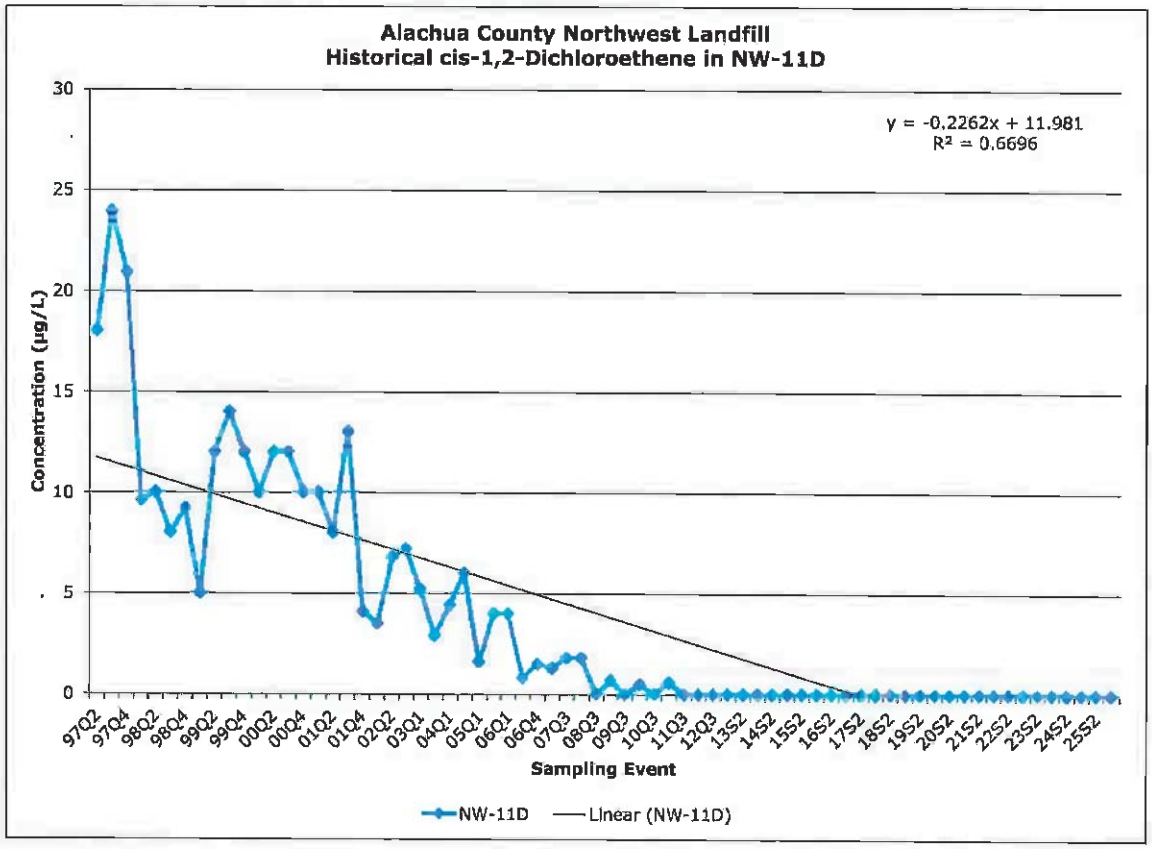
Linear (NW-10D)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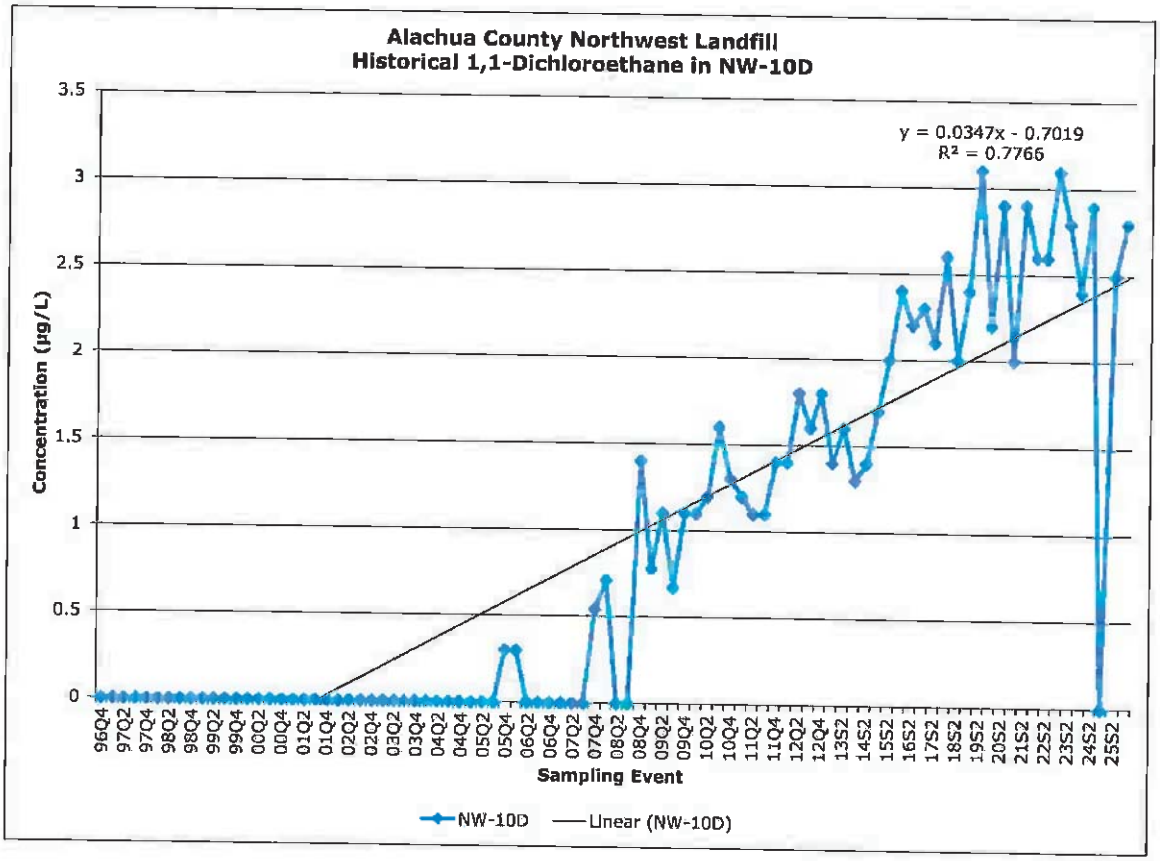
Sampling Event
NW-11D
Linear (NW-11D)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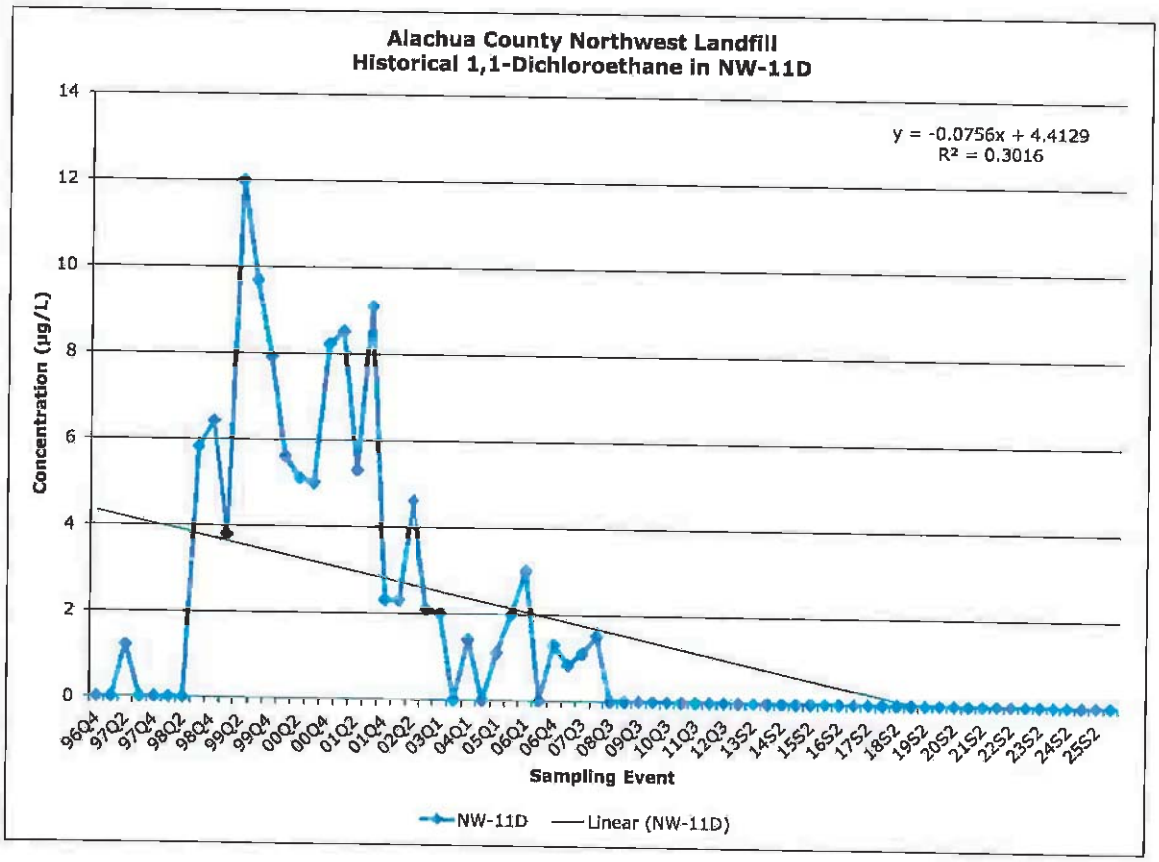
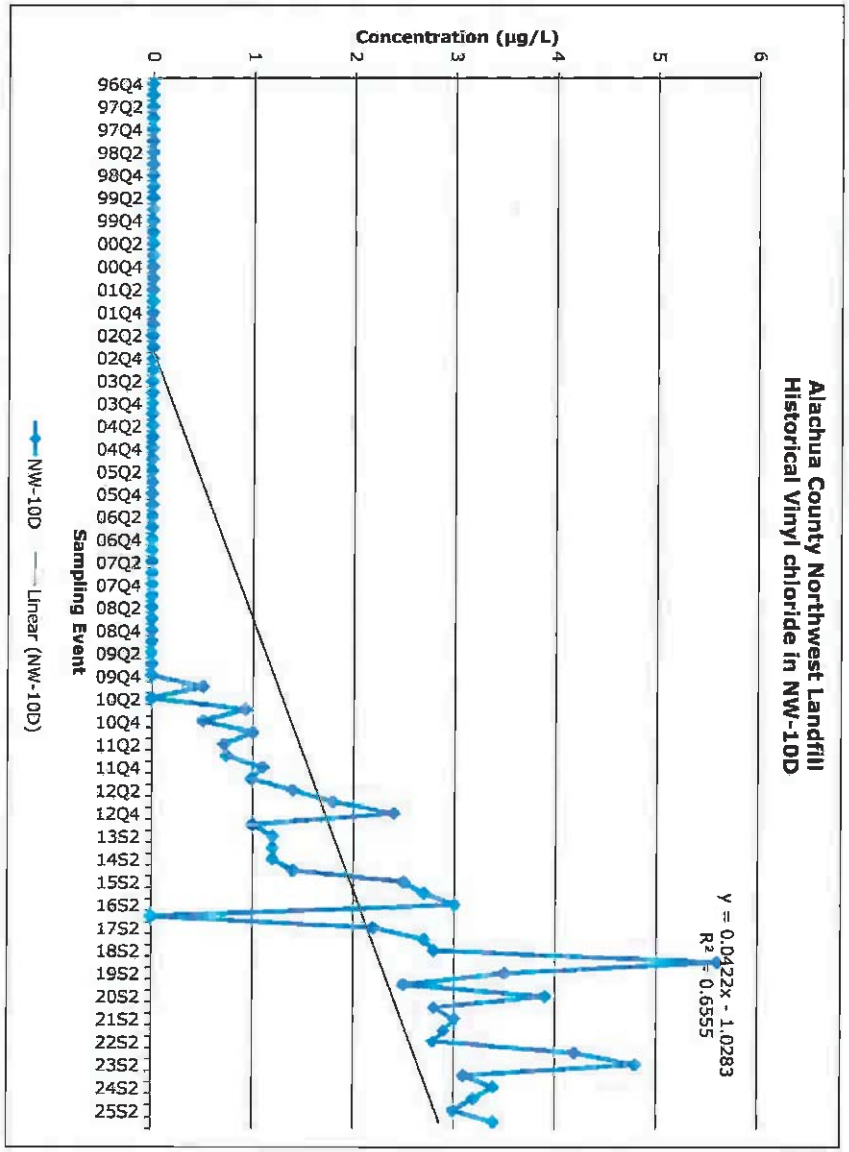
Sampling Event
NW-10D
Linear (NW-10D)


Alachua County Northwest Landfill
Historical 1,1-Dichloroethane in NW-11D
y = -0.0756x + 4.4129
R² = 0.3016
Concentration (µg/L)
Sampling Event
NW-11D
Linear (NW-11D)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Historical Vinyl chloride in NW-10D
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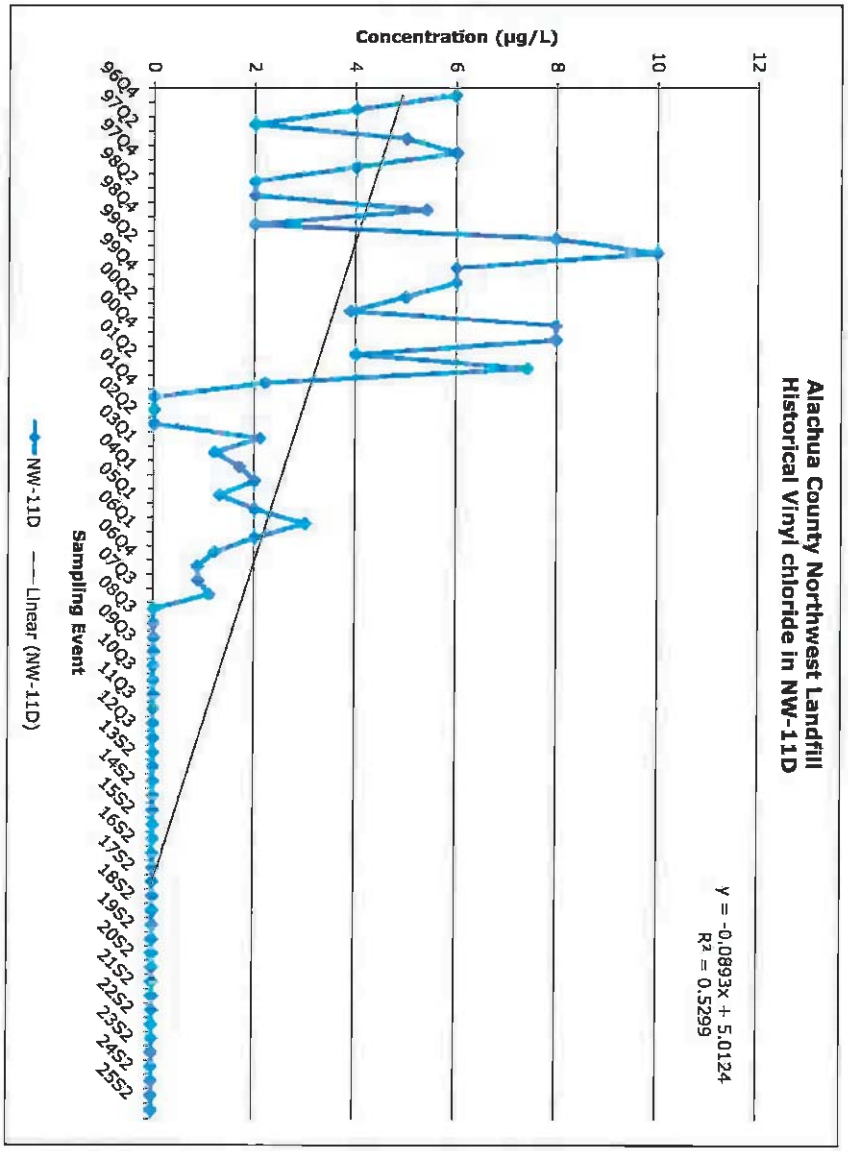
NW-10D
Linear (NW-10D)
Sampling Event


Alachua County Northwest Landfill
Historical Vinyl chloride in NW-11D
Concentration (µg/L)
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R² = 0.5299
NW-11D
Linear (NW-11D)
Sampling Event

PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES
PROPOSED ALACHUA COMMERCIAL CENTER
US HWY 441
ALACHUA, ALACHUA COUNTY, FLORIDA

PROJECT NO. A25140.00683.005
REPORT NO. 2160889

Prepared For:

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402
(423) 654-7104

Prepared By:

UES Professional Solutions, LLC
4475 SW 35th Terrace
Gainesville, Florida 32608
(352) 372-3392

December 18, 2025

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing

UES™

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Building Sciences & Safety
Inspections & Code Compliance
Virtual Design Consulting

December 18, 2025

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **Report of Preliminary Geotechnical Consulting Services**
Proposed Alachua Commercial Center
US HWY 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2160889

Dear Mr. Berry:

UES Professional Solutions, LLC has completed a preliminary subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. This preliminary Geotechnical Report is submitted in satisfaction of the contracted scope of services as summarized in UES Proposal No. 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

This Report presents the results of our field subsurface exploration and laboratory soil testing programs, and preliminary recommendations for geotechnical site preparation and foundation design and construction. These recommendations have been provided on the limited information available at the time, and once specific structure, pavement areas, grading, and other miscellaneous structure areas are known, additional geotechnical evaluation will be required.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

Sincerely,
UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549





Eduardo Suarez
2025.12.18
11:17:55 -05'00'

Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Alachua Commercial Center
UES Project No. A25140.00683.005
Date: December 18, 2025

EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded. We anticipate, within the building areas, a significant amount of cut (more than 10 feet) at the southeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the northwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s). Existing elevations within the project site range from approximately +88 feet to +134 feet.

Soil and Groundwater Conditions

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted. Based on the completed soil borings, the generalized subsurface soil profile consists of very loose to medium dense sands with varying silt and clay content, underlain by medium dense clayey sands to stiff clays to the boring termination depths.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. It may be necessary to provide a permanent subsurface drainage system for some improvements to maintain the recommended separation between the perched water table and various structural elements in the building, pavement, and truck well areas. Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, we estimate that the normal seasonal high groundwater level will be deeper than 6 feet below the existing land surface (bls); however, stormwater can perch on clayey sands when sandy soils are present at the surface. Perched groundwater from seasonal rainfall and irrigation may affect the proposed improvements unless positive surface gradients and avoidance of trapped water conditions are incorporated into the site design.

Site Preparation

Site preparation for the project site will consist of stripping of surficial topsoil, and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by cut and fill sections necessitating cut slopes (more than 10 feet in height). In addition selective undercut of the native in-situ expansive clays to provide a minimum of 4 feet of separation from the base of foundation footings and slab and selectively to 2 feet below the bottom of the

stabilized subgrade component of the pavement section will be required. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted structural fill is also expected.

Foundation Design

Retail/Anchor Stores

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building. The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Outparcels

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building(s). The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Recommendations for both rigid and flexible pavements are presented in Section 9.5 of this report. Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered.

On-site Borrow and Excavation Considerations

Excess topsoil and organic soil may be used in landscaped areas. Clay material, undercut from the building footprint and/or pavement and drive areas, will need to be hauled off site or disposed of in non-structural areas.

With the exception of topsoil, debris, undiscovered organic soils and any potentially expansive clay, some of the near surface on-site soils may be reused as structural fill, but they will require careful moisture control. Soils classified as SP, SP-SM and SP-SC which are excavated from the proposed improvement areas may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or less are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It should be expected that most site soils reused as fill material will require greater handling on the part of the earthwork contractor to dry and work the soils.

Potential Geotechnical Constraints to site Development

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the subsurface exploration for the proposed commercial center, which will be located along US Highway 441 in Alachua, Alachua County, Florida. Our exploration was authorized by Rise Partners, and was conducted as outlined in our Proposal Number 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

2.0 PROJECT CONSIDERATIONS

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded.

Our office was not provided with Foundation Plans or any other construction-related information other than that discussed herein. Considering the limitations stated above and based on prior experience with structures of this type, we assumed the following structural loading conditions: ground floor slab loads not exceeding 200 psf, a maximum of 5 kips per linear feet (klf) on wall footings, and a maximum loads of 50 kips (Outparcels) to 150 kips (Retails/Anchors Stores) on individual footings.

Across the project site, the site grades range from a high of about +134 feet at Anchor 5, to a low of about +88 feet at Outparcel 1, sloping from the southeast to the northwest. We anticipate, within the structural areas, a significant amount of cut (more than 10 feet) at the northeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the southwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s).

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed Retail Store and five outparcels located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. The approximate parcel location is presented in Appendix B.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Fort Meade fine sand, 0 to 5 percent slopes (5B), Gainesville sand, 5 to 8 percent slopes (35C), and Kendrick fine sand, 5 to 8 percent slopes (30C). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents	Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)	Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3)	0-49" Fine sand 49-54" Loamy sand, loamy fine sand, sandy loam 54-86" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 6.0 – 20 49-54" 2.0 – 6.0 54-86" 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" Fine sand 14-85" Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 6.0 – 20 14-85" 6.0 – 20	Greater than 6 feet below ground surface
Gainesville sand, 5 to 8 percent slopes (35C)	0-80" Sand, fine sand, loamy sand, loamy fine sand	A	Well Drained	0-80" 6.0 – 20	Greater than 6 feet below ground surface
Kendrick fine sand, 5 to 8 percent slopes (30C)	0-24" Sand 24-29" Sandy clay loam, fine sandy loam, sandy loam 29-76" Sandy clay loam, sandy clay	A	Well Drained	0-24" 6.0 – 20 24-29" 0.6 – 6.0 29-76" 0.06 – 2.0	Greater than 6 feet below ground surface

3.3 Topography

Based on elevations obtained from the Alachua County Property Appraiser Interactive GIS Map, site grades from a high of approximately +134 feet to a low of approximately +88 feet, generally sloping from the southeast to the northwest. A reproduction of a portion of the Interactive Map for the site area is included in Appendix B.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,
- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters, and stormwater soil design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advancing twenty-nine (29) Standard Penetration Test (SPT) borings in the proposed building, parking and stormwater management areas to depths of 10 to 40 feet below existing land surface (bls).
- Analyzed previous soil boring data from six (6) SPT borings to depths of 15 feet, in the design of the stormwater pond. Boring data from a previous geotechnical exploration was provided in RFP documents,
- Performed two (2) Double-Ring Infiltrometer (DRI) tests within the proposed stormwater management area.
- Securing samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff.
- Measuring the existing site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.
- Conducting laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.
- Assessing the existing soil conditions with respect to the proposed construction.
- Preparing a report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners to aid the Architect/Engineer in the design of the proposed site. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix D, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked in the field by UES. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix A.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan and General Description of Boring Locations in Appendix A, six (6) SPT borings were drilled to depths of 20 to 40 feet in the proposed building areas, eight (8) SPT borings were drilled to depths of 15 to 20 feet in the proposed outparcels, five (5) soil test borings to depths of 15 to 25 feet within the proposed stormwater management area, and ten (10) SPT borings to depths of 10 to 25 feet within the proposed pavement areas. The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). SPT data from previous UES field testing was analyzed for six (6) soil test borings to depths of 15 feet in the proposed stormwater management area. In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

5.3 Double-Ring Infiltrometer (DRI) Tests

Two (2) Double-Ring Infiltrometer (DRI) tests were performed in accordance with the procedures of ASTM D-3385-88 *Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer*. This test consisted of driving two open cylinders, one inside the other, into the ground partially filling the rings with water, and then maintaining the liquid at a constant level. The drop in water level in the inner ring was recorded on the measuring rod for

timed intervals. The tests were performed until the drop in water level was the same over the same time interval. The volume infiltrated during timed intervals was converted to an incremental infiltration velocity, expressed in inches/hour, and plotted versus elapsed time. The infiltration rate was the maximum steady state of average incremental infiltration velocity. The basic infiltration rate was obtained once the values of infiltration rates were constant. In-situ infiltration rates of soil results have been presented in **Appendix C**.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies, including prior geotechnical studies, for this site to date:

- Twenty-nine (29) Wash #200 fines content determinations – ASTM D-1140 (Standard Method for Particle Size Analysis of Soils).
- Two (2) Grain Sieve Analysis tests – ASTM D-422
- Six (6) Atterberg Limits Tests – ASTM D 4318-05
- Thirty-one (31) moisture content tests - ASTM D-2216
- Nine (9) Laboratory Permeability Tests – ASTM D-2434
- Two (2) Limerock Bearing Ratio (LBR) tests in lieu of the California Bearing Ratio (CBR) tests – Florida Department of Transportation FM-515 (Limerock Bearing Ratio).

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix A. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT soil test borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix A. The Key to Boring Logs is also included in Appendix A.

The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix A.

TABLE 2
GENERAL SOIL PROFILE

Typical depth (ft.)		Soil Descriptions
From	To	
0	1 to 18.5	Very loose to medium dense, orange SAND with silt to dark brown silty SAND [SP-SM, SM]
1 to 18.5	40*	Loose to medium dense, brown and orange clayey SAND [SC] to stiff to very stiff, gray and orange sandy CLAY [CH]

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Notable features within the general soil profile were: 1) The presence of a very loose sand layers from 0 to 10 feet below land surface in some of the borings throughout the project site, 2) The presence of clayey sands that may not be re-usable as fill in utility excavations, 3) The subgrade after deeper excavations in some areas may include clayey sands, which will be difficult to compact. The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods, 4) Potentially expansive clay soils, where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data and the Climatic Atlas of the United States, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors may be considered.

Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, a reasonable estimate for the normal seasonal high groundwater table will be at a depth of more

than 6 feet below the land surface (bls); however, stormwater can perch on top of clayey sands when sandy soils are present at the surface.

Please note, however, that peak stage elevations immediately following various intense storm events, may perch temporarily on the low permeability (clayey) soils. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site and/or off-site improvements could have significant effects on the normal and seasonal high groundwater levels. Potential for water to perch will be directly related to grading and rainfall/irrigation amounts. Isolated areas with a transient perched groundwater should be expected to occur. The potential for transient perched groundwater levels shall be considered during the design of the site grades and during construction.

We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

9.0 ANALYSIS AND PRELIMINARY RECOMMENDATIONS

9.1 General

In this section of the report, we present our preliminary recommendations for groundwater control, building foundations, site preparation, and construction related services. The following recommendations have been based upon a review of the attached soil test data, our limited understanding of the proposed construction, and experience with similar projects and subsurface conditions. **Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available.**

9.2 Geotechnical Considerations

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed building are the presence of potentially-expansive clays in the shallow subsurface profile, near-surface loose sandy layers that will necessitate compaction, and the extent and magnitude of the cut slopes that will be required as part of the grading plans. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sands were encountered in the building soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Steep slopes will have an impact on the construction process, further detailed slope stability analysis shall be performed once proposed slopes and/or retaining walls plans are available. Seepage toward the face of the slope could cause erosion to the slope face and lead to a reduced stability of the slope. Therefore, measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides. Erosion control methods shall be used during construction to protect water quality, control drainage, and reduce soil erosion.

The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sands, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due to the presence of clayey soils near the existing ground surface. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand be present over the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil, it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

Within some of the proposed building envelope at this site, we found somewhat shallow deposits of potentially expansive soils (CH). Therefore, where present on site, these shallow deposits of expansive soils must be addressed through site grading, over-excavation and replacement, site drainage and stiffened foundation. We recommend auger borings be performed in the proposed footing excavation and building pad areas to determine the extent of the undercutting of the potentially expansive material that will be needed.

The over-excavated areas should be backfilled with a compacted, low permeability, non-plastic engineered fill material. The low permeability backfill should continue to an elevation consistent with the top of the adjacent clay layers to minimize the potential for surface water to become trapped in the previously excavated areas. Low permeability, engineered fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15, and be free of organics. A crushed limerock base material could be used as the low permeability material. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8-inches or less are recommended. Should the Contractor experience difficulty in achieving the appropriate level of compaction, a thinner lift should be utilized.

In pavement cut areas, we recommend undercutting clayey soils to a minimum depth of 2 feet below the proposed bottom of roadway base course elevation, in accordance with FDOT Standards.

If the structural conditions or other project information are incorrect, please contact us so that we can review our recommendations. Also, the discovery of any site or subsurface conditions during construction which deviate from the data obtained during this geotechnical exploration should also be reported to us for further evaluation.

If it is determined that structures and or pavement will be constructed in areas with potential expansive clay soils, additional geotechnical exploration, laboratory testing and engineering analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

As described in Florida Building Code (FBC), Building and Structures on or adjacent to slopes shall comply with section 1808.7. Wall and floors retaining earth and enclosing spaces below finished ground level, shall be waterproofed and/or damp proofed in accordance with Florida Building Code Section 1814.

We consider the recommendations presented in the subsequent sections of this report appropriate for the planned construction. As part of the overall geotechnical contract, we recommend that UES be provided the opportunity to review the foundation plans and earthwork specifications to verify that our recommendations have been properly interpreted and incorporated into the design documents.

9.3 Preliminary Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the project site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.3.1 Bearing Pressure

Retail/Anchor Stores

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

If the proposed building frame can not tolerate the estimated magnitudes of differential settlements over a lateral distance of 20 feet, and/or the Owner desires to provide additional reduction of the potential effects of clays on the structure, we recommend the Building Designers consider the use of grade beam foundations, for support of load bearing walls on this project. The deeper concrete section, and top and bottom steel configuration of a typical grade

beam foundation, should help mitigate differential settlement concerns. A modulus of subgrade reaction of 100 pounds per cubic inch (pci) may be used for grade beam foundation design.

Outparcels

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.3.2 Foundation Size

Retail/Anchor Stores

The minimum width recommended for any isolated column or continuous wall footings are 30 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

Outparcels

The minimum widths recommended for any isolated column or continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations. For monolithic slabs, the thickened sections should have minimum width of 12 inches and be embedded a minimum of 12 inches.

9.3.3 Bearing Depth

Retail/Anchor Stores

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

Outparcels

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 12 inches below the finish floor elevation to provide confinement to the bearing level soils. It is recommended that stormwater be diverted away from the building exteriors to reduce the possibility of erosion beneath the exterior footings. The thickened section of a monolithic slab/foundation system should be embedded a minimum of 12 inches.

9.3.4 Bearing Material

The foundations and floor slabs may bear in/on either the compacted native soils or structural fill. The bearing level soils should be densified to at least 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least **four feet** below the bearing levels.

The structural borings indicated that clay was present to depths of less than 10 feet below existing grades beneath some of the building footprint areas. We recommend that the bottom of all footings and building pad areas be probed to confirm the suitability of the bearing soils.

9.3.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any non-conformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than 1 inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 1 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 20 linear feet.

9.3.6 Floor Slab

The floor slab can be designed using a modulus of subgrade reaction (K) of 100 pci for slabs founded on minimum 4 inch sub-base material and well compacted subgrade. The 4-inch thick sub-base material may consist of a compacted structural fill, as described in Preliminary Building Site Preparation section of this report.

Should floor slab be designed using a subgrade reaction of 150 pci, the floor slab can be founded on a minimum 4-inch thick compacted aggregate base and well compacted subgrade. The base material may consist of a crushed limerock material with at least 97% (by weight) passing a 3.5 inch sieve and the material shall be graded uniformly down to dust.

Conventional floor slabs may be supported upon the compacted fill and should be structurally isolated from other foundation elements or adequately reinforced to prevent distress due to differential movements.

It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness. A 15-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete.

9.3.7 Site Walls

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls. Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement. Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the retaining wall designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the proprietary retaining wall designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3
Lateral Earth Pressure Design Parameters (Level Backfill)*

Design Parameter	Recommended Value
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a

geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.4 Preliminary Building Site Preparation

9.4.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include: stripping/demolition of the site to remove: vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft or loose soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, existing above and below grade structures, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building areas. Expect typical stripping at this site to depths of 6 to 12 inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas. Demolition in areas with existing structures should include complete removal of all above and below grade foundations and other improvements. Also, all utilities, foundations and other below grade structures (foundations, utility pipes, etc.) should be removed and the excavation backfilled as described below.

   Deeper removal of debris should be anticipated to remove footings and utilities from the demolition of the existing structure(s). All debris and deleterious material should be removed and replaced with suitable structural fill. Fill material should be placed and compacted in accordance with the site preparation procedures. Excavated areas should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded

to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of the testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad areas, including 5 feet beyond the perimeter where possible, should be proof-rolled and tested for compliance to compaction requirements, to a depth of four (4) feet below stripped subgrade, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations should be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. UES should be contacted to develop appropriate site specific remediation recommendations. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of the testing agency, a bridge lift of "dry" sand may be placed to raise the compaction surface above the water table sufficiently to enable effective compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the Modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the Modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 48 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

8. Place fill material, as required. Offsite fill should consist of sand with less than 10 percent soil fines, unless a low permeability engineered fill material is required. Place fill in uniform 10- to 12-inch lifts and compact each lift to a minimum density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Verification testing should be performed prior to the next lift being placed.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 4 feet. We recommend you test every column footing, and conduct one test for every 100 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of the testing agency should be consulted for recommendations. The qualified representative of the testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the "dry" season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the contractor should practice wet weather means and methods for earthwork during the "dry" season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.5 Preliminary Pavement Recommendations

9.5.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Disadvantages of rigid pavement may also include an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the clayey sands and clays to a depth of 24 inches below the bottom of the base course, or concrete pavement level, in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine areas that will need to be undercut. Positive drainage around the roadway area should be established to prevent irrigation and stormwater from migrating into the pavement area.

9.5.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections design. Based on projects of similar experience we estimate total equivalent 18 kips single axle loads (E_{18}SAL) of 110,000 and 300,000, for standard and heavy duty pavements, respectively.

TABLE 4 STANDARD DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-9.5)	1 Inch Minimum 1 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5 HEAVY DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-12.5)	1 Inch Minimum 2 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})l.
Limerock or Crushed Concrete Base	8 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.5.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) "Standard Specifications for Roadway and Bridge Construction" (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore on-site clayey sands, clays, or other impermeable stabilization material shall not be used for mixing with in-place sands.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.5.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an F.D.O.T. approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 204, FDOT SSRBC.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.5.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition.*

The surface course should consist of FDOT SP-9.5 fine mix for light-duty areas and FDOT SP-12.5 and/or SP-9.5 fine mix for heavy duty areas. Specific requirements for the SuperPave asphaltic concrete structural course are outlined in the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement, or a minimum of two cores per day's production.

9.5.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.5.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. We recommend that the concrete pavement be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade shall be at least 12 inches thick, "free-draining" (k≥ 5 feet/day) and have a positive seepage discharge point.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

6. We do not recommend the use of a limerock base course directly below the concrete pavement area

For a standard and heavy duty pavement we recommend using the design shown in Table 6.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT

Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty – 6 Inches	12 Feet x 12 Feet	1 ½ Inches

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.5.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is "free-draining" material.

Provided the native in-situ clays are selectively undercut a minimum of 2 feet below the bottom of the base of the pavement section, the recommended separation should be provided. The separation should be confirmed by reviewing the final site grading and paving plan. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.5.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.5.6 Site Preparation for New pavement Areas

Following is a list of our recommended site preparation procedures to prepare the new pavement areas for the proposed construction.

1. Strip the pavement areas of any roots, vegetation, debris, organics, etc. Stripping should be performed at least 3 feet beyond pavement edges. We recommend that the stripped surface be observed and probed by representatives of UES.

2. Following site clearing, grubbing and rough grading, the pavement areas should be proof-rolled using a large, fully loaded rubber-tired vehicle (dump truck) or similar equipment. Proof-rolling will help locate any surficial zones of especially loose or soft or unsuitable soils not encountered in the soil test borings, and should help provide more uniformity in the sandy subsurface soil profile. Unusual or unanticipated conditions identified during this process must be immediately brought to the attention of the UES Geotechnical Engineer. Field density testing is not required during proof-rolling operations.

3. If encountered within 24 inches below the bottom of the base course, we recommend undercutting clayey sands to clays in accordance with FDOT Standard Plans Index 120-002. Within the pavement areas, compact the exposed soils to at least 95 percent of the Modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 1 foot below the stripped surface and full depth of fill, or at least 2 feet below the bottom of base course (or concrete pavement) level, whichever is greater. Please note that the surficial soils within the new pavement areas may contain varying quantities of silt and clay. These silty/clayey soils tend to readily hold moisture and may require more stringent compactive efforts than clean fine sands.

4. Soil density testing to verify the uniformity of compactive efforts should be performed at a frequency of at least one (1) test for every 5,000 square feet per foot of compacted increment, or at a minimum of four test locations, whichever is greater.

5. Prior to the placement of the base course within the new asphalt pavement areas, the upper 12 inches of subgrade should be stabilized by pounding or mixing limerock into the subgrade in order to provide a stable and firm surface, so that the base course can be properly and uniformly placed and compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557). Compliance testing should be performed at a frequency of one test per 10,000 square feet, or at a minimum of three test locations, whichever is greater.

9.6 Suitability of Over excavated Site Materials

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated in cut sections and the proposed stormwater management basin, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.7 Sewer and Utility Lines

9.7.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.7.2 Trench Excavation and Backfill Recommendations

The following recommendations should be followed while installing the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with OSHA regulations (29 CFR Part 1926) dated October 31, 1989. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

9.9 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt to silty sands generally have permeability rates of 0.5 to 21 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 7 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 7 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS

Corresponding Soil Boring Test Locations	B25/B26/B34/B35	B27/B28/B29	B30/B31/B32/B33
Average Depth to Confining Layer, feet	7	8	5
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	7.5	1.5	2
Estimated Average Horizontal Hydraulic Conductivity, feet per day	12.5	2.5	3
Estimated Average Fillable Porosity, percentage	20	15	15
Estimated Seasonal High Water Table Depth, feet[1]	6.5	7.5	4.5

[1]The seasonal high water table will be a result of perched conditions.

10.0 POTENTIAL GEOTECHNICAL CONSTRAINTS TO SITE DEVELOPMENT

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

11.0 REPORT LIMITATIONS

This Report has been prepared for the exclusive use of Rise Partners, and other members of the Design/Construction Team for the specific project discussed in this Report. This Report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations that may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations and/or additional testing during the construction period and noting the characteristics of the variations.

Please note that this exploration was preliminary in nature, and was designed to help determine the presence of any near surface constraints which would significantly impact the intended development of the subject site, as well as affect the cost of construction. The information obtained from this exploration is not sufficient for final design of foundation systems, building and pavement grades, and stormwater ponds.

We strongly recommended that the information obtained from this preliminary exploration be supplemented with a more comprehensive subsurface exploration once the site plan have been finalized. Deeper soil borings are also required if you wish to evaluate the presence of deeper deposits of unsuitable soils on site. The foundations for the building and the pavement grades

should be designed based on the information obtained from a comprehensive geotechnical exploration program.

This report has not been prepared to meet the full needs of design professionals, contractors, or any other parties. Any use of this report without the guidance of the geotechnical engineer who prepared it constitutes improper usage which could lead to erroneous assumptions, faulty conclusions, and other problems.

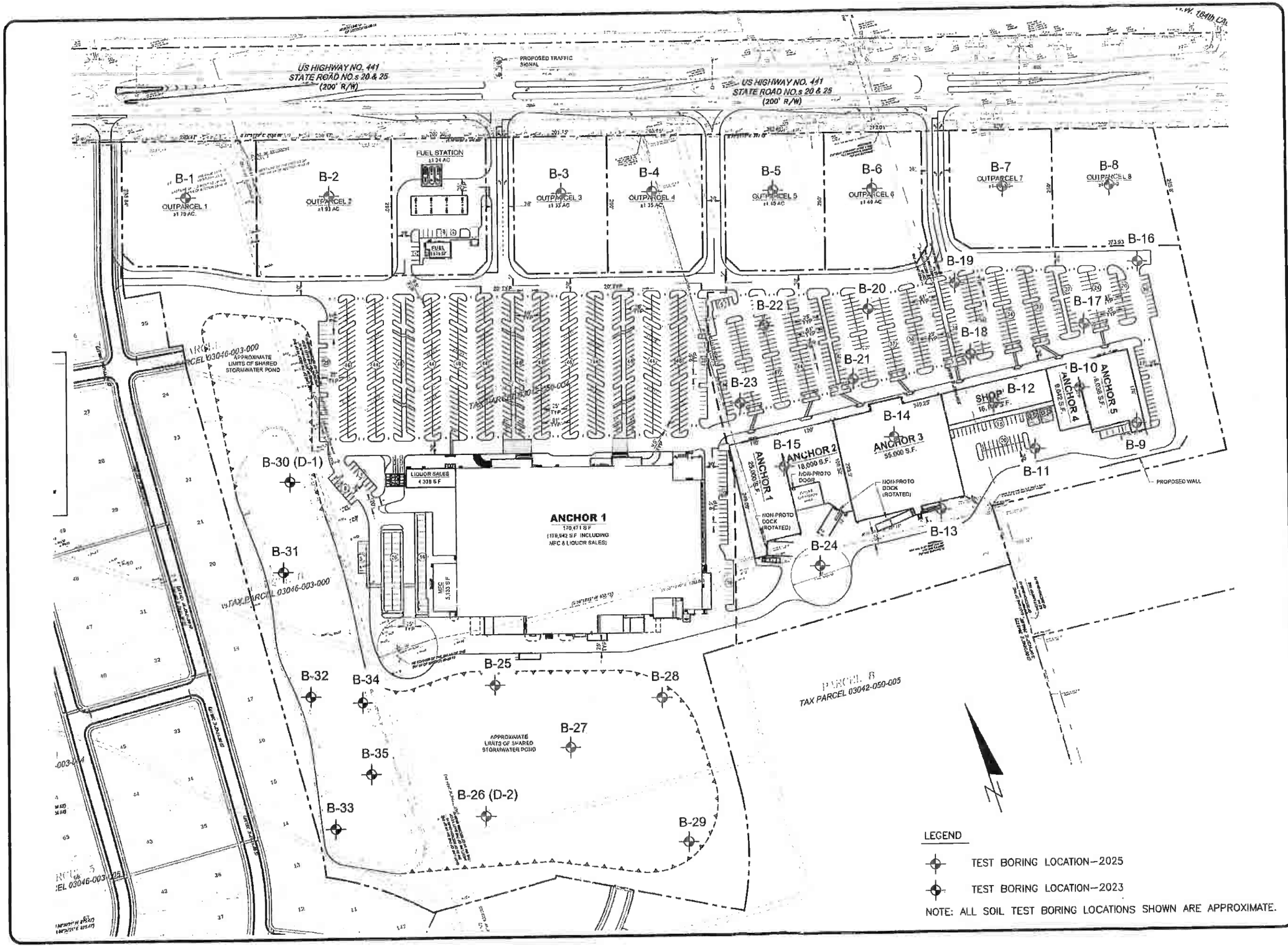
During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A GBA publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

APPENDIX A

Boring Location Plan

Boring Logs

Key to Boring Logs



RISE PARTNERS

DRAWN BY: KD | DATE: 12/5/25
CHECKED BY: ES | DATE: 12/5/25
SCALE: 1"=100' | ACADFILE\25140.00683.005
PROJECT NO: A25140.00683.005 | REPORT NO: 2160889

PROPOSED SHOPPING CENTER
US 441
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

UES

PAGE NO:
A - 1

UES

BORING NO: B-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM]						
		2-1-2	3			4	8	4				
5		2-2-2	4			Loose to medium dense tan SAND, with silt [SP-SM]						
		5-6-6	12									
		6-6-7	13	▽		9						
		4-5-5	10			Medium dense to loose tan clayey SAND [SC]						
10												
		5-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-2

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM]						
						2.5						
		2-2-2	4			Loose tan SAND, with silt [SP-SM]	7	2				
5		2-2-3	5									
		2-3-2	5	▽		6						
						Loose light tan and orange SAND, with silt [SP-SM] 7						
		6-7-9	16			Medium dense gray and orange clayey SAND [SC]						
10		6-7-7	14									
		5-5-5	10			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-3

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-3

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM]						
	X	2-1-2	3			2.5						
	X	2-2-3	5			Loose tan SAND, with silt [SP-SM]						
5	X	3-2-2	4			5.5						
	X	3-3-3	6			Loose silty SAND, with trace of clay [SM]						
	X	4-4-4	8			8.5						
	X	3-2-2	4			Loose tan SAND, with clay [SP-SC]						
10				▽		12						
						Medium dense gray and orange clayey SAND [SC]						
	X	5-5-6	11			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-4

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-4

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-2	4			Loose dark brown SAND, with silt [SP-SM] 2.5	10	5				
		2-2-2	4			Loose tan SAND, with silt [SP-SM]						
5		2-2-2	4									
		2-2-3	5			7						
		3-4-4	8			Loose tan silty SAND, with trace of clay [SM] 8.5						
		2-2-2	4			Loose light tan SAND, with clay [SP-SC]						
10				▽		12						
						Medium dense gray and orange clayey SAND [SC]						
		6-7-5	12			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-5

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-5

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose to very loose brown SAND, with silt [SP-SM] 1						
		3-3-2	5			Very loose orange and brown SAND, with silt [SP-SM]						
		2-1/12"	1									
5		1-1-2	3			6						
		2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
		3-3-2	5									
		3-3-3	6									
10				▽		12.5						
						Medium dense gray and orange very clayey SAND [SC]						
		5-6-7	13			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-6

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-6

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** >10' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	3-3-2	5			Loose light orange silty SAND [SM]						
	X	2-2-1	3			4	12	3				
5	X	2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
	X	2-3-3	6									
	X	3-3-3	6									
	X	3-3-3	6									
10												
	X	3-4-3	7			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-7

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-7

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
		1-2-1	3			Very loose to loose brown and light orange silty SAND [SM]						
		1-1-1	2									
5		2-1-2	3				18	7				
		2-2-2	4	▽		7						
		3-3-4	7			Loose to medium dense light brown and orange clayey SAND [SC]						
10		4-5-5	10			12.5						
						Very stiff orange and light green CLAY [CH]						
		7-8-8	16			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-8

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-8

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.8						
		4-4-4	8	▽		Loose brown and light orange silty SAND [SM] 4						
		6-6-5	11									
5		5-4-4	8			Stiff orange sandy CLAY [CH]						
		7-8-8	16				53	20	36	19		
		5-6-7	13			8						
10		7-7-9	16			Medium dense orange and light green clayey SAND [SC] 12						
						Medium dense orange and brown clayey SAND, with lenses of clay [SC]						
15		6-6-7	13			17						
						Medium dense tan and orange very clayey SAND, with lenses of clay [SC]						
20		10-9-8	17			20						
						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-9

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-9

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 40'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose brown SAND, with silt [SP-SM]						
		1-3-3	6									
		2-2-2	4			3						
						Loose brown and orange silty SAND [SM]						
5		2-3-2	5									
		3-2-3	5									
		3-3-3	6	▽								
						8.5						
		3-5-6	11			Medium dense brown and orange very clayey SAND [SC]						
10												
						13.5						
		2-4-4	8			Stiff green and orange CLAY, trace sand [CH]	87	47	59	36		
15												
						18.5						
		3-3-5	8			Stiff tan and orange sandy CLAY [CL]						
20												
		1-2-3	5				50	32	39	16		
25												

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Stiff tan and orange sandy CLAY [CL]						
						29						
30		2-4-6	10			Medium dense tan and orange silty SAND, trace clay [SM]						
						33.5						
		2-3-6	9			Medium dense tan silty clayey SAND [SM-SC]						
35						38.5						
						Very stiff tan and orange CLAY [CH], with limestone fragments						
		3-8-50/3"	50/3"			39.5						
40						LIMESTONE 40						
						Boring Terminated at 40'						
45												
50												

REMARKS

FIGURE NUMBER: A-10

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-10

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 35'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose brown SAND, with silt [SP-SM]						
		1-3-3	6			2.5						
		2-2-2	4			Loose to medium dense brown and orange silty SAND [SM]						
5		2-2-3	5									
		3-4-6	10	▽		7						
		6-7-7	14			Stiff to very stiff green, gray and orange sandy CLAY [CL]						
		5-5-6	11				56	29	48	30		
10												
		6-8-9	17									
15												
						18.5						
		2-3-3	6			Loose tan and orange very silty clayey SAND [SM-SC]						
20												
		2-2-2	4									
25												

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose tan and orange very silty clayey SAND [SM-SC]						
						28.5						
30	X	3-7-4	11			Medium dense to loose tan silty clayey SAND [SM-SC]						
	X	2-2-2	4									
35						35						
						Boring Terminated at 35'						
40												
45												
50												

REMARKS

FIGURE NUMBER: A-12

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-11

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	2-3-3	6			Loose brown and orange silty SAND [SM]						
	X	1-2-1	3									
5	X	2-2-2	4									
	X	1-2-3	5	▽		7						
	X	6-6-7	13			Stiff gray and orange sandy CLAY [CH]						
	X	6-4-6	10									
10						13.5						
	X	5-5-8	13			Stiff gray and orange CLAY [CH]						
15						18.5						
	X	6-10-10	20			Medium dense gray, tan and orange clayey SAND [SC]						
20												
	X	5-9-12	21			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-14

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-12

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	2-2-2	4			Loose to very loose orange and brown silty SAND [SM]						
	X	2-1-1	2									
5	X	1-1-1	2									
	X	1-1-1	2									
	X	1-1-2	3									
	X	1-2-3	5									
10				▽		12						
						Stiff gray and orange sandy CLAY [CH]						
	X	3-5-6	11				72	41	64	37		
15												
	X	2-5-8	13									
20						23.5						
	X	4-4-5	9			Loose gray and orange clayey SAND [SC] 25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-16

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-13

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.4						
		2-1-2	3			Loose orange and brown silty SAND [SM]						
		2-1-2	3									
5		2-2-2	4				19	7				
		3-2-2	4									
		3-2-3	5	▽		8.5						
		4-5-4	9			Medium dense orange and brown clayey SAND [SC]						
10												
		6-7-8	15				27	16				
15						17						
						Very stiff to stiff orange and light green sandy CLAY [CH]						
		4-8-10	18									
20												
		4-6-7	13									
25						25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-17

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-14

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and trace of limerock 0.4						
		3-4-3	7			Loose orange silty SAND [SM]						
		3-1-2	3									
5		2-1-1	2									
		2-1-2	3									
		1-2-2	4									
		2-2-2	4				12	8				
10				▽		12						
						Medium dense tan, gray and orange clayey SAND [SC]						
		3-5-8	13									
15						17.5						
						Stiff green and orange CLAY [CH]						
		4-6-8	14									
20												
		4-6-9	15			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-18

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-15

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and trace gravel 0.7						
		6-5-3	8			Loose orange silty SAND [SM]						
		1-2-1	3									
5		1-1-2	3	▽		6						
		1-2-3	5			Loose orange clayey SAND [SC] 7.5						
		4-4-6	10			Stiff orange, gray and light green sandy CLAY [CH]						
		3-5-7	12				74	34	53	29		
10						12						
						Stiff orange and tan sandy CLAY [CH], with limestone fragments						
		4-4-5	9									
15												
						19						
		3-5-6	11			Stiff green, gray and orange CLAY [CH], with 20						
20						limestone fragments 20						
						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-19

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-16

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	3-3-2	5			Loose brown silty SAND [SM], with roots						
	X	2-2-3	5	▽		3.5						
						Loose brown and orange silty clayey SAND [SM-SC] 4						
5	X	4-3-4	7			Loose brown clayey SAND [SC] 5.5						
	X	4-7-8	15			Very stiff gray and orange sandy CLAY [CH] 7	56	27				
	X	5-5-6	11			Medium dense gray and orange very clayey SAND [SC]						
10	X	3-5-7	12									
						13.5						
15	X	3-5-6	11			Medium dense tan and orange clayey SAND [SC]						
						18.5						
20	X	5-5-5	10			Medium dense to loose tan and orange silty clayey SAND [SM-SC]						
						25						
25	X	3-3-4	7			Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-20

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-17

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	2-2-1	3			Loose brown and orange silty SAND [SM]						
	X	2-1-2	3	▽								
5	X	1-1-1	2									
	X	2-2-3	5			7						
	X	4-10-10	20			Medium dense orange and tan very clayey SAND [SC] 8.5						
	X	6-7-7	14			Stiff brown, gray and orange sandy CLAY [CH]						
10						13.5						
	X	5-8-10	18			Medium dense tan and orange clayey SAND [SC]						
15						18.5						
	X	5-5-5	10			Stiff to firm tan, brown and orange sandy CLAY [CH]						
20												
	X	1-2-3	5			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-21

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-18

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1.5						
		5-5-3	8			Loose to medium dense orange silty SAND [SM]						
		2-2-3	5									
5		2-3-4	7									
		4-3-4	7									
		5-4-4	8									
		5-5-6	11									
10				▽		12						
						Medium dense tan and orange clayey SAND [SC]						
		6-5-6	11									
15						18.5						
		3-7-8	15			Very stiff gray and orange sandy CLAY [CH], with limestone fragments 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-22

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-19

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
	X	2-2-1	3			Very loose light brown and light orange silty SAND [SM]						
	X	1-1-1	2									
5	X	1-1-2	3			5.5	13	5				
	X	2-2-2	4	▽		Loose orange silty clayey SAND [SM-SC] 7						
	X	4-5-5	10			Medium dense orange very clayey SAND [SC], with limestone fragments 9.5						
10	X	6-5-5	10			Stiff orange and light green sandy CLAY [CH], with limestone fragments 10						
						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-23

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-20

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	1-2-1	3			Very loose to loose orange silty SAND [SM]						
	X	2-1/12"	1									
5	X	WOH-1	1									
	X	1-2-1	3									
	X	2-1-2	3									
	X	2-2-3	5			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-24

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-21

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 0.8						
	X	5-4-3	7			Loose orange silty SAND [SM]						
	X	3-1-2	3									
5	X	2-1-1	2									
	X	2-1-1	2									
	X	2-2-1	3									
	X	2-2-2	4			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-25

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-22

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND [SP] 0.8						
	X	4-6-4	10			Medium dense orange brown silty SAND [SM] 2.5	12	3				
	X	2-1-1	2			Very loose orange silty SAND [SM]						
5	X	1-2-1	3									
	X	1-1-1	2									
	X	1-2-1	3									
	X	2-1-2	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-26

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-23

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and limerock 0.7						
	X	3-3-3	6			Loose orange brown silty SAND [SM] 2.5						
	X	1-2-1/12"	3			Very loose orange silty SAND [SM]						
5	X	1-1	1									
	X	1-1-1	2									
	X	1-1-1	2									
	X	1-2-1	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-27

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-24

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM], and with asphalt millings (Fill) 0.4						
		2-2-2	4			Loose brown silty SAND [SM] 2.5						
		3-1-2	3			Loose orange silty SAND [SM]						
5		1-2-2	4			6						
		2-2-3	5			Loose orange silty SAND, with trace of clay [SM]						
		3-2-3	5									
		3-3-3	6									
10				▽		12						
						Loose brown and orange clayey SAND [SC]						
		3-3-5	8									
15						16						
						Orange and gray very clayey SAND [SC]						
						19						
		4-5-6	11			Stiff gray and orange CLAY, trace sand [CH] 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-28

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-25

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Very loose dark brown SAND, with silt [SP-SM] 2.5						
		1-1-1	2									
		1/12"	1			Very loose light orange SAND, with silt [SP-SM] 5.5	7	4				21
5		1/12"-1	1									
		1-2-2	4			Loose orange silty SAND [SM] 8.5						
		3-2-2	4	▽								
		2-2-3	5			Loose orange and tan clayey SAND [SC] 13.5						
10												
		4-5-7	12			Stiff gray and orange CLAY [CH] 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-29

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-26

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6.5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-3	5			Loose dark brown SAND, with silt [SP-SM] 2.5	11	5				
		2-2-3	5			Loose orange silty SAND [SM], trace wood and roots 4						
5		2-2-2	4			Loose orange silty SAND [SM]	14	6				<0.5
		2-3-4	7	▽		7						
		3-3-3	6			Loose to medium dense greenish gray and orange clayey SAND [SC]						
10		3-4-4	8									
15		5-7-8	15									
20		4-5-6	11			20 Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-30

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-27

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM] 2.5						
		1-2-2	4									
		2-2-2	4			Loose orange SAND, with silt [SP-SM] 4	9	3				11
5		2-3-2	5			Loose to medium dense orange silty SAND [SM]						
		3-3-4	7									
		3-4-4	8									
		5-4-5	9									
10				▽		12						
						Medium dense orange clayey SAND [SC] 15						
		5-6-6	12									
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-31

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-28

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
	X	1-1-2	3			Loose dark brown silty SAND [SM]						
						2.5						
	X	2-2-2	4			Loose orange silty SAND [SM]						
5	X	2-3-2	5									
	X	3-3-3	6				18	7				<0.5
	X	3-3-3	6									
	X	3-4-4	8									
10												
	X	4-4-4	8									
15												
						18.5						
	X	4-5-5	10			Medium dense to loose tan and gray clayey SAND [SC]						
20												
	X	3-3-4	7									
25						25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-32

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-29

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown silty SAND [SM] 2.5						
		1-2-2	4									
		2-2-3	5			Loose orange silty SAND [SM]						
5		3-3-3	6									
		3-4-4	8									
		4-3-4	7				15	5				0.8
		3-4-4	8									
10				▽		12						
						Medium dense gray and red clayey SAND [SC]						
		6-6-7	13									
15						18.5						
		4-5-5	10			Medium dense gray and red clayey SAND [SC], with limestone fragments						
20												
		5-6-7	13			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-33

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-30

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
	X	3-3-4	7			Loose dark orange clayey SAND [SC] 2.5	30	9				
	X	3-4-4	8			Loose brown clayey SAND [SC] 5.5						
5	X	4-5-5	10									
	X	4-4-5	9			Loose to medium dense light gray and orange clayey SAND [SC]						
	X	5-5-5	10									
	X	5-6-6	12									
10						13.5						
	X	5-6-11	17			Very stiff green and orange CLAY [CH], with trace limestone fragments 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-34

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-31

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-2	4	▽		Loose light brown and light orange SAND [SP] 2.5	8	4				13
		2-1-2	3			Loose orange clayey SAND [SC]						
5		2-3-4	7									
		5-5-9	14			6.5						
		5-7-8	15			Stiff orange and gray sandy CLAY [CH]						
10		4-6-8	14									
						12						
						Loose gray and orange clayey SAND [SC]						
		3-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-35

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-32

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		2-3-3	6	▽		Loose dark brown silty SAND [SM] 2.5	19	6				
		3-3-3	6			Loose orange, brown clayey SAND [SC]						
5		2-3-3	6									
		4-5-5	10			7						
		4-4-4	8			Loose to medium dense gray clayey SAND [SC]						
		4-5-5	10									
10												
						13.5						
		6-7-9	16			Very stiff light green and orange CLAY [CH], with trace cemented clay 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-36

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-33

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2023 **DATE COMPLETED** 06/07/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		5-4-2	6			Loose dark brown SAND, with silt [SP-SM]						
		2-2-2	4				10	2				12
5		2-2-2	4	▽		5.5						
		2-3-2	5			Loose to medium dense tan clayey SAND [SC]						
		5-6-6	12									
10		5-5-6	11									
						13.5						
		7-9-11	20			Very stiff orange and light gray CLAY [CH], with cemented clay						
15						15						
						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-37

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-34

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		3-2-2	4			Loose brown SAND, with silt [SP-SM] 2.5						
		2-1-1	2			Very loose to loose light brown and orange SAND [SP]						
5		WOH-1	1				8	4				16
		1-2-2	4									
		2-2-2	4			8.5						
		3-5-5	10	▽		Medium dense orange silty clayey SAND [SM-SC] 12.5						
		4-4-5	9			Loose orange, brown and gray very clayey SAND [SC] 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-38

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-35

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2024 **DATE COMPLETED** 06/07/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM] 2.5						
		1-1-2	3									
		2-1-2	3			Loose tan SAND, with silt [SP-SM] 4	10	5				12
5		2-2-2	4	▽		Loose orange silty SAND [SM] 5.5						
		2-4-4	8			Loose tan clayey SAND [SC] 7						
		4-4-4	8			Stiff to very stiff gray and orange CLAY [CH]						
		6-7-11	18									
10												
		10-13-15	28			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-39

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: D-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** 1' **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
				▽		Brown silty SAND [SM] 1						
						Orange clayey SAND [SC] 2						
						Orange and green CLAY, trace sand [CH] 4	78	42				
5						Orange and tan very clayey SAND [SC] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

REMARKS

FIGURE NUMBER: A-40

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: D-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** N.E. **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
						Orange SAND, with silt [SP-SM] 4	10	5				
5						Orange silty SAND [SM] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

REMARKS

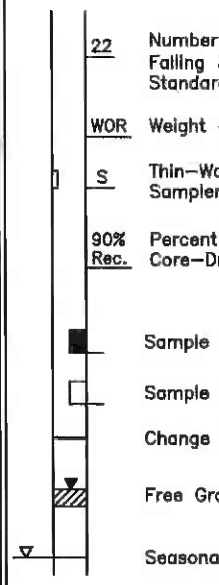
FIGURE NUMBER: A-41

PROJECT: PROPOSED SHOPPING CENTER

UES™

KEY TO BORING LOGS

SYMBOLS



22 — Number of Blows of a 140–lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot

WOR — Weight of Drill Rods

S — Thin–Wall Shelby Tube Undisturbed Sampler Used

90% Rec. — Percent Core Recovery from Rock Core–Drilling Operations

Sample Taken at this Level

Sample Not Taken at this Level

Change in Soil Strata

Free Ground Water Level

Seasonal High Ground Water Level

GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

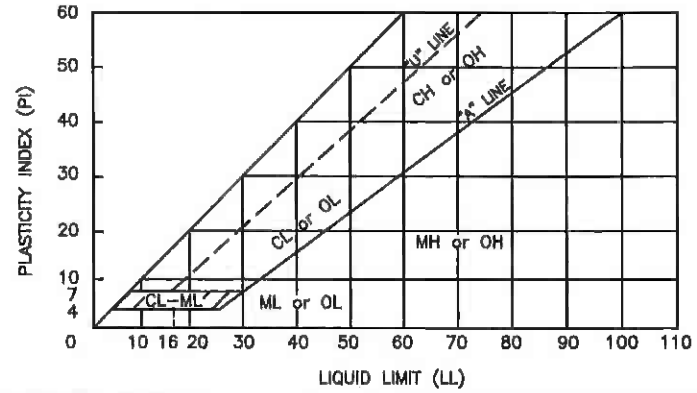
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomacaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

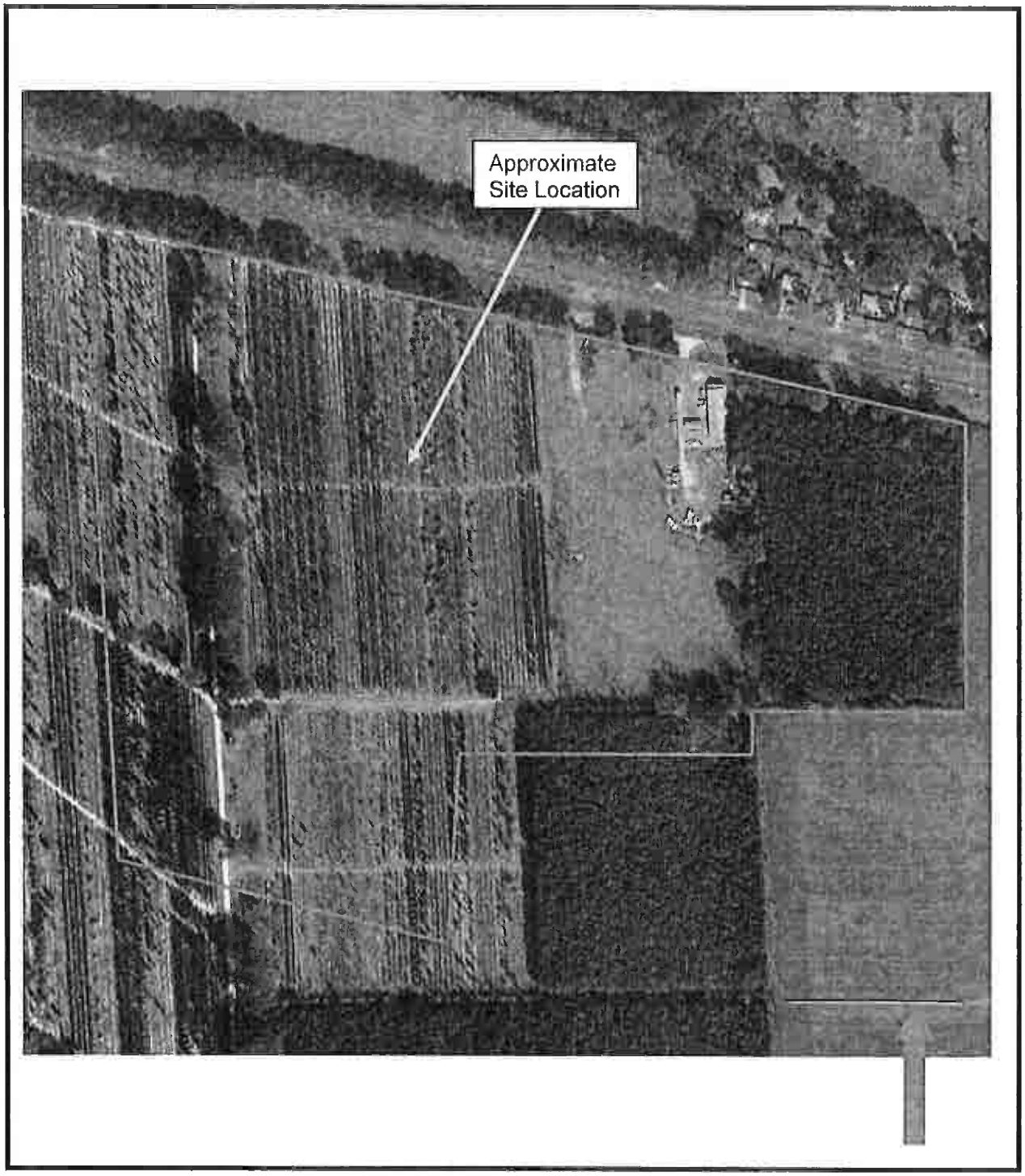
PLASTICITY CHART



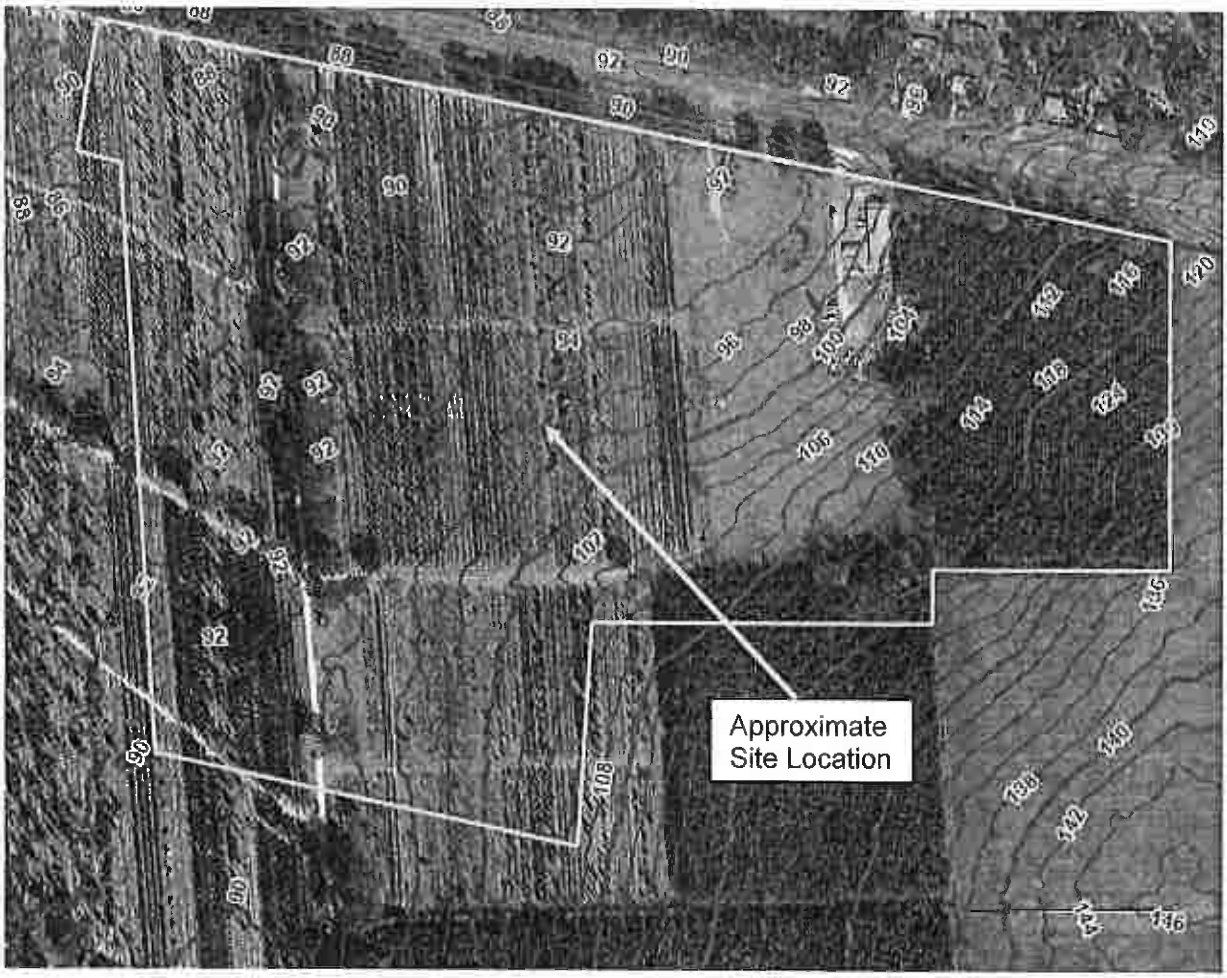
APPENDIX B

Site Location Map

Contour Map



UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	SITE LOCATION MAP		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-1



Source: Alachua County Property Appraiser – Interactive GIS Map

UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	Contour Map		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-2

APPENDIX C

Summary of Laboratory Test Results

Double Ring Infiltrometer (DRI) Test Results

Limerock Bearing Ratio (LBR) Test Results

Description of Laboratory Testing Procedures

Description of Field Testing Procedures

SUMMARY OF LABORATORY RESULTS

PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-1	3	Dark Brown Sand, with silt	SS	4										8		SP-SM
B-2	3	Tan Sand, with silt	SS	2										7		SP-SM
B-4	1.5	Dark Brown Sand, with silt	SS	5										10		SP-SM
B-6	3	Light Orange Silty Sand	SS	3										12		SM
B-7	4.5	Brown/Light Orange Silty Sand	SS	7										18		SM
B-8	6	Orange Sandy Clay	SS	20	36	19								53		CH
B-9	14	Green/Orange Clay	SS	47	59	36								87		CH
B-9	24	Tan/Orange Sandy Clay	SS	32	39	16								50		CL
B-10	9	Green/Gray/Orange Sandy Clay	SS	29	48	30								56		CL
B-12	14	Gray/Orange Sandy Clay	SS	41	64	37								72		CH
B-13	4.5	Orange/Brown Silty Sand	SS	7										19		SM
B-13	14	Orange/Brown Clayey Sand	SS	16										27		SC
B-14	9	Orange Silty Sand	SS	8										12		SM
B-15	9	Orange/Gray/Light Green Sandy Clay	SS	34	53	29								74		CH
B-16	6	Gray/Orange Sandy Clay	SS	27										56		CH
B-19	4.5	Light Brown/Light Orange Silty Sand	SS	5										13		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

UES

SUMMARY OF LABORATORY RESULTS

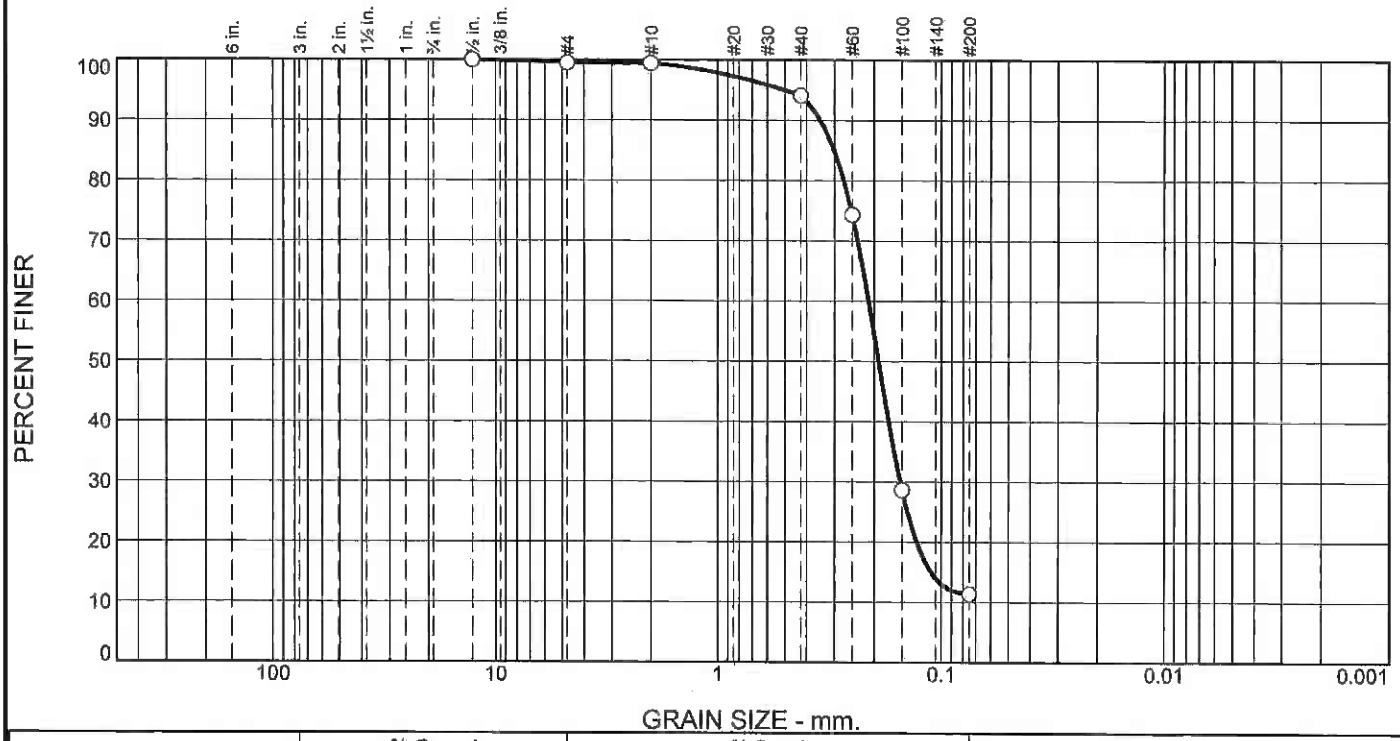
PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-22	1.5	Orange/Brown Silty Sand	SS	3										12		SM
B-25	3	Light Orange Sand, with silt	SS	4			21							7		SP-SM
B-26	1.5	Dark Brown Sand, with silt	SS	5					100	99	94	74	29	11		SP-SM
B-26	4.5	Orange Silty Sand	SS	6			< 0.5							14		SM
B-27	3	Orange Sand, with silt	SS	3			11							9		SP-SM
B-28	6	Orange Silty Sand	SS	7			< 0.5							18		SM
B-29	7.5	Orange Silty Sand	SS	5			0.8							15		SM
B-30	1.5	Dark Orange Clayey Sand	SS	9										30		SC
B-31	1	Brown Sand, with silt	SS	4			13							8		SP-SM
B-32	1.5	Dark Brown Silty Sand	SS	6										19		SM
B-33	3	Dark Brown Sand, with silt	SS	2			12							10		SP-SM
B-34	5	Light Brown/Orange Sand, with silt	SS	4			16							8		SP-SM
B-35	3	Tan Sand, with silt	SS	5			12							10		SP-SM
D-1	2.5	Orange/Green Clay	A	42										78		CH
D-2	2	Orange Sand, with silt	A	5					100	100	95	75	27	10		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.5	0.1	5.3	82.7	11.4	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	99.5		
#10	99.4		
#40	94.1		
#60	74.3		
#100	28.6		
#200	11.4		

* (no specification provided)

Material Description

Dark Brown Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= SP-SM AASHTO (M 145)=

Coefficients

D_{90}= 0.3471 D_{85}= 0.3007 D_{60}= 0.2117
D_{50}= 0.1910 D_{30}= 0.1528 D_{15}= 0.1114
D_{10}= C_u= C_c=

Remarks

Date Received: _____ **Date Tested:** _____

Tested By: SB

Checked By: ES/TK

Title: P.E.

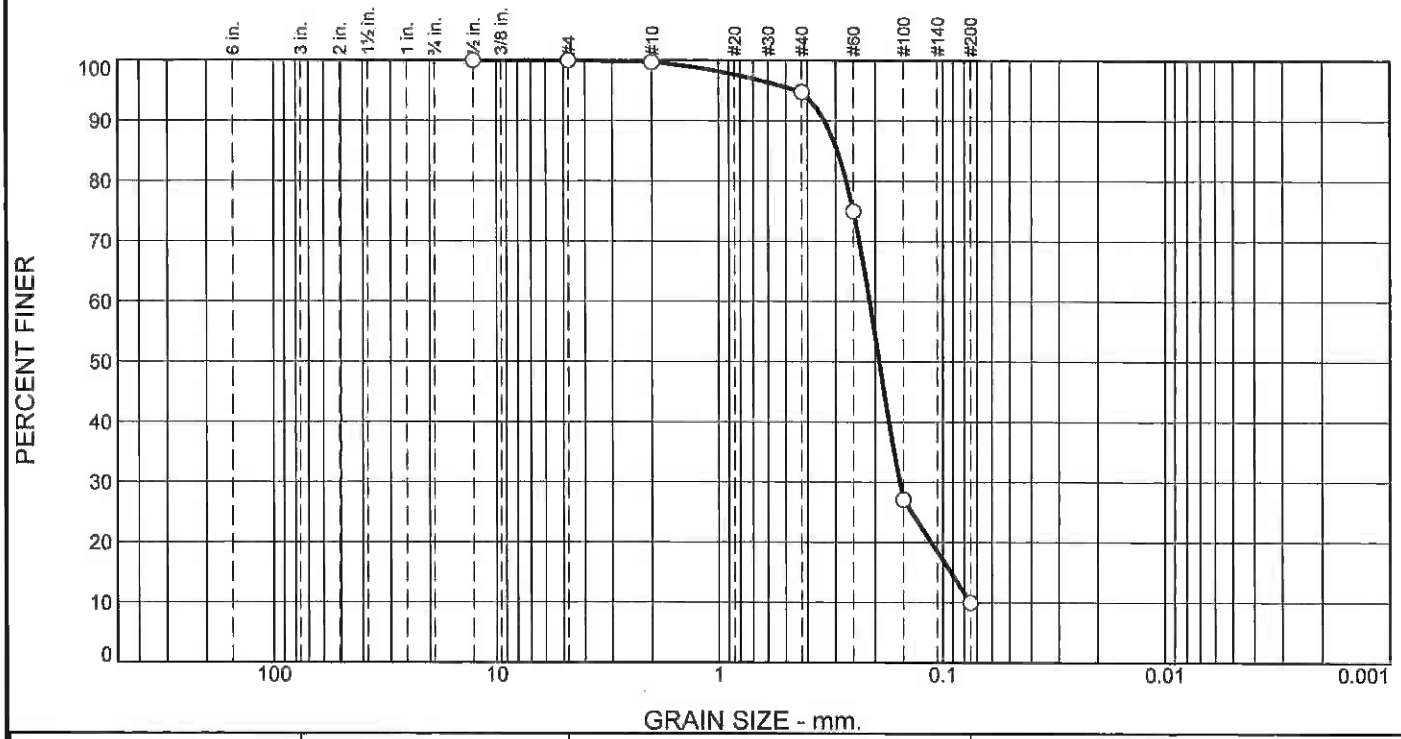
Location: B-26
Sample Number: 1 **Depth:** 1.5 **Date Sampled:**

UES Professional Solutions

Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.3	4.9	84.8	10.0	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	100.0		
#10	99.7		
#40	94.8		
#60	75.0		
#100	27.1		
#200	10.0		

* (no specification provided)

Material Description

Orange Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= LL= PI=

Classification

USCS (D 2487)= SP-SM AASHTO (M 145)=

Coefficients

D_{90}= 0.3368 D_{85}= 0.2948 D_{60}= 0.2117
D_{50}= 0.1919 D_{30}= 0.1556 D_{15}= 0.0919
D_{10}= 0.0750 C_u= 2.82 C_c= 1.53

Remarks

Date Received: _____ **Date Tested:** _____

Tested By: SB

Checked By: ES/TK

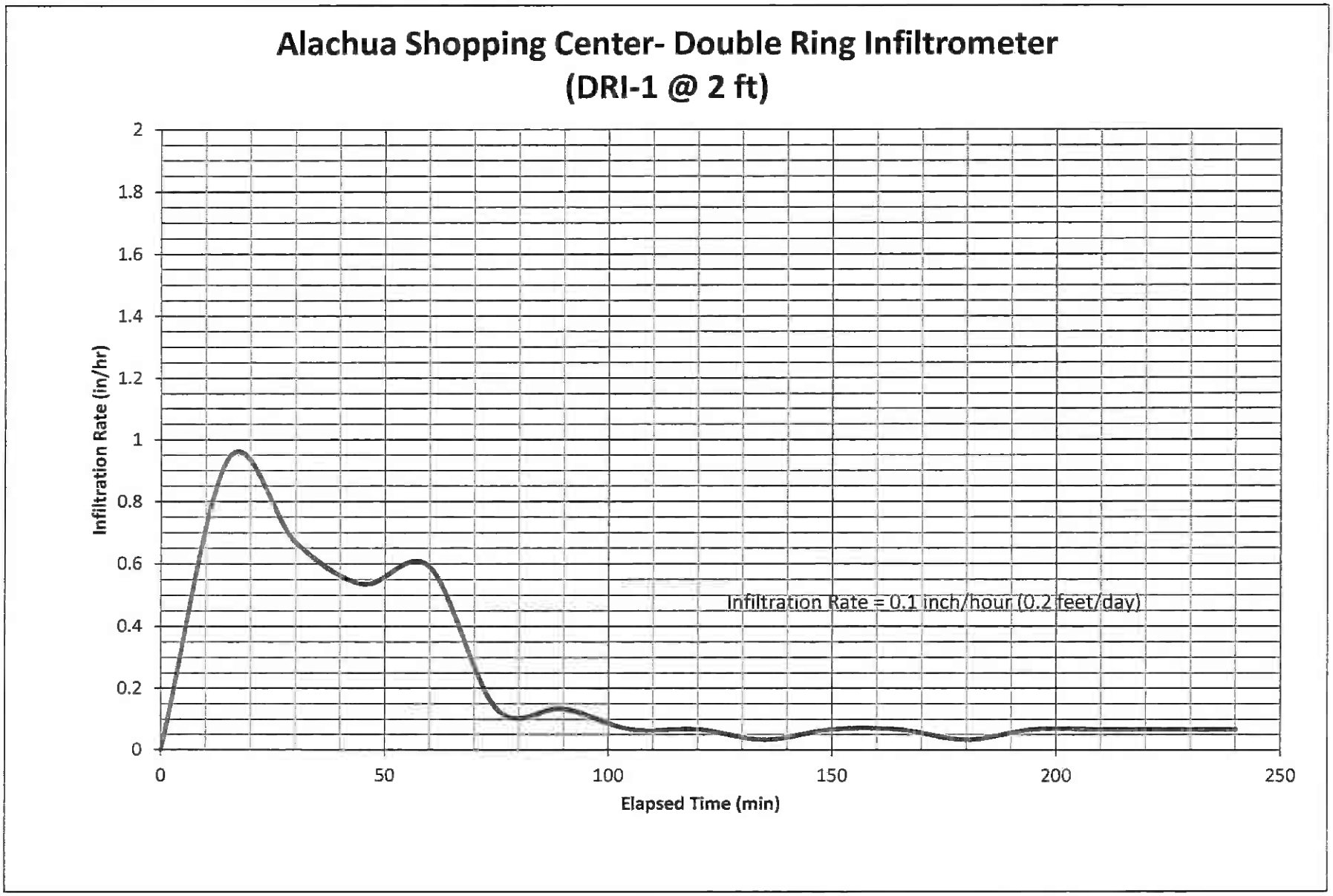
Title: P.E.

Location: D-2
Sample Number: 2 **Depth:** 2 **Date Sampled:**

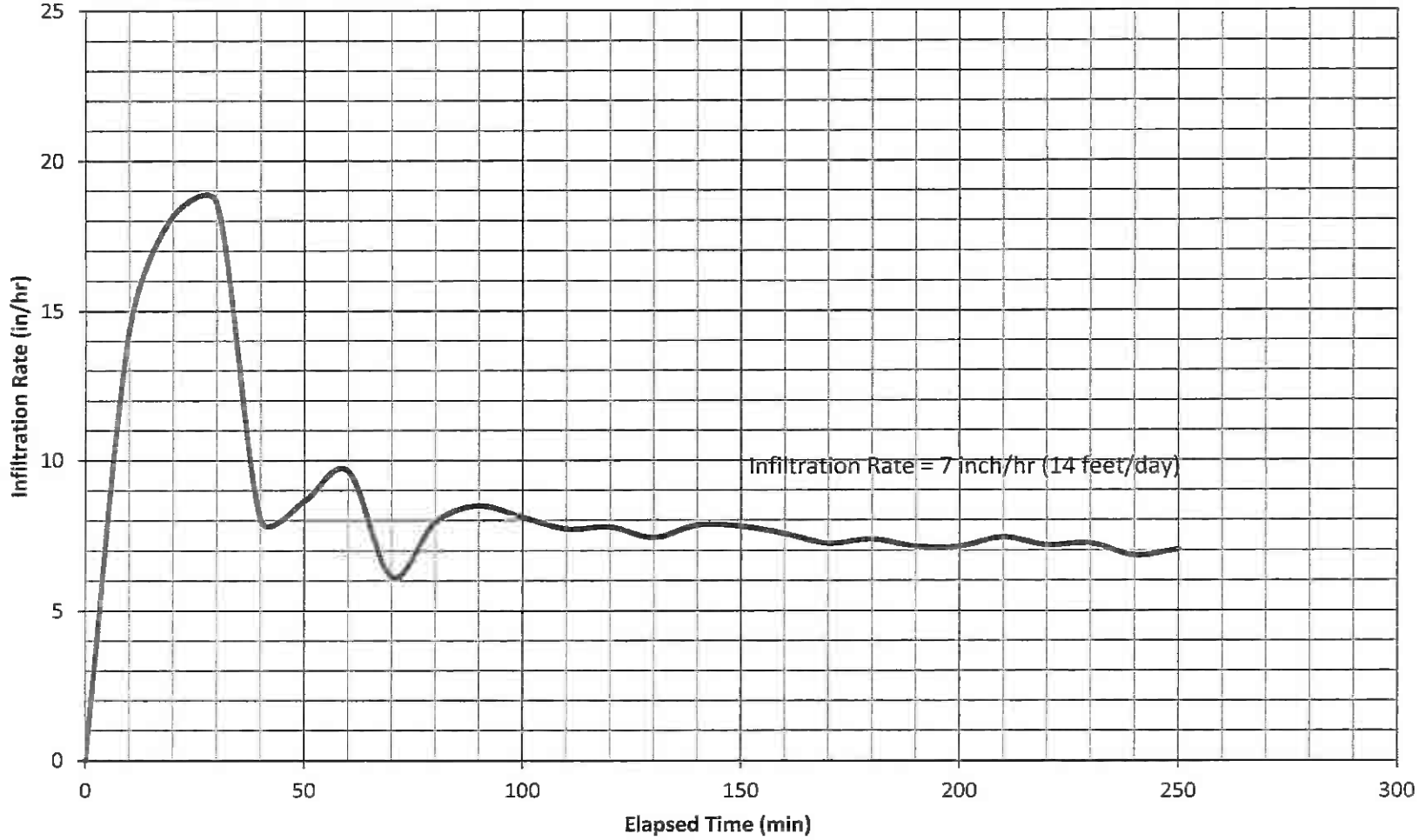
UES Professional Solutions

Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**


Alachua Shopping Center- Double Ring Infiltrometer
(DRI-1 @ 2 ft)
Infiltration Rate (in/hr)
2
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
0
50
100
150
200
250
Elapsed Time (min)
Infiltration Rate = 0.1 inch/hour (0.2 feet/day)

Alachua Shopping Center- Double Ring Infiltrometer (DRI-2 @ 2 ft)



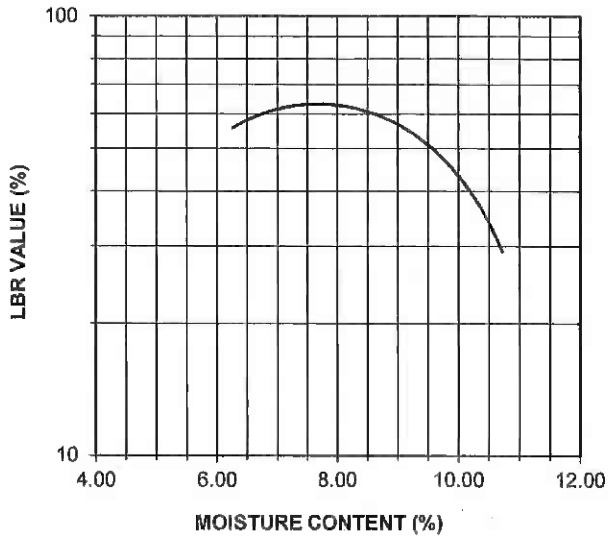
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

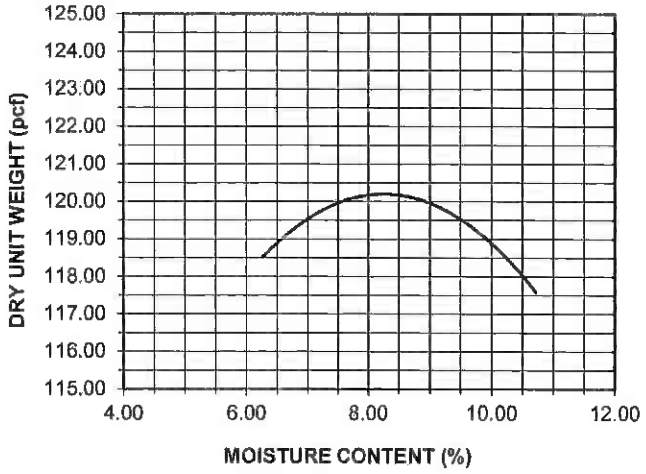
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-4
SOIL DESCRIPTION: Brown Sand, with silt to Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **65**



OPT MOISTURE: **8.0** MAX DENSITY: **120.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

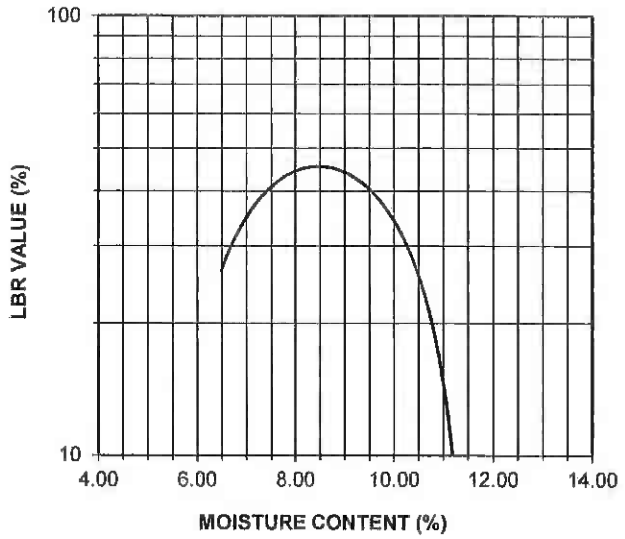
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

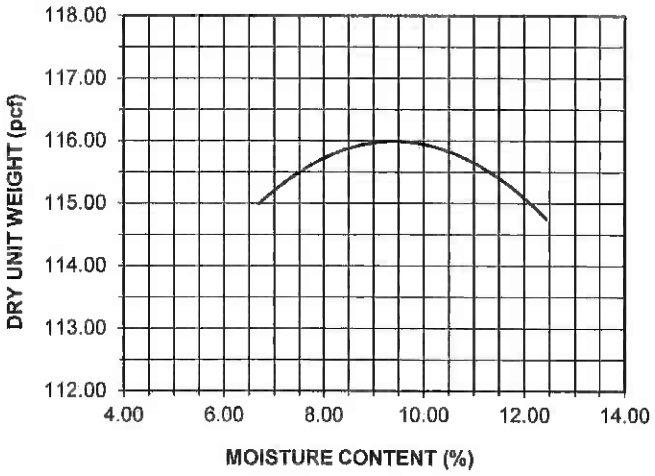
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-22
SOIL DESCRIPTION: Orange/Brown Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **43**



OPT MOISTURE: **9.5** MAX DENSITY: **116.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

UES

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT - ASTM D-2974

Ash content of a peat or organic soil sample is determined by igniting the oven dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic material is determined by subtracting the percent ash from 100.

PERMEABILITY OF GRANULAR SOILS (CONSTANT HEAD) - ASTM D-2434

In summary, this test method covers the determination of the coefficient of permeability by a constant-head method for the laminar flow of water through granular soils. The procedure is to establish representative values of the coefficient of permeability of granular soils that may occur in natural deposits. The constant head laboratory permeability test is performed by placing the soil sample in a tube (permeameter) and seating the sample on both ends with a porous disk. The tube and soil sample are then sealed and the soil sample is saturated. Once the soil sample has been saturated, a constant head water supply is run through the sample. A pair of manometer tubes is used to measure the pressure head change through the soil. Once the manometer tubes indicate steady state flow, test measurements of pressure head difference, quantity of flow, and time of flow are made. The data recovered from this test are then used to calculate Darcy's Coefficient of Permeability (k) of the soil.

SPECIFIC GRAVITY OF SOIL ASTM D-854

This test method determines the ratio of the mass of a unit volume of soil solids to the mass of the same volume of gas free distilled water at 20 degrees Celsius. Soil is placed into a calibrated pycnometer, water is added, and then the soil and water are de-aired. The specific gravity of the soil specimen is determined through the mass of the pycnometer and water, the calibrated mass of the dry pycnometer, the calibrated volume of the pycnometer, the density of the water at the test temperature, the mass of the oven dried soils, and the mass of the pycnometer water and soil solids at the test temperature.

UES

APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

DOUBLE RING INFILTROMETER - ASTM D-3385

The Double-Ring Infiltrometer test is performed in general accordance with the procedures outlined in the latest revision of ASTM D3385, "Infiltration Rate of Soils using Double Ring Infiltrometers". The out ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately, 12 inches in diameter, was inserted inside the outer ring, centered, and driven to a depth of approximately 2 to 4 inches below the test depth. The 2 rings were filled simultaneously with 4 inches of water.

The water level was maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of 15 minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 120 minutes.

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

Important Information About Your Geotechnical Engineering Report
Constraint and Restrictions

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be,* and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

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GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto is incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 6: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 7: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 8: BILLING AND PAYMENT

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

SECTION 9: OWNERSHIP AND USE OF DOCUMENTS; INTELLECTUAL PROPERTY

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

SECTION 10: RISK ALLOCATION AND INDEMNIFICATION

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

SECTION 11: INSURANCE

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

SECTION 12: DISPUTE RESOLUTION

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

SECTION 13: TERMINATION

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

SECTION 14: SOLICITATION OF EMPLOYEES

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

SECTION 15: ASSIGNS

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

SECTION 16: SURVIVAL

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

SECTION 17: MISCELLANEOUS

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES

Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida

PROJECT NO. A25140.00683.005
REPORT NO. 2162758

Prepared For:

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402
(423) 654-7104

Prepared By:

UES Professional Solutions, LLC
4475 SW 35th Terrace
Gainesville, Florida 32608
(352) 372-3392

March 6, 2026

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing

March 6, 2026

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **PRELIMINARY GEOTECHNICAL EXPLORATION REPORT**

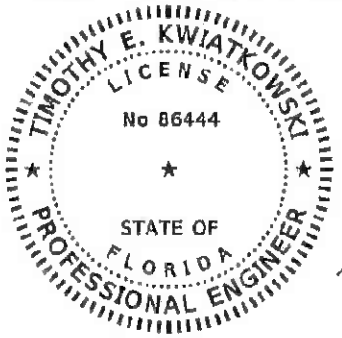
Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2162758

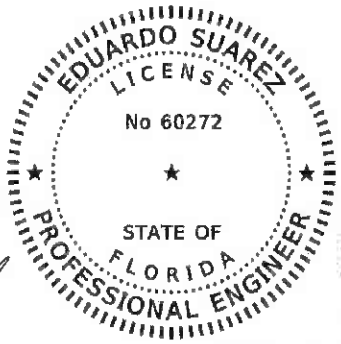
Dear Mr. Berry:

UES Professional Solutions, LLC has completed the subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. The preliminary exploration was conducted in general accordance with authorized proposal 2162534, dated February 13, 2026. This preliminary exploration was performed in accordance with generally accepted soil and foundation engineering practices and "Geotechnical Investigation Specifications and Report Requirements" dated September 25, 2018.

The following report presents the results of our preliminary field exploration and a geotechnical engineering interpretation of those results with respect to the project characteristics provided to us. Included are: general recommendations for site preparation procedures, foundation design parameters, pavement design and subgrade preparation. This preliminary report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide test borings, and recommendations. We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549





Eduardo Suarez
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Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The project site will be located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

Finish floor elevation for the proposed will be set at 102 feet. We anticipate, within the building area, a significant amount of cut and fill (up to 3 feet of cut and 10 feet of fill) will be required to achieve the proposed finish floor elevation. Existing elevations within the proposed building footprint range from approximately 105 feet to 92 feet NAVD. Additionally, we anticipate significant amounts of cut and fill to achieve the proposed parking and drive grades,with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Soil and Groundwater Conditions

In general, the soil test borings encountered sand to sand with silt and sand with clay interbedded with lenses of silty sand [SP, SP-SC, SP-SM, SM] between the elevations of approximately +101 feet to at least +82 feet, NAVD. Below, the sand with silt to silty sands, the soil test borings generally encountered clayey sand to sandy clay layer [SC/CH] to maximum boring termination depths of 20 feet below ground surface.

Variations in depth, thickness and consistency of the soil strata depicted in the Generalized Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. The clayey sand [SC], sandy clay [CL], and clay [CH], strata were found at all of the boring locations.

The subgrade after excavation, in some areas may include silty-clayey sands, which may be difficult to compact. The silty-clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted selected structural fill is also expected.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. Based on the general grading information provided, it should not be necessary to provide a permanent subsurface drainage system for the building and pavement areas. To maintain the recommended separation between the water table and various structural elements in the truck well areas we recommend a permanent drainage system in the loading dock/truck well and TLE pit areas.

We found shallow deposits of silty-clayey sands [SM-SC, SC] across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater cannot pass) to the natural infiltration of the rainwater. Therefore, rainfall will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy or extended rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Site Preparation

Site preparation for the site will consist of stripping of surficial organics and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by surface densification, proof-rolling and compaction of existing subgrade, and filling to construction grade with structural fill.

Foundation Design

After successful completion of the building site preparation, we recommend a shallow foundation system be used for support of the proposed building. The shallow spread foundations should be designed with a net allowable soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-

effective combination of available construction materials. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Recommendations for both rigid and flexible pavements are presented in Section 9.2 of this report.

Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered as requested.

On-site Borrow and Excavation Considerations

With the exception of topsoil, debris and undiscovered organic soils, the on-site soils may be reused as structural fill, but they will require careful moisture control. Excess topsoil and organic soil may be used in landscaped areas.

Soils classified as SP, SP-SM and SP-SC may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or greater are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It shall be expected that most site soils reused as fill material will require greater handling on the part of the Earthwork Contractor to dry and work the soils.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the preliminary subsurface exploration for the proposed , which will be located at the SWC of US 441 and NW 118th Street in Alachua, Alachua County, Florida. Our exploration was authorized by Sam Berry of Rise Partners and was conducted as outlined in our Proposal Number 2162534, dated February 13, 2026. This exploration was performed in accordance with generally accepted soil and foundation engineering practices and Geotechnical Investigation Specifications and Report Requirements", dated September 25, 2018. The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

2.0 PROJECT CONSIDERATIONS

The geotechnical exploration was planned and executed based on the Boring Exhibit, dated February 12, 2026, prepared by CPH, Consulting LLC (CPH). These plans were also used in developing the scope of the preliminary geotechnical subsurface exploration. The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The parking lot will occupy the western, eastern, and northern portion of the property. Stormwater management facilities will be located along the southern and western portions of the site.

The proposed will be single story, high bay commercial structure. The store building will be constructed of a combination of load-bearing concrete block walls and steel columns supporting roof loads by means of steel joist girders and steel joists. Typical bay spacing between columns is approximately 55 by 48 feet. Typical gravity loads for interior columns are 85 kips with a maximum total loading under severe live load conditions of 150 kips. Maximum column uplift force from wind is estimated at 30 kips. Typical gravity loads for exterior columns are 50 kips each. The concrete block wall gravity loads will range from 1.5 to 2.0 kips per lineal foot for non-load bearing walls and 4.0 to 6.0 kips per lineal foot for load bearing wall. The estimated maximum uniform floor slab live load is 125 pounds per square foot, and the estimated maximum concentrated floor slab load is 5 kips.

The proposed Gas Station will include fuel islands, canopy, small service building and underground storage tanks. Typical gravity axial loads for interior columns are 12 kips with a maximum total loading under severe live load conditions of 25 to 40 kips. Further, the foundation for the canopy structure may be sized and embedded at greater depths to resist uplift forces. Maximum column uplift forces from wind is estimated at 25 kips. Based on the information provided, we assume that the finished floor elevation for the fuel station to be +98 feet.

Two types of pavement sections will be required at the project; standard duty and heavy duty pavements. Per requirements the standard duty pavement will be designed for equivalent 18 kip single axle loads (E_{18}SAL) of 109,500 over a 20 year design life. The heavy duty pavement section will be designed for approximately 335,800 E_{18}SALs over a 20 year design life. Terminal serviceability, initial serviceability, and reliability for all pavement sections will be 2.0, 4.2, and 85%, respectively.

Across the proposed building, the site grades range from a high of about +105 feet to a low of about +92 feet. Based on the presumed finish floor elevation of 102.0 feet, we anticipate approximately 3 feet of cut and 10 feet of fill below the existing ground surface in the proposed building area to achieve subgrade elevation with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Current grading plans do not require cut and fill slopes equal to or greater than 3H:1V. Based on the site elevations and the conceptual site plan provided to UES, most of the site will not require cutting or filling over 10 feet high.

We assume the building will be constructed with an exposed concrete floor slab throughout the facility and founded on a minimum 4 inch thick compacted base material.

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

Deviations from the GISRR are listed below.

- Limerock Bearing Ratio (LBR) FM 5-515 was used to test the subgrade soils in lieu of California Bearing Ratio (CBR) tests since LBR is the standard test required by the Florida Department of Transportation (FDOT) to test the base and stabilized subgrade materials for pavements.

- Boring quantities for the proposed building, stormwater management areas, parking and access roads, and retaining walls deviated from the Geotechnical Investigation Specifications and Report Requirements.

- The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 feet deep test boring was not performed, however, in the absence of any governing standard for seismic matters in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet report content specification.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. More specifically, the property is located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Arredondo fine sand, 5 to 8 percent slopes (3C), and Fort Meade fine sand, 0 to 5 percent slopes (5B). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents		Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)		Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3B)	0-49" 49-54" 54-86"	Fine sand Loamy sand, loamy fine sand, sandy loam Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 49-54" 54-86"	6.0 – 20 2.0 – 6.0 0.2 – 2.0	Greater than 6 feet below ground surface
Arredondo fine sand, 5 to 8 percent slopes (3C)	0-65" 65-88"	Fine sand Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-65" 65-88"	6.0 – 20 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" 14-85"	Fine sand Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 14-85"	6.0 – 20 6.0 – 20	Greater than 6 feet below ground surface

3.3 Topography

According to information obtained from the Grading Plan prepared by Foresite Group for this site, the ground surface elevation across the site area ranges between approximately +105 feet to +85 feet. A copy of a portion of the USGS Map for the site area is included in Appendix A.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,

- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advanced five (5) Standard Penetration Test (SPT) borings in the proposed building and truck dock areas to depths of 25 feet below existing land surface (bls).

- Advanced three (3) Standard Penetration Test (SPT) borings in the proposed fueling station area to depths of 25 feet below existing land surface (bls).

- Advanced six (6) Standard Penetration Test (SPT) borings in the proposed stormwater management system area to depths of 20 feet below existing land surface (bls).

- Advanced eleven (11) Standard Penetration Test (SPT) borings in the proposed parking lot and driveway areas to depths of 20 feet below existing land surface (bls).

- Secured samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff. As required all samples not used for laboratory testing have been stored for at least six months.

- Recorded site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.

- Conducted laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.

- Assessed the existing soil conditions with respect to the proposed construction.

- Prepared a preliminary report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 foot deep test boring was not performed, however, in the absence of any governing standard for seismic matter in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet ' report content specification. Since there are no planned cut or fill areas of 3 feet or more, no borings were required for these purposes.

The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners and other members of the Design/Construction Team for the specific project discussed in this Report to aid the Architect/Engineer in the evaluation of the proposed
This preliminary report is also hereby certified to , and its affiliates, successors, and assigns (hereinafter referred to collectively as "' Accordingly, has a right to rely on this preliminary report and all of the contents therein as though it were issued to ' directly. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix F, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked by UES prior to our mobilization to the site. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix B. Estimated ground surface elevations are presented in tabular form, Boring Survey Control, in Appendix B and also presented on the boring logs. Existing groundwater levels were recorded at the time of our soil test borings.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan in Appendix B, five (5) SPT borings were drilled to depths of 25 feet in the proposed t building and truck dock areas. Three (3) SPT borings were drilled to depths of 25 feet beneath the proposed fueling station site. Six (6) SPT borings were drilled to depths of 20 feet within the proposed stormwater management system. Eleven (11) SPT borings were drilled to depths of 20 feet within the proposed parking and driveway areas.

The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

The results of the classification and stratification have been shown on the attached Boring Logs. It should be noted that soil conditions might vary between soil test boring locations, and between the subsurface soil strata interfaces which have been shown on the Boring Logs. The soil test boring data reflect information from the specific test locations only. This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies for this site to date:

- Fourteen (14) Wash #200 fines content determinations - ASTM D 1140 (Standard Method for Particle Size Analysis of Soils)

- Four (4) Grain Sieve Analysis tests – ASTM D-422
- Eighteen (18) moisture content tests – ASTM D 2216
- Four (4) Atterberg Limits Tests – ASTM D 4318-05
- Two (2) organic content test – ASTM D 2974 (Standard Test Methods for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils).
- Four (4) Permeability Test – ASTM D-2434
- One (1) Limerock Bearing Ratio (LBR) test - Florida Department of Transportation FM-515 (Limerock Bearing Ratio)
- Two (2) Corrosion Series (pH, sulfates, chlorides, and resistivity) from surficial soils
- One (1) Topsoil Series, per specifications
- One (1) Modified Proctor test ASTM D-1557

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix B. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The surficial clayey soils found in the building footprint soil borings consisted of clayey sands [SC] with generally less than 35 percent fines passing the No. 200 sieve. Due to the low clay fraction and cohesion of these soils we did not perform any unconfined compression tests. BTEX Testing for fuel tank borings was not performed because the water table was not encountered in the soil borings during drilling operations. The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs is also included in Appendix B. The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring

locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix B.

TABLE 2
GENERAL SOIL PROFILE

Typical Elevation (ft.)		Soil Descriptions	Range of SPT "N" Blow Count
From	To		
105/87	101/82	Very loose to loose brown and orange SAND to SAND with silt, and clay [SP, SP-SM, SP-SC]	1/12" to 30
101/82	80/67	Very loose to medium dense, orange and tan silty-clayey SAND to stiff green and orange sandy CLAY [SM, SM-SC, SC, CH]	2 to 29

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Significant variations in depth, thickness and consistency of the soil strata depicted in the General Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. Very clayey sand [SC], and sandy clay [CL], and clay [CH] strata were found at all the boring locations.

7.2 Soil Corrosion Characteristics

UES routinely performs pH, resistivity, sulfates and chloride tests for evaluation of corrosion potential of soils. According to the guidelines of the Florida Department of Transportation (FDOT) "Florida-Concrete Design, Environmental Classification and Construction Criteria" (based on the three tier scale of slightly, moderately, and extremely aggressive) the results of the pH, sulfate, chloride, and resistivity tests indicate that the surficial soils in the building and parking area are "moderately aggressive" to steel and concrete. The controlling factor in the test results was the pH level (pH=6.34). Therefore we recommend use of Type II cement with fly ash for below grade concrete construction.

Further, adequate concrete cover should be provided for concrete substructures and protective galvanized coating is recommended for steel utility lines which extend below the seasonal high groundwater level. Accelerated corrosion conditions typically occur when below grade structures are in prolonged contact with groundwater, allowing the contact of corrosive compounds to the concrete and reinforcing steel. The results of these tests are listed on the Report of Corrosion Parameters sheet enclosed with the laboratory test results in Appendix C. Results of pH and resistivity tests with recommended measures are also presented on the "Geotechnical Investigation Fact Sheet".

7.3 Topsoil Analysis

Per : criteria, topsoil analysis were performed on composites of surface samples collected. The results are presented in tabular form in Appendix C.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

We attempted to measure the water level in the boreholes upon completion of the soil borings. At the time our field exploration was conducted we did not encounter a stabilized groundwater level within a depth of 25 feet below existing grade in any of the borings performed. Based on available data, we estimate the permanent water table to be near elevation +30 to +40 feet NAVD. This equates to about 50 to 60 feet below grade depending on the ground surface elevations.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors were considered, including the following:

As mentioned previously, we found shallow deposits of silty-clayey sands across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater can not pass) to the natural infiltration of the rainwater. Therefore, surface water will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Our estimated seasonal high groundwater levels are based on the existing site conditions and are presented on each of the boring logs shown in Appendix B. Please note, however, that peak stage elevations immediately following various intense storm events, may be somewhat higher than the estimated typical wet season levels. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site or off-site improvements could have significant effects on the normal and seasonal high groundwater levels.

9.0 ANALYSIS AND RECOMMENDATIONS

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected

field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed structure are the presence of loose sandy soils in the near-surface profile. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Our local experience has found that fat clay layers [CH] are often laterally discontinuous, which makes it more difficult to ascertain their presence on a given project parcel. If at the time of construction the contractor encounters or suspects that clay soils may be near the grade slab or foundation bearing elevations, UES shall be contacted to prepare appropriate recommendations. **We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and auger borings be performed in the proposed footings excavations to investigate for clayey soils.** If encountered, fat clays (CH) shall be removed to a minimum of 4 feet fellow the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

The subgrade after excavation, in some areas include clayey sands, which will be difficult to compact; the clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sand, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due the presence of clayey soils near the existing ground surface, in some areas of the project site. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand overlying the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

We recommend that we be provided the opportunity to review the project plans and specifications to confirm that our recommendations have been properly interpreted and implemented. If the structural loadings or the building locations change significantly from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes. The discovery of any subsurface conditions during construction which deviate from those encountered in the borings should be reported to us immediately for observation, evaluation, and recommendations.

9.1 Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.1.1 Bearing Pressure

The maximum allowable net soil bearing pressure for shallow foundations shall not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations shall be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.1.2 Foundation Size

The minimum width recommended for any isolated column or continuous wall footing is 30 and 24 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

9.1.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

9.1.4 Bearing Material

The foundations and floor slabs should bear on a compacted structural fill. The bearing level soils shall be densified to at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of at least three (3) feet below the bearing levels, or approximately 4 feet below finished floor.

9.1.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the Contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any nonconformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than ¾ inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 3/4 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 40 feet length for masonry walls and ¾ inch or less between isolated interior columns, and ¾ inch between columns and floor slabs.

9.1.6 Floor Slab

The floor slab recommendations are predicated upon the understanding that structures have exposed concrete floor slabs throughout. The floor slab can be constructed as a slab-on-grade provided the subsequent lifts of structural backfill are compacted and tested in accordance with the recommendations included in this report. The floor slab can be designed using a subgrade reaction modulus of 150 pounds per cubic inch for slabs founded on the : required minimum 4 inch aggregate base and well compacted subgrade. Therefore, there is no cost premium to attain the recommended subgrade modulus.

The geotechnical requirements prefer the use of a capillary break consisting of free-draining aggregate. The specifications further allow use of a plastic vapor barrier if justified by site conditions or required by local building codes. In addressing the requirements outlined in the current "Geotechnical Investigation Specifications and Report Requirements" the Florida Building Code requires the use of vapor barriers beneath floor slabs. Typically, polyethylene plastic sheets are used in Florida to reduce floor dampness and minimize moisture emissions through floor slabs. In conformance with the Florida Building Code, we recommend the use of a vapor barrier beneath the floor slab.

The "vapor barrier" should consist of a polyvinyl chloride or polyethylene plastic sheet or membrane (minimum 15 MIL thickness meeting ASTM E1745, Class 'A' requirements). The performance of the "vapor barrier" is ultimately dependent upon its proper installation, including lapping and sealing plus repair of tears and punctures prior to placement of concrete. The vapor barrier should be placed immediately beneath the concrete slab atop 4 inches of compacted aggregate base. UES recommends the aggregate base material be constructed on a compacted subgrade fill in accordance with the Foundation Subsurface Preparation note included in this report.

9.1.7 Site Walls

Assuming the retaining walls and the subsurface walls in the tire lube express (TLE) service pit will be smooth concrete, we recommend using the following parameters for the upper 3 feet of in-situ sands and/or on-site and imported free draining fine sand backfill soil compacted to at least 95 percent of the Modified Proctor test maximum dry density for your retaining wall design.

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls.

Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement.

Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the Retaining Wall Designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the Proprietary Retaining Wall Designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3 LATERAL EARTH PRESURE DESIGN PARAMETERS (LEVEL BACKFILL)*	
Design Parameter	**Recommended Value**
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations.

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.1.8 Geologic Hazards – Desktop

There are no fault zones, landslides, or other geologic hazards associated with the site and immediate vicinity. Our "desktop" assessment of the presence of karst features included a review of available data from the United States Geological Survey (USGS) and Florida Geological Survey (FGS), and current topography survey. The FGS maintains an inventory of reported sinkholes as a continuation of the work originally performed by the Florida Sinkhole Research Institute. This sinkhole database is generally considered to be a record of more recent sinkholes, and does not incorporate older and more mature karst features such as large lakes. The FGS database is not a definitive or authoritative resource, and should only be used for a generalized overview of recent sinkhole relative density. Our assessment included a search of the FGS database for sinkholes within a 2 mile radius of the subject site. No sinkholes were reported within 2 miles of the site. We note that the FGS data base only contains more recently recorded sinkhole events. This map can provide a false sense of security for areas that have remained rural and undeveloped until more recently. A site Map presenting the FGS recorded subsidence locations local to the subject property is presented in Appendix E.

Our assessment also included a review of the USGS Quadrangle Map (High Springs). Fewer than 5 mapped natural lakes were identified surrounding the subject property within a two-mile radius of the site. These natural lakes are relic sinkholes that formed in the geologic past. In addition to the natural lakes, there are several manmade stormwater ponds. The excavation and construction of stormwater ponds can affect natural hydrogeologic processes. Some of these areas appear to have exposed groundwater as a result of excavation and construction operations. Our desktop analysis also included a review of a USDA Soil Survey aerial image of the project area. Based on the USDA Soil Survey aerial, at least ten (10) depressions were identified within a 2-mile radius of the project site.

The USGS Quadrangle Map, Florida Geological Survey, and current Topography Survey did not detect presence of surface karst features within the project site.

With regard to seismic considerations, UES reviewed the Florida Building Code (FBC) which has jurisdiction in the State of Florida. Since seismic design is not part of the FBC, we consulted the only available recognized source of seismic information, the International Building Code (Section 1613). Per Table 1613.5.2 we recommend a Site Class of E for this project site. Due to the deep permanent water table, the overall fines content of the soils and the minimal expected ground accelerations per Figures 1613.5(1) and (2), it is our opinion that the liquefaction potential of the site is minimal.

9.1.9 Expansive Clay Considerations

Portions of Alachua County, Florida are known to have shallow expansive clays which can cause differential foundation movement and associated cracking and distress to structures that are not adequately designed for these subsurface conditions. Part of the purpose of our exploration program was to identify the presence of potentially expansive soils on site and provide preliminary geotechnical recommendations for site preparation and foundation design to minimize the potential impact if these are found. If it is determined that structures and or pavement will be constructed in deeper areas with potential expansive clay soils, additional geotechnical exploration and analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

Based upon the findings of our field exploration, our experience in the general vicinity of the subject site, and the laboratory test results, it is our professional opinion that special foundation design considerations for expansive soils are not indicated. However, during construction all footings shall be probed to determine if undercutting of potentially expansive clayey soils is required.

9.2 Pavement Recommendations

9.2.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Disadvantages of rigid pavement may include

an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine area that will need to be undercut. Positive drainage must be established to prevent irrigation and stormwater from migrating into the pavement area.

The design calculations and pavement section details for both a rigid and flexible pavement section are enclosed in Appendix D.

Referencing the "Geotechnical Investigation Specifications and Report Requirements" as provided by , the Minimum Pavement Surface Thickness is specified as follows:

A) Standard Duty
Asphalt - 3 inches
Concrete - 5 inches

B) Heavy Duty
Asphalt - 4 inches
Concrete - 6 inches

Further, the pavement section is to be designed for a 20 year life based on a terminal serviceability index (P_t) of 2, reliability of 85 percent, initial serviceability of 4.2 and a standard deviation of 0.45 for flexible pavement and 0.35 for rigid pavement.

Within the following tables, we have provided our recommendations for pavement design. These recommendations incorporate minimum pavement surface thickness specifications referenced above. *UES has selected pavement materials that are cost effective and locally available.*

9.2.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections designed for equirement for total equivalent 18 kips single axle loads (E_{18}SAL) of 109,500 and 335,800, respectively.

TABLE 4
STANDARD DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 1.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5 HEAVY DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 2.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.2.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) "Standard Specifications for Roadway and Bridge Construction" (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore clayey soils or other impermeable stabilization material should not be used for the stabilized subgrade with a crushed concrete base course.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.2.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an FDOT approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 207, FDOT SSRBC, pages 206-208.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.2.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition,* Section 334.

The asphaltic concrete shall be placed in two layers. Specifically for light duty areas, the lower binder course shall consist of a minimum of 1.5 inches of FDOT Type SP-12.5. The surface course shall be a minimum of 1.5 inches of FDOT Type SP-9.5. For heavy duty pavements, the binder shall consist of a minimum of 2.5 inches of Type SP-12.5 with a surface course consisting of a minimum 1.5 inches of Type SP-9.5. Per Asphalt specs, the SuperPave (SP) surface course may contain up to 20 percent recycled asphalt pavement (RAP).

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement or a minimum of two cores per day's production.

9.2.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.2.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. Current t specifications require a base course beneath concrete pavement. We recommend that the base course be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade should be at least 4 inches thick, "free-draining" ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 40. The base course should be at least 4 inches thick, "free-draining" ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 100.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

Our recommendations for slab thickness for standard and heavy duty concrete pavements are presented below.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT WITH FREE-DRAINING BASE

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty - 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty - 6 Inches	12 Feet x 12 Feet	1 ½ Inches

*Minimum pavement thickness values if the "free-draining" base material is available. Free draining material should be at least 4 inches and have a minimum LBR of 100.

TABLE 7
(UNREINFORCED) CONCRETE PAVEMENT – WITH POORLY DRAINING MATERIAL

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 6 Inches	10 Feet x 10 Feet	1 ½ Inches
Heavy Duty - 7 Inches	12 Feet x 12 Feet	1 ¾ Inches

*Minimum pavement thickness values if the "free-draining" base material is not available. Poorly drainage material such as crushed concrete aggregate base should be at least 4 inches and have a minimum LBR of 100. Crushed concrete aggregate base material should be placed over compacted stabilized subgrade.

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.2.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is "free-draining" material.

Based on the assumed finish floor elevation, existing topographic information available, and presumed pavement grades, it appears the recommended separation will be provided in most of the pavement areas; however as mentioned before some borings encounter sand-clay mixtures. Where encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.2.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.3 Site Preparation

9.3.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include stripping/demolition of the site to remove vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft/loose or questionable soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building and pavement

areas.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +98 ft NAVD, whichever is deeper, prior to any fill placement.

   The Fuel Station building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +94 ft NAVD, whichever is deeper, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations shall be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils, or below grade structures. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of ' testing agency, a bridge lift of "dry" sand may be placed to raise the compaction surface above the water table sufficiently to enable effective

compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 36 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation. In non-building areas, compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 24 inches of the compacted subgrade surface.

8. Place fill material, as required. The fill should consist of sand with less than 10 percent soil fines. Place fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of at least 95 percent of the modified Proctor maximum dry density (ASTM D1557). The last 12 inches of fill beneath the parking areas should be compacted to at least 98 percent of the Modified Proctor maximum dry density. Stabilize the upper 6 inches of this zone with shell or limerock as required to meet the subgrade recommendations contained in Section 9.2.2.1 and the Pavement Section Design, Appendix D.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 3 feet below bearing levels and probe footing, and building pad areas, to a depth of 4 feet to confirm suitability of bearing soils. We recommend you test every column footing, and conduct one test for every 50 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of testing agency should be consulted for recommendations. The qualified representative of testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the "dry" season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the Contractor should practice wet weather means and methods for earthwork during the "dry" season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.3.2 Suitability of Over-excavated Site Materials

9.3.2.1 Suitability Designation

From the point of view of evaluating the quality of site soils for re-use as fill material, we have subdivided the soil layers into four groups (Group A, Group B, Group C, Group D, and Group E) based on the percent fines determined from our laboratory tests. Please note that these groupings are not in accordance with industry standards but offered for ease of presentation and end use of the excavated soils. Also, organic soils are not suitable and are not recommended for use as structural fill material. Brief descriptions of the various groups based on fill suitability are presented in the following paragraphs. Table 8 shows the soil suitability groups.

TABLE 8
SUITABILITY OF EXCAVATED SOILS FOR RE-USE AS FILL

Designation	% fines passing No. 200 sieve	USCS Soil Classification	Suitability for re-use as fill material
Group A	0 - 5	SP	Favorable, freely draining, clean sands
Group B	5 - 12	SP - SM, SP - SC	Suitable, impedes infiltration and will require some aeration and moisture control
Group C	12 - 25	SM, SC, SM - SC	Poor, impedes infiltration, limit overall use, may be used for stabilizing material. Will require very strict moisture control.
Group D	> 25	SM, SC, SM – SC, CL, CH, ML, CH	Very Poor, not recommended for fill material, may be used as stabilizing material in pavement subgrade or used in green areas
Group E	organic	PT, OL, SP-OL, SM-OL	Unsuitable, must be removed/demucked and replaced with Group A or B soils

9.3.2.2 Soils & Suitability

A review of the subsurface conditions found in our Borings indicates that the predominate soil designations are Groups A and B, which is suitable for re-use as fill. Individual boring logs must be reviewed to determine the actual soil classification at any boring location. We estimate that about 50 percent of the soils to be over-excavated will be designated as Groups C or D. If encountered during excavation, soils in **Group D should not be used as backfill material due to difficulties in material handling**, however, these soils may be used in non-structural areas (green areas). Alternatively, they may be used greater than 5 feet below finished grade in deep fills for pavement areas with the understanding that there may be a negative effect on the project scheduling due to handling problems associated with moisture. Additionally, if these soils are not properly placed pavement performance may be negatively impacted. It should be noted that the successful use of group C and D soil types will be related to the sitework contractor's experience in working with these types of soils.

9.4 Sewer and Utility Lines

9.4.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may

be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.4.2 Trench Excavation and Backfill Recommendations

The following are our recommendations for construction of the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

Backfill above and around thrust blocks should consist of clean fine sands (SP) compacted at least 98 percent of Modified Proctor maximum dry density (ASTM D 1557). For a design criteria, we recommend using an allowable passive earth pressure coefficient of K_p=3.0.

9.5 Underground Storage Tanks

9.5.1 General

It is assumed the tanks will have a maximum embedment depth of 10 feet below the existing ground surface. We anticipate the buried structure (tanks) will exert little or no net downward pressure on the soils, rather, the structure may be subject to hydrostatic uplift pressure when the tanks are empty. Below grade structures should be designed to resist lateral earth pressures and hydrostatic uplift pressures appropriate for their depth below existing grade and west season groundwater table.

The walls of the structures (tanks) should be designed to resist at-rest lateral earth pressures, with equivalent fluid densities above and below the water table being as follows:

Above Water Table – Equivalent Fluid Density 55 pcf
Below Water Table – Equivalent Fluid Density 90 pcf

The water table for well design purposes should be assumed to be 2 feet below prevailing grade.

9.5.2 Excavation Considerations

The proposed construction area should be dewatered as necessary and excavated to the required foundation depth. Excavation work will be required to meet OSHA Excavation Standard Subpart P regulations, Type C Soils. Either a braced sheet pile structure or an excavation with temporary side slopes cut back at 1.5 horizontal to 1.0 vertical can be implemented, depending on the specific project requirements. The side slope of 1.5 horizontal to 1.0 vertical is contingent upon the dewatering system adequately controlling slope seepage. Sheet piling should be designed according to OSHA sheeting and bracing requirements. We recommend a Florida registered Professional Engineer design the sheeting/bracing system. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance

equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

We recommend positive drainage be established and maintained on the site during construction. Exposed subgrade soils consisting of silty and clayey soils will most likely result in saturated and pumping conditions due to the perched or standing water conditions. Further, short periods of intense rainfall can saturate surface soils, leading to instability during compaction and placement. In the event that heavy rainfall during construction activities resulted in unstable saturated conditions, the exposed saturated subgrade soils should be windrowed and aerated to reduce the moisture contents prior to further earthwork operations. Alternatively, the saturated soils could be over excavated and backfilled with compacted structural fill

9.5.3 Bedding Level Preparation

Based on our evaluation of the soil conditions encountered in this area, we offer the following recommendations for the proposed underground construction.

1. A dewatering system may be required for the project, if water perches above the clayey soils after significant rainfall. The water table should be maintained at least 2.0 feet below the proposed bottom of the tank elevation. The dewatering system should not be decommissioned until sufficient deadweight exists on the structure to prevent uplift protection system as described below, if necessary, is in place.

2. The subgrade after excavation in some areas may include silty-clayey sand type soils, which may be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. The undercut area should be covered with a geotextile (separation) fabric.

3. The excavation bottom should be densified using hand-operated compaction equipment. Compaction should continue until a minimum density of 95 percent of the soils Modified Proctor maximum dry density (ASTM D1557) has been achieved as tested for a depth of 1.0 foot below tank bottoms.

4. Backfill which will be required around buried tanks should be compacted with a light hand-operated compactor to a density of 95 percent of the soils Modified Proctor maximum dry density. All backfill should be placed in level lifts not exceeding six inches loose thickness. Care should be taken not to over compact the backfill (i.e., limit compaction to a maximum of 98 percent of the maximum density) in order to limit the lateral loads applied to the proposed tanks. The sands excavated for the structure may be used as backfill.

9.5.4 Uplift Protection

When the fluid level within the fuel tank structure is maintained at or above the surrounding groundwater level, no net buoyancy will occur. However, when these structures are drained for maintenance or as fluid levels fluctuate within the tanks, a positive means of uplift protection may be necessary. Hydrostatic uplift forces can be resisted in several ways including:

1. Addition of dead weight to the structure.

2. Mobilizing the dead weight of the soil surrounding the structure through extension of footings outside the perimeter of the structure.

3. Use of a permanent gravity or mechanical dewatering system that is operated only when the structure is to be drained.

It is anticipated that use of one or more of the above methods may be necessary for uplift for protection.

9.6 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt generally have permeability rates of 9 to 16 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 9 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 9 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS			
Corresponding Soil Boring Test Locations	B9/B10	B11/B12	B13/B14
Average Ground Surface Elevation, feet	91	92.5	99
Average Depth to Confining Layer, feet	4.5	4.5	5
Average Confining Layer Elevation, feet	86.5	88	94
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	9	11	10
Estimated Average Horizontal Hydraulic Conductivity, feet per day	16	18	17
Estimated Average Fillable Porosity, percentage	20	20	20
Estimated Seasonal High Water Table Elevation, feet	87.5	89	95
Estimated Seasonal High Water Table Depth, feet[1]	3.5	3.5	4

[1]The seasonal high water table will be a result of perched conditions.

9.7 Stormwater Management System Fill Suitability

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated from the proposed retention pond, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with current OSHA regulations (29 CFR Part 1926). Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the Contractor.

10.0 CLOSURE

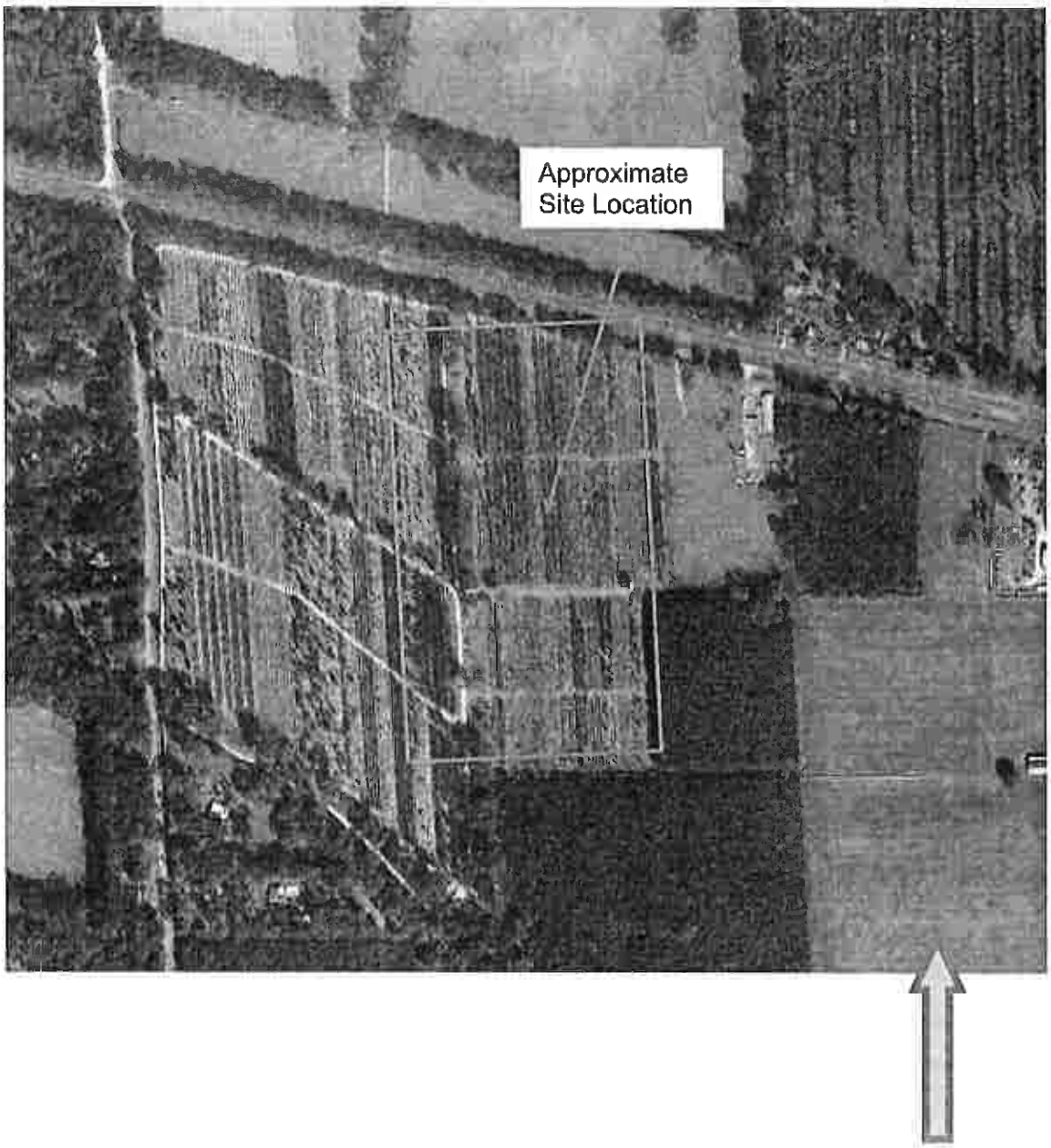
Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. Shallow deposits of Clayey Sands [SC] that may not be re-usable as fill in utility excavations;
2. The subgrade after excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.
3. Loose surficial sandy soils that will necessitate compaction to at least Elevation +98 feet, NAVD.

Standard methods of surficial stripping, general excavation, proof-rolling, compaction and backfilling should adequately prepare the site. testing agency should provide observation and testing services during the site preparation procedures to confirm that the earthwork operations meet the intent of the recommendations presented in this report. **UES strongly recommends that a pre-construction meeting be held with the following representatives in attendance at a minimum: Representative, General Contractor, Site (Earthwork) Contractor, Civil Engineer, Underground Utility Contractor, and UES Geotechnical Engineer and Material Testing Technician**. At this meeting, UES would describe in detail the geotechnical considerations that would impact the construction process and future serviceability of the improvements.

APPENDIX A

SITE LOCATION MAP
USGS SITE LOCATION MAP

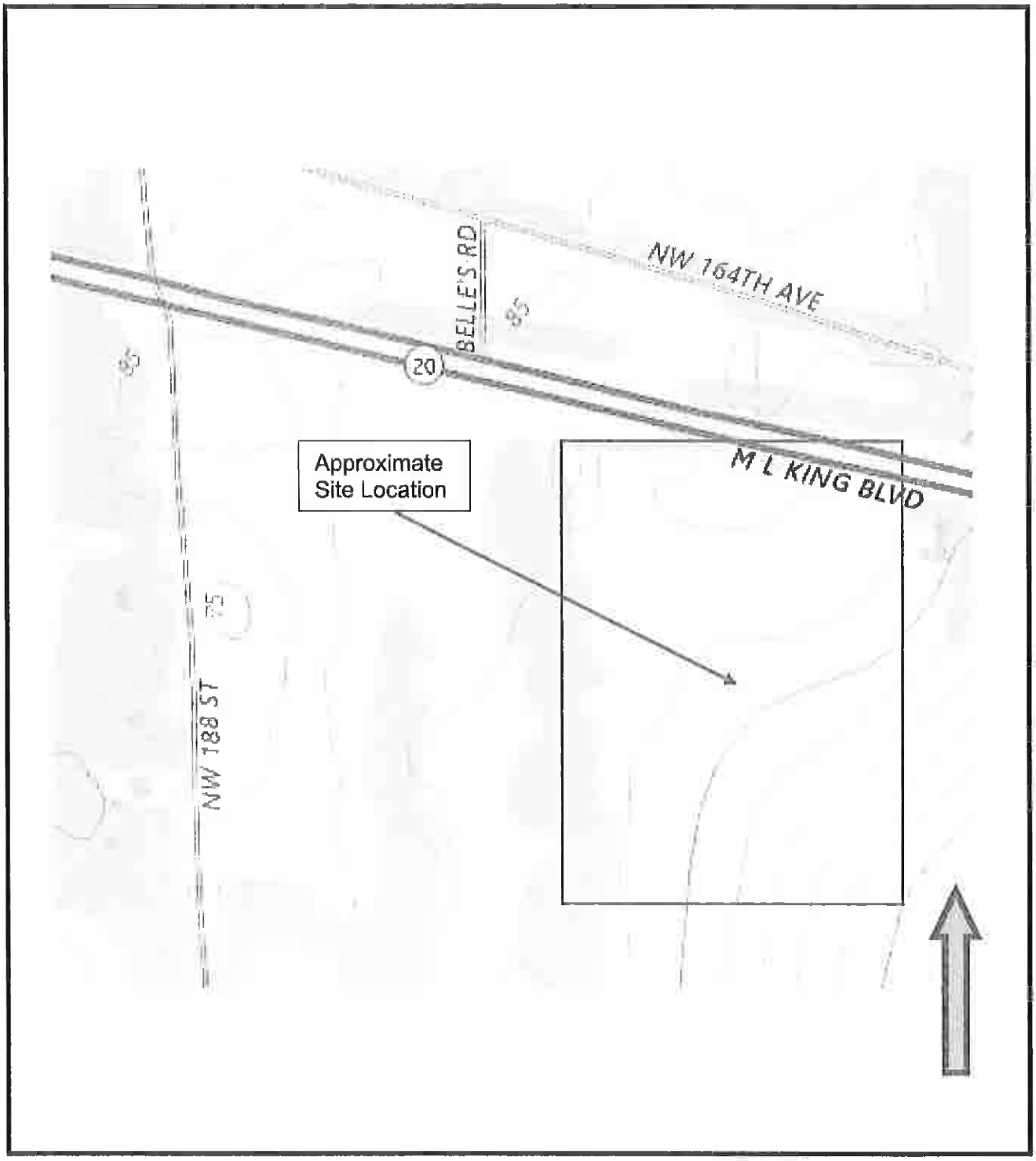


UES

US 441 & NW 188th St.
Alachua, Alachua County, Florida

Aerial Site Location Map

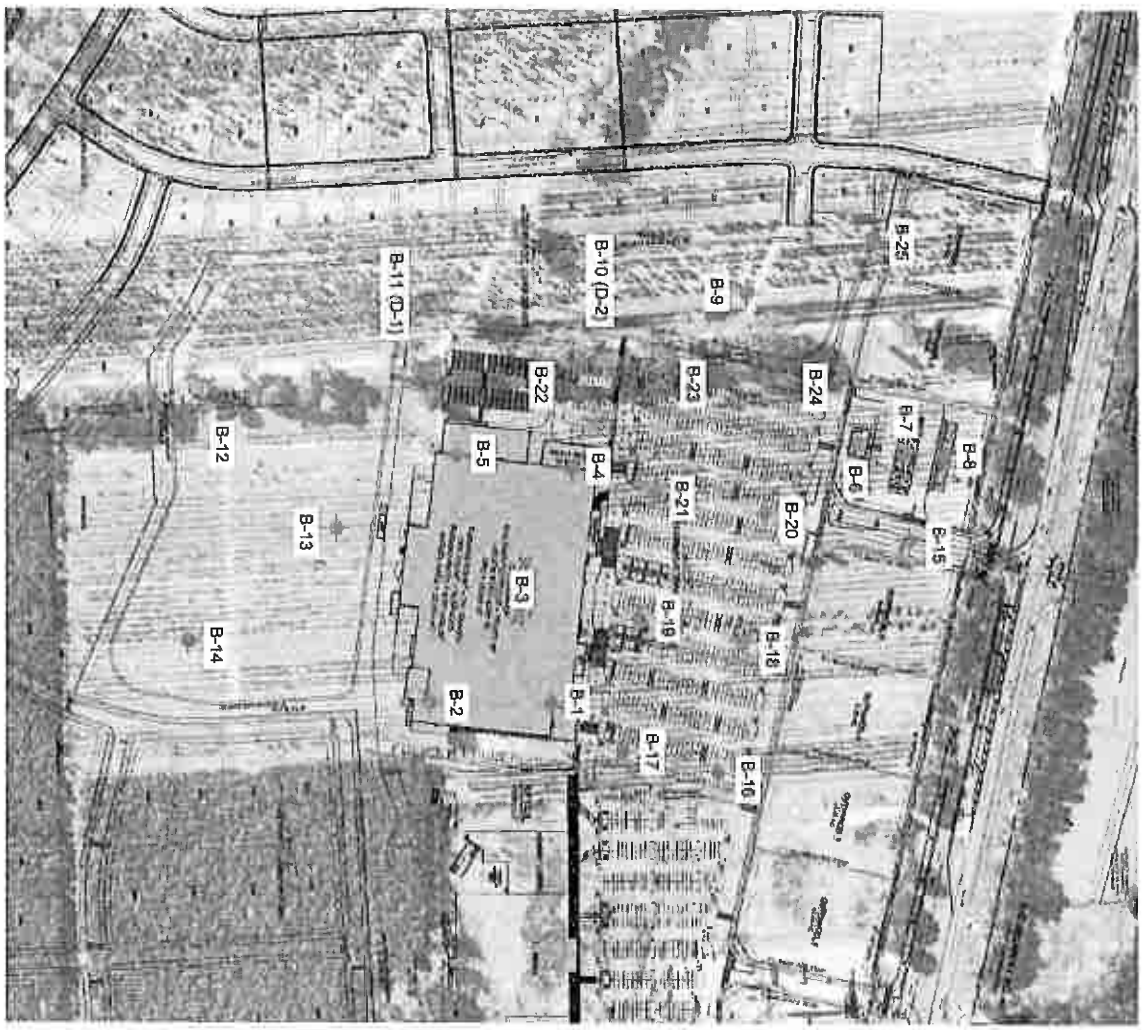
DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 1



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	USGS Site Location Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 2

APPENDIX B

BORING LOCATION PLAN
BORING LOGS
KEY TO BORING LOGS
BORING COORDINATES & ELEVATION



LEGEND

⊕ TEST BORING LOCATION

N

NOTE: ALL SOIL TEST BORING LOCATIONS SHOWN ARE APPROXIMATE.

UES

PAGE NO: B - 1

WALMART SC # 90402 - ALACHUA
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

RISE PARTNERS

DRAWN BY:	TK	DATE:	3/2/26
CHECKED BY:	ES	DATE:	3/2/26
SCALE:	NTS	ACADFILE:	A25140.00883.005
PROJECT NO:	A25140.00883.005	REPORT NO:	2162758

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-2

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-1** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/2426
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		1-1-1	2									
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5		1-1-0	1									
6												
7		1-1-1	2									
8		1-1-2	3									
9												
10		1-2-2	4									
11												
12												
13						Medium dense gray and orange very clayey SAND [SC]						
14												
15		5-7-8	15			Stiff gray and orage sandy CLAY [CH]						
16												
17						Stiff orange and green CLAY [CH]						
18												
19												
20		3-5-5	10									
21												
22												
23						Medium dense orange and tan clayey SAND [SC]						
24												
25		4-5-8	13			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 3/4/22 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-3

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-2** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 104' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3									
3				▽		Very loose orange silty SAND, with clay [SM]						
4		1-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-1-2	3									
7		3-5-5	10			Medium dense to loose light orange very clayey SAND to sandy CLAY [SC/CH]						
8		4-4-5	9				39	24	39	19		
9												
10		3-2-3	5									
11												
12						Loose tan, gray, and orange very clayey SAND to sandy CLAY [SC/CH]						
13												
14												
15		2-3-4	7									
16												
17						Medium dense tan andf orange clayey SAND [SC]						
18												
19												
20		4-6-7	13									
21												
22						Loose light orange clayey SAND [SC]						
23												
24												
25		3-3-4	7									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-4

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-3** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 98' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1	X					Very loose brown and orange SAND, with silt [SP-SM]						
2	X	2-2-1	3									
3	X					Very loose orange silty SAND [SM]						
4	X	1-1-2	3									
5	X					Loose orange silty SAND [SM]						
6	X	2-2-2	4									
7	X	1-2-3	5									
8	X	2-2-3	5									
9	X					Loose orange silty-clayey SAND [SM-SC]						
10	X	2-3-4	7									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14	X											
15	X	3-7-9	16									
16												
17						Medium dense orange and gren very clayey SAND to sandy CLAY [SC/CH]						
18												
19	X											
20	X	4-4-7	11									
21												
22						Medium dense tan and orange clayey SAND [SC]						
23												
24	X											
25	X	6-6-8	14									
						Boring Terminated at 20'						

NEW LOGS BORING LOG WM SC 2022 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-5

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-4** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1				▽		Loose orange silty SAND [SM]						
2		2-2-2	4									
3						Very loose orange clayey SAND [SC]						
4		1-1-2	3			Medium dense orange very clayey SAND to sandy CLAY [SC/CH]						
5		3-4-6	10			Stiff green and orange sandy CLAY [CL/CH]						
6												
7		3-3-4	7									
8		3-3-3	6				56	31	44	26		
9												
10		2-2-3	5									
11												
12												
13												
14												
15		2-3-4	7			Loose green and orange very clayey SAND to sandy CLAY [SC/CH]						
16												
17												
18												
19												
20		2-3-3	6									
21												
22												
23						Medium dense tan and orange clayey SAND [SC]						
24												
25		7-7-8	15			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-6

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-5** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4			Very loose orange SAND [SP]						
3												
4		1-1-1	2									
5		1/12"-1	1	▽								
6												
7		1-1-2	3			Very loose orange silty-clayey SAND [SM-SC]						
8		1-1-3	4									
9												
10		4-3-3	6									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		5-6-8	14									
16												
17						Medium dense light brown and orange clayey SAND [SC]						
18												
19												
20		5-5-5	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24												
25		4-6-6	12									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-7

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-6** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light brown and orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3						Very loose light orange SAND [SP]						
4		2-1-1	2									
5		1-2-2	4	▽		Loose orange and tan SAND, with silt [SP-SM]						
6												
7		1-2-2	4			Loose orange clayey SAND [SC]						
8												
9		3-4-3	7									
10		4-4-3	7									
11												
12												
13												
14						Stiff green and orange CLAY [CH]						
15		2-4-6	10									
16												
17												
18												
19												
20		2-3-5	8									
21												
22						Medium dense orange clayey SAND [SC], with lenses of clay						
23												
24												
25		4-6-8	14									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-8

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-7** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3	▽								
3						Very loose orange silty SAND [SM]						
4		2-1-2	3			Loose orange clayey SAND [SC]						
5		2-3-4	7									
6						Medium dense brown and orange clayey SAND [SC]						
7		3-4-5	9									
8		5-5-5	10				17	12				
9												
10		6-6-7	13									
11												
12						Stiff green and orange CLAY [CH]						
13												
14						Medium dense tan and orange very clayey SAND [SC]						
15		2-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC], with lenses of clay						
18												
19												
20		4-4-6	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24												
25		5-9-10	19			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 041102 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-9

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-8** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3	▽								
3												
4		2-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-2-3	5									
7		3-3-5	8			Medium dense light brown and orange clayey SAND [SC]						
8												
9		3-5-5	10									
10		4-5-4	9									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		3-4-6	10				79	44	57	37		
16												
17						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH]						
18												
19												
20		3-5-5	10									
21												
22												
23												
24						Stiff green and orange CLAY [CH]						
25		5-6-6	12			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-10

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-9** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1	X					Loose to very loose tan and orange SAND, with silt [SP-SM]						
2	X	2-1-2	3				9	5			13	
3	X											
4	X	1-1-2	3	▽								
5	X	1-1-1	2			Very loose to loose orange, light brown and gray clayey SAND [SC]						
6	X											
7	X	1-4-4	8									
8	X	5-5-5	10			Medium dense orange and tan clayey SAND [SC]						
9	X											
10		5-6-7	13									
11												
12												
13						Very stiff green, gray and orange sandy CLAY [CH]						
14	X											
15		3-6-9	15									
16												
17												
18												
19	X											
20		5-6-8	14			Boring Terminated at 20'						

NEW LOG - BORING LOG WM SC 9-472 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-11

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-10** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4	▽			11	6				
3												
4		2-1-2	3			Loose to medium dense orange clayey SAND [SC]						
5												
		2-4-4	8				21	15				
6												
7		6-6-7	13			Very stiff orange and gray sandy CLAY [CH], trace cemented sand						
8		4-7-10	17									
9												
10		5-5-7	12									
11												
12						Medium dense green and brown very clayey SAND [SC]						
13												
14												
15		3-4-6	10									
16												
17						Medium dense orange and tan very clayey SAND [SC]						
18												
19												
20		4-4-5	9									
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 00472 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-12

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-11** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light brown and light orange SAND, with silt [SP-SM]						
2		1-2-1	3			Loose light orange SAND, with silt [SP-SM]	10	4				
3				▽								
4		1-2-2	4			Loose orange clayey SAND [SC]						
5		2-3-4	7			Medium dense orange and gray very clayey SAND to sandy CLAY [SC/CH]						
6												
7		3-4-6	10									
8		4-5-7	12									
9												
10		5-6-7	13									
11						Medium dense gray and orange clayey SAND [SC]						
12												
13												
14												
15		3-5-6	11									
16												
17												
18												
19												
20		3-3-5	8			Stiff green and orange sandy CLAY [CH], trace cemented sand						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-13

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-12** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown SAND, with silt [SP-SM]						
2		1-2-2	4			Loose to very loose light brown and orange SAND, with silt [SP-SM]						
3												
4		1-1-1	2	▽			9	4			13	
5		2-1-1	2			Loose to medium dense orange clayey SAND [SC]						
6												
7		2-3-4	7									
8		5-5-5	10									
9												
10		7-6-6	12									
11												
12												
13						Medium dense orange and gray very clayey SAND [SC]						
14												
15		6-6-10	16									
16												
17						Gray and green clayey SAND [SC]						
18												
19						Stiff green and orange sandy CLAY [CH]						
20		3-4-6	10			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 2022 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-14

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-13** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3	▽			9	3			13	
5												
6		1-1-1	2			Loose orange silty-clayey SAND [SM-SC]						
7		1-2-2	4				15	7				
8												
9		1-2-2	4									
10		3-5-6	11			Medium dense tan, gray and orange very clayey SAND [SC]						
11												
12												
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC]						
18												
19												
20		5-7-9	16			Boring Terminated at 20'						

NEW LOGS BORING LOG WM SC 2021 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

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BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-15

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-14** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-1/12"	1/12"									
3												
4		1/12"	1/12"	▽			11	5			9	
5		WOH-1	1			Loose orange silty-clayey SAND [SM-SC]						
6												
7		1-2-2	4									
8		2-2-2	4									
9												
10		3-2-2	4									
11												
12												
13												
14												
15		4-5-6	11									
16												
17												
18						Stiff orange and gray sandy CLAY [CH]						
19												
20		3-6-7	13			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-16

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-15** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-3	5									
3												
4		2-2-2	4									
5		2-2-3	5									
6				▽								
7		2-2-3	5									
8		2-3-3	6			Loose orange clayey SAND [SC]						
9						Loose light orange and light brown clayey SAND [SC]						
10		4-3-3	6									
11												
12						Medium dense brown, tan and orange very clayey SAND [SC]						
13												
14												
15		4-6-7	13									
16												
17												
18												
19												
20		3-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 06402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-17

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-16** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 94'(est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose orange SAND, with silt [SP-SM]						
2		2-4-2	6									
3												
4		1-1-1	2	▽								
5		2-2-3	5			Loose orange silty-clayey SAND [SM-SC]						
6												
7		2-2-3	5				16	7				
8		3-3-3	6									
9												
10		3-2-3	5									
11												
12												
13												
14						Loose gray very clayey SAND [SC]						
15		4-5-8	13									
16												
17						Green and orange CLAY [CH]						
18												
19						Medium dense light green and orange very clayey SAND tosandy CLAY [SC/CH]						
20		2-5-7	12			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 9-4-12 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-18

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-17** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 11

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		3-2-2	4									
3						Very loose to loose orange SAND, with silt [SP-SM]						
4		1-1-1/12"	1/12"									
5		1-2	3									
6												
7		1-2-1	3									
8		1-2-2	4									
9												
10		1-1-1	2									
11				▽								
12						Very stifff green and orange CLAY [CH]						
13												
14												
15		3-7-9	16									
16												
17												
18												
19						Medium dense tan and orange very clayey SAND tosandy CLAY [SC/CH]						
20		3-6-5	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 0412 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-19

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-18** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 7.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		1-2-1	3				10	12				4
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5												
6		1/12"-1	1									
7		2-1-2	3	▽								
8												
9		2-2-2	4			Medium dense orange silty-clayey SAND [SM-SC]						
10		3-4-5	9									
11												
12						Loose light orange and orange clayey SAND [SC]						
13												
14												
15		4-4-3	7									
16												
17												
18						Loose gray and orange very clayey SAND [SC]						
19												
20		2-3-4	7			Boring Terminated at 20'						

NEW LOG - HAYING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-20

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-19** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 96' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4									
3						Loose orange SAND, with silt [SP-SM]						
4		1-2-1	3									
5												
6		2-1-2	3	▽								
7		1-1-2	3									
8						Medium dense orange and gray very clayey SAND to sandy CLAY SC/CH]						
9		3-3-6	9									
10		6-6-9	15									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange very clayey SAND [SC]						
18												
19												
20		4-5-9	14									
						Boring Terminated at 20'						

NEW LOGS\BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-21

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-20** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange silty SAND [SM]						
2		2-1-1	2				14	8				
3				▽		Very loose light orange SAND, with silt [SP-SM]						
4		1/12"-WOH	WOH									
5		1-1-1	2			Very loose to loose orange silty-clayey SAND [SM-SC]						
6												
7		2-2-3	5									
8		2-3-2	5									
9												
10		3-3-3	6									
11						Loose orange silty SAND [SM], withclay						
12												
13												
14												
15		2-3-2	5									
16												
17						Loose light orange and orange clayey SAND [SC]						
18												
19												
20		3-3-3	6			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 9M12 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-22

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-21** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		2-1-1	2			Very loose light orange SAND, with silt [SP-SM]						
3				▽								
4		1-1-1	2									
5						Very loose orange clayey SAND [SC]						
6		1-1-1	2									
7		1-2-2	4			Loose orange very clayey SAND [SC]						
8		2-2-4	6			Loose light orange and orange very clayey SAND [SC]						
9												
10		3-4-5	9									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		4-5-6	11			Loose light tan clayey SAND [SC]						
16												
17												
18												
19												
20		2-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-23

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-22** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		2-3-2	5									
3												
4		1-2-2	4	▽								
5		3-4-4	8			Medium dense orange clayey SAND [SC]						
6												
7		6-7-7	14									
8		7-5-6	11									
9												
10		6-5-6	11									
11												
12												
13												
14						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH]						
15		4-4-7	11									
16												
17						Medium dense orange and tan very clayey SAND [SC], with limerock fragments						
18												
19												
20		5-4-5	9			Boring Terminated at 20'						

NEW LOGS BORING LOG WM SC 9-24.2 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-24

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-23** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown silty SAND [SM]						
1												
2		2-2-2	4			Loose light orange SAND, with silt [SP-SM]	13	8				3
3				▽								
4		2-2-3	5			Medium dense orange clayey SAND [SC]						
5												
		5-5-9	14			Very stiff to stiff green and orange sandy CLAY [CH]	35	15				
6												
7		6-7-9	16									
8		5-6-6	12									
9												
10		3-5-5	10									
11												
12						Medium dense orange and tan clayey SAND [SC]						
13												
14												
15		7-14-15	29									
16												
17												
18												
19												
20		7-7-8	15			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-25

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-24** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0												
1				▽		Brown SAND, with silt [SP-SM]						
2		2-3-4	7			Loose light orange silty SAND [SM]						
3						Loose to medium dense light orange clayey SAND [SC]						
4		6-5-5	10				34	15	32	11		
5												
6		6-5-5	10									
7		4-5-5	10			Medium dense tan and light orange clayey SAND [SC]						
8		5-4-4	8									
9												
10		4-5-5	10									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		5-6-7	13									
16												
17												
18						Stiff green and orange sandy CLAY [CH]						
19												
20		5-6-50/1.25"	50/1.25"			Hard green CLAY [CH], with limestone fragments						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-26

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-25** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 87' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 5

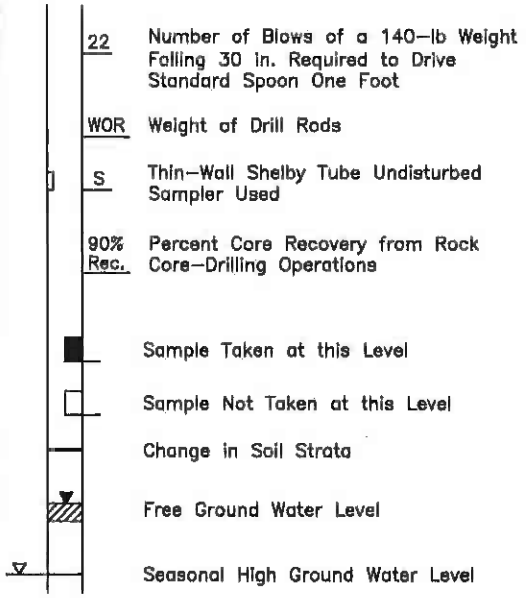
DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3			Loose light orange and tan SAND, with silt [SP-SM]						
5				▽								
6		1-2-2	4			Medium dense orange clayey SAND [SC]						
7		2-3-5	8									
8		4-4-5	9									
9												
10		4-5-4	9									
11												
12						Medium dense tan and orange very clayey SAND [SC]						
13												
14												
15		4-5-6	11									
16												
17												
18												
19						Stiff orange sandy CLAY [CH]						
20		3-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 2402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

KEY TO BORING LOGS

SYMBOLS



GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

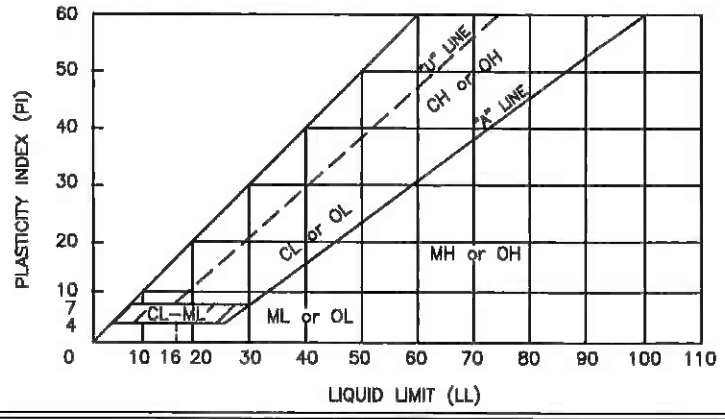
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

PLASTICITY CHART



BORING	LATITUDE (DMS)	LONGITUDE (DMS)	ELEVATION
B-1	29° 48' 14.90" N	82° 32' 14.55" W	101 (EST)
B-2	29° 48' 12.55" N	82° 32' 14.60" W	104 (EST)
B-3	29° 48' 13.80" N	82° 32' 17.10" W	98 (EST)
B-4	29° 48' 15.35" N	82° 32' 19.80" W	93 (EST)
B-5	29° 48' 13.10" N	82° 32' 20.15" W	94 (EST)
B-6	29° 48' 20.85" N	82° 32' 20.35" W	91 (EST)
B-7	29° 48' 21.75" N	82° 32' 20.10" W	91 (EST)
B-8	29° 48' 22.45" N	82° 32' 20.05" W	91 (EST)
B-9	29° 48' 18.75" N	82° 32' 23.70" W	90 (EST)
B-10	29° 48' 15.35" N	82° 32' 24.15" W	92 (EST)
B-11	29° 48' 11.45" N	82° 32' 23.90" W	91 (EST)
B-12	29° 48' 8.30" N	82° 32' 21.30" W	94 (EST)
B-13	29° 48' 10.80" N	82° 32' 18.50" W	97 (EST)
B-14	29° 48' 7.90" N	82° 32' 16.05" W	101 (EST)
B-15	29° 48' 21.75" N	82° 32' 18.15" W	90 (EST)
B-16	29° 48' 18.10" N	82° 32' 13.00" W	94 (EST)
B-17	29° 48' 16.30" N	82° 32' 13.45" W	97 (EST)
B-18	29° 48' 18.60" N	82° 32' 15.90" W	94 (EST)
B-19	29° 48' 16.60" N	82° 32' 16.45" W	96 (EST)
B-20	29° 48' 19.00" N	82° 32' 18.80" W	93 (EST)
B-21	29° 48' 17.00" N	82° 32' 19.30" W	93 (EST)
B-22	29° 48' 14.25" N	82° 32' 21.75" W	92 (EST)
B-23	29° 48' 17.25" N	82° 32' 22.35" W	91 (EST)
B-24	29° 48' 19.50" N	82° 32' 21.80" W	91 (EST)
B-25	29° 48' 21.20" N	82° 32' 24.95" W	87 (EST)

APPENDIX C

LABORATORY TEST DATA
DESCRIPTION OF LABORATORY TESTING PROCEDURES
DESCRIPTION OF FIELD TESTING PROCEDURES

SUMMARY OF LABORATORY RESULTS

PROJECT: \

REPORT: 2162758

CLIENT: Rise Partners

March 2, 2026

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-2	8	Light Orange very Clayey Sand to Sandy Clay	SS	24	39	19								39		SC/CH
B-4	8	Green & Orange Sandy Clay	SS	31	44	26								56		CLCH
B-7	8	Brown & Orange Clayey Sand	SS	12										17		SC
B-8	14	Green & Orange Clay	SS	44	57	37								79		CH
B-9	2	Tan & Orange Sand, with silt	SS	5			13							9		SP-SM
B-10	2	Light Orange Sand, with silt	SS	6					100	100	95	81	32	11		SP-SM
B-10	6	Orange Clayey Sand	SS	15					99	97	91	75	40	21		SC
B-11	3	Light Orange Sand, with silt	SS	4					100	100	96	77	30	10		SP-SM
B-12	4	Light Brown & Orange Sand, with silt	SS	4			13							9		SP-SM
B-13	4	Orange Sand, with silt	SS	3			13							9		SP-SM
B-13	7	Orange Silty-Clayey Sand	SS	7					98	97	93	73	30	15		SM-SC
B-14	4	Orange Sand, with silt	SS	5			9							11		SP-SM
B-16	6	Orange Silty-Clayey Sand	SS	7										16		SM-SC
B-18	1	Brown & Orange Sand, with silt	SS	12				4						10		SP-SM
B-20	1	Brown & Orange Silty Sand	SS	8										14		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

UES

SUMMARY OF LABORATORY RESULTS

PROJECT: '

REPORT: 2162758

CLIENT: Rise Partners

March 2, 2026

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-23	1	Brown Silty Sand	SS	8				3						13		SM
B-23	5	Orange Clayey Sand	SS	15										35		SC
B-24	4	Light Orange Clayey Sand	SS	15	32	11								34		SC

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	CORROSION SERIES				SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					RESITIVITY (Ω*cm)	SULFATE	CHLORIDE	pH	No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-5	1 – 2	Brown Sand, with silt	-	-	20,000	3	0	6.44						-		SP-SM
B-8	1 – 2	Brown Sand, with silt	-	-	24,000	12	30	6.34						-		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

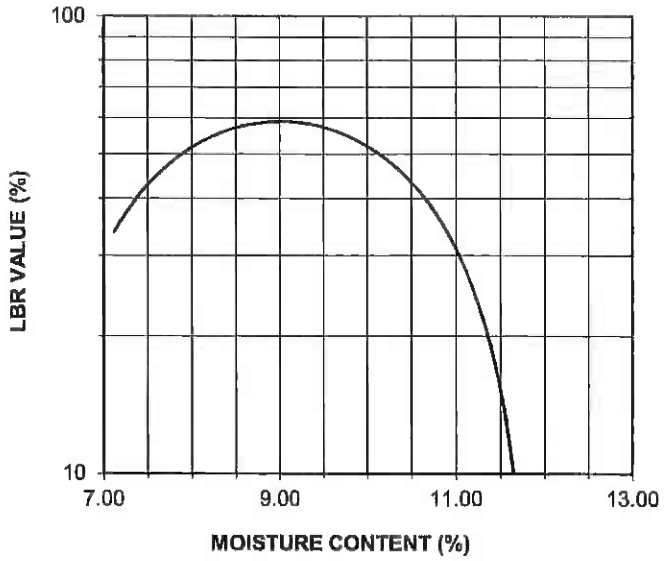
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

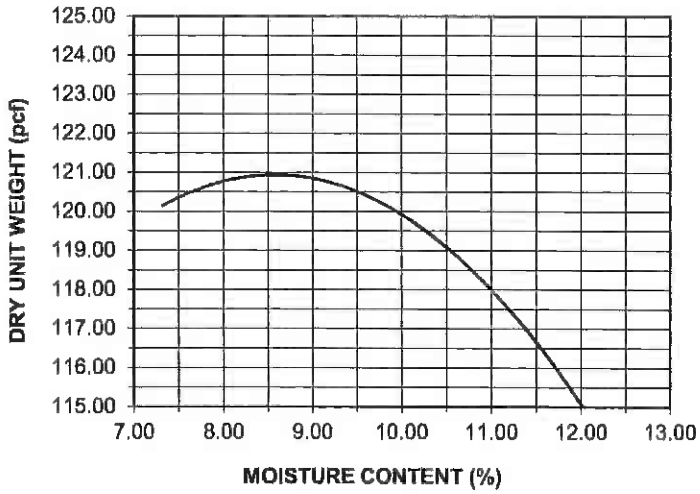
PROJECT: Alachua Commercial Development
US 441 & NW 188th St.
Alachua County

DATE TESTED: February 23, 2026 **REPORT NO:** 2162758

SAMPLE LOCATION: B-20
SOIL DESCRIPTION: Brown Silty Sand

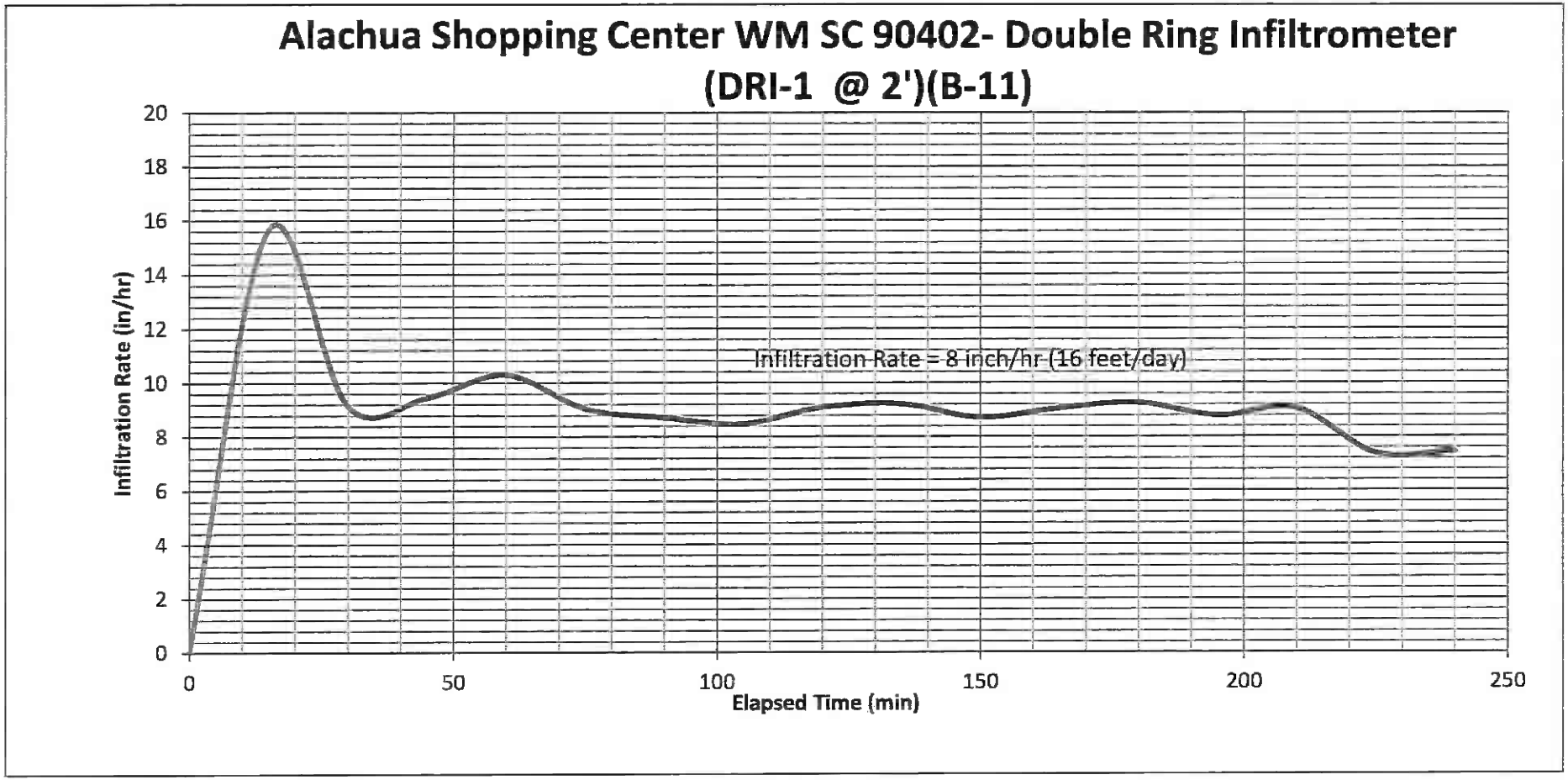


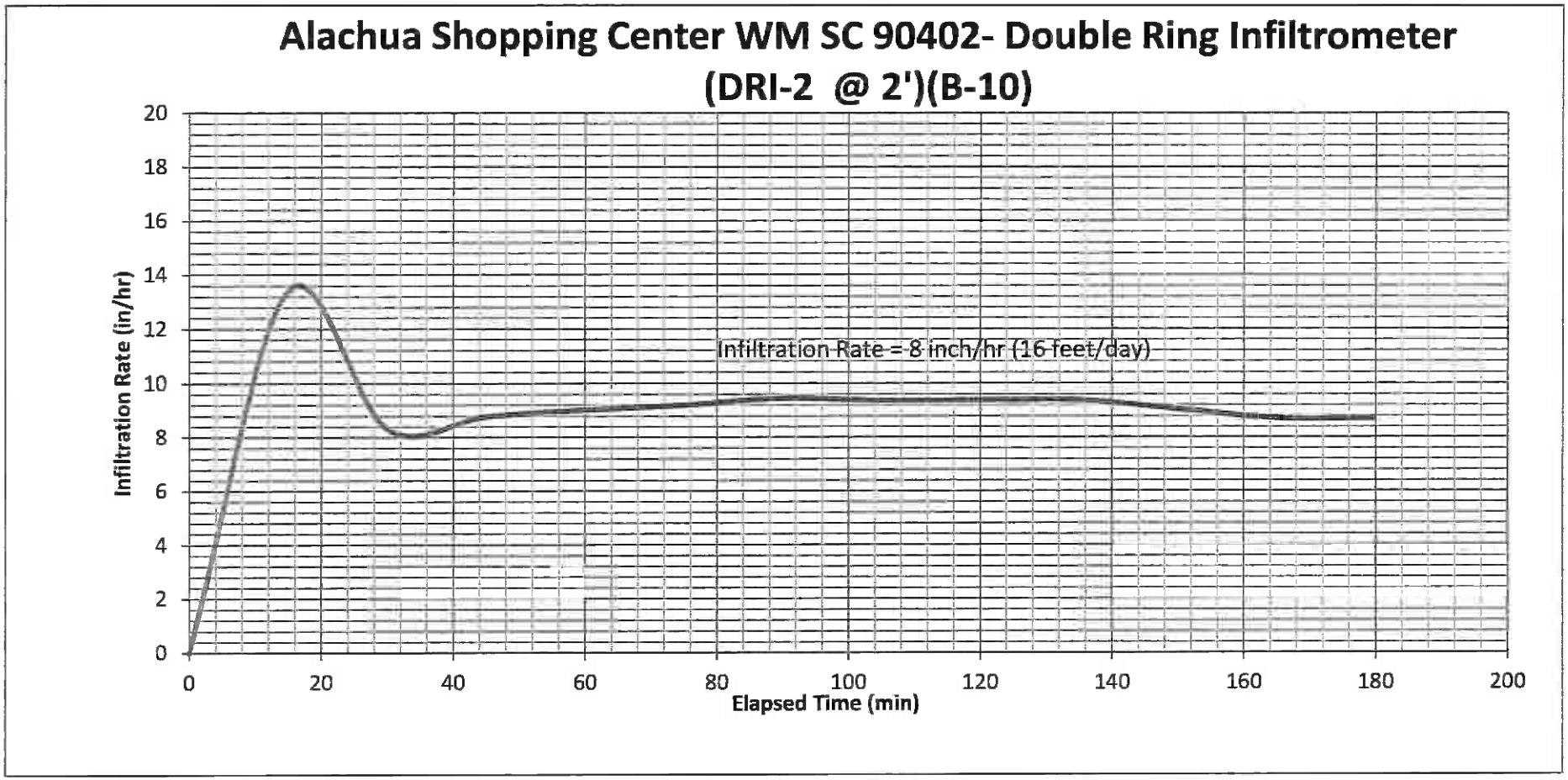
PROJECT LBR REQUIREMENT: **40** LBR VALUE: **59**



OPT MOISTURE: **8.5** MAX DENSITY: **121.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-1 @ 2')(B-11)
Infiltration Rate (in/hr)
20
18
16
14
12
10
8
6
4
2
0
0
50
100
150
200
250
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-2 @ 2')(B-10)
Infiltration Rate (in/hr)
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)
0
2
4
6
8
10
12
14
16
18
20
0
20
40
60
80
100
120
140
160
180
200

To
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605

Tel: (352)562-2295

ESuarez@teamues.com

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Bahiagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	25	HIGH	Sulfur (S)	5.4	*For these nutrients see directions on the following pages
Potassium (K)	35		Copper (Cu)	0.6	
Magnesium (Mg)	36		Manganese (Mn)	0.6	
			Zinc (Zn)	2.1	
			Boron (B)	0.0	
Calcium (Ca)	427	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

UF UNIVERSITY of FLORIDA
IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

UF UNIVERSITY of FLORIDA IFAS

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Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
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For more information contact:
Leary, Cynthia
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22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Bermudagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	25	HIGH	Sulfur (S)	5.4	*For these nutrients see directions on the following pages
Potassium (K)	35		Copper (Cu)	0.6	
Magnesium (Mg)	36		Manganese (Mn)	0.6	
			Zinc (Zn)	2.1	
			Boron (B)	0.0	
Calcium (Ca)	427	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18
Set Number: E89168 Lab Number: E227905
Crop: **Centipedegrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur (S)**	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper (Cu)**	**0.6**	
Magnesium (Mg)	**36**		**Manganese (Mn)**	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

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2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Client Identification: B-18
Set Number: E89168 Lab Number: E227905
Crop: **St. Augustinegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur (S)**	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper (Cu)**	**0.6**	
Magnesium (Mg)	**36**		**Manganese (Mn)**	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertillzer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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UF/IFAS Extension Soil Testing Laboratory
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Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur (S)**	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper (Cu)**	**0.6**	
Magnesium (Mg)	**36**		**Manganese (Mn)**	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P_2O_5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K_2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K_2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23
Crop: **Bahiagrass Lawn**

Set Number: E89168 Lab Number: E227906

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Gainesville FL, 32605
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ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **Bermudagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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UES Gainesville
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Tel: (352)562-2295
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Leary, Cynthia
Alachua County Coop Extn Service
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Newberry FL, 32667
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Client Identification: B-23
Crop: **Centipedegrass Lawn**

Set Number: E89168 Lab Number: E227906

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23
Set Number: E89168 Lab Number: E227906
Crop: **St. Augustinegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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Landscape And Vegetable Garden Test Report

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Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

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Phosphorus (P)	35	HIGH	Sulfur (S)	3.3	*For these nutrients see directions on the following pages
Potassium (K)	22		Copper (Cu)	3.3	
Magnesium (Mg)	25		Manganese (Mn)	0.4	
			Zinc (Zn)	2.2	
			Boron (B)	0.0	
Calcium (Ca)	400	Ca is typically adequate in Florida soils			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P2O5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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GUIDANCE ON MICRONUTRIENTS

The IFAS Extension Soil Testing Laboratory currently offers a soil test for four micronutrients, copper (Cu), manganese (Mn), zinc (Zn), and boron (B). Interpretations in terms of plant needs of the particular nutrients are still quite tentative. They are presented here with the understanding that other criteria such as crop production records and observation of deficiency symptoms should be used along with the test results in reaching the management decision concerning micronutrient fertilization.

Interpretation of extractable Cu, Mn, Zn, and B depends on the soil pH. The critical soil levels for these nutrients increase with pH for crops grown on acid sandy soils of Florida. Micronutrient availability in the alkaline pH range is better evaluated with a plant tissue test or with soil test extractants developed especially for alkaline soils.

Indiscriminate use of micronutrient soil tests should be avoided. However, if plant performance has been less than optimum in the past and the soil test levels are below those shown in the tables, fertilization with the respective micronutrients may be indicated.

COPPER

In Florida, Cu deficiencies have been generally confined to soils high in organic matter and so-called "new ground" just coming into cultivation in the flatwood areas. Known Cu phytotoxicity occurs in citrus groves and vegetable crop areas where Cu applied in fungicides and fertilizers has accumulated in the soil over the years. Liming to pH 7.0 is the simplest means of overcoming phytotoxicity.

Table 1 provides guidelines for interpreting the IFAS Micronutrient Soil Test values for extractable Cu in mineral soils. Dilute acids are poor extractants of Cu on organic soils and do not give reliable estimates of crop responses. The IFAS Soil Testing Lab does not presently provide a Cu soil test for organic soils.

Application of 3 to 5 pounds elemental Cu per acre (as copper sulfate or finely ground copper oxide) will correct Cu deficiencies in most crops growing on mineral soils. Mixing these Cu sources with macronutrient fertilizers presents no agronomic problems, provided segregation of the materials is avoided. A single Cu application may be sufficient for several years. Do not repeat this application until soil or tissue tests indicate a need for Cu. Copper added to soil is there "forever" and Florida already has too many cases of soils with phytotoxic levels of Cu. Fertilizer Cu should not be applied to mineral soils where Cu will be used as a pesticide.

Table 1. Tentative interpretation of extractable Cu in mineral soils

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Cu	0.1-0.3	0.3-0.5	0.5*
Level above which Cu phytotoxicity may occur	2.0-3.0	3.0-5.0	5.0**

*If in doubt about copper nutrition of crop, get a tissue test

MANGANESE

There has been some success in predicting crop response to fertilizer Mn with extractable Mn. Lack of success in some cases has resulted from the complex nature of soil Mn and the many factors that affect its uptake by plants. Levels in table 2 are suggested as a guide for interpreting extractable Mn in mineral and organic soils.

Application of 8 to 10 pounds elemental Mn (as manganese sulfate or manganese oxide) per acre in banded fertilizer is recommended when the soil test levels are below those shown in Table 2. Broadcast applications are less effective and the rate should be increased to 20 or 30 pounds Mn if the fertilizer is broadcast. Uptake of Mn is generally best when Mn is banded with acid forming fertilizers. Field crops most likely to give a yield response to applied Mn in Florida are soybeans, small grains, and irrigated corn. Sugarcane grown on organic soils having pHs above 6.5 will also respond to banded Mn fertilizer.

ZINC

Table 2 presents a guide to interpretation of extractable Zn in both mineral and organic soils. Where Zn fertilization is needed, application rates may vary considerably with crop and Zn source but generally are around 5 to 10 pounds Zn per acre. For tree crops, use tissue tests to determine if Zn fertilization is needed, and it is known that no Zn is applied in the spray program.

Table 2. Interpretive guide to extractable Mn and Zn

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Mn	3-5	5-7	7-9
Level below which there may be a crop response to applied Zn	0.5	0.5-1.0	1.0-3.0

The critical values shown in Table 2 are higher than those used in other states of the Southeastern U.S. and reflect a significant "margin of safety" in interpretation of the test results. These critical levels may be modified as results from field trials justify such changes.

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BORON

A Mehlich 3-extractable B soil test of 0.05 ppm or higher is considered adequate for most crops grown in Florida.

B exists in both organic and inorganic forms in the soil. Total B in soils can range between 10 and 100 mg/kg (ppm) depending on the organic matter content in the surface layer, but only a small amount will be available for plant uptake at any given time. B becomes plant-available as soil organic matter is mineralized and as B-containing minerals slowly dissolve. B is often added to the soil unintentionally as a contaminant in fertilizers like superphosphate and with soil amendments like manures and lime. For Florida soils, the Ca-B relationship is of utmost importance because soils with high Ca will require higher applications of B. However, excessive application must be avoided at all times due to the potential for B toxicity.

Please read the following if B applications are being considered: For tomatoes and alfalfa, applications of elemental B up to 2.0 lbs per acre per year can be broadcast. For all other crops including row and vegetable crops, broadcast B applications should not exceed 0.5 lb per acre per year.

For intensively managed sunflower and certain vegetables (beets, broccoli, cabbage, cauliflower, green onions, sweet potatoes, greens), applications up to 1.0 lb per acre of elemental B can be considered.

When foliar spraying is considered for any crop, do not exceed 0.2 lb per acre of elemental B per spray. Additional sprays should be at least 2 weeks apart. Spraying prior to bloom will help with fruit set. B can be supplied in combination with pesticide or fungicide sprays where compatible.

As B toxicity is real, all B applications, broadcast or foliar, should supplement B applied through soil amendments and fertilizer sources.

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT – ASTM D-2974

Ash content of a pear or organic soil sample is determined by igniting the over dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic matter is determined by subtracting the percent ash from 100.

APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

FOUNDATION DESIGN CRITERIA
GEOTECHNICAL EXPLORATION FACT SHEET
FOUNDATION SUBSURFACE PREPARATION –
FOUNDATION SUBSURFACE PREPARATION – GAS STATION
PAVEMENT DESIGN CALCULATIONS
PAVEMENT SECTION DESIGN
PAVEMENT SECTION DETAILS

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION-

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES. APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDINGS PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. IF ENCOUNTERED, FAT CLAYS SHALL BE REMOVED TO A MINIMUM OF 4 FEET BELOW THE BOTTOM OF THE FOOTINGS/BUILDING PAD. THE OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH A COMPACTED, LOW PERMEABILITY, ENGINEERED FILL MATERIAL. FILL MATERIAL SHALL CONSIST OF POORLY DRAINING SILTY SAND OR CLAYEY SAND WITH BETWEEN 15% TO 30% MATERIAL PASSING THE NO. 200 SIEVE, A LIQUID LIMIT (LL) VALUE OF LESS THAN 30, AND A PLASTICITY INDEX (PI) VALUE LESS THAN 15.

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW THE BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +98 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. A25140.00683.005, REPORT NO: 2162758. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:
esuarez@teamues.com

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION- FUEL STATION SERVICE BUILDING

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE FUEL STATION SERVICE BUILDING AND SERVICE BUILDING FLATWORK AREAS, AS WELL AS DIRECTLY BENEATH CANOPY FOUNDATIONS. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

AT THE SERVICE BUILDING AND FLATWORK SLABS, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. AT THE CANOPY FOUNDATION, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CANOPY CONCRETE FOUNDATIONS. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FOUNDATION THICKNESS. AT THE CANOPY SLAB, THE MINIMUM 4-INCH THICK "FREE DRAINING" BASE MATERIAL SHALL CONFORM TO FDOT GRADED AGGREGATE BASE. AT ALL LOCATIONS IN THE FUEL STATION AREA, THE BASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP-SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	**P.I.**	**L.L.**
BUILDING AREA, BELOW UPPER 4 FEET	NP	NP
BUILDING AREA, UPPER 4 FEET	NP	NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +94 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. A25140.00683.005, REPORT NO: 2162758. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.
AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:
esuarez@teamues.com

PRELIMINARY GEOTECHNICAL EXPLORATION FACT SHEET

Project Location: Alachua, Alachua County, Florida

Engineer: Eduardo Suarez, P.E. **Phone No:** (352) 372-3392

Geotechnical Engineering Company: UES Professional Solutions, LLC

Report Date: March 6, 2026

Ground Water Elevation: Transient perched at +101 to +82, NAVD

Date Groundwater Measured NA

Topsoil/Stripping Depth: 6 to 12 inches

Undercut: If encountered, fat clays shall be removed to a minimum of 4 feet below the bottom of the footings. See Section 9.3 of this report for more detailed site preparation recommendations

pH: 6.34 to 6.44

Resistivity: 20,000 to 24,000 ohm-cm

Corrective Action for pH: Type II cement, control of minimum concrete cover over rebar, Protective coatings for steel which are within 2 feet of or below SHGWL

Cement Type: Type II cement with fly ash for below grade construction

Recommended local DOT base material (See Foundation Subsurface Preparation): FDOT limerock base. Very clayey sands and sandy clays shall be removed to a minimum in accordance with FDOT Standards Index 120-002

Modified Proctor Results: MDD 121, OMC 8.5% (See Appendix C)

Recommended Compaction Control Tests:

1 Test for Each 2,500 Sq. Ft. each Lift (bldg. area)

1 Test for Each 10,000 Sq. Ft. each Lift (parking area)

Structural Fill Maximum Lift Thickness 12 in. (Measured loose)

Subgrade Design LBR: LBR = 59

Fill Soils Characteristics

Maximum Liquid Limit: NP

Maximum Plasticity Index: NP

Specified Compaction: 95% Modified Proctor

Moisture Content Range: +/-2% of Optimum

COMPONENT	ASPHALT		CONCRETE	
	Standard	Heavy	Standard	Heavy
Stabilized Subgrade	6"	6"	*4"	*4"
Base Material (Limerock, or Soil Cement)	6"	6"	*4"	*4"
Asphaltic Base Course		N/A		
Leveling Binder Course	1.5"	2.5"		
Surface Course	1.5"	1.5"	5" (concrete)	6"

* The stabilized subgrade and base should be "free-draining"

As an alternative, if recommended "free-draining" materials are not available, and very poor drainage base material such as crushed concrete aggregate base material over compacted subgrade is used, the concrete thickness should be increased. Minimum pavement thickness should be 6 inches for standard duty and 7 inches for heavy duty.

NOTE: This information should not be used separately from the geotechnical report.

PRELIMINARY FOUNDATION DESIGN CRITERIA

Project Location: Alachua, Alachua County, Florida

ENGINEER: Eduardo Suarez, P.E.

GEOTECHNICAL ENGINEERING COMPANY: UES Professional Solutions, LLC

REPORT DATE: March 6, 2026 **Phone No:** (352) 372-3392

Foundation Type: Spread Footings

Allowable bearing pressure: 2,500 psf

Factor of Safety: +2

Minimum footing dimensions: Individual: 30" Continuous: 18"

Minimum footing Embedment: Exterior: 18" Interior: 18"

Frost depth: None

Maximum foundation settlements:

Total: less than 1"

Differential: less than 1/2" masonry walls and 3/4" between columns

(less than L/500 for Neighborhood Market/ less than L/400 for Fuel Station)

Slab:

Potential vertical rise: None Anticipated

Vapor barrier or capillary break (describe): Plastic Sheet (15 MIL Polyethylene)

Subgrade reaction modulus: 150 psi/in Method obtained: NAVFAC Dm 7.1, pg 219, Fig 6

Perimeter Drains (describe):

Building: None recommended

Retaining Walls: Loading Dock Wall/Pit

Pavements: None recommended

Retaining Walls:

Active Equivalent Fluid Pressure: 33 pcf
Passive Equivalent Fluid Pressure: 350 pcf
Passive Pressure Coefficient K_p=:: 3.00
Active Pressure Coefficient K_a=:: 0.33
At Rest Pressure Coefficient K_o=: 0.50
Coefficient of Friction: 0.40

COMMENTS: Based on finished floor elevation of +102 ft NAVD for the and +98 feet for the Fuel Station, compact the subgrade soils to 3 feet below bearing levels, or elevation +98 ft NAVD for the , whichever is deeper, to a minimum relative compaction of 95 percent of Modified Proctor Maximum Dry Density (ASTM D1557).

NOTE: This information should not be used separately from the geotechnical report.

PAVEMENT DESIGN CALCULATIONS

Minimum Pavement Design Recommendations per '

Standard Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 73,000/109,500
- Daily ESAL = 15
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 3" of Asphalt and 5" of Concrete

Heavy Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 211,700/335,800
- Daily ESAL = 29
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 4" of Asphalt and 6" of Concrete

Flexible Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (March 2008)

Structural Numbers are calculated by the AASHTO Methods
AASHTO Design Equation for Flexible Pavement:

$$\log_{10} W_{18} = Z_R * S_0 + 9.36 * \log_{10}(SN+1) - 0.20 + \frac{\log_{10}\left(\frac{\Delta PSI}{4.2-1.5}\right)}{0.40 + \frac{1094}{(SN+1)^{5.19}}} + 2.32 * \log_{10}(M_R) - 8.07$$

SN_R = Structural Number required
W_{18} = Equivalent 18 kip Single Axle Load
Z_R = Standard Normal Deviate (taken from Page A.3.0 relative to Reliability)
M_R = Resilient Modulus psi (Table 5.1 from estimated LBR results)
S_0 = Standard Deviation
ΔPSI = Change in serviceability (Terminal Serviceability normally assumed 2.5)

FDOT Calculations continued

Required Structural Number - SN_R = **1.97** (Standard Duty)
Required Structural Number - SN_R = **2.35** (Heavy Duty)

Layer Thickness Calculations for Proposed Pavement Sections (SN_C)

$$SN_C = (a_1 * D_1) + (a_2 * D_2) + (a_3 * D_3) + \ldots + (a_N * D_N)$$

SN_C = Structural Number calculated
a_N = Layer coefficient of layer (FDOT Table 5.4 Structural Coefficients)
D_N = Layer thickness

Standard Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	3 inches	0.44		1.32
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	2.88

Provided SN_C = **2.88** is greater than Required SN_R = **1.97** Good

Heavy Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	4 inches	0.44		1.76
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	3.32

Provided SN_C = **3.32** is greater than Required SN_R = **2.35** Good

Rigid Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (January 2009)

AASHTO - Design of Pavement Systems (1993)

Depths of Concrete required are calculated by the AASHTO Methods

AASHTO Design Equation for Rigid Pavement

$$\log_{10} W_{18} = z_R * s_O + 7.35 * \log_{10}(D+1) - 0.06 + \frac{\log_{10}\left[\frac{\Delta PSI}{4.5-1.5}\right]}{1+\frac{1.624*10^7}{(D+1)^{8.46}}} + (4.22 - 0.32 p_t) * \log_{10}\left[\frac{s'_c * c_d\left[D^{0.75} - 1.132\right]}{215.63 * J\left[D^{0.75} - \frac{18.42}{(E_c/k)^{0.25}}\right]}\right]$$

D	= Depth of concrete required
W_{18}	= Equivalent 18 kip Single Axle Load
k	= Effective Modulus of Subgrade Reaction (selected as 200 pci; 100 pci without "free-draining" base)
s'_C	= Mean Concrete Modulus of Rupture (typically 600 psi)
J	= Load Transfer Coefficient (typically 3.8 for aggregate interlock)
c_d	= Drainage Coefficient (typically 1.0; 0.8 for subgrade without "free-draining" base)
ΔPSI	= Design Serviceability loss
S_O	= Standard Deviation

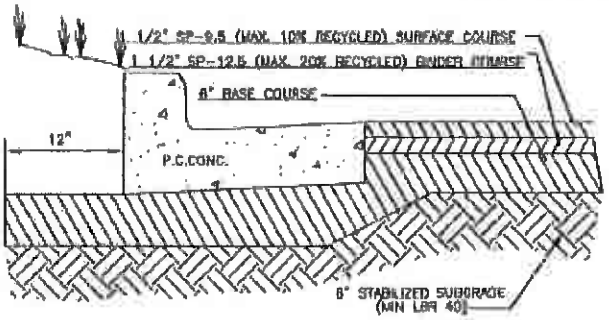
With "free-draining"4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.0** inches
minimum required thickness = **5** inches [Therefore Good]

With "poorly draining" 4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.8** inches

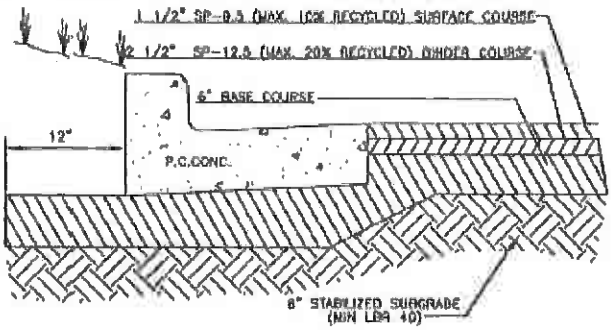
With "free-draining" 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **5.6** inches
minimum required thickness = **6** inches [Therefore Good]

With "poorly -draining" 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **6.6** inches

STANDARD ASPHALT PAVING

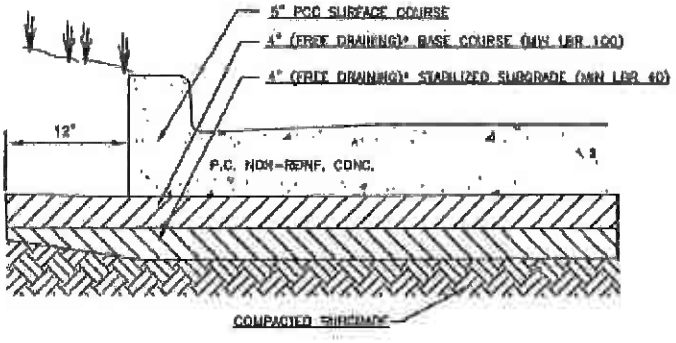


REGULAR DUTY
ASPHALT PAVING

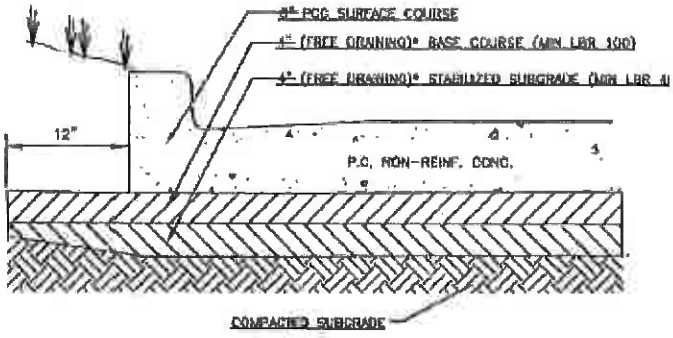


HEAVY DUTY
ASPHALT PAVING

PC CONCRETE



REGULAR DUTY
CONCRETE PAVING



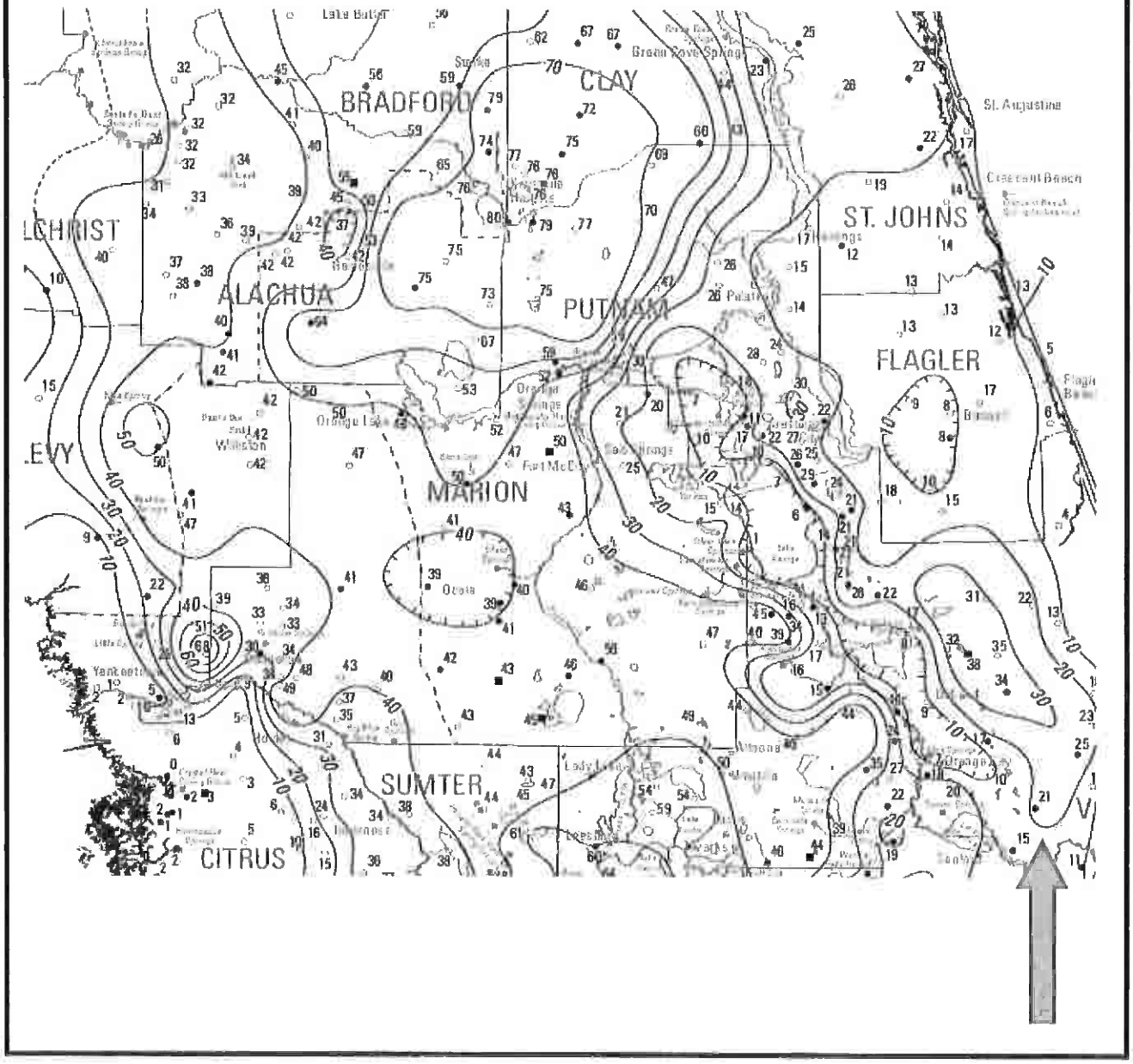
HEAVY DUTY
CONCRETE PAVING

NOTES:

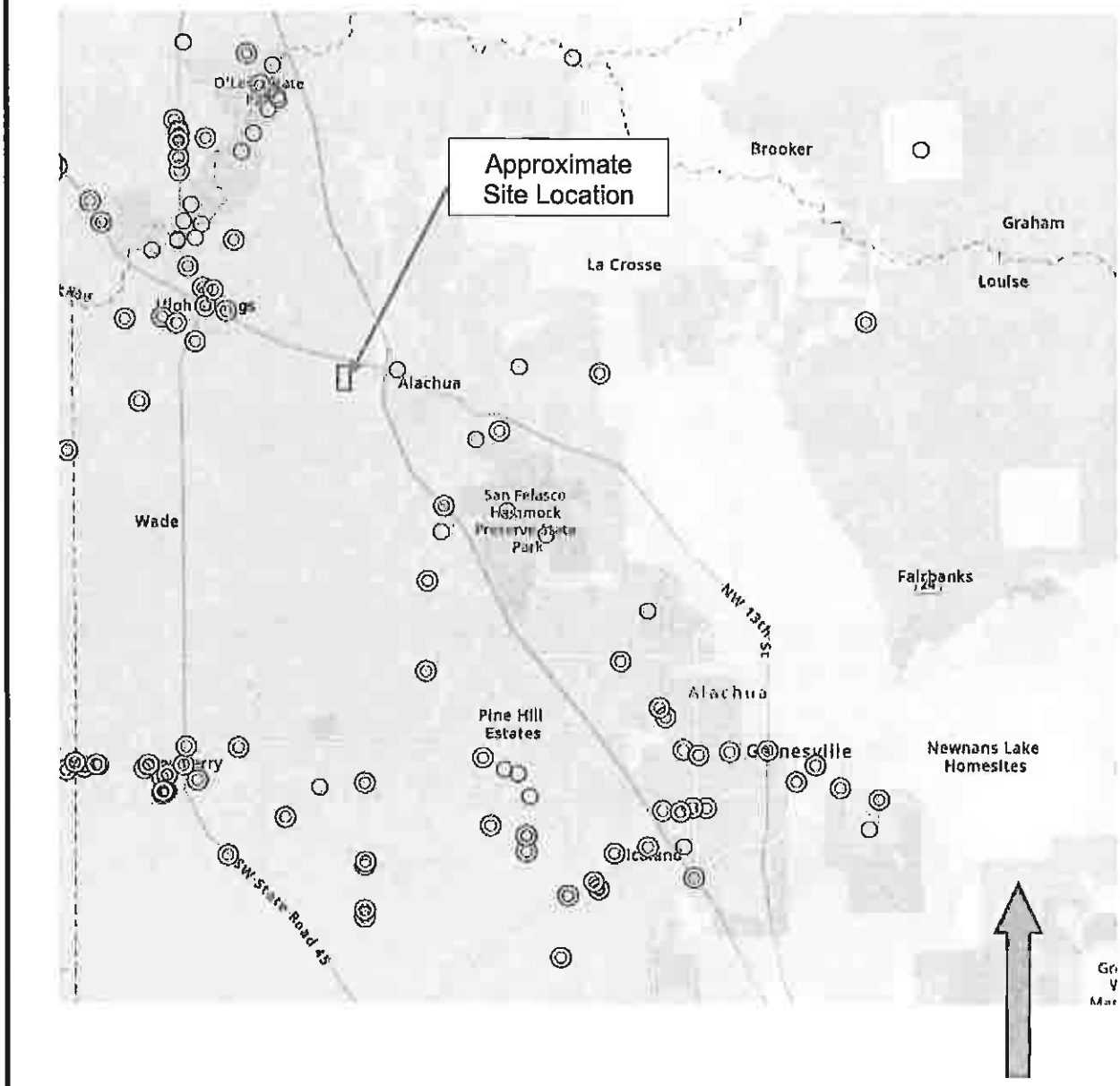
1. FOR PREPARATION OF SUBGRADE, FILL PLACED WITHIN 12 INCHES OF BOTTOM OF STABILIZED SUBGRADE SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
2. STABILIZED SUBGRADE SHOULD BE COMPACETED TO A MINIMUM OF 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
3. LIMEROCK BASE COURSE SHOULD CONFORM TO THE REQUIREMENTS OF SECTION 200 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
4. ASPHALTIC SURFACE COURSE MIXTURES SHOULD BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 330 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHOULD BE IN ACCORDANCE WITH THE AIR-ENTRAINED CONCRETE FOR PAVEMENT SECTION 350 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MIXTURE SHOULD BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 4 INCH MINIMUM SLUMP AND 5% TO 7% ENTRAINED AIR.
6. (*) BASE AND STABILIZED SUBGRADE COURSES BENEATH CONCRETE PAVEMENT SHALL HAVE A MINIMUM PERMEABILITY – (K) GREATER THAN OR EQUAL TO 0.001cm/sec. BASE AND SUBGRADE MATERIALS SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIALS MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
7. IF RECOMMENDED "FREE DRAINING MATERIAL" IS NOT AVAILABLE AND VERY POOR DRAINAGE BASE MATERIAL SUCH AS CRUSHED CONCRETE AGGREGATE BASE MATERIAL, COMPACTED SUBGRADE IS USED, THE CONCRETE THICKNESS SHOULD BE INCREASED. MINIMUM PAVEMENT THICKNESS SHOULD BE 6 INCHES FOR REGULAR DUTY AND 7 INCHES FOR HEAVY DUTY.
8. FOR LIMEROCK, COQUINA, BANKRUN SHELL OR CRUSHED CONCRETE, MIN. LBR=100. FOR SAND/CLAY BASE, MIN. LBR=75. FOR SOIL CEMENT BASE, MIN. (7) DAY COMPRESSIVE STRENGTH=300 PSI.

APPENDIX E

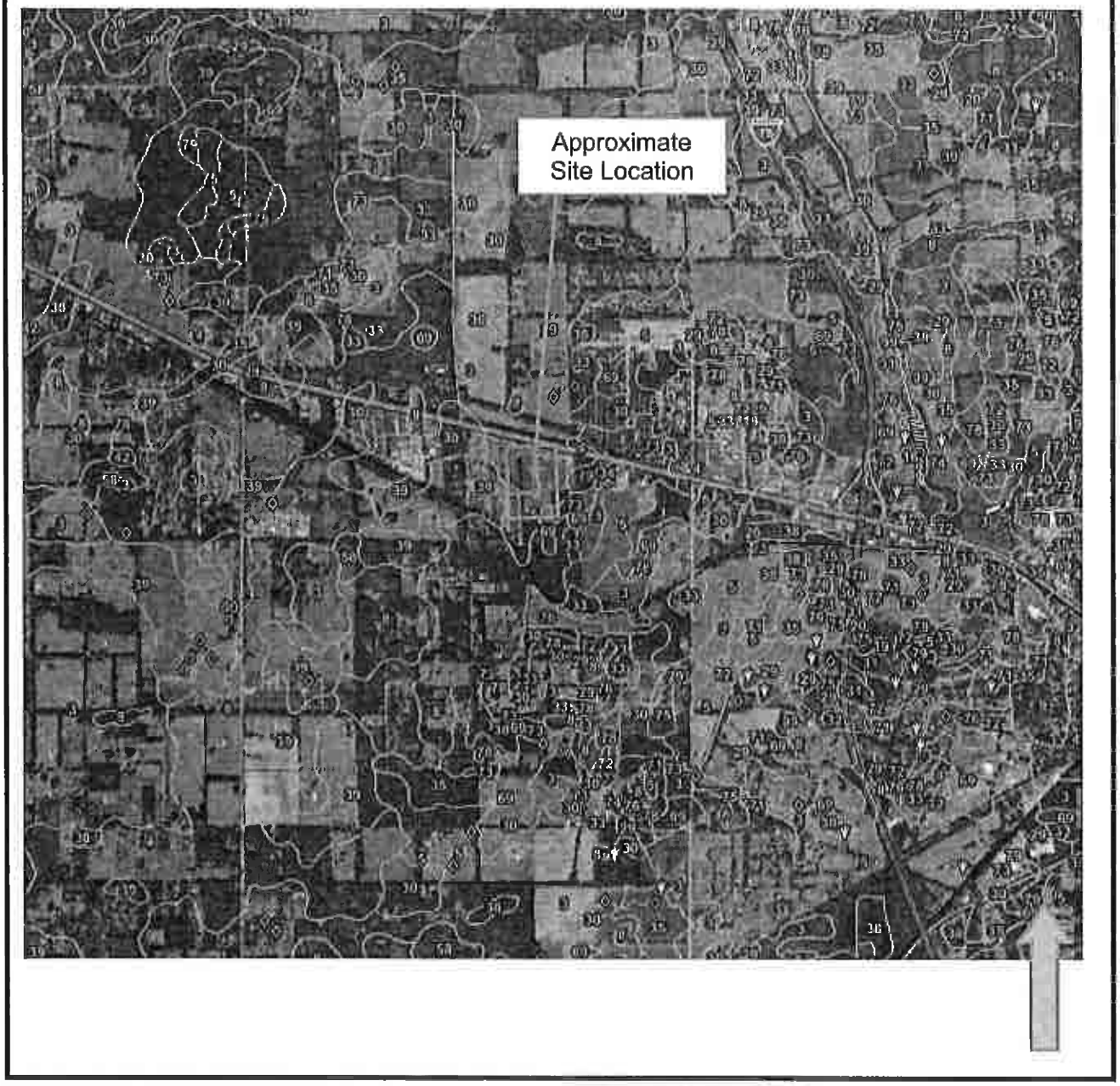
SJRWMD POTENTIOMETRIC SURFACE MAP
FGS SUBSIDENCE INCIDENT REPORTS
USDA SOIL SURVEY MAP
USGS QUADRANGLE MAP



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	Potentiometric Surface of the Upper Floridan Aquifer SWFWMD May 2016		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.: E-1



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	FGS Subsidence Incident Reports		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.: E-2

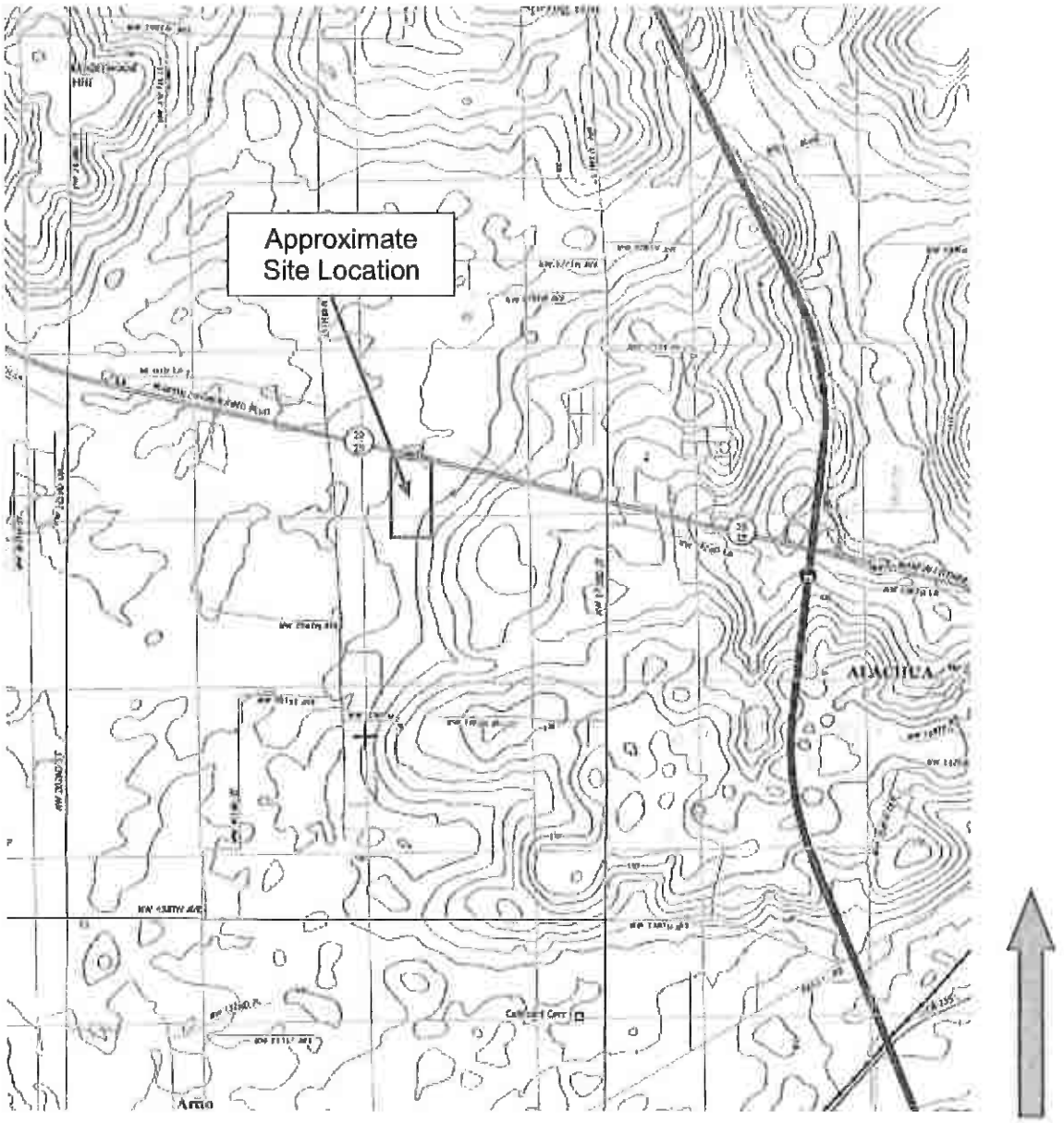


UES

US 441 & NW 188th St.
Alachua, Alachua County, Florida

USDA Soil Survey Map

DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-3



*Source: USGS, High Springs Quadrangle, Florida – Alachua County, 7.5-Minute Series (2015)

UES

US 441 & NW 188th St.
Alachua, Alachua County, Florida

USGS Quadrangle Map

DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-4

APPENDIX F

GBA DOCUMENT
CONSTRAINTS AND RESTRICTIONS

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be,* and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

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GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto is incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 6: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 7: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 8: BILLING AND PAYMENT

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

SECTION 9: OWNERSHIP AND USE OF DOCUMENTS; INTELLECTUAL PROPERTY

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

SECTION 10: RISK ALLOCATION AND INDEMNIFICATION

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) . $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

SECTION 11: INSURANCE

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

SECTION 12: DISPUTE RESOLUTION

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

SECTION 13: TERMINATION

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

SECTION 14: SOLICITATION OF EMPLOYEES

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

SECTION 15: ASSIGNS

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

SECTION 16: SURVIVAL

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

SECTION 17: MISCELLANEOUS

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

Goal 5: *Natural Groundwater Aquifer Recharge*

Objective 5.1: *Protection of High Aquifer Recharge Areas and Water Bodies*

The City recognizes the importance of the protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protection for groundwater resources.

Policy 5.1.a: The City shall consider the best available hydrogeological information (e.g, Suwannee River Water Management District high aquifer recharge potential maps or site-specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Policy 5.1.b: The City shall prioritize the acquisition of high aquifer recha
protection as conservation or open spa
bonds, lease agree

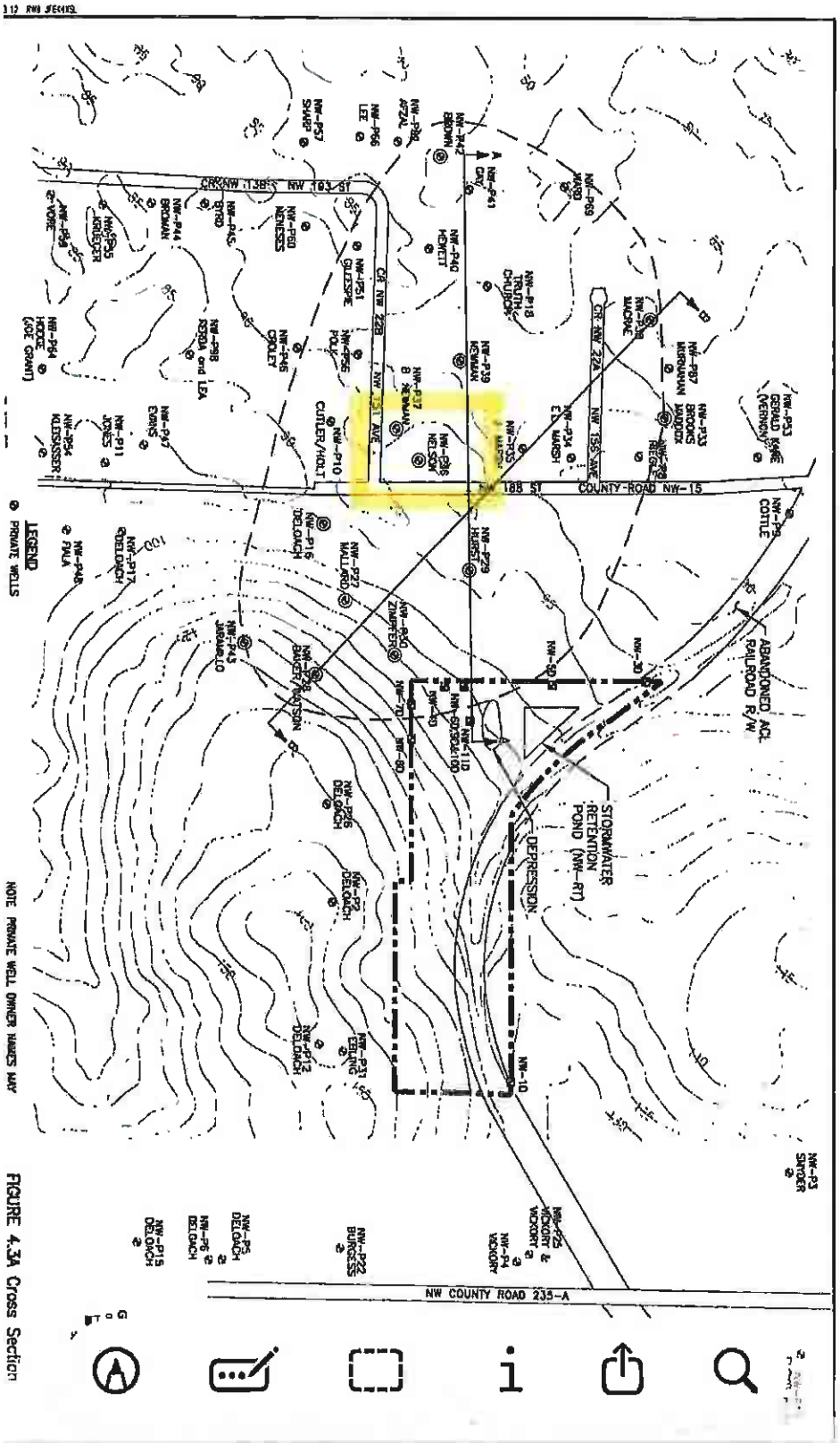


FIGURE 4.3A Cross Section

Terrell K. Arline
Attorney at Law

July 7, 2026

Walter Welch, Mayor
City of Alachua
City Hall
15100 N.W. 142nd Terrace
Alachua, FL 32615
(Via electronic mail to commissioners@cityofalachua.org)

Re: Farmlands Planned Development

Honorable Mayor Welch:

I have been retained by Our Santa Fe River, Inc. regarding the process the City utilized to amend the City's Future Land Use Map ("FLUM") for the proposed Farmlands Planned Development. It is my understanding that the City Commission held only one (1) public hearing before adopting the proposed FLUM because it was a "small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes." On behalf of Our Santa Fe River, Inc. I respectfully disagree with the process the City is using to adopt this plan amendment. It is my opinion that pursuant to the City's Comprehensive Plan the City Commission must hold two (2) public hearings for comprehensive plan amendments. Let me explain.

The City of Alachua is considering a FLUM amendment and a rezoning for a development called Farmlands Planned Development, which would increase density and intensity of development on 46.70-acre parcel. Admittedly, the ***minimum*** requirements of Section 163.3187(2) Fla. Stat. require only "*one public hearing before the governing board*" to adopt a "*small scale development amendment,*" which is less than fifty (50) acres. The City's Ordinance 26-09 on this proposed FLUM amendment specifically cites this statutory provision to limit the number of public hearings.

However, the City of Alachua's Comprehensive Plan at "*Administration and Implementation Element Section IV*" sets forth the "*PROCESS & PROCEDURES FOR PUBLIC PARTICIPATION*" and at page 2-18 requires two (2) public hearings for plan amendments stating:

> *2. The City Commission* **shall hold two Public Hearings for Comprehensive Plan amendments** *as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments.*

(Emphasis added.)

1819 Tamiami Drive
Tallahassee, FL 32301
(850) 321-8726
tkarlinelaw@gmail.com

Section IV of the City's Comprehensive Plan specifically states:

> *In order to provide for and encourage public participation throughout its comprehensive planning process,* **the City will adhere to the public participation procedures adopted by the City Commission and contained within this document**.

(Emphasis added.)

Finally, Section 163.3161(8), Fla. Stat., which governs the process to amend a local comprehensive plan recognizes that it sets forth the "*minimum requirements*" stating:

> *(8) The provisions of this act in their interpretation and application are declared to be* ***the minimum requirements necessary*** *to accomplish the stated intent, purposes, and objectives of this act; to protect human, environmental, social, and economic resources; and to maintain, through orderly growth and development, the character and stability of present and future land use and development in this state.*

(Emphasis added.) As a valid plan amendment is a condition precedent to a valid rezoning, and because this issue is apparently a matter of great public concern, on behalf of Our Santa Fe River, Inc. I request that the City Commission schedule an additional, duly noticed public hearing before considering whether to adopt the proposed FLUM amendment for the Farmlands Planned Development.

Thank you.

Terrell K. Arline

Cc: City Attorney Scott Walker at scott@foldswalker.com
Mr. Bryan Thomas, AICP, Planning & Community Development Director at br_thomas@cityofalachua.org
Clay Sweger, AICP, LEED AP at csweger@edafl.com
Client

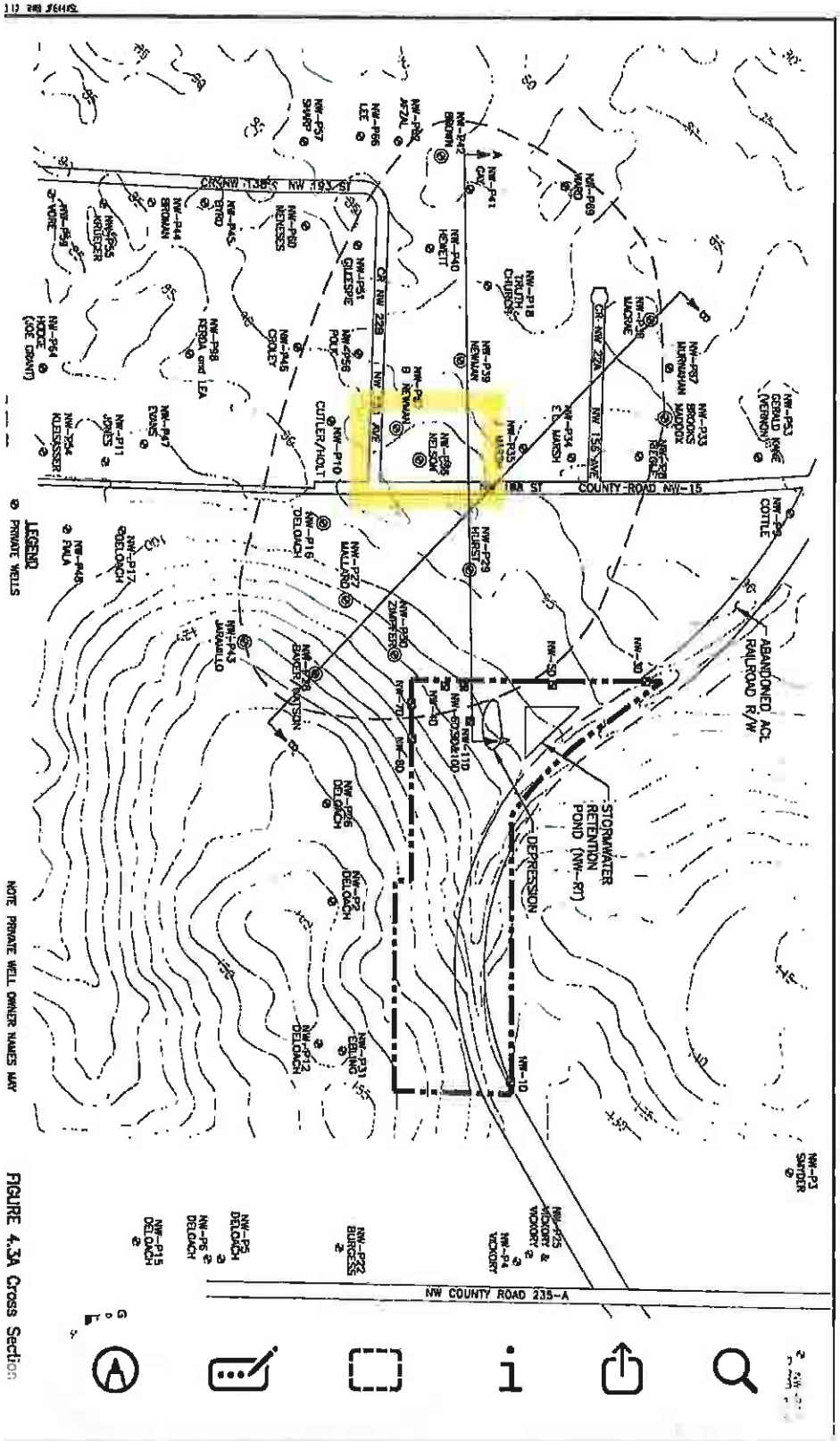
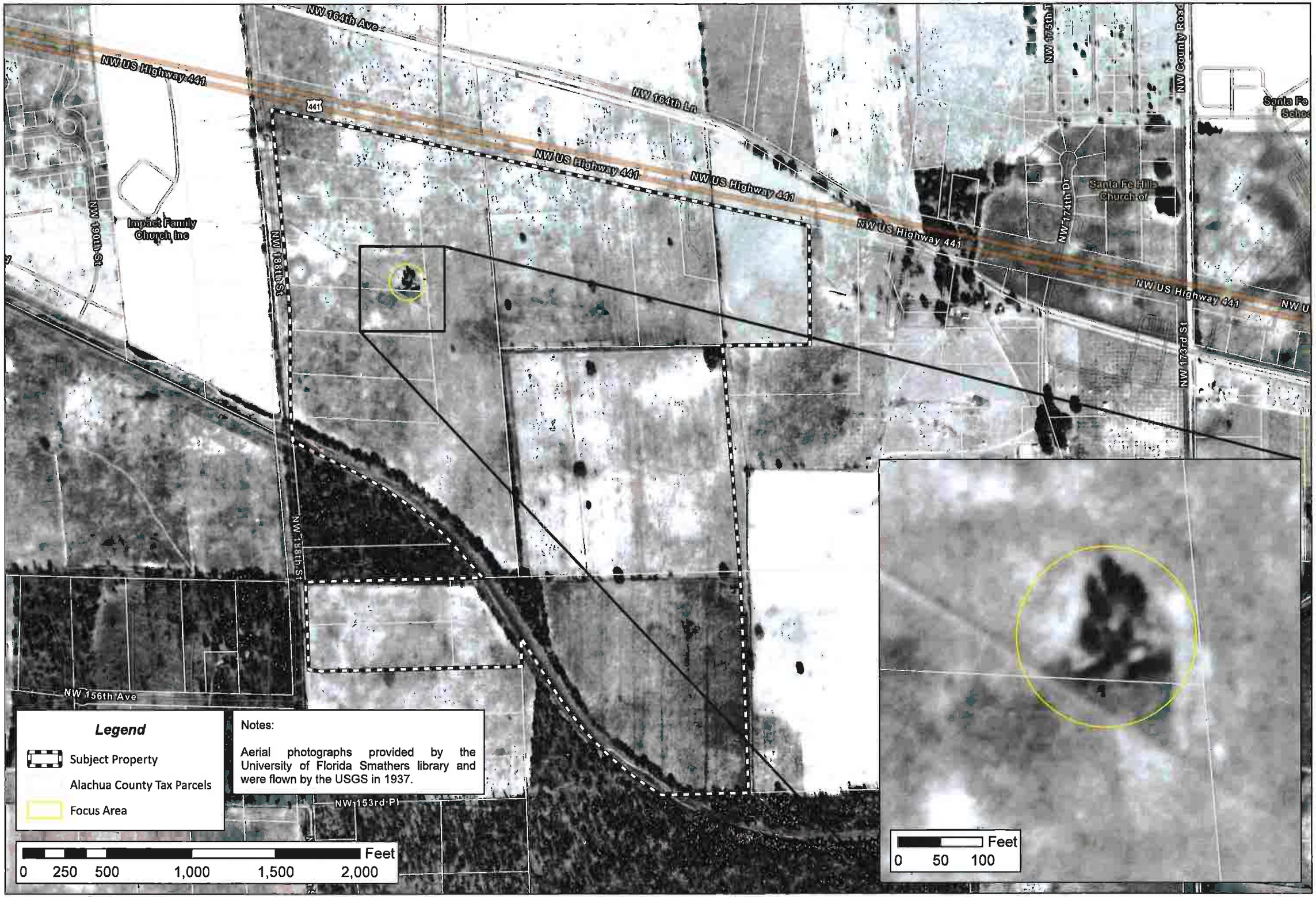


FIGURE 4.3A Cross Section

ILLUSTRATION 1B:
AERIAL MAP

1937 Aerial



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Projection: Transverse Mercator

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Date: 8/26/2025

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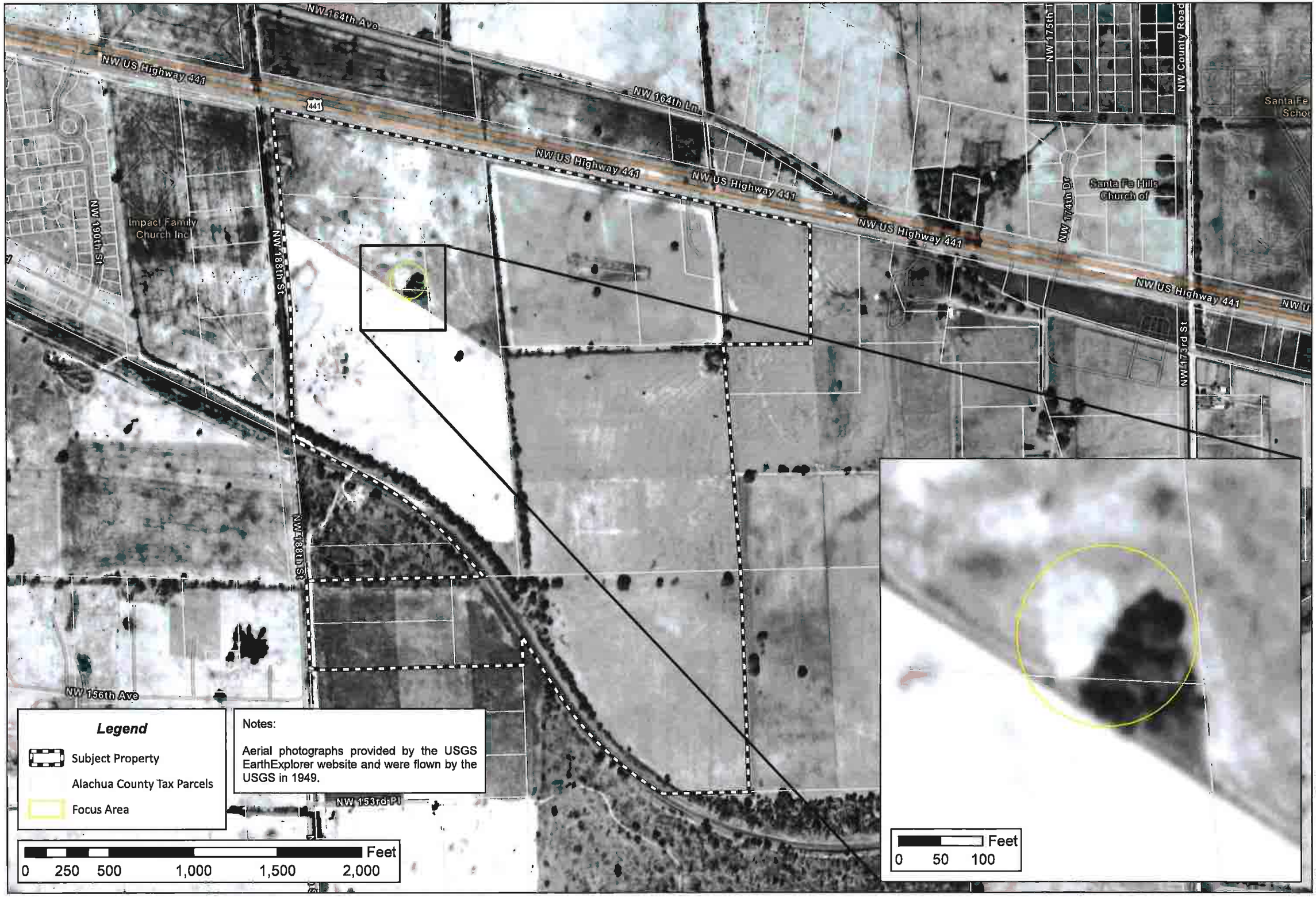
ILLUSTRATION 1B:
AERIAL MAP

1949 Aerial



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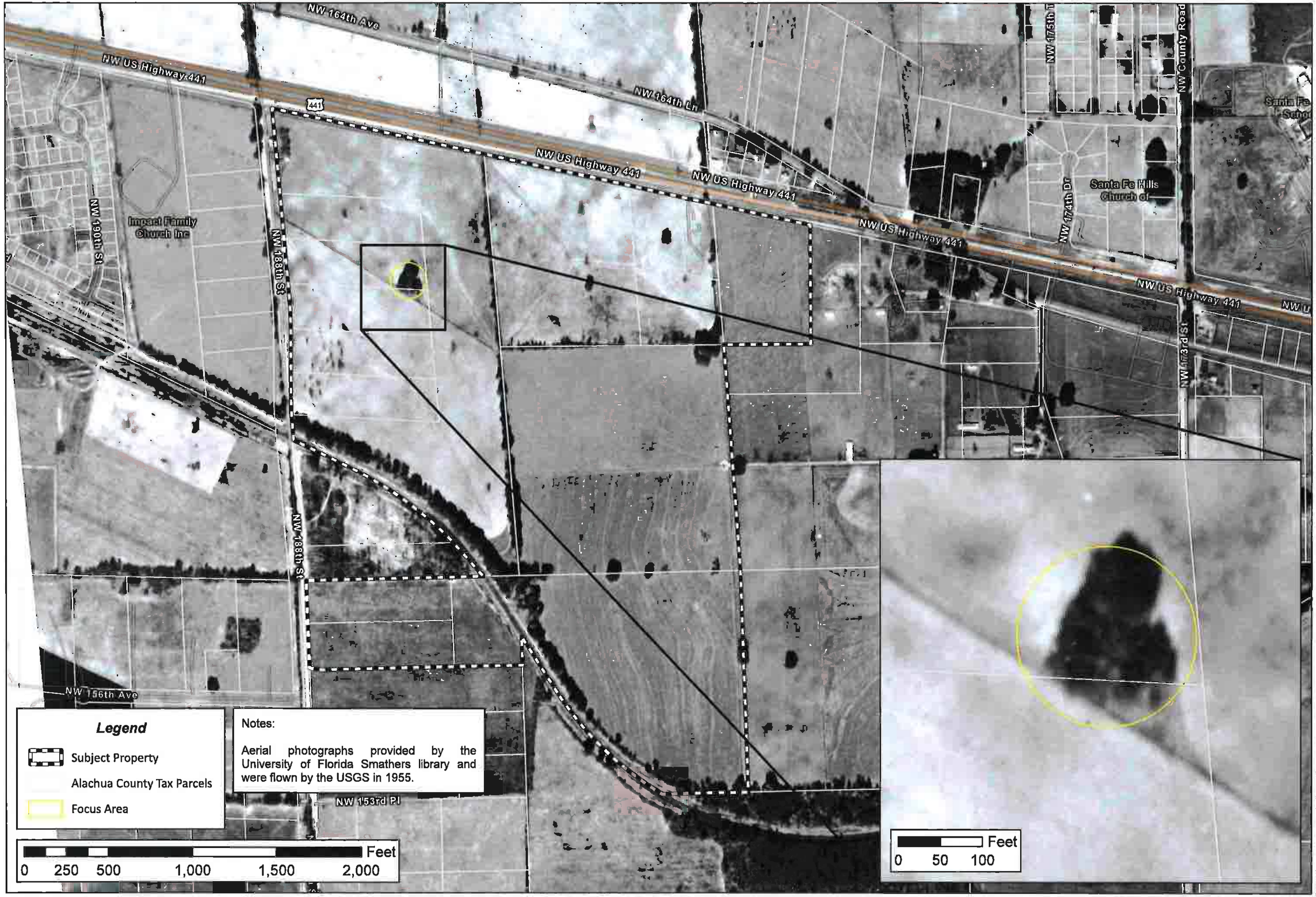

1955 Aerial

NORTH

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ILLUSTRATION 1B:
AERIAL MAP

1961 Aerial



NORTH

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ILLUSTRATION 1B:
AERIAL MAP

1964 Aerial

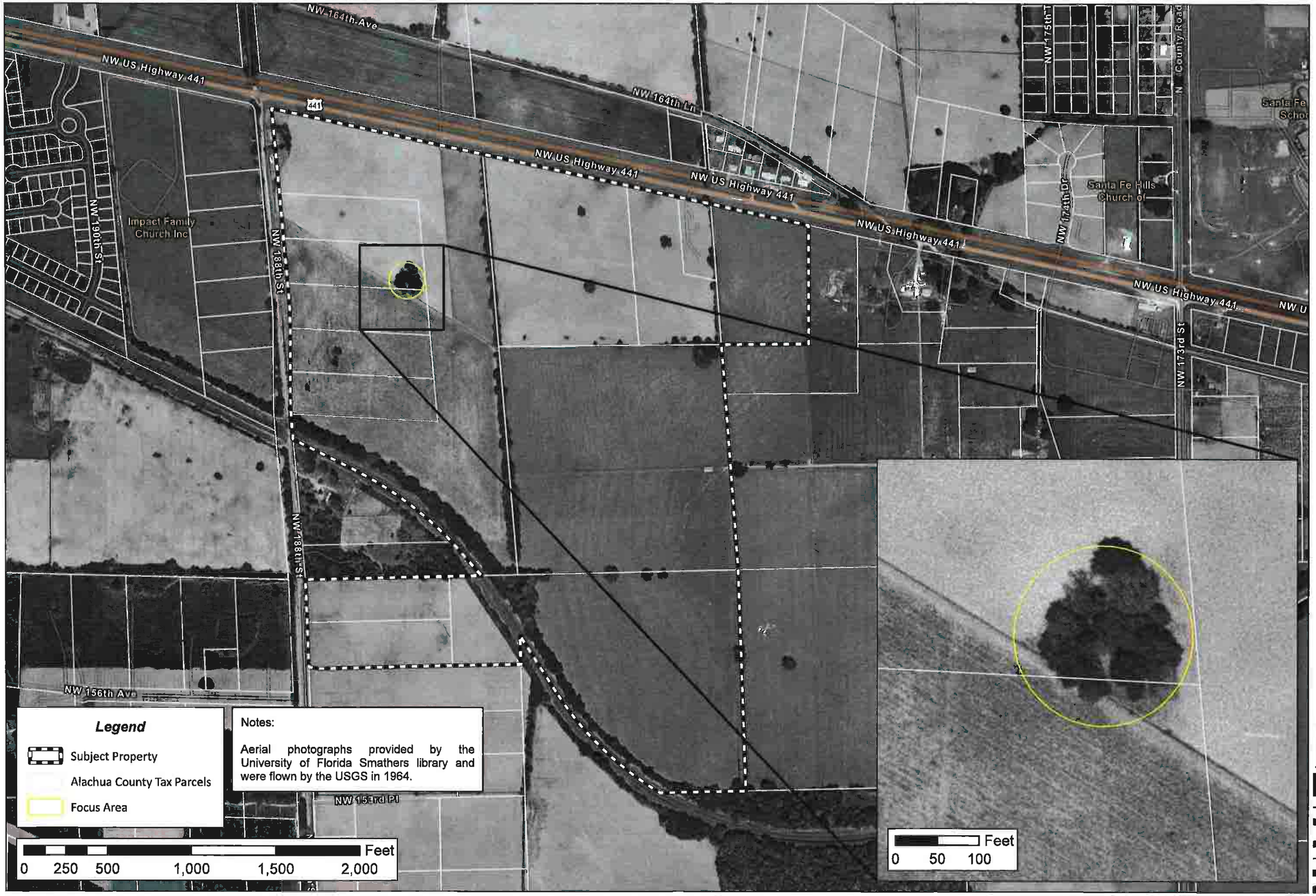

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ILLUSTRATION 1B:
AERIAL MAP

1968 Aerial



ILLUSTRATION 1B:
AERIAL MAP



1971 Aerial

NORTH

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ILLUSTRATION 1B:
AERIAL MAP

1974 Aerial



NORTH

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ILLUSTRATION 1B:
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1977 Aerial

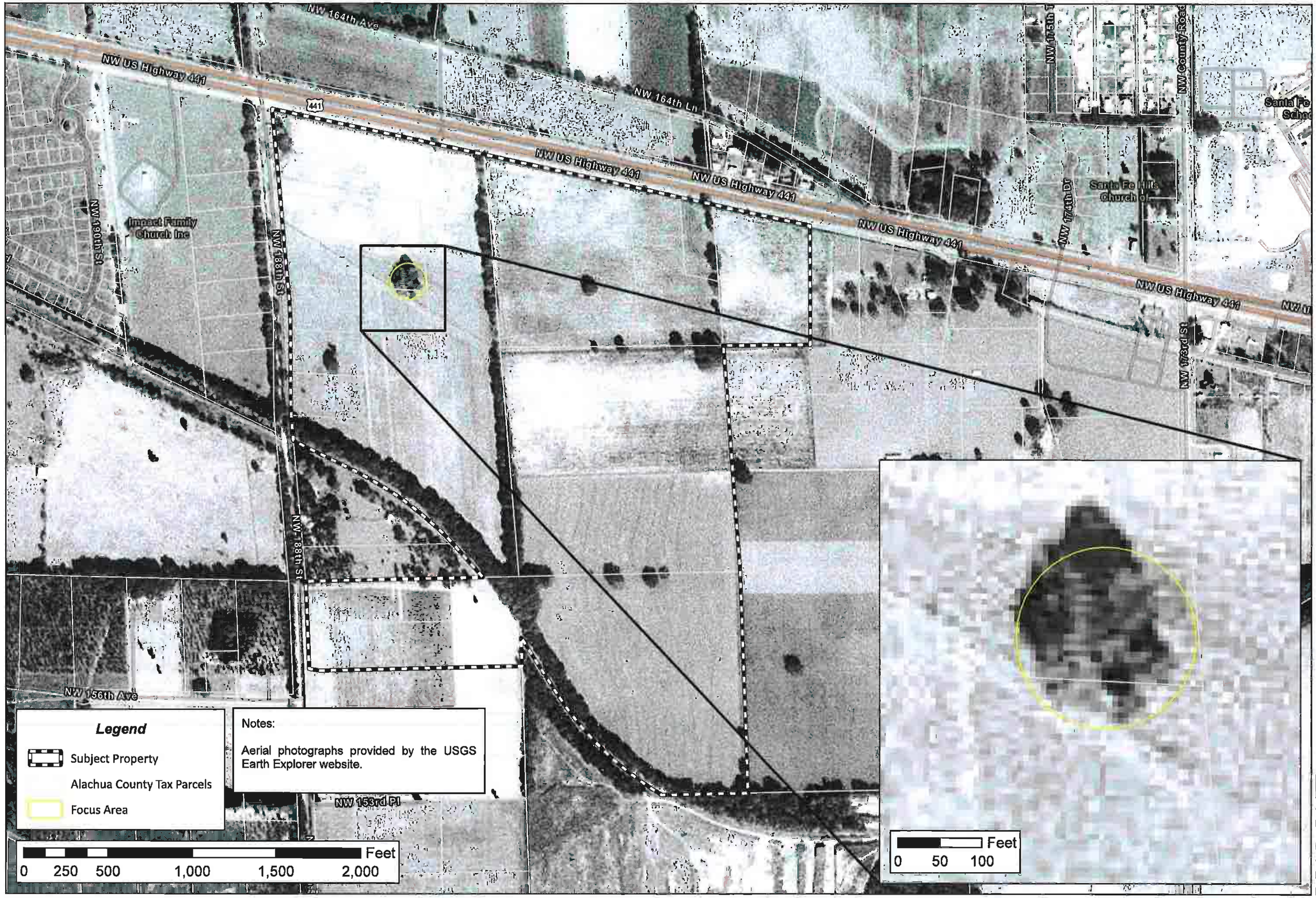

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ILLUSTRATION 1B:
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1979 Aerial

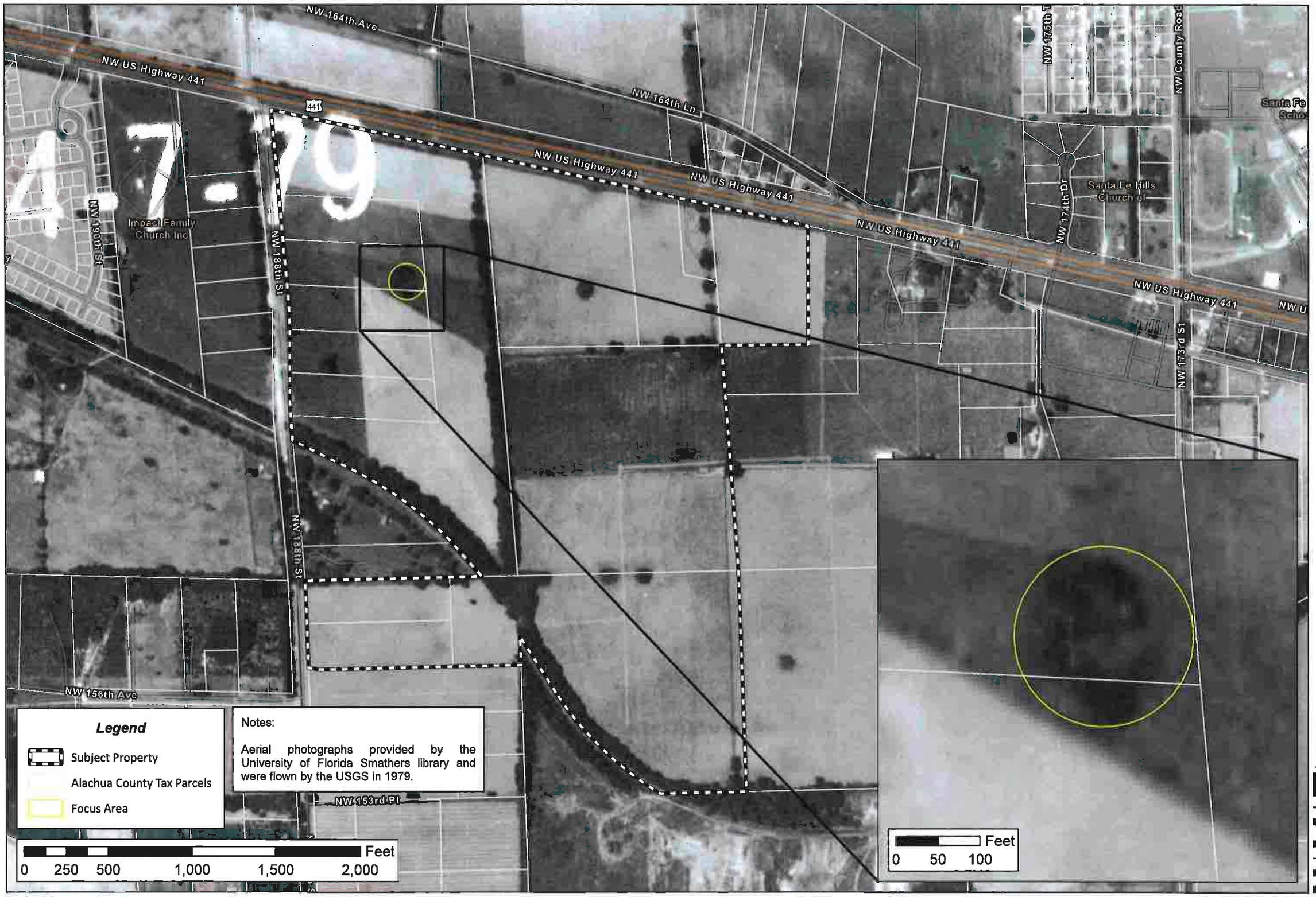

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ILLUSTRATION 1B:
AERIAL MAP

1982 Aerial



ILLUSTRATION 1B:
AERIAL MAP

1994 Aerial



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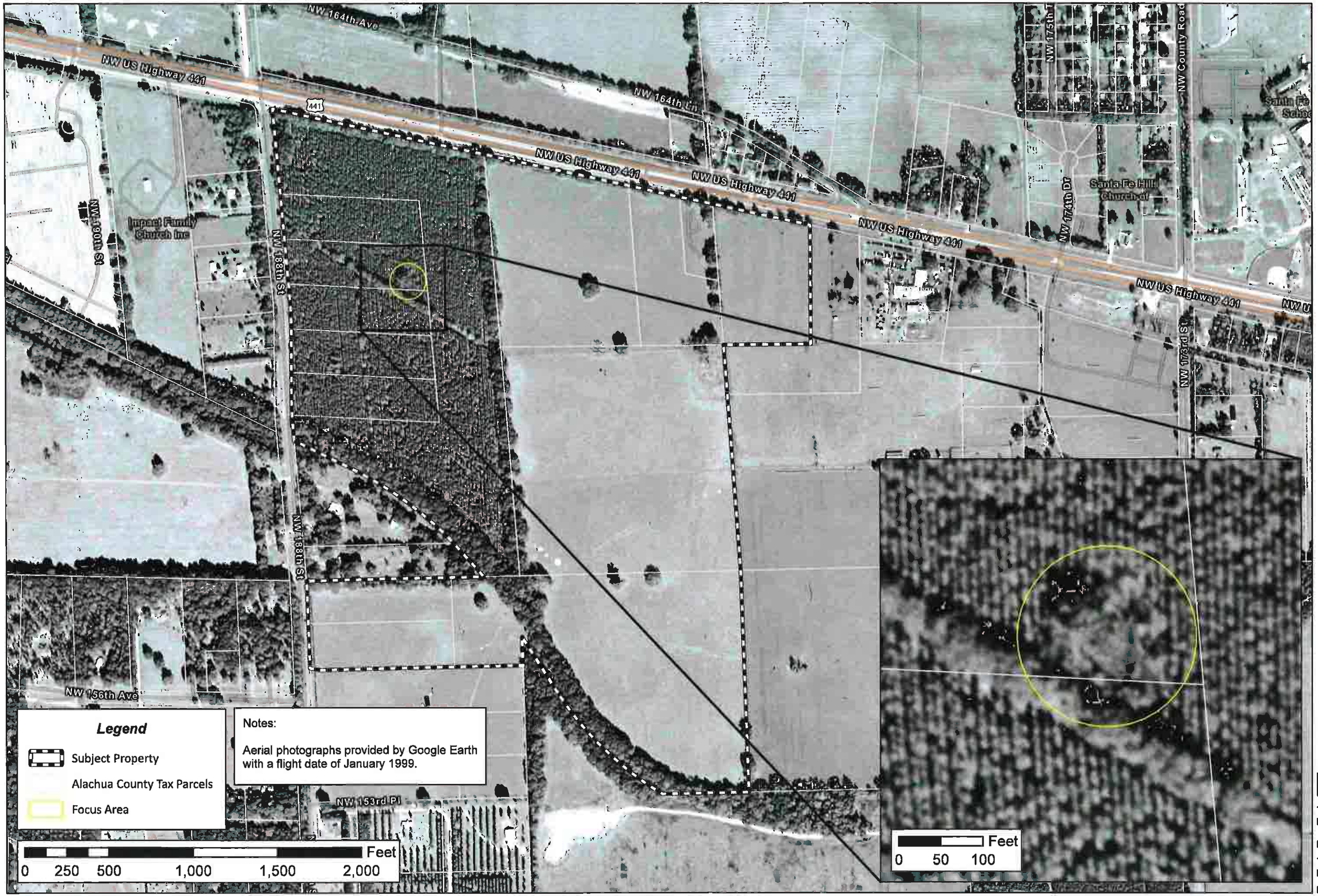
ILLUSTRATION 1B:
AERIAL MAP



1999 Aerial

NORTH

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ILLUSTRATION 1B:
AERIAL MAP

2004 Aerial

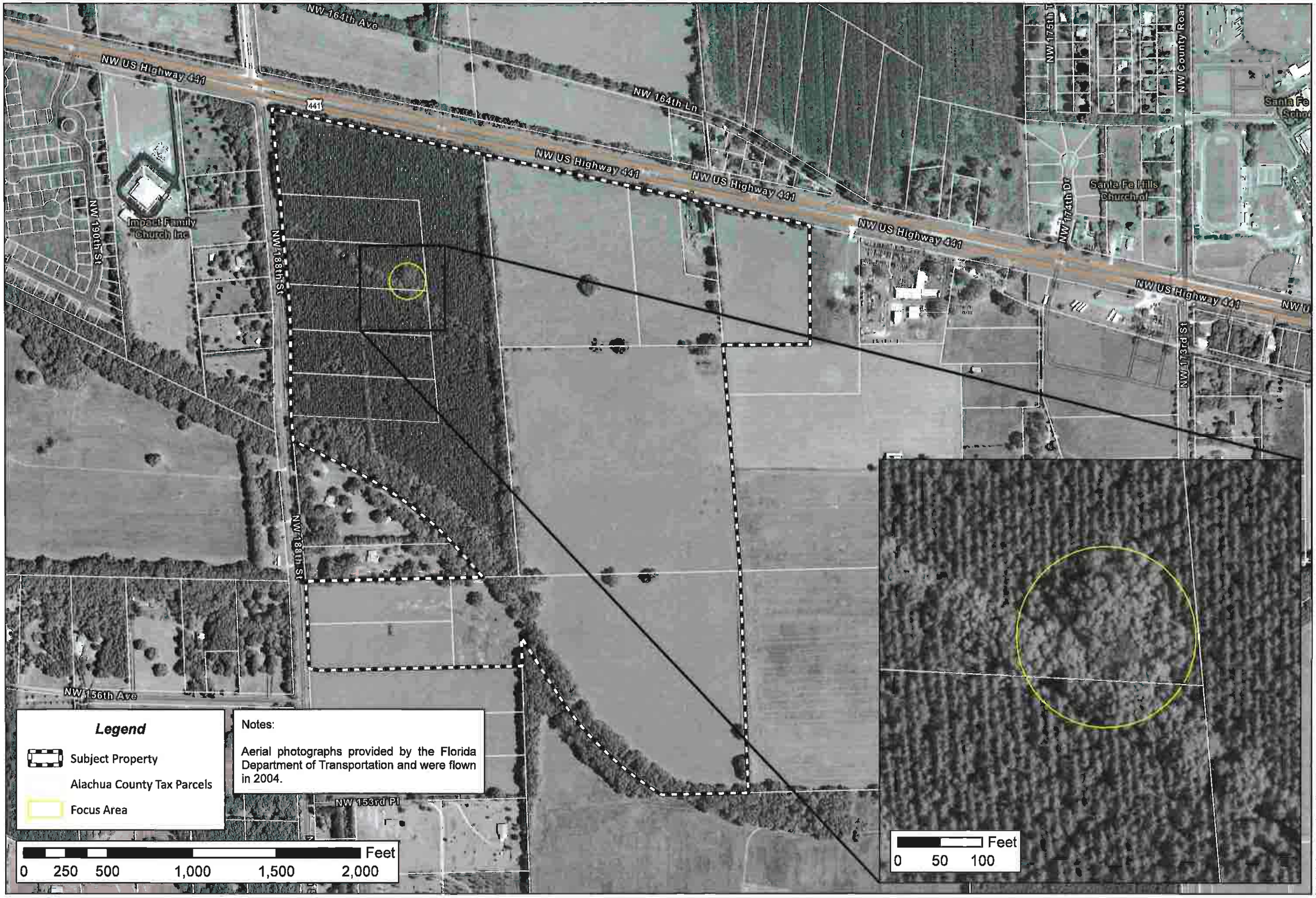

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ILLUSTRATION 1B:
AERIAL MAP

2006 Aerial



NORTH

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ILLUSTRATION 1B:
AERIAL MAP

2008 Aerial



ILLUSTRATION 1B:
AERIAL MAP



2011 Aerial

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ILLUSTRATION 1B:
AERIAL MAP



2014 Aerial

NORTH

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ILLUSTRATION 1B:
AERIAL MAP

2017 Aerial



Projected Coordinate System:
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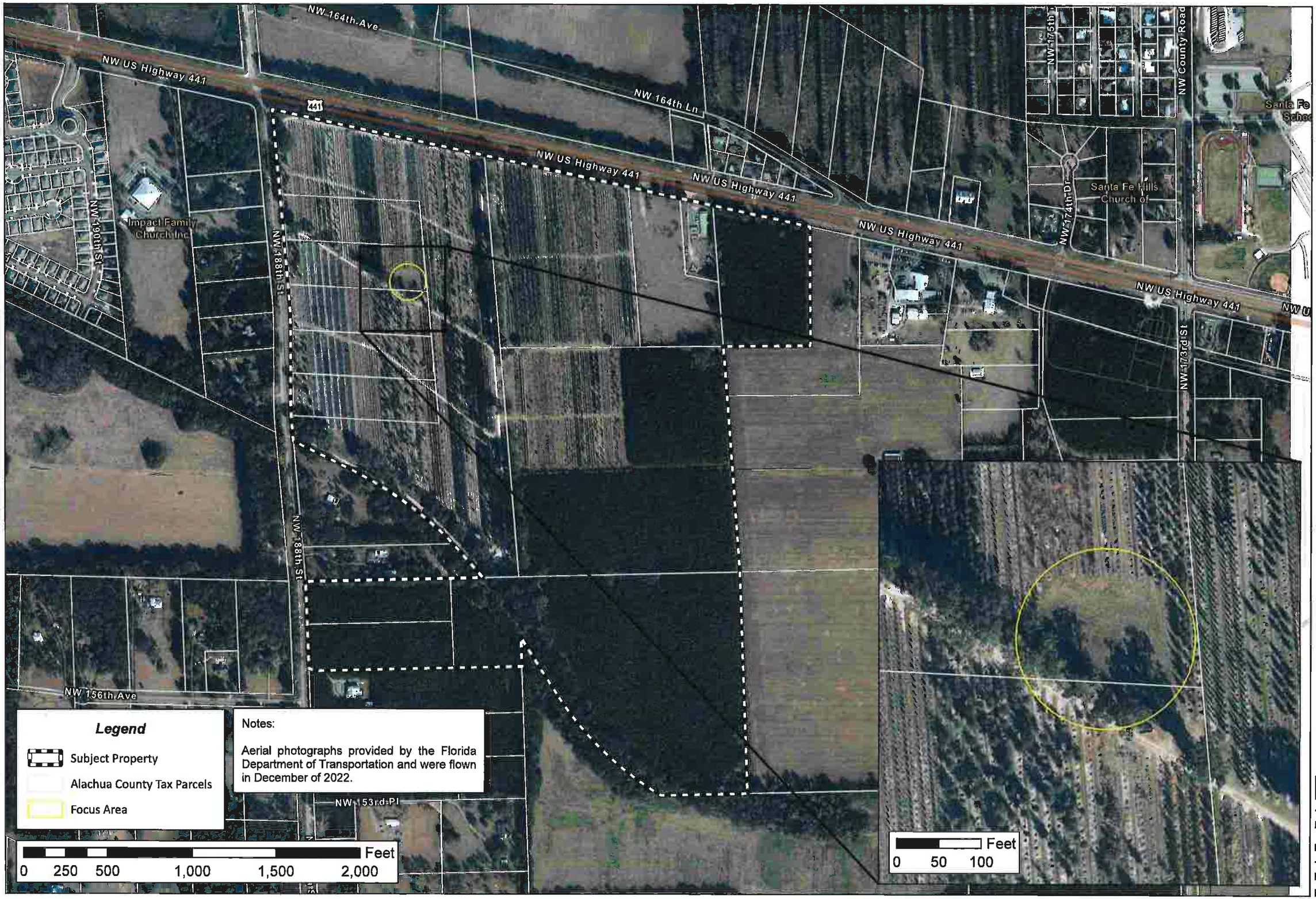
ILLUSTRATION 1B:
AERIAL MAP

2020 Aerial



ILLUSTRATION 1B:
AERIAL MAP

2022 Aerial



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Prepared by: Employee ###
Date: 9/28/2026

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ILLUSTRATION 1B:
AERIAL MAP

2024 Aerial



NORTH

Prepared by: Employee ###
Date: 6/26/2026

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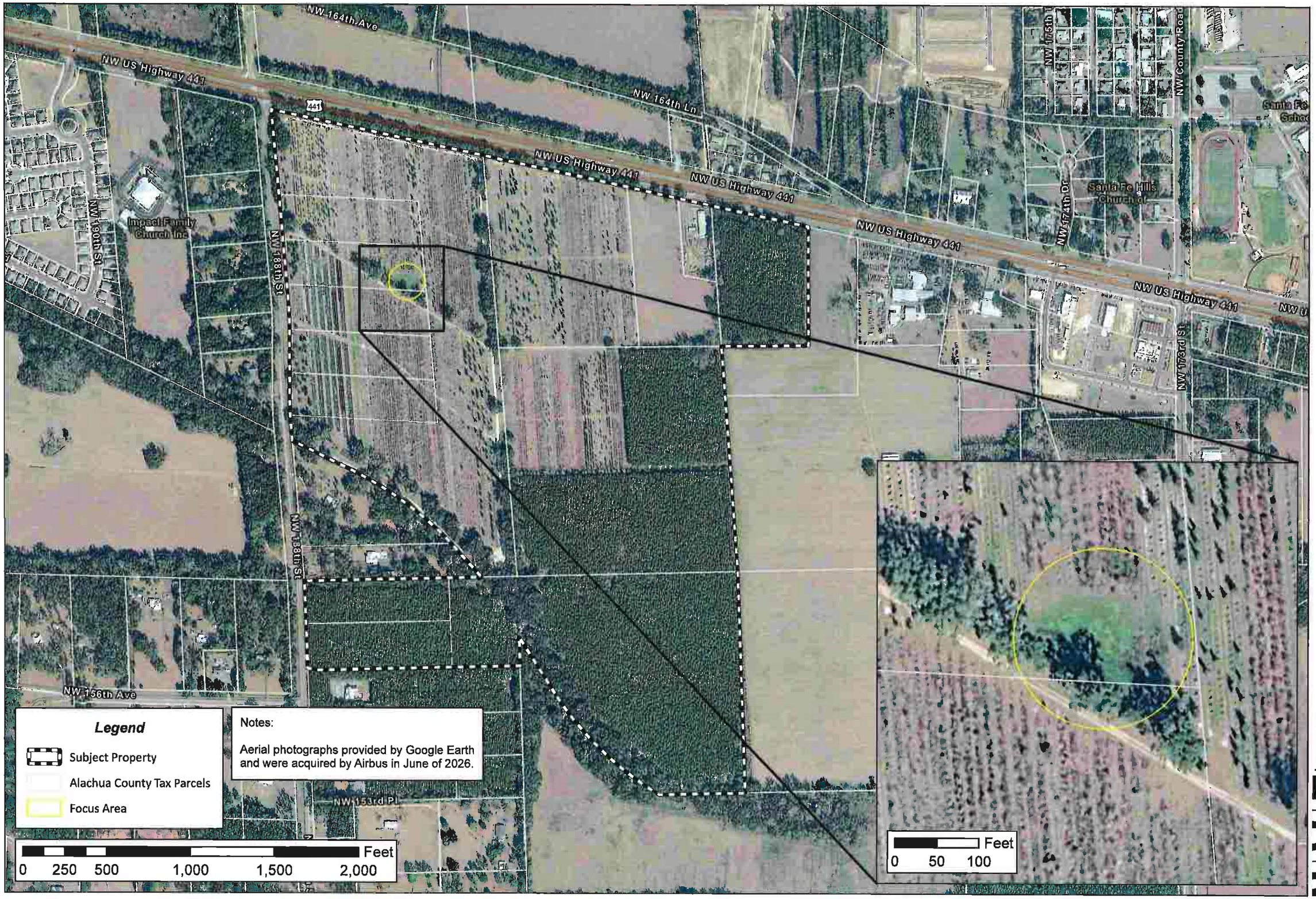
ILLUSTRATION 1B:
AERIAL MAP

2026 Aerial



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Prepared by: Employee ###
Date: 6/28/2026

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PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES
PROPOSED ALACHUA COMMERCIAL CENTER
US HWY 441
ALACHUA, ALACHUA COUNTY, FLORIDA

PROJECT NO. A25140.00683.005
REPORT NO. 2160889

Prepared For:

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402
(423) 654-7104

Prepared By:

UES Professional Solutions, LLC
4475 SW 35th Terrace
Gainesville, Florida 32608
(352) 372-3392

December 18, 2025

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing

December 18, 2025

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **Report of Preliminary Geotechnical Consulting Services**
Proposed Alachua Commercial Center
US HWY 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2160889

Dear Mr. Berry:

UES Professional Solutions, LLC has completed a preliminary subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. This preliminary Geotechnical Report is submitted in satisfaction of the contracted scope of services as summarized in UES Proposal No. 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

This Report presents the results of our field subsurface exploration and laboratory soil testing programs, and preliminary recommendations for geotechnical site preparation and foundation design and construction. These recommendations have been provided on the limited information available at the time, and once specific structure, pavement areas, grading, and other miscellaneous structure areas are known, additional geotechnical evaluation will be required.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

Sincerely,
UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549

TIMOTHY E. KWIATKOWSKI LICENSE No 86444 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDUARDO SUAREZ LICENSE No 60272 STATE OF FLORIDA PROFESSIONAL ENGINEER

Eduardo Suarez
2025.12.18
11:17:55 -05'00'

Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded. We anticipate, within the building areas, a significant amount of cut (more than 10 feet) at the southeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the northwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s). Existing elevations within the project site range from approximately +88 feet to +134 feet.

Soil and Groundwater Conditions

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted. Based on the completed soil borings, the generalized subsurface soil profile consists of very loose to medium dense sands with varying silt and clay content, underlain by medium dense clayey sands to stiff clays to the boring termination depths.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. It may be necessary to provide a permanent subsurface drainage system for some improvements to maintain the recommended separation between the perched water table and various structural elements in the building, pavement, and truck well areas. Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, we estimate that the normal seasonal high groundwater level will be deeper than 6 feet below the existing land surface (bls); however, stormwater can perch on clayey sands when sandy soils are present at the surface. Perched groundwater from seasonal rainfall and irrigation may affect the proposed improvements unless positive surface gradients and avoidance of trapped water conditions are incorporated into the site design.

Site Preparation

Site preparation for the project site will consist of stripping of surficial topsoil, and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by cut and fill sections necessitating cut slopes (more than 10 feet in height). In addition selective undercut of the native in-situ expansive clays to provide a minimum of 4 feet of separation from the base of foundation footings and slab and selectively to 2 feet below the bottom of the

stabilized subgrade component of the pavement section will be required. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted structural fill is also expected.

Foundation Design

Retail/Anchor Stores

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building. The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Outparcels

After successful completion of the building site preparation, we recommend a shallow foundation system for support of the proposed building(s). The shallow spread foundations should be designed with a maximum allowable net soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9.3 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Recommendations for both rigid and flexible pavements are presented in Section 9.5 of this report. Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered.

On-site Borrow and Excavation Considerations

Excess topsoil and organic soil may be used in landscaped areas. Clay material, undercut from the building footprint and/or pavement and drive areas, will need to be hauled off site or disposed of in non-structural areas.

With the exception of topsoil, debris, undiscovered organic soils and any potentially expansive clay, some of the near surface on-site soils may be reused as structural fill, but they will require careful moisture control. Soils classified as SP, SP-SM and SP-SC which are excavated from the proposed improvement areas may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or less are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It should be expected that most site soils reused as fill material will require greater handling on the part of the earthwork contractor to dry and work the soils.

Potential Geotechnical Constraints to site Development

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the subsurface exploration for the proposed commercial center, which will be located along US Highway 441 in Alachua, Alachua County, Florida. Our exploration was authorized by Rise Partners, and was conducted as outlined in our Proposal Number 2156477v3, dated November 11, 2025. This exploration was performed in accordance with generally accepted soil and foundation engineering practices.

2.0 PROJECT CONSIDERATIONS

The first phase of proposed commercial center will contain five anchor stores ranging in base floor area between 9,042 to 55,000 square feet along with attached shops, eight outparcels, associated drives and parking areas, and stormwater management system. The project site will be located along US Highway 441 in Alachua, Alachua County, Florida. Currently, the site is mostly undeveloped and moderately wooded.

Our office was not provided with Foundation Plans or any other construction-related information other than that discussed herein. Considering the limitations stated above and based on prior experience with structures of this type, we assumed the following structural loading conditions: ground floor slab loads not exceeding 200 psf, a maximum of 5 kips per linear feet (klf) on wall footings, and a maximum loads of 50 kips (Outparcels) to 150 kips (Retails/Anchors Stores) on individual footings.

Across the project site, the site grades range from a high of about +134 feet at Anchor 5, to a low of about +88 feet at Outparcel 1, sloping from the southeast to the northwest. We anticipate, within the structural areas, a significant amount of cut (more than 10 feet) at the northeast corner of the project site at Anchor 5), and nominal fill (up to 3 feet) at the southwest corner of the project site at Outparcel 1), will be required to achieve the proposed finish floor elevation(s).

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed Retail Store and five outparcels located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. The approximate parcel location is presented in Appendix B.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Fort Meade fine sand, 0 to 5 percent slopes (5B), Gainesville sand, 5 to 8 percent slopes (35C), and Kendrick fine sand, 5 to 8 percent slopes (30C). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents	Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)	Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3)	0-49" Fine sand 49-54" Loamy sand, loamy fine sand, sandy loam 54-86" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 6.0 – 20 49-54" 2.0 – 6.0 54-86" 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" Fine sand 14-85" Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 6.0 – 20 14-85" 6.0 – 20	Greater than 6 feet below ground surface
Gainesville sand, 5 to 8 percent slopes (35C)	0-80" Sand, fine sand, loamy sand, loamy fine sand	A	Well Drained	0-80" 6.0 – 20	Greater than 6 feet below ground surface
Kendrick fine sand, 5 to 8 percent slopes (30C)	0-24" Sand 24-29" Sandy clay loam, fine sandy loam, sandy loam 29-76" Sandy clay loam, sandy clay	A	Well Drained	0-24" 6.0 – 20 24-29" 0.6 – 6.0 29-76" 0.06 – 2.0	Greater than 6 feet below ground surface

3.3 Topography

Based on elevations obtained from the Alachua County Property Appraiser Interactive GIS Map, site grades from a high of approximately +134 feet to a low of approximately +88 feet, generally sloping from the southeast to the northwest. A reproduction of a portion of the Interactive Map for the site area is included in Appendix B.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,

- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters, and stormwater soil design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advancing twenty-nine (29) Standard Penetration Test (SPT) borings in the proposed building, parking and stormwater management areas to depths of 10 to 40 feet below existing land surface (bls).

- Analyzed previous soil boring data from six (6) SPT borings to depths of 15 feet, in the design of the stormwater pond. Boring data from a previous geotechnical exploration was provided in RFP documents,

- Performed two (2) Double-Ring Infiltrometer (DRI) tests within the proposed stormwater management area.

- Securing samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff.

- Measuring the existing site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.

- Conducting laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.

- Assessing the existing soil conditions with respect to the proposed construction.

- Preparing a report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners to aid the Architect/Engineer in the design of the proposed site. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix D, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked in the field by UES. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix A.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan and General Description of Boring Locations in Appendix A, six (6) SPT borings were drilled to depths of 20 to 40 feet in the proposed building areas, eight (8) SPT borings were drilled to depths of 15 to 20 feet in the proposed outparcels, five (5) soil test borings to depths of 15 to 25 feet within the proposed stormwater management area, and ten (10) SPT borings to depths of 10 to 25 feet within the proposed pavement areas. The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). SPT data from previous UES field testing was analyzed for six (6) soil test borings to depths of 15 feet in the proposed stormwater management area. In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

5.3 Double-Ring Infiltrometer (DRI) Tests

Two (2) Double-Ring Infiltrometer (DRI) tests were performed in accordance with the procedures of ASTM D-3385-88 *Standard Test Method for Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer*. This test consisted of driving two open cylinders, one inside the other, into the ground partially filling the rings with water, and then maintaining the liquid at a constant level. The drop in water level in the inner ring was recorded on the measuring rod for

timed intervals. The tests were performed until the drop in water level was the same over the same time interval. The volume infiltrated during timed intervals was converted to an incremental infiltration velocity, expressed in inches/hour, and plotted versus elapsed time. The infiltration rate was the maximum steady state of average incremental infiltration velocity. The basic infiltration rate was obtained once the values of infiltration rates were constant. In-situ infiltration rates of soil results have been presented in **Appendix C**.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies, including prior geotechnical studies, for this site to date:

- Twenty-nine (29) Wash #200 fines content determinations – ASTM D-1140 (Standard Method for Particle Size Analysis of Soils).
- Two (2) Grain Sieve Analysis tests – ASTM D-422
- Six (6) Atterberg Limits Tests – ASTM D 4318-05
- Thirty-one (31) moisture content tests - ASTM D-2216
- Nine (9) Laboratory Permeability Tests – ASTM D-2434
- Two (2) Limerock Bearing Ratio (LBR) tests in lieu of the California Bearing Ratio (CBR) tests – Florida Department of Transportation FM-515 (Limerock Bearing Ratio).

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix A. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT soil test borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix A. The Key to Boring Logs is also included in Appendix A.

The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix A.

TABLE 2
GENERAL SOIL PROFILE

Typical depth (ft.)		Soil Descriptions
From	To	
0	1 to 18.5	Very loose to medium dense, orange SAND with silt to dark brown silty SAND [SP-SM, SM]
1 to 18.5	40*	Loose to medium dense, brown and orange clayey SAND [SC] to stiff to very stiff, gray and orange sandy CLAY [CH]

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Notable features within the general soil profile were: 1) The presence of a very loose sand layers from 0 to 10 feet below land surface in some of the borings throughout the project site, 2) The presence of clayey sands that may not be re-usable as fill in utility excavations, 3) The subgrade after deeper excavations in some areas may include clayey sands, which will be difficult to compact. The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods, 4) Potentially expansive clay soils, where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

The groundwater level was not encountered below existing grades in the soil borings at the time of the field exploration program. Fluctuations in groundwater levels should be anticipated throughout the year, primarily due to seasonal variations in rainfall, surface runoff, construction activity, and other site specific factors that may vary from the time the borings were conducted.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data and the Climatic Atlas of the United States, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors may be considered.

Based upon the review of U.S.G.S. data, NRCS Soils Survey, and site boring data, a reasonable estimate for the normal seasonal high groundwater table will be at a depth of more

than 6 feet below the land surface (bls); however, stormwater can perch on top of clayey sands when sandy soils are present at the surface.

Please note, however, that peak stage elevations immediately following various intense storm events, may perch temporarily on the low permeability (clayey) soils. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site and/or off-site improvements could have significant effects on the normal and seasonal high groundwater levels. Potential for water to perch will be directly related to grading and rainfall/irrigation amounts. Isolated areas with a transient perched groundwater should be expected to occur. The potential for transient perched groundwater levels shall be considered during the design of the site grades and during construction.

We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

9.0 ANALYSIS AND PRELIMINARY RECOMMENDATIONS

9.1 General

In this section of the report, we present our preliminary recommendations for groundwater control, building foundations, site preparation, and construction related services. The following recommendations have been based upon a review of the attached soil test data, our limited understanding of the proposed construction, and experience with similar projects and subsurface conditions. **Due to the preliminary design stage of this project, building locations, structural loads, and grading information were unavailable. Therefore, it may be necessary to perform additional geotechnical services including additional test borings once the structure locations, stormwater management system, proposed grades, and structural loadings are available.**

9.2 Geotechnical Considerations

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed building are the presence of potentially-expansive clays in the shallow subsurface profile, near-surface loose sandy layers that will necessitate compaction, and the extent and magnitude of the cut slopes that will be required as part of the grading plans. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sands were encountered in the building soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Steep slopes will have an impact on the construction process, further detailed slope stability analysis shall be performed once proposed slopes and/or retaining walls plans are available. Seepage toward the face of the slope could cause erosion to the slope face and lead to a reduced stability of the slope. Therefore, measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides. Erosion control methods shall be used during construction to protect water quality, control drainage, and reduce soil erosion.

The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sands, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due to the presence of clayey soils near the existing ground surface. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand be present over the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil, it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

Within some of the proposed building envelope at this site, we found somewhat shallow deposits of potentially expansive soils (CH). Therefore, where present on site, these shallow deposits of expansive soils must be addressed through site grading, over-excavation and replacement, site drainage and stiffened foundation. We recommend auger borings be performed in the proposed footing excavation and building pad areas to determine the extent of the undercutting of the potentially expansive material that will be needed.

The over-excavated areas should be backfilled with a compacted, low permeability, non-plastic engineered fill material. The low permeability backfill should continue to an elevation consistent with the top of the adjacent clay layers to minimize the potential for surface water to become trapped in the previously excavated areas. Low permeability, engineered fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15, and be free of organics. A crushed limerock base material could be used as the low permeability material. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8-inches or less are recommended. Should the Contractor experience difficulty in achieving the appropriate level of compaction, a thinner lift should be utilized.

In pavement cut areas, we recommend undercutting clayey soils to a minimum depth of 2 feet below the proposed bottom of roadway base course elevation, in accordance with FDOT Standards.

If the structural conditions or other project information are incorrect, please contact us so that we can review our recommendations. Also, the discovery of any site or subsurface conditions during construction which deviate from the data obtained during this geotechnical exploration should also be reported to us for further evaluation.

If it is determined that structures and or pavement will be constructed in areas with potential expansive clay soils, additional geotechnical exploration, laboratory testing and engineering analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

As described in Florida Building Code (FBC), Building and Structures on or adjacent to slopes shall comply with section 1808.7. Wall and floors retaining earth and enclosing spaces below finished ground level, shall be waterproofed and/or damp proofed in accordance with Florida Building Code Section 1814.

We consider the recommendations presented in the subsequent sections of this report appropriate for the planned construction. As part of the overall geotechnical contract, we recommend that UES be provided the opportunity to review the foundation plans and earthwork specifications to verify that our recommendations have been properly interpreted and incorporated into the design documents.

9.3 Preliminary Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the project site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.3.1 Bearing Pressure

Retail/Anchor Stores

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

If the proposed building frame can not tolerate the estimated magnitudes of differential settlements over a lateral distance of 20 feet, and/or the Owner desires to provide additional reduction of the potential effects of clays on the structure, we recommend the Building Designers consider the use of grade beam foundations, for support of load bearing walls on this project. The deeper concrete section, and top and bottom steel configuration of a typical grade

beam foundation, should help mitigate differential settlement concerns. A modulus of subgrade reaction of 100 pounds per cubic inch (pci) may be used for grade beam foundation design.

Outparcels

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.3.2 Foundation Size

Retail/Anchor Stores

The minimum width recommended for any isolated column or continuous wall footings are 30 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

Outparcels

The minimum widths recommended for any isolated column or continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations. For monolithic slabs, the thickened sections should have minimum width of 12 inches and be embedded a minimum of 12 inches.

9.3.3 Bearing Depth

Retail/Anchor Stores

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

Outparcels

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 12 inches below the finish floor elevation to provide confinement to the bearing level soils. It is recommended that stormwater be diverted away from the building exteriors to reduce the possibility of erosion beneath the exterior footings. The thickened section of a monolithic slab/foundation system should be embedded a minimum of 12 inches.

9.3.4 Bearing Material

The foundations and floor slabs may bear in/on either the compacted native soils or structural fill. The bearing level soils should be densified to at least 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least **four feet** below the bearing levels.

The structural borings indicated that clay was present to depths of less than 10 feet below existing grades beneath some of the building footprint areas. We recommend that the bottom of all footings and building pad areas be probed to confirm the suitability of the bearing soils.

9.3.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any non-conformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than 1 inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 1 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 20 linear feet.

9.3.6 Floor Slab

The floor slab can be designed using a modulus of subgrade reaction (K) of 100 pci for slabs founded on minimum 4 inch sub-base material and well compacted subgrade. The 4-inch thick sub-base material may consist of a compacted structural fill, as described in Preliminary Building Site Preparation section of this report.

Should floor slab be designed using a subgrade reaction of 150 pci, the floor slab can be founded on a minimum 4-inch thick compacted aggregate base and well compacted subgrade. The base material may consist of a crushed limerock material with at least 97% (by weight) passing a 3.5 inch sieve and the material shall be graded uniformly down to dust.

Conventional floor slabs may be supported upon the compacted fill and should be structurally isolated from other foundation elements or adequately reinforced to prevent distress due to differential movements.

It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness. A 15-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete.

9.3.7 Site Walls

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls. Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement. Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the retaining wall designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the proprietary retaining wall designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3
Lateral Earth Pressure Design Parameters (Level Backfill)*

Design Parameter	Recommended Value
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a

geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.4 Preliminary Building Site Preparation

9.4.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include: stripping/demolition of the site to remove: vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft or loose soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, existing above and below grade structures, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building areas. Expect typical stripping at this site to depths of 6 to 12 inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas. Demolition in areas with existing structures should include complete removal of all above and below grade foundations and other improvements. Also, all utilities, foundations and other below grade structures (foundations, utility pipes, etc.) should be removed and the excavation backfilled as described below.

   Deeper removal of debris should be anticipated to remove footings and utilities from the demolition of the existing structure(s). All debris and deleterious material should be removed and replaced with suitable structural fill. Fill material should be placed and compacted in accordance with the site preparation procedures. Excavated areas should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded

to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of the testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad areas, including 5 feet beyond the perimeter where possible, should be proof-rolled and tested for compliance to compaction requirements, to a depth of four (4) feet below stripped subgrade, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations should be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. UES should be contacted to develop appropriate site specific remediation recommendations. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of the testing agency, a bridge lift of “dry” sand may be placed to raise the compaction surface above the water table sufficiently to enable effective compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the Modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the Modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 48 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

8. Place fill material, as required. Offsite fill should consist of sand with less than 10 percent soil fines, unless a low permeability engineered fill material is required. Place fill in uniform 10- to 12-inch lifts and compact each lift to a minimum density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Verification testing should be performed prior to the next lift being placed.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 4 feet. We recommend you test every column footing, and conduct one test for every 100 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of the testing agency should be consulted for recommendations. The qualified representative of the testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the "dry" season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the contractor should practice wet weather means and methods for earthwork during the "dry" season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.5 Preliminary Pavement Recommendations

9.5.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials and is less susceptible to movement from the under laying clays. Concrete pavement has the advantage of the ability to "bridge" over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. However, concrete pavement can allow water intrusion which can aggravate the expansive soils. Disadvantages of rigid pavement may also include an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the clayey sands and clays to a depth of 24 inches below the bottom of the base course, or concrete pavement level, in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine areas that will need to be undercut. Positive drainage around the roadway area should be established to prevent irrigation and stormwater from migrating into the pavement area.

9.5.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections design. Based on projects of similar experience we estimate total equivalent 18 kips single axle loads ($E_{18}SAL$) of 110,000 and 300,000, for standard and heavy duty pavements, respectively.

TABLE 4
STANDARD DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-9.5)	1 Inch Minimum 1 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5
HEAVY DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Asphalt Surface (FDOT SP-9.5) Asphalt Binder (FDOT SP-12.5)	1 Inch Minimum 2 Inch Minimum	93% (tolerance ±2%) Laboratory Maximum Density (G_{mm})l.
Limerock or Crushed Concrete Base	8 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.5.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) “Standard Specifications for Roadway and Bridge Construction” (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore on-site clayey sands, clays, or other impermeable stabilization material shall not be used for mixing with in-place sands.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.5.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an F.D.O.T. approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 204, FDOT SSRBC.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.5.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition.*

The surface course should consist of FDOT SP-9.5 fine mix for light-duty areas and FDOT SP-12.5 and/or SP-9.5 fine mix for heavy duty areas. Specific requirements for the SuperPave asphaltic concrete structural course are outlined in the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement, or a minimum of two cores per day's production.

9.5.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.5.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. We recommend that the concrete pavement be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade shall be at least 12 inches thick, “free-draining” (k≥ 5 feet/day) and have a positive seepage discharge point.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of Modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

6. We do not recommend the use of a limerock base course directly below the concrete pavement area

For a standard and heavy duty pavement we recommend using the design shown in Table 6.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT

Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty – 6 Inches	12 Feet x 12 Feet	1 ½ Inches

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.5.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is “free-draining” material.

Provided the native in-situ clays are selectively undercut a minimum of 2 feet below the bottom of the base of the pavement section, the recommended separation should be provided. The separation should be confirmed by reviewing the final site grading and paving plan. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.5.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.5.6 Site Preparation for New pavement Areas

Following is a list of our recommended site preparation procedures to prepare the new pavement areas for the proposed construction.

1. Strip the pavement areas of any roots, vegetation, debris, organics, etc. Stripping should be performed at least 3 feet beyond pavement edges. We recommend that the stripped surface be observed and probed by representatives of UES.

2. Following site clearing, grubbing and rough grading, the pavement areas should be proof-rolled using a large, fully loaded rubber-tired vehicle (dump truck) or similar equipment. Proof-rolling will help locate any surficial zones of especially loose or soft or unsuitable soils not encountered in the soil test borings, and should help provide more uniformity in the sandy subsurface soil profile. Unusual or unanticipated conditions identified during this process must be immediately brought to the attention of the UES Geotechnical Engineer. Field density testing is not required during proof-rolling operations.

3. If encountered within 24 inches below the bottom of the base course, we recommend undercutting clayey sands to clays in accordance with FDOT Standard Plans Index 120-002. Within the pavement areas, compact the exposed soils to at least 95 percent of the Modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 1 foot below the stripped surface and full depth of fill, or at least 2 feet below the bottom of base course (or concrete pavement) level, whichever is greater. Please note that the surficial soils within the new pavement areas may contain varying quantities of silt and clay. These silty/clayey soils tend to readily hold moisture and may require more stringent compactive efforts than clean fine sands.

4. Soil density testing to verify the uniformity of compactive efforts should be performed at a frequency of at least one (1) test for every 5,000 square feet per foot of compacted increment, or at a minimum of four test locations, whichever is greater.

5. Prior to the placement of the base course within the new asphalt pavement areas, the upper 12 inches of subgrade should be stabilized by pounding or mixing limerock into the subgrade in order to provide a stable and firm surface, so that the base course can be properly and uniformly placed and compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557). Compliance testing should be performed at a frequency of one test per 10,000 square feet, or at a minimum of three test locations, whichever is greater.

9.6 Suitability of Over excavated Site Materials

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated in cut sections and the proposed stormwater management basin, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.7 Sewer and Utility Lines

9.7.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.7.2 Trench Excavation and Backfill Recommendations

The following recommendations should be followed while installing the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with OSHA regulations (29 CFR Part 1926) dated October 31, 1989. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

9.9 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt to silty sands generally have permeability rates of 0.5 to 21 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 7 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 7 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS

Corresponding Soil Boring Test Locations	B25/B26/B34/B35	B27/B28/B29	B30/B31/B32/B33
Average Depth to Confining Layer, feet	7	8	5
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	7.5	1.5	2
Estimated Average Horizontal Hydraulic Conductivity, feet per day	12.5	2.5	3
Estimated Average Fillable Porosity, percentage	20	15	15
Estimated Seasonal High Water Table Depth, feet[1]	6.5	7.5	4.5

[1]The seasonal high water table will be a result of perched conditions.

10.0 POTENTIAL GEOTECHNICAL CONSTRAINTS TO SITE DEVELOPMENT

Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. The presence of a very loose sand layers from 0 to 10 feet below land surface in most of the borings throughout the project site that will necessitate compaction.

2. Deposits of Clayey Sands [SC] and Sandy Clays [CH] that may not be re-usable as fill in utility excavations.

3. The subgrade after deeper excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.

4. Steep slopes will have an impact on the construction process. Measures should be taken to prevent erosion of the slope, during construction and during the life of the project. Grading shall be designed to ensure that drainage flows away from all structures, especially structures that are cut into hillsides.

5. Due to the presence of near surface clays it is important that the construction design incorporate factors to minimize water seepage around the proposed structures. Design factors may include underdrain/drainage intercepting water runoff from the slopes, and positive drainage around structures.

6. Potentially expansive clay soils. Where present, the potentially detrimental effect of the expansive clays can be remediated through site grading, over-excavation and replacement, site drainage and stiffened foundation.

11.0 REPORT LIMITATIONS

This Report has been prepared for the exclusive use of Rise Partners, and other members of the Design/Construction Team for the specific project discussed in this Report. This Report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied.

The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations that may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations and/or additional testing during the construction period and noting the characteristics of the variations.

Please note that this exploration was preliminary in nature, and was designed to help determine the presence of any near surface constraints which would significantly impact the intended development of the subject site, as well as affect the cost of construction. The information obtained from this exploration is not sufficient for final design of foundation systems, building and pavement grades, and stormwater ponds.

We strongly recommended that the information obtained from this preliminary exploration be supplemented with a more comprehensive subsurface exploration once the site plan have been finalized. Deeper soil borings are also required if you wish to evaluate the presence of deeper deposits of unsuitable soils on site. The foundations for the building and the pavement grades

should be designed based on the information obtained from a comprehensive geotechnical exploration program.

This report has not been prepared to meet the full needs of design professionals, contractors, or any other parties. Any use of this report without the guidance of the geotechnical engineer who prepared it constitutes improper usage which could lead to erroneous assumptions, faulty conclusions, and other problems.

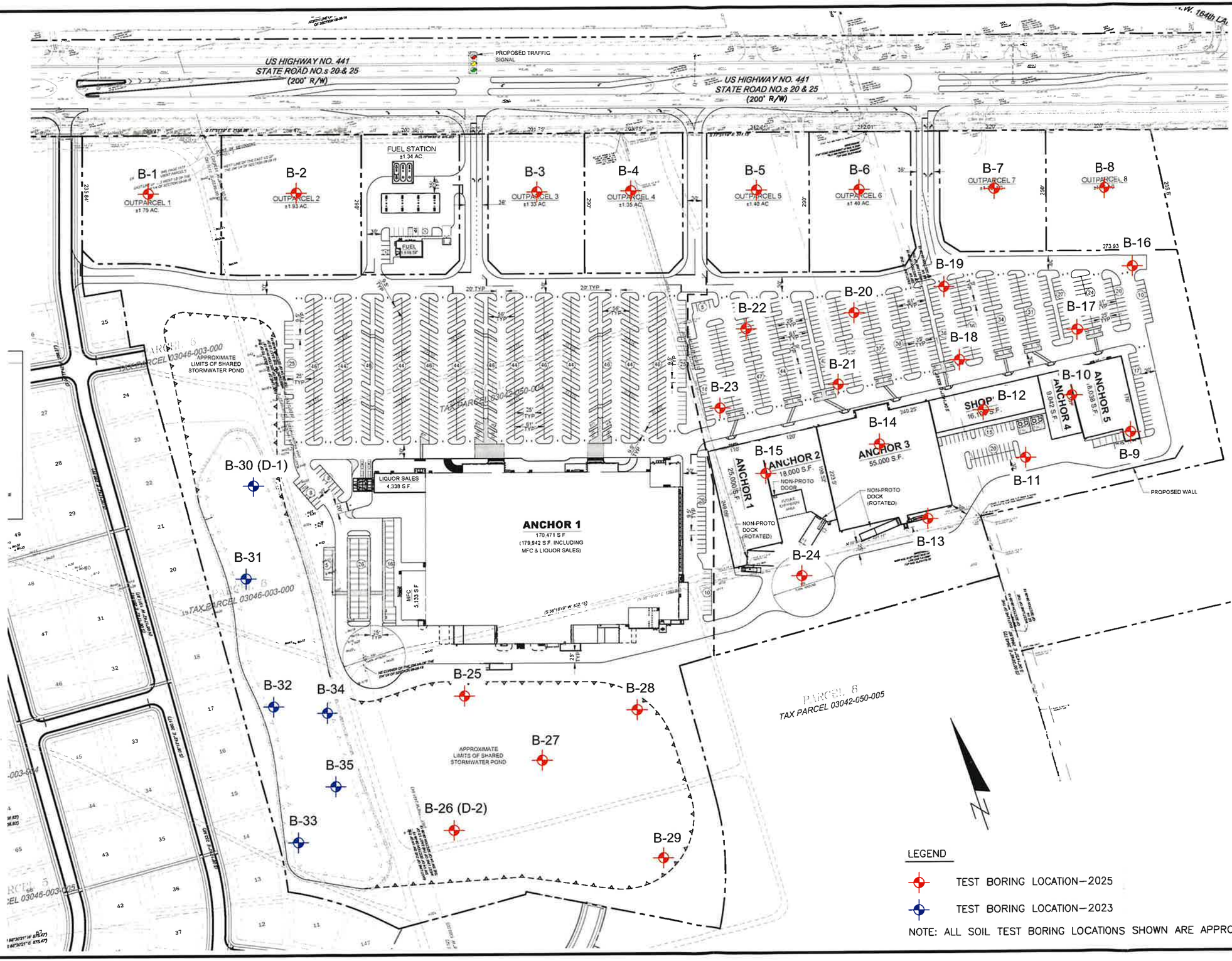
During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A GBA publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

APPENDIX A

Boring Location Plan

Boring Logs

Key to Boring Logs



RISE PARTNERS

DRAWN BY: KD	DATE: 12/5/25	SCALE: 1"=100'	PROJECT NO: A25140.00683.005
CHECKED BY: ES	DATE: 12/5/25	ACADFILE: A25140.00683.005	REPORT NO: 2160889

PROPOSED SHOPPING CENTER
US 441
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

UES

PAGE NO:
A - 1

UES

BORING NO: B-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM]						
		2-1-2	3			4	8	4				
5		2-2-2	4			Loose to medium dense tan SAND, with silt [SP-SM]						
		5-6-6	12									
		6-6-7	13	▽		9						
		4-5-5	10			Medium dense to loose tan clayey SAND [SC]						
10												
		5-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-2

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM] 2.5						
		2-2-2	4			Loose tan SAND, with silt [SP-SM]	7	2				
5		2-2-3	5	▽		6						
		2-3-2	5			Loose light tan and orange SAND, with silt [SP-SM] 7						
		6-7-9	16			Medium dense gray and orange clayey SAND [SC]						
10		6-7-7	14									
		5-5-5	10			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-3

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-3

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown SAND, with silt [SP-SM]						
	X	2-1-2	3			2.5						
		2-2-3	5			Loose tan SAND, with silt [SP-SM]						
5		3-2-2	4			5.5						
		3-3-3	6			Loose silty SAND, with trace of clay [SM]						
		4-4-4	8			8.5						
		3-2-2	4			Loose tan SAND, with clay [SP-SC]						
10				▽		12						
						Medium dense gray and orange clayey SAND [SC]						
	X	5-5-6	11			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-4

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-4

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-2	4			Loose dark brown SAND, with silt [SP-SM] 2.5	10	5				
		2-2-2	4			Loose tan SAND, with silt [SP-SM]						
5		2-2-2	4									
		2-2-3	5			7						
		3-4-4	8			Loose tan silty SAND, with trace of clay [SM] 8.5						
		2-2-2	4			Loose light tan SAND, with clay [SP-SC]						
10				▽		12						
		6-7-5	12			Medium dense gray and orange clayey SAND [SC] 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-5

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-5

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose to very loose brown SAND, with silt [SP-SM] 1						
		3-3-2	5			Very loose orange and brown SAND, with silt [SP-SM]						
		2-1/12"	1									
5		1-1-2	3			6						
		2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
		3-3-2	5									
		3-3-3	6									
10				▽		12.5						
		5-6-7	13			Medium dense gray and orange very clayey SAND [SC]						
15						15						
						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-6

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-6

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** >10' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		3-3-2	5			Loose light orange silty SAND [SM]						
		2-2-1	3			4	12	3				
5		2-1-2	3			Loose orange silty clayey SAND [SM-SC]						
		2-3-3	6									
		3-3-3	6									
		3-3-3	6									
10												
		3-4-3	7			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-7

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-7

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
		1-2-1	3			Very loose to loose brown and light orange silty SAND [SM]						
		1-1-1	2									
5		2-1-2	3				18	7				
		2-2-2	4	▽		7						
		3-3-4	7			Loose to medium dense light brown and orange clayey SAND [SC]						
10		4-5-5	10			12.5						
						Very stiff orange and light green CLAY [CH]						
		7-8-8	16			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-8

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-8

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.8						
		4-4-4	8	▽		Loose brown and light orange silty SAND [SM]						
		6-6-5	11			4						
5		5-4-4	8			Stiff orange sandy CLAY [CH]						
		7-8-8	16				53	20	36	19		
		5-6-7	13			8						
		7-7-9	16			Medium dense orange and light green clayey SAND [SC]						
10						12						
						Medium dense orange and brown clayey SAND, with lenses of clay [SC]						
		6-6-7	13									
15						17						
						Medium dense tan and orange very clayey SAND, with lenses of clay [SC]						
		10-9-8	17			20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-9

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-9

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 40'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose brown SAND, with silt [SP-SM]						
		1-3-3	6									
		2-2-2	4			3						
						Loose brown and orange silty SAND [SM]						
5		2-3-2	5									
		3-2-3	5									
		3-3-3	6	▽								
						8.5						
		3-5-6	11			Medium dense brown and orange very clayey SAND [SC]						
10												
						13.5						
		2-4-4	8			Stiff green and orange CLAY, trace sand [CH]	87	47	59	36		
15												
						18.5						
		3-3-5	8			Stiff tan and orange sandy CLAY [CL]						
20												
		1-2-3	5				50	32	39	16		
25												

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Stiff tan and orange sandy CLAY [CL]						
						29						
		2-4-6	10			Medium dense tan and orange silty SAND, trace clay [SM]						
30												
						33.5						
		2-3-6	9			Medium dense tan silty clayey SAND [SM-SC]						
35												
						38.5						
		3-8-50/3"	50/3"			Very stiff tan and orange CLAY [CH], with limestone fragments 39.5						
						LIMESTONE 40						
40						Boring Terminated at 40'						
45												
50												

REMARKS

FIGURE NUMBER: A-10

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-10

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 35'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose brown SAND, with silt [SP-SM]						
	X	1-3-3	6			2.5						
	X	2-2-2	4			Loose to medium dense brown and orange silty SAND [SM]						
5	X	2-2-3	5									
	X	3-4-6	10	▽		7						
	X	6-7-7	14			Stiff to very stiff green, gray and orange sandy CLAY [CL]						
	X	5-5-6	11				56	29	48	30		
10												
	X	6-8-9	17									
15												
						18.5						
	X	2-3-3	6			Loose tan and orange very silty clayey SAND [SM-SC]						
20												
	X	2-2-2	4									
25												

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose tan and orange very silty clayey SAND [SM-SC]						
						28.5						
30		3-7-4	11			Medium dense to loose tan silty clayey SAND [SM-SC]						
		2-2-2	4									
35						35						
						Boring Terminated at 35'						
40												
45												
50												

REMARKS

FIGURE NUMBER: A-12

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-11

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-3-3	6			Loose brown and orange silty SAND [SM]						
		1-2-1	3									
5		2-2-2	4									
		1-2-3	5	▽		7						
		6-6-7	13			Stiff gray and orange sandy CLAY [CH]						
10		6-4-6	10			13.5						
		5-5-8	13			Stiff gray and orange CLAY [CH]						
15						18.5						
		6-10-10	20			Medium dense gray, tan and orange clayey SAND [SC]						
20												
		5-9-12	21			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-14

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-12

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-2	4			Loose to very loose orange and brown silty SAND [SM]						
		2-1-1	2									
5		1-1-1	2									
		1-1-1	2									
		1-1-2	3									
		1-2-3	5									
10				▽		12						
						Stiff gray and orange sandy CLAY [CH]						
		3-5-6	11				72	41	64	37		
15												
		2-5-8	13									
20						23.5						
		4-4-5	9			Loose gray and orange clayey SAND [SC] 25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-16

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-13

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/26/2025 **DATE COMPLETED** 11/26/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/26/2025 **EST. S.H.G.W.T (FT.)** 7.5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 0.4						
		2-1-2	3			Loose orange and brown silty SAND [SM]						
		2-1-2	3									
5		2-2-2	4				19	7				
		3-2-2	4									
		3-2-3	5	▽		8.5						
		4-5-4	9			Medium dense orange and brown clayey SAND [SC]						
10												
		6-7-8	15				27	16				
15						17						
						Very stiff to stiff orange and light green sandy CLAY [CH]						
		4-8-10	18									
20												
		4-6-7	13									
25						25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-17

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-14

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		3-4-3	7			Brown SAND, with silt [SP-SM] and trace of limerock 0.4 Loose orange silty SAND [SM]						
		3-1-2	3									
5		2-1-1	2									
		2-1-2	3									
		1-2-2	4									
		2-2-2	4				12	8				
10				▽		12						
		3-5-8	13			Medium dense tan, gray and orange clayey SAND [SC]						
15						17.5						
		4-6-8	14			Stiff green and orange CLAY [CH]						
20												
		4-6-9	15			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-18

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-15

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and trace gravel 0.7						
		6-5-3	8			Loose orange silty SAND [SM]						
		1-2-1	3									
5		1-1-2	3	▽		6						
		1-2-3	5			Loose orange clayey SAND [SC] 7.5						
		4-4-6	10			Stiff orange, gray and light green sandy CLAY [CH]						
10		3-5-7	12				74	34	53	29		
						12						
						Stiff orange and tan sandy CLAY [CH], with limestone fragments						
15		4-4-5	9									
						19						
		3-5-6	11			Stiff green, gray and orange CLAY [CH], with 20						
20						limestone fragments 20						
						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-19

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-16

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
	X	3-3-2	5	▽		Loose brown silty SAND [SM], with roots						
	X	2-2-3	5			3.5						
	X	4-3-4	7			Loose brown and orange silty clayey SAND [SM-SC] 4						
5						Loose brown clayey SAND [SC] 5.5						
	X	4-7-8	15			Very stiff gray and orange sandy CLAY [CH] 7	56	27				
	X	5-5-6	11			Medium dense gray and orange very clayey SAND [SC]						
	X	3-5-7	12									
10												
						13.5						
	X	3-5-6	11			Medium dense tan and orange clayey SAND [SC]						
15												
						18.5						
	X	5-5-5	10			Medium dense to loose tan and orange silty clayey SAND [SM-SC]						
20												
						25						
	X	3-3-4	7			Boring Terminated at 25'						
25												

REMARKS

FIGURE NUMBER: A-20

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-17

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 3' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-1	3			Loose brown and orange silty SAND [SM]						
		2-1-2	3	▽								
5		1-1-1	2									
		2-2-3	5			7						
		4-10-10	20			Medium dense orange and tan very clayey SAND [SC] 8.5						
10		6-7-7	14			Stiff brown, gray and orange sandy CLAY [CH] 13.5						
15		5-8-10	18			Medium dense tan and orange clayey SAND [SC] 18.5						
20		5-5-5	10			Stiff to firm tan, brown and orange sandy CLAY [CH]						
25		1-2-3	5			25						
						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-21

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-18

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1.5						
		5-5-3	8			Loose to medium dense orange silty SAND [SM]						
		2-2-3	5									
5		2-3-4	7									
		4-3-4	7									
		5-4-4	8									
		5-5-6	11									
10				▽		12						
						Medium dense tan and orange clayey SAND [SC]						
		6-5-6	11									
15						18.5						
		3-7-8	15			Very stiff gray and orange sandy CLAY [CH], with limestone fragments 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-22

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-19

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/21/2025 **DATE COMPLETED** 11/21/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/21/2025 **EST. S.H.G.W.T (FT.)** 6' **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
		2-2-1	3			Very loose light brown and light orange silty SAND [SM]						
		1-1-1	2									
5		1-1-2	3			5.5	13	5				
		2-2-2	4	▽		Loose orange silty clayey SAND [SM-SC] 7						
		4-5-5	10			Medium dense orange very clayey SAND [SC], with limestone fragments 9.5						
10		6-5-5	10			Stiff orange and light green sandy CLAY [CH], with limestone fragments 10						
						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-23

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-20

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		1-2-1	3			Very loose to loose orange silty SAND [SM]						
		2-1/12"	1									
5		WOH-1	1									
		1-2-1	3									
		2-1-2	3									
		2-2-3	5			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-24

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-21

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 0.8						
		5-4-3	7			Loose orange silty SAND [SM]						
		3-1-2	3									
5		2-1-1	2									
		2-1-1	2									
		2-2-1	3									
		2-2-2	4			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-25

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-22

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND [SP] 0.8						
		4-6-4	10			Medium dense orange brown silty SAND [SM] 2.5	12	3				
		2-1-1	2			Very loose orange silty SAND [SM]						
5		1-2-1	3									
		1-1-1	2									
		1-2-1	3									
		2-1-2	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-26

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-23

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 10'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] and limerock 0.7						
		3-3-3	6			Loose orange brown silty SAND [SM] 2.5						
		1-2-1/12"	3			Very loose orange silty SAND [SM]						
5		1-1	1									
		1-1-1	2									
		1-1-1	2									
		1-2-1	3			10						
10						Boring Terminated at 10'						
15												
20												
25												

REMARKS

FIGURE NUMBER: A-27

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-24

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/25/2025 **DATE COMPLETED** 11/25/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 11/25/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM], and with asphalt millings (Fill) 0.4						
		2-2-2	4			Loose brown silty SAND [SM] 2.5						
		3-1-2	3			Loose orange silty SAND [SM]						
5		1-2-2	4			6						
		2-2-3	5			Loose orange silty SAND, with trace of clay [SM]						
		3-2-3	5									
		3-3-3	6									
10				▽		12						
						Loose brown and orange clayey SAND [SC]						
		3-3-5	8									
15						16						
						Orange and gray very clayey SAND [SC]						
						19						
		4-5-6	11			Stiff gray and orange CLAY, trace sand [CH] 20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-28

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-25

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 8' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-1	2			Very loose dark brown SAND, with silt [SP-SM] 2.5						
		1/12"	1			Very loose light orange SAND, with silt [SP-SM] 5.5	7	4				21
5		1/12"-1	1									
		1-2-2	4			Loose orange silty SAND [SM] 8.5						
		3-2-2	4	▽								
		2-2-3	5			Loose orange and tan clayey SAND [SC] 13.5						
10												
		4-5-7	12			Stiff gray and orange CLAY [CH] 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-29

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-26

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 6.5' **BORING DEPTH** 20'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-3	5			Loose dark brown SAND, with silt [SP-SM] 2.5	11	5				
		2-2-3	5			Loose orange silty SAND [SM], trace wood and roots 4						
5		2-2-2	4			Loose orange silty SAND [SM]	14	6				<0.5
		2-3-4	7	▽		7						
		3-3-3	6			Loose to medium dense greenish gray and orange clayey SAND [SC]						
		3-4-4	8									
10												
		5-7-8	15									
15												
		4-5-6	11			20						
20						Boring Terminated at 20'						
25												

REMARKS

FIGURE NUMBER: A-30

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-27

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-2-2	4			Loose dark brown SAND, with silt [SP-SM] 2.5	9	3				11
		2-2-2	4			Loose orange SAND, with silt [SP-SM] 4						
5		2-3-2	5			Loose to medium dense orange silty SAND [SM]						
		3-3-4	7									
		3-4-4	8									
		5-4-5	9									
10				▽		12						
						Medium dense orange clayey SAND [SC]						
		5-6-6	12			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-31

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-28

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown silty SAND [SM]						
		1-1-2	3			2.5						
		2-2-2	4			Loose orange silty SAND [SM]						
5		2-3-2	5				18	7				<0.5
		3-3-3	6									
		3-3-3	6									
		3-4-4	8									
10												
		4-4-4	8									
15						18.5						
		4-5-5	10			Medium dense to loose tan and gray clayey SAND [SC]						
20												
		3-3-4	7			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-32

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-29

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 11/24/2025 **DATE COMPLETED** 11/24/2025

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 11/24/2025 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 25'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Loose dark brown silty SAND [SM] 2.5						
		1-2-2	4									
		2-2-3	5			Loose orange silty SAND [SM]						
5		3-3-3	6									
		3-4-4	8									
		4-3-4	7				15	5				0.8
		3-4-4	8									
10				▽		12						
						Medium dense gray and red clayey SAND [SC]						
		6-6-7	13									
15						18.5						
		4-5-5	10			Medium dense gray and red clayey SAND [SC], with limestone fragments						
20												
		5-6-7	13			25						
25						Boring Terminated at 25'						

REMARKS

FIGURE NUMBER: A-33

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-30

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** N/A **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		3-3-4	7			Loose dark orange clayey SAND [SC] 2.5	30	9				
		3-4-4	8			Loose brown clayey SAND [SC] 5.5						
5		4-5-5	10									
		4-4-5	9			Loose to medium dense light gray and orange clayey SAND [SC] 13.5						
		5-5-5	10									
		5-6-6	12									
10												
		5-6-11	17			Very stiff green and orange CLAY [CH], with trace limestone fragments 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-34

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-31

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, with silt [SP-SM] 1						
		2-2-2	4	▽		Loose light brown and light orange SAND [SP] 2.5	8	4				13
		2-1-2	3			Loose orange clayey SAND [SC]						
5		2-3-4	7									
		5-5-9	14			6.5						
		5-7-8	15			Stiff orange and gray sandy CLAY [CH]						
		4-6-8	14									
10						12						
						Loose gray and orange clayey SAND [SC]						
		3-4-5	9			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-35

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: B-32

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/08/2023 **DATE COMPLETED** 06/08/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/08/2023 **EST. S.H.G.W.T (FT.)** 2' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		2-3-3	6	▽		Loose dark brown silty SAND [SM] 2.5	19	6				
		3-3-3	6			Loose orange, brown clayey SAND [SC]						
5		2-3-3	6									
		4-5-5	10			7						
		4-4-4	8			Loose to medium dense gray clayey SAND [SC]						
10		4-5-5	10									
						13.5						
		6-7-9	16			Very stiff light green and orange CLAY [CH], with trace cemented clay 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-36

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-33

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2023 **DATE COMPLETED** 06/07/2023

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		5-4-2	6			Loose dark brown SAND, with silt [SP-SM]						
		2-2-2	4				10	2				12
5		2-2-2	4	▽		5.5						
		2-3-2	5			Loose to medium dense tan clayey SAND [SC]						
		5-6-6	12									
10		5-5-6	11			13.5						
		7-9-11	20			Very stiff orange and light gray CLAY [CH], with cemented clay 15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-37

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-34

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 08/29/2024 **DATE COMPLETED** 08/29/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 08/29/2024 **EST. S.H.G.W.T (FT.)** 11' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		3-2-2	4			Loose brown SAND, with silt [SP-SM] 2.5						
		2-1-1	2			Very loose to loose light brown and orange SAND [SP]						
5		WOH-1	1				8	4				16
		1-2-2	4									
		2-2-2	4			8.5						
		3-5-5	10	▽		Medium dense orange silty clayey SAND [SM-SC] 12.5						
						Loose orange, brown and gray very clayey SAND [SC] 15						
15		4-4-5	9			Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-38

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: B-35

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 06/07/2024 **DATE COMPLETED** 06/07/2024

SAMPLE METHOD ASTM D-1586 **ELEV.** N/A **DRILLER/PM** R. PEREZ

WATER TABLE (FT.) N.E. **DATE** 06/07/2023 **EST. S.H.G.W.T (FT.)** 5' **BORING DEPTH** 15'

COMMENTS -

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
		1-1-2	3			Loose dark brown SAND, with silt [SP-SM] 2.5	10	5				12
		2-1-2	3			Loose tan SAND, with silt [SP-SM] 4						
5		2-2-2	4	▽		Loose orange silty SAND [SM] 5.5						
		2-4-4	8			Loose tan clayey SAND [SC] 7						
		4-4-4	8			Stiff to very stiff gray and orange CLAY [CH]						
10		6-7-11	18									
		10-13-15	28			15						
15						Boring Terminated at 15'						
20												
25												

REMARKS

FIGURE NUMBER: A-39

PROJECT: PROPOSED SHOPPING CENTER

BORING NO: D-1

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** 1' **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
0				▽		Brown silty SAND [SM] 1	78	42				
						Orange clayey SAND [SC] 2						
						Orange and green CLAY, trace sand [CH] 4						
5						Orange and tan very clayey SAND [SC] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

REMARKS

FIGURE NUMBER: A-40

PROJECT: PROPOSED SHOPPING CENTER

UES

BORING NO: D-2

PROJECT PROPOSED SHOPPING CENTER

PROJECT ADDRESS US 441

PROJECT CITY, COUNTY, STATE ALACHUA , ALACHUA COUNTY, FLORIDA

CLIENT NAME RISE PARTNERS **PROJECT NO** A25140.00683.005 **REPORT NO.** 2160889

LOCATION SEE BORING LOCATION PLAN **DATE STARTED** 12/03/2025 **DATE COMPLETED** 12/03/2025

SAMPLE METHOD ASTM D-1452 **ELEV.** N/A **DRILLER/PM** M. BOATRIGHT

WATER TABLE (FT.) N.E. **DATE** 12/03/2025 **EST. S.H.G.W.T (FT.)** N.E. **BORING DEPTH** 6'

COMMENTS

DEPTH (FT)	SAMPLE TYPE	BLOW COUNTS/6"	N-VALUE	W.T.	SYMBOL	MATERIALS DESCRIPTION	-200 (%)	MC (%)	LL	PI	OC (%)	K (ft/day)
						Brown SAND, trace silt [SP-SM] 1						
						Orange SAND, with silt [SP-SM] 4	10	5				
5						Orange silty SAND [SM] 6						
						Boring Terminated at 6'						
10												
15												
20												
25												

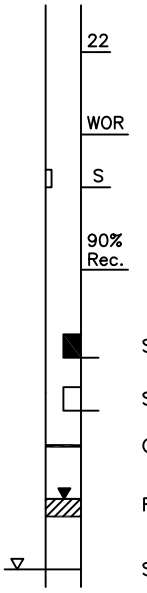
REMARKS

FIGURE NUMBER: A-41

PROJECT: PROPOSED SHOPPING CENTER

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140–lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin–Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core–Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

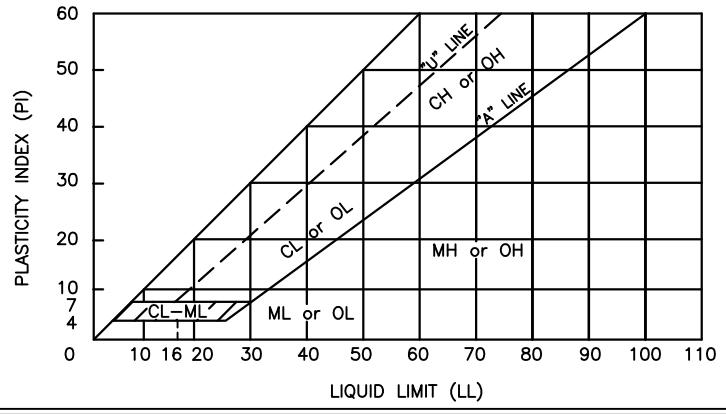
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomacaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

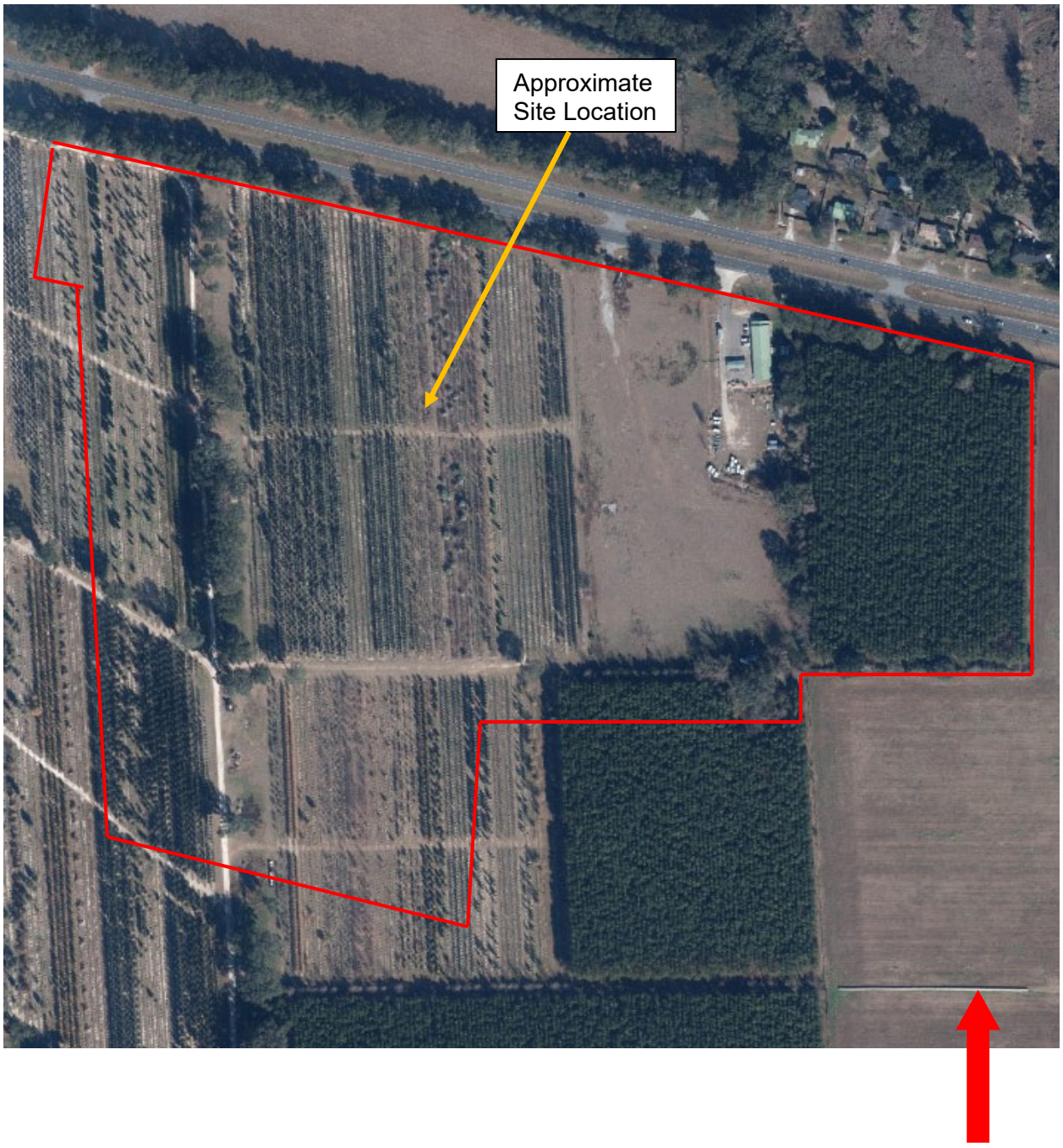
PLASTICITY CHART



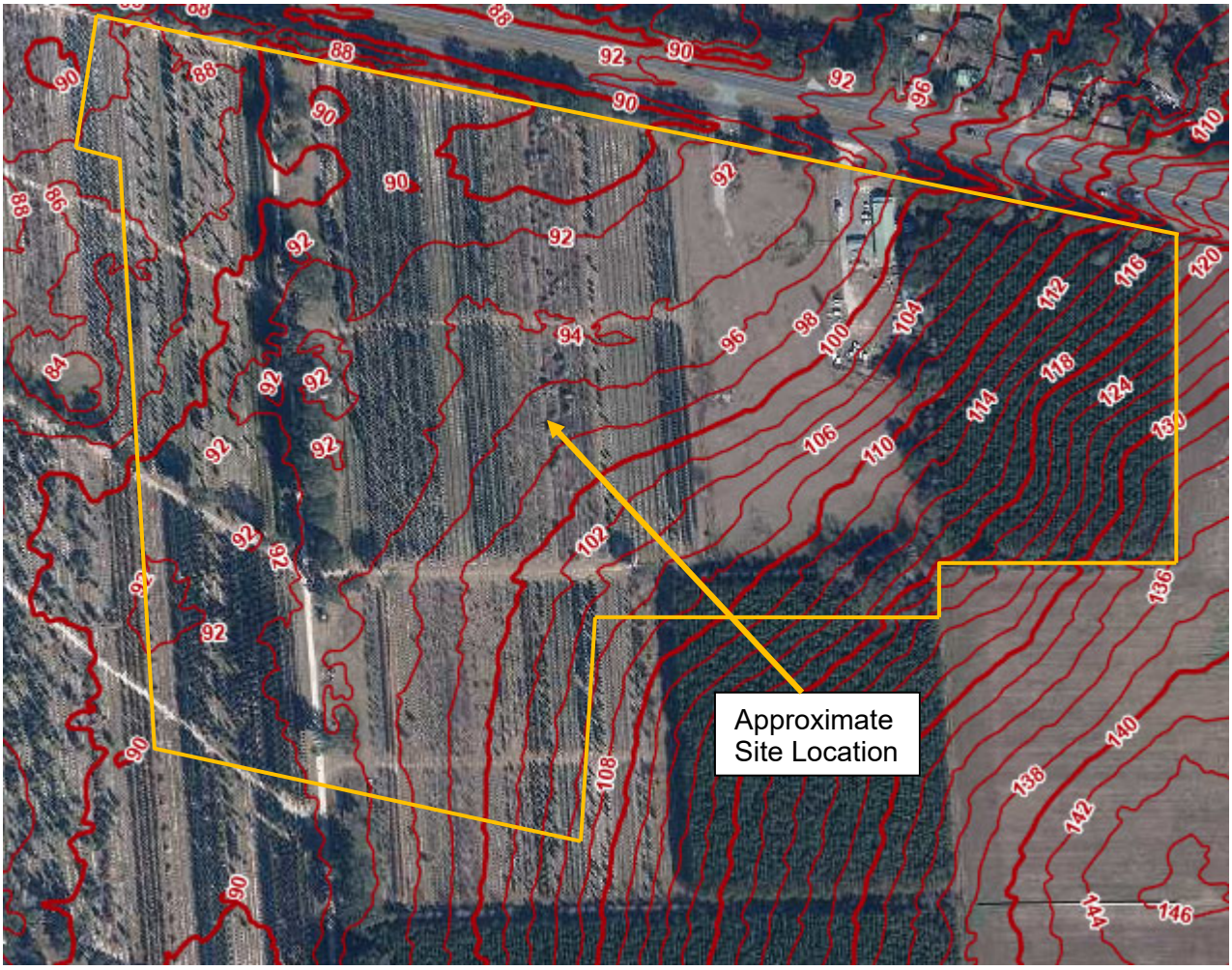
APPENDIX **B**

Site Location Map

Contour Map



UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	SITE LOCATION MAP		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-1



Source: Alachua County Property Appraiser – Interactive GIS Map

UES	**Proposed Alachua Commercial Center US HWY 441 Alachua, Alachua County, Florida**		
	Contour Map		
	DATE: 12-09-25	UES PROJECT NO.: A25140.00683.005	APPENDIX NO.: B
	SCALE: N.T.S.	REPORT NO.: 2160889	FIGURE NO.: B-2

APPENDIX C

Summary of Laboratory Test Results

Double Ring Infiltrometer (DRI) Test Results

Limerock Bearing Ratio (LBR) Test Results

Description of Laboratory Testing Procedures

Description of Field Testing Procedures

SUMMARY OF LABORATORY RESULTS

PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-1	3	Dark Brown Sand, with silt	SS	4										8		SP-SM
B-2	3	Tan Sand, with silt	SS	2										7		SP-SM
B-4	1.5	Dark Brown Sand, with silt	SS	5										10		SP-SM
B-6	3	Light Orange Silty Sand	SS	3										12		SM
B-7	4.5	Brown/Light Orange Silty Sand	SS	7										18		SM
B-8	6	Orange Sandy Clay	SS	20	36	19								53		CH
B-9	14	Green/Orange Clay	SS	47	59	36								87		CH
B-9	24	Tan/Orange Sandy Clay	SS	32	39	16								50		CL
B-10	9	Green/Gray/Orange Sandy Clay	SS	29	48	30								56		CL
B-12	14	Gray/Orange Sandy Clay	SS	41	64	37								72		CH
B-13	4.5	Orange/Brown Silty Sand	SS	7										19		SM
B-13	14	Orange/Brown Clayey Sand	SS	16										27		SC
B-14	9	Orange Silty Sand	SS	8										12		SM
B-15	9	Orange/Gray/Light Green Sandy Clay	SS	34	53	29								74		CH
B-16	6	Gray/Orange Sandy Clay	SS	27										56		CH
B-19	4.5	Light Brown/Light Orange Silty Sand	SS	5										13		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

SUMMARY OF LABORATORY RESULTS

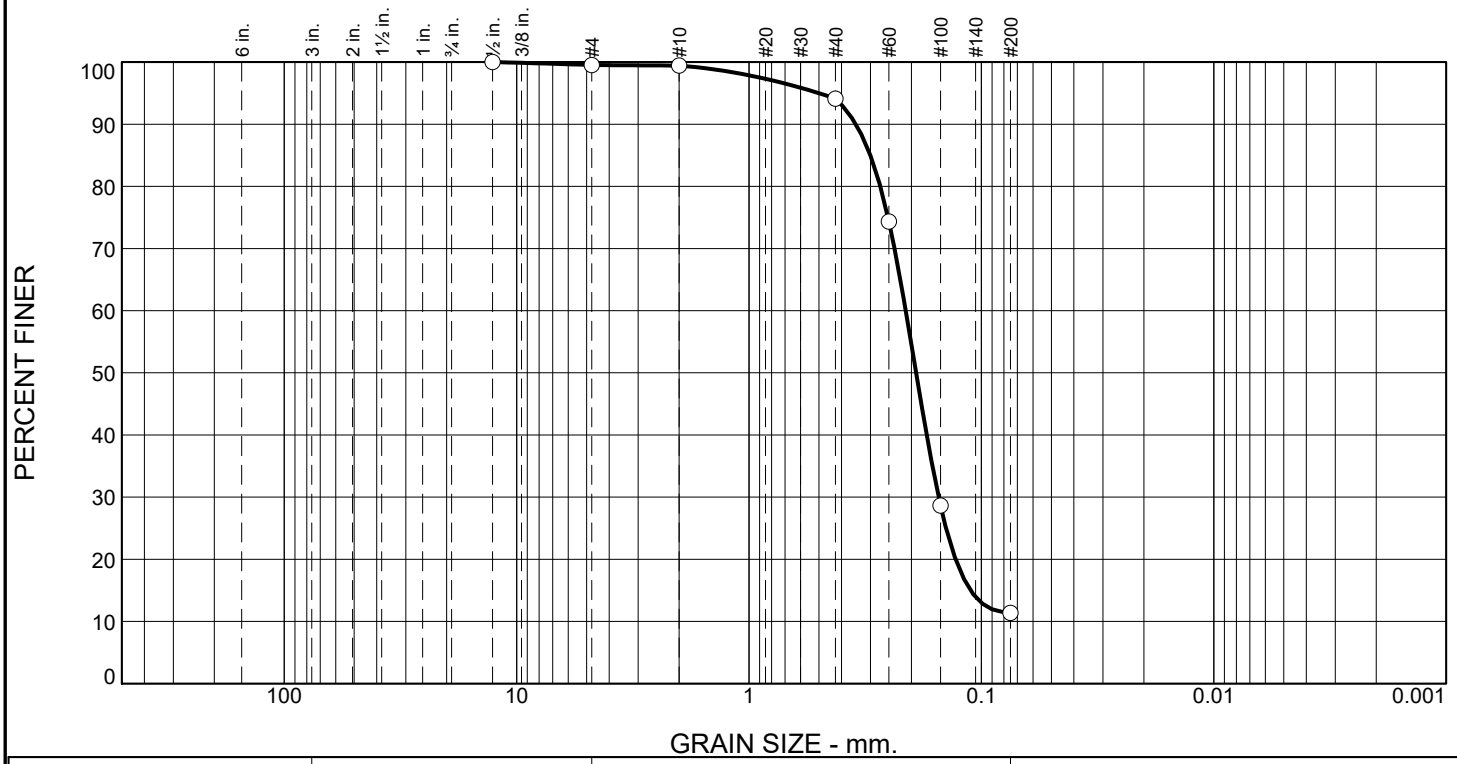
PROJECT: Proposed Alachua Commercial Center | **REPORT: 2160889**

CLIENT: Rise Partners | **December 19, 2025**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-22	1.5	Orange/Brown Silty Sand	SS	3										12		SM
B-25	3	Light Orange Sand, with silt	SS	4			21							7		SP-SM
B-26	1.5	Dark Brown Sand, with silt	SS	5					100	99	94	74	29	11		SP-SM
B-26	4.5	Orange Silty Sand	SS	6			< 0.5							14		SM
B-27	3	Orange Sand, with silt	SS	3			11							9		SP-SM
B-28	6	Orange Silty Sand	SS	7			< 0.5							18		SM
B-29	7.5	Orange Silty Sand	SS	5			0.8							15		SM
B-30	1.5	Dark Orange Clayey Sand	SS	9										30		SC
B-31	1	Brown Sand, with silt	SS	4			13							8		SP-SM
B-32	1.5	Dark Brown Silty Sand	SS	6										19		SM
B-33	3	Dark Brown Sand, with silt	SS	2			12							10		SP-SM
B-34	5	Light Brown/Orange Sand, with silt	SS	4			16							8		SP-SM
B-35	3	Tan Sand, with silt	SS	5			12							10		SP-SM
D-1	2.5	Orange/Green Clay	A	42										78		CH
D-2	2	Orange Sand, with silt	A	5					100	100	95	75	27	10		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.5	0.1	5.3	82.7	11.4	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	99.5		
#10	99.4		
#40	94.1		
#60	74.3		
#100	28.6		
#200	11.4		

* (no specification provided)

Material Description

Dark Brown Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP-SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.3471 D_{85}= 0.3007 D_{60}= 0.2117
D_{50}= 0.1910 D_{30}= 0.1528 D_{15}= 0.1114
D_{10}= C_u= C_c=

Remarks

Date Received: **Date Tested:**

Tested By: SB

Checked By: ES/TK

Title: P.E.

Location: B-26
Sample Number: 1 **Depth:** 1.5

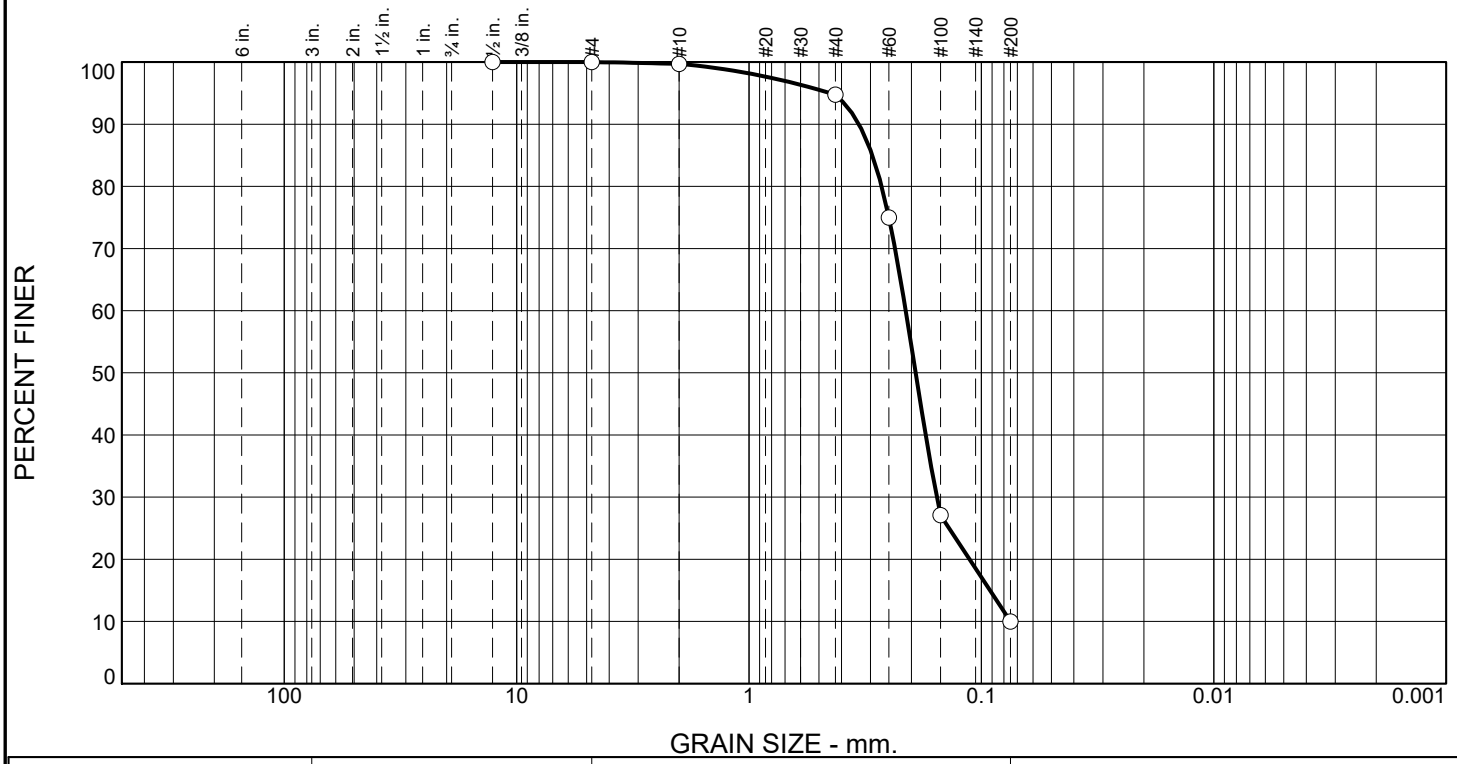
Date Sampled:

UES Professional Solutions

Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.3	4.9	84.8	10.0	

TEST RESULTS

Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
1/2"	100.0		
#4	100.0		
#10	99.7		
#40	94.8		
#60	75.0		
#100	27.1		
#200	10.0		

* (no specification provided)

Material Description

Orange Sand, with silt

Atterberg Limits (ASTM D 4318)

PL= **LL=** **PI=**

Classification

USCS (D 2487)= SP-SM **AASHTO (M 145)=**

Coefficients

D_{90}= 0.3368 D_{85}= 0.2948 D_{60}= 0.2117
D_{50}= 0.1919 D_{30}= 0.1556 D_{15}= 0.0919
D_{10}= 0.0750 C_u= 2.82 C_c= 1.53

Remarks

Date Received: _____ **Date Tested:** _____

Tested By: SB

Checked By: ES/TK

Title: P.E.

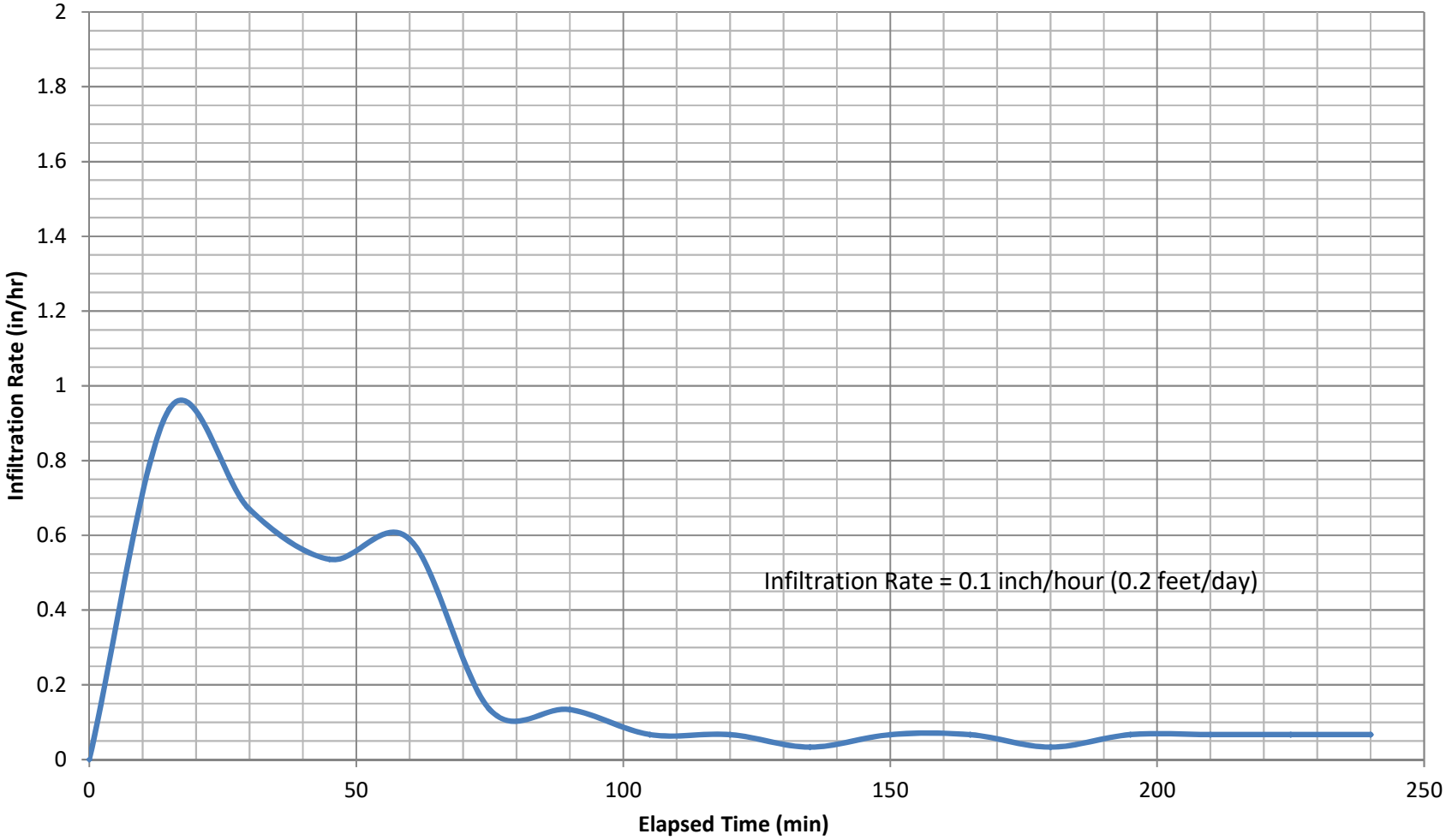
Location: D-2
Sample Number: 2 **Depth:** 2 **Date Sampled:**

UES Professional Solutions

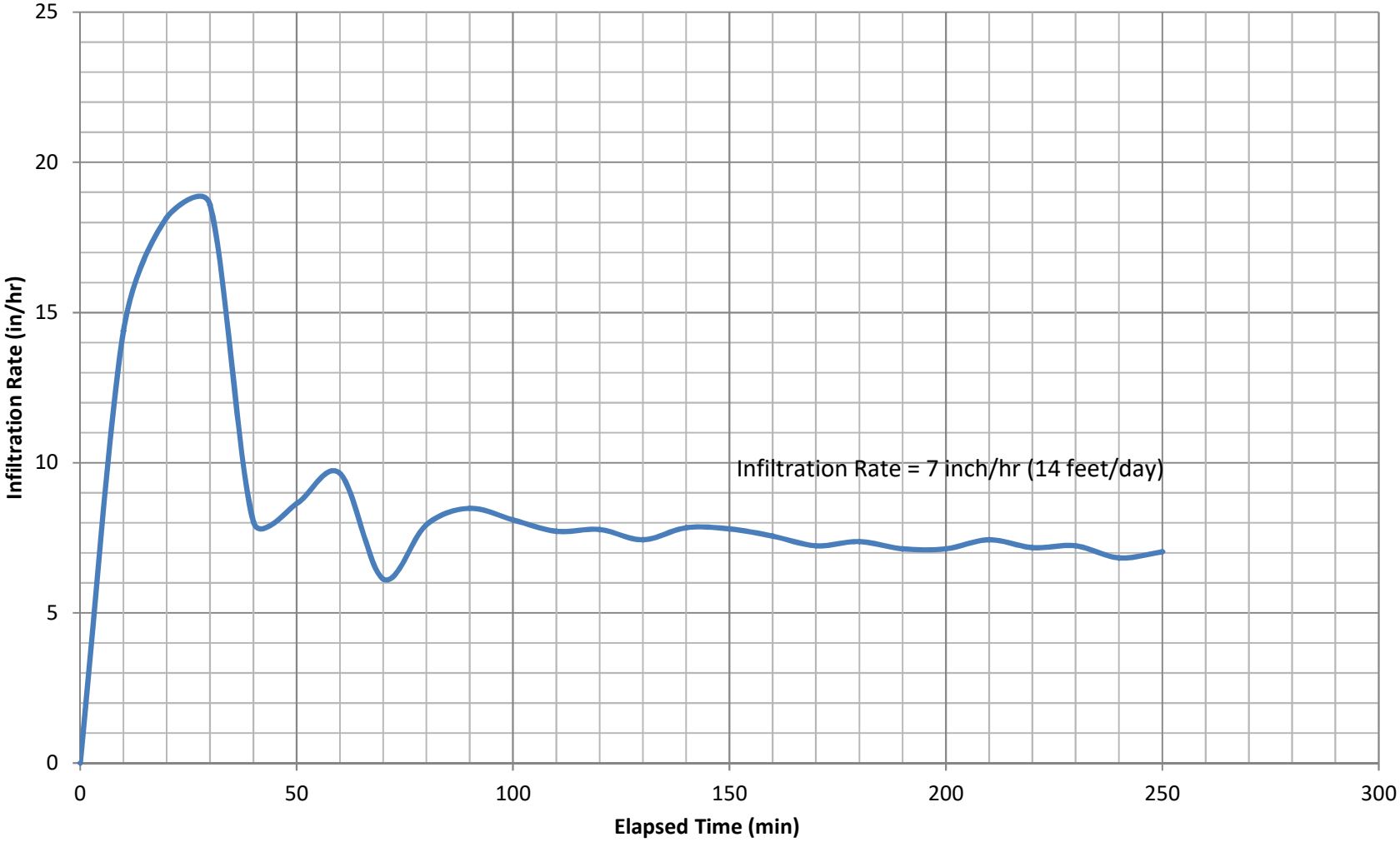
Client: Rise Partners
Project: Proposed Shopping Center - Alachua

Project No: A25140.00683.005 **Figure**

Alachua Shopping Center- Double Ring Infiltrometer (DRI-1 @ 2 ft)



Alachua Shopping Center- Double Ring Infiltrometer (DRI-2 @ 2 ft)



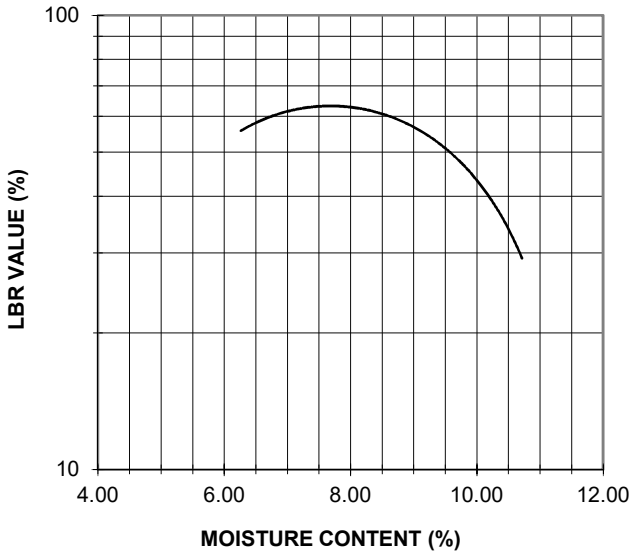
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

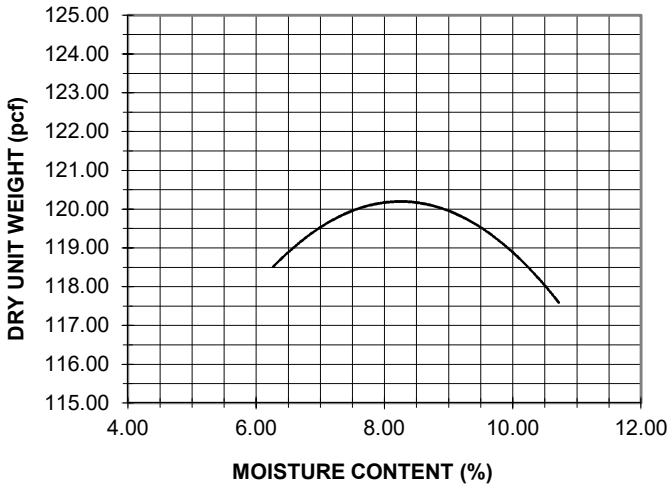
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-4
SOIL DESCRIPTION: Brown Sand, with silt to Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **65**



OPT MOISTURE: **8.0** MAX DENSITY: **120.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

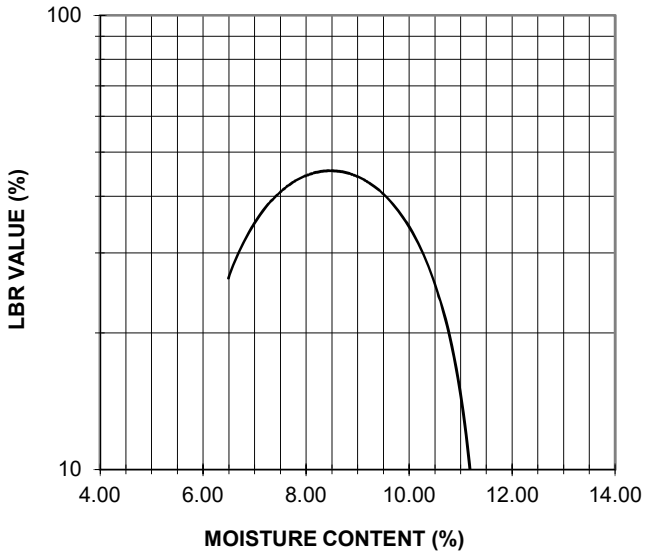
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

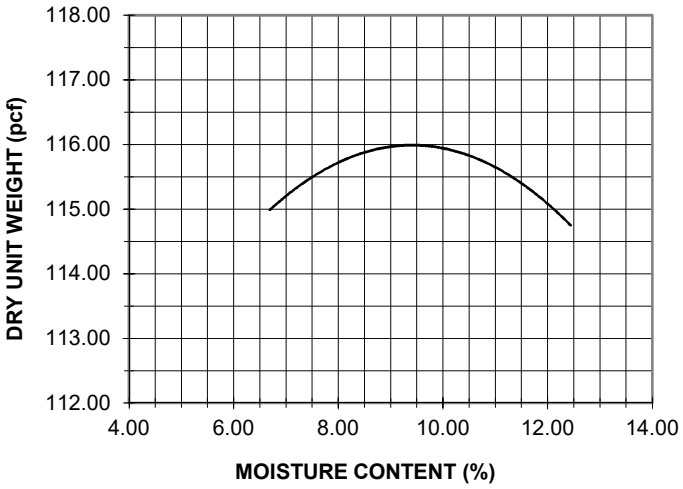
PROJECT: Proposed Shopping Center
US 441
Alachua, Alachua County

DATE TESTED: December 10, 2025 **REPORT NO:** 2161206

SAMPLE LOCATION: B-22
SOIL DESCRIPTION: Orange/Brown Silty Sand



PROJECT LBR REQUIREMENT: **40** LBR VALUE: **43**



OPT MOISTURE: **9.5** MAX DENSITY: **116.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT - ASTM D-2974

Ash content of a peat or organic soil sample is determined by igniting the oven dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic material is determined by subtracting the percent ash from 100.

PERMEABILITY OF GRANULAR SOILS (CONSTANT HEAD) - ASTM D-2434

In summary, this test method covers the determination of the coefficient of permeability by a constant-head method for the laminar flow of water through granular soils. The procedure is to establish representative values of the coefficient of permeability of granular soils that may occur in natural deposits. The constant head laboratory permeability test is performed by placing the soil sample in a tube (permeameter) and seating the sample on both ends with a porous disk. The tube and soil sample are then sealed and the soil sample is saturated. Once the soil sample has been saturated, a constant head water supply is run through the sample. A pair of manometer tubes is used to measure the pressure head change through the soil. Once the manometer tubes indicate steady state flow, test measurements of pressure head difference, quantity of flow, and time of flow are made. The data recovered from this test are then used to calculate Darcy's Coefficient of Permeability (k) of the soil.

SPECIFIC GRAVITY OF SOIL ASTM D-854

This test method determines the ratio of the mass of a unit volume of soil solids to the mass of the same volume of gas free distilled water at 20 degrees Celsius. Soil is placed into a calibrated pycnometer, water is added, and then the soil and water are de-aired. The specific gravity of the soil specimen is determined through the mass of the pycnometer and water, the calibrated mass of the dry pycnometer, the calibrated volume of the pycnometer, the density of the water at the test temperature, the mass of the oven dried soils, and the mass of the pycnometer water and soil solids at the test temperature.

APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

DOUBLE RING INFILTROMETER - ASTM D-3385

The Double-Ring Infiltrometer test is performed in general accordance with the procedures outlined in the latest revision of ASTM D3385, "Infiltration Rate of Soils using Double Ring Infiltrometers". The out ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately, 12 inches in diameter, was inserted inside the outer ring, centered, and driven to a depth of approximately 2 to 4 inches below the test depth. The 2 rings were filled simultaneously with 4 inches of water.

The water level was maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of 15 minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 120 minutes.

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

Important Information About Your Geotechnical Engineering Report
Constraint and Restrictions

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed*. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto **is** incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

SECTION 6: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

SECTION 7: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

SECTION 8: BILLING AND PAYMENT

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

Section 9: Ownership and Use of Documents; Intellectual Property

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

Section 10: Risk Allocation and Indemnification

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) . $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

Section 11: Insurance

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

Section 12: Dispute Resolution

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

Section 13: Termination

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

Section 14: Solicitation of Employees

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

Section 15: Assigns

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

Section 16: Survival

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

Section 17: Miscellaneous

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

PRELIMINARY
GEOTECHNICAL EXPLORATION SERVICES

Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida

PROJECT NO. A25140.00683.005
REPORT NO. 2162758

Prepared For:

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402
(423) 654-7104

Prepared By:

UES Professional Solutions, LLC
4475 SW 35th Terrace
Gainesville, Florida 32608
(352) 372-3392

March 6, 2026

Consultants in: Geotechnical Engineering • Environmental Sciences • Construction Materials Testing

March 6, 2026

Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

Attention: Mr. Sam Berry
VP of Development

Reference: **PRELIMINARY GEOTECHNICAL EXPLORATION REPORT**

Tax Parcels 03042-005/003 – US 441
Alachua, Alachua County, Florida
UES Project No. A25140.00683.005 UES Report No. 2162758

Dear Mr. Berry:

UES Professional Solutions, LLC has completed the subsurface exploration at the above referenced site in Alachua, Alachua County, Florida. The preliminary exploration was conducted in general accordance with authorized proposal 2162534, dated February 13, 2026. This preliminary exploration was performed in accordance with generally accepted soil and foundation engineering practices and ; "Geotechnical Investigation Specifications and Report Requirements" dated September 25, 2018.

The following report presents the results of our preliminary field exploration and a geotechnical engineering interpretation of those results with respect to the project characteristics provided to us. Included are: general recommendations for site preparation procedures, foundation design parameters, pavement design and subgrade preparation. This preliminary report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide test borings, and recommendations. We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please contact us if you have any questions, or if we may further assist you as your plans proceed.

UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization Number 549

TIMOTHY E. KWIATKOWSKI LICENSE No 86444 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDUARDO SUAREZ LICENSE No 60272 STATE OF FLORIDA PROFESSIONAL ENGINEER

Eduardo Suarez
2026.03.06 10:03:18
-05'00'

Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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EXECUTIVE SUMMARY

We have prepared this executive summary as a general overview. Please refer to, and rely on, the full report for information about findings, recommendations, and other considerations.

Project Location and Description

The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The project site will be located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

Finish floor elevation for the proposed will be set at 102 feet. We anticipate, within the building area, a significant amount of cut and fill (up to 3 feet of cut and 10 feet of fill) will be required to achieve the proposed finish floor elevation. Existing elevations within the proposed building footprint range from approximately 105 feet to 92 feet NAVD. Additionally, we anticipate significant amounts of cut and fill to achieve the proposed parking and drive grades,with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Soil and Groundwater Conditions

In general, the soil test borings encountered sand to sand with silt and sand with clay interbedded with lenses of silty sand [SP, SP-SC, SP-SM, SM] between the elevations of approximately +101 feet to at least +82 feet, NAVD. Below, the sand with silt to silty sands, the soil test borings generally encountered clayey sand to sandy clay layer [SC/CH] to maximum boring termination depths of 20 feet below ground surface.

Variations in depth, thickness and consistency of the soil strata depicted in the Generalized Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. The clayey sand [SC], sandy clay [CL], and clay [CH], strata were found at all of the boring locations.

The subgrade after excavation, in some areas may include silty-clayey sands, which may be difficult to compact. The silty-clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods. Normal proof-rolling and compaction of exposed subgrade, and filling to grade with compacted selected structural fill is also expected.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Groundwater Considerations

Groundwater levels and seasonal high groundwater levels may be affected by the proposed construction which will modify the surface and subsurface hydrology. Based on the general grading information provided, it should not be necessary to provide a permanent subsurface drainage system for the building and pavement areas. To maintain the recommended separation between the water table and various structural elements in the truck well areas we recommend a permanent drainage system in the loading dock/truck well and TLE pit areas.

We found shallow deposits of silty-clayey sands [SM-SC, SC] across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater cannot pass) to the natural infiltration of the rainwater. Therefore, rainfall will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy or extended rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Site Preparation

Site preparation for the site will consist of stripping of surficial organics and clearing of trees/vegetation and their associated root systems greater than ½ inch in diameter, followed by surface densification, proof-rolling and compaction of existing subgrade, and filling to construction grade with structural fill.

Foundation Design

After successful completion of the building site preparation, we recommend a shallow foundation system be used for support of the proposed building. The shallow spread foundations should be designed with a net allowable soil bearing pressure of 2,500 pounds per square foot (psf) provided the building pad preparation recommendations presented in Section 9 of this report are followed.

Pavement Design

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-

effective combination of available construction materials. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Recommendations for both rigid and flexible pavements are presented in Section 9.2 of this report.

Typically, the most prevalent flexible pavement base material in Alachua County is limerock because of its local availability. Alternative base materials may be considered as requested.

On-site Borrow and Excavation Considerations

With the exception of topsoil, debris and undiscovered organic soils, the on-site soils may be reused as structural fill, but they will require careful moisture control. Excess topsoil and organic soil may be used in landscaped areas.

Soils classified as SP, SP-SM and SP-SC may be used for structural fill provided the organic content is less than 5 percent. Soils classified as SM and SC with less than 25 percent fines and less than 5 percent organic content are generally suitable for use as structural fill with the understanding that greater than normal moisture control will be required for compaction. SM and SC soils with more than 25 percent fines and Plasticity Index of 15 or greater are generally not suitable for structural fill but may be used deeper than 5 feet below finished grades in pavement area fills and will require significant moisture conditioning and working to effect the recommended compaction. It shall be expected that most site soils reused as fill material will require greater handling on the part of the Earthwork Contractor to dry and work the soils.

1.0 INTRODUCTION

UES Professional Solutions, LLC (UES) has completed the preliminary subsurface exploration for the proposed , which will be located at the SWC of US 441 and NW 118th Street in Alachua, Alachua County, Florida. Our exploration was authorized by Sam Berry of Rise Partners and was conducted as outlined in our Proposal Number 2162534, dated February 13, 2026. This exploration was performed in accordance with generally accepted soil and foundation engineering practices and Geotechnical Investigation Specifications and Report Requirements", dated September 25, 2018. The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

2.0 PROJECT CONSIDERATIONS

The geotechnical exploration was planned and executed based on the Boring Exhibit, dated February 12, 2026, prepared by CPH, Consulting LLC (CPH). These plans were also used in developing the scope of the preliminary geotechnical subsurface exploration. The proposed will be a prototype C-171-SGR-QR and will be approximately 170,471 square feet, with truck well, associated drives and parking areas, and a gas station. The parking lot will occupy the western, eastern, and northern portion of the property. Stormwater management facilities will be located along the southern and western portions of the site.

The proposed will be single story, high bay commercial structure. The store building will be constructed of a combination of load-bearing concrete block walls and steel columns supporting roof loads by means of steel joist girders and steel joists. Typical bay spacing between columns is approximately 55 by 48 feet. Typical gravity loads for interior columns are 85 kips with a maximum total loading under severe live load conditions of 150 kips. Maximum column uplift force from wind is estimated at 30 kips. Typical gravity loads for exterior columns are 50 kips each. The concrete block wall gravity loads will range from 1.5 to 2.0 kips per lineal foot for non-load bearing walls and 4.0 to 6.0 kips per lineal foot for load bearing wall. The estimated maximum uniform floor slab live load is 125 pounds per square foot, and the estimated maximum concentrated floor slab load is 5 kips.

The proposed Gas Station will include fuel islands, canopy, small service building and underground storage tanks. Typical gravity axial loads for interior columns are 12 kips with a maximum total loading under severe live load conditions of 25 to 40 kips. Further, the foundation for the canopy structure may be sized and embedded at greater depths to resist uplift forces. Maximum column uplift forces from wind is estimated at 25 kips. Based on the information provided, we assume that the finished floor elevation for the fuel station to be +98 feet.

Two types of pavement sections will be required at the project; standard duty and heavy duty pavements. Per requirements the standard duty pavement will be designed for equivalent 18 kip single axle loads (E_{18}SAL) of 109,500 over a 20 year design life. The heavy duty pavement section will be designed for approximately 335,800 E_{18}SALs over a 20 year design life. Terminal serviceability, initial serviceability, and reliability for all pavement sections will be 2.0, 4.2, and 85%, respectively.

Across the proposed building, the site grades range from a high of about +105 feet to a low of about +92 feet. Based on the presumed finish floor elevation of 102.0 feet, we anticipate approximately 3 feet of cut and 10 feet of fill below the existing ground surface in the proposed building area to achieve subgrade elevation with up to 4 feet of cut or nine feet fill being expected in the surrounding pavement areas assuming existing grades between approximately 105 to 92 feet.

Current grading plans do not require cut and fill slopes equal to or greater than 3H:1V. Based on the site elevations and the conceptual site plan provided to UES, most of the site will not require cutting or filling over 10 feet high.

We assume the building will be constructed with an exposed concrete floor slab throughout the facility and founded on a minimum 4 inch thick compacted base material.

If any of the above information is incorrect or changes prior to construction, please contact UES immediately so that revisions to the recommendations contained in this report can be made, as necessary. In order to verify that these recommendations are properly interpreted and implemented, UES must be allowed to review the final design and specifications prior to the start of construction and understands that this is part of the overall geotechnical contract.

Deviations from the GISRR are listed below.

- Limerock Bearing Ratio (LBR) FM 5-515 was used to test the subgrade soils in lieu of California Bearing Ratio (CBR) tests since LBR is the standard test required by the Florida Department of Transportation (FDOT) to test the base and stabilized subgrade materials for pavements.

- Boring quantities for the proposed building, stormwater management areas, parking and access roads, and retaining walls deviated from the Geotechnical Investigation Specifications and Report Requirements.

- The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 feet deep test boring was not performed, however, in the absence of any governing standard for seismic matters in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet report content specification.

3.0 SITE DESCRIPTION

3.1 General

The subject site is a proposed located within Section 8, Township 8 South, Range 18 East in Alachua County, Florida. More specifically, the property is located adjacent to the southeast corner of US HWY 441 and NW 118th Street in Alachua, Alachua County, Florida. The site is currently undeveloped.

3.2 Soil Survey

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the US Department of Agriculture, Natural Resources Conservation Service (NCRS), the predominant soil types at the site are identified as Arredondo fine sand, 0 to 5 percent slopes (3B), Arredondo fine sand, 5 to 8 percent slopes (3C), and Fort Meade fine sand, 0 to 5 percent slopes (5B). The published general description of these soils with depth, their published range of permeability characteristics and their published range of seasonal high groundwater levels, is presented in Table 1 below.

TABLE 1
Summary of NRCS Soil Survey Information

Soil Type	Constituents	Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)	Seasonal High Water Table
Arredondo fine sand, 0 to 5 percent slopes (3B)	0-49" Fine sand 49-54" Loamy sand, loamy fine sand, sandy loam 54-86" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-49" 6.0 – 20 49-54" 2.0 – 6.0 54-86" 0.2 – 2.0	Greater than 6 feet below ground surface
Arredondo fine sand, 5 to 8 percent slopes (3C)	0-65" Fine sand 65-88" Sandy loam, fine sandy loam, sandy clay loam	A	Well Drained	0-65" 6.0 – 20 65-88" 0.2 – 2.0	Greater than 6 feet below ground surface
Fort Meade fine sand, 0 to 5 percent slopes (5B)	0-14" Fine sand 14-85" Loamy sand, loamy fine sand, fine sand	A	Well Drained	0-14" 6.0 – 20 14-85" 6.0 – 20	Greater than 6 feet below ground surface

3.3 Topography

According to information obtained from the Grading Plan prepared by Foresite Group for this site, the ground surface elevation across the site area ranges between approximately +105 feet to +85 feet. A copy of a portion of the USGS Map for the site area is included in Appendix A.

3.4 Geology

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet. Underlying the Hawthorn Group is the upper Eocene age Ocala Formation, occurring as a uniform limestone, which is approximately 200 feet thick and overlies the Eocene age Avon Park Formation, which can be up to 500 feet this. Both the Ocala and Hawthorn Formations dip to the northeast by approximately one degree.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all rocks that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions.

The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. The direction of shallow groundwater flow is generally toward surface water bodies. The potentiometric surface map of the upper Floridan Aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

4.0 PURPOSE AND SCOPE OF SERVICES

4.1 Purpose

The purposes of this exploration were:

- to explore and evaluate the subsurface conditions at the site and note potential geotechnical considerations that may affect the proposed design, construction, or serviceability of the proposed improvements,

- to provide preliminary geotechnical engineering recommendations for site preparation, pavement and foundation design parameters.

4.2 Scope of Service

A compilation of the services conducted by UES to date for the subsurface exploration program are as follows:

- Advanced five (5) Standard Penetration Test (SPT) borings in the proposed building and truck dock areas to depths of 25 feet below existing land surface (bls).

- Advanced three (3) Standard Penetration Test (SPT) borings in the proposed fueling station area to depths of 25 feet below existing land surface (bls).

- Advanced six (6) Standard Penetration Test (SPT) borings in the proposed stormwater management system area to depths of 20 feet below existing land surface (bls).

- Advanced eleven (11) Standard Penetration Test (SPT) borings in the proposed parking lot and driveway areas to depths of 20 feet below existing land surface (bls).

- Secured samples of representative soils found in the soil borings for laboratory analysis and classification by a member of our geotechnical staff. As required all samples not used for laboratory testing have been stored for at least six months.

- Recorded site groundwater levels at the boring locations and providing an estimate of the typical wet season groundwater level.

- Conducted laboratory tests on selected soil samples obtained in the field to evaluate their engineering properties.

- Assessed the existing soil conditions with respect to the proposed construction.

- Prepared a preliminary report which documents the results of our subsurface exploration and analysis with geotechnical engineering recommendations.

The site and planned construction are not located in a jurisdiction governed by International Building Code (IBC) and therefore the 100 foot deep test boring was not performed, however, in the absence of any governing standard for seismic matter in Florida, and based on our general geologic knowledge of the site and vicinity, we assigned an IBC site classification in order to meet ' report content specification. Since there are no planned cut or fill areas of 3 feet or more, no borings were required for these purposes.

The quantity, location of the building and non-building area test borings have been adjusted by CPH for this preliminary report. This report is provided to assist your project feasibility schedule. The initial and final geotechnical report will formalize the subsurface findings and provide additional test borings, and recommendations.

4.3 Limitations

This report has been prepared for the exclusive use of Rise Partners and other members of the Design/Construction Team for the specific project discussed in this Report to aid the Architect/Engineer in the evaluation of the proposed .
This preliminary report is also hereby certified to , and its affiliates, successors, and assigns (hereinafter referred to collectively as "' Accordingly, has a right to rely on this preliminary report and all of the contents therein as though it were issued to ' directly. The scope is limited to the specific project and locations described herein. Our description of the project's design parameters represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in the design or location of the structures or improvements as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified, if required, and approved in writing by UES.

The recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Plan and from other information as referenced. This report does not reflect any variations which may occur between the boring locations. The nature and extent of such variations may not become evident until the course of construction. If variations become evident, it will then be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of the variations.

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects or identify any other potentially hazardous conditions that may exist at the site during the course of this exploration. Therefore, no attempt was made by UES to locate or identify such concerns. UES cannot be responsible for any buried man-made objects or subsurface hazards which may be subsequently encountered during construction that are not discussed within the text of this report. We can provide this service if requested.

For a further description of the scope and limitations of this report please review the document attached within Appendix F, "Important Information About Your Geotechnical Engineering Report" prepared by GBA.

5.0 FIELD EXPLORATION

5.1 General

The soil borings were performed with a drill rig mounted on a rubber-tired truck. The boring locations were staked by UES prior to our mobilization to the site. The approximate locations of the borings are shown on the Boring Location Plan presented in Appendix B. Estimated ground surface elevations are presented in tabular form, Boring Survey Control, in Appendix B and also presented on the boring logs. Existing groundwater levels were recorded at the time of our soil test borings.

5.2 Standard Penetration Test Borings

As previously described in Section 4.2 and as indicated on the Boring Location Plan in Appendix B, five (5) SPT borings were drilled to depths of 25 feet in the proposed t building and truck dock areas. Three (3) SPT borings were drilled to depths of 25 feet beneath the proposed fueling station site. Six (6) SPT borings were drilled to depths of 20 feet within the proposed stormwater management system. Eleven (11) SPT borings were drilled to depths of 20 feet within the proposed parking and driveway areas.

The SPT borings were performed in general accordance with the procedures of ASTM D 1586 (Standard Method for Penetration Test and Split-Barrel Sampling of Soils). In addition, continuous sampling was performed within the upper 10 feet. The SPT drilling technique involves driving a standard split-barrel sampler into the soil by a 140-pound hammer, free falling 30 inches. The number of blows required to drive the sampler 1 foot, after an initial seating of 6 inches, is designated the penetration resistance, or N-value, an index to soil strength and consistency.

The results of the classification and stratification have been shown on the attached Boring Logs. It should be noted that soil conditions might vary between soil test boring locations, and between the subsurface soil strata interfaces which have been shown on the Boring Logs. The soil test boring data reflect information from the specific test locations only. This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards.

6.0 LABORATORY TESTING

The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). The soil samples recovered from the split-barrel sampler were visually classified in general accordance with the guidelines of ASTM D 2487 Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System). Representative soil samples were then selected from the retained soils and tested in our laboratory. The following is a summary of the laboratory tests performed in all studies for this site to date:

- Fourteen (14) Wash #200 fines content determinations - ASTM D 1140 (Standard Method for Particle Size Analysis of Soils)

- Four (4) Grain Sieve Analysis tests – ASTM D-422
- Eighteen (18) moisture content tests – ASTM D 2216
- Four (4) Atterberg Limits Tests – ASTM D 4318-05
- Two (2) organic content test – ASTM D 2974 (Standard Test Methods for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils).
- Four (4) Permeability Test – ASTM D-2434
- One (1) Limerock Bearing Ratio (LBR) test - Florida Department of Transportation FM-515 (Limerock Bearing Ratio)
- Two (2) Corrosion Series (pH, sulfates, chlorides, and resistivity) from surficial soils
- One (1) Topsoil Series, per specifications
- One (1) Modified Proctor test ASTM D-1557

These tests were performed to aid in classifying the recovered samples and to help in evaluating the general engineering characteristics of the site soils. The laboratory classification data is presented on the Boring Logs at the approximate depth sampled in Appendix B. All laboratory data is summarized and report sheets included in Appendix C. In addition, the detailed laboratory test procedures are enclosed in Appendix C.

The surficial clayey soils found in the building footprint soil borings consisted of clayey sands [SC] with generally less than 35 percent fines passing the No. 200 sieve. Due to the low clay fraction and cohesion of these soils we did not perform any unconfined compression tests. BTEX Testing for fuel tank borings was not performed because the water table was not encountered in the soil borings during drilling operations. The quantity and type of laboratory tests performed for the geotechnical exploration were selected by UES based on the soil conditions found and our experience and knowledge concerning the local soil conditions. We note that since most shallow sands in Florida are poorly graded fine sand it is customary to perform percent fines content testing only for classification purposes.

7.0 SOIL STRATIGRAPHY

7.1 Generalized Soil Profile

The results of our field exploration and laboratory analysis, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and stabilized groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs is also included in Appendix B. The soil profiles were prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A composite generalized profile of the soils found at our boring

locations is presented below in Table 2. For soil profiles at individual boring locations, please refer to the soil boring logs, Appendix B.

TABLE 2
GENERAL SOIL PROFILE

Typical Elevation (ft.)		Soil Descriptions	Range of SPT "N" Blow Count
From	To		
105/87	101/82	Very loose to loose brown and orange SAND to SAND with silt, and clay [SP, SP-SM, SP-SC]	1/12" to 30
101/82	80/67	Very loose to medium dense, orange and tan silty-clayey SAND to stiff green and orange sandy CLAY [SM, SM-SC, SC, CH]	2 to 29

* Termination of Deepest Boring
[ ] Indicates Unified Soil Classification

Significant variations in depth, thickness and consistency of the soil strata depicted in the General Soil Profile occurred at the individual boring locations. The amount of silt and clay fines present in the soil strata varied between boring locations. Very clayey sand [SC], and sandy clay [CL], and clay [CH] strata were found at all the boring locations.

7.2 Soil Corrosion Characteristics

UES routinely performs pH, resistivity, sulfates and chloride tests for evaluation of corrosion potential of soils. According to the guidelines of the Florida Department of Transportation (FDOT) "Florida-Concrete Design, Environmental Classification and Construction Criteria" (based on the three tier scale of slightly, moderately, and extremely aggressive) the results of the pH, sulfate, chloride, and resistivity tests indicate that the surficial soils in the building and parking area are "moderately aggressive" to steel and concrete. The controlling factor in the test results was the pH level (pH=6.34). Therefore we recommend use of Type II cement with fly ash for below grade concrete construction.

Further, adequate concrete cover should be provided for concrete substructures and protective galvanized coating is recommended for steel utility lines which extend below the seasonal high groundwater level. Accelerated corrosion conditions typically occur when below grade structures are in prolonged contact with groundwater, allowing the contact of corrosive compounds to the concrete and reinforcing steel. The results of these tests are listed on the Report of Corrosion Parameters sheet enclosed with the laboratory test results in Appendix C. Results of pH and resistivity tests with recommended measures are also presented on the "Geotechnical Investigation Fact Sheet".

7.3 Topsoil Analysis

Per : criteria, topsoil analysis were performed on composites of surface samples collected. The results are presented in tabular form in Appendix C.

8.0 GROUNDWATER CONSIDERATIONS

8.1 Existing Groundwater Level

We attempted to measure the water level in the boreholes upon completion of the soil borings. At the time our field exploration was conducted we did not encounter a stabilized groundwater level within a depth of 25 feet below existing grade in any of the borings performed. Based on available data, we estimate the permanent water table to be near elevation +30 to +40 feet NAVD. This equates to about 50 to 60 feet below grade depending on the ground surface elevations.

8.2 Typical Wet Season Groundwater Level

The typical wet season groundwater level is defined as the highest groundwater level sustained for a period of 2 to 4 weeks during the "wet" season of the year, for existing site conditions, in a year with average normal rainfall amounts. Based on historical data, the rainy season in Alachua County, Florida typically occurs between June and September. To estimate the wet season water level at the boring locations, many factors were considered, including the following:

As mentioned previously, we found shallow deposits of silty-clayey sands across the site during our site exploration. Due to the poor permeability characteristics of these silty-clayey soils, these soils tend to act as an aquiclude (a sediment through which groundwater can not pass) to the natural infiltration of the rainwater. Therefore, surface water will most likely temporarily perch on top of these relatively impermeable soils causing isolated areas with temporary groundwater levels significantly higher during periods of heavy rainfall or artificial irrigation.

Based on site-specific information and factors listed above, we estimate the following "pre-development", transient, perched seasonal high groundwater levels:

Building Pad:	Between elevations 101 to 88 feet NAVD or below
Driveway & Parking Lot Areas:	Between elevations 90 to 82 feet NAVD or below

It is important to note that the pre-development and post-development transient perched seasonal high groundwater levels will be a function of the elevation location of the top of the aquiclude (SM-SC, SC) and will generally occur approximately 1 foot above the top of the aquiclude, where present or where created by site grading.

Our estimated seasonal high groundwater levels are based on the existing site conditions and are presented on each of the boring logs shown in Appendix B. Please note, however, that peak stage elevations immediately following various intense storm events, may be somewhat higher than the estimated typical wet season levels. Further, it should be understood that changes in the surface hydrology and subsurface drainage from on-site or off-site improvements could have significant effects on the normal and seasonal high groundwater levels.

9.0 ANALYSIS AND RECOMMENDATIONS

Our geotechnical engineering evaluation and recommendations for building pad and pavement area preparation and foundation design are based on (1) our site observations, (2) the collected

field and laboratory data, and (3) our understanding of the project and structural information presented in this report.

Based on our exploration, the primary geotechnical considerations for the design and construction of the proposed structure are the presence of loose sandy soils in the near-surface profile. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

Very loose sand with silt was encountered in some of the soil borings; the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas shall be proof-rolled to detect soft or loose soils. Proof-rolling operations should be followed by subgrade/backfill compaction operation. If necessary to achieve the recommended soil compaction at depth, the loose areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation.

Our local experience has found that fat clay layers [CH] are often laterally discontinuous, which makes it more difficult to ascertain their presence on a given project parcel. If at the time of construction the contractor encounters or suspects that clay soils may be near the grade slab or foundation bearing elevations, UES shall be contacted to prepare appropriate recommendations. **We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and auger borings be performed in the proposed footings excavations to investigate for clayey soils.** If encountered, fat clays (CH) shall be removed to a minimum of 4 feet fellow the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

The subgrade after excavation, in some areas include clayey sands, which will be difficult to compact; the clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sand, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due the presence of clayey soils near the existing ground surface, in some areas of the project site. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self-propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand overlying the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Due to the presence of near surface clayey soil it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

We recommend that we be provided the opportunity to review the project plans and specifications to confirm that our recommendations have been properly interpreted and implemented. If the structural loadings or the building locations change significantly from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes. The discovery of any subsurface conditions during construction which deviate from those encountered in the borings should be reported to us immediately for observation, evaluation, and recommendations.

9.1 Foundation Design Recommendations

Based on the results of our exploration, it is our opinion that the subsurface conditions at the site are adaptable for support of the proposed structure on a properly designed and constructed shallow foundation system, provided the site preparation and earthwork construction recommendations outlined in Section 9.3 of this report are performed. Provided the improvements and specific site preparation procedures are carefully followed, the parameters outlined below may be used for foundation design.

9.1.1 Bearing Pressure

The maximum allowable net soil bearing pressure for shallow foundations shall not exceed 2,500 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations shall be designed based upon the maximum load that could be imposed by all loading conditions. The allowable bearing pressure may be increased by 25 percent to account for short duration loadings such as wind or seismic.

9.1.2 Foundation Size

The minimum width recommended for any isolated column or continuous wall footing is 30 and 24 inches, respectively. Even though the maximum allowable soil bearing pressure may not be fully achieved, this width recommendation should control the minimum size of the foundations.

9.1.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 18 inches below the finish floor elevation to provide confinement of the bearing level soils. It is recommended that stormwater be diverted away from the building area both during and permanently following construction.

9.1.4 Bearing Material

The foundations and floor slabs should bear on a compacted structural fill. The bearing level soils shall be densified to at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of at least three (3) feet below the bearing levels, or approximately 4 feet below finished floor.

9.1.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the Contractor. Our settlement estimates for the structure are based on the site preparation/earthwork construction recommendations in Section 9.3 of this report. Any nonconformance with these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the provided maximum structural loads, the anticipated fill loading and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils using N-value data, we estimate that total settlements of the structure should be less than ¾ inch if the site preparation recommendations in Section 9.3 are followed. Without appropriate site preparation procedures, total settlements could exceed 3/4 inch.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. We anticipate that differential settlements should be within tolerable limits of ½ inch or less in 40 feet length for masonry walls and ¾ inch or less between isolated interior columns, and ¾ inch between columns and floor slabs.

9.1.6 Floor Slab

The floor slab recommendations are predicated upon the understanding that structures have exposed concrete floor slabs throughout. The floor slab can be constructed as a slab-on-grade provided the subsequent lifts of structural backfill are compacted and tested in accordance with the recommendations included in this report. The floor slab can be designed using a subgrade reaction modulus of 150 pounds per cubic inch for slabs founded on the : required minimum 4 inch aggregate base and well compacted subgrade. Therefore, there is no cost premium to attain the recommended subgrade modulus.

The geotechnical requirements prefer the use of a capillary break consisting of free-draining aggregate. The specifications further allow use of a plastic vapor barrier if justified by site conditions or required by local building codes. In addressing the requirements outlined in the current “Geotechnical Investigation Specifications and Report Requirements” the Florida Building Code requires the use of vapor barriers beneath floor slabs. Typically, polyethylene plastic sheets are used in Florida to reduce floor dampness and minimize moisture emissions through floor slabs. In conformance with the Florida Building Code, we recommend the use of a vapor barrier beneath the floor slab.

The “vapor barrier” should consist of a polyvinyl chloride or polyethylene plastic sheet or membrane (minimum 15 MIL thickness meeting ASTM E1745, Class ‘A’ requirements). The performance of the “vapor barrier” is ultimately dependent upon its proper installation, including lapping and sealing plus repair of tears and punctures prior to placement of concrete. The vapor barrier should be placed immediately beneath the concrete slab atop 4 inches of compacted aggregate base. UES recommends the aggregate base material be constructed on a compacted subgrade fill in accordance with the Foundation Subsurface Preparation note included in this report.

9.1.7 Site Walls

Assuming the retaining walls and the subsurface walls in the tire lube express (TLE) service pit will be smooth concrete, we recommend using the following parameters for the upper 3 feet of in-situ sands and/or on-site and imported free draining fine sand backfill soil compacted to at least 95 percent of the Modified Proctor test maximum dry density for your retaining wall design.

Earth pressures on retaining walls are influenced by structural design of walls, conditions of wall restraint, construction methods, and the strength of the materials being restrained. The most common conditions assumed for earth retaining wall design are the active and at-rest conditions.

Active conditions apply to relatively flexible earth retention structures, such as free-standing walls, where some movement and rotation may occur to mobilize shear strength. Walls which are rigidly restrained, such as loading dock or service pits walls, should be designed for the at-rest condition. However, if the walls will be backfilled before they are braced by the floor slabs, they should also be designed to withstand active earth pressures as self-supporting cantilever walls.

Development of the full active earth pressure case requires a magnitude of horizontal wall movement that often cannot be tolerated or cannot occur due to the rigidity of the wall and other design restrictions such as the impact on adjacent structures. In such cases, walls are often designed for either the at-rest condition or a condition intermediate of the active and at-rest conditions, depending on the amount of permissible wall movement.

Passive earth pressure represents the maximum possible pressure when a structure is pushed against the soil, and is used in wall foundation design to help resist active or at-rest pressures. Because significant wall movements are required to develop the passive pressure, the total calculated passive pressure is usually reduced by one-half for design purposes.

We recommend that any proprietary retaining walls be backfilled with materials deemed suitable by the Retaining Wall Designer. For all other walls, typically sandy soils [SP, SP-SM, SP-SC] should be used as backfill. We recommend that the soils selected for use as backfill be tested as specified by either the Proprietary Retaining Wall Designer or UES prior to commencement of wall construction. Recommended soil parameters for design of low retaining walls for loading docks and landscape features using SP, SP-SM or SP-SC soils found on site are shown in Table 3.

TABLE 3 LATERAL EARTH PRESURE DESIGN PARAMETERS (LEVEL BACKFILL)*	
Design Parameter	**Recommended Value**
At-rest Earth Pressure Coefficient, K_o	0.5
Active Earth Pressure Coefficient, K_a	0.33
Passive Earth Pressure Coefficient, K_p	3.0
Wet Unit Soil Weight (pounds per cubic foot - pcf)	125
Submerged Unit Weight of Soil (pcf)	62
Coefficient of Friction (sliding)	0.4
Angle of Internal Friction, φ	30 degrees

* For sloping backfill or backfill with clayey sands the table values must be adjusted.
**Hydrostatic pressure should be accounted for based on seasonal high water table estimates and other site drainage considerations.

The recommended lateral earth pressure coefficients and equivalent fluid pressures do not consider the development of hydrostatic pressure behind the earth retaining wall structures. As such, positive wall drainage must be provided for all earth retaining structures. These drainage systems can be constructed of open-graded washed stone isolated from the soil backfill with a geosynthetic filter fabric and drained by perforated pipe, or with one of several wall drainage products made specifically for this application.

Our recommendations assume that the ground surface above the wall is level and that native or imported soils consisting of sands and sands with silt or clays will be used for wall backfill. Lateral earth pressures arising from surcharge loading should be added to the above earth pressures to determine the total lateral pressure. Additional consideration must also be given for sloped backfill at the top of the wall. In each circumstance the earth pressure coefficients for active and at-rest conditions will increase based upon the amount of surcharge and angle above horizontal of the sloped backfill.

9.1.8 Geologic Hazards – Desktop

There are no fault zones, landslides, or other geologic hazards associated with the site and immediate vicinity. Our “desktop” assessment of the presence of karst features included a review of available data from the United States Geological Survey (USGS) and Florida Geological Survey (FGS), and current topography survey. The FGS maintains an inventory of reported sinkholes as a continuation of the work originally performed by the Florida Sinkhole Research Institute. This sinkhole database is generally considered to be a record of more recent sinkholes, and does not incorporate older and more mature karst features such as large lakes. The FGS database is not a definitive or authoritative resource, and should only be used for a generalized overview of recent sinkhole relative density. Our assessment included a search of the FGS database for sinkholes within a 2 mile radius of the subject site. No sinkholes were reported within 2 miles of the site. We note that the FGS data base only contains more recently recorded sinkhole events. This map can provide a false sense of security for areas that have remained rural and undeveloped until more recently. A site Map presenting the FGS recorded subsidence locations local to the subject property is presented in Appendix E.

Our assessment also included a review of the USGS Quadrangle Map (High Springs). Fewer than 5 mapped natural lakes were identified surrounding the subject property within a two-mile radius of the site. These natural lakes are relic sinkholes that formed in the geologic past. In addition to the natural lakes, there are several manmade stormwater ponds. The excavation and construction of stormwater ponds can affect natural hydrogeologic processes. Some of these areas appear to have exposed groundwater as a result of excavation and construction operations. Our desktop analysis also included a review of a USDA Soil Survey aerial image of the project area. Based on the USDA Soil Survey aerial, at least ten (10) depressions were identified within a 2-mile radius of the project site.

The USGS Quadrangle Map, Florida Geological Survey, and current Topography Survey did not detect presence of surface karst features within the project site.

With regard to seismic considerations, UES reviewed the Florida Building Code (FBC) which has jurisdiction in the State of Florida. Since seismic design is not part of the FBC, we consulted the only available recognized source of seismic information, the International Building Code (Section 1613). Per Table 1613.5.2 we recommend a Site Class of E for this project site. Due to the deep permanent water table, the overall fines content of the soils and the minimal expected ground accelerations per Figures 1613.5(1) and (2), it is our opinion that the liquefaction potential of the site is minimal.

9.1.9 Expansive Clay Considerations

Portions of Alachua County, Florida are known to have shallow expansive clays which can cause differential foundation movement and associated cracking and distress to structures that are not adequately designed for these subsurface conditions. Part of the purpose of our exploration program was to identify the presence of potentially expansive soils on site and provide preliminary geotechnical recommendations for site preparation and foundation design to minimize the potential impact if these are found. If it is determined that structures and or pavement will be constructed in deeper areas with potential expansive clay soils, additional geotechnical exploration and analysis will be required to provide site specific requirements to mitigate the potential damage associated with the shrink/swell activity of these soils.

Based upon the findings of our field exploration, our experience in the general vicinity of the subject site, and the laboratory test results, it is our professional opinion that special foundation design considerations for expansive soils are not indicated. However, during construction all footings shall be probed to determine if undercutting of potentially expansive clayey soils is required.

9.2 Pavement Recommendations

9.2.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Disadvantages of rigid pavement may include

an initial higher cost and more difficult patching of distressed areas than occurs with flexible pavement.

If encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine area that will need to be undercut. Positive drainage must be established to prevent irrigation and stormwater from migrating into the pavement area.

The design calculations and pavement section details for both a rigid and flexible pavement section are enclosed in Appendix D.

Referencing the "Geotechnical Investigation Specifications and Report Requirements" as provided by , the Minimum Pavement Surface Thickness is specified as follows:

A) Standard Duty
Asphalt - 3 inches
Concrete - 5 inches

B) Heavy Duty
Asphalt - 4 inches
Concrete - 6 inches

Further, the pavement section is to be designed for a 20 year life based on a terminal serviceability index (P_t) of 2, reliability of 85 percent, initial serviceability of 4.2 and a standard deviation of 0.45 for flexible pavement and 0.35 for rigid pavement.

Within the following tables, we have provided our recommendations for pavement design. These recommendations incorporate minimum pavement surface thickness specifications referenced above. *UES has selected pavement materials that are cost effective and locally available.*

9.2.2 Asphalt (Flexible) Pavement

Tables 4 and 5 contain our recommendations for standard and heavy duty pavement sections designed for equirement for total equivalent 18 kips single axle loads (E_{18}SAL) of 109,500 and 335,800, respectively.

TABLE 4
STANDARD DUTY FLEXIBLE PAVEMENT DESIGN

Pavement Layer	Thickness	Minimum Requirements
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 1.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

TABLE 5 HEAVY DUTY FLEXIBLE PAVEMENT DESIGN		
Pavement Layer	**Thickness**	**Minimum Requirements**
Superpave Asphalt Concrete(FDOT SP-9.5) Superpave Asphalt Concrete (FDOT SP-12.5)	1.5 Inch Minimum 2.5 Inch Minimum	Type SP Asphalt Traffic Level C/D-FDOT. FDOT Section 334
Limerock or Crushed Concrete Base	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of at least 100
Stabilized Subgrade	6 Inch Minimum	98% Modified Proctor test maximum dry density, Limerock Bearing Ratio (LBR) of 40.

9.2.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D 1557/ AASHTO T-180) value. Further, beneath the base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 as specified by the current version of the Florida Department of Transportation (FDOT) “Standard Specifications for Roadway and Bridge Construction” (SSRBC) requirements for Type B Stabilized Subgrade, Section 160 and Section 914. For crushed concrete base, the subgrade material should be "free-draining" ($k > 1 \times 10^{-3}$ cm/sec) and therefore clayey soils or other impermeable stabilization material should not be used for the stabilized subgrade with a crushed concrete base course.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the base can be properly and uniformly placed. Depending upon the soil type, fill material from an off-site source may have sufficient stability to provide the needed support without additional stabilizing material. Generally sands with shell or rock should have sufficient stability and may not require additional stabilizing material. Prior to compaction of the subgrade, the representative samples of soils exposed at rough subgrade from both on and off-site fill sources should be tested for Limerock Bearing Ratio (LBR) value on a frequency of one test per 20,000 square feet to evaluate whether or not additional stabilization will be required beneath the base course.

9.2.2.2 Base Course

We recommend the base course consist of locally available limerock complying with the requirements of the current version of the FDOT SSRBC, Section 200, and Section 911. The limerock should have a minimum LBR of 100 percent and should be mined or supplied from an FDOT approved source. Place the limerock in maximum 6 inch thick loose lifts and compact each lift to a minimum density of 98 percent of the modified Proctor maximum dry density (ASTM D1557/AASHTO T-180).

Alternatively, we believe locally available crushed concrete base of equal thickness could be substituted for the limerock. Crushed concrete should be supplied by an FDOT approved plant with quality control procedures and should have an average LBR value of not less than 100. The gradation for crushed concrete should meet the current requirements for graded aggregate base per Section 207, FDOT SSRBC, pages 206-208.

A prime and sand coat should be applied to the base to provide for a smooth, uniform surface for asphalt placement. Perform compliance testing for limerock or crushed concrete for full depth of the base at a frequency of one test per 10,000 square feet. Compliance testing should consist of performing in-place density tests and thickness measurements at the recommended frequency.

9.2.2.3 Surface and Binder Course

The wearing surface should consist of Florida Department of Transportation (FDOT) Type SP asphaltic concrete. Specific requirements for Type SP asphaltic concrete, Traffic Level C/D wearing surface are outlined in the Florida Department of Transportation (FDOT), *Standard Specifications for Road and Bridge Construction, current Edition,* Section 334.

The asphaltic concrete shall be placed in two layers. Specifically for light duty areas, the lower binder course shall consist of a minimum of 1.5 inches of FDOT Type SP-12.5. The surface course shall be a minimum of 1.5 inches of FDOT Type SP-9.5. For heavy duty pavements, the binder shall consist of a minimum of 2.5 inches of Type SP-12.5 with a surface course consisting of a minimum 1.5 inches of Type SP-9.5. Per Asphalt specs, the SuperPave (SP) surface course may contain up to 20 percent recycled asphalt pavement (RAP).

After placement and field compaction, the wearing surface should be cored to evaluate material thickness and to perform laboratory densities. Cores should be obtained at frequencies of at least one core per 10,000 square feet of placed pavement or a minimum of two cores per day's production.

9.2.2.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

9.2.3 Concrete (Rigid) Pavements

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils when compared to a flexible pavement section. Current t specifications require a base course beneath concrete pavement. We recommend that the base course be supported on a stabilized subgrade. Our recommendations for the rigid pavement system are presented below:

1. The stabilized subgrade should be at least 4 inches thick, "free-draining" ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 40. The base course should be at least 4 inches thick, "free-draining" ($k \geq 1 \times 10^{-3}$ cm/sec), and have a minimum LBR value of 100.

2. The stabilized subgrade and base materials should be densified to at least 98 percent of modified Proctor test maximum dry density (ASTM D1557/AASHTO T-180).

3. The surface of the subgrade soils must be level, and any disturbances or wheel rutting corrected prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the estimated typical wet season groundwater level by at least 12 inches.

Our recommendations for slab thickness for standard and heavy duty concrete pavements are presented below.

TABLE 6
(UNREINFORCED) CONCRETE PAVEMENT WITH FREE-DRAINING BASE

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty - 5 Inches	10 Feet x 10 Feet	1 ¼ Inches
Heavy Duty - 6 Inches	12 Feet x 12 Feet	1 ½ Inches

*Minimum pavement thickness values if the "free-draining" base material is available. Free draining material should be at least 4 inches and have a minimum LBR of 100.

TABLE 7
(UNREINFORCED) CONCRETE PAVEMENT – WITH POORLY DRAINING MATERIAL

Minimum Pavement Thickness*	Maximum Control Joint Spacing	Recommended Sawcut Depth
Standard Duty – 6 Inches	10 Feet x 10 Feet	1 ½ Inches
Heavy Duty - 7 Inches	12 Feet x 12 Feet	1 ¾ Inches

*Minimum pavement thickness values if the "free-draining" base material is not available. Poorly drainage material such as crushed concrete aggregate base should be at least 4 inches and have a minimum LBR of 100. Crushed concrete aggregate base material should be placed over compacted stabilized subgrade.

We recommend using concrete with a minimum 28-day compressive strength of 4,000 psi and minimum 28-day flexural strength (modulus of rupture) of at least 600 pounds per square inch, based on 3rd point loading of concrete beam test samples. Layout of the sawcut control joints should form square panels, and the depth of sawcut joints should be ¼ of the concrete slab thickness. The control joints should be sawed within 6 hours of concrete placement or as soon as the concrete has sufficient strength to support workers and equipment. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

9.2.4 Groundwater Considerations

One of the most critical influences on pavement performance is the relationship between the pavement subgrade and the seasonal high groundwater level. It has been our experience that roadways and parking areas may be damaged as a result of deterioration of the base and the base/surface course bond from saturation of the subgrade and/or base materials. We recommend that the seasonal high groundwater and the bottom of the base course be separated by at least 24 inches. For concrete pavement the minimum separation may be reduced to 18 inches provided the compacted base and subgrade is “free-draining” material.

Based on the assumed finish floor elevation, existing topographic information available, and presumed pavement grades, it appears the recommended separation will be provided in most of the pavement areas; however as mentioned before some borings encounter sand-clay mixtures. Where encountered, we recommend undercutting the very clayey sands and sandy clays to a minimum depth of 24 inches below the proposed bottom of the base course in accordance with FDOT Standard Plans Index 120-002. If the separation is not provided by grading and/or permanent surface drainage improvements, underdrains may be required.

9.2.5 Construction Traffic

Light duty roadways and incomplete pavement sections may not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section design account for these loadings.

9.3 Site Preparation

9.3.1 General

We recommend normal, good practice dry weather site preparation procedures for the building and pavement areas. These procedures include stripping/demolition of the site to remove vegetation, surficial organics, trees and root systems greater than ½ inch in diameter and other debris. Following stripping/demolition, the exposed subgrade soils in areas to receive fill or at the subgrade elevation in cut areas should be proof-rolled to detect soft/loose or questionable soils. A more detailed description of this work is as follows:

1. Prior to construction, existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

2. Strip/demolish the proposed construction limits of topsoil, asphalt, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building and pavement

areas.

3. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded to prohibit ponding of stormwater runoff.

4. After clearing and stripping of the site is completed, the prepared subgrade soils within the building area should be observed and probed by a qualified agent of testing agency to locate any surficial deposits of vegetation, excessive roots or debris. If identified, undercut the vegetation, organics, muck, or deleterious material until clean natural soils are encountered and backfill the resulting excavations according to the fill placement procedures provided later in this section.

5. The building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +98 ft NAVD, whichever is deeper, prior to any fill placement.

   The Fuel Station building pad area, including 5 feet beyond the perimeter, should be proof-rolled, deep compacted, and tested for compliance to compaction requirements, to a depth of three (3) feet below foundation bearing levels, four (4) feet below finished floor slab or Elevation +94 ft NAVD, whichever is deeper, prior to any fill placement.

6. Weak subgrade soils identified during proof-rolling operations shall be excavated and removed from the site, and replaced with selected (low permeability) fill material. We recommend that the bottom of all footings be probed to confirm the suitability of the bearing soils. We recommend 4-foot static cone penetrometer probe and/or auger borings be performed in the proposed footing excavations to investigate for clayey soils, or below grade structures. We recommend you probe every column footing, probe every 50 lineal feet of wall footing. If encountered, fat clays (CH) shall be removed to a minimum of 4 feet below the bottom of the footing/floor slab. The over-excavated areas shall be backfilled with a compacted, low permeability, engineered fill material. Fill material shall consist of poorly draining, silty-clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 8 inches or less are recommended.

7. In the areas to receive fill or at subgrade cut elevation, the subgrade should be compacted using a smooth drum vibratory roller having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. If wet conditions are prevalent anywhere on site, at the discretion of a qualified representative of testing agency, a bridge lift of “dry” sand may be placed to raise the compaction surface above the water table sufficiently to enable effective

compaction. Typically, the material should exhibit moisture contents within +/- 2 percent of the modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 36 inches of the compacted subgrade surface. If necessary to achieve the recommended soil compaction at depth, the loose/soft areas may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation. In non-building areas, compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 24 inches of the compacted subgrade surface.

8. Place fill material, as required. The fill should consist of sand with less than 10 percent soil fines. Place fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of at least 95 percent of the modified Proctor maximum dry density (ASTM D1557). The last 12 inches of fill beneath the parking areas should be compacted to at least 98 percent of the Modified Proctor maximum dry density. Stabilize the upper 6 inches of this zone with shell or limerock as required to meet the subgrade recommendations contained in Section 9.2.2.1 and the Pavement Section Design, Appendix D.

9. Test the subgrade and each lift of backfill in over-excavated and fill areas for compaction at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

10. In the building areas, test all footing cuts for compaction to a depth of 3 feet below bearing levels and probe footing, and building pad areas, to a depth of 4 feet to confirm suitability of bearing soils. We recommend you test every column footing, and conduct one test for every 50 lineal feet of wall footing.

11. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and a qualified representative of testing agency should be consulted for recommendations. The qualified representative of testing agency should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any soil material needs to be over-excavated and replaced.

12. If site preparation work is performed during the rainy season (June through September, reference historic data and Climatic Atlas of the United States), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the “dry” season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the Contractor should practice wet weather means and methods for earthwork during the “dry” season as well. Groundwater and surface water control, use of granular fill material and aeration are the normal means to accommodate wet weather construction. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

9.3.2 Suitability of Over-excavated Site Materials

9.3.2.1 Suitability Designation

From the point of view of evaluating the quality of site soils for re-use as fill material, we have subdivided the soil layers into four groups (Group A, Group B, Group C, Group D, and Group E) based on the percent fines determined from our laboratory tests. Please note that these groupings are not in accordance with industry standards but offered for ease of presentation and end use of the excavated soils. Also, organic soils are not suitable and are not recommended for use as structural fill material. Brief descriptions of the various groups based on fill suitability are presented in the following paragraphs. Table 8 shows the soil suitability groups.

TABLE 8
SUITABILITY OF EXCAVATED SOILS FOR RE-USE AS FILL

Designation	% fines passing No. 200 sieve	USCS Soil Classification	Suitability for re-use as fill material
Group A	0 - 5	SP	Favorable, freely draining, clean sands
Group B	5 - 12	SP - SM, SP - SC	Suitable, impedes infiltration and will require some aeration and moisture control
Group C	12 - 25	SM, SC, SM - SC	Poor, impedes infiltration, limit overall use, may be used for stabilizing material. Will require very strict moisture control.
Group D	> 25	SM, SC, SM – SC, CL, CH, ML, CH	Very Poor, not recommended for fill material, may be used as stabilizing material in pavement subgrade or used in green areas
Group E	organic	PT, OL, SP-OL, SM-OL	Unsuitable, must be removed/demucked and replaced with Group A or B soils

9.3.2.2 Soils & Suitability

A review of the subsurface conditions found in our Borings indicates that the predominate soil designations are Groups A and B, which is suitable for re-use as fill. Individual boring logs must be reviewed to determine the actual soil classification at any boring location. We estimate that about 50 percent of the soils to be over-excavated will be designated as Groups C or D. If encountered during excavation, soils in **Group D should not be used as backfill material due to difficulties in material handling**, however, these soils may be used in non-structural areas (green areas). Alternatively, they may be used greater than 5 feet below finished grade in deep fills for pavement areas with the understanding that there may be a negative effect on the project scheduling due to handling problems associated with moisture. Additionally, if these soils are not properly placed pavement performance may be negatively impacted. It should be noted that the successful use of group C and D soil types will be related to the sitework contractor's experience in working with these types of soils.

9.4 Sewer and Utility Lines

9.4.1 General Recommendations

We assume that proposed sewer and other deep utility lines at the site may have invert elevations several feet below existing grades. In general, the soils at this approximate level may

be sands to silty sands [SP/SM]; clayey sands and or clay [SC, CL, CH] may be encountered at deeper depths. The fine sand type soils, when excavated from below the water table, may require spreading and drying prior to reuse to achieve a moisture content sufficient to obtain the recommended degree of compaction. Silty sands may be reused as backfill material, but will require stringent moisture control to achieve compaction. The clayey soils [SC, CL, CH] should not be used as backfill material beside or above the utilities.

9.4.2 Trench Excavation and Backfill Recommendations

The following are our recommendations for construction of the proposed utility lines.

- Where required, the soils in the areas of excavations for the installation of the proposed gravity/force main lines should be dewatered prior to the start of excavation. The groundwater level should be maintained at least 24 inches below the base of the trench and compaction surface during construction and backfill activities.

- After proper dewatering, excavate the trench as per the design configuration. Excavated trenches should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

- Compact the trench bottom a minimum density of 95 percent of the Modified Proctor maximum dry density to a depth of 1-foot below the bottom of the pipe or place the pipe in gravel bedding as described by FDOT Design Standards. Remove rock, boulders or other hard lumpy or unyielding material to depth of 12 inches below the bottom of the pipe elevation. The subgrade after excavation in some areas may include silty-clayey sands [SM-SC/SC] [A-2-4]/[A-2-6], which will be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. When utilizing graded stone material, sufficient amount of sand should be added to fill all voids created by the use of 57 stone. The undercut areas should be covered with geotextile (separation fabric). Some areas may also include very clayey sands or sandy clay [SC/CH][A-6]/[A-7]; these soils should be over-excavated and removed under the direction of the testing agency representative.

- Fill materials above the spring-line of the pipe should be compacted to a minimum of 95 percent of the Modified Proctor maximum dry density (AASHTO T-180/ASTM D-1557). Native soils consisting of clean sands with less than 12 percent fines may be used as backfill material provided they are inorganic, have moisture contents below the optimum level and are properly placed. As possible, we recommend you avoid using silty and clayey sands as backfill material for this project.

- If imported materials are used as trench backfill material, the imported fill should contain less than 5 percent soil fines passing a number 200 sieve. You may also use imported fill material containing 5 to 12 percent soil fines; however, strict moisture control measures will be required, particularly for placement of these materials in excavations extending below the groundwater level.

- Backfill placed around the pipe and extending up to a level of 12 inches above the top of the pipe should be placed in loose, 6-inch lifts and compacted with light-weight equipment such as a small plate compactor. The remaining backfill may be placed in loose, 12-inch lifts across the full trench width and compacted. All backfill lifts should be compacted to a minimum density of 95 percent of the Modified Proctor maximum dry density prior to the placement of additional backfill. Compaction within the backfill trench should be performed using light-weight compaction equipment until the backfill has attained a level of at least 4 feet above the crown of the pipe. Beneath pavement areas, the top 12 inches of backfill should be compacted to at least 98 percent.

- Compliance test for densities should be performed as recommended by FDOT standards. Additionally, local jurisdictional compaction requirements should be followed when stricter than the recommendations herein.

Backfill above and around thrust blocks should consist of clean fine sands (SP) compacted at least 98 percent of Modified Proctor maximum dry density (ASTM D 1557). For a design criteria, we recommend using an allowable passive earth pressure coefficient of K_p=3.0.

9.5 Underground Storage Tanks

9.5.1 General

It is assumed the tanks will have a maximum embedment depth of 10 feet below the existing ground surface. We anticipate the buried structure (tanks) will exert little or no net downward pressure on the soils, rather, the structure may be subject to hydrostatic uplift pressure when the tanks are empty. Below grade structures should be designed to resist lateral earth pressures and hydrostatic uplift pressures appropriate for their depth below existing grade and west season groundwater table.

The walls of the structures (tanks) should be designed to resist at-rest lateral earth pressures, with equivalent fluid densities above and below the water table being as follows:

Above Water Table – Equivalent Fluid Density 55 pcf
Below Water Table – Equivalent Fluid Density 90 pcf

The water table for well design purposes should be assumed to be 2 feet below prevailing grade.

9.5.2 Excavation Considerations

The proposed construction area should be dewatered as necessary and excavated to the required foundation depth. Excavation work will be required to meet OSHA Excavation Standard Subpart P regulations, Type C Soils. Either a braced sheet pile structure or an excavation with temporary side slopes cut back at 1.5 horizontal to 1.0 vertical can be implemented, depending on the specific project requirements. The side slope of 1.5 horizontal to 1.0 vertical is contingent upon the dewatering system adequately controlling slope seepage. Sheet piling should be designed according to OSHA sheeting and bracing requirements. We recommend a Florida registered Professional Engineer design the sheeting/bracing system. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance

equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

We recommend positive drainage be established and maintained on the site during construction. Exposed subgrade soils consisting of silty and clayey soils will most likely result in saturated and pumping conditions due to the perched or standing water conditions. Further, short periods of intense rainfall can saturate surface soils, leading to instability during compaction and placement. In the event that heavy rainfall during construction activities resulted in unstable saturated conditions, the exposed saturated subgrade soils should be windrowed and aerated to reduce the moisture contents prior to further earthwork operations. Alternatively, the saturated soils could be over excavated and backfilled with compacted structural fill

9.5.3 Bedding Level Preparation

Based on our evaluation of the soil conditions encountered in this area, we offer the following recommendations for the proposed underground construction.

1. A dewatering system may be required for the project, if water perches above the clayey soils after significant rainfall. The water table should be maintained at least 2.0 feet below the proposed bottom of the tank elevation. The dewatering system should not be decommissioned until sufficient deadweight exists on the structure to prevent uplift protection system as described below, if necessary, is in place.

2. The subgrade after excavation in some areas may include silty-clayey sand type soils, which may be difficult to compact. If these soils are soft in nature, they should be over-excavated and removed under the direction of the testing agency representative. Alternatively, approximately 6 to 12 inches of #57 stone (gravel) may be placed at the bottom and compacted to stabilize the subgrade. The undercut area should be covered with a geotextile (separation) fabric.

3. The excavation bottom should be densified using hand-operated compaction equipment. Compaction should continue until a minimum density of 95 percent of the soils Modified Proctor maximum dry density (ASTM D1557) has been achieved as tested for a depth of 1.0 foot below tank bottoms.

4. Backfill which will be required around buried tanks should be compacted with a light hand-operated compactor to a density of 95 percent of the soils Modified Proctor maximum dry density. All backfill should be placed in level lifts not exceeding six inches loose thickness. Care should be taken not to over compact the backfill (i.e., limit compaction to a maximum of 98 percent of the maximum density) in order to limit the lateral loads applied to the proposed tanks. The sands excavated for the structure may be used as backfill.

9.5.4 Uplift Protection

When the fluid level within the fuel tank structure is maintained at or above the surrounding groundwater level, no net buoyancy will occur. However, when these structures are drained for maintenance or as fluid levels fluctuate within the tanks, a positive means of uplift protection may be necessary. Hydrostatic uplift forces can be resisted in several ways including:

1. Addition of dead weight to the structure.

2. Mobilizing the dead weight of the soil surrounding the structure through extension of footings outside the perimeter of the structure.

3. Use of a permanent gravity or mechanical dewatering system that is operated only when the structure is to be drained.

It is anticipated that use of one or more of the above methods may be necessary for uplift for protection.

9.6 Stormwater Management System

The field and laboratory test data indicates that the near-surface sands with silt generally have permeability rates of 9 to 16 feet per day, and the underlying clayey sand to sandy clay soils within the proposed stormwater management area for this project generally have permeability rates of less than 0.1 foot per day at the boring locations. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 9 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate factor of safety.

TABLE 9 – STORMWATER MANAGEMENT SYSTEM SOIL DESIGN PARAMETERS			
Corresponding Soil Boring Test Locations	B9/B10	B11/B12	B13/B14
Average Ground Surface Elevation, feet	91	92.5	99
Average Depth to Confining Layer, feet	4.5	4.5	5
Average Confining Layer Elevation, feet	86.5	88	94
Estimated Average Unsaturated Vertical Infiltration rate, feet per day	9	11	10
Estimated Average Horizontal Hydraulic Conductivity, feet per day	16	18	17
Estimated Average Fillable Porosity, percentage	20	20	20
Estimated Seasonal High Water Table Elevation, feet	87.5	89	95
Estimated Seasonal High Water Table Depth, feet[1]	3.5	3.5	4

[1]The seasonal high water table will be a result of perched conditions.

9.7 Stormwater Management System Fill Suitability

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated from the proposed retention pond, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

9.8 Excavations

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. Temporary excavations below a depth of 4 feet should be sloped in accordance with current OSHA regulations (29 CFR Part 1926). Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the Contractor.

10.0 CLOSURE

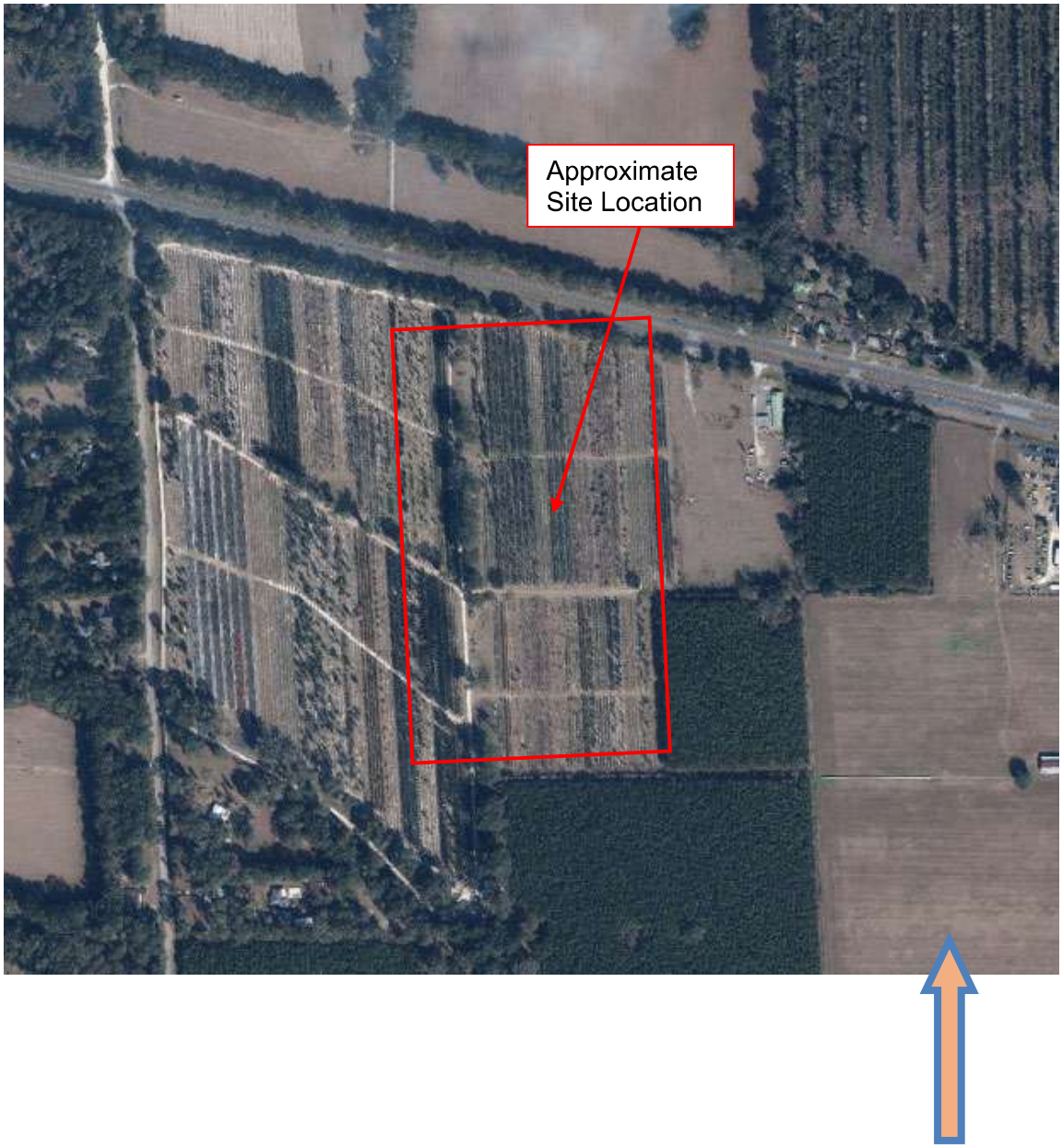
Our interpretation of the site soil and groundwater conditions is based on our general knowledge of the area, subsurface borings performed and laboratory analysis conducted. UES did identify geotechnical considerations that may impact the planned development of the site, as we currently understand it, using conventional construction practices. The identified considerations are:

1. Shallow deposits of Clayey Sands [SC] that may not be re-usable as fill in utility excavations;
2. The subgrade after excavation, in some areas may include very clayey sands, which will be difficult to compact. The clayey sandy soils may require stringent moisture control during compaction, particularly during rainy periods.
3. Loose surficial sandy soils that will necessitate compaction to at least Elevation +98 feet, NAVD.

Standard methods of surficial stripping, general excavation, proof-rolling, compaction and backfilling should adequately prepare the site. testing agency should provide observation and testing services during the site preparation procedures to confirm that the earthwork operations meet the intent of the recommendations presented in this report. **UES strongly recommends that a pre-construction meeting be held with the following representatives in attendance at a minimum: Representative, General Contractor, Site (Earthwork) Contractor, Civil Engineer, Underground Utility Contractor, and UES Geotechnical Engineer and Material Testing Technician**. At this meeting, UES would describe in detail the geotechnical considerations that would impact the construction process and future serviceability of the improvements.

APPENDIX A

SITE LOCATION MAP
USGS SITE LOCATION MAP



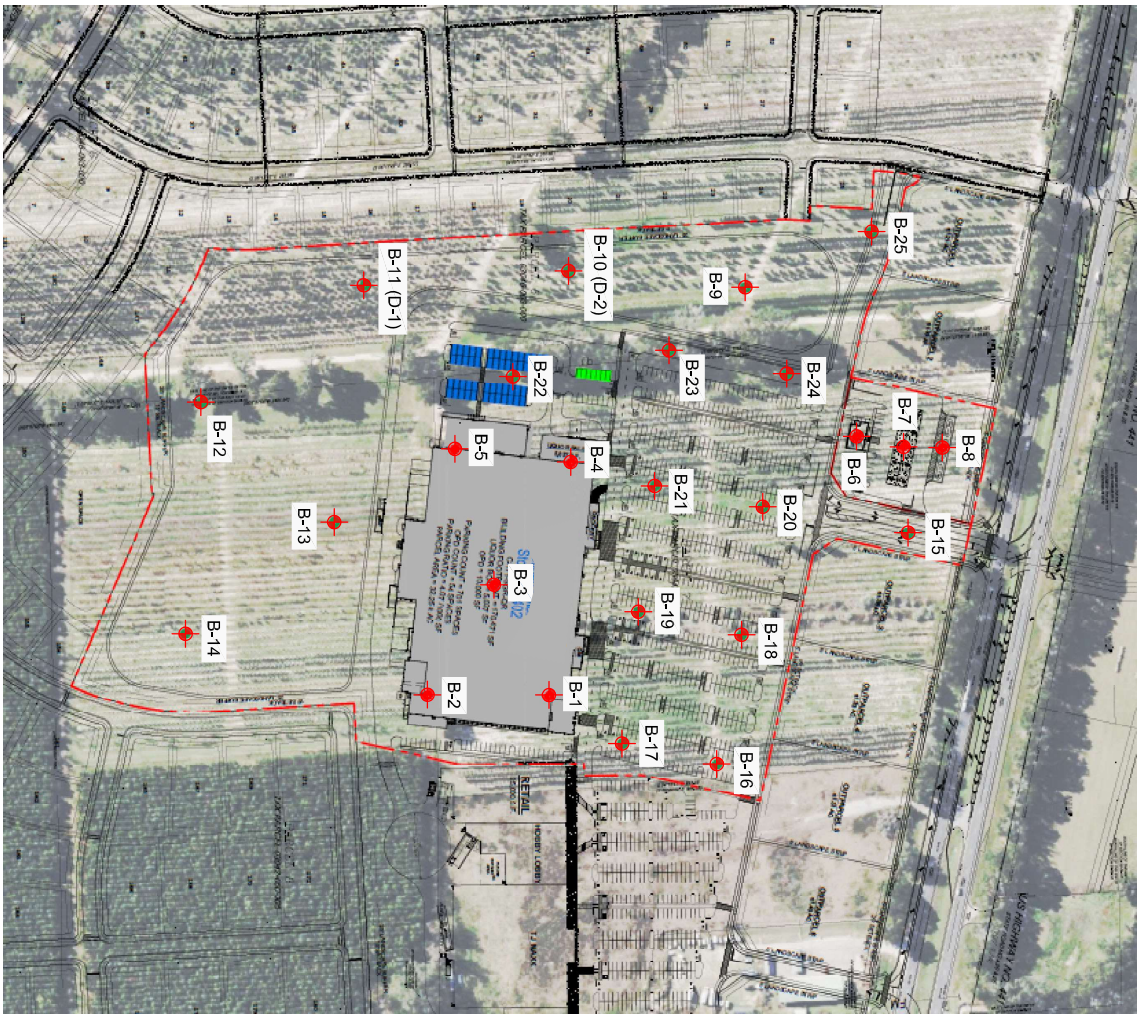
UES	**US 441 & NW 188th St. Alachua, Alachua County, Florida**		
	Aerial Site Location Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 1



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	USGS Site Location Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: A
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:A 2

APPENDIX B

BORING LOCATION PLAN
BORING LOGS
KEY TO BORING LOGS
BORING COORDINATES & ELEVATION



LEGEND

TEST BORING LOCATION

NOTE: ALL SOIL TEST BORING LOCATIONS SHOWN ARE APPROXIMATE.

N

PAGE NO: B - 1

UES

WALMART SC # 90402 - ALACHUA
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

RISE PARTNERS

DRAWN BY: TK	DATE: 3/2/26
CHECKED BY: ES	DATE: 3/2/26
SCALE: NTS	ACADFILE: A25140.00683.005
PROJECT NO: A25140.00683.005	REPORT NO: 2162758

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-2

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-1** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/2426
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		1-1-1	2									
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5												
6		1-1-0	1									
7		1-1-1	2									
8												
9		1-1-2	3									
10		1-2-2	4									
11												
12												
13						Medium dense gray and orange very clayey SAND [SC]						
14												
15		5-7-8	15			Stiff gray and orage sandy CLAY [CH]						
16												
17						Stiff orange and green CLAY [CH]						
18												
19												
20		3-5-5	10									
21												
22												
23						Medium dense orange and tan clayey SAND [SC]						
24												
25		4-5-8	13			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-3

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-2** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 104' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3									
3				▽		Very loose orange silty SAND, with clay [SM]						
4		1-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-1-2	3									
7		3-5-5	10			Medium dense to loose light orange very clayey SAND to sandy CLAY [SC/CH]						
8		4-4-5	9				39	24	39	19		
9												
10		3-2-3	5									
11												
12						Loose tan, gray, and orange very clayey SAND to sandy CLAY [SC/CH]						
13												
14												
15		2-3-4	7									
16												
17						Medium dense tan andf orange clayey SAND [SC]						
18												
19												
20		4-6-7	13									
21												
22						Loose light orange clayey SAND [SC]						
23												
24												
25		3-3-4	7									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-4

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-3** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 98' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): >10

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0												
1						Brown SAND, with silt [SP-SM]						
2		2-2-1	3			Very loose brown and orange SAND, with silt [SP-SM]						
3						Very loose orange silty SAND [SM]						
4		1-1-2	3			Loose orange silty SAND [SM]						
5		2-2-2	4									
6												
7		1-2-3	5									
8		2-2-3	5									
9						Loose orange silty-clayey SAND [SM-SC]						
10		2-3-4	7									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		3-7-9	16									
16												
17						Medium dense orange and gren very clayey SAND to sandy CLAY [SC/CH]						
18												
19												
20		4-4-7	11									
21												
22						Medium dense tan and orange clayey SAND [SC]						
23												
24												
25		6-6-8	14									
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-5

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-4** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1				▽		Loose orange silty SAND [SM]						
2		2-2-2	4									
3						Very loose orange clayey SAND [SC]						
4		1-1-2	3			Medium dense orange very clayey SAND to sandy CLAY [SC/CH]						
5		3-4-6	10			Stiff green and orange sandy CLAY [CL/CH]						
6												
7		3-3-4	7									
8		3-3-3	6				56	31	44	26		
9												
10		2-2-3	5									
11												
12												
13												
14												
15		2-3-4	7			Loose green and orange very clayey SAND to sandy CLAY [SC/CH]						
16												
17												
18												
19												
20		2-3-3	6									
21												
22												
23						Medium dense tan and orange clayey SAND [SC]						
24												
25		7-7-8	15			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-6

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-5** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/25/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/25/26
DATE FINISHED: 2/25/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4			Very loose orange SAND [SP]						
3												
4		1-1-1	2									
5		1/12"-1	1	▽								
6												
7		1-1-2	3			Very loose orange silty-clayey SAND [SM-SC]						
8		1-1-3	4									
9												
10		4-3-3	6									
11												
12						Medium dense tan and orange clayey SAND [SC]						
13												
14												
15		5-6-8	14									
16												
17						Medium dense light brown and orange clayey SAND [SC]						
18												
19												
20		5-5-5	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24												
25		4-6-6	12									
						Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-7

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-6** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 5.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light brown and orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3						Very loose light orange SAND [SP]						
4		2-1-1	2									
5		1-2-2	4	▽		Loose orange and tan SAND, with silt [SP-SM]						
6												
7		1-2-2	4			Loose orange clayey SAND [SC]						
8		3-4-3	7									
9												
10		4-4-3	7									
11												
12												
13												
14						Stiff green and orange CLAY [CH]						
15		2-4-6	10									
16												
17												
18												
19												
20		2-3-5	8									
21												
22						Medium dense orange clayey SAND [SC], with lenses of clay						
23												
24												
25		4-6-8	14			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-8

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-7** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3	▽								
3						Very loose orange silty SAND [SM]						
4		2-1-2	3			Loose orange clayey SAND [SC]						
5		2-3-4	7									
6						Medium dense brown and orange clayey SAND [SC]						
7		3-4-5	9									
8		5-5-5	10				17	12				
9												
10		6-6-7	13									
11												
12						Stiff green and orange CLAY [CH]						
13												
14						Medium dense tan and orange very clayey SAND [SC]						
15		2-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC], with lenses of clay						
18												
19												
20		4-4-6	10									
21												
22						Stiff green and orange CLAY [CH]						
23												
24												
25		5-9-10	19			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-9

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-8** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/26/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/26/26
DATE FINISHED: 2/26/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown and orange SAND, with silt [SP-SM]						
2		2-2-1	3	▽								
3												
4		2-1-1	2			Loose orange clayey SAND [SC]						
5												
6		1-2-3	5									
7		3-3-5	8			Medium dense light brown and orange clayey SAND [SC]						
8												
9		3-5-5	10									
10		4-5-4	9									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		3-4-6	10				79	44	57	37		
16												
17						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH]						
18												
19												
20		3-5-5	10									
21												
22												
23												
24						Stiff green and orange CLAY [CH]						
25		5-6-6	12			Boring Terminated at 25'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-10

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-9** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose to very loose tan and orange SAND, with silt [SP-SM]						
2		2-1-2	3				9	5			13	
3												
4		1-1-2	3	▽								
5		1-1-1	2			Very loose to loose orange, light brown and gray clayey SAND [SC]						
6												
7		1-4-4	8									
8		5-5-5	10			Medium dense orange and tan clayey SAND [SC]						
9												
10		5-6-7	13									
11												
12												
13						Very stiff green, gray and orange sandy CLAY [CH]						
14												
15		3-6-9	15									
16												
17												
18												
19												
20		5-6-8	14			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-11

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-10** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 2.5

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4	▽			11	6				
3												
4		2-1-2	3			Loose to medium dense orange clayey SAND [SC]						
5												
6		2-4-4	8				21	15				
7		6-6-7	13			Very stiff orange and gray sandy CLAY [CH], trace cemented sand						
8		4-7-10	17									
9												
10		5-5-7	12									
11												
12						Medium dense green and brown very clayey SAND [SC]						
13												
14												
15		3-4-6	10									
16												
17						Medium dense orange and tan very clayey SAND [SC]						
18												
19												
20		4-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-12

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-11** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light brown and light orange SAND, with silt [SP-SM]						
2		1-2-1	3	▽		Loose light orange SAND, with silt [SP-SM]	10	4				
3												
4		1-2-2	4			Loose orange clayey SAND [SC]						
5		2-3-4	7			Medium dense orange and gray very clayey SAND to sandy CLAY [SC/CH]						
6												
7		3-4-6	10									
8		4-5-7	12									
9												
10		5-6-7	13									
11						Medium dense gray and orange clayey SAND [SC]						
12												
13												
14												
15		3-5-6	11									
16												
17												
18												
19												
20		3-3-5	8			Stiff green and orange sandy CLAY [CH], trace cemented sand						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-13

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-12** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/19/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/19/26
DATE FINISHED: 2/19/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose light brown SAND, with silt [SP-SM]						
2		1-2-2	4			Loose to very loose light brown and orange SAND, with silt [SP-SM]						
3												
4		1-1-1	2	▽			9	4			13	
5		2-1-1	2			Loose to medium dense orange clayey SAND [SC]						
6												
7		2-3-4	7									
8												
9		5-5-5	10									
10		7-6-6	12									
11												
12												
13						Medium dense orange and gray very clayey SAND [SC]						
14												
15		6-6-10	16									
16												
17						Gray and green clayey SAND [SC]						
18												
19						Stiff green and orange sandy CLAY [CH]						
20		3-4-6	10			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-14

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-13** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3	▽			9	3			13	
5		1-1-1	2			Loose orange silty-clayey SAND [SM-SC]						
6												
7		1-2-2	4				15	7				
8		1-2-2	4									
9						Medium dense tan, gray and orange very clayey SAND [SC]						
10		3-5-6	11									
11												
12												
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange clayey SAND [SC]						
18												
19												
20		5-7-9	16			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-15

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-14** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 101' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose orange SAND, with silt [SP-SM]						
2		1-2-1/12"	1/12"									
3												
4		1/12"	1/12"	▽			11	5			9	
5		WOH-1	1			Loose orange silty-clayey SAND [SM-SC]						
6												
7		1-2-2	4									
8		2-2-2	4									
9												
10		3-2-2	4									
11												
12												
13												
14												
15		4-5-6	11									
16												
17												
18						Stiff orange and gray sandy CLAY [CH]						
19												
20		3-6-7	13			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-16

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-15** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 90' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-3	5									
3												
4		2-2-2	4									
5												
6		2-2-3	5	▽								
7		2-2-3	5									
8		2-3-3	6			Loose orange clayey SAND [SC]						
9						Loose light orange and light brown clayey SAND [SC]						
10		4-3-3	6									
11												
12						Medium dense brown, tan and orange very clayey SAND [SC]						
13												
14												
15		4-6-7	13									
16												
17												
18												
19												
20		3-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-17

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-16** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94'(est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose orange SAND, with silt [SP-SM]						
2		2-4-2	6									
3												
4		1-1-1	2	▽								
5		2-2-3	5			Loose orange silty-clayey SAND [SM-SC]						
6												
7		2-2-3	5				16	7				
8		3-3-3	6									
9												
10		3-2-3	5									
11												
12												
13												
14						Loose gray very clayey SAND [SC]						
15		4-5-8	13									
16												
17						Green and orange CLAY [CH]						
18												
19						Medium dense light green and orange very clayey SAND tosandy CLAY [SC/CH]						
20		2-5-7	12			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-18

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-17** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 97' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 11

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		3-2-2	4									
3						Very loose to loose orange SAND, with silt [SP-SM]						
4		1-1-1/12"	1/12"									
5		1-2	3									
6												
7		1-2-1	3									
8		1-2-2	4									
9												
10		1-1-1	2									
11				▽								
12						Very stifff green and orange CLAY [CH]						
13												
14												
15		3-7-9	16									
16												
17												
18												
19						Medium dense tan and orange very clayey SAND tosandy CLAY [SC/CH]						
20		3-6-5	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-19

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-18** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 94' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 7.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		1-2-1	3				10	12				4
3						Very loose orange SAND, with silt [SP-SM]						
4		1-1-1	2									
5		1/12"-1	1									
6												
7		2-1-2	3	▽								
8												
9		2-2-2	4			Medium dense orange silty-clayey SAND [SM-SC]						
10		3-4-5	9									
11												
12						Loose light orange and orange clayey SAND [SC]						
13												
14												
15		4-4-3	7									
16												
17												
18						Loose gray and orange very clayey SAND [SC]						
19												
20		2-3-4	7			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-20

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-19** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 96' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-2-2	4									
3						Loose orange SAND, with silt [SP-SM]						
4		1-2-1	3									
5												
6		2-1-2	3	▽								
7		1-1-2	3									
8						Medium dense orange and gray very clayey SAND to sandy CLAY SC/CH]						
9		3-3-6	9									
10		6-6-9	15									
11												
12						Stiff green and orange CLAY [CH]						
13												
14												
15		4-6-7	13									
16												
17						Medium dense tan and orange very clayey SAND [SC]						
18												
19												
20		4-5-9	14			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-21

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-20** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange silty SAND [SM]						
2		2-1-1	2				14	8				
3				▽		Very loose light orange SAND, with silt [SP-SM]						
4		1/12"-WOH	WOH									
5		1-1-1	2			Very loose to loose orange silty-clayey SAND [SM-SC]						
6												
7		2-2-3	5									
8		2-3-2	5									
9												
10		3-3-3	6									
11						Loose orange silty SAND [SM], withclay						
12												
13												
14												
15		2-3-2	5									
16												
17						Loose light orange and orange clayey SAND [SC]						
18												
19												
20		3-3-3	6			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-22

PROJECT: US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-21** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 93' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/24/26
EST. W.S.W.T. (ft): 3.5

DATE STARTED: 2/24/26
DATE FINISHED: 2/24/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Very loose brown and orange SAND, with silt [SP-SM]						
2		2-1-1	2			Very loose light orange SAND, with silt [SP-SM]						
3				▽								
4		1-1-1	2			Very loose orange clayey SAND [SC]						
5		1-1-1	2									
6						Loose orange very clayey SAND [SC]						
7		1-2-2	4			Loose light orange and orange very clayey SAND [SC]						
8		2-2-4	6									
9												
10		3-4-5	9			Stiff green and orange CLAY [CH}						
11												
12												
13												
14												
15		4-5-6	11			Loose light tan clayey SAND [SC]						
16												
17												
18												
19												
20		2-5-6	11			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-23

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-22** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 92' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 4.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		2-3-2	5									
3												
4		1-2-2	4	▽								
5		3-4-4	8			Medium dense orange clayey SAND [SC]						
6												
7		6-7-7	14									
8												
9		7-5-6	11									
10		6-5-6	11									
11												
12												
13												
14						Medium dense green and orange very clayey SAND to sandy CLAY [SC/CH}						
15		4-4-7	11									
16												
17						Medium dense orange and tan very clayey SAND [SC], with limerock fragments						
18												
19												
20		5-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-24

PROJECT: [redacted]
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-23** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 3

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown silty SAND [SM]						
1												
2		2-2-2	4			Loose light orange SAND, with silt [SP-SM]	13	8				3
3				▽								
4		2-2-3	5			Medium dense orange clayey SAND [SC]						
5		5-5-9	14			Very stiff to stiff green and orange sandy CLAY [CH]	35	15				
6												
7		6-7-9	16									
8		5-6-6	12									
9												
10		3-5-5	10									
11												
12						Medium dense orange and tan clayey SAND [SC]						
13												
14												
15		7-14-15	29									
16												
17												
18												
19												
20		7-7-8	15			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-25

PROJECT:
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-24** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

G.S. ELEVATION (ft): 91' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/20/26
EST. W.S.W.T. (ft): 1.5

DATE STARTED: 2/20/26
DATE FINISHED: 2/20/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1				▽		Loose light orange silty SAND [SM]						
2		2-3-4	7			Loose to medium dense light orange clayey SAND [SC]						
3												
4		6-5-5	10				34	15	32	11		
5												
		6-5-5	10									
6												
7		4-5-5	10			Medium dense tan and light orange clayey SAND [SC]						
8												
		5-4-4	8									
9												
10		4-5-5	10									
11												
12						Medium dense tan and orange clayey SAND [SC}						
13												
14												
15		5-6-7	13									
16												
17												
18						Stiff green and orange sandy CLAY [CH}						
19												
20		5-6-50/1.25"	50/1.25"			Hard green CLAY [CH}, with limestone fragments						
						Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

BORING LOG

PROJECT NO.:	A25140.00683.005
REPORT NO.:	2162758
PAGE:	B-26

PROJECT: [redacted]
US 441 & NW 188TH ST.
ALACHUA, ALACHUA COUNTY, FLORIDA

BORING DESIGNATION: **B-25** SHEET: **1 of 1**
SECTION: TOWNSHIP: RANGE:

CLIENT: RISE PARTNERS
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

G.S. ELEVATION (ft): 87' (est)
WATER TABLE (ft): NE
DATE OF READING: 2/23/26
EST. W.S.W.T. (ft): 5

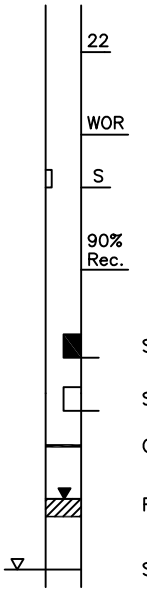
DATE STARTED: 2/23/26
DATE FINISHED: 2/23/26
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Brown SAND, with silt [SP-SM]						
1						Loose light orange SAND, with silt [SP-SM]						
2		1-2-2	4									
3												
4		1-2-1	3			Loose light orange and tan SAND, with silt [SP-SM]						
5				▽								
6		1-2-2	4			Medium dense orange clayey SAND [SC]						
7		2-3-5	8									
8		4-4-5	9									
9												
10		4-5-4	9									
11												
12						Medium dense tan and orange very clayey SAND [SC]						
13												
14												
15		4-5-6	11									
16												
17												
18												
19						Stiff orange sandy CLAY [CH]						
20		3-4-5	9			Boring Terminated at 20'						

NEW LOGO BORING LOG WM SC 90402 - ALACHUA COMMERCIAL.GPJ GAINESVILLE TEMPLATE.GDT 3/3/26

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140–lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin–Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core–Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

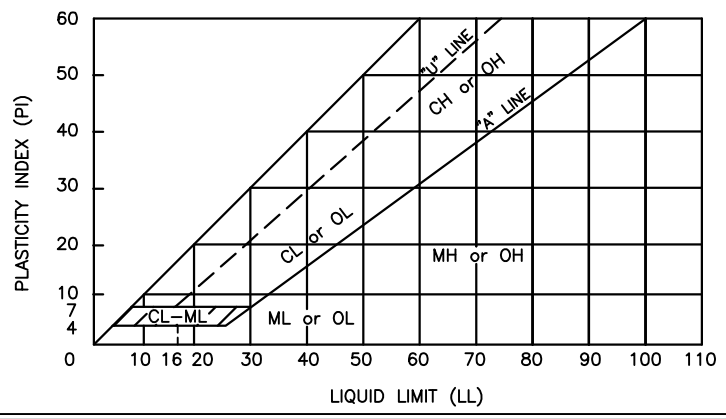
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomacaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

PLASTICITY CHART



BORING	LATITUDE (DMS)	LONGITUDE (DMS)	ELEVATION
B-1	29° 48' 14.90" N	82° 32' 14.55" W	101 (EST)
B-2	29° 48' 12.55" N	82° 32' 14.60" W	104 (EST)
B-3	29° 48' 13.80" N	82° 32' 17.10" W	98 (EST)
B-4	29° 48' 15.35" N	82° 32' 19.80" W	93 (EST)
B-5	29° 48' 13.10" N	82° 32' 20.15" W	94 (EST)
B-6	29° 48' 20.85" N	82° 32' 20.35" W	91 (EST)
B-7	29° 48' 21.75" N	82° 32' 20.10" W	91 (EST)
B-8	29° 48' 22.45" N	82° 32' 20.05" W	91 (EST)
B-9	29° 48' 18.75" N	82° 32' 23.70" W	90 (EST)
B-10	29° 48' 15.35" N	82° 32' 24.15" W	92 (EST)
B-11	29° 48' 11.45" N	82° 32' 23.90" W	91 (EST)
B-12	29° 48' 8.30" N	82° 32' 21.30" W	94 (EST)
B-13	29° 48' 10.80" N	82° 32' 18.50" W	97 (EST)
B-14	29° 48' 7.90" N	82° 32' 16.05" W	101 (EST)
B-15	29° 48' 21.75" N	82° 32' 18.15" W	90 (EST)
B-16	29° 48' 18.10" N	82° 32' 13.00" W	94 (EST)
B-17	29° 48' 16.30" N	82° 32' 13.45" W	97 (EST)
B-18	29° 48' 18.60" N	82° 32' 15.90" W	94 (EST)
B-19	29° 48' 16.60" N	82° 32' 16.45" W	96 (EST)
B-20	29° 48' 19.00" N	82° 32' 18.80" W	93 (EST)
B-21	29° 48' 17.00" N	82° 32' 19.30" W	93 (EST)
B-22	29° 48' 14.25" N	82° 32' 21.75" W	92 (EST)
B-23	29° 48' 17.25" N	82° 32' 22.35" W	91 (EST)
B-24	29° 48' 19.50" N	82° 32' 21.80" W	91 (EST)
B-25	29° 48' 21.20" N	82° 32' 24.95" W	87 (EST)

APPENDIX C

LABORATORY TEST DATA
DESCRIPTION OF LABORATORY TESTING PROCEDURES
DESCRIPTION OF FIELD TESTING PROCEDURES

SUMMARY OF LABORATORY RESULTS

PROJECT: ' **REPORT: 2162758**

CLIENT: Rise Partners **March 2, 2026**

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-2	8	Light Orange very Clayey Sand to Sandy Clay	SS	24	39	19								39		SC/CH
B-4	8	Green & Orange Sandy Clay	SS	31	44	26								56		CLCH
B-7	8	Brown & Orange Clayey Sand	SS	12										17		SC
B-8	14	Green & Orange Clay	SS	44	57	37								79		CH
B-9	2	Tan & Orange Sand, with silt	SS	5			13							9		SP-SM
B-10	2	Light Orange Sand, with silt	SS	6					100	100	95	81	32	11		SP-SM
B-10	6	Orange Clayey Sand	SS	15					99	97	91	75	40	21		SC
B-11	3	Light Orange Sand, with silt	SS	4					100	100	96	77	30	10		SP-SM
B-12	4	Light Brown & Orange Sand, with silt	SS	4			13							9		SP-SM
B-13	4	Orange Sand, with silt	SS	3			13							9		SP-SM
B-13	7	Orange Silty-Clayey Sand	SS	7					98	97	93	73	30	15		SM-SC
B-14	4	Orange Sand, with silt	SS	5			9							11		SP-SM
B-16	6	Orange Silty-Clayey Sand	SS	7										16		SM-SC
B-18	1	Brown & Orange Sand, with silt	SS	12				4						10		SP-SM
B-20	1	Brown & Orange Silty Sand	SS	8										14		SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

SUMMARY OF LABORATORY RESULTS

PROJECT: `

REPORT: 2162758

CLIENT: Rise Partners

March 2, 2026

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	ORGANIC CONTENT (%)	SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)			No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-23	1	Brown Silty Sand	SS	8				3						13		SM
B-23	5	Orange Clayey Sand	SS	15										35		SC
B-24	4	Light Orange Clayey Sand	SS	15	32	11								34		SC

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	CORROSION SERIES				SIEVE ANALYSIS (% PASSING)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					RESITIVITY (Ω*cm)	SULFATE	CHLORIDE	pH	No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
B-5	1 – 2	Brown Sand, with silt	-	-	20,000	3	0	6.44						-		SP-SM
B-8	1 – 2	Brown Sand, with silt	-	-	24,000	12	30	6.34						-		SP-SM

SS-Split-Spoon
A-Auger
ST-Shelby Tube

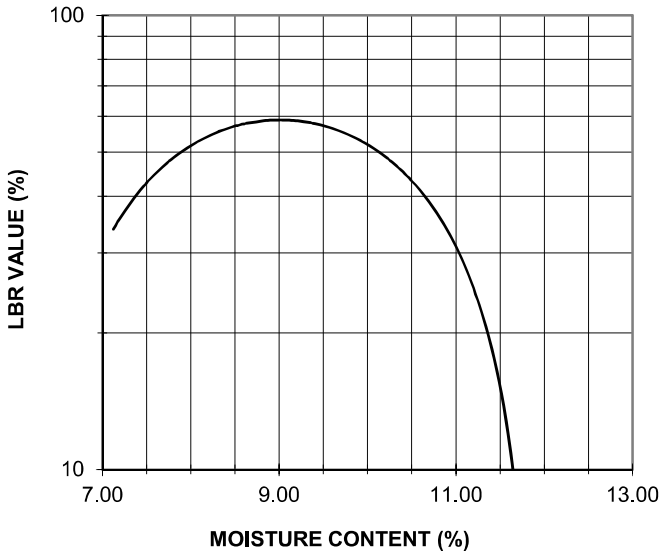
LIMEROCK BEARING RATIO TEST RESULTS
(FM 5-515)

TESTED FOR: Rise Partners
832 Georgia Ave., Suite 300
Chattanooga, TN 37402

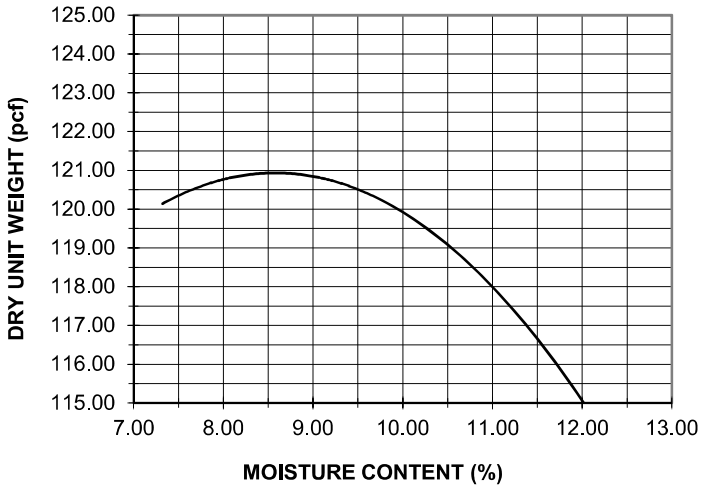
PROJECT: Alachua Commercial Development
US 441 & NW 188th St.
Alachua County

DATE TESTED: February 23, 2026 **REPORT NO:** 2162758

SAMPLE LOCATION: B-20
SOIL DESCRIPTION: Brown Silty Sand

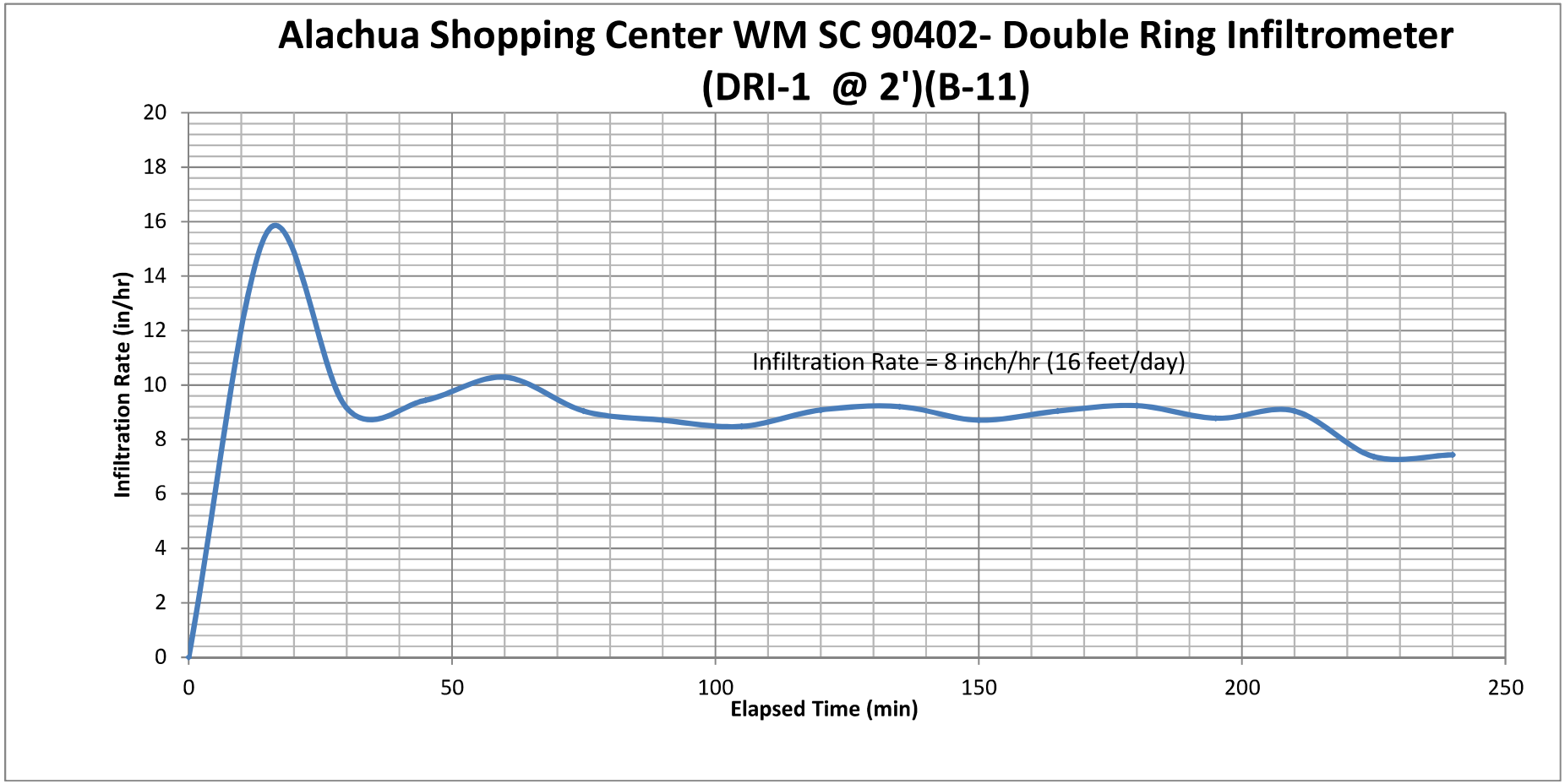


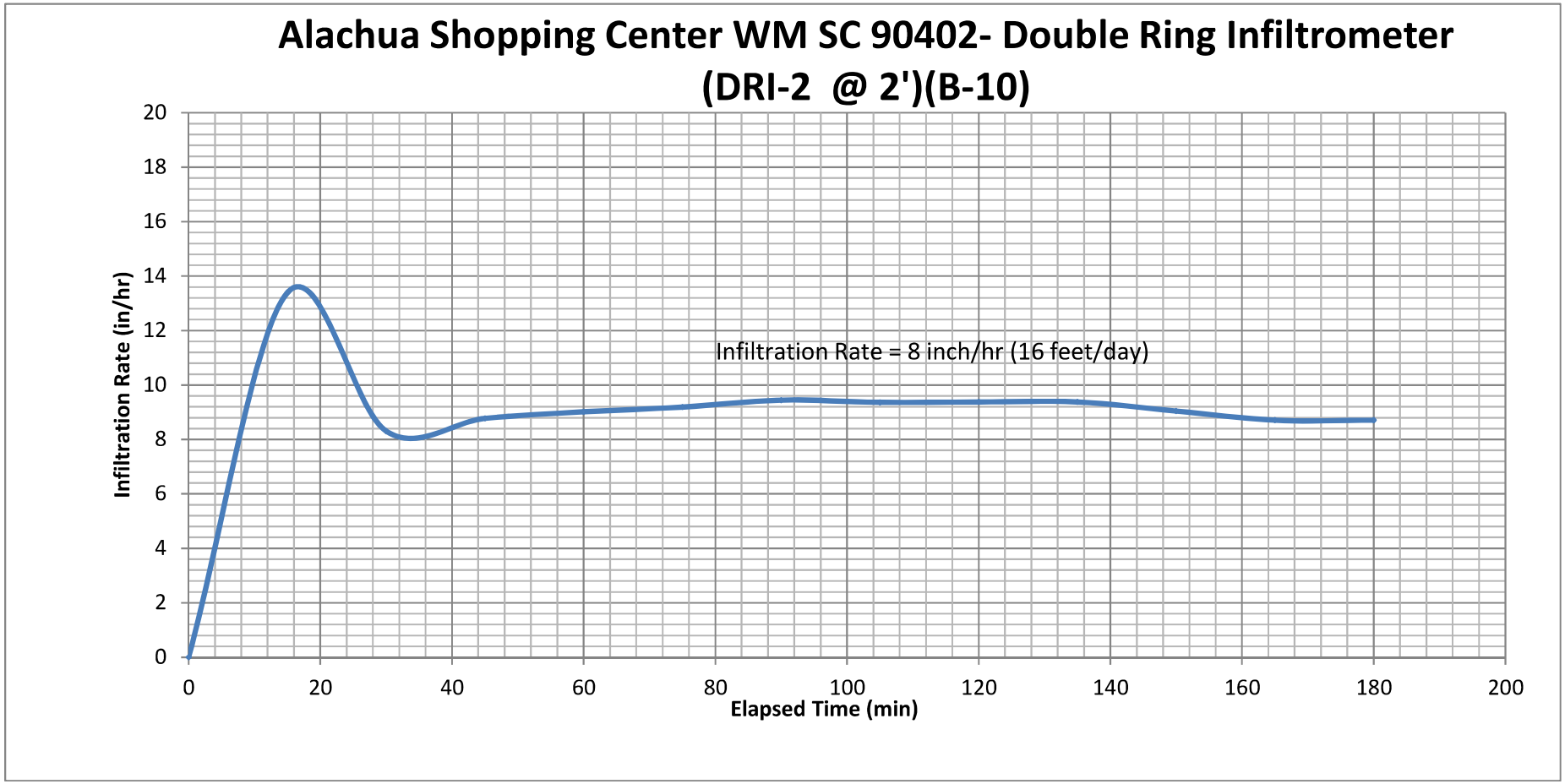
PROJECT LBR REQUIREMENT: **40** LBR VALUE: **59**



OPT MOISTURE: **8.5** MAX DENSITY: **121.0**

UES PROFESSIONAL SOLUTIONS
4475 S.W. 35TH TERRACE, GAINESVILLE, FL. 32608
(352)372-3392 (352)336-7914 (FAX)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-1 @ 2')(B-11)
Infiltration Rate (in/hr)
20
18
16
14
12
10
8
6
4
2
0
0
50
100
150
200
250
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)


Alachua Shopping Center WM SC 90402- Double Ring Infiltrometer
(DRI-2 @ 2')(B-10)
Infiltration Rate (in/hr)
Elapsed Time (min)
Infiltration Rate = 8 inch/hr (16 feet/day)
0
2
4
6
8
10
12
14
16
18
20
0
20
40
60
80
100
120
140
160
180
200

To

UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605

Tel: (352)562-2295

ESuarez@teamues.com

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Bahiagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**5.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.7**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Landscape And Vegetable Garden Test Report

To:
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Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18
Set Number: E89168 Lab Number: E227905
Crop: **Bermudagrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**6.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.7**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18
Set Number: E89168 Lab Number: E227905
Crop: **Centipedegrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

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Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **St. Augustinegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5 This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7 This is the pH of your sample in water medium
A-E Buffer Value: N/A Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-18 Set Number: E89168 Lab Number: E227905

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.7	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**25**	**HIGH**	**Sulfur** (S)	**5.4**	***For these nutrients see directions on the following pages**
Potassium (K)	**35**		**Copper** (Cu)	**0.6**	
Magnesium (Mg)	**36**		**Manganese** (Mn)	**0.6**	
			Zinc (Zn)	**2.1**	
			Boron (B)	**0.0**	
Calcium (Ca)	**427**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227905 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P2O5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Soil pH

- The pH of this soil is quite high. If this is a natural condition (i.e., if it is not from the over-application of lime), it is generally impractical to lower the soil pH with soil amendments. Use plant species that are tolerant of high soil pH.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

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Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **Bahiagrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**5.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.4**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bahiagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**1-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

UF UNIVERSITY of FLORIDA IFAS

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UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Bahiagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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UF/IFAS Extension Soil Testing Laboratory
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Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
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To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23
Set Number: E89168 Lab Number: E227906
Crop: **Bermudagrass Lawn**
Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**6.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.4**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Bermudagrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**3-5**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

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UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Bermudagrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
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Landscape And Vegetable Garden Test Report

To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23
Crop: **Centipedegrass Lawn**

Set Number: E89168 Lab Number: E227906

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 5.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Centipedegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**0.4-2**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

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UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
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Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Centipedegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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To:
UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **St. Augustinegrass Lawn**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH: 6.5	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water): 7.4	This is the pH of your sample in water medium
A-E Buffer Value: N/A	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: St. Augustinegrass Lawn

Lime:	**0.00**	**lbs per 1000 sq. ft. per year**
Nitrogen(N):	**2-4**	**lbs per 1000 sq. ft. per year**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft. per year**
Potassium(K_2O):	**2.00**	**lbs per 1000 sq. ft. per year**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft. per year**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

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Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: St. Augustinegrass Lawn**

General

- For details on turfgrass fertilization, consult UF/IFAS publication SL21, "General Recommendations for Fertilization of Turfgrasses on Florida Soils" available on the web at https://edis.ifas.ufl.edu/publication/LH014 or from your county extension office.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

  Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

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UES Gainesville
4475 SW 35th Terrace
Gainesville FL, 32605
Tel: (352)562-2295
ESuarez@teamues.com

For more information contact:
Leary, Cynthia
Alachua County Coop Extn Service
22712 W. Newberry Rd
Newberry FL, 32667
Tel: 352-955-2402

Client Identification: B-23 Set Number: E89168 Lab Number: E227906

Crop: **Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

Report Date: 20-Feb-26

Soil Test Results and Their Interpretations

Target pH:	**5.5**	This is the pH at which the above crop will grow at its optimum
pH (1:2 Sample:Water):	**7.4**	This is the pH of your sample in water medium
A-E Buffer Value:	**N/A**	Buffer pH is the pH of your soil in Adams-Evans Buffer(A-E Buffer). This is done to determine the lime requirement, which will help increase the soil pH to the target pH level desired by the crop. If the pH is higher than Target pH, Buffer pH will not be determined

AB-DTPA Extractable Nutrients

Nutrients	Level mg/kg or ppm	Interpretation	Nutrients	Level mg/kg or ppm	
Phosphorus (P)	**35**	**HIGH**	**Sulfur** (S)	**3.3**	***For these nutrients see directions on the following pages**
Potassium (K)	**22**		**Copper** (Cu)	**3.3**	
Magnesium (Mg)	**25**		**Manganese** (Mn)	**0.4**	
			Zinc (Zn)	**2.2**	
			Boron (B)	**0.0**	
Calcium (Ca)	**400**	**Ca is typically adequate in Florida soils**			

Lime and Fertilizer Recommendations

Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora

Lime:	**0.00**	**lbs per 1000 sq. ft.**
Nitrogen(N):	**1.10**	**lbs per 1000 sq. ft.**
Phosphorus(P_2O_5):	**0.00**	**lbs per 1000 sq. ft.**
Potassium(K_2O):	**0.70**	**lbs per 1000 sq. ft.**
Magnesium(Mg):	**0.46**	**lbs per 1000 sq. ft.**

*** Do not to add more than 1 pound of nitrogen per application**

We do not test soil for N as there is no meaningful soil test for predicting N availability. Thus, the N recommendation was developed from research that measured response of the indicated crop to applied N fertilizer. If you expect significant nutrient release from organic sources such as crop residues or organic amendments, estimate the amount mineralized and subtract that amount from the fertilizer recommendations given below to arrive at crop needs.

IMPORTANT: Prior to making any of the recommended applications, read carefully the footnotes/directions on this report. If you have any questions, please call the county extension agent listed above.

The soil has been determined to be calcareous in nature because of its pH (>=7.4). At this pH, AB-DTPA extraction method was found suitable. However, only Phosphorus(P) was calibrated. No calibration was possible for Potassium(K) and Magnesium (Mg). Therefore, the recommendations for K and Mg are provided solely for successful crop performance and yields. Nitrogen(N) recommendations are provided based on research data and not on a soil test. Research studies are underway at different locations in the state to identify an appropriate extraction method for improved interpretations and recommendations for these soils. At that time, the recommendations will be modified, as appropriate

UF UNIVERSITY of FLORIDA IFAS

UF/IFAS Analytical Services Laboratories
UF/IFAS Extension Soil Testing Laboratory
2390 Mowry Road Wallace Building 631 PO Box 110740 Gainesville, FL 32611-0740
Email: soilslab@ifas.ufl.edu Web: soilslab.ifas.ufl.edu
Phone #:352-392-1950

Prior to making any of the above recommended applications, it is important to read carefully the following footnotes and follow the directions provided on fertilizer applications, timing, doses, sources, sulfur and micronutrients, irrigation, etc.

Directions

Sample Number: 227906 **Crop: Landscape Azaleas, Camellias, Gardenias, Hibiscus or Ixora**

General

- Indicated fertilizer rates, coupled with nutrients already in the soil, will satisfy the crop-nutrient requirement for the current growing season.

Fertilizer and water management are linked. Maximum fertilizer efficiency is achieved only with close attention to water management. Supply only enough irrigation water to satisfy plant requirements and minimize leaching conditions.

- Established trees (more than 3 to 5 years since transplanting) do not need routine fertilization.

For recently-planted trees, broadcast fertilizer within a circle 1.5 times the dripline diameter.

- Broadcast P2O5 either in one application or as half the recommended rate in each of two applications during the growing season. To minimize leaching losses, broadcast N and K2O in small increments throughout the growing season. Schedule one application every 12 weeks (three times per growing season), adding 33% of the recommended rate of N and K2O at each application. To insure equal coverage when fertilizer rates are small, blend all compatible fertilizers.

Sulfur

- Application of sulfur is not required if the S test value is greater than 6.0 mg/kg (ppm). If the soil test value is less than 6.0 mg/kg (ppm) apply S as shown:

Fertilizer should contain enough S to apply 15 to 20 lb S per acre. Apply in the sulfate form (e.g., gypsum, ammonium sulfate, magnesium sulfate, potassium sulfate, potassium magnesium sulfate), since elemental S will react too slowly to supply the S needs of the crop.

Magnesium

- Apply the equivalent of 35 lb Mg/A, or 0.8 lb Mg per 1000 sq. ft., in a soluble form like magnesium sulfate or potassium magnesium sulfate.

This data report has been issued on the authority of Dr. Franta Majs, Laboratory Director, and Mrs. Nancy Wilkinson, QA Officer, in support of Florida Cooperative Extension Service.

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GUIDANCE ON MICRONUTRIENTS

The IFAS Extension Soil Testing Laboratory currently offers a soil test for four micronutrients, copper (Cu), manganese (Mn), zinc (Zn), and boron (B). Interpretations in terms of plant needs of the particular nutrients are still quite tentative. They are presented here with the understanding that other criteria such as crop production records and observation of deficiency symptoms should be used along with the test results in reaching the management decision concerning micronutrient fertilization.

Interpretation of extractable Cu, Mn, Zn, and B depends on the soil pH. The critical soil levels for these nutrients increase with pH for crops grown on acid sandy soils of Florida. Micronutrient availability in the alkaline pH range is better evaluated with a plant tissue test or with soil test extractants developed especially for alkaline soils.

Indiscriminate use of micronutrient soil tests should be avoided. However, if plant performance has been less than optimum in the past and the soil test levels are below those shown in the tables, fertilization with the respective micronutrients may be indicated.

COPPER

In Florida, Cu deficiencies have been generally confined to soils high in organic matter and so-called "new ground" just coming into cultivation in the flatwood areas. Known Cu phytotoxicity occurs in citrus groves and vegetable crop areas where Cu applied in fungicides and fertilizers has accumulated in the soil over the years. Liming to pH 7.0 is the simplest means of overcoming phytotoxicity.

Table 1 provides guidelines for interpreting the IFAS Micronutrient Soil Test values for extractable Cu in mineral soils. Dilute acids are poor extractants of Cu on organic soils and do not give reliable estimates of crop responses. The IFAS Soil Testing Lab does not presently provide a Cu soil test for organic soils.

Application of 3 to 5 pounds elemental Cu per acre (as copper sulfate or finely ground copper oxide) will correct Cu deficiencies in most crops growing on mineral soils. Mixing these Cu sources with macronutrient fertilizers presents no agronomic problems, provided segregation of the materials is avoided. A single Cu application may be sufficient for several years. Do not repeat this application until soil or tissue tests indicate a need for Cu. Copper added to soil is there "forever" and Florida already has too many cases of soils with phytotoxic levels of Cu. Fertilizer Cu should not be applied to mineral soils where Cu will be used as a pesticide.

Table 1. Tentative interpretation of extractable Cu in mineral soils

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Cu	0.1-0.3	0.3-0.5	0.5*
Level above which Cu phytotoxicity may occur	2.0-3.0	3.0-5.0	5.0**

*If in doubt about copper nutrition of crop, get a tissue test

MANGANESE

There has been some success in predicting crop response to fertilizer Mn with extractable Mn. Lack of success in some cases has resulted from the complex nature of soil Mn and the many factors that affect its uptake by plants. Levels in table 2 are suggested as a guide for interpreting extractable Mn in mineral and organic soils.

Application of 8 to 10 pounds elemental Mn (as manganese sulfate or manganese oxide) per acre in banded fertilizer is recommended when the soil test levels are below those shown in Table 2. Broadcast applications are less effective and the rate should be increased to 20 or 30 pounds Mn if the fertilizer is broadcast. Uptake of Mn is generally best when Mn is banded with acid forming fertilizers. Field crops most likely to give a yield response to applied Mn in Florida are soybeans, small grains, and irrigated corn. Sugarcane grown on organic soils having pHs above 6.5 will also respond to banded Mn fertilizer.

ZINC

Table 2 presents a guide to interpretation of extractable Zn in both mineral and organic soils. Where Zn fertilization is needed, application rates may vary considerably with crop and Zn source but generally are around 5 to 10 pounds Zn per acre. For tree crops, use tissue tests to determine if Zn fertilization is needed, and it is known that no Zn is applied in the spray program.

Table 2. Interpretive guide to extractable Mn and Zn

	Soil pH Minerals Soils Only		
	5.5-6.0	6.0-6.5	6.5-7.0
	ppm		
Level below which there may be a crop response to applied Mn	3-5	5-7	7-9
Level below which there may be a crop response to applied Zn	0.5	0.5-1.0	1.0-3.0

The critical values shown in Table 2 are higher than those used in other states of the Southeastern U.S. and reflect a significant "margin of safety" in interpretation of the test results. These critical levels may be modified as results from field trials justify such changes.

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BORON

A Mehlich 3-extractable B soil test of 0.05 ppm or higher is considered adequate for most crops grown in Florida.

B exists in both organic and inorganic forms in the soil. Total B in soils can range between 10 and 100 mg/kg (ppm) depending on the organic matter content in the surface layer, but only a small amount will be available for plant uptake at any given time. B becomes plant-available as soil organic matter is mineralized and as B-containing minerals slowly dissolve. B is often added to the soil unintentionally as a contaminant in fertilizers like superphosphate and with soil amendments like manures and lime. For Florida soils, the Ca-B relationship is of utmost importance because soils with high Ca will require higher applications of B. However, excessive application must be avoided at all times due to the potential for B toxicity.

Please read the following if B applications are being considered: For tomatoes and alfalfa, applications of elemental B up to 2.0 lbs per acre per year can be broadcast. For all other crops including row and vegetable crops, broadcast B applications should not exceed 0.5 lb per acre per year.

For intensively managed sunflower and certain vegetables (beets, broccoli, cabbage, cauliflower, green onions, sweet potatoes, greens), applications up to 1.0 lb per acre of elemental B can be considered.

When foliar spraying is considered for any crop, do not exceed 0.2 lb per acre of elemental B per spray. Additional sprays should be at least 2 weeks apart. Spraying prior to bloom will help with fruit set. B can be supplied in combination with pesticide or fungicide sprays where compatible.

As B toxicity is real, all B applications, broadcast or foliar, should supplement B applied through soil amendments and fertilizer sources.

APPENDIX C

DESCRIPTION OF LABORATORY TESTING PROCEDURES

UNIFIED SOIL CLASSIFICATION - ASTM D-2487

This practice describes a system for classifying mineral and organo-mineral soils for engineering purposes based on laboratory determination of particle size characteristics, liquid limit, and plasticity index.

WASH 200 TEST - ASTM D-1140

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

FULL SIEVE GRADATION TEST – ASTM D-422

On occasion it is helpful to evaluate the overall compositional characteristics of a soil and the #200 sieve analysis is supplemented with a full grain size distribution. A set of sieves with varying mesh sizes is used to determine the gradation of the soil particle sizes.

MOISTURE CONTENT DETERMINATION - ASTM D-2216

Moisture content is the ratio of the weight of water to the dry weight of soil. Moisture content is measured by drying a sample at 105 degrees Celsius. The moisture content is expressed as a percent of the oven dried soil mass.

ATTERBERG LIMITS – ASTM D-4318

The Atterberg limits are the upper and lower limits of the range of water content over which a soil exhibits plastic behavior, and are defined as the liquid limit and plastic limit, respectively.

The liquid limit is estimated as follows: The soil is mixed with distilled water to form a thick paste, which is then placed in a brass cup mounted on an edge pivot and rests initially on a rubber base. The base is then leveled off horizontally and divided by cutting a groove with a standard tool. The two halves of the soil gradually flow together as the cup is repeatedly dropped onto its base at a specified rate. The liquid limit is defined as the water content at which 25 blows are required to close the groove over a distance of 1/2 inch.

The plastic limit is estimated as follows: The soil is mixed with distilled water until it can be molded. A ball of soil is then rolled into a thread 1/8 inch in diameter between the hand and a glass plate. The soil is molded together again and the process repeated until the thread cracks when its diameter is 1/8 inch. The water content of the soil at this state is determined and defined as the plastic limit.

ORGANIC CONTENT – ASTM D-2974

Ash content of a pear or organic soil sample is determined by igniting the over dried sample from the moisture content determination in a muffle furnace at 440 degrees Celsius. The substance remaining after the ignition is the ash. The ash content is expressed as a percentage of the oven dried sample. Organic matter is determined by subtracting the percent ash from 100.

APPENDIX C

DESCRIPTION OF FIELD TESTING PROCEDURES

STANDARD PENETRATION TESTING – ASTM D-1586

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

APPENDIX D

FOUNDATION DESIGN CRITERIA
GEOTECHNICAL EXPLORATION FACT SHEET
FOUNDATION SUBSURFACE PREPARATION –
FOUNDATION SUBSURFACE PREPARATION – GAS STATION
PAVEMENT DESIGN CALCULATIONS
PAVEMENT SECTION DESIGN
PAVEMENT SECTION DETAILS

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION-

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE BUILDING AND APPURTENANCES. APPURTENANCES ARE THOSE ITEMS ATTACHED TO THE BUILDINGS PROPER (REFER TO DRAWING SHEET SP1), TYPICALLY INCLUDING, BUT NOT LIMITED TO, THE BUILDING SIDEWALKS, GARDEN CENTER, PORCHES, RAMPS, STOOPS, TRUCK WELLS/DOCKS, CONCRETE APRONS AT THE AUTOMOTIVE CENTER, COMPACTOR PAD, ETC. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. IF ENCOUNTERED, FAT CLAYS SHALL BE REMOVED TO A MINIMUM OF 4 FEET BELOW THE BOTTOM OF THE FOOTINGS/BUILDING PAD. THE OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH A COMPACTED, LOW PERMEABILITY, ENGINEERED FILL MATERIAL. FILL MATERIAL SHALL CONSIST OF POORLY DRAINING SILTY SAND OR CLAYEY SAND WITH BETWEEN 15% TO 30% MATERIAL PASSING THE NO. 200 SIEVE, A LIQUID LIMIT (LL) VALUE OF LESS THAN 30, AND A PLASTICITY INDEX (PI) VALUE LESS THAN 15.

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW THE BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +98 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. A25140.00683.005, REPORT NO: 2162758. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.

AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:
esuarez@teamues.com

PRELIMINARY FOUNDATION SUBSURFACE PREPARATION- FUEL STATION SERVICE BUILDING

ALACHUA, ALACHUA COUNTY, FLORIDA

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THAT PORTION OF THE SITE DIRECTLY BENEATH AND 5 FEET BEYOND THE FUEL STATION SERVICE BUILDING AND SERVICE BUILDING FLATWORK AREAS, AS WELL AS DIRECTLY BENEATH CANOPY FOUNDATIONS. THE INTERIOR SLAB-ON GRADE BASE AND VAPOR BARRIER, WHERE REQUIRED, DO NOT EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND APPURTENANCES.

AT THE SERVICE BUILDING AND FLATWORK SLABS, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CONCRETE SLAB AND BASE. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED SLAB THICKNESS. FOR THE BUILDING INTERIOR SLAB-ON-GRADE THE 4-INCH THICK BASE MATERIAL SHALL CONSIST OF FDOT LIMEROCK MATERIAL, WITH AT LEAST 97% (BY WEIGHT) PASSING A 3.5 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. THE FINE MATERIAL SHALL CONSIST ENTIRELY OF DUST OF FRACTURE. THE LIMEROCK SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF AT LEAST 100 AND NO MORE THAN 20% FINES WHEN WASHED THROUGH A NO. 200 SIEVE. THE FLOOR SLAB BEARING SOILS SHALL BE COVERED BY A LAPPED VAPOR RETARDER OF AT LEAST 15-MIL THICKNESS, CONFORMING TO ASTM E 1745, CLASS A. AT THE CANOPY FOUNDATION, ESTABLISH THE FINAL SUBGRADE ELEVATION TO ALLOW FOR THE CANOPY CONCRETE FOUNDATIONS. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR REQUIRED FOUNDATION THICKNESS. AT THE CANOPY SLAB, THE MINIMUM 4-INCH THICK “FREE DRAINING” BASE MATERIAL SHALL CONFORM TO FDOT GRADED AGGREGATE BASE. AT ALL LOCATIONS IN THE FUEL STATION AREA, THE BASE SHALL BE PROVIDED BY THE BUILDING CONTRACTOR IN JOINT PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCURATE MEASUREMENTS FOR ALL CUT AND FILL DEPTHS REQUIRED. ANY PROPOSED EQUIVALENT ALTERNATIVE BASE MATERIAL MUST BE SUBMITTED FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. ANY EQUIVALENT ALTERNATIVE SHALL ONLY BE USED IF APPROVED BY THE CEC AND AOR.

EXISTING FOUNDATIONS, SLABS, PAVEMENTS, AND BELOW-GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA. REMOVE SURFACE VEGETATION, TOPSOIL, ROOT SYSTEMS, ORGANIC MATERIAL, EXISTING FILL, AND SOFT OR OTHERWISE UNSUITABLE MATERIAL FROM THE BUILDING AREA. PROOFROLL EXPOSED SUBGRADE. THE BOTTOM OF ALL FOOTINGS AND BUILDING PAD AREAS SHALL BE PROBED TO CONFIRM THE SUITABILITY OF THE BEARING SOILS. REMOVE AND REPLACE UNSUITABLE AREAS WITH SUITABLE MATERIAL. SUBGRADE MATERIAL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, SHALL BE COMPRISED OF INORGANIC, NON PLASTIC GRANULAR SOILS WITH LESS THAN THAT 12 PERCENT PASSING THE #200 SIEVE (RELATIVELY CLEAN SAND WITH UNIFIED SOIL CLASSIFICATION OF SP, SP-SM, SP-SC OR SW-SM) AND SHALL MEET THE FOLLOWING REQUIREMENTS:

LOCATION WITH RESPECT TO FINAL GRADE	**P.I.**	**L.L.**
BUILDING AREA, BELOW UPPER 4 FEET	NP	NP
BUILDING AREA, UPPER 4 FEET	NP	NP

SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN 2 PERCENT BELOW TO 2 PERCENT ABOVE THE OPTIMUM.

THE BEARING LEVEL SOILS SHOULD BE DENSIFIED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF THREE FEET BELOW BEARING LEVELS, OR FOUR FEET BELOW FINISH FLOOR, OR ELEVATION +94 FT. NAVD, WHICHEVER IS DEEPER. THE FOUNDATION SYSTEM SHALL BE ISOLATED SPREAD FOOTINGS AT COLUMNS AND CONTINUOUS STRIP FOOTINGS AT WALLS.

PERCHED SURFACE AND GROUNDWATER MAY OCCUR IN SOME AREAS OF THE SITE AND SURFACE AND SHALLOW GROUNDWATER CONTROL SHOULD BE ANTICIPATED, PARTICULARLY IN LOW AREAS, OR AREAS THAT ARE DEEPLY STRIPPED OR UNDERCUT. SHALLOW GROUNDWATER MAINTENANCE TYPICALLY CONSISTS OF PUMPING FROM SUMPS IN PERIMETER DITCHES OR PITS. GROUNDWATER CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM A GEOTECHNICAL REPORT PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC, UES PROJECT NO. A25140.00683.005, REPORT NO: 2162758. THE GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION.
AN E-MAIL ADDRESS FOR THE GEOTECHNICAL ENGINEER, EDUARDO SUAREZ, P.E.:
esuarez@teamues.com

PRELIMINARY GEOTECHNICAL EXPLORATION FACT SHEET

Project Location: Alachua, Alachua County, Florida

Engineer: Eduardo Suarez, P.E. **Phone No:** (352) 372-3392

Geotechnical Engineering Company: UES Professional Solutions, LLC

Report Date: March 6, 2026

Ground Water Elevation: Transient perched at +101 to +82, NAVD

Date Groundwater Measured NA

Topsoil/Stripping Depth: 6 to 12 inches

Undercut: If encountered, fat clays shall be removed to a minimum of 4 feet below the bottom of the footings. See Section 9.3 of this report for more detailed site preparation recommendations

pH: 6.34 to 6.44

Resistivity: 20,000 to 24,000 ohm-cm

Corrective Action for pH: Type II cement, control of minimum concrete cover over rebar, Protective coatings for steel which are within 2 feet of or below SHGWL

Cement Type: Type II cement with fly ash for below grade construction

Recommended local DOT base material (See Foundation Subsurface Preparation): FDOT limerock base. Very clayey sands and sandy clays shall be removed to a minimum in accordance with FDOT Standards Index 120-002

Modified Proctor Results: MDD 121, OMC 8.5% (See Appendix C)

Recommended Compaction Control Tests:

1 Test for Each 2,500 Sq. Ft. each Lift (bldg. area)

1 Test for Each 10,000 Sq. Ft. each Lift (parking area)

Structural Fill Maximum Lift Thickness 12 in. (Measured loose)

Subgrade Design LBR: LBR = 59

Fill Soils Characteristics

Maximum Liquid Limit: NP

Maximum Plasticity Index: NP

Specified Compaction: 95% Modified Proctor

Moisture Content Range: +/-2% of Optimum

COMPONENT	ASPHALT		CONCRETE	
	Standard	Heavy	Standard	Heavy
Stabilized Subgrade	6"	6"	*4"	*4"
Base Material (Limerock, or Soil Cement)	6"	6"	*4"	*4"
Asphaltic Base Course		N/A		
Leveling Binder Course	1.5"	2.5"		
Surface Course	1.5"	1.5"	5" (concrete)	6"

* The stabilized subgrade and base should be "free-draining"

As an alternative, if recommended “free-draining” materials are not available, and very poor drainage base material such as crushed concrete aggregate base material over compacted subgrade is used, the concrete thickness should be increased. Minimum pavement thickness should be 6 inches for standard duty and 7 inches for heavy duty.

NOTE: This information should not be used separately from the geotechnical report.

PRELIMINARY FOUNDATION DESIGN CRITERIA

Project Location: Alachua, Alachua County, Florida

ENGINEER: Eduardo Suarez, P.E.

GEOTECHNICAL ENGINEERING COMPANY: UES Professional Solutions, LLC

REPORT DATE: March 6, 2026 **Phone No:** (352) 372-3392

Foundation Type: Spread Footings

Allowable bearing pressure: 2,500 psf

Factor of Safety: +2

Minimum footing dimensions: Individual: 30" Continuous: 18"

Minimum footing Embedment: Exterior: 18" Interior: 18"

Frost depth: None

Maximum foundation settlements:

Total: less than 1"

Differential: less than 1/2" masonry walls and 3/4" between columns

(less than L/500 for Neighborhood Market/ less than L/400 for Fuel Station)

Slab:

Potential vertical rise: None Anticipated

Vapor barrier or capillary break (describe): Plastic Sheet (15 MIL Polyethylene)

Subgrade reaction modulus: 150 psi/in Method obtained: NAVFAC Dm 7.1, pg 219, Fig 6

Perimeter Drains (describe):

Building: None recommended

Retaining Walls: Loading Dock Wall/Pit

Pavements: None recommended

Retaining Walls:

Active Equivalent Fluid Pressure: 33 pcf
Passive Equivalent Fluid Pressure: 350 pcf
Passive Pressure Coefficient K_p=:: 3.00
Active Pressure Coefficient K_a=:: 0.33
At Rest Pressure Coefficient K_o=: 0.50
Coefficient of Friction: 0.40

COMMENTS: Based on finished floor elevation of +102 ft NAVD for the and +98 feet for the Fuel Station, compact the subgrade soils to 3 feet below bearing levels, or elevation +98 ft NAVD for the , whichever is deeper, to a minimum relative compaction of 95 percent of Modified Proctor Maximum Dry Density (ASTM D1557).

NOTE: This information should not be used separately from the geotechnical report.

PAVEMENT DESIGN CALCULATIONS

Minimum Pavement Design Recommendations per

Standard Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 73,000/109,500
- Daily ESAL = 15
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 3" of Asphalt and 5" of Concrete

Heavy Duty
- Design life of 20 years
- Equivalent 18 kip Single Axle Load (ESAL) = 211,700/335,800
- Daily ESAL = 29
- Reliability = 85%
- Initial Serviceability = 4.2
- Terminal Serviceability = 2.0
- Standard Deviation = 0.45 for flexible 0.35 for rigid
- Minimum thickness = 4" of Asphalt and 6" of Concrete

Flexible Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (March 2008)

Structural Numbers are calculated by the AASHTO Methods
AASHTO Design Equation for Flexible Pavement:

$$\log_{10} W_{18} = Z_R * S_0 + 9.36 * \log_{10}(SN+1) - 0.20 + \frac{\log_{10}\left(\frac{\Delta PSI}{4.2-1.5}\right)}{0.40 + \frac{1094}{(SN+1)^{5.19}}} + 2.32 * \log_{10}(M_R) - 8.07$$

SN_R = Structural Number required
W_{18} = Equivalent 18 kip Single Axle Load
Z_R = Standard Normal Deviate (taken from Page A.3.0 relative to Reliability)
M_R = Resilient Modulus psi (Table 5.1 from estimated LBR results)
S_0 = Standard Deviation
ΔPSI = Change in serviceability (Terminal Serviceability normally assumed 2.5)

FDOT Calculations continued

Required Structural Number - SN_R = **1.97** (Standard Duty)
Required Structural Number - SN_R = **2.35** (Heavy Duty)

Layer Thickness Calculations for Proposed Pavement Sections (SN_C)

$$SN_C = (a_1 * D_1) + (a_2 * D_2) + (a_3 * D_3) + \ldots + (a_N * D_N)$$

SN_C = Structural Number calculated
a_N = Layer coefficient of layer (FDOT Table 5.4 Structural Coefficients)
D_N = Layer thickness

Standard Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	3 inches	0.44		1.32
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	2.88

Provided SN_C = **2.88** is greater than Required SN_R = **1.97** Good

Heavy Duty
Proposed Pavement Section

Type	D*	a		
Asphalt	4 inches	0.44		1.76
Limerock/crushed Base (LBR 100)	6 inches	0.18		1.08
Type B Stabilized (LBR 40)	6 inches	0.08		0.48
			Total	3.32

Provided SN_C = **3.32** is greater than Required SN_R = **2.35** Good

Rigid Pavement Design

Florida Department of Transportation - Flexible Pavement Design Manual (January 2009)

AASHTO - Design of Pavement Systems (1993)

Depths of Concrete required are calculated by the AASHTO Methods

AASHTO Design Equation for Rigid Pavement

$$\log_{10} W_{18} = z_R * s_O + 7.35 * \log_{10}(D+1) - 0.06 + \frac{\log_{10}\left[\frac{\Delta PSI}{4.5-1.5}\right]}{1+\frac{1.624*10^7}{(D+1)^{8.46}}} + (4.22 - 0.32 p_t) * \log_{10}\left[\frac{s'_c * c_d\left[D^{0.75} - 1.132\right]}{215.63 * J\left[D^{0.75} - \frac{18.42}{(E_c/k)^{0.25}}\right]}\right]$$

D	= Depth of concrete required
W_{18}	= Equivalent 18 kip Single Axle Load
k	= Effective Modulus of Subgrade Reaction (selected as 200 pci; 100 pci without "free-draining" base)
s'_c	= Mean Concrete Modulus of Rupture (typically 600 psi)
J	= Load Transfer Coefficient (typically 3.8 for aggregate interlock)
c_d	= Drainage Coefficient (typically 1.0; 0.8 for subgrade without "free-draining" base)
ΔPSI	= Design Serviceability loss
S_O	= Standard Deviation

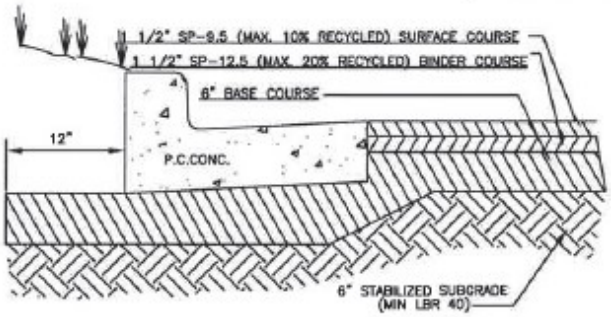
With "free-draining"4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.0** inches
minimum required thickness = **5** inches [Therefore Good]

With "poorly draining" 4-inch base material:
The design thickness of concrete calculated for standard duty is: **5.8** inches

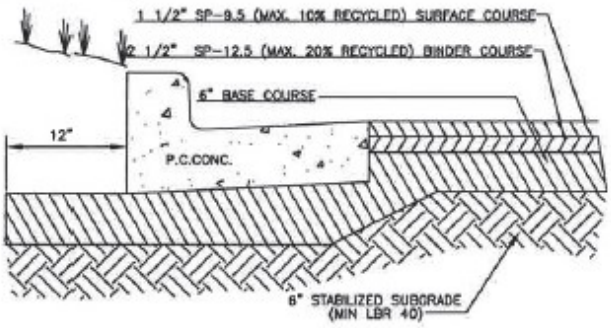
With "free-draining" 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **5.6** inches
minimum required thickness = **6** inches [Therefore Good]

With "poorly -draining" 4-inch base material:
The design thickness of concrete calculated for heavy duty is: **6.6** inches

STANDARD ASPHALT PAVING

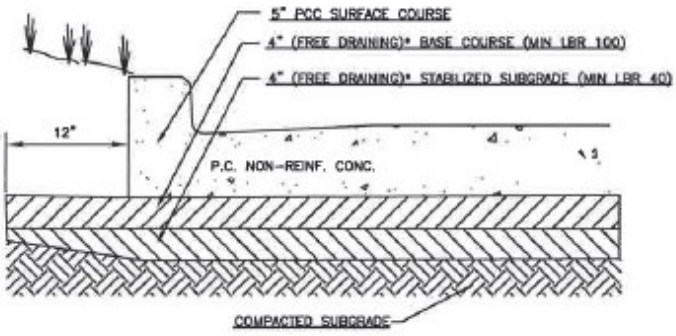


REGULAR DUTY
ASPHALT PAVING

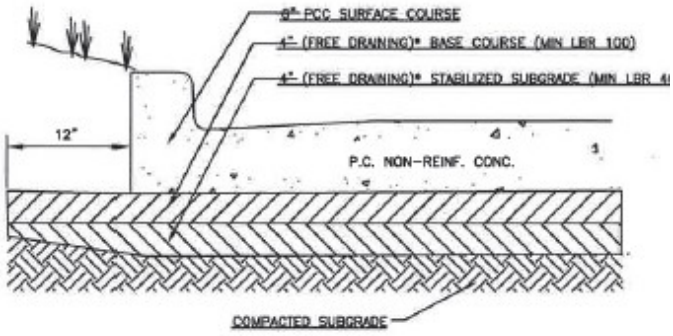


HEAVY DUTY
ASPHALT PAVING

PC CONCRETE



REGULAR DUTY
CONCRETE PAVING



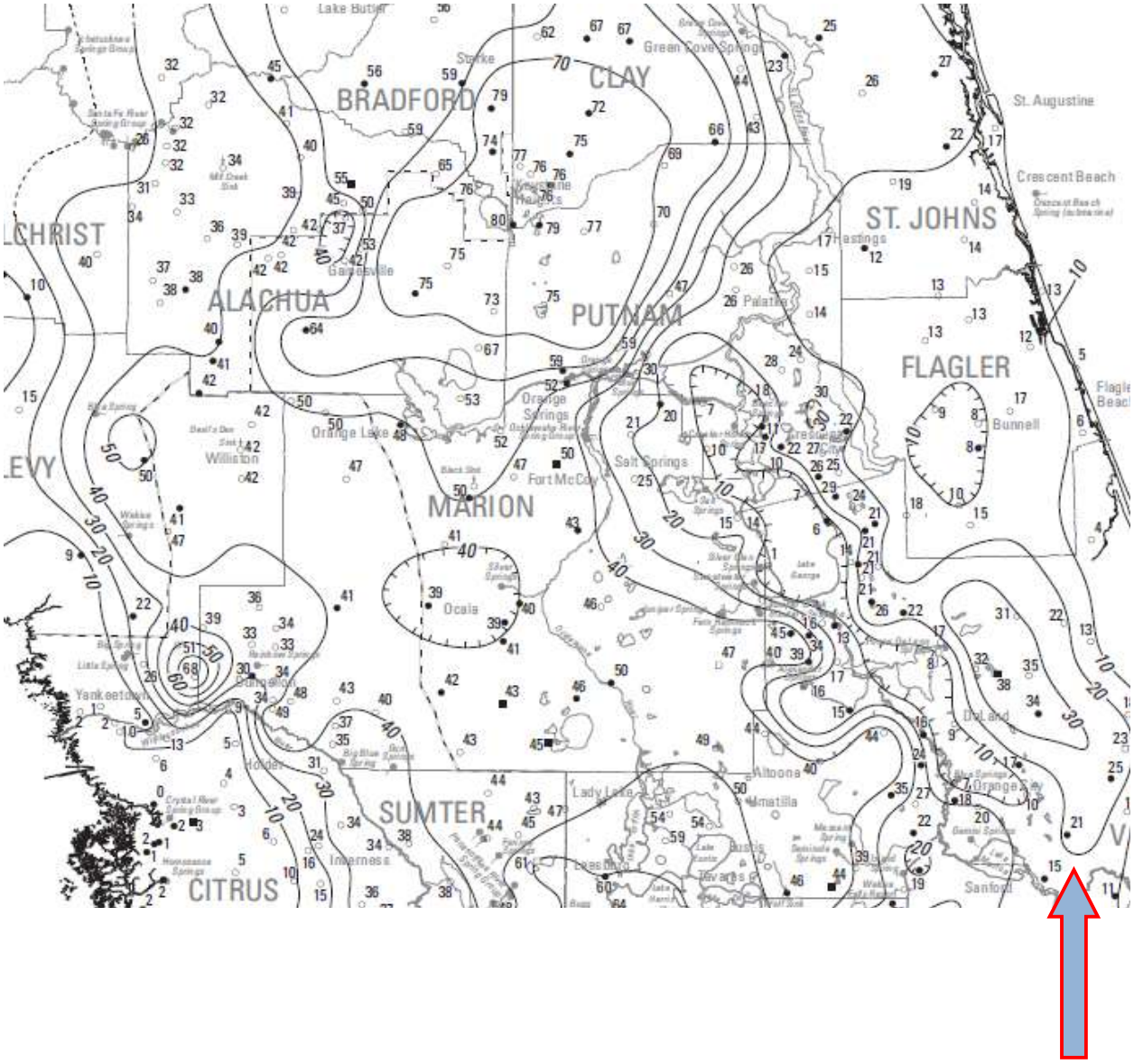
HEAVY DUTY
CONCRETE PAVING

NOTES:

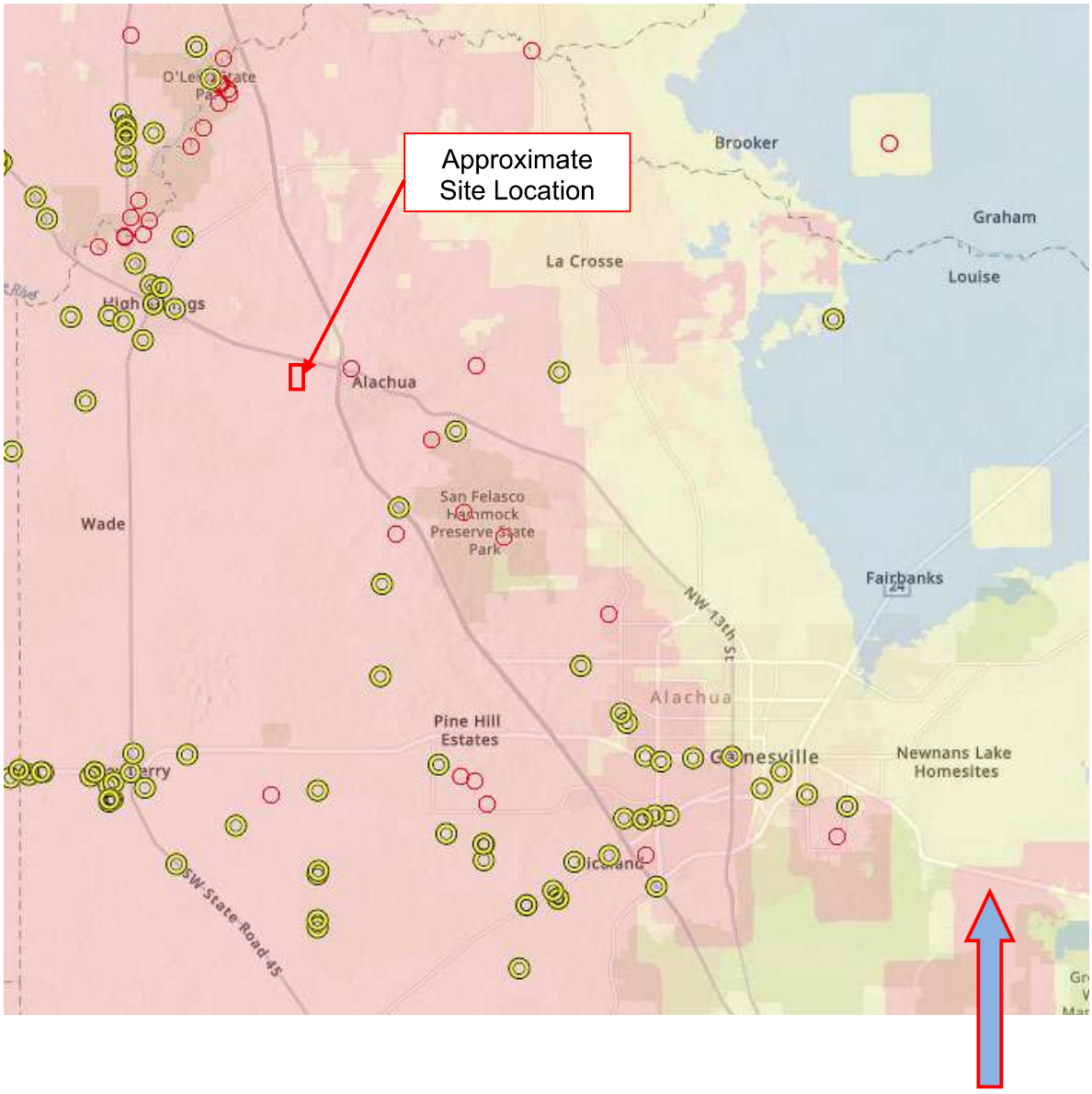
1. FOR PREPARATION OF SUBGRADE, FILL PLACED WITHIN 12 INCHES OF BOTTOM OF STABILIZED SUBGRADE SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY.
2. STABILIZED SUBGRADE SHOULD BE COMPACETED TO A MINIMUM OF 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
3. LIMEROCK BASE COURSE SHOULD CONFORM TO THE REQUIREMENTS OF SECTION 200 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND BE COMPACTED TO AT LEAST 98% OF THE MATERIAL'S MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
4. ASPHALTIC SURFACE COURSE MIXTURES SHOULD BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 330 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHOULD BE IN ACCORDANCE WITH THE AIR-ENTRAINED CONCRETE FOR PAVEMENT SECTION 350 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE MIXTURE SHOULD BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 4 INCH MINIMUM SLUMP AND 5% TO 7% ENTRAINED AIR.
6. (*) BASE AND STABILIZED SUBGRADE COURSES BENEATH CONCRETE PAVEMENT SHALL HAVE A MINIMUM PERMEABILITY - (K) GREATER THAN OR EQUAL TO 0.001cm/sec. BASE AND SUBGRADE MATERIALS SHOULD BE COMPACTED TO AT LEAST 98% OF THE MATERIALS MODIFIED PROCTOR (AASHTO T 180 / ASTM D 1557) MAXIMUM DRY DENSITY.
7. IF RECOMMENDED "FREE DRAINING MATERIAL" IS NOT AVAILABLE AND VERY POOR DRAINAGE BASE MATERIAL SUCH AS CRUSHED CONCRETE AGGREGATE BASE MATERIAL, COMPACTED SUBGRADE IS USED, THE CONCRETE THICKNESS SHOULD BE INCREASED. MINIMUM PAVEMENT THICKNESS SHOULD BE 6 INCHES FOR REGULAR DUTY AND 7 INCHES FOR HEAVY DUTY.
8. FOR LIMEROCK, COQUINA, BANKRUN SHELL OR CRUSHED CONCRETE, MIN. LBR=100. FOR SAND/CLAY BASE, MIN. LBR=75. FOR SOIL CEMENT BASE, MIN. (7) DAY COMPRESSIVE STRENGTH=300 PSI.

APPENDIX E

SJRWMD POTENTIOMETRIC SURFACE MAP
FGS SUBSIDENCE INCIDENT REPORTS
USDA SOIL SURVEY MAP
USGS QUADRANGLE MAP



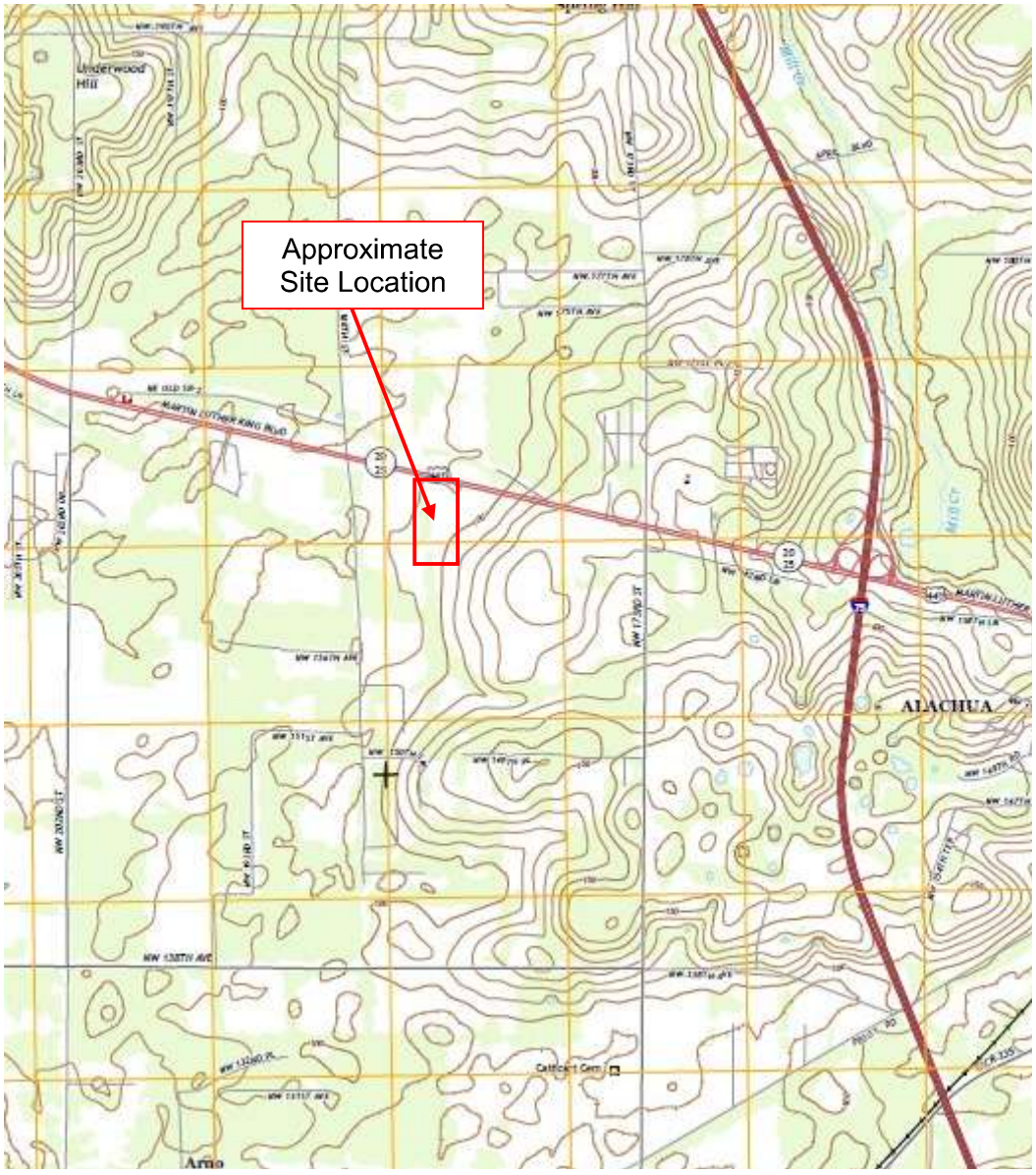
UES	**US 441 & NW 188th St. Alachua, Alachua County, Florida**		
	Potentiometric Surface of the Upper Floridan Aquifer SWFWMD May 2016		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.: E-1



UES	**US 441 & NW 188th St.** **Alachua, Alachua County, Florida**		
	FGS Subsidence Incident Reports		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.: E-2



UES	**US 441 & NW 188th St. Alachua, Alachua County, Florida**		
	USDA Soil Survey Map		
	DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
	SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-3



*Source: USGS, High Springs Quadrangle, Florida – Alachua County, 7.5-Minute Series (2015)

UES

US 441 & NW 188th St.
Alachua, Alachua County, Florida

USGS Quadrangle Map

DATE: 03-02-26	UES PROJECT NO.: A25140.00683	APPENDIX NO.: E
SCALE: N.T.S.	REPORT NO.: 2162758	FIGURE NO.:E-4

APPENDIX F

GBA DOCUMENT
CONSTRAINTS AND RESTRICTIONS

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

GENERAL TERMS AND CONDITIONS

SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Forida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto **is** incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA"), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

Section 6: Hazardous Substances and Environmental Conditions

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS,** the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS,** all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. the Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

FOR GEOTECHNICAL PROJECTS, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

Section 7: Reviews, Inspections, Testing, And Observations

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

Section 8: Billing and Payment

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

Section 9: Ownership and Use of Documents; Intellectual Property

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

9.2 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

9.3 The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

9.4 Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

Section 10: Risk Allocation and Indemnification

10.1 CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF $50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) $1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or $1,000.00, or (ii) . $2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or $2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

10.2 CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

10.3 As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

10.4 Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

10.5 Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

Section 11: Insurance

11.1 The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of $1,000,000.00 per occurrence and has professional liability insurance in the amount of $1,000,000.00 per claim.

11.2 Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

Section 12: Dispute Resolution

12.1 All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

12.2 The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

12.3 Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

12.4 NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

Section 13: Termination

13.1 This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

13.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

Section 14: Solicitation of Employees

14.1 Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

Section 15: Assigns

15.1 Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

Section 16: Survival

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

Section 17: Miscellaneous

17.1 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

17.2 Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

17.3 The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

17.4 It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

17.5 To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

17.6 All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

STATE-SPECIFIC ADDENDUM – FLORIDA

SECTION 1: ADDENDUM TO AGREEMENT

1.1 This Florida addendum (this "Addendum") is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

SECTION 2: INDEMNITY

2.1 IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT'S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.2 THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

2.3 To the extent either party's damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

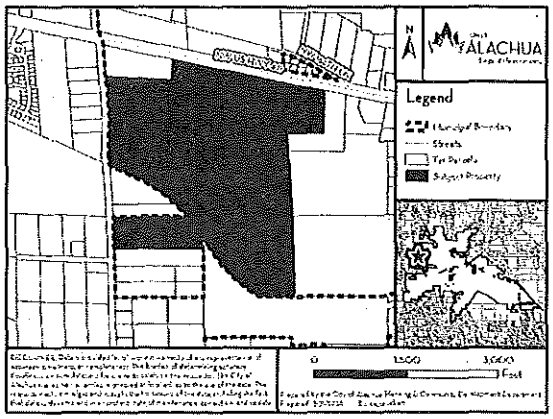
3.1 **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT–RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

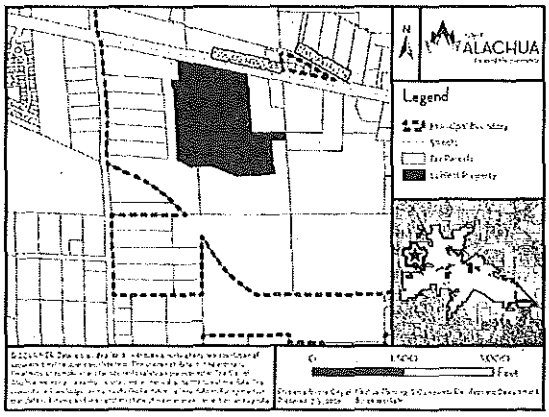
(Published: Alachua County Today - May 28, 2026)

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 46.68-ACRE SUBJECT PROPERTY FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCEL 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)); REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - May 28, 2026)

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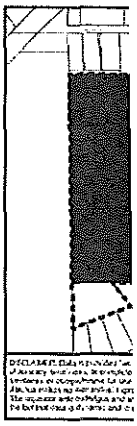

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(Published: Alacl

City of ALACHUA
the good life community

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RODOLFO VALLADARES
CITY MANAGER

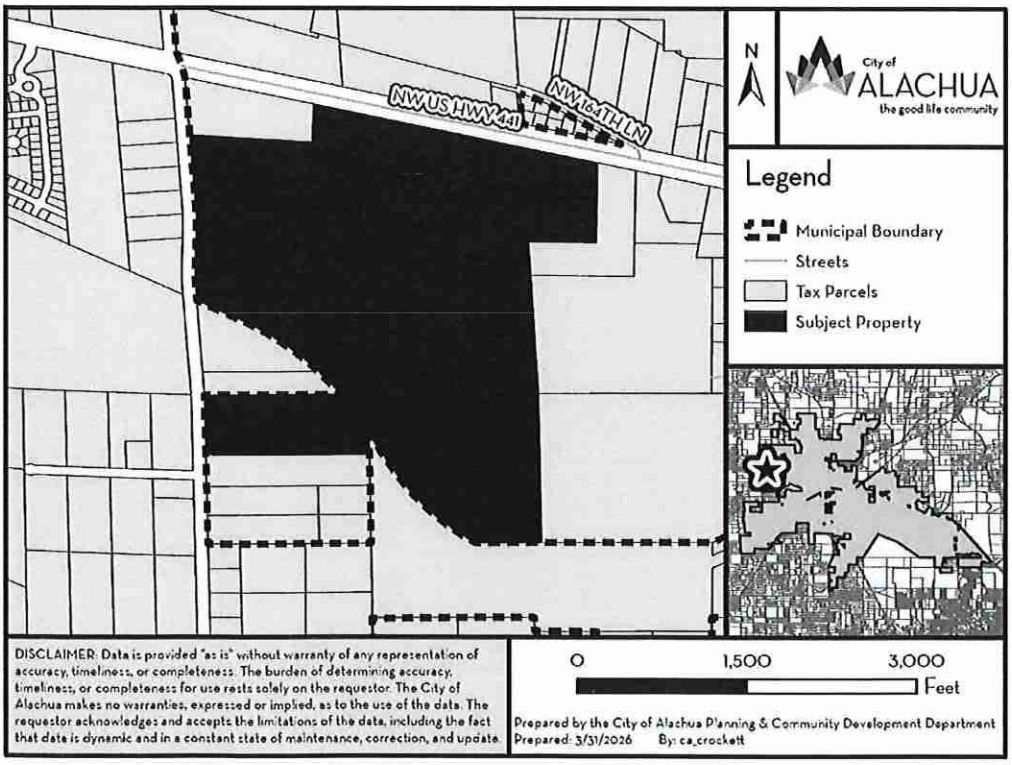
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on June 8, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the

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.



PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

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03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

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03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

MAILED
MAY 2 1 2026

Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Pat: avery.com/patents

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5/21/26 FOR THE Farmlands Commercial Rezoning
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Eight
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PR26-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S):

June 8, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

Posted Notice Location Map
PR26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 250 500 1,000 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSCA26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the subject property from Low Density Residential, Moderate Density Residential, and Community Commercial to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the future land use of the Subject property from Low Density Residential, Moderate Density Residential, and Community Commercial, to Moderate Density Residential, Community Commercial, and Commercial

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

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NATURE/SCOPE OF PROPOSAL: To amend the zoning of the Subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARINGS AND BE HEARD WITH RESPECT TO THE APPLICATION. COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA, FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PB26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI) and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S):

June 8, 2026 AT 6:00 PM

June 22, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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CITY OF ALACHUA

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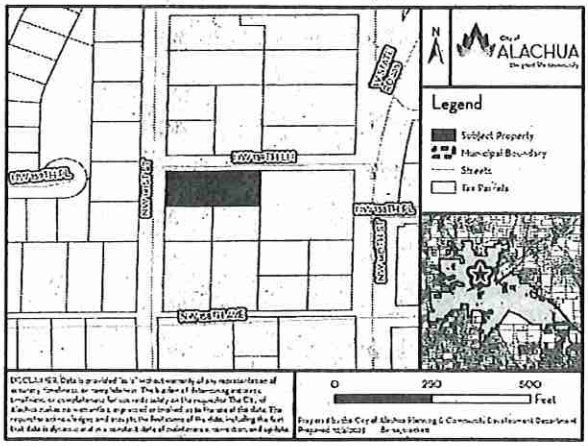
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 12:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

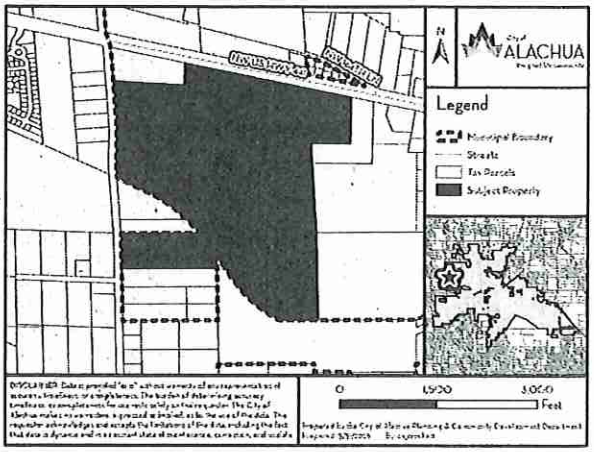
(Published: Alachua County Today - July 16, 2026)

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026, at 12:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT–RESIDENTIAL("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - July 16, 2026)

City of ALACHUA
the good life community

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JUL 1 3 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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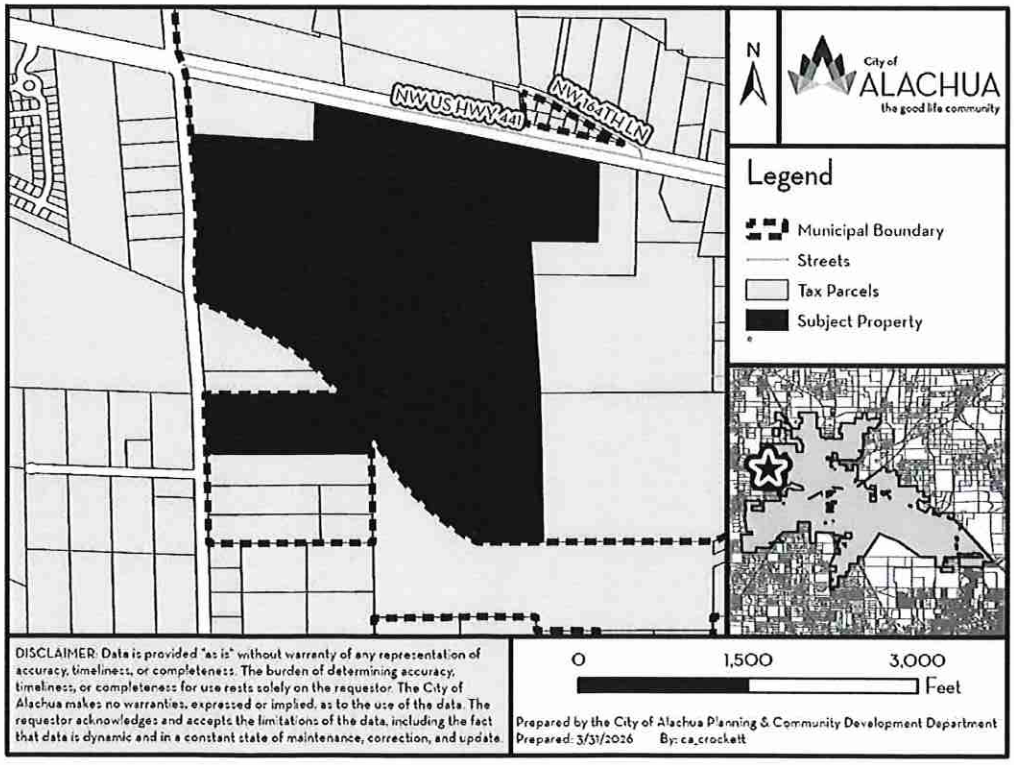

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Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

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03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

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JUL 13 2026

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

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IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

MAILED
JUL 13 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®
Allez à avery.ca/gabarits
Utilisez le Gabarit 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Erica Samples, POSTED THE LAND USE SIGN(S)
(Print Name)

ON July 10, 2026 FOR THE Farmlands Commercial Rezoning
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Eight
(Number of signs)

Posted Notice Location Map
PR26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 250 500 1,000 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PR26-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): July 27, 2026 **AT** 12:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: FarmlandS Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PM26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial
APPLICATION NO.: PB26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)
DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM
_____ AT _____ PM
_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

ALL INTERESTED PARTIES MAY BE HEARD WITH RESPECT TO THE APPLICATION. COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA, FL 32616. NOTICE IS GIVEN PURSUANT TO CHAPTER [illegible] OF THE ALACHUA LAND DEVELOPMENT REGULATIONS. THAT IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION [illegible] EVIDENCE, OR TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT [illegible] AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PA-[redacted]26-00002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI) and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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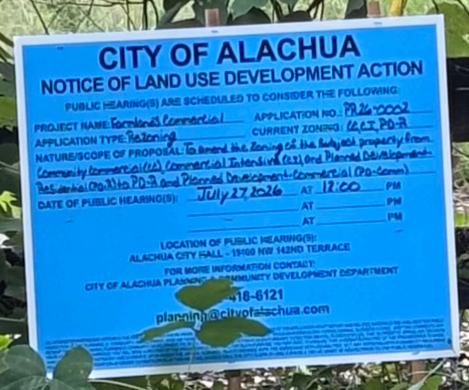
CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Forniani's Commercial
APPLICATION NO.: PB-26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: MCT, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC) Commercial Intensive (CI) and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)
DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM
AT PM
AT PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-416-6121
planninh@cityofalachua.com


CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION
PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:
PROJECT NAME: Farmlands Commercial
APPLICATION NO.: PB26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-Comm)
DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM
AT PM
AT PM
LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE
FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
386-418-6121
planning@cityofalachua.com

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial
APPLICATION NO.: PA26-0002
APPLICATION TYPE: Rezoning
CURRENT ZONING: CC, CI, PD-R
NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned development - residential (PD-R) to PD-R and Planned Development - Commercial (PD-comm)
DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM
_____ AT _____ PM
_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PB26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27th, 2026 AT 12:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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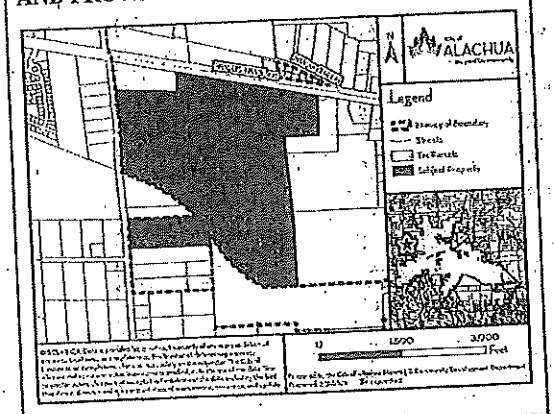
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 24, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

ORDINANCE 26-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNEDDEVELOPMENT–RESIDENTIAL("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 13, 2026)

NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF MAINTENANCE ASSESSMENTS IN THE TK BASIN MAINTENANCE ASSESSMENT AREA

Notice is hereby given that the City Commission of the City of Alachua, Florida will conduct a public hearing to consider reimposition of maintenance special assessments in the TK Basin Maintenance Assessment Area, as shown above, to continue funding the maintenance and operating costs of the TK stormwater basin within the Maintenance Assessment Area. The hearing will be held at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 14, 2026, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving public comment on the reimposition and collection of the maintenance assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the Deputy City Clerk any time prior to the public hearing. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Deputy City Clerk's office at (386) 418-6103, at least two (2) business days prior to the date of the hearing.

The assessment for each parcel of real property is based on each parcel's percentage of the total land acreage within the TK watershed. A more specific description of the maintenance costs and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 10-20). Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 26-09), and the updated Maintenance Assessment Roll are available for inspection at the office of the Deputy City Clerk, located at City Hall, 15100 NW 142nd Terrace, Alachua, Florida.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill to be mailed in November 2026, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the Deputy City Clerk at (386) 418-6103, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

ALACHUA, FLORIDA

(Published: Alachua County Today - August 13, 2026)

AFFIDAVIT FOR POSTED LAND USE SIGN

I, CRAIG BRASHIER, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 8/10/2026 FOR THE Farmlands Commercial Rezoning
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Eight
(Number of signs)

Posted Notice Location Map
PR26-0002 | Farmlands Commercial

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 250 500 1,000 Feet

Legend

Sign Locations



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 3/31/2026 By: ca_crockett

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PR26-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development - Residential (PD-R) to PD-R and Planned Development - Commercial (PD-COMM)

DATE OF PUBLIC HEARING(S): July 27, 2026 **AT** 12:00 **PM**

August 24, 2026 **AT** _____ **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development Residential (PD-R) to PD-R and Planned Development-Commercial (PD-comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

August 24, 2026 AT 6:00 PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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386-418-6121

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

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PROJECT NAME: Farmlands Commercial APPLICATION NO.: PB26-0002

APPLICATION TYPE: Rezoning CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residential (PD-R) to PD-R and Planned Development Commercial (PD-Comm)

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial

APPLICATION NO.: PB-26-0002

APPLICATION TYPE: Rezoning

CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

August 24, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial

APPLICATION NO.: PR26-0002

APPLICATION TYPE: Rezoning

CURRENT ZONING: CC, C.I, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the Zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residential (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27, 2026 AT 12:00 PM

August 24, 2026 AT 6:00 PM

AT PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-[illegible]21

[illegible]@[illegible]ua.com

ALL INTERESTED PAR[illegible] ARD WITH RES[illegible] HE APP[illegible] ON COPIES OF THE APPLICA[illegible] REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PL[illegible] 42ND TERR[illegible], ON ANY REGULAR BUSINE[illegible] URING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF [illegible] BOX 9, ALA[illegible] IS GIVEN PURSUANT TO SECTI[illegible] 105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE [illegible] E PROCEEDI[illegible] PURPOSE, YOU MA[illegible] A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INC[illegible] WHICH THE APPE[illegible] E IN THIS MEETING SH[illegible] 18-6[illegible] ITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONA[illegible] LEAST [illegible] OR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: FARMLANDS COMMERCIAL **APPLICATION NO.:** PR26-0002

APPLICATION TYPE: REZONING **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: TO AMEND THE ZONING OF THE SUBJECT PROPERTY FROM COMMERCIAL INTENSIVE (CI), COMMUNITY COMMERCIAL (CC), & PLANNED-DEVELOPMENT-RESIDENTIAL (PD-R) TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C) & PD-R

DATE OF PUBLIC HEARING(S): July 27, 2026 **AT** 12:00 **PM**

August 24, 2026 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial **APPLICATION NO.:** PB26-0002

APPLICATION TYPE: Rezoning **CURRENT ZONING:** CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To amend the zoning of the subject property from Community Commercial (CC), Commercial Intensive (CI), and Planned Development-Residental (PD-R) to PD-R and Planned Development-Commercial (PD-Comm)

DATE OF PUBLIC HEARING(S): July 27th, 2026 **AT** 12:00 **PM**

August 24, 2026 **AT** 6:00 **PM**

AT **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

p[illegible]@cityofalachua.com

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VERBATIM RECORD OF THE PROCEEDINGS IS MADE,

CITY OF ALACHUA
NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

NATURE/SCOPE OF PROPOSAL: To Amend the FLU of The Subject Property From Low Density Res, Moderate Density Res, & Community Commercial To Moderate Density Res, Community Commercial, & Commercial

DATE OF PUBLIC HEARING(S): August 24, 2026 AT 6:00 PM

_____ AT _____ PM

_____ AT _____ PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

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PROJECT NAME: Farmlands Commercial APPLICATION NO.: PSSC26-0002

APPLICATION TYPE: SSCPA CURRENT ZONING: CC, CI, PD-R

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City of ALACHUA
the good life community

MAILED
AUG 10 2026

RODOLFO VALLADARES
CITY MANAGER

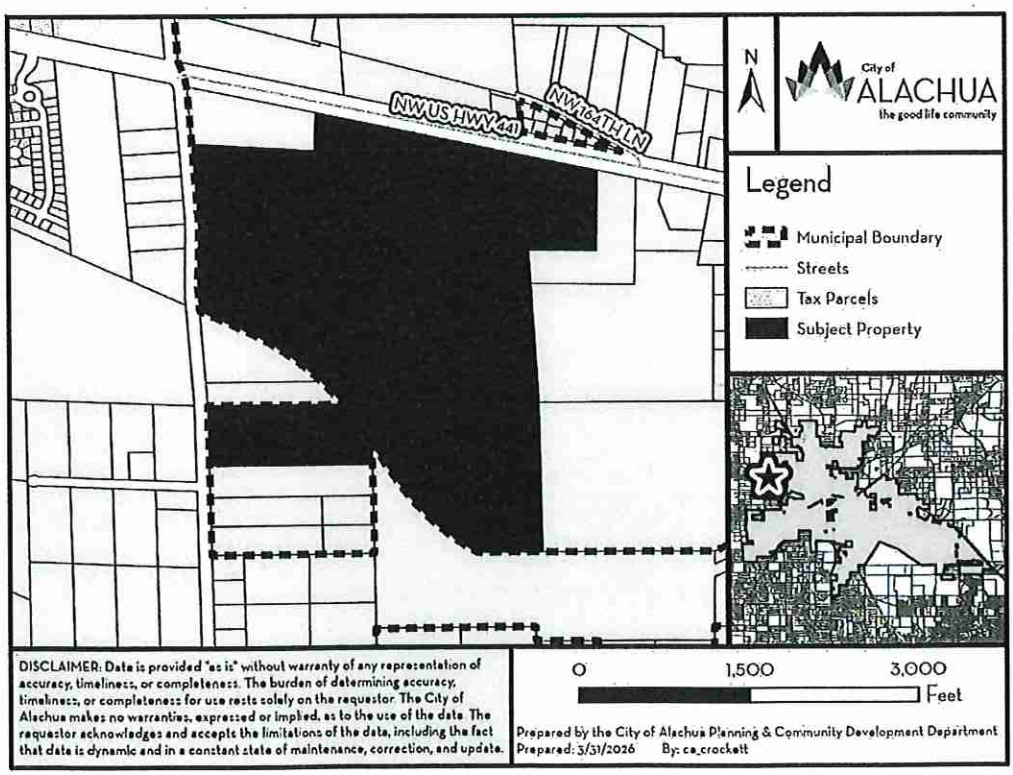
PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 24, 2026, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the

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.



PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

MAILED

AUG 10 2026

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

03042-001-000
IMLER ALMA W HEIRS
17909 NW 164TH LN
ALACHUA, FL 32615-4753

03878-001-001
LAWRENCE KRISTINE C
18818 NW 156TH AVE
ALACHUA, FL 32615-8052

03042-005-000
ALLEN & REED
420 NE 3RD ST
LAKE BUTLER, FL 32054

03042-051-002
WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

03875-010-003
JOHNS JONATHAN MARK &
CHRISTINA RAE
PO BOX 225
ALACHUA, FL 32616

03044-012-003
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-005-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03875-000-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

DAVID SODERHOLM
18525 NW 153RD PL
ALACHUA, FL 32615

DANA NOYES
14520 NW 188TH ST
ALACHUA, FL 32615

03042-006-000
PULLIAM RUFUS L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

03038-005-000
DORNBLASER & DORNBLASER
TRUSTEES
2415 NW TIMBERCREEK CIR
BOCA RATON, FL 33431-4059

03875-010-004
PASCHAL GARY SCOTT
5200 NW 43RD ST STE 102-335
GAINESVILLE, FL 32606

03035-001-000
CAIN J GERALD TRUSTEE
790 MILLSHORE DR
CHULUOTA, FL 32766

03044-012-001
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03044-012-004
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03042-050-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

03038-003-000
IMPACT FAMILY CHURCH INC
PO BOX 903
HIGH SPRINGS, FL 32655-0903

MR. & MRS. CONNARD
19111 NW 156TH AVE
ALACHUA, FL 32615

BARBARA CLOUD-WEISMAN
14423 NW 193RD ST
ALACHUA, FL 32615

03878-008-001
RUSH SHARON D TRUSTEE
18805 NW 156TH AVE
ALACHUA, FL 32615

MAILED
AUG 10 2026

03038-001-000
LANG VICTORIA S TRUSTEE
242 SE ST JOHNS ST
LAKE CITY, FL 32025

03042-008-000
BRYAN TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

03046-004-000
MALLARD CONSTRUCTION &
ELECTRIC LLC
9310 NW 188TH WAY
ALACHUA, FL 32615

03044-012-002
FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

03046-000-000
PARKER JOY A TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

03042-050-001
SMYDER CHARLES R
PO BOX 842
ALACHUA, FL 32616-0842

NANCY GILLESPIE
19107 NW 151ST AVE
ALACHUA, FL 32615

03042-004-000
COX IV WILLIAM REID
10732 SW 34TH RD
GAINESVILLE, FL 32608

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03042-051-001
C/O KIETH LERNER
AYLA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-005
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-002
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-002-000
LATNER WILLIAM RAY & WENDY DAY
15815 NW 188TH ST
ALACHUA, FL 32615

03038-006-000
PFAU PAUL H & MAEGIAN K
16212 NW 188TH ST
ALACHUA, FL 32615-5239

03038-002-000
KALAF JOHN W JR
16502 NW 188TH ST
ALACHUA, FL 32615

03042-007-000
ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

03042-050-003
FIRST COAST ROAD RANGERS LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218-4223

03042-050-005
C/O KIETH LERNER
JTFA LLC
14276 SE 4TH PL
NEWBERRY, FL 32669

03046-003-000
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-003
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-000
GAERTNER & WHITTAKER
15407 NW 188 ST
ALACHUA, FL 32615

03046-001-000
SCHOELLHORN SHASTA
15907 NW 188TH ST
ALACHUA, FL 32615

03038-004-000
LANG S F & JO ANN
16320 NW 188TH ST
ALACHUA, FL 32615-5240

03042-003-000
QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

03042-050-010
JACK'S SMALL ENGINE REPAIR LLC
16530 NW US HIGHWAY 441
ALACHUA, FL 32615

03033-000-000
WHITE IRA L & JOAN M
115 COUNTRY CLUB RD
ARDMORE, OK 73401

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AUG 10 2026

03042-050-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03046-003-004
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-010-001
C/O KIETH LERNER
JTFA LLC
14276 SW 4TH PL
NEWBERRY, FL 32669

03875-001-002
JOHNS JONATHAN M & CHRISTINA R
15601 NW 188TH ST
ALACHUA, FL 32615

03038-008-000
PAPPAS & STEVENS TRUSTEES
16104 NW 188TH ST
ALACHUA, FL 32615

03042-002-000
ECHEVERRY & GRAJALES
16431 NW US HWY 441
ALACHUA, FL 32615

03042-009-000
ECHEVERRY & GRAJALES W/H
16515 NW US 441
ALACHUA, FL 32615

03042-006-001
GONZALES ROSA LEE HEIRS
16806 NW 175TH TER
ALACHUA, FL 32615

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Planning & Community
Development, LDR Administrator
PO Box 9
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
Director, EPD
14 NE 1st Street
Gainesville, FL 32601

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

From: Terissa Nutt
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Monday, June 8, 2026 11:24:55 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	Jessica Sanchez
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Monday, June 8, 2026 10:48:03 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Please vote no.

Jessica Sanchez

Sent from my iPhone

From: Nicole Gilbo
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Monday, June 8, 2026 8:55:25 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From:	Pam Bishop
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Sunday, June 7, 2026 1:49:40 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Rachel R
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Saturday, June 6, 2026 7:08:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: Giselle Vazquez
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Friday, June 5, 2026 11:26:28 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Giselle Vazquez
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Friday, June 5, 2026 11:26:15 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From:	MaryBeth Schmale
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Friday, June 5, 2026 7:43:46 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

MaryBeth

"Life isn't about finding yourself,
Life is about creating yourself!"

George Bernard Shaw

From: Aurora Sikes
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 11:08:12 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

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Please note that Florida has a broad public records law, and that all correspondence to or from College employees via email may be subject to disclosure.

From: pegportwine@aol.com
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 9:42:56 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Lois
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 5:27:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Marsha Jones
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 3:43:07 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	Leah
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Thursday, June 4, 2026 12:30:08 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: ...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make. Please consider my voice in your decision.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Leah and Noam Bunder

Yahoo Mail: Search, Organize, Conquer

From: Genie O"Brien
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 11:16:23 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From:	Sharon Latkovic
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Thursday, June 4, 2026 10:28:51 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Mainly I'm concerned about the heavy traffic and trucks it will bring to the US highway 235 where there have already been multiple car accidents in front of the school Alachua Learning Center. More cars means more chances of reckless drivers and accidents!

Also, If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: ahamlin79
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Thursday, June 4, 2026 1:41:28 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I have experienced this personally with rush hour backed up to Lowe's from Santa Fe HS headed north and the exact opposite headed south in the mornings. This corridor is a main thoroughfare for several counties in the area and the only alternative to I-75 which has frequent crashes and other longstanding issues.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From:	Marina Rocke
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 10:06:01 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From:	Umesh Sharma
To:	City Commissioners
Cc:	Planning Division; Elena Rushetskaya
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 9:19:34 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

*** Traffic: Increased regional traffic on an already congested US 441**
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

regards

Umesh

Cell: 314 252 8332

From:	Sharon Weissman
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 6:40:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone
Always, Sharon

From: Kali McCullough
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 6:37:38 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Kali McCullough, MBA-HCM (she/her)
kali.mccullough@gmail.com

From: Dhira Dianne Crunkilton
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 5:02:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

How about water supply and the ability to process waste water. I read that the City is already at the 85% mark and needs help. Why would we want to burden the water process, and even further, in the middle of a draught. There is already enough uncontrolled development in my area. Off of 441 and 156, there is a huge acreage of trees just cut down, and I saw plans for 100 homes to be built. Where are the roads and water coming from? Road 235 already has had many accidents, and crowding with more traffic will not help safety. What about roads? Why is heavy industrial equipment being allowed where there is barely small paved road (156). This area also creates a fire hazard, with huge piles of dead trees all over. This is in addition to fire hazard of another 25 acres near me which was clear cut about 2 years ago, and huge piles of just ready to burn trees and brush still sits there.

I don't see how you can vote for more development when current projects are likely going to damage water supply capacities, overstress roads not meant for heavy traffic, and reduce our quality of life by adding yet more cement in place of trees.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Also, stress of water supply at a time of draught. We are asked to reduce our water use at our homes. Why are we asked to conserve, while huge building projects are going to consume more than thousands of homes.

Thank you for your time and consideration.

Sincerely,

Dhira Crunkilton

From: Laura Tipton
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 4:42:07 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Mary McFarland
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 4:38:55 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,
Mary C. McFarland
Lifelong resident of Alachua

From:	Carol White
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 2:17:26 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,

Carol White
Concerned Citizen

From: Mohini Krueger
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 1:02:06 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Mohini Krueger
City of Alachua resident for 35 years

From:	Michael Kutyna
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 12:37:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: Linda Verdream
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 12:10:07 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	Gayle Hall
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 12:07:16 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration

Sincerely,

Gayle Hall
2312 Range Crescent Ct
Fleming Island, FL 32003

Sent from my iPhone

From: Jodi Boas
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 10:28:59 AM

Dear Mr. Mayor and Commissioners,
I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Stop developing Alachua. Take care of the citizens by responsibly managing the county not sellout off to the highest bidder.

We are a uniquely positioned environmental resource that can support local health. We don't need another big box store.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

Regards,
Jodi Boas

From:	gainesvillepro@yahoo.com
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Wednesday, June 3, 2026 9:39:41 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Yahoo Mail: Search, Organize, Conquer

From: Rudy Rothseiden
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 7:00:40 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Pamela Blasetti
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 2:06:39 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

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Key considerations:

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	radhessunita@yahoo.com
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Protect Small Businesses
Date:	Tuesday, June 2, 2026 10:04:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

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* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Sunita Sherrie Gay Parke
Yahoo Mail: Search, Organize, Conquer

From: David Lindberg
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Tuesday, June 2, 2026 9:56:36 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Fernanda Thompson
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Tuesday, June 2, 2026 4:05:22 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Julie Harris
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Tuesday, June 2, 2026 2:28:13 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our communities. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Detrimental impacts to downtown Main Street Alachua and High Springs, and community character of both towns. Thank you for your time and consideration.

From: Noah Weller
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Protect Small Businesses
Date: Monday, June 8, 2026 11:36:25 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sincerely,
Noah

From:	Hans Havlik
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Monday, June 1, 2026 5:37:02 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Hans Havlik

AI Solutions Engineer | Founder, Zen Solutions

Where timeless wisdom meets AI/ML technology and systems engineering.

GitHub | Substack | YouTube

Schedule a Conversation

From:	Faith Collins
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Monday, June 1, 2026 10:08:41 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Thomas Parks
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Saturday, May 30, 2026 9:56:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	Steven M Schell
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Thursday, May 28, 2026 10:12:04 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Steven Schell

From:	Karen Mott
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Thursday, May 28, 2026 12:06:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

I moved here from Long Island NY 12 years ago. My home was in an area where there was acres upon acres of farmland. Over the years developers built new neighborhoods with huge houses on small pieces of property. Before you knew it the majority of the people who had moved to the area to get away from congestion realized that they didn't like driving 15 minutes to a store and they missed all of the conveniences of the area they moved from. Little by little every conceivable creature comfort was built which changed the whole landscape and feel of the town.
In today's world people can shop online and have everything under the sun delivered to their home.
I really would hate to see this same thing happening here.

Thank you for your time and consideration.
Sincerely,
Karen Mott
8219 NW 226th Street
Alachua, FL
Sent from my iPad

From:	Carol Nicholson
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Thursday, May 28, 2026 10:39:52 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.
Carol Nicholson

From: April Heritage
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Thursday, May 28, 2026 10:03:20 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Brooke Watson
To: City Commissioners
Cc: Planning Division
Subject: 6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Thursday, May 28, 2026 8:33:14 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice, and the others that have reached out to you, in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs as well as harm local small businesses, which can affect the local charm that defines our community

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street, small businesses, and community character

Thank you for your time and consideration.

Respectfully,
Brooke Watson

From:	Gillian Robinson
To:	City Commissioners
Cc:	Planning Division
Subject:	6/8 No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Tuesday, June 2, 2026 4:05:14 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: Debbie Hagstrom
To: Planning Division
Subject: DENY THE FARMLANDS LAND USE CHANGE !!!!!!!!!
Date: Saturday, June 20, 2026 12:19:37 PM

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.

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,

Debbie Hagstrom

PO Box 773773
Ocala, FL 34477
twopiscesfish@yahoo.com
(352) 425-0058

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Gary Pappas
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands -- May 4th agenda item
Date:	Sunday, April 26, 2026 1:24:50 PM

Dear Mr. Mayor and Commissioners,

On May 4th you will consider Ordinance 26-09 submitted by the so-called "Farmlands" development of Southeastern Tree Farm bordering US 441 and NW 188th Street. I am writing to encourage you to vote "**No**".

Farmlands is asking the City to change 46 acres of its Comprehensive Land Use Map from primarily Residential to Commercial Intensive to make way for a 60 acre shopping center with 450,000 square feet of retail space.

The anchor tenant of this sprawling shopping center will likely be a Walmart Supercenter with its associated gas station and automotive center. A Walmart in this location will attract north and southbound travelers on I-75 and will draw in customers from miles to the east and west. US 441 already experiences heavy congestion throughout the day in this area. The addition of regional traffic to the Walmart will substantially increase daily travel time for residents and will negatively impact the small-town feel of our community. In addition, a Walmart will inevitably pull commercial activity away from downtown Alachua and is likely to drive local mom-and-pop stores out of business.

Please do not allow this bad idea to proceed. Thank you.

Gary Pappas

From: Guy burgetto
To: Planning Division
Subject: Farmlands commercial project
Date: Wednesday, June 3, 2026 2:24:23 PM

As a restaurant owner in downtown Alachua, I believe more commercial/shopping will benefit everyone. Please vote YES for The Farmlands commercial project. Keep in mind the supporters do not show up only the people who oppose everything in Alachua.

The developer has put together a well-designed plan that will serve the residents very well. The part time and full-time local jobs starting from day one will benefit the local community. The Santa Fe high school students will be able to have jobs while in school.

Instead of having several 441 openings where people turn into the different businesses you can have a more comprehensive plan. It's all zoned commercial on that 441 strip. It will all get developed, will it be with 1 plan or all separately. All done together at the same time is significantly better.

This will greatly help the city when the property taxes go away in the near future!

VOTE YES for this project.

From: Denise Lugris Connard
To: Planning Division
Subject: Farmlands Comp Plan
Date: Saturday, May 30, 2026 10:13:04 AM

We just know that this adjustment to the plan will wreak havoc for our wonderful community. These concerns we residents have ned to be taken seriously— Please protect our community and what makes Alachua a good life community with small town vibes and culture. Please protect that.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Denise Lugris Connard
19111 NW 156th Ave
Alachua, FL 32615
denise1fl@gmail.com

(561) 386-5745

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	dlugri
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands Land Use - May 4th meeting
Date:	Monday, April 27, 2026 11:21:09 AM

Good morning Mr. Mayor and Commissioners,

We are writing in regards to the upcoming May 4th agenda item "Farmlands" and the request for changes in the Future Land Use Map. We respectfully and urgently request that you all vote NO on this request as it is proposed.

If it is developed as this request proposes - with possibly a large national anchor tenant, like Walmart - this location will draw immense regional traffic well beyond what the roads can or are designed to handle. Also to be considered are the damaging effects to the environment, our local small businesses and our small town charm.

This change to the type of land use is a policy decision, not an automatic approval. You are not required to approve it and surely you can see it would be a detriment to all of us and our lovely community.

US Hwy 441 already experiences heavy congestion with daily back-ups (both directions), and additional regional traffic would definitely increase the already congested traffic. Growth at this scale will negatively affect us and we will certainly lose the small-town feel that has drawn people to Alachua and which Alachua has promoted and been proud of.

No doubt a large commercial center will pull activity away from our downtown Main Street, decrease purchases at small, family-owned business and affect the charm that defines our community.

Each of you has the ability and authority to decide if this level of intensity is right for this location. Your vote can be NO —— PLEASE vote NO on this proposal and require the applicant to come back with a less intensive proposal. PLEASE consider the consequences of such a proposed land use. Our community needs protection and you can protect it!

Key considerations:
- **Traffic**: Increased regional traffic on an already congested US 441
- **Scale**: A significant increase in commercial intensity
- **Community impact**: Significant impacts to downtown Main Street, other small businesses in the area and our rural character/small town charm

We appreciate your time and consideration in the very important vote.

Steve & Denise Connard
19111 NW 156th Ave.
Alachua, FL 32615

From: Stella Burnham
To: Planning Division; City Commissioners
Subject: Farmlands May 4th
Date: Friday, April 24, 2026 6:16:07 PM

I firmly oppose the commercial use of the Farmland Commerical project in Alachua area. Frankly even the name of this project is disgraceful. My family has farmed in Alachua for four generations and the casual disregard for the farming community is repulsive to me.

The rapid development in this town poses a significant threat to our community's well-being. The traffic congestion on 441 is unbearable, and the small town is being gradually displaced from its long-time residents. We have chosen to live here because we desire a peaceful and less crowded environment.

Over the past five years, the Alachua Commission has made decisions that have negatively impacted the town's sustainability. The unsustainable development of farmland has resulted in the destruction of the Mill Creek sink, which is a vital natural resource for our community. It is imperative that the commission consider the long-term consequences of its actions and prioritize the preservation of our environment. These changes are not sustainable with the current resources.

We did not want the hundreds of additional homes that were recently approved. Now Alachua County school board wants to close two of the local schools, which will create the perfect storm for traffic in Alachua each morning. None of these plans are sustainable. Do you commissioners live here and experience this traffic? How can you not be concerned?

As a lifelong resident of Alachua, I am deeply concerned about the direction in which our city is heading. I believe that development should be approached with extreme caution and that any rezoning should be transparent and accountable. The current state of affairs in Alachua is characterized by unethical business practices and a lack of oversight. It is crucial that we take immediate action to address these issues and ensure the future of our beloved city.

Extremely Concerned Citizen ,

Stella Burnham

From: Wilma Sherouse
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 11:29:07 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Julie Endres
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Monday, April 27, 2026 10:44:37 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Julie Endres

Get Outlook for Android

From: Karen Oliver
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 10:07:28 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Keep our small towns small!! Gainesville is not too far to drive and with online shopping this is not needed! Please, please do not let $$$ affect our beautiful farmland and wonderful water ways.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Keith Oliver
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 10:02:21 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Keith Oliver
352-339-5236
Sent from my iPhone

From: Faith
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 9:39:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character of Alachua and High Springs.

Thank you for your time. This is heartbreaking.

Faith Steinman

From: Kylie Brannen
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 7:49:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Diane Saunders
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 7:13:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone
Diane Saunders

From: Karen Key
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Monday, April 27, 2026 6:47:18 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	radhessunita@yahoo.com
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Monday, April 27, 2026 6:34:49 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From:	Devon Mumford
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Monday, April 27, 2026 5:07:27 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	karla
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 11:40:14 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Karla Carusone

Sent from my Galaxy

From: Stacey Breheny
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 10:35:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	MoJo Mayhem
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 10:14:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From: Brittany Knight
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 10:01:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Brittany Knight

From: Debra Akin
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 8:57:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Debra Akin

From:	Pam Bishop
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:53:37 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Pam Bishop
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 8:52:15 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Tajuana Cejka
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:45:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Get Outlook for iOS

From: Jaya Brew
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 8:42:15 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

From: Danielle Ozuna
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 8:39:13 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time

Sent from my iPhone

From:	Nicholas Owens
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 8:09:24 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Nick Owens

Get Outlook for iOS

From: fatrickispat@gmail.com
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 7:53:44 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time. Stop building large chains and housing developments here. We don’t need more of the same thirty stores that exist everywhere else in this country. It’s repulsive and is ruining this community.

Sent from my iPhone

From: Carole Fernandez
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 7:47:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Jessica Sanchez
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 7:36:14 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

I believe allowing this land to be developed with a large national anchor tenant, like Walmart, will have negative implications for the cities of Alachua and High Springs alike.

A large commercial center at this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

Lastly, I am extremely concerned about the potential environmental impact of the development of such a large commercial area on our aquifer and springs.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character
-Environmental impact: Protect our natural lands

Thank you for your time.

Jessica Sanchez

Sent from my iPhone

From:	Dena Chewning
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 6:55:00 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From: Sanford Yates
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 3:08:14 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Katherine Yates
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 3:03:55 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Tedd Greenwald
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Sunday, April 26, 2026 11:52:59 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	pmpfau
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands on May 4th CCM
Date:	Sunday, April 26, 2026 9:10:15 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my Galaxy

From: Mary Ellen Flowers
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Saturday, April 25, 2026 8:50:34 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Keith Oliver
To: City Commissioners
Cc: Planning Division
Subject: Farmlands on May 4th CCM
Date: Thursday, April 30, 2026 10:01:09 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Keith Oliver
352-339-5236
Sent from my iPhone

From: fondo123@aol.com
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 4:10:49 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

As someone who saw the changes in Miami-Dade county as a young child, and eventually moved to Broward after Hurricane Andrew because of the HORRIBLE traffic and congestion I eventually moved to Alachua because of the small town feel and the fact that it wasn't congested like the cities a lot of Alachua residents have moved away from. Adding something beyond what the roads can handle would cause congestion and traffic like those many residents chose to escape. Please vote no on this change.

Thank you for your time.

From: Jessica Fondo
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 3:17:19 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

***Please also keep in mind that I personally moved away from Broward County and specifically chose to move to Alachua because of the small town feel, the “road-less travel” type feel, and that it truly felt like the Florida I grew up begging my parents to move to. Adding this would take away from that feeling that not only draws people to Alachua, but keeps people here. Please vote no on this!

Thank you for your time.

From: Toni Wagenseller
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 12:45:32 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Lori Erickson
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 10:44:00 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

I live in the Briarwood development off of CR 235A and experience the already heavy, and increasing congestion on US 441 every time I leave my home. Additional regional traffic could further impact daily travel time, and increase the likelihood of traffic accidents.

Growth at this scale will change the small-town feel that has drawn people to Alachua. The addition of a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. I am also concerned it will adversely affect our locally owned small businesses.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sincerely,
Lisa Erickson
17366 NW 172nd Avenue
Alachua, FL 32615

From: Carol Stride
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Tuesday, April 28, 2026 9:00:30 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Charlotte Bremseth
To:	City Commissioners
Cc:	Planning Division
Subject:	Farmlands Request PSSC26-0002
Date:	Tuesday, April 28, 2026 8:38:02 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

Please listen to those that voted you into office.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. You should be obligated the people and wildlife that currently live here, not future residents. We don't mind having less shopping choices close to home/ we want our small towns to remain small.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and the High Springs area.

I am also concerned that a large commercial center will pull activity away from our downtown Main Streets in Alachua and High Springs and affect the charm that defines our communities.

You have the ability to decide if this level of intensity is right for this location. If it is not, you should vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character
- Impact Wildlife including several endangered species.

Thank you for your time.

Charlotte & David Bremseth
NW 248th Street
High Springs , FL

From: Cindy Sly
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 6:11:22 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: April Woodard
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 3:58:35 PM

This pre-written email sums it up nicely. We do not need Walmart (or another car wash for that matter) in this area. Not every small town needs to become Gainesville. High Springs has McDonalds now, and not even one that can accommodate dine-in very well; why? We didn't need McDonalds; we need our town fixed up. We need road repair and we need family-friendly activities. We do not need more discount stores (High Springs has THREE Dollar General stores; Alachua has two), car washes, or fast-food restaurants. Why not entice a business we don't have already? How about a Golden Corral? At least that's something that isn't already within a 30-minute drive. If people want a city with all the stores, then they can move to one. Keep our small towns small!

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

April Woodard
Director of Family Ministries
FUMC High Springs

From: Diana Riley Carlson
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 3:49:07 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time. For every big box store that opens a dozen family businesses close. Please help us save our Main street and our small town.

Diana Carlson

Sent from Gmail Mobile

From: DEBRA HAVLIK
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 2:39:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.
Although a traffic survey suggested that traffic would decrease because the residents would work and shop in the area at the small cupcake store the applicant suggested will be there, we want a guarantee that it will be a small cupcake store and NOT a big box store. If they can't guarantee the names of the store then their traffic survey is meaningless. Likely a commercial business will want to serve many customers beyond the 203 homes in the neighborhood!

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Denise Connard
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 11:10:08 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Taylor Sparks
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Monday, April 27, 2026 10:26:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Mel Peter
To: City Commissioners
Cc: Planning Division
Subject: Farmlands Request PSSC26-0002
Date: Wednesday, April 29, 2026 10:31:10 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Lane Pendergrast
To: Planning Division
Subject: Farmlands vote yes
Date: Wednesday, June 3, 2026 7:38:49 PM

We need more shopping in Alachua. People don't want to drive far to shop. We want to live and shop local! Please vote yes for the Farmlands proposal.
Sent from my iPhone

From: Givemeamiracle9
To: Planning Division
Subject: Farmlands.
Date: Sunday, April 26, 2026 9:50:21 PM

I would like to say that I am against the zoning change for the development of the Farmlands commercial property. The 441 corridor cannot handle this type of traffic as it is already over burdened with traffic we already have in this area. The commuting and daily traffic is a nightmare now! We do not need big box stores in the city of Alachua. Walmart is 15 minutes to the south along with anything else that is needed. Additional homes in this area will definitely cause more issues as well. The infrastructure of Alachua and neighboring High Springs 5Miles from the proposed location cannot absorb this trype of growth on our roads, in our schools or on our aquifers. Please seriously consider the unwanted and unneeded impact this zoning change and development will cause. Vote no!
Thank you
Janet Wooten
Sent from AOL on Android

From: Gary Pappas
To: Planning Division
Subject: Farmlands: a bad idea for the good life City
Date: Sunday, May 31, 2026 6:01:31 PM

We did not move here to have a Walmart across the street. If that was the case, we would have moved to Gainesville. Do not let an out-of-state developer ruin our city with this massive shopping center. I encourage you to reject this land use application. It is a bad idea for the good life City. Thank you.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Gary Pappas
16104 NW 188th Street
Alachua, FL 32615
gmpfish@outlook.com

(305) 213-1121

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Nancy Stevens
To: Planning Division
Subject: Farmlands: bad for Alachua
Date: Sunday, May 31, 2026 5:56:34 PM

A big box shopping center on 441 will not make life good in Alachua. Instead, it will add stifling traffic, congestion, noise and light pollution to our neighborhood. Please vote "NO".

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Nancy Stevens
16104 NW 188th Street
Alachua, FL 32615
ngcd@msn.com
(305) 962-6020

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Katrina Vargas
To: Planning Division
Subject: From a resident who lives on this street, please don"t do this to us!!
Date: Monday, June 8, 2026 10:09:14 AM

My family and I live on our family's land that we have owned for the last 50 years. It is special to us. The stars. The birds, the sounds. Beautiful nature. Fresh well water. Growing our own vegetables and enjoying this beautiful setting. To us and our neighbors, this area is an inviting retreat. We don't want more traffic, noise and light pollution. We have seen a dramatic increase in traffic over the past t years and 441 is often bumper to bumper already from this intersection to the interstate. We worry about the environmental repercussions, pollution to air and ground, the water and sewer impact in a small area. We weren't built for this. Our area isn't meant for this. This isn't our vision. There's already a huge burden on this land with the existing developments and tower hill project, new neighborhoods that seemingly pop up overnight. We can't do this to our beautiful land. We are intentionally developing a food forest to pass on to our children. It is being directly threatened.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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,

Katrina Vargas
15302 Nw 188th St
Alachua, FL 32615
gogators.pt@gmail.com
(352) 210-0712

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Heather Branaman
To: Planning Division
Subject: I DO want a Walmart or Target in Alachua.
Date: Monday, June 1, 2026 4:35:28 PM

Please bring a big box store to Alachua. I'm tired of having to drive all the way into Gainesville for things I need. The population already lives in this area, so the traffic is already here. Please help us save time and GAS by bringing a big box store here.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Heather Branaman
16430 Nw 204th St
High Springs, FL 32643
hbranaman47@yahoo.com
(772) 240-4001

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Dylan Witt
To: Planning Division
Cc: City Commissioners
Subject: June 8 vote, farmlands
Date: Sunday, June 7, 2026 7:08:21 AM

Mayor and Commissioners,

As an Alachua resident, I support the Farmlands Shopping Center because it will bring jobs, new investment, and much-needed shopping and services closer to home.

Many residents currently have to travel to Gainesville for everyday needs. This project would provide more convenient options locally while creating approximately 1,200 permanent jobs, more than 1,290 construction jobs, and over $151 million in private investment.

The development would also generate significant new tax revenue for the city, helping fund local services without increasing taxes on residents.

I encourage you to vote in favor of the Farmlands Shopping Center and support this opportunity for Alachua's future.

Dylan Witt
Alachua, FL 32615

From: Roxy
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Sunday, May 24, 2026 12:36:33 PM

Dear Mayor and Commissioners,

Please exersize your authority and vote to protect our dwindling natural resources.

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Roxanna Ross

From: Bill Marsh
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 4:07:34 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Sage
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 23, 2026 3:50:18 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from Proton Mail for Android.

From: June.Cera
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 3:27:08 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from Proton Mail for Android.

From: Valerie Chaddock
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 3:22:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Ashoka Banerjee
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 3:21:58 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Natalie Martinez
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 23, 2026 3:18:12 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Jyoti Parmar
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 23, 2026 3:17:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Jyoti Parmar

908-720-6584
https://calendly.com/jyoti_parmar/meet-with-me

From: Patricia Deasy
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 22, 2026 5:19:03 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character.

I have lived longer in Alachua longer than any place. It has changed so much in the last 36 years, in my opinion, not for the better.

Thank you for your time.
Patricia Deasy
Sent from my iPhone

From: Debra Akin
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, May 21, 2026 9:37:51 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Taravali Dasi Sherreitt
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 11:06:10 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Kisore Sherreitt
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 10:27:54 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Kisore Hutchison
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 10:14:16 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Stritama D Sherreitt
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 18, 2026 10:12:20 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Timothy Martin
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 16, 2026 10:30:39 AM

Dear Mayor and Commissioners,

I'm writing about the Farmlands item on the June 8th agenda, specifically the request for a Future Land Use Map change. I'm asking you to vote no on this as proposed.

I want to be clear about something, this is a policy decision, not an automatic approval. You have the authority to say no, and I hope you will.

If this moves forward with a large national anchor tenant like Walmart, we are talking about regional traffic, not just local trips. US 441 is already one of the more congested corridors in this area, and layering a big-box regional draw on top of that is not a minor adjustment. It changes the character of how people move through our town every day.

Beyond traffic, I'm genuinely worried about what this does to downtown. Main Street has a charm that took a long time to build and is easy to lose. A large commercial center at this scale pulls spending, attention, and energy away from the core of our community. Once that shift happens, it is hard to reverse.

Alachua still has a small-town feel. People moved here, or stayed here, because of that. This kind of intensity at this location puts that at risk.

If the current proposal is too much for this site, you can vote no or ask the applicant to come back with something less intensive. That option is on the table, and I hope you use it.

Thank you for your time and for the work you do on behalf of our community.

Sincerely,
Tim Martin

From: Glenda Collier
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, May 14, 2026 9:42:09 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character.

PLEASE LISTEN TO MEMBERS IF THIS COMMUNITY! WE DO NOT NEED BIG BOX STORES OR MORE HOUSING DEVELOPMENTS IN OUR AREA!!!
Thank you for your time.

Sent from my iPhone

From: Jim Paxton
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, May 14, 2026 12:19:02 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

From: Emma Paxton
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 10:58:25 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Adrienne Paxton
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 10:46:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Adrienne Paxton

From:	Dan Massimillo
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 7:31:04 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Amy Schuchat
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 4:50:29 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Home
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 3:48:57 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Barclay
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 3:48:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Amy
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 3:47:50 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Larissa Berkovich
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 3:41:03 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Larissa Berkovich
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 3:39:57 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Kara Green
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 2:55:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Also…we live directly off of 188th Street and this would affect us greatly.

Thank you for your time.

From: Tracy Massimillo
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 2:42:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

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You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	karla
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 9:26:12 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from downtown Alachua Main Street and affect the charm that defines this community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Karla Carusone

Sent from my Galaxy

From: Deborah Clark
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 9:00:13 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Deborah Clark

From: T M Edwards
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 8:35:15 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Sharon Rush
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 8:29:03 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

From:	J. Matthew Cain
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 13, 2026 8:23:57 AM

Dear Mr. Mayor and Commissioners,

I have am writing as an individual that has multi-generational roots here dating back to before Alachua was incorporated. It is regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

We need to petition the federal government to grant a new exchange off I-75 directly to the distribution centers as business only exit, not developed, limited to a truck stop/gas station with a restaurant inside similar to Ellisville exit at US 441 in Columbia county. 441, 235 & 235 A along with Peggy road are already dangerous areas with heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
J. Matthew Cain
Sent from my iPhone

From: Pam Bruck
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 7:09:32 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Coty Kelley
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, May 13, 2026 7:01:22 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Bonnie Garland
To:	City Commissioners
Cc:	Planning Division
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Tuesday, May 12, 2026 7:39:23 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Natalie Andrietta
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 7:37:06 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

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You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Natalie Andrietta

From: Micheal Davis
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 6:50:00 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.
Michael Davis

From: Theresa Davis
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 6:38:11 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.
Theresa Davis

From: Terrell Miller
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 5:18:02 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Terrell Miller
4721 NW 104th Lane
Staghorn Subdivision
32653
Sent from my iPhone

From: Amy Campillo
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 5:08:47 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Amy Campillo

From: Robbie Campillo
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 5:03:43 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Kimberly Roach
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 4:54:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Linda Eggerking
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 4:53:15 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character Thank you for your time.

From: Stephanie Travis
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 4:31:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Stephanie Travis
352-219-1520

From: CLIFFORD HUNTER
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 3:45:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: connie meyer
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 12, 2026 3:28:38 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Savannah Blevins
To:	Planning Division; City Commissioners
Subject:	June 8: Vote NO to Farmlands Request PSSC26-0002
Date:	Wednesday, May 6, 2026 10:08:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. I would be grateful if you did not approve

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time and consideration. Keep Alachua Rural.

One of your constituents,
Savannah Blevins

From: Steve C.
To: City Commissioners
Cc: Planning Division
Subject: June 8: Vote NO to Farmlands Request PSSC26-0002
Date: Tuesday, May 26, 2026 4:51:47 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Nathan Warner
To: City Commissioners
Cc: Planning Division
Subject: June 8th agenda. No to Farmlands: Protect Small Businesses
Date: Wednesday, June 3, 2026 1:37:36 PM

Dear Mr. Mayor and Commissioners,

I am writing concerning the June 8 agenda item referred to as Farmlands and the requested amendment to the Future Land Use Map. I respectfully urge you to vote against this proposal in its current form.

Should this site ultimately be developed with a major national retailer, such as Walmart, it has the potential to attract traffic from throughout the region. The resulting increase in vehicle volume could place substantial strain on surrounding roadways that are already heavily utilized.

Because this is a legislative matter, the Commission is under no obligation to approve the request.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained that, outside of quasi-judicial proceedings, elected officials retain the discretion to determine whether a proposal is appropriate for the community. As he stated in the meeting recording: "…As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." I respectfully ask that you take my concerns into account when making that decision.

US 441 already experiences significant traffic congestion, and additional regional draw could further impact travel times, roadway safety, and overall quality of life for residents. Development of this magnitude could also alter the small-town atmosphere that many people value and that makes Alachua unique.

Additionally, I am concerned that a large-scale commercial development

could divert customers and economic activity away from downtown Main Street and High Springs, potentially affecting the locally focused character and businesses that contribute to the area's identity.

If the Commission concludes that this proposal is not the right fit for this location, you have the authority to deny the request or encourage the applicant to return with a proposal of a more appropriate scale and intensity.

Key considerations include:

• Traffic – Increased regional traffic on an already busy US 441 corridor

• Scale – A substantial expansion in commercial intensity for the area

• Community Impact – Potential effects on downtown Main Street, High Springs, and the character of the community

Thank you for your time, service, and thoughtful consideration of this matter.

From: Travis Wood
To: Planning Division
Subject: June 8th Vote: Farmlands Ordinances 26-09 and 26-10
Date: Saturday, June 6, 2026 5:49:56 PM

Mayor and Commissioners,

As someone who works in healthcare, I know our community is growing and more families are choosing to call Alachua home. The growth is already here, and we need the jobs, businesses, and services to keep up with it.

Many residents currently have to drive to Gainesville for shopping, groceries, and other everyday needs. The Farmlands development would make life more convenient for local families while creating good jobs and bringing new investment to our community.

This project would also generate new tax revenue to help support local services without raising taxes on residents. With property taxes likely on the way out, base on our governor's push, this would be more beneficial than property owners for tax purposes. I believe it is a smarter investment in Alachua's future, and I hope you will vote in favor of the Farmlands development.

From: Chris Beatty
To: Planning Division; City Commissioners
Subject: June 8th Vote: Farmlands Ordinances 26-09 and 26-10
Date: Monday, June 8, 2026 9:23:21 AM

Dear Mayor and Alachua City Commissioners,

I support the Farmlands Shopping Center because it will make everyday life more convenient for local families while providing important benefits for our community.

Many residents often have to drive to Gainesville for shopping, groceries, and other errands. Bringing more stores and services to Alachua would save time, reduce travel, and allow residents to spend more of their money locally.

The project would also generate significant new tax revenue for the city. The property currently generates about $15,900 per year in property taxes, but the Farmlands development is projected to generate more than $1.4 million annually. That additional revenue can help support city services, infrastructure, and other community needs without increasing taxes on local residents. I encourage you to vote in favor of the Farmlands Shopping Center.

Chris Beatty
Alachua County, FL Resident

From: Janice Osejo
To: Planning Division
Subject: Just Say NO!!
Date: Monday, June 1, 2026 3:48:46 PM

Highway 441 is overcrowded TODAY! We have Tower Hill Headquarters coming bringing even more traffic plus new neighborhoods. At 5:00 pm it is a bottleneck. Emergency services are impacted as those of us whose homes border 441. Please keep Alachua the Good Life Community and DO NOT OVER CAPACÍTATE our roadway. We do not want to become another Archer Road!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Janice Osejo
16681 NW 165 Terrace
ALACHUA, FL 32615

janosejo@cox.net
(352) 317-0517

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Dianne B
To: Planning Division
Subject: New Walmart here and CR 235 and 235A
Date: Tuesday, July 28, 2026 9:45:12 AM

Good morning,
I understand it was announced that the new Walmart will be built in Alachua when there is already a Walmart about 13 miles away. Traffic here is awful, even on Peggy Road with all of the many distribution centers. We do not need a Walmart. We need a red light at Peggy road and 235A. The things that need to be done are: completely resurface of CR 235 and 235A. Also Peggy Road is now needing repairs.

Alachua is a great place to live, Walmart is a trashy and dangerous place to even buy groceries from. It will definitely decrease anyone's attraction to the small nice town of Alachua.

The residents of Alachua that pay taxes should get a vote and have a voice.

I'm very disappointed that the few nice restaurants downtown and near the old Hitchcocks won't get as much business but my main issue is the infrastructure for Traffic.

We elect city councilman to represent what we the residents want, not what the city wants to make more money for them.

Thank you for your time,
Dianne Beauchamp

From: Trina Bayle
To: Planning Division
Subject: NO to big box!
Date: Monday, June 8, 2026 6:47:11 AM

My husband and I moved her 7 years ago to get away from this development in small towns… if this continues on the High Springs. Side of 441 it will look no different from where we moved from just outside of Tampa…there is no need for these "shopping destinations" to be on every exit on I-75.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Trina Bayle
16502 NW 206th Dr
High Springs, FL 32643
trinakay2@gmail.com

(813) 777-6390

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Pamela Blasetti
To:	City Commissioners
Cc:	Planning Division
Subject:	No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Sunday, June 7, 2026 4:04:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: Lisa Erickson
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Monday, June 1, 2026 4:52:16 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From:	Janine Crissman
To:	City Commissioners
Cc:	Planning Division
Subject:	No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date:	Wednesday, May 27, 2026 10:11:31 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

From: janosejo
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Wednesday, May 27, 2026 5:08:11 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: janosejo
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Wednesday, May 27, 2026 4:50:35 PM

Dear Mr. Mayor and Commissioners, I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle. This is a legislative decision, which means the Commission is not required to approve it. During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua. I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community. If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal. Key considerations: * Traffic: Increased regional traffic on an already congested US 441 * Scale: A significant increase in commercial intensity * Community impact: Potential impacts to downtown Main Street and community character Thank you for your time and consideration.

From: Amy Avrutis
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Tuesday, May 26, 2026 8:05:32 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration. Sincerely
Amy Avrutis
8102 W State Rd 235, Alachua, FL 32615

From: Cathy Messersmith
To: City Commissioners
Cc: Planning Division
Subject: No to Farmlands: Staff Shared Legislative Decisions Are a Choice
Date: Monday, June 8, 2026 3:01:59 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

From: kristin cohen
To: Planning Division
Subject: Please consider the consequences for our community
Date: Monday, June 22, 2026 5:16:04 PM

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Donna Haley
To: Planning Division
Subject: Please deny the farmland comp amendment
Date: Sunday, June 7, 2026 8:28:45 AM

We don’t want the higher crime and traffic congestion. We moved here because it is quiet and peaceful and safe. Our infrastructure is already under pressure.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua’s future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Donna Haley
20387 NW 175th Ave
High Springs, FL 32643
donna.haley@ymail.com
(217) 280-1166

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	David Hastings
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Sunday, June 28, 2026 9:32:39 AM

We do not need or want more sprawl in Alachua County. Please deny the Farmlands Comp plan amendment.

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,

David Hastings
1831 NW 12th Rd

Gainesville, FL 32605
dwhastings@gmail.com
(727) 692-7795

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Lisa Britt
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 27, 2026 3:42:16 PM

We don't need another Noah's Arch. Save our Wildlife.

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,

Lisa Britt
3502 Cormorant Branch Ct
Jacksonville, FL 32223

lbritt758@gmail.com
(904) 339-1821

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Amy Avrutis
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Friday, June 26, 2026 3:35:55 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Amy Avrutis
12907 W State Road 235
Alachua, FL 32615

amysavrutis@gmail.com
(352) 731-2282

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Kristin Rubin
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 25, 2026 6:06:20 PM

We do not need a Walmart or what it brings to this community! I can easily drive to Lake City or the Super Walmarts in Gainesville.

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.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

Kristin Rubin
26280 NW 206 PL

High Springs, FL 32643
rubinka2591@gmail.com
(305) 582-3800

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Umesh Sharma
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 25, 2026 9:28:26 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Umesh Sharma
15574 Nw 121st Pl, Unit 703
Alachua, FL 32615

umesh.shop.1@gmail.com
(314) 252-8332

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Elizabeth Martin
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 23, 2026 8:22:05 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Elizabeth Martin
8962 Rose Hill Dr S
Jacksonville, FL 32221

mrslizgreer@yahoo.com
(904) 762-7392

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Shelby Norris
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 22, 2026 9:47:23 PM

We have less highways available without extra crowding.

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,

Shelby Norris
1064 Florence Rd
Lantana, FL 33462

johnshelbyreader@att.net
(561) 313-5784

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: cheryl ellis
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 22, 2026 3:32:06 PM

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Arleen Halvorson
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Sunday, June 21, 2026 10:10:14 PM

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.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Valerie Dietrich
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 21, 2026 10:53:25 AM

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.

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,

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: DANIEL TYSON
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 7:03:02 PM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character of North Alachua County and open the door to large-scale commercial sprawl along the Highway 441 corridor.

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The proposal also places additional pressure on a high aquifer recharge area that helps replenish the Floridan Aquifer - our source of drinking water and the foundation of North Florida's springs, rivers, and wetlands. As our population grows, protecting clean water should be a priority, not an afterthought.

The burden should be on the applicant to prove that this dramatic increase in commercial intensity is necessary, compatible, and in the public interest. That burden has not been met.

Please vote NO on this amendment. Protect our community vision, our quality of life, our water resources, and the rural character that makes this area special.

This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Martha Milne
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Saturday, June 20, 2026 12:54:32 PM

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.

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,

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Peggy Hughes
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 11:59:40 AM

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.

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,

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Frank Roder
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 11:47:18 AM

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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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Gary Leventhal
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 20, 2026 11:41:57 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	M B
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Friday, June 19, 2026 12:37:24 PM

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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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.

From: Stritama Sherreitt
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Friday, June 19, 2026 6:45:31 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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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 ssjsierra@gmail.com or (415) 977-5500.

From: Porter Horne
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 6:24:49 PM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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Sincerely,

Sincerely,

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.

From:	Sarah Pugh
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Thursday, June 18, 2026 6:23:34 PM

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.

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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,

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.

From: Ellen Link
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 4:46:29 PM

I may not live in Alachua or Alachua County but I shop there, my doctors are there and there's rarely a week that I'm not doing business in Alachua County.

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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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.

From: Steven Schell
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 3:20:49 PM

NO MORE GROWTH! This will ruin our SMALL town AMERICA

Dear Mayor, Commissioners, and City Staff,

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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.

From: Susan Hartman
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 9:53:11 AM

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it matters

Dear Mayor, Commissioners, and City Staff,

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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.

From: Dianne Harper
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 8:14:25 AM

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.

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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.

From: CHRISTOPHER CLINE
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 8:07:24 AM

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.

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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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Oron Bass
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 18, 2026 7:04:39 AM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

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This decision is not simply about one development. It is about what kind of future we want for Alachua.

Sincerely,

Sincerely,

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 - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Joanne Barber
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 17, 2026 11:16:52 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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.

From: Ashley Murphy
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 16, 2026 8:55:39 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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.
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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.

From: Dianne Harper
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 16, 2026 2:33:01 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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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.

From: Susan Caruso
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 16, 2026 1:19:51 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

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.

From: Mary Wright
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 15, 2026 11:29:50 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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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,

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.

From: Kelly Lyon
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 15, 2026 10:25:28 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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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,

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.

From: Tracy Winterbottom
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 14, 2026 8:20:14 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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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.

From: Richard Devereaux
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 14, 2026 8:07:54 AM

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.
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Sincerely,

Sincerely,

Richard Devereaux
8222 N.W. 226 Street
Alachua, FL 32615
rjdevro@gmail.com
(352) 317-8819

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Elizabeth Eggers
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 14, 2026 7:33:12 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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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.

From: Jayne Galaris
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 14, 2026 12:54:42 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Jayne Galaris
9 Forbes PlApt 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.

From: Jennifer Sen
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 12:02:40 PM

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.
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Sincerely,

Sincerely,

Jennifer Sen
7631 NW 36
Gainesville, FL 32606
fbookidjs@yahoo.com
(352) 376-9704

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: John Widdowson
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 10:52:10 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

John Widdowson
1203 Durrance Rd
Lake Placid, FL 33852
jw33852@gmail.com
(954) 461-3425

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Cathy Messersmith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 9:03:16 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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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.

From: Robert Messersmith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 9:02:13 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
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,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Jon Pilgrim
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 13, 2026 6:30:17 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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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,

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.

From: Angela Wilcox
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 10, 2026 11:04:49 AM

---

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.
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,

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.

From: Patti Marcheret
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 8, 2026 1:08:53 PM

Please preserve our quality of life now and for future generations

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Patti Marcheret
14619 SW 118 Ave.
Archer, FL 32618
30007091@sfcollege.edu
(786) 229-2560

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Steven Schell
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 8, 2026 12:56:21 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Steven Schell
17823 NW County Rd 237
Alachua, FL 32615
tokoindo@hotmail.com
(727) 692-6352

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Diane Saunders
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 8, 2026 10:53:56 AM

Here we go again! Think think think then think again. More traffic congestions, wear & tear on all ready horrible roads, more trash. This is a NI BRAINER! No no no. Do not allow this.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Diane Saunders
28098 Nw 174th Ave
High Springs, FL 32643
dsaunders123@att.net
(305) 481-5168

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Michael Bayle
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 8, 2026 6:56:20 AM

I drive to and from work from High Springs into Gainesville and this area of the drive is already the most congested and aggravating.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Michael Bayle
16502 NW 206th Dr
High Springs, FL 32643
mike.bayle@gmail.com
(813) 493-1674

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Donald Haley
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 7, 2026 4:16:09 PM

The reason why I moved to Alachua County the High Springs area. This was a house that was already built. I did not take up any land. I bought a house that somebody was moving from love the little town atmosphere by bringing in a big box store. It's just gonna choke out a little home town feeling.
Along with big box, stores comes with unwanted crime that nobody really wants to see move into Alachua or High Springs
Please vote. No, I'll accept the drive further to go to a big box store.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Donald Haley

20387 NW 175th Ave
High springs, FL 32643
donh23@gmail.com
(217) 993-2935

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Pamela Stuart
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, June 7, 2026 2:42:09 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Pamela Stuart
19156 NW 228 Street
HIGH SPRINGS, FL 32643
pstuart411@gmail.com
(727) 515-5072

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Christian Olivo
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, June 6, 2026 11:39:27 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Christian Olivo
22346 nw 176th PL
High Springs, FL 32643
chrisjazhiel91@gmail.com
(352) 709-2168

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Chris Greene
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Thursday, June 4, 2026 10:40:50 AM

Stop trying to ruin the reason we live out here. Not to mention the increase in already terrible traffic.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Chris Greene
22320 nw 190th ave
High springs, FL 32643
jstriding@yahoo.com
(352) 316-4395

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Kaderian Hunter
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Thursday, June 4, 2026 9:02:24 AM

I live in this area and the light at 441 /235A is already congested and there is not a crosswalk going over 441 so children and sometimes workers try to cross that street which can be dangerous. In addition, there is not enough traffic planning in that area to not cause this to be a heavy traffic area and residence, not being able to leave or returned to their homes.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Kaderian Hunter
16824 nw 174 terr
alachua, FL 32615
hunterkaderian@gmail.com

(352) 231-9295

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Gracilda Bartholomew
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 11:40:25 PM

Don't build here!!!

Dear Mayor, Commissioners, and City Staff,
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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,

Gracilda Bartholomew
19091 Northwest 170th Lane,
High Springs, FL 32643
gracildabart@gmail.com
(352) 260-1917

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Olivia Mulet
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 11:22:51 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Olivia Mulet
18741 NW 240rh Street
High Springs, FL 32643
oliviamulet29@gmail.com
(305) 505-3885

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Aja Stoppe
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 8:28:22 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Aja Stoppe
24835 NW 203rd Ave
High Springs, FL 32643
ajamarie@tutanota.com
(352) 275-1477

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Natalie Addison
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 7:09:31 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Natalie Addison
20615 Railroad Ave
High Springs, FL 32643
natalie.e.addison@gmail.com
(386) 623-2145

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: David Spencer
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 5:14:59 PM

Box stores force local independents to go out of business.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

David Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
bellamyfarm@gmail.com
(352) 222-4920

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Sandra Spencer
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 5:09:26 PM

Too much traffic

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Sandra Spencer
27619 NW 182nd Avenue
High Springs, FL 32643
sandspn@icloud.com
(352) 222-4949

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Pamela Olcott
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 1:26:54 PM

Not needed; enough heavy traffic of US 441

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Pamela Olcott
3305 NW 52nd Ln
Gainesville, FL 32605
olcottpamela108@gmail.com
(352) 262-2902

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Jef Beback
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Wednesday, June 3, 2026 8:09:26 AM

We moved here because it was further away from the Gainesville traffic. Please don't bring it back to turn this area into that.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Jef Beback
16288 NW 205th Street
High Springs, FL 32643
jnjbeback@yahoo.com
(352) 682-3753

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Julie Harris
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 6:38:04 PM

This project greatly alters the communities of Alachua and High Springs. Any small town character that is left will be destroyed by this project. Already, the exit area is quickly becoming Newberry Road. If we wanted any of that, we would live in Gainesville! If I have an urgent need for Walmart, I will drive the few miles down the road to Gainesville. That is as close as I need a Walmart to be!! The speed at which we are losing any small town character is shameful!! Let's save what we have left!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Julie Harris
24372 Nw 172nd Ave

High Springs, FL 32643
julie.harris24419@gmail.com
(352) 318-1328

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Adrienne Paxton
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 6:24:18 PM

I was raised in Alachua and High Springs, and I believe that the impact of the proposed future land use for the Farmlands Project will have a negative impact on our local small businesses, infrastructure, and aquifer. Our small city has become increasingly more congested and the rapid growth is also affecting driving and pedestrian safety. As a local resident who lives, works, and volunteers in this community, I want to voice my opposition to this plan. Please vote no to preserve the beauty, safety, and small businesses of our beautiful town.
Sincerely,
Adrienne Paxton

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Adrienne Paxton
15321 NW 141st St
Alachua, FL 32615
adrienne.pax@gmail.com
(904) 614-1273

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Gerard Murphy
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Tuesday, June 2, 2026 10:29:32 AM

441 is already at max traffic load. My water bill goes up each year and we had to improve the waste water plant - what next

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Gerard Murphy
17876 nw 175 ave
Alachua, FL 32615
gfmurphy11@gmail.com
(386) 418-3722

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: John Millett
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 9:44:56 AM

I own a 130-year-old historic soda shop in downtown High Springs. Brad and I have invested heavily in preserving a piece of this town's history because we believe our historic downtown is worth protecting.

A big-box store located close to downtown could have a devastating impact on the small businesses that give High Springs its unique character. Many local businesses are already struggling. Pulling customers away from Main Street risks empty storefronts, lost jobs, and the erosion of the historic district that makes our community special.

I also understand the concerns about rising property taxes. Homeowners deserve relief. But eliminating property tax revenue without a clear plan to fund police, fire protection, roads, parks, and infrastructure is not the answer.

High Springs needs thoughtful growth that strengthens our community, supports local businesses, and preserves our historic identity. We can do better than choosing between our future and our heritage.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

John Millett
22744 NW 188th St
High Spru, FL 32643
john6127@gmail.com
(352) 316-3741

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Robert Messersmith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 9:40:08 AM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

Robert Messersmith
4705 Nw 25th Dr
Gainesville, FL 32605
catherinemessersmith@gmail.com
(352) 222-5964

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Randy Gilmore
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Tuesday, June 2, 2026 7:50:32 AM

We do not want to make our small town a Big City. The reason my wife and I moved here was the small town and small private businesses.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Randy Gilmore
21018 NW 166th Pl
High Springs, FL 32643
randymustang42@gmail.com
(305) 283-9558

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Susan Moore
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Tuesday, June 2, 2026 7:36:05 AM

Traffic in town is already crazy. There is plenty of shopping close enough by that we don't need more. Our roads are in horrible shape. People move to towns like Alachua because they want space they don't want traffic and they want the small town feel. The commissioners and city planners seem hell bent on wrecking that. Please stop the madness.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
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Sincerely,

Sincerely,

Susan Moore
19922 Nw 131st Pl
Alachua, FL 32615
starward2@gmail.com

(561) 350-1194

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Michael Oliveira
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Monday, June 1, 2026 11:01:19 PM

Stop with all the development!!! South Florida was beautiful now its trash with all the overdevelopment!!!!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Michael Oliveira
19597 nw 228th dr
High Springs, FL 32643
mikencybre1@gmail.com
(860) 810-8097

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Marlene Rusch
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 9:13:45 PM

I moved here from the Tampa Bay area to get away from the heavy traffic and congestion and live in Oak Ridge next to this area. US 441 noise carries into our neighborhood and dread it getting worse! The more congestion, the more impatient, careless drivers...

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Marlene Rusch
16636 NW 194th Terrace
High Springs, FL 32643
my27000words@gmail.com
(727) 692-7576

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Manuel Arriaga
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 8:27:54 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Manuel Arriaga
16508 nw county rd 235 a
Alachua, FL 32615
mrmannypainting@yahoo.com
(386) 289-9306

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Tannia Weaver
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 6:28:46 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Tannia Weaver
16363 NW 204th Street
High Springs, FL 32643
tannia.weaver@gmail.com
(706) 289-5564

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Sheila Malone
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 6:20:53 PM

I have been a resident of Alachua County for almost 50 years, and I have lived in the City of Alachua since 2020. I moved to Alachua to get away from the intensive over development of Gainesville. This proposal is not only a risk for the City of Alachua, due to safety on Hwy 441, it continues to overfill our already overcrowded schools, and loss of our small town! Just because a developer wants to build it shouldn't be an automatic yes. The overall impact is horrible as my message describes. There's not a single resident in the City of Alachua that wants this!

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Sheila Malone

16776 Northwest 168th Terrace
Alachua, FL 32615
dogoodgirl70@gmail.com
(352) 514-5452

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Allyson Beatty
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 1, 2026 5:50:41 PM

I work at UF and love coming home to Alachua. I'm also extremely worried about continuous growth of industry over farmland. We need farming land to survive!! Please vote No on this development.

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Allyson Beatty
16871 NW 168th Terrace I
Alachua, FL 32615
allysonbeatty73@gmail.com
(904) 263-0433

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From:	Neil Boyle
To:	Planning Division
Subject:	Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date:	Monday, June 1, 2026 3:55:42 PM

We don't want a parking lot! Infrastructure before building! Expose what the area will encompass!

Dear Mayor, Commissioners, and City Staff,
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Sincerely,

Sincerely,

Neil Boyle
17994 NW 177th Ave
Alachua, FL 32615
neil.gator@gmail.com
(352) 494-0351

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From: Leslie Smith
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, May 31, 2026 3:29:22 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Leslie Smith
23445 NW 187th Rd
High Springs, FL 32643
smithleslie68@yahoo.com
(828) 850-6128

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Charles A Ross
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, May 31, 2026 12:30:30 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
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Sincerely,

Sincerely,

Charles A Ross
2501 NW 30th Ter
Gainesville, FL 32605
chuck.carosspa@gmail.com
(305) 710-6629

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: joanne Tremblay
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Sunday, May 31, 2026 11:36:30 AM

Sprawl is killing our community

Dear Mayor, Commissioners, and City Staff,
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The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

joanne Tremblay
18739 NW 235th St
High Springs, FL 32643
omamomma@yahoo.com
(352) 474-8418

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: William Caruso
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Saturday, May 30, 2026 12:01:55 PM

Dear Mayor, Commissioners, and City Staff,
I urge the City of Alachua to deny the proposed Comprehensive Plan / Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.
This is not a minor adjustment. It is a major land-use decision that would permanently change the character, traffic patterns, infrastructure demands, and development pressure along the Highway 441 corridor west of 235A.
The Comprehensive Plan should not be treated as a document to rewrite whenever a developer seeks more intensity. It represents many hours of community visioning, public participation, planning, and compromise. Residents helped shape that plan because they were asked to define Alachua's future. Its limits on commercial land use reflect a public judgment about where intense development belongs, how much is appropriate, and how growth should occur. Changing this area from 7 acres of commercial use to 40 acres would disregard that community vision. Once the Future Land Use Map is changed, the City will have far less ability to say no later. This amendment would invite large-scale, car-dependent commercial sprawl and set a dangerous precedent for treating the Comprehensive Plan as negotiable instead of protective.
This proposal raises serious concerns about traffic congestion and safety on Highway 441 and 235A; impacts to nearby residents, schools, rural lands, and neighborhoods; increased water, wastewater, stormwater, and utility demands; loss of community character in the Alachua / High Springs region; and piecemeal planning that approves intensity first and addresses consequences later.
The burden should be on the applicant to prove that this major commercial expansion is necessary, compatible, fiscally responsible, and protective of the public interest. That showing has not been made.
I respectfully ask the City Commission to vote NO on the Comprehensive Plan amendment expanding commercial land use from 7 acres to 40 acres. Please honor the community visioning behind the existing plan, protect residents from unnecessary commercial sprawl, and require full review of cumulative impacts before granting any increase in development intensity.
This is not just a development application. It is a decision about what kind of city Alachua intends to become.
Sincerely,

Sincerely,

William Caruso
832 SW Bumble St
Fort White, FL 32038
susan.caruso@att.net
(954) 684-6747

This message was sent by KnowWho, as a service provider, on behalf of an individual

associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Nk Acevedo
To: Planning Division
Subject: Please Deny the Farmlands Comp Plan Amendment Expanding Commercial Land Use
Date: Monday, June 29, 2026 6:01:34 PM

Dear Mayor, Commissioners, and City Staff,

I urge the City of Alachua to deny the proposed Comprehensive Plan/Future Land Use Map amendment for the Farmlands project that would expand commercial land use from approximately 7 acres to 40 acres.

This is not a minor adjustment. It is a major land-use decision that would permanently change the character 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,

Nk Acevedo
4101 Coral Tree Cir
Coconut Creek, FL 33073

nkace18@gmail.com
(202) 654-7896

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: SSJ SierraClub
To: Planning Division
Subject: Postpone Farmlands Rezoning—Investigate the Risks Before Approving Irreversible Development
Date: Friday, July 24, 2026 4:37:52 PM

Dear Mayor Welch and Commissioners:

On behalf of the Sierra Club Suwannee–St. Johns Group, we respectfully request that the City Commission postpone consideration of the Farmlands rezoning and conduct a properly noticed second reading of the associated Future Land Use Map amendment before taking any further action on the Planned Development.

The FLUM amendment and rezoning are inseparably connected. The rezoning depends upon the expanded commercial land-use designation approved by a narrow 3–2 vote on June 22. Before considering a rezoning that could authorize up to 454,000 square feet of commercial development and 203 residences, the Commission should ensure that the underlying land-use amendment has completed every required procedural step and received the fullest possible public examination.

The applicant should also be required to explain what material circumstances have changed since the property's earlier modification from Agricultural to Community Commercial. The applicant recently obtained that commercial designation but did not develop the property under the approved modification. Instead, it returned seeking a far larger commercial entitlement with substantially greater impacts.

Before this increased request is even considered, the applicant should demonstrate why the existing commercial designation is inadequate, what new need or changed condition justifies this escalation, and why the previously approved development opportunity was not pursued. Without such an explanation, this sequence creates the appearance that the earlier modification served merely as a foothold for obtaining a much larger and more consequential commercial entitlement.

This is not a minor procedural matter. The FLUM amendment fundamentally changes the intensity and character of development permitted along this portion of U.S. 441. A second reading would allow the Commission to consider the significant information and unresolved concerns that have emerged since the June 22 vote.

Sierra Club remains opposed to the Farmlands proposal for the following reasons:

The increased commercial entitlement has not been justified. The applicant did not act upon the property's recent modification from Agricultural to Community Commercial before seeking a substantially larger commercial designation. The record should explain what has materially changed, why the existing entitlement is insufficient, and what demonstrated

community need justifies this escalation. Incremental approvals should not be used to establish a foothold and then leverage it into a development of far greater scale and impact.

The site investigation was preliminary, limited, and incomplete. Based on information presented in the record, the entire property does not appear to have been comprehensively evaluated. The test borings, wells, excavations, or other methods used to characterize site conditions also appear to have been limited in number, location, and depth. If testimony indicated that some investigations extended only approximately 20 feet, the applicant should be required to clarify exactly which investigations reached that depth and distinguish those test depths from the separate estimate of approximately 20 feet between the proposed stormwater-basin bottom and limestone. Limited sampling cannot reliably characterize conditions across a property of this size or rule out deeper karst features, buried sinkholes, landfill materials, groundwater concerns, or contaminant pathways.

Karst and sinkhole risks remain unresolved. The applicant's investigation was preliminary, groundwater conditions were largely undetermined, and no geophysical survey was conducted to identify buried karst features. The City's engineering reviewer warned that excavation of a proposed stormwater basin could leave only about 20 feet above limestone and noted that sinkholes have developed beneath other stormwater facilities with similar separation. The absence of an identified sinkhole is not evidence that none exists when the investigation capable of detecting buried karst has not been performed.

Material site conditions were not adequately disclosed or analyzed. The nearby decommissioned landfill, EDB contamination history, groundwater-monitoring wells, reported sinkhole features, plume information, and other environmental constraints were not meaningfully addressed in the applicant's materials or staff report. These are not peripheral details. They bear directly on whether the proposed development pattern, excavation, and concentrated stormwater infiltration are safe.

The City appears to have relied substantially on the applicant's information without adequate independent verification. The applicant has a direct financial interest in obtaining approval, yet the record does not demonstrate that the applicant's environmental conclusions, site characterization, utility projections, or omissions were subjected to a comprehensive, property-wide, independent technical review. Where the submitted information is incomplete, unverified, or contradicted by other records, it cannot reasonably support definitive findings that the site is suitable and significant adverse effects are unlikely.

The proposal lacks adequate groundwater and stormwater analysis. No site-specific seasonal-high groundwater level, groundwater-flow direction, baseline water-quality assessment, complete stormwater-capacity analysis, or contaminant-transport evaluation has been provided. The record also lacks runoff calculations, required storage volumes, water-quality treatment analysis, emergency-overflow routes, and a karst-collapse

contingency. Critical investigations have been deferred until after the land-use and rezoning decisions.

Wastewater capacity has not been demonstrated for the full range of permitted uses. Staff's estimated 96,150 gallons per day relies on a generic commercial-flow assumption that does not account for potentially intensive uses such as restaurants, hotels, assisted-living facilities, schools, or medical uses. The analysis also does not demonstrate downstream lift-station, force-main, collection-system, peak-flow, or treatment capacity.

The commercial development authorized is not sufficiently limited. Descriptions of a particular retailer or conceptual site plan are not binding protections. Once approved, the PD could allow a much larger or substantially different combination of commercial uses than residents have been led to expect.

Traffic impacts have not been credibly resolved. The proposal relies on questionable internal-capture assumptions and characterizes U.S. 441, a major state highway, as susceptible to "traffic calming." Residents who regularly travel this corridor understand that development of this scale could substantially worsen congestion and safety conditions.

The proposal is incompatible with the community's character and long-term vision. Expanding approximately seven acres of commercial future land use to roughly 40 acres would encourage highway-oriented sprawl and establish a damaging precedent for this largely rural gateway between Alachua and High Springs.

The burden belongs to the applicant to establish—before approval—that the substantially increased commercial intensity is justified, safe, serviceable, and consistent with the Comprehensive Plan. Promises to investigate the decisive questions later do not constitute competent, substantial evidence that the land can support the development now being authorized.

We therefore respectfully request that the Commission:

- Postpone the Farmlands rezoning hearing;
- Direct the City Attorney to explain publicly whether all required readings, notices, transmittals, and adoption procedures for the FLUM amendment have been completed;
- Schedule a properly noticed second reading of the FLUM amendment before considering the dependent rezoning;

- Allow the public to submit evidence and comment on the complete land-use record;
- Require the applicant to identify precisely which portions of the property were investigated, the number and location of all borings, wells, excavations, and other test sites, the methods used, the depths reached, and the basis for concluding that this limited investigation adequately characterizes the entire property;
- Require comprehensive, property-wide karst and hydrogeologic evaluation, including mandatory geophysical screening of proposed stormwater facilities, targeted investigation of identified anomalies, and seasonal-high groundwater measurements;
- Require independent review of the decommissioned landfill, EDB contamination, monitoring-well records, groundwater-plume information, groundwater-flow direction, and potential contaminant-migration pathways;
- Require a complete stormwater-capacity and water-quality analysis and a use-specific, maximum-demand wastewater analysis, including verification of lift-station, force-main, collection-system, treatment, and peak-flow capacity;
- Require substantive independent technical review by qualified professionals retained by or answerable to the City, rather than relying primarily upon the applicant’s representations;
- Require the applicant to provide a documented explanation of what has materially changed since the earlier Agricultural-to-Community Commercial modification, why that approved opportunity was not pursued, and what demonstrated public need justifies the increased commercial acreage and intensity now requested; and
- Deny, or substantially reduce, the proposed commercial intensity unless the applicant establishes through competent, substantial evidence that the increased entitlement is justified, compatible with the surrounding community, within the City’s water, wastewater, stormwater, and transportation capacity, and protective of groundwater and public safety.

What competent, independently verified evidence permits the City to approve this rezoning when the entire property has not been comprehensively investigated, the testing appears limited in scope and depth, material site conditions were not fully disclosed, no geophysical karst survey was performed, and essential environmental and utility studies remain

unfinished?

A decision of this consequence deserves the most thorough examination possible. Once the expanded land-use entitlement and rezoning are granted, the City may have limited ability to correct mistakes revealed by later investigations. Alachua's residents, water resources, infrastructure, and rural character deserve careful planning—not unanswered questions followed by irreversible approvals.

The Commission should not allow a recently granted commercial modification to become merely a foot in the door for a much larger entitlement that was neither contemplated nor justified when the property first transitioned away from agricultural use. Nor should it approve the development intensity first and investigate whether the property can safely support it later.

Respectfully,

Sierra Club Suwannee–St. Johns Group
Executive Committee

From: Haripriya Benedict
To: Planning Division
Subject: Represent the people who voted you in- vote No tonight.
Date: Monday, June 22, 2026 10:19:43 AM

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

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club - Suwannee-St Johns Group. If you need more information, please contact Sarah Younger at Sierra Club - Suwannee-St Johns Group at ssjsierra@gmail.com or (415) 977-5500.

From: Merry Anthony
To: Planning Division
Subject: Support for The Farmlands Commercial Application
Date: Thursday, June 4, 2026 7:44:00 PM

I am writing to express my strong endorsement for The Farmlands commercial application and to respectfully urge a favorable vote. This project presents a well-considered and meticulously planned opportunity to enhance shopping and dining options for residents across the Alachua area. As someone who frequents Alachua for work 5-6 days a week, I have observed the limited shopping and dining establishments available in the area. It is important to note that the proposed development will not detract from the existing downtown businesses. A pertinent example is Gainesville, where despite substantial commercial growth along Archer Road, the downtown area continues to flourish. Furthermore, the Farmlands project is notably less intensive than what the current zoning permits. It is worth highlighting that the entire stretch of 441 in this vicinity is already designated for commercial use, and there are no residential properties adjacent to the Farmlands commercial site or the additional property. In light of these considerations, I firmly believe that this project will bring significant advantages to the community. I would also like to draw attention to the fact that the individuals attending the meetings in person often express opposition to various projects. For instance, they opposed the Publix/Lowes development, yet many of them now patronize these establishments. It is essential to recognize that there are numerous supporters of this project who may not be present at these meetings. Thank you for taking the time to consider my perspective.

Merry Anthony

From: Julio Fuentes
To: Planning Division; City Commissioners
Subject: Support for the Farmlands Shopping Center Project
Date: Friday, June 5, 2026 10:47:29 AM

The Florida State Hispanic Chamber of Commerce has long championed policies and projects that create economic opportunity, strengthen local communities, and support small business growth across Florida. Representing more than 604,000 Hispanic-owned businesses that contribute over $90 billion annually to our state's economy, we understand the importance of responsible development that creates jobs, expands commerce, and improves quality of life.

The proposed Farmlands Shopping Center in Alachua represents exactly the kind of investment that can help communities thrive. The project is expected to create approximately 1,200 permanent jobs and more than 1,290 construction jobs, providing meaningful employment opportunities and generating economic activity that will benefit local families and businesses alike.

Beyond its economic impact, the development will provide residents with greater access to shopping, services, and everyday necessities closer to home. For working families, seniors, and residents who currently travel outside the community for many basic needs, the project offers increased convenience while keeping more consumer spending and business activity within Alachua.

The Farmlands Shopping Center will also deliver significant long-term benefits to the community through increased tax revenue. The project is projected to generate more than $1.4 million annually in property taxes, substantially increasing resources available for local schools, city services, libraries, and other community priorities, all without raising taxes on residents.

Projects like this help create stronger local economies, support entrepreneurs, attract investment, and provide communities with the resources they need to grow and prosper. For these reasons, the Florida State Hispanic Chamber of Commerce respectfully urges you to support the Farmlands Shopping Center.

Best,

Julio Fuentes
President
FSHCC

From:	Kimberly Snell
To:	Planning Division; City Commissioners
Subject:	The Farmlands commercial application
Date:	Tuesday, June 2, 2026 11:56:30 AM

I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. Gainesville provides a clear comparison: despite significant commercial growth along Archer Road, its downtown continues to thrive. The Farmlands project is also far less intensive than what current zoning would allow.

Additionally, the planned interior road network will help reduce traffic pressure on 441 by providing alternative routes within the development. This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

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Kim Snell | *Fractional CMO*
O: (352) 605-6801 | C: (352) 258-0193 | leapcrestmarketing.com
13800 Tech City Cir Suite 318, Alachua, FL 32615 (Map)
Instagram | Facebook | LinkedIn



From: Jason Anthony
To: Planning Division
Subject: The Farmlands
Date: Wednesday, June 3, 2026 4:33:34 PM

I am writing to express my strong support for The Farmlands commercial application and to respectfully encourage a **YES vote.** This project represents a thoughtful, well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area.

The proposed development will not diminish the vitality of downtown businesses. The Farmlands project is also far less intensive than what current zoning would allow.

This is a far better solution than multiple separate entrances and unrelated projects along the corridor. The entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the additional Farmlands commercial property.

For these reasons, I believe this project offers meaningful benefits to the community while aligning with responsible growth and existing land-use plans.

Thank you for your time and consideration.

Jason Anthony - Owner
Gainesville Wellness and Performance
352-278-1079 Cell
352-225-3610 Office
jasonanthony@gwpfit.com



From: Paul Norris
To: Planning Division
Subject: The Farmlands
Date: Thursday, June 4, 2026 10:16:05 AM

City Commissioners,

I respectfully urge you to vote in favor of the Farmland project and support responsible growth in our community. This development will create new jobs, generate additional tax revenue, and strengthen our local economy.

Currently, many residents travel outside the city to shop and spend money elsewhere. By expanding local retail and commercial opportunities, we can keep more of those dollars within our community while providing greater convenience for residents. Supporting projects like Farmland helps ensure continued economic growth and enhances the quality of life for those who live and work here.

Thank you for your consideration, and I encourage you to vote yes on the Farmland project.

Best regards,

Paul Norris

From: Haripriya Benedict
To: Planning Division
Subject: URGENT—Affected Party Registration for July 27 Farmlands Hearing.
Date: Sunday, July 26, 2026 12:14:16 PM

Good morning,
I would like to apply for affected party status for this Monday July 27th hearing at noon. My name is Celine A. Benedict. My address and tax parcel numbers are provided below. I own and reside on 15 acres on NW 188th Street near the proposed development, including 10 acres purchased for agricultural use.

I request Affected Party status because this application may directly and adversely affect my property interests, including my access, groundwater, agricultural use, expenses, health and safety.

NW 188th Street provides my regular access to U.S. 441. I use this route to travel to and from my home, agricultural property, work, my child's school and other daily destinations. The additional traffic and the proposed traffic signals and project access points described in the application would directly affect my ingress and egress. Because of my property's location and reliance on this particular access route, these impacts are more direct and particularized than traffic impacts experienced by the public generally.

In addition, the contaminated-groundwater plume map attached shows that part of my property lies within the documented plume area. I rely on groundwater and use the property for agricultural purposes. Any development-related effects on groundwater movement or contamination could therefore directly affect my water supply, agricultural work and income, and my expenses—including the potential cost of obtaining City water for agricultural use.

I am therefore not affected merely as a member of the general public. I possess specific property interests that may suffer particularized traffic, environmental, agricultural, financial, health and safety impacts from this application. I respectfully request Affected Party status so that I may present evidence and testimony, cross-examine the applicant and City staff, and offer rebuttal as permitted by the City's quasi-judicial procedures.

Please confirm receipt of this registration and its supporting materials and advise me immediately if anything further is required.

Legal name: Celine S. Assouline Benedict
Address: 14828 nw 188th st, we also own the 10 acres next to us.
Tax parcel numbers: 03883-010-003, 03883-004-000, and 03883-001-000
Contact: Realtorbenedict@gmail.com, 305-394-4772

Applying for: Affected party status for the Farmlands Commercial/Rise rezoning application.

Thank you so much,
Mrs Benedict

From: John Havlik
To: City Commissioners
Cc: Planning Division
Subject: Vote No to Farmlands on 06/08/26
Date: Friday, June 5, 2026 5:40:47 PM

Dear Honorable Mayor and Respected Commissioners,

Regarding the June 8 agenda item known as “Farmlands” and the request for a Future Land Use Map change. I respectfully ask that you “vote NO” on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location will draw regional traffic - well beyond what the surrounding roads are designed to reasonably handle.

This is a legislative decision, which means the Commission is not required to approve.

US 441 already experiences heavy daily congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

More concerning is that large commercial centers could pull activity away from downtown Main Street and affect the local charm that defines our community.

Key considerations:

* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and thoughtful consideration!

Respectfully,

John Havlik
13825 NW 147th Ave
Alachua, FL 32615

Sent from my I phone

From: samapriya.dasi@gmail.com
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 10:22:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Steve Estes
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 10:20:15 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Heather Neitenbach
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 10:08:41 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	veronica Echeverry
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Monday, May 4, 2026 6:58:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Verónica Echeverry Luna
Psicóloga
T.P : 160783

From:	Malcolm Elliott
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Monday, May 4, 2026 4:39:11 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Yahoo Mail: Search, Organize, Conquer

From:	omamomma@yahoo.com
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Monday, May 4, 2026 3:05:28 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. The area roads are already dangerously backed up ramping off on I-75 because of the bottle-neck that occurs on this stretch of road.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

~Joanne Tremblay~

From: jose colindres
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 11:47:32 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Porter Horne
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Monday, May 4, 2026 9:41:38 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Pamela Bruck
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Monday, May 4, 2026 5:40:25 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

From: Pamela Bruck
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Sunday, May 3, 2026 9:15:30 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPad

From:	Riley Hubbard
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Sunday, May 3, 2026 3:36:48 PM

Dear Mr. Mayor and Commissioners,

I am writing to express my opposition to the May 4th agenda item regarding the "Farmlands" request for a Future Land Use Map change. I respectfully ask that you vote no on this proposal.

A large-scale commercial development at this location, potentially featuring a national anchor tenant, would generate regional traffic exceeding the capacity of our current infrastructure. US 441 already experiences significant congestion, and growth at this scale threatens the small-town character that defines Alachua. Furthermore, I am concerned that such a large commercial center would divert activity away from our downtown Main Street.

Please consider the following key points:

- Traffic: Increased regional pressure on the already congested US 441.
- Scale: An inappropriate increase in commercial intensity for this area.
- Community Impact: Potential negative effects on the vitality of Main Street and our rural character.

This land use change is a policy decision within your discretion. If this level of intensity is not right for this, I urge you to deny the request or ask the applicant to submit a less intensive proposal.

Thank you for your time and for your service to our community.

Sincerely,

Riley Hubbard

From:	Ekadasi Vrata
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Sunday, May 3, 2026 3:07:35 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Enid Sacasa

From:	Amanda Kramme
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Sunday, May 3, 2026 1:05:44 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Steven Charity Keith
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Sunday, May 3, 2026 10:01:40 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Sarah Younger
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Saturday, May 2, 2026 8:59:58 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sincerely,
Sarah Younger

Sent from Outlook

From:	Joseph Anzalone
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Saturday, May 2, 2026 5:48:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Janine Crissman
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 1, 2026 3:37:44 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Batul Yawer
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 1, 2026 9:42:56 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Sarah Kramme
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Friday, May 1, 2026 8:47:58 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From: Laura Rice
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 10:00:54 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you NO on the change of use for the tree farm.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can and should vote NO for a change of use for the tree farm.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character of the rest of Alachua.

Thank you for your time.
Laura Rice

Sent from my iPhone

From: Whitney McNeely
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 9:08:05 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Whitney McNeely

Sent from my iPhone

From: DEBRA HAVLIK
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 8:05:40 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Amanda Kramme
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 7:05:22 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Kate Worwag
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 4:10:26 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From:	Faith Kimmet
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 2:16:33 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time,
Faith Kimmet

From:	Hoogerwoerd,Hannah
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 1:56:48 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Get Outlook for iOS

From: Eric W
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 1:42:38 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua and High Springs area.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Alachua, High Springs and rural character.

Thank you for your time.
Eric Wasser
High Springs,Fl

From:	Nathan Wydra
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Thursday, April 30, 2026 1:28:36 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

From: Tyler Busch
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 1:00:09 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.
Tyler

From: Barbara Wilson
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 12:26:49 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Barbara Wilson
19123-NW-233rd-St
High Springs, FL. 32643
305-479-4128
Blomingdns@aol.com

From: Susan Moore
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 11:51:35 AM

Dear Mr. Mayor and Commissioners, I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed. If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle. This type of land use change is a policy decision, not an automatic approval. You are not required to approve it. US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua. I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community. You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal. Key considerations: - Traffic: Increased regional traffic on an already congested US 441 - Scale: A significant increase in commercial intensity - Community impact: Potential impacts to downtown Main Street and rural character. Thank you for your time.
Susan Moore
Alachua, 32615
PS. I'm very unhappy with the condition of the roads already in this community. Please work to enhance the community as is before inviting unnecessary traffic and growth into it.

From: Myles Optimystic Rodriguez
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 8:34:00 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

-Myles (Gainesville native)

From: Angela St. John
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Thursday, April 30, 2026 8:07:33 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Angela

Yahoo Mail: Search, Organize, Conquer

From: Cathy Messersmith
To: City Commissioners
Cc: Planning Division
Subject: Vote NO to Farmlands Request PSSC26-0002
Date: Wednesday, April 29, 2026 4:42:07 PM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Sent from my iPhone

From:	Samantha Russum
To:	City Commissioners
Cc:	Planning Division
Subject:	Vote NO to Farmlands Request PSSC26-0002
Date:	Tuesday, May 5, 2026 10:18:00 AM

Dear Mr. Mayor and Commissioners,

I am writing regarding the May 4th agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, like Walmart, this location will draw regional traffic well beyond what the roads can handle.

This type of land use change is a policy decision, not an automatic approval. You are not required to approve it.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel. Growth at this scale will change the small-town feel that has drawn people to Alachua.

I am also concerned that a large commercial center will pull activity away from our downtown Main Street and affect the charm that defines our community.

You have the ability to decide if this level of intensity is right for this location. If it is not, you can vote no or ask the applicant to come back with a less intensive proposal.

Key considerations:
- Traffic: Increased regional traffic on an already congested US 441
- Scale: A significant increase in commercial intensity
- Community impact: Potential impacts to downtown Main Street and rural character

Thank you for your time.

Samantha Kirkland

From: Merry Anthony
To: Planning Division
Subject: Vote YES on Farmlands
Date: Thursday, June 4, 2026 7:07:05 PM

I am writing to express my support for The Farmlands commercial application and to respectfully encourage a YES vote. This project represents a well-planned opportunity to expand shopping and dining options for residents throughout the Alachua area. For someone who works in Alachua 5-6 days per week it really lacks shopping/restaurants.
The proposed development will not diminish the downtown businesses. Gainesville provides a clear comparison: despite significant commercial growth along Archer Road, its downtown continues to thrive. The Farmlands project is also far less intensive than what current zoning would allow.
That entire stretch of 441 in this area is already zoned for commercial use, and no existing residences border the Farmlands commercial property or the additional property.
For these reasons, I believe this project offers meaningful benefits to the community.
The only people that attend the meetings in person come to oppose everything. They opposed the Publix/Lowes yet all shop there now?
Please understand there are more people who wants this project they just don't attend the meetings!
Thank you for your time and consideration.

From: DEBRA HAVLIK
To: City Commissioners
Cc: Planning Division
Subject: We don't need another parking lot and store we need clean air and water!!!
Date: Tuesday, June 2, 2026 6:39:18 PM

Dear Mr. Mayor and Commissioners,
We don't need another huge parking lot instead of green grass and trees. We don't need another store selling plastic stuff we mostly don't need - which will end up in land fills and be on this planet for up to a thousand years. We don"t need more semi trucks going from the warehouse to a big box store on 441 during morning traffic- as they also drive too fast as they pass Ala unlearning Academy during school morning drop off and pick up - This would also add even more traffic coming off of 75 onto 441 daily with all the added traffic and car pollution washing into our aquifer. We don't need more semi- trucks wrecking our roads that our tax dollars pay to repair.
What we need is clean air and clean water to drink for ourselves and our great-great grand children. The small businesses in High Springs and downtown Alachua would struggle with big store coming in. Please consider these owners - many of whom are residents here as well.

I am writing regarding the June 8 agenda item known as Farmlands and the request for a Future Land Use Map change. I respectfully ask that you vote NO on this request as proposed.

If developed with a large national anchor tenant, such as Walmart, this location could draw regional traffic well beyond what the surrounding roads can reasonably handle.

This is a legislative decision, which means the Commission is not required to approve it.

During the joint Planning & Zoning Board and Commission workshop for Our Alachua 2050, Planning Director Bryan Thomas explained this clearly in the recording that outside of quasi-judicial hearings: "...As the deciding body you can decide even though this is legal, do I still think it's good for my community? So, you have that choice to make." Please consider my voice in your decision.

US 441 already experiences heavy congestion, and additional regional traffic could further impact daily travel and quality of life. Growth at this scale would also change the small-town character that draws many people to Alachua.

I am also concerned that a large commercial center could pull activity away from downtown Main Street and High Springs, which can affect the local charm that defines our community.

If the Commission does not believe this proposal is the right fit for this location, you have the ability to vote no or ask the applicant to return with a less intensive proposal.

Key considerations:

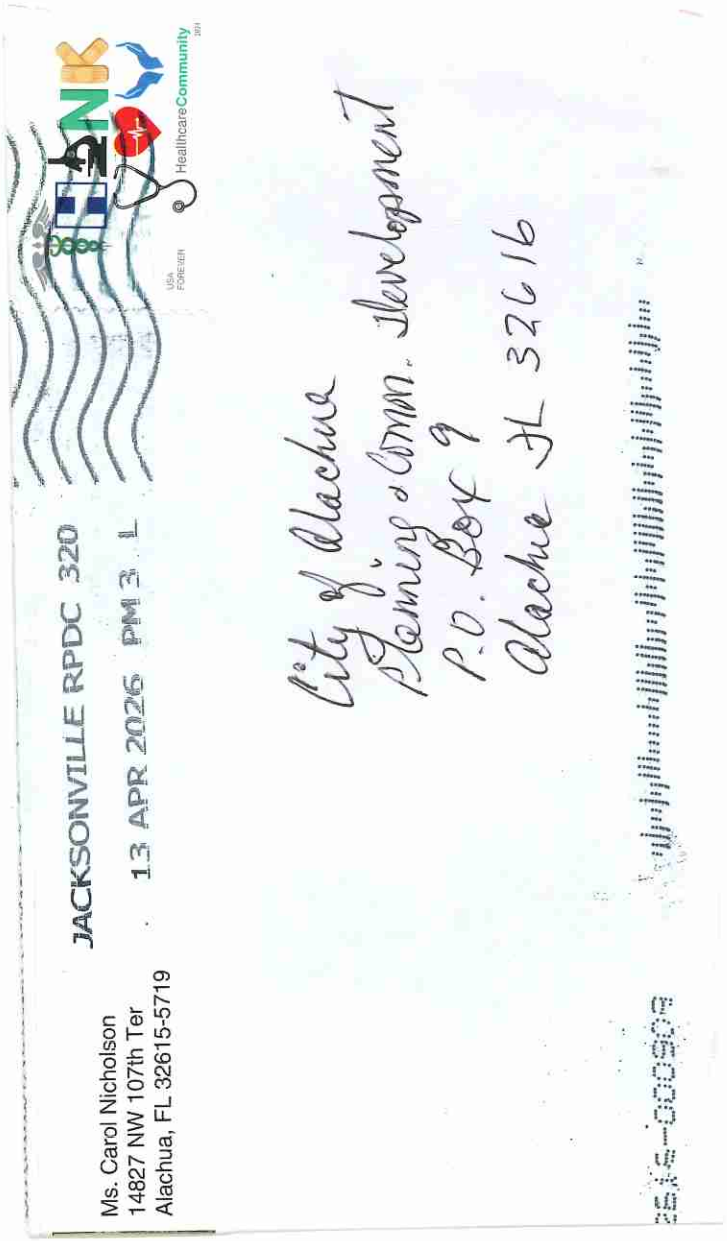
* Traffic: Increased regional traffic on an already congested US 441
* Scale: A significant increase in commercial intensity
* Community impact: Potential impacts to downtown Main Street and community character

Thank you for your time and consideration.

Sent from my iPhone

To: City of Alachua Planning and Community Development
Re: application #PSSE 26-0002

I cannot attend the April 21 public hearing but wish to express my opinion as a resident of 37 years.
Please stop approving multi family homes on low acreage such as this. The growth of such units is not supported by the infrastructure. But more importantly, the "Good Life" city of Alachua is becoming the not so Good Life town. People come for the rural environment not for unmanaged growth. Keep acreage at minimum of 1/2 acre per single family home please.
Carol Nicholson
14827 NW 107th Ter
Alachua 32615





Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Commission Agenda Item

MEETING DATE: August 24, 2026

SUBJECT: Ordinance 26-11: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Legislative Hearing; Second Reading).

PREPARED BY: Parker Stevens

RECOMMENDED ACTION:

Staff recommends that the City Commission find the small-scale Comprehensive Plan amendment for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and approved Ordinance 26-11 upon second reading and final reading for August 24, 2026.

Recommended Motion: I move that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a small-scale Comprehensive Plan amendment for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and approved Ordinance 26-11 upon second and final reading for August 24, 2026.

Summary

This application is a request by the City of Alachua (applicant/property owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Medium Density Residential and Recreation to Public.

The subject properties are generally located at 15818 NW 140th Street on a ± 1.48-acre subject property (tax parcel numbers 03113-000-000; 03114-000-000; and 03120-000-000). The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of one parcel of the subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF).

Ordinance 26-11 was approved by the City Commission upon first reading on July 27, 2026.

Existing Future Land Use Designation

Objective 1.2 and Policy 1.2.a-e of the Future Land Use Element (FLUE) establish the Residential land use category. Objective 1.2. states that the Residential land use category is established in order to ensure an orderly urban growth pattern that will provide a variety of housing to its residents and provides for the best use of available lands for residential development. Permitted uses within the Residential land use category are established in Policies 1.2.a – 1.2.e of the FLUE, and include: single family detached dwelling units, accessory dwelling units, manufactured or modular homes meeting certain design criteria, supporting community services such as schools, houses of worship, parks, community centers, mobile homes (within mobile home parks only), duplexes, quadplexes, townhomes, Residential Planned Developments, apartments, live/work units, traditional mixed-use Neighborhood Planned Developments, group living, neighborhood-scale retail and services (where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices.)

Proposed Future Land Use Designation

Objective 1.6 and Policies 1.6.a-c of the Future Land Use Element establishes the Public land use category, stating that appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria: public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. Exceptions may be made for transmission or collection facilities, rights-of-ways, and easements, which may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category; public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan; and the City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-11
2. Staff Report & Supporting Materials
3. Application Materials
4. Public Notice Materials
5. Parker A. H. Stevens, Resume on File

ORDINANCE 26-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Agent" and "Property Owner"); and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on June 9, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, Chapter 163.3187, Florida Statutes, establishes the process for adoption of small-scale comprehensive plan amendments, including that small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes, require only one public hearing before the governing board; and,

WHEREAS, pursuant to Chapter 163.3187(2), Florida Statutes, the City Commission held two duly advertised public hearing on July 27, 2026, and on _____, 2026, on the proposed Amendment (the "Adoption Hearing") and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Medium Density Residential (± 0.44-acres), Recreation (± 1.04-acres), to Public (± 1.48-acres), on a ± 1.48-acre subject property, consisting of Tax Parcel Numbers 03120-000-000, 03113-000-000, and 03114-000-000 in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

PASSED on first reading on the 27th day of July, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon first and final reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

EXHIBIT "A"

Legal Description:

Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

Legal Description:

Tax Parcel: 03113-000-000

LEGAL DESCRIPTION - PER O.R.B. 1868, PG. 1423

Lot One (1) Block Twenty-five (25) of the Alachua Realty Company Addition to Alachua as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

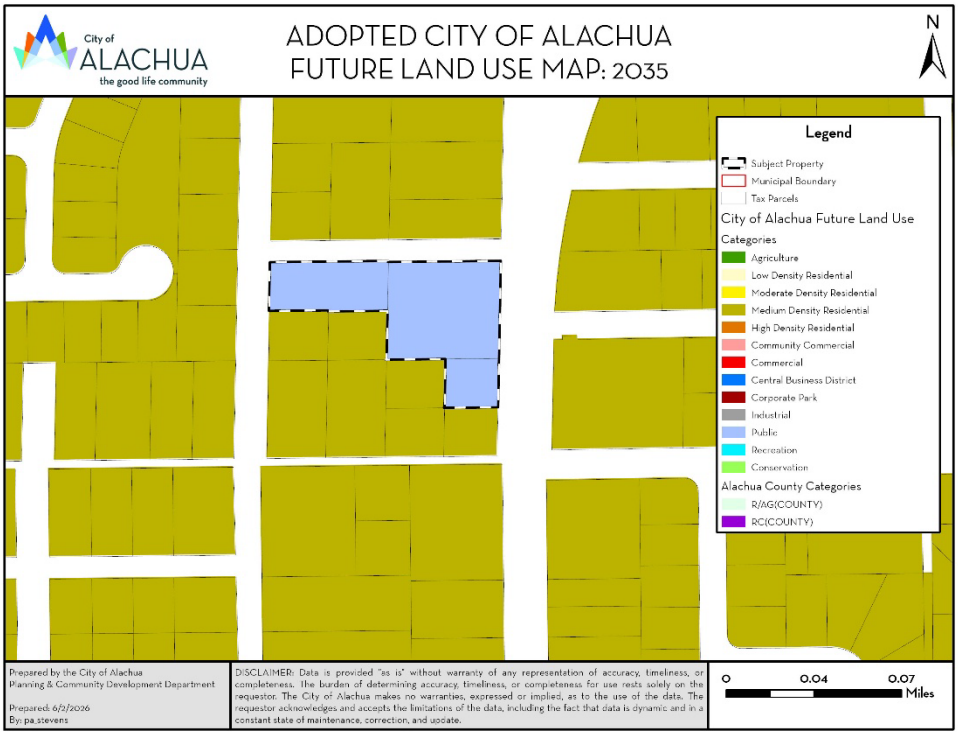
Legal Description:

Tax Parcel: 03120-000-000

LEGAL DESCRIPTION - PER O.R.B. 4167, PG. 763

The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

EXHIBIT "B"


City of ALACHUA
the good life community
ADOPTED CITY OF ALACHUA
FUTURE LAND USE MAP: 2035
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Future Land Use Categories
Agriculture
Low Density Residential
Moderate Density Residential
Medium Density Residential
High Density Residential
Community Commercial
Commercial
Central Business District
Corporate Park
Industrial
Public
Recreation
Conservation
Alachua County Categories
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared: 6/2/2026
By: pa.stevens
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0 0.04 0.07
Miles

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: June 9, 2026
Legislative Hearing **Application #: PSCC26-0001**

SUBJECT:	A request to amend the Future Land Use Map (FLUM) from Medium Density Residential and Recreation to Public on a ± 1.48-acre subject property.
APPLICANT/AGENT:	City of Alachua
PROPERTY OWNER:	City of Alachua
LOCATION:	15818 NW 140th Street
PARCEL ID NUMBERS:	03113-000-000; 03114-000-000; 03120-000-000
FLUM DESIGNATION:	Medium Density Residential; Recreation
ZONING:	Residential Single Family – 3 (RSF-3); Government Facility
OVERLAY:	N/A
ACREAGE:	± 1.48
PROJECT PLANNER:	Parker A.H. Stevens
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small-Scale Comprehensive Plan Amendment submitted by the City of Alachua to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for the City of Alachua, to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by the City of Alachua (applicant/property owner) for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation from Medium Density Residential and Recreation to Public on a ± 1.48-acre subject property with tax parcel number 03113-000-000; 03114-000-000; and 03120-000-000.

The applicant has submitted a companion application for a site-specific amendment to the Official Zoning Atlas (rezoning), which proposes to amend the zoning of one parcel of the subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF).

Existing Future Land Use Designation

Objective 1.2 and Policy 1.2.a-e of the Future Land Use Element (FLUE) establish the Residential land use category. Objective 1.2. states that the Residential land use category is established in order to ensure an orderly urban growth pattern that will provide a variety of housing to its residents and provides for the best use of available lands for residential development. Permitted uses within the Residential land use category are established in Policies 1.2.a – 1.2.e of the FLUE, and include: single family detached dwelling units, accessory dwelling units, manufactured or modular homes meeting certain design criteria, supporting community services such as schools, houses of worship, parks, community centers, mobile homes (within mobile home parks only), duplexes, quadplexes, townhomes, Residential Planned Developments, apartments, live/work units, traditional mixed-use Neighborhood Planned Developments, group living, neighborhood-scale retail and services (where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices.

Proposed Future Land Use Designation

Objective 1.6 and Policies 1.6.a-c of the Future Land Use Element establishes the Public land use category, stating that appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria: public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. Exceptions may be made for transmission or collection facilities, rights-of-ways, and easements, which may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category; public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan; and the City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Table 1. Comparison of Existing/Proposed FLUM Designations

	Existing FLUM Designation	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Medium Density Residential	Recreation	Public
Max. Gross Density:	N/A	1 unit / 4 acres 1 Unit	1 unit / 1 acre 1 unit
Max. Floor Area:	0.5 Floor Area Ratio (FAR) 32,234.4 square feet	N/A	N/A
Typical Uses:	1. single family detached dwelling units, 2. accessory dwelling units, 3. manufactured or modular homes meeting certain design criteria, 4. residential planned developments, 5. supporting community services such as schools, houses of worship, parks, and community centers, 6. mobile homes (within mobile home parks only), 7. duplexes/quadplexes, townhomes,	1. City-owned recreation facilities; 2. Community gardens 3. Neighborhood parks, 4. Commercial recreation	1. public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable; 2. public, private, and charter school
Net Increase/ Decrease:	N/A		

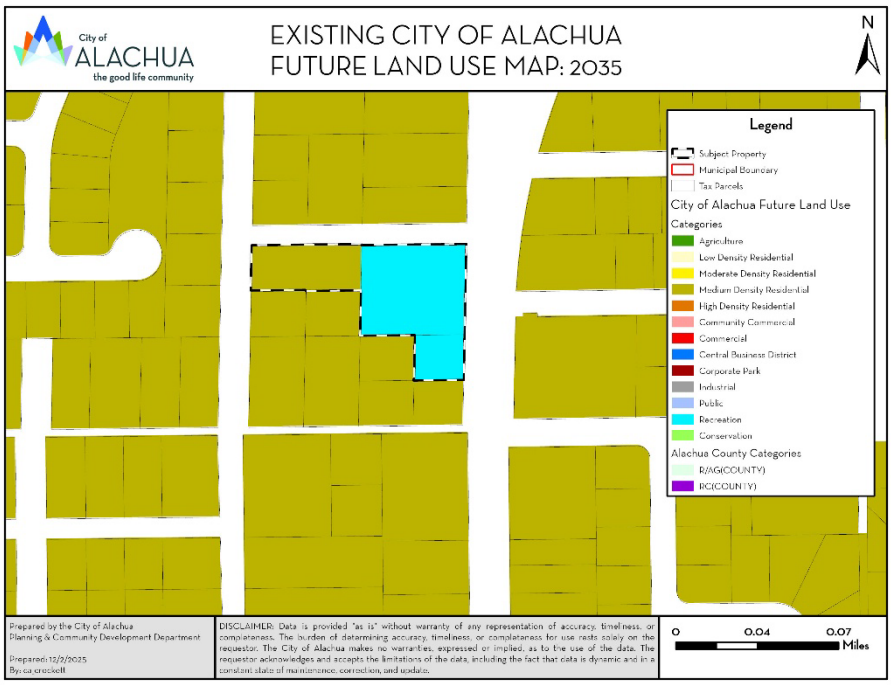


Figure 1. Existing Future Land Use Map with Subject Property

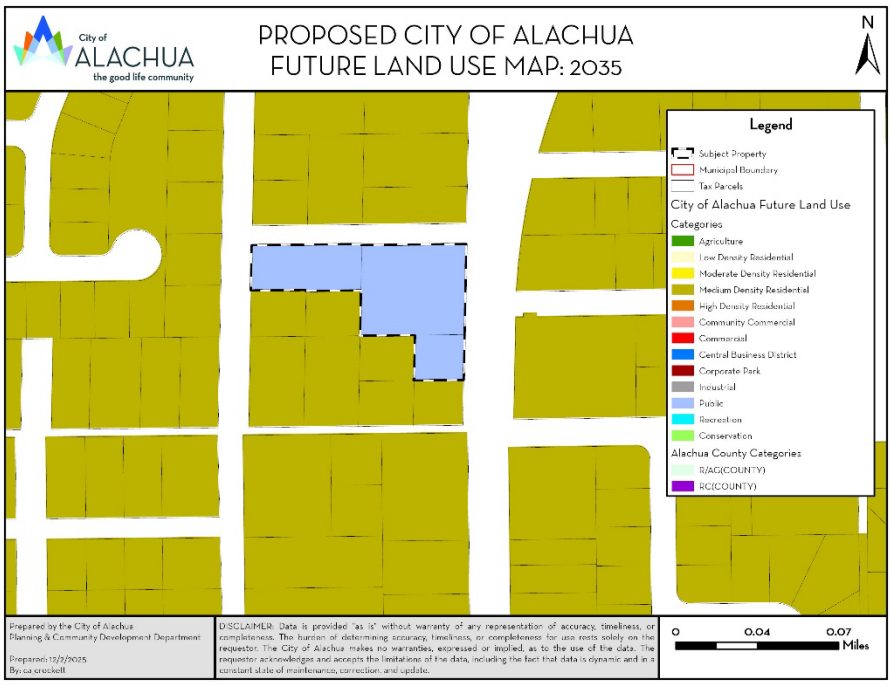


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is mostly undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas. A community center building is located on tax parcel 03113-000-000, which is a conforming land use.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3)
South	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3)
East	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3); Residential Multi Family – 8 (RMF-8)
West	Single Family and Vacant Residential	Medium Density Residential	Residential Single Family -3 (RSF-3); Residential Single Family – 6 (RSF-6)

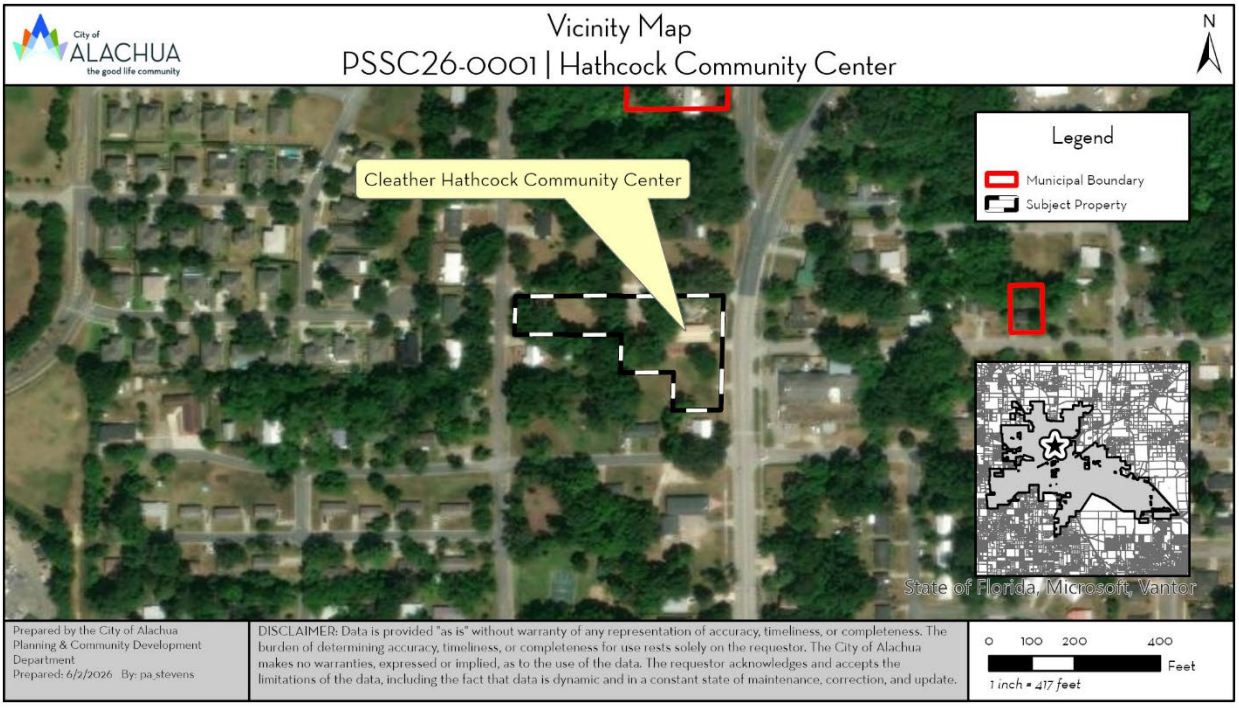


Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

While not required for a small-scale Comprehensive Plan amendment, a neighborhood meeting was held on January 1, 2026 at 15818 NW 140th Street (Cleather Hathcock Community Center), to discuss the accompanying rezoning application. The applicant was available to answer questions. Materials submitted by the applicant indicated the meeting was attended by five members of the community.

NEEDS ANALYSIS

Chapter 163.3177(6)(a)4., Florida Statues, requires the future land use element of a comprehensive plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a

10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The proposed amendment reduces the potential for residential development by one dwelling unit and does not alter the potential for commercial development. A need has been exhibited in this area for additional community services through the City's FY26 Strategic Plan and community workshops. The proposed amendment will not hinder the ability for markets to provide adequate choice and will not impact the 10-year planning period.

URBAN SPRAWL ANALYSIS

Chapter 163.3177, Florida Statutes, establishes eight "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The proposed amendment is small-scale and the subject property is located in an already developed area of the City. The subject property has existing development and the proposed future land use categories would not meaningfully increase the intensity of development or alter the allowed uses in a way that would result in adverse environmental impacts.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: The proposed amendment is small-scale and the subject property is already served by public infrastructure and services; therefore, the amendment would promote the efficient and cost-effective provision of public infrastructure.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a mix of uses and supporting a multimodal transportation system by placing functional uses near residences who would otherwise have to drive to these uses.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: N/A

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The proposed amendment does not directly preserve nor directly replace or encroach upon agricultural areas.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The proposed amendment would provide for additional public open space and recreation needs. Although the amendment proposes amending the Recreation land use to Public, the Public land use will be larger than the existing Recreation land use and will allow for a greater array of uses, including public open space.

(VII) Creates a balance of land uses based upon the demand of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a better balance between the demand for residential and the nonresidential needs of that residential population.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: N/A

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The Public land use category refers to a broad set of government service systems, which includes parks and recreation systems. The current use of the property is a community center which is permitted in the Public land use category.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The proposed amendment would enable future redevelopment of the existing Hathcock Community Center, retaining a public use but expanding the service options outside of solely the Recreation land use. This will provide greater flexibility and expand the public use into the existing Medium Density Residential portion of the subject property.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by including the existing Medium Density Residential portion of the subject property.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and

regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There is 1 soil type found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo-Urban Land Complex; 5% Slopes	A	Well Drained	N/A	N/A	± 100%

Evaluation & Findings: The soil present on the subject property is well-drained, and is generally conducive to residential and commercial development. No limitations for commercial developments are noted to exist. The proposed land use categories are generally suitable for the subject property in relation to soils.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan; therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

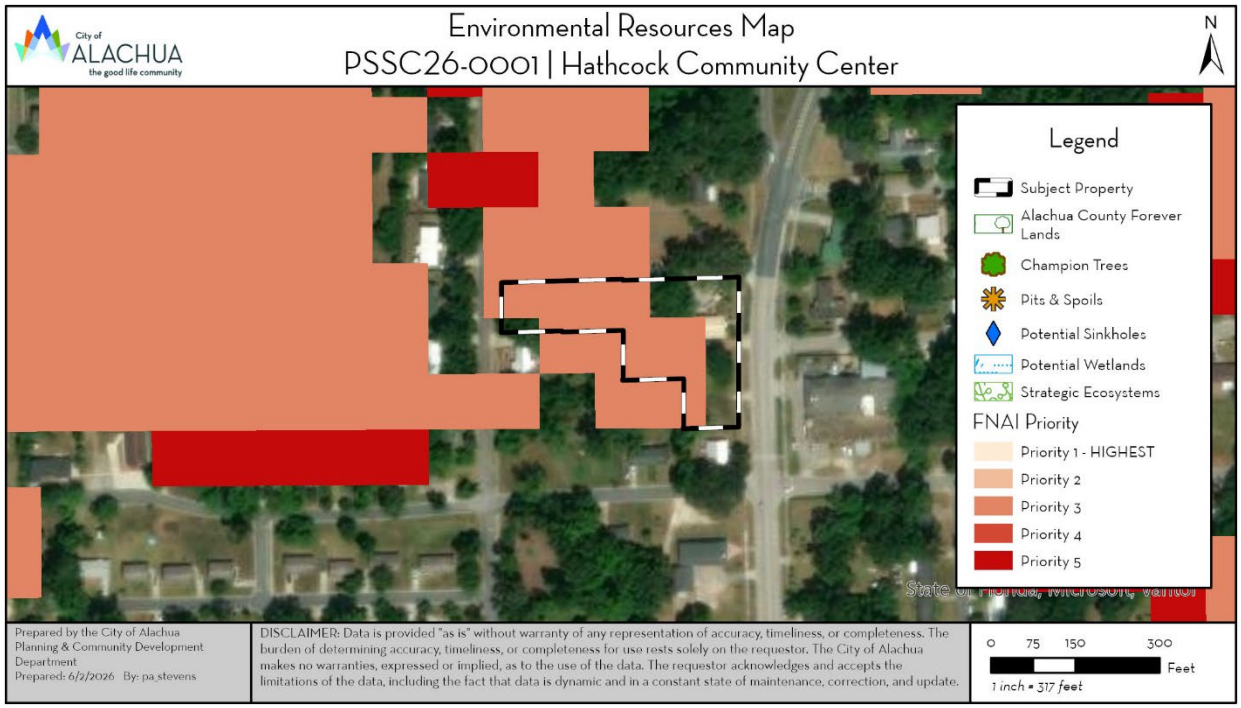


Figure 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

(1) **Competent substantial evidence provided**. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan***. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation: An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(b) ***Consistent with ordinances***. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

(c) ***Logical development pattern***. The proposed amendment would result in a logical and orderly development pattern

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

(d) ***Premature development***. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped area.

(e) ***Incompatible with adjacent lands***. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(f) *Adverse effect on local character* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation: The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation: The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

(k) ***No adverse effect on the environment***. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

As the subject property has existing development compatible with the Public land use, and the proposed amendment does not alter to seek the current service or demand volumes of the subject property, this application is considered to have de minimis, or no impacts on public facility levels of service. Concurrency will be reevaluated as part of respective applications should redevelopment be proposed.

EXHIBIT "A"
TO
HATHCOCK COMMUNITY CENTER
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a small-scale Comprehensive Plan amendment to the City of Alachua Comprehensive Plan Future Land Use Map as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Agent" and "Property Owner"); and,

WHEREAS, a duly advertised public hearing was conducted on the proposed Amendment on _____, 2026, by the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), and the LPA reviewed and considered all comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, Chapter 163.3187, Florida Statutes, establishes the process for adoption of small-scale comprehensive plan amendments, including that small-scale development amendments adopted pursuant to Chapter 163.3187, Florida Statutes, require only one public hearing before the governing board; and,

WHEREAS, pursuant to Chapter 163.3187(2), Florida Statutes, the City Commission held a duly advertised public hearing on _____, 2026, on the proposed Amendment (the "Adoption Hearing") and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the Amendment to be consistent with the City of Alachua Comprehensive Plan; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan Future Land Use Map Amended

The City of Alachua Comprehensive Plan Future Land Use Map is hereby amended from Medium Density Residential (± 0.44-acres), Recreation (± 1.04-acres), to Public (± 1.48-acres), on a ± 1.48-acre subject property, consisting of Tax Parcel Numbers 03120-000-000, 03113-000-000, and 03114-000-000 in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading. The effective date of this Amendment, unless timely challenged, shall be 31 days after adoption in accordance with Chapter 163.3187, Florida Statutes. If timely challenged, this Amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted Amendment to be in compliance with Chapter 163.3187, Florida Statutes. No development orders, development permit, or land uses dependent on this Amendment may be issued or commenced before this Amendment has become effective.

DRAFT

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon first and final reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

Legal Description:

Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

Legal Description:

Tax Parcel: 03113-000-000

LEGAL DESCRIPTION - PER O.R.B. 1868, PG. 1423

Lot One (1) Block Twenty-five (25) of the Alachua Realty Company Addition to Alachua as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

Legal Description:

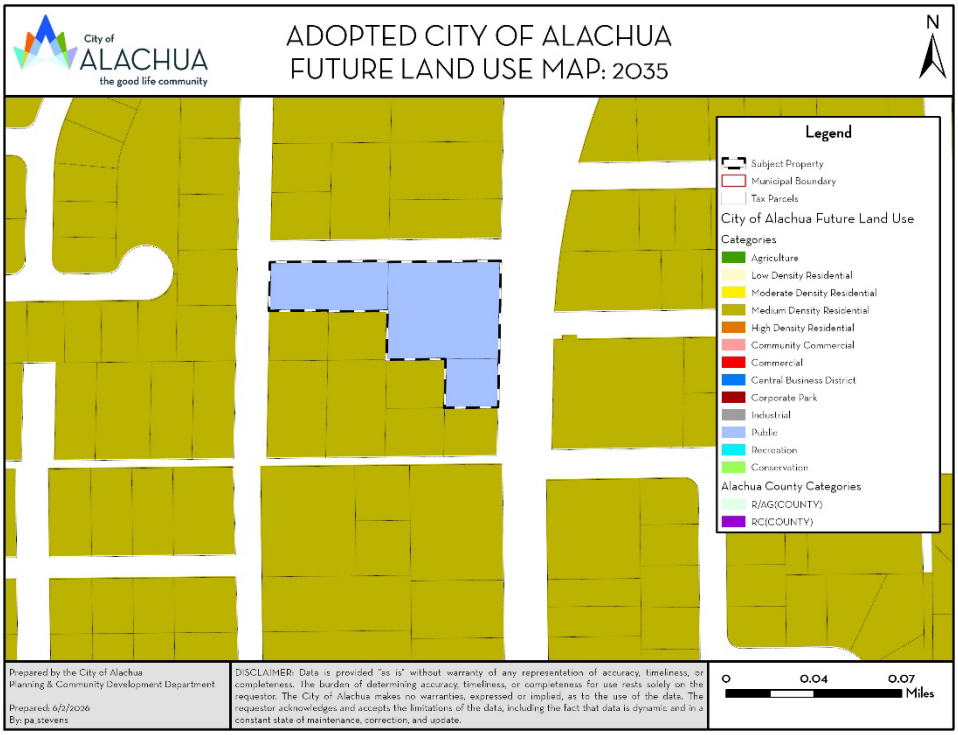
Tax Parcel: 03120-000-000

LEGAL DESCRIPTION - PER O.R.B. 4167, PG. 763

The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida.

DRAFT

EXHIBIT "B"



DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

May 28, 2026

Submitted electronically to ccrockett@cityofalachua.org

Carson J. Crockett, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL, 32615

Application #: PSSC26-0001; PR26-0001

RE: Notice of Hearing to be Scheduled for Hathcock Community Center Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning).

Dear Mr. Crockett,

On January 7, 2026, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the Hathcock Community Center submitted on behalf of the City of Alachua. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **June 9, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Wednesday, May 20, 2026*** Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Thursday, May 21 2026***. These signs will be ready for pickup after 12:00 PM on Wednesday, May 20, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, June 8, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,

Parker A.H. Stevens
Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 27, 2026

Submitted electronically to ca_crockett@cityofalachua.com

Carson Crockett, AICP
City of Alachua
PO Box 9
Alachua, Florida 32616

Application #: PSSC26-0001/PR26-0001

RE: **Completeness Review for City of Alachua Hathcock Center, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Carson Crockett,

On January 07, 2026, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the City of Alachua. The applications propose to amend the Future Land Use Map (FLUM) Designation on parcels 03113-000-000 and 03120-000-000, 1.04 +/- acre, from Recreation to Public, parcel 03114-000-000, 0.44 +/- acre, from Medium Density Residential to Public, and to rezone parcel 03114-000-000 from Residential Single Family-3 (RSF-3) to Government Facilities (GF).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee, in this case waived. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6122 or br_thomas@cityofalachua.org.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Carson J. Crockett, AICP, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stephens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

City of Alachua
Comprehensive Plan Amendment Application

☐ **Large** Scale Comprehensive Plan Amendment (greater than 10 acres)

☑ **Small** Scale Comprehensive Plan Amendment (10 acres or less)

NOTE: It is the burden of the applicant to be familiar with the requirements of Chapter 163, Florida Statutes, which are related to Comprehensive Plan Amendments. Requirements for Comprehensive Plan Amendments may change with each Legislative Session. Please contact the Planning and Community Development Department if you need assistance with locating this information.

A. PROJECT

1. Project Name: Hathcock Community Center SSCPA
2. Address of Subject Property: 15818 NW 140th Street
3. Parcel ID Number(s): 03113-000-000; 03114-000-000; 03120-000-000
4. Existing Use of Property: Community Center
5. Existing Future Land Use Map Designation: Recreation; Medium Density Residential
6. Proposed Future Land Use Map Designation: Public
7. Acreage: +/- 1.48

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Carson J. Crockett, AICP Title: Principal Planner
   Company (if applicable): City of Alachua, Planning & Community Development
   Mailing address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: ( )386-418-6137 FAX: ( ) e-mail: ccrockett@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
   - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   - (IV) Promotes conservation of water and energy;
   - (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Carson J. Crockett, AICP
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd day of Dec, 2025, by Carson Crockett

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Signature of Notary Public, State of Florida

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

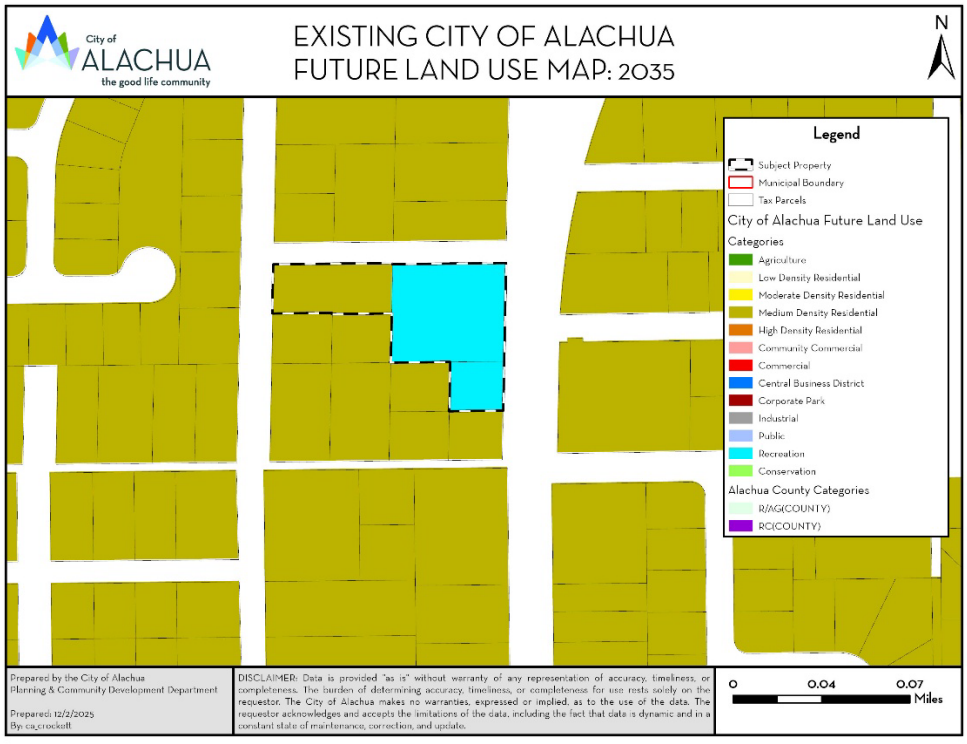
December 2, 2025

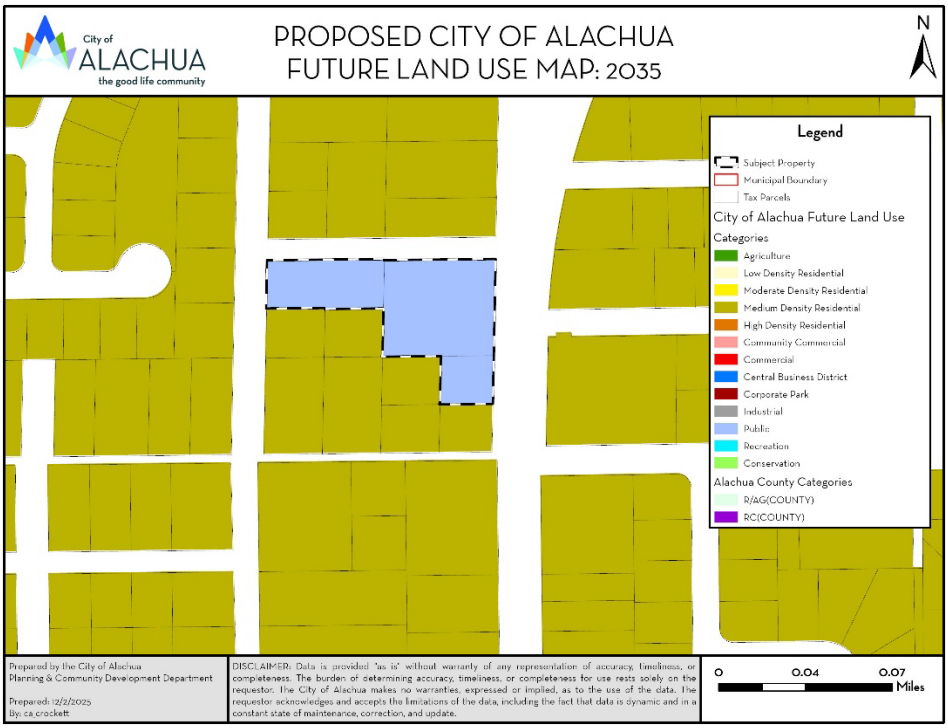
Bryan S. Thomas, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32616

RE: Hathcock Community Center Small-Scale Comprehensive Plan Amendment (SSCPA)

Dear Bryan S. Thomas,

The City of Alachua is initiating a small-scale Comprehensive Plan amendment (SSCPA) on property owned and maintained by the City. The application proposes amending the future land use designation from Medium Density Residential and Recreation to Public on a +/- 1.48-acre subject property located at 15818 NW 140th Street (tax parcels 03113-000-000; 03114-000-000; 03120-000-000). The subject property is currently home to the existing Hathcock Community Center. This future land use amendment would allow property that the City recently acquired to be incorporated into the ongoing improvement project for the subject property.





A companion rezoning application has been submitted for this property.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Urban Sprawl Analysis**

Chapter 163.3177, Florida Statutes, establishes eight "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four of the eight urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below.

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Evaluation & Findings: The proposed amendment is small-scale and the subject property is located in an already developed area of the City. The subject property has existing development and the proposed future land use categories would not meaningfully increase the intensity of development or alter the allowed uses in a way that would result in adverse environmental impacts.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Evaluation & Findings: The proposed amendment is small-scale and the subject property is already served by public infrastructure and services; therefore, the amendment would promote the efficient and cost-effective provision of public infrastructure.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a mix of uses and supporting a multimodal transportation system by placing functional uses near residences who would otherwise have to drive to these uses.

(IV) Promotes conservation of water and energy.

Evaluation & Findings: N/A

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The proposed amendment does not directly preserve nor directly replace or encroach upon agricultural areas.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The proposed amendment would provide for additional public open space and recreation needs. Although the amendment proposes amending the Recreation land use to Public, the Public land use will be larger than the existing Recreation land use and will allow for a greater array of uses, including public open space.

(VII) Creates a balance of land uses based upon the demand of the residential population for the nonresidential needs of an area.

Evaluation & Findings: The proposed amendment would permit additional community service space in a predominately single-family residential area, encouraging a better balance between the demand for residential and the nonresidential needs of that residential population.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Evaluation & Findings: N/A

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Concurrency Impact Analysis**

As the subject property has existing development compatible with the Public land use, and the proposed amendment does not alter to seek the current service or demand volumes of the subject property, this application is considered to have de minimis, or no impacts on public facility levels of service. Concurrency will be reevaluated as part of respective applications should redevelopment be proposed.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Needs Analysis**

Chapter 163.3177(6)(a)4., Florida Statues, requires the future land use element of a comprehensive plan to provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

The proposed amendment reduces the potential for residential development by one dwelling unit and does not alter the potential for commercial development. A need has been exhibited in this area for additional community services through the City's FY26 Strategic Plan and community workshops. The proposed amendment will not hinder the ability for markets to provide adequate choice and will not impact the 10-year planning period.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: December 2, 2025

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center SSCPA Comprehensive Plan Consistency**

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The Public land use category refers to a broad set of government service systems, which includes parks and recreation systems. The current use of the property is a community center which is permitted in the Public land use category.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The proposed amendment would enable future redevelopment of the existing Hathcock Community Center, retaining a public use but expanding the service options outside of solely the Recreation land use. This will provide greater flexibility and expand the public use into the existing Medium Density Residential portion of the subject property.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by including the existing Medium Density Residential portion of the subject property.

Return to: (enclose self-addressed stamped envelope)
Name: CITY OF ALACHUA
P.O. BOX 9
Address: ALACHUA, FLORIDA 32615-0009

This Instrument Prepared by:
NEIL A. MALPHURS
Address: P.O. BOX 969
ALACHUA, FLORIDA 32615-0969

RETURN TO

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 6

©Ramesse Paper & Printing Co., Inc. 1987

RECORDED
OFFICIAL RECORDS
92 JUL 31 PM 4:19
CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 21 *day of* July *A. D. 19* 92 *by*

BETWEEN J.J. WILSON

hereinafter called the grantor, to

CITY OF ALACHUA, FLORIDA, a municipal corporation

whose postoffice address is P.O. Box 9, Alachua, Fl 32615-0009
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 100.00 *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:*

Lot One (1) Block Twenty-five (25) of the ALACHUA REALTY COMPANY ADDITION TO ALACHUA as per plat recorded in Plat Book "A", Page 100 of the Public Records of Alachua County Florida.

Grantor warrants this property is not his homestead.

Doc. St. Amt. $0.60
A. Curtis Powers, Clerk of Circuit Court
Alachua County - By [signature]

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 19 92

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Billie H Fielder — J J Wilson L.S.
Anthony P Conte — L.S.

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of July, 1992,
by J. J. WILSON
who is/are personally known to me xxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxx

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3654162 2 PG(S)
10/23/2025 9:23 AM
BOOK 5239 PAGE 2622
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1293369
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $507.50
Intang. Tax: $0.00

Prepared by and return to:
Gary D. Grunder
Grunder & Petteway, PA
23349 Northwest County Road 236
Suite 10
High Springs, FL 32643

File No. 25161

Parcel Identification No. 03114 000 000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of October, 2025 between Paristamika V. Owens, whose post office address is 1829 Northeast 3rd Avenue, Gainesville, FL 32641, of the County of Alachua, Florida, Grantor, to City of Alachua Florida, a municipality in Alachua County, whose post office address is 15100 Northwest 142 Terrace, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

The subject property is not the homestead of Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Paristamika V. Owens

WITNESS
PRINT NAME: Gary D. Grunder

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 22 day of October, 2025, by Paristamika V. Owens, (__) who is/are personally known to me or (✓) who has/have produced FL Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

18.50
4.20

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2767469 2 PG(S)
January 25, 2013 10:40:02 AM
Book 4167 Page 763
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $4.20

Prepared by and return to:
Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, Florida 32616

Tax Parcel #; 03120-000-000

QUIT CLAIM DEED

This Indenture, made this 16th day of January, 2013, between **Thelma Allen**, whose post office address is Post Office Box 676, Dade City, Florida 33526, Grantor, and **Tommy L. Moore**, whose post office address is 21925 NW 210th Avenue, High Springs, Florida 32643, Grantee;

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quitclaim unto said Grantee all the right, title, interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Alachua, State of Florida, to wit:

The NE 1/4 of Lot 4, Block 25 of Alachua Realty Company's Addition to the City of Alachua, Florida, according to the map or plat thereof, as recorded in Plat Book "A", Page 100 of the Public Records of Alachua County, Florida

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning of the Constitution of the State of Florida, nor of her spouse, if any, nor is it contiguous to or a part of homestead property.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate right, title, interest and claim whatsoever of said Grantor, either in law or equity, to the only proper use, benefit and behalf of said Grantee.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Print: Leslie Pearce

Witness
Print: Cathy Trueheart

Thelma Allen
Thelma Allen

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 16th day of January, 2013 by **Thelma Allen**, who is ☐ personally known to me ☑ or who has produced FIDL as identification.

Notary Public - State of Florida

Sign:

Print: Leslie L Pearce

My Commission Expires:

Leslie L. Pearce NOTARY PUBLIC STATE OF FLORIDA MY COMM. EXPIRES JUNE 20, 2016 NO. EE 208074

2012-191

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03113 000 000	15818 NW 140TH ST	1700

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

EXEMPTIONS:
MUNICIPAL PROPERTY

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	97,428	97,428	0	0.00
LIBRARY GENERAL	0.9374	97,428	97,428	0	0.00
SCHOOL CAP PROJECT	1.5000	97,428	97,428	0	0.00
SCHOOL DISCRNRY & CN	0.7480	97,428	97,428	0	0.00
SCHOOL GENERAL	3.0030	97,428	97,428	0	0.00
SCHOOL VOTED	1.0000	97,428	97,428	0	0.00
CHILDREN'S TRUST	0.4500	97,428	97,428	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	97,428	97,428	0	0.00
CITY OF ALACHUA	6.2500	97,428	97,428	0	0.00

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $0.00

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
LOT 1 BK 25 OR 1868/1423

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	0.00

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

IF PAID BY	Nov 30, 2025				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03113 000 000	15818 NW 140TH ST

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2025	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
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John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03114 000 000	UNASSIGNED LOCATION RE	1700

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

EXEMPTIONS:
COUNTY PROPERTY - AMOUNT

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	23,100	4,493	18,607	141.41
LIBRARY GENERAL	0.9374	23,100	4,493	18,607	17.44
SCHOOL CAP PROJECT	1.5000	32,000	6,224	25,776	38.66
SCHOOL DISCRNRY & CN	0.7480	32,000	6,224	25,776	19.28
SCHOOL GENERAL	3.0030	32,000	6,224	25,776	77.41
SCHOOL VOTED	1.0000	32,000	6,224	25,776	25.78
CHILDREN'S TRUST	0.4500	23,100	4,493	18,607	8.37
SUWANNEE RIVER WATER MGT DIST	0.2812	23,100	4,493	18,607	5.23
CITY OF ALACHUA	6.2500	23,100	4,493	18,607	116.29

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $449.87

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
N1/2 LOT 2 BK 25 OR 5002/1944

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	132.47

NON-AD VALOREM ASSESSMENTS $132.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $582.34

IF PAID BY PLEASE PAY	Dec 31, 2025	Jan 02, 2026	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
	$203.71	$203.71	$207.96	$210.08	$212.20

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03114 000 000	UNASSIGNED LOCATION RE

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Dec 31, 2025	$203.71
☐ Jan 02, 2026	$203.71
☐ Jan 31, 2026	$207.96
☐ Feb 28, 2026	$210.08
☐ Mar 31, 2026	$212.20

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

1 03114000000 2025 0

Partial Payments Applied

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03120 000 000	UNASSIGNED LOCATION RE	1700

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

EXEMPTIONS:
MUNICIPAL PROPERTY

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	14,172	14,172	0	0.00
LIBRARY GENERAL	0.9374	14,172	14,172	0	0.00
SCHOOL CAP PROJECT	1.5000	32,000	32,000	0	0.00
SCHOOL DISCRNRY & CN	0.7480	32,000	32,000	0	0.00
SCHOOL GENERAL	3.0030	32,000	32,000	0	0.00
SCHOOL VOTED	1.0000	32,000	32,000	0	0.00
CHILDREN'S TRUST	0.4500	14,172	14,172	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	14,172	14,172	0	0.00
CITY OF ALACHUA	6.2500	14,172	14,172	0	0.00

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $0.00

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100 NE1/4 OF LOT 4 BK 25 OR 1162/851 & OR 4136/0700

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	0.00

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

IF PAID BY PLEASE PAY	Nov 30, 2025 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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ACCOUNT NUMBER	PROPERTY ADDRESS
03120 000 000	UNASSIGNED LOCATION RE

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Nov 30, 2025	$0.00
☐	
☐	
☐	
☐	

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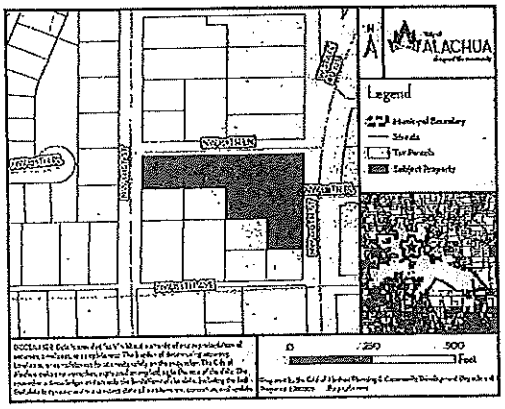
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 24, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

ORDINANCE 26-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC ON A ± 1.48-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 15818 NW 140TH STREET; TAX PARCEL NUMBERS 03113-000-000; 03114-000-000; 03120-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 13, 2026)

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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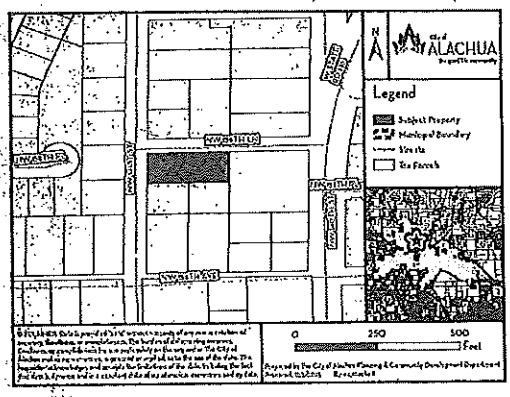
ORDINANCE 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - August 13, 2026)

City of ALACHUA
the good life community

MAILED
AUG 10 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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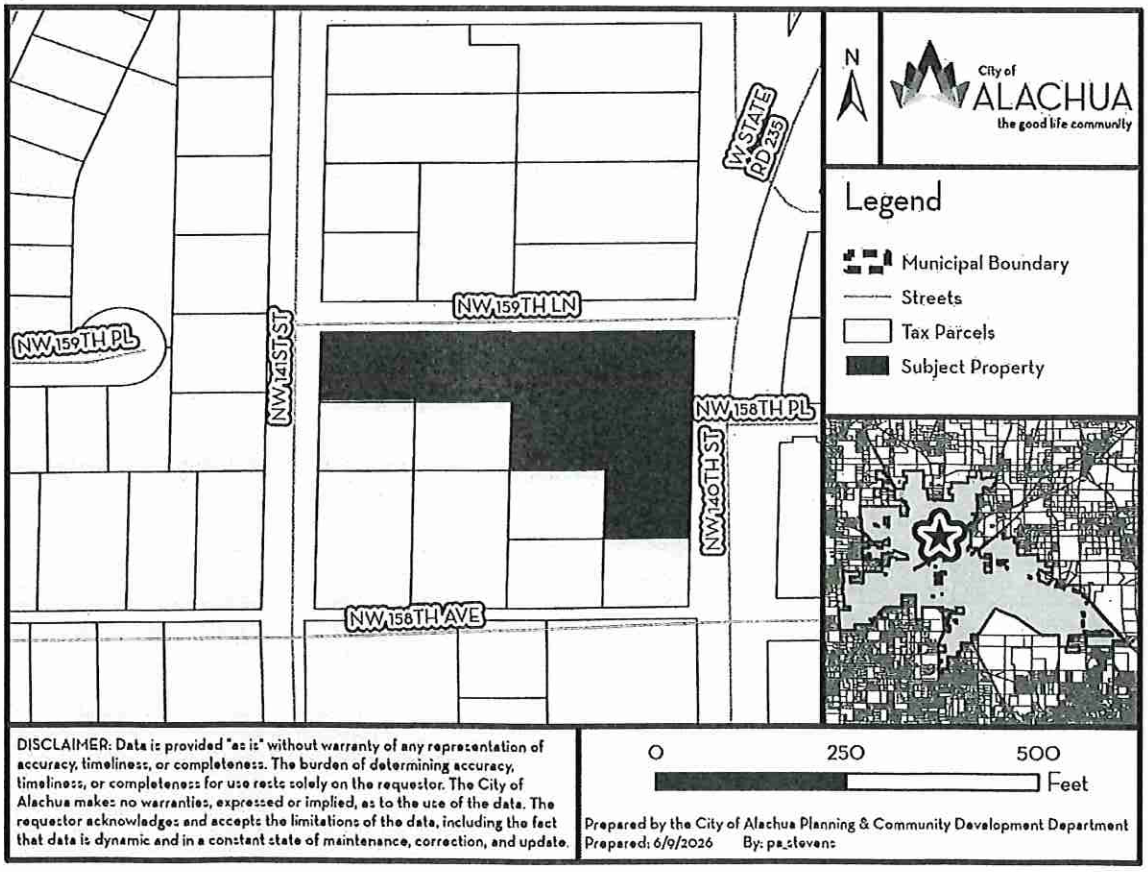

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

MAILED
AUG 10 2026

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AVERY 5160
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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

MAILED
AUG 1 0 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160
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Use Avery Template 5160

ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

MAILED
AUG 10 2026

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOD
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

MAILED
AUG 10 2026

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

WILLIAMS KENNETH V
14257 NW 159TH PL
ALACHUA, FL 32615

had been replaced several times because of suspicious activity, unauthorized charges reportedly continued to appear on newly issued cards.

The relative also reported that $1,465 in cash had disappeared from various locations inside the victim's home over multiple dates.

subscription, cellphone expenses and Cash App transfers totaling approximately $100.

Authorities also alleged the victim's debit card was used to pay for a three-night stay at a Holiday Inn Express in Gainesville.

Investigators interviewed Williams on Aug. 1, 2025. According to

debit card to pay his car insurance and transferring money through a Cash App account associated with his deceased grandfather.

Investigators said Williams initially claimed he had used the card only once but later acknowledged using it "once or twice" to make car payments and to pay for a hotel stay.

Manhood Foundation marks Memorial Day with community service

Alachua County Today
STAFF REPORT

JONESVILLE – Members of the Manhood Youth Development Foundation joined parents and community members on Memorial Day to honor military veterans through a day of service and remembrance at Pleasant Plains United Methodist Church in Jonesville.

The annual Memorial Day observance brought together young men from the organization, members of its Parent Support Group and local residents for a ceremony focused on recognizing veterans and preserving the meaning of the national holiday.

As part of the event, participants removed worn American flags and replaced them with new flags at more than 70 veterans' gravesites throughout the church cemetery.

Organizers said this year's observance also coincides with national recognition of America's 250th anniversary, adding historical significance to the annual tradition.

Following the cemetery activities, participants gathered in the church family life center for lunch and leadership activities designed to strengthen communication and public speaking skills among the youth participants.



Photo special to *Alachua County Today*

Photo Caption: Young men with the Manhood Youth Development Foundation place flags at veterans' graves during Memorial Day activities in Jonesville.

According to organizers, Parent Support Group member Mr. Albury led a public speaking session intended to help prepare the young men for an upcoming annual celebration event scheduled for June 7.

The Manhood Youth Development Foundation's annual celebration is planned from 3 p.m. to 5 p.m. at the Santa Fe College Blount Center in downtown Gainesville and will be open to the public.

The Memorial Day event blended community service with mentorship opportunities, continuing the organization's efforts to promote leadership development and civic involvement among local youth.

The annual observance also served as a reminder of the purpose behind Memorial Day, honoring military service and remembering those who served the country.

# # #

email editor@
alachuatoday.com

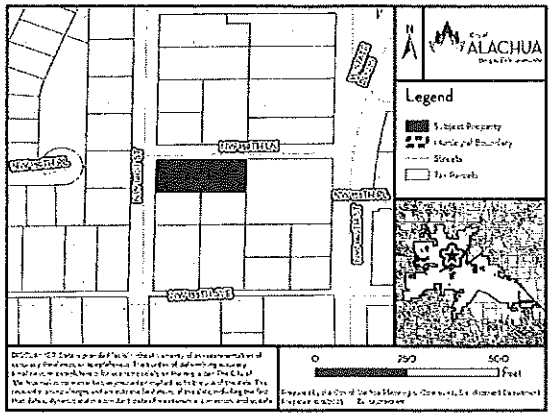
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on June 9, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSSC26-0001 – Hathcock Community Center

A request by the City of Alachua, applicant and property owner, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a ± 0.49-acre subject property from Medium Density Residential to Recreation. The subject property is Alachua County Tax Parcel 03042-052-007. Existing FLU: Moderate Density Residential; Proposed FLU: Recreation.



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(Published: Alachua County Today - May 28, 2026)

City of ALACHUA
the good life community

MAILED
MAY 12 2026

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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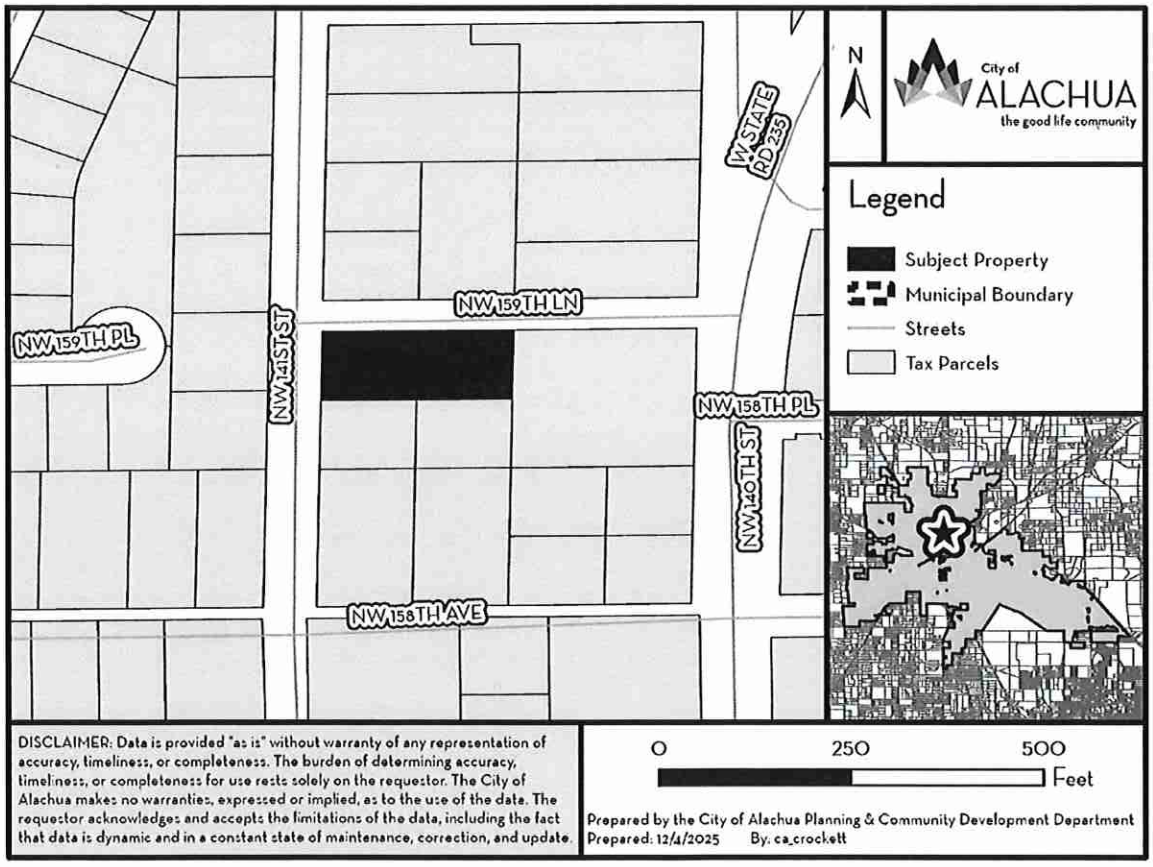

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6121
Fax: (386) 418-6130

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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Gainesville, FL 32601

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5562 NW 93rd Avenue
Gainesville, FL 32653

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

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ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

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ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOD
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

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ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

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MAY 2 1 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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AFFIDAVIT FOR POSTED LAND USE SIGN

I, Parker A.H. Stevens, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 5-20-2026 FOR THE Hathcock Community Center Small Scale Comp Plan
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

3
(Number of signs)

Posted Notice Location Map
PSSC26-0001 | Hathcock Community Center

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 37.5 75 150 Feet

Legend

Sign Locations

Subject Property



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/19/2026 By: pa_stevens

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Hathcock Community Center **APPLICATION NO.:** PSSC26-0001

APPLICATION TYPE: Small Scale Comp Plan Amendment **CURRENT ZONING:** Medium Density Residential

NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Medium Density Residential to Recreation

DATE OF PUBLIC HEARING(S):

June 9, 2026 **AT** 6:00 **PM**

June 22, 2026 **AT** 6:00 **PM**

July 27, 2026 **AT** 6:00 **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

EDUCATION

Florida State University
Bachelor of Science in Sociology
Graduated: May 2024

Florida State University
Master of Urban and Regional Planning
Graduated: May 2026

Florida State University
Bachelor of Science in Social Studies, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

City of Monticello, Florida | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

CERTIFICATES AND OTHER SKILLS

ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel
Public Speaking | Proficient

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: August 24, 2026

SUBJECT: Ordinance 26-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Quasi-Judicial Hearing; Second Reading).

PREPARED BY: Parker Stevens

RECOMMENDED ACTION:

Staff recommends that the City Commission find the site-specific amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-12 upon second and final reading.

Recommended Motion: I move that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-12 upon second and final reading.

Summary

This application is a request by the City of Alachua for consideration of a site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Residential Single Family – 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property generally located at the southeast corner of NW 159th Lane and NW 141st street, and west of the Cleather Hathcock Community Center (tax parcel 03114-000-000).

The subject property is generally located at the corner of NW 141st Street and NW 159th Lane (tax parcel number 03114-000-000).

The applicant has submitted a companion application for a small-scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property

from Medium Density Residential and Recreation to Public.

The application was approved upon First Reading on July 27, 2026.

Existing Zone District
Section 3.4.2 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.4.2(B) establishing the specific purposes for the Residential Single Family – 3 (RSF-3) district. 3.4.2(B) - RSF-3, Residential Single Family – 3. The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is three dwelling units an acre. The subject property is currently zoned for Residential Single Family – 3 (RSF – 3), which does not permit the type of development activity proposed by the applicant.

Proposed Zone District
Section 3.5.1 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.5.2(I) establishing the specific purposes for the Government Facility (GF) district. 3.5.2(I)- GF: Governmental Facilities District. The GF District is established and intended to include public lands for the purpose of accommodating governmental facilities. Governmental facilities include, but are not limited to, recreational, community and governmental uses and activities (such as governmental offices and facilities, emergency services, baseball fields, softball fields, soccer fields, tennis courts, and similar uses), utilities (such as potable water and sanitary sewer treatment facilities, electric facilities, communications, gas, stormwater management facilities, and other similar public utilities), public storage yards, airports, parking lots, libraries, hospitals, cultural facilities, religious institutions, educational facilities (such as public and private schools meeting the educational requirements of the State of Florida, public or private colleges and/or universities authorized or licensed by the State, but not including technical, business, or trade schools), and uses including privately owned entities which provide a public service (such as but not limited to, nonprofit agencies).

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-12
2. Staff Report & Supporting Materials
3. Application Materials
4. Public Notice Materials
5. Parker A. H. Stevens, Resume on File

ORDINANCE 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Applicant" and "Property Owner"); and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on June 9, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on July 27, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The City of Alachua Official Zoning Atlas is hereby amended from Residential Single Family - 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property, consisting of tax parcel number 03114-000-000 in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein by reference.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 27st day of July, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

EXHIBIT "A"

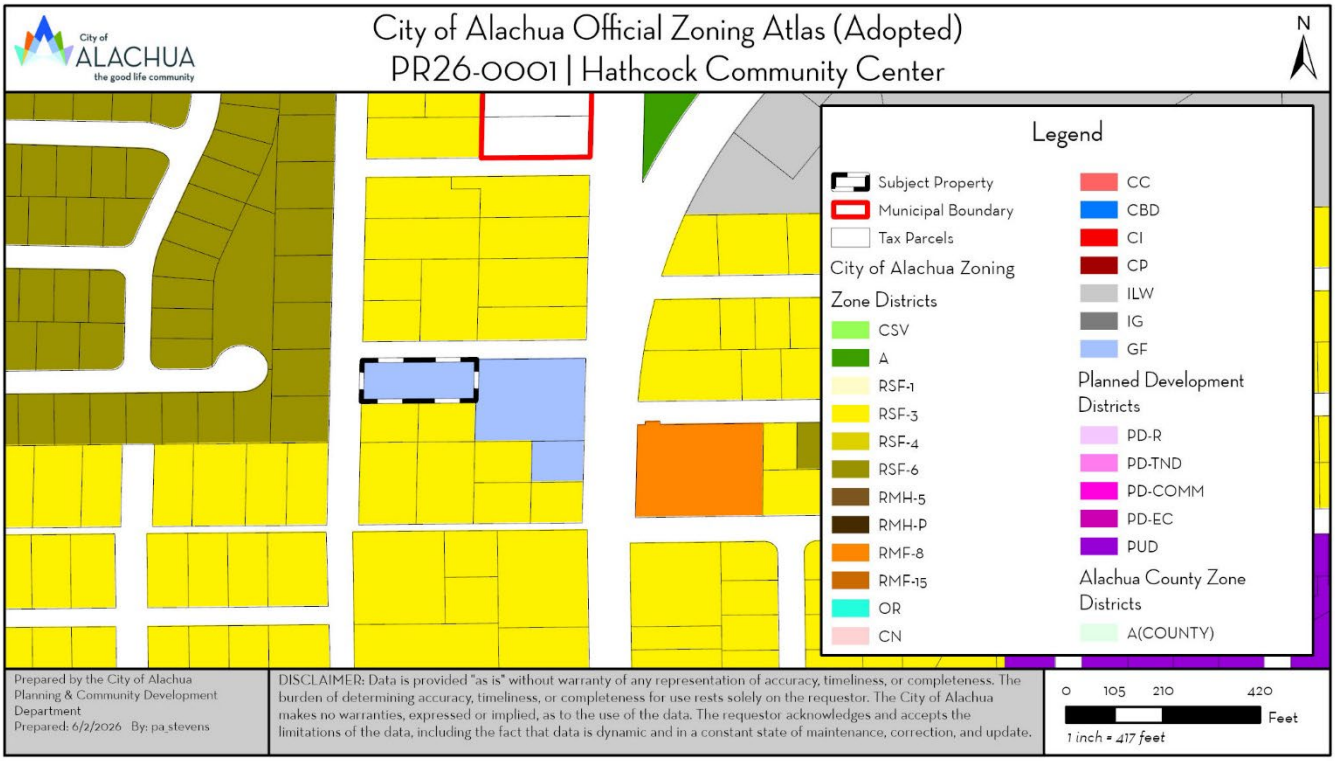
Legal Description:

Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

EXHIBIT "B"


City of ALACHUA
the good life community
City of Alachua Official Zoning Atlas (Adopted)
PR26-0001 | Hathcock Community Center
N
Legend
Subject Property
Municipal Boundary
Tax Parcels
City of Alachua Zoning
Zone Districts
CSV
A
RSF-1
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RSF-4
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OR
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CP
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IG
GF
Planned Development Districts
PD-R
PD-TND
PD-COMM
PD-EC
PUD
Alachua County Zone Districts
A(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared: 6/2/2026 By: pa_stevens
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0 105 210 420
Feet
1 inch = 417 feet

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: June 9, 2026
Quasi-Judicial Hearing **Application #:PR26-0001**

SUBJECT:	A request to amend the existing land use of tax parcel 03114-000-000 from Residential Single Family – 3 (RSF-3) to Government Facility (GF).
APPLICANT/AGENT:	City of Alachua
PROPERTY OWNER:	City of Alachua
LOCATION:	N/A
PARCEL ID NUMBER:	03114-000-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Single Family – 3 (RSF-3)
OVERLAY:	N/A
ACREAGE:	± 0.44 acres
PROJECT PLANNER:	Parker A.H. Stevens
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the site-specific amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit the application to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the City of Alachua to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve.*

SUMMARY

This application is a request by the City of Alachua for consideration of a site-specific amendment to the City of Alachua Official Zoning Atlas (rezoning). The proposed amendment would change the zone district from Residential Single Family – 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property generally located at the southeast corner of NW 159th Lane and NW 141st street, and west of the Cleather Hathcock Community Center (tax parcel 03114-000-000).

The applicant has submitted a companion application for a small-scale comprehensive plan amendment, which proposes to amend the future land use designation of the subject property from Medium Density Residential and Recreation to Public.

Existing Zone District

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3.4.2(B) *RSF-3, Residential Single Family – 3.* The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is three dwelling units an acre.

The subject property is currently zoned for Residential Single Family – 3 (RSF – 3), which does not permit the type of development activity proposed by the applicant.

Proposed Zone District

Section 3.5.1 of the City's Land Development Regulations establishes the general purposes of the business zone districts, with Section 3.5.2(I) establishing the specific purposes for the Government Facility (GF) district.

3.5.2(I) *GF: Governmental Facilities District.* The GF District is established and intended to include public lands for the purpose of accommodating governmental facilities. Governmental facilities include, but are not limited to, recreational, community and governmental uses and activities (such as governmental offices and facilities, emergency services, baseball fields, softball fields, soccer fields, tennis courts, and similar uses), utilities (such as potable water and sanitary sewer treatment facilities, electric facilities, communications, gas, stormwater management facilities, and other similar public utilities), public storage yards, airports, parking lots, libraries, hospitals, cultural facilities, religious institutions, educational facilities (such as public and private schools meeting the educational requirements of the State of Florida, public or private colleges and/or universities authorized or licensed by the State, but not including technical, business, or

trade schools), and uses including privately owned entities which provide a public service (such as but not limited to, nonprofit agencies).

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Residential Single Family - 3	Government Facility
Max. Gross Density:	3 dwellings/1-acre 2 dwelling units	N/A
Max. Floor Area:	N/A	N/A
Typical Uses:	1. Single-family detached dwelling units; 2. Manufactured homes; 3. Accessory dwelling units; 4. Group living; and, 5. Agricultural related uses.	1. Community center; 2. Cultural facility; 3. Library; 4. Senior center; 5. Youth club facility; 6. College or university; 7. School; 8. Vocational school; 9. Youth club facility; 10. Governmental maintenance, storage, and distribution facility; 11. Government office; 12. Post office; 13. Hospital; 14. Auditorium; 15. Convention center; 16. Religious institution, with seating capacity less than 300 in sanctuary or main activity area; 17. Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities; 18. Arboretum, 19. Botanical garden, 20. Cemetary, columbaria, mausoleum 21. Community garden 22. Golf course, public 23. Park, private and public 24. Public square, 25. Recreational trail; 26. Resource-based recreation uses, nonintensive; 27. Fire and EMS; 28. Police station; 29. Substation for fire and City police; 30. Airport; 31. Airplane landing strip; 32. Helicopter landing facilities; 33. Passenger terminal, surface transportation;

		34. Senior center; 35. Wireless communication tower and/or antenna, freestanding; 36. Wireless communication antenna, collocation on existing tower; 37. Wireless communication antenna, placement on existing building; 38. Railroad right-of-way; 39. Utility, major; 40. Utility, minor; 41. Conference center; 42; Parking lot; 43: Parking structure; 44. Banquet hall; 45. Commercial recreation, indoor; 46. Neighborhood recreation center; 47. Theater; 48. Archery range; 49. Arena, amphitheater, auditorium, stadium; 50. Commercial recreation; outdoor; 51. Landfill.
Net Increase/ Decrease:	N/A	

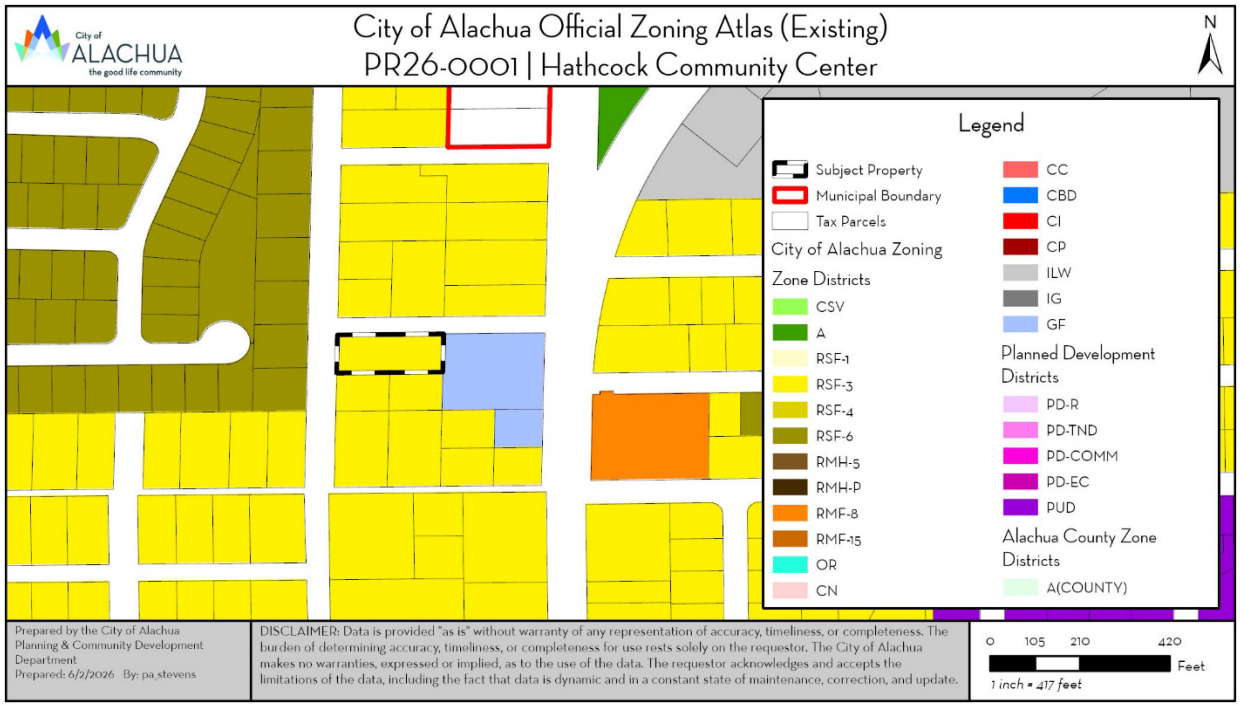


Figure 1. Existing Official Zoning Atlas with Subject Property

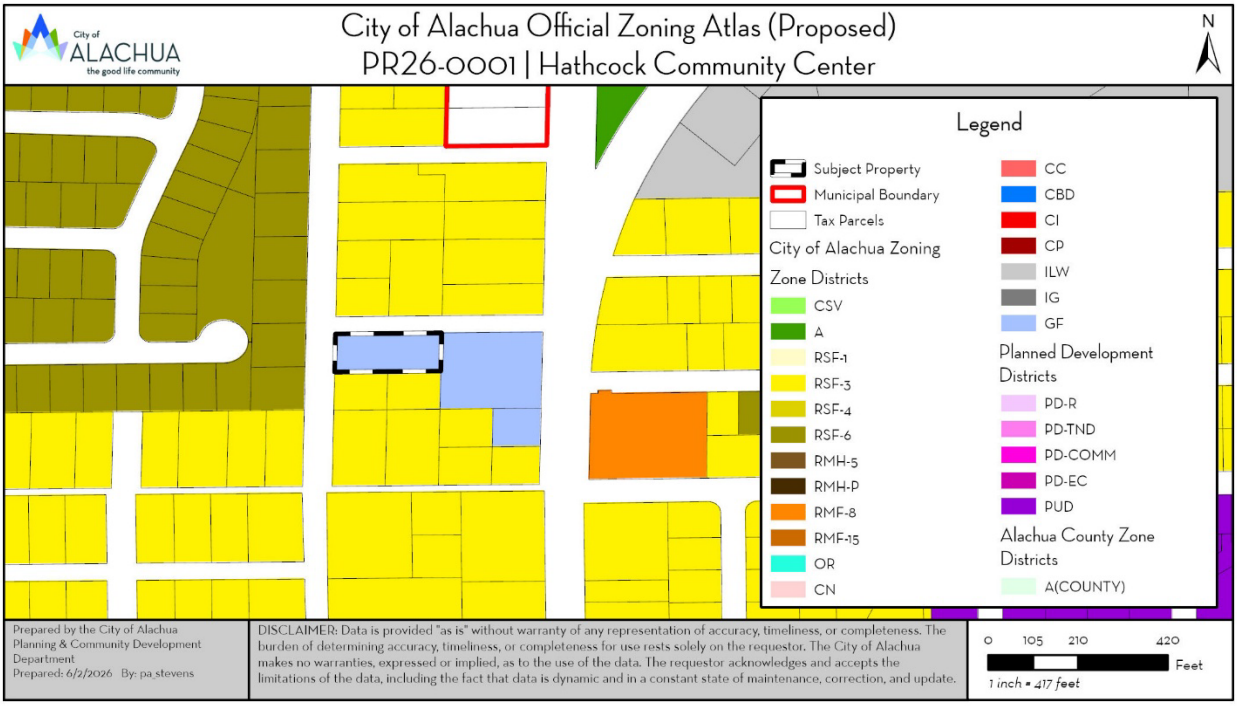


Figure 2. Proposed Future Land Use Map with Subject Property

EXISTING USES

The subject property is undeveloped and is comprised of a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 2. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property.)

Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Residential	Medium Density Residential	Residential, Single Family (RSF-3)
North	Vacant Residential	Medium Density Residential	Residential, Single Family (RSF-3)
South	Vacant Residential	Medium Density Residential	Residential, Single Family (RSF-3)
South	Single-Family Residential	Medium Density Residential	Residential, Single Family (RSF-3)
East	Community Center	Recreation	Government Facilities (GF)
West	Mobile Home	Medium Density Residential	Residential, Single-Family (RSF-5)



Figure 3. Vicinity Map

NEIGHBORHOOD MEETING

The purpose of a neighborhood meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. Neighborhood meetings are required for rezoning applications.

A neighborhood meeting was held on January 6, 2026 at 15818 NW 140th Street (Cleather Hathcock Community Center). As required by Section 2.2.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting

was attended by 5 members of the public. A neighborhood meeting summary is included in the submission materials.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The GF zone district permits a broad set of government service uses, which includes parks and recreation systems. The current use of the property vacant residential, but the property will be incorporated with the neighboring Hathcock Community Center, which is a permitted use in the GF zone district.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The existing use of the property is vacant residential and the proposed amendment would enable expansion of the existing Hathcock Community Center consistent with this policy..

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by expanding the GF zone district from the adjacent Hathcock Center to the subject property currently zoned RSF-3.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: There are no delineated wetlands on the subject property. Should wetlands be discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, the development will have no impact upon any strategic ecosystems identified within the ecological inventory report.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region.

Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, the development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have a lower infiltration rate and therefore a higher runoff potential.

There are 1 soil type found within the subject property, shown in Table 3.

Table 3. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo-Urban Land Complex; 5% Slopes	A	Well Drained	None	None	± 100%

Evaluation & Findings: The soil types present on the subject property do not pose any significant limitations for development.

Flood Potential

Panel 12001C0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation & Findings: The subject property is not located within an area of high aquifer recharge as identified on the Suwannee River Water Management District's high aquifer recharge potential (HARP) map. No potential sink holes are known to exist on the site. No new stormwater management facilities are proposed.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

Evaluation & Findings: The subject property is not located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan; therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay District and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

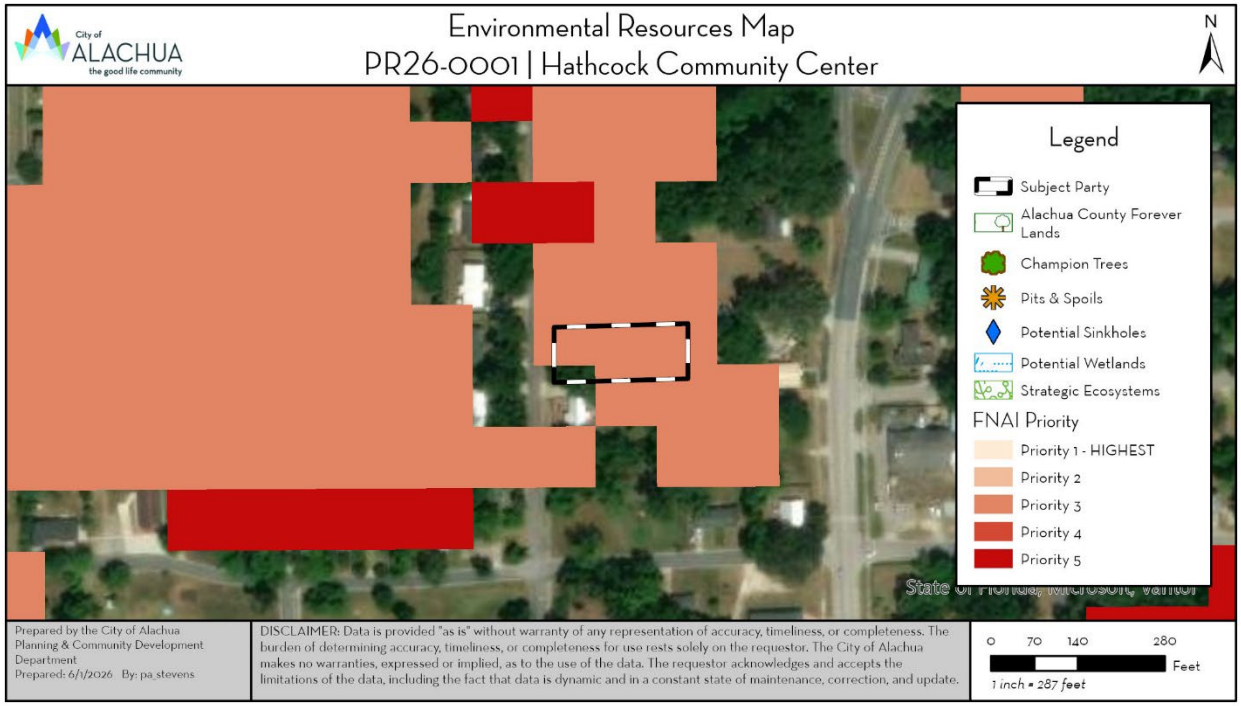


Figure 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

(1) **Competent substantial evidence provided**. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan***. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation: An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(b) ***Consistent with ordinances***. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

(c) ***Logical development pattern***. The proposed amendment would result in a logical and orderly development pattern

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

(d) ***Premature development***. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped area.

(e) ***Incompatible with adjacent lands***. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(f) *Adverse effect on local character* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation: The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation: The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

(k) ***No adverse effect on the environment***. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

The subject property is approximately 0.49-acres in size and the GF zone district permits a floor area ratio of up to 1.0 for parcels once acre or less in size. This permits a theoretical maximum build out of 21,344 square feet. These concurrency calculations considered the use of the property as a community center with the theoretical maximum build out scenario; however, it is unlikely that the maximum floor area permitted is ever reached.

Traffic Impact

The following impacts are projected at maximum build out of the subject property on the roadway segments identified in Table 4-1.

Table 4-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 from CR25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D
5	U.S. Hwy 441 from SR 235 to I-75	4/D	Principle Arterial	COMM	D
8	SR 235 from NW 143rd Place to US 441	2/U Bays	Major Collector	Comm	D
9	SR 235 from US 441 to NW 140th Street	2/U Bays	Major Collector	Comm	D
10	SR 235 from NW 140th Street to East City Limit	2/U	Major Collector	Comm	D
12	CR 241 from NW SR 235 to North City Limit	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 4 U.S. Hwy 441		Segment 5 U.S. Hwy 441		Segment 8 SR 235	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	45,700	4,110	39,000	3,510	14,400	1,290
Existing Traffic[2]	19,600	1,747	23,500	2,079	9,300	708

Reserved Trips[3]	1,612	169	1,744	156	278	64
Available Capacity[3]	24,488	2,194	13,756	1,275	4,822	518
Increase/Decrease in Trips Generated by Development[4]	105	9	105	9	98	9
Residual Capacity	24,383	2,185	13,651	1,266	4,724	509
Residual Percentage of Permitted Design Capacity Utilized	46.65%	46.84%	65.23%	63.93%	67.19%	60.54%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

Table 4-3. Projected Impact on Affected Comprehensive Plan Roadway Segments (Continued)

Traffic System Category	Segment 9 SR 235		Segment 10 SR 235		Segment 12 CR 241	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic[2]	8,200	765	5,200	470	6,765	608
Reserved Trips[3]	463	76	64	6	356	35
Available Capacity[3]	5,737	449	9,136	814	7,999	716
Increase/Decrease in Trips Generated by Development[4]	615	54	154	14	154	14
Residual Capacity	5,122	395	8,982	800	7,845	702
Residual Percentage of Permitted Design Capacity Utilized	64.43%	69.38%	37.63%	37.98%	48.12%	48.34%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2026). *2025 Count Data*. Accessed via Florida Traffic Online April 2026.
3 Source: City of Alachua April 13 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

Evaluation & Findings: The projected trips would not negatively impact the level of service standard of any roadway segment.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,447,333
Reserved Capacity[2]	350,1000
Available Capacity	1,202,567
Increase/Decrease in Potable Water Demand from Application[3]	5,692
Residual Capacity	1,196,875
Residual Percentage of Permitted Design Capacity Utilized	60.10%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected potable water demand would not negatively impact the level of service standard of the City's solid waste facilities.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	756,000
Reserved Capacity[2]	325.846
Available Capacity	418,154
Increase/Decrease in Sanitary Sewer Demand from Application[3]	5,692
Residual Capacity	412,462
Residual Percentage of Permitted Design Capacity Utilized	72.50%

1 City of Alachua Public Services Department, April 2026
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected sanitary sewer demand would not negatively impact the level of service standard of the City's solid waste facilities.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,412.00	8,287.69
Reserved Capacity[2]	43,496.82	7,938.17
Increase/Decrease in Demand Generated by Application[3]	256.13	46.74
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2025); Policy 2.1.a, Community Facilities Element. Formula: 11,353 Persons x 0.73 tons per year.
2 City of Alachua April 13 2026 Development Monitoring Report
3 Formula: Scincero and Sincero; Enviornmental Engineering: A Design Approach. Prentice Hall, New Jersey. 1996. (12lbs/1,000 sq. ft.*21,344 sq. ft. = 256.13 lbs/day).
4 New River Solid Waste Association, April 2026

The projected solid waste generated would not negatively impact the level of service standard of the City's solid waste facilities.

Recreation Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to recreation facilities. Additionally, the proposed zone district would actually increase the amount of lands designated for public and recreational use in the City. The amendment will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to public school facilities. The amendment will have no impact to the level of service of public-school facilities.

EXHIBIT "A"
TO
HATHCOCK COMMUNITY CENTER
REZONING
STAFF REPORT

SUPPORTING MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a site-specific amendment to the Official Zoning Atlas ("Amendment") as further described herein has been filed with the City (the "Amendment") by the City of Alachua. ("Applicant" and "Property Owner"); and,

WHEREAS, a duly advertised quasi-judicial public hearing was conducted on the Amendment on June 9, 2026, by the City of Alachua Planning and Zoning Board ("PZB"), and the PZB reviewed and considered comments received during the quasi-judicial public hearing concerning the application and made its recommendation for _____ to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the PZB at duly advertised quasi-judicial public hearings on _____, 2026, and _____, 2026, and provided for and received public participation at both public hearings; and,

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The Amendment is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations.
3. The Amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Official Zoning Atlas Amended

The City of Alachua Official Zoning Atlas is hereby amended from Residential Single Family - 3 (RSF-3) to Government Facility (GF) on a ± 0.49-acre subject property, consisting of tax parcel number 03114-000-000 in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein by reference.

DRAFT

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ day of _____, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT "A"

Legal Description:

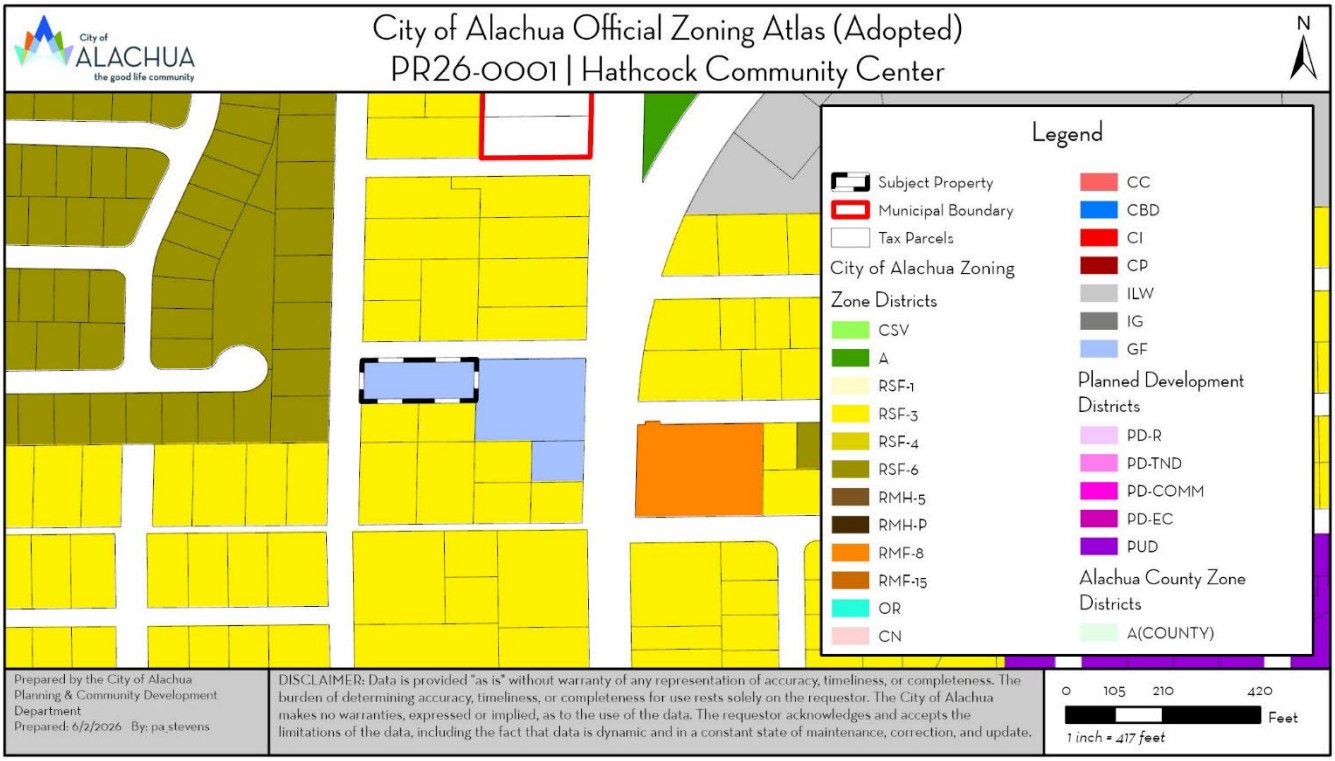
Tax Parcel: 03114-000-000

LEGAL DESCRIPTION - PER O.R.B. 5239, PG. 2622

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

DRAFT

EXHIBIT "B"



DRAFT

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

May 28, 2026

Submitted electronically to ccrockett@cityofalachua.org

Carson J. Crockett, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, FL, 32615

Application #: PSSC26-0001; PR26-0001

RE: Notice of Hearing to be Scheduled for Hathcock Community Center Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning).

Dear Mr. Crockett,

On January 7, 2026, the City of Alachua Planning & Community Development Department received your application for a Small-Scale Comprehensive Plan Map Amendment and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) for the Hathcock Community Center submitted on behalf of the City of Alachua. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board.

The application has been scheduled for the **June 9, 2026** Planning & Zoning Board meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud/FTP link to download the materials to planning@cityofalachua.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Wednesday, May 20, 2026*** Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Thursday, May 21 2026***. These signs will be ready for pickup after 12:00 PM on Wednesday, May 20, 2026. You will be notified again when the signs are available.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, June 8, 2026***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6123 or at pa_stevens@cityofalachua.org.

Sincerely,

Parker A.H. Stevens
Planner

CC: Rodolfo Valladares, City Manager *(by electronic mail)*
Scott Walker, City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant City Attorney *(by electronic mail)*
Kristie Williams, Legal Assistant *(by electronic mail)*
Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 27, 2026

Submitted electronically to ca_crockett@cityofalachua.com

Carson Crockett, AICP
City of Alachua
PO Box 9
Alachua, Florida 32616

Application #: PSSC26-0001/PR26-0001

RE: **Completeness Review for City of Alachua Hathcock Center, Small Scale Comprehensive Plan Map Amendment (SSCPA) and Amendment to the Official Zoning Atlas (Rezoning) Applications**

Dear Carson Crockett,

On January 07, 2026, the City of Alachua Planning & Community Development Department received your revised applications for a Small-Scale Comprehensive Plan Amendment (SSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the City of Alachua. The applications propose to amend the Future Land Use Map (FLUM) Designation on parcels 03113-000-000 and 03120-000-000, 1.04 +/- acre, from Recreation to Public, parcel 03114-000-000, 0.44 +/- acre, from Medium Density Residential to Public, and to rezone parcel 03114-000-000 from Residential Single Family-3 (RSF-3) to Government Facilities (GF).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee, in this case waived. The Planning Department has reviewed the aforementioned applications for completeness and finds that **the applications are now complete**.

An in-depth review of the content of the applications will now be performed, and the findings discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6122 or br_thomas@cityofalachua.org.

Sincerely,

Bryan S. Thomas

Bryan S. Thomas, AICP
Planning & Community Development Director

CC: Carson J. Crockett, AICP, Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Parker Stephens, Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Hathcock Community Center Rezoning
2. Address of Subject Property: Unassigned
3. Parcel ID Number(s): 03114-000-000
4. Existing Use of Property: Vacant Residential
5. Future Land Use Map Designation : Medium Density Residential; Proposed Public
6. Existing Zoning Designation: RSF-3
7. Proposed Zoning Designation: GF
8. Acreage: +/- 0.49

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Carson J. Crockett, AICP Title: Principal Planner
   Company (if applicable): City of Alachua, Planning & Community Development Department
   Mailing address: P.O. Box 9
   City: Alachua State: Florida ZIP: 32616
   Telephone: ( ) 386-418-6137 FAX: ( ) e-mail: ccrockett@cityofalachua.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

   vi. Adverse Effect on Local Character
   The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

   viii. Encourage Sprawl
   The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

   x. Public Facilities
   The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Carson J. Crockett, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of Jan, 2026 by Carson J. Crockett, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KRISTY LEE THORNTON
Commission # HH 230653
Expires March 17, 2026

Signature of Notary Public, State of Florida

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

January 7, 2026

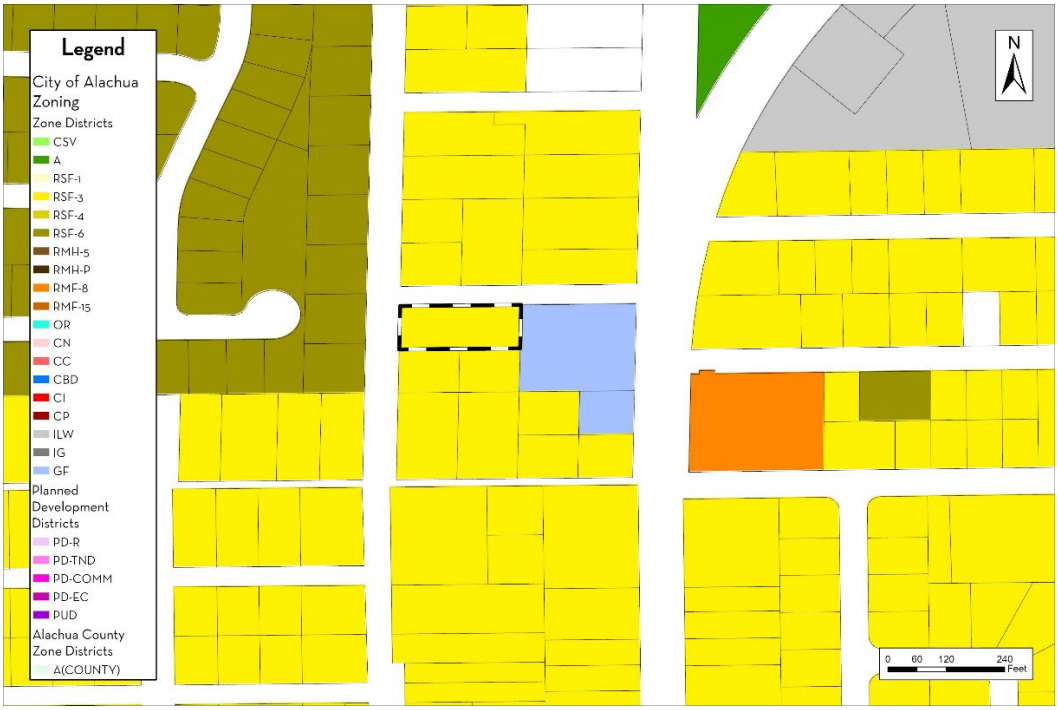
Bryan S. Thomas, AICP
City of Alachua
P.O. Box 9
Alachua, Florida 32616

RE: Hathcock Community Center Site-Specific Amendment to the Official Zoning Atlas

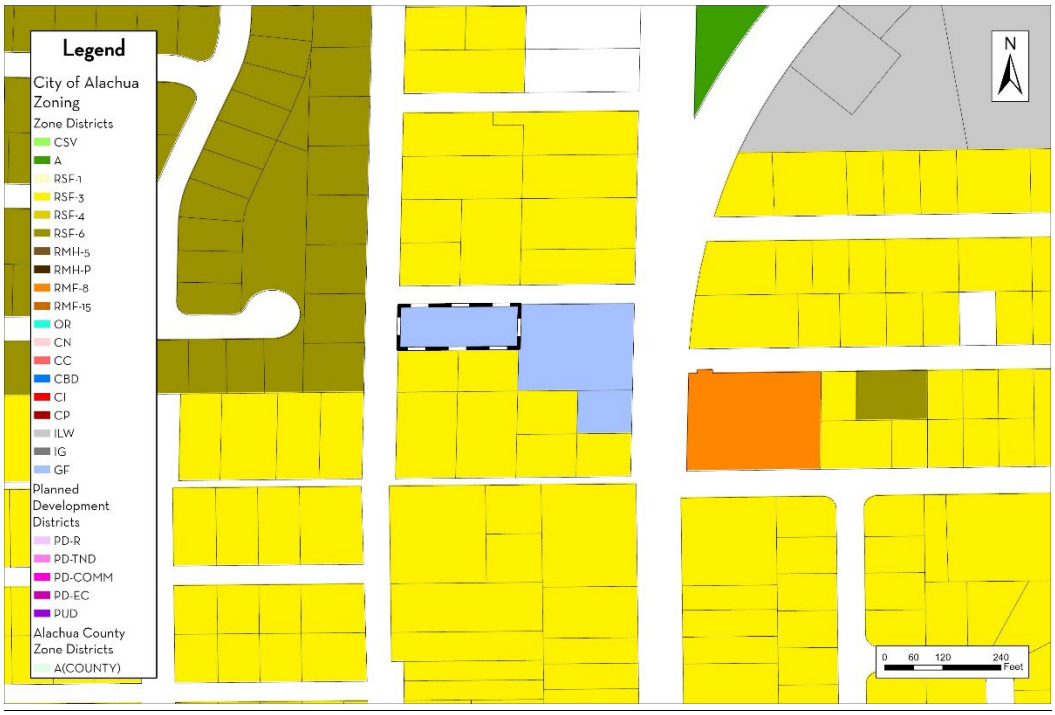
Dear Bryan S. Thomas,

The City of Alachua is initiating a site-specific amendment to the Official Zoning Atlas (Rezoning) on property owned and maintained by the City. The application proposes amending the zone district from Residential Single-Family – 3 (RSF-3) to Government Facility (GF) on a +/- 0.49-acre subject property generally located at the southeast corner of NW 159th Lane and NW 141st Street, and west of the Cleather Hathcock Community Center (tax parcels 03114-000-000). The subject property is currently vacant residential. This amendment would allow property that the City recently acquired to be incorporated into the ongoing improvement project for the Cleather Hathcock Community Center.

Existing Zone District



Proposed Zone District



This application is a companion application to a small-scale Comprehensive Plan amendment.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning Concurrency Impact Analysis**

The subject property is approximately 0.49-acres in size and the GF zone district permits a floor area ratio of up to 1.0 for parcels once acre or less in size. This permits a theoretical maximum build out of 21,344 square feet. These concurrency calculations considered the use of the property as a community center with the theoretical maximum build out scenario; however, it is unlikely that the maximum floor area permitted is ever reached.

Traffic Impact

The following impacts are projected at maximum build out of the subject property on the roadway segments identified in Table 1-1.

Table 1-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. Hwy 441 from CR25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D
5	U.S. Hwy 441 from SR 235 to I-75	4/D	Principle Arterial	COMM	D
8	SR 235 from NW 143rd Place to US 441	2/U Bays	Major Collector	Comm	D
9	SR 235 from US 441 to NW 140th Street	2/U Bays	Major Collector	Comm	D
10	SR 235 from NW 140th Street to East City Limit	2/U	Major Collector	Comm	D
12	CR 241 from NW SR 235 to North City Limit	2/U	Major Collector	Comm	D

1 City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].

Table 1-2. Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	Segment 4 U.S. Hwy 441		Segment 5 U.S. Hwy 441		Segment 8 SR 235	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	45,700	4,110	39,000	3,510	14,400	1,290
Existing Traffic[2]	17,700	1,559	26,500	2,239	11,000	830
Reserved Trips[3]	2,512	331	2,486	230	0	0
Available Capacity[3]	25,488	2,220	10,014	1,041	3,400	460
Increase/Decrease in Trips Generated by Development[4]	105	9	105	9	98	9
Residual Capacity	25,383	2,211	9,909	1,032	3,302	451
Residual Percentage of Permitted Design Capacity Utilized	44.46%	46.20%	74.59%	70.60%	77.07%	65.04%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

Table 1-3. Projected Impact on Affected Comprehensive Plan Roadway Segments (Continued)

Traffic System Category	Segment 9 SR 235		Segment 10 SR 235		Segment 12 CR 241	
	AADT	PM Peak	AADT	PM Peak	AADT	PM Peak
Maximum Service Volume[1]	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic[2]	9,400	675	5,100	471	3,300	343
Reserved Trips[3]	316	38	0	0	356	35
Available Capacity[3]	4,684	577	9,300	819	11,464	981
Increase/Decrease in Trips Generated by Development[4]	615	54	154	14	154	14
Residual Capacity	4,069	523	9,146	805	11,310	967
Residual Percentage of Permitted Design Capacity Utilized	71.74%	59.46%	36.49%	37.60%	25.20%	28.84%

1 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
2 Florida Department of Transportation. (2024). *2023 Count Data*. Accessed via Florida Traffic Online April 2024.
3 Source: City of Alachua January 2026 Development Monitoring Report.
4 Trip Generation Formula: ITE Trip Generation 11th edition (Code 495: Recreational Community Center); 28.82 AADT/1,000 sq. ft. * 21,344 sq. ft. = 615 AADT; 2.53 PM Peak/1,000 sq. ft. * 21,344 sq. ft. = 54 PM Peak Trips; Trip Distribution: Segment 4 – 17%; Segment 5 – 17%; Segment 8 – 16%; Segment 9 – 100%; Segment 10 – 25%; Segment 12 – 25%.

The projected trips would not negatively impact the level of service standard of any roadway segment.

Potable Water Impacts

Table 2. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	3,000,000
Less Actual Potable Water Flows[1]	1,565,500
Reserved Capacity[2]	426,864
Available Capacity	1,007,636
Increase/Decrease in Potable Water Demand from Application[3]	5,692
Residual Capacity	1,001,944
Residual Percentage of Permitted Design Capacity Utilized	66.60%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected potable water demand would not negatively impact the level of service standard of the City's solid waste facilities.

Sanitary Sewer Impacts

Table 3. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	813,000
Reserved Capacity[2]	396,935
Available Capacity	290,065
Increase/Decrease in Sanitary Sewer Demand from Application[3]	5,692
Residual Capacity	284,373
Residual Percentage of Permitted Design Capacity Utilized	81.04%

1 City of Alachua Public Services Department, April 2025
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Per FAC Chapter 62-0008: Parks, Public Picnic with toilet only: 4 GPD/Person*(1 person/15 sq. ft.*21,344 sq. ft.) = 5,692 GPD

The projected sanitary sewer demand would not negatively impact the level of service standard of the City's solid waste facilities.

Solid Waste Impacts

Table 4. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[2]	30,294.66	5,528.78
Increase/Decrease in Demand Generated by Application[3]	256.13	46.74
New River Solid Waste Facility Anticipated Capacity[4]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2023); Policy 2.1.a, Community Facilities Element. Formula: 11,015 Persons x 0.73 tons per year.
2 City of Alachua January 2026 Development Monitoring Report
3 Formula: Scincero and Sincero; Enviornmental Engineering: A Design Approach. Prentice Hall, New Jersey. 1996. (12lbs/1,000 sq. ft.*21,344 sq. ft. = 256.13 lbs/day).
4 New River Solid Waste Association, April 2025

The projected solid waste generated would not negatively impact the level of service standard of the City's solid waste facilities.

Recreation Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to recreation facilities. Additionally, the proposed zone district would actually increase the amount of lands designated for public and recreational use in the City. The amendment will have no impact to the level of service of recreation facilities.

Public School Facilities

The proposed zone district does not permit any residential development; therefore, there are no impacts to public school facilities. The amendment will have no impact to the level of service of public school facilities.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning Comprehensive Plan Consistency**

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: *Future Land Use Map 2035*

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.6: *Public*

The City shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable.
2. Public facility land uses may be located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Evaluation & Findings: The Comprehensive Plan includes "parks and recreation systems" in the definition of public facilities. The GF zone district permits a broad set of government service uses, which includes parks and recreation systems. The current use of the property

vacant residential, but the property will be incorporated with the neighboring Hathcock Community Center, which is a permitted use in the GF zone district.

Objective 3.5: *Protection of Historic Districts and Historic Resources*

The City shall ensure that its land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Evaluation & Findings: The subject property, although located in an already developed portion of the City, is not known to have any listed historic resources on it and the subject property is not located within a historic district.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: *Redevelopment*

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Evaluation & Findings: The subject property is located within the Central City Area. The existing use of the property is vacant residential and the proposed amendment would enable expansion of the existing Hathcock Community Center consistent with this policy..

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation & Findings: The proposed amendment would add additional functional park space to the City's level of service capacity by expanding the GF zone district from the adjacent Hathcock Center to the subject property currently zoned RSF-3.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning LDRs Analysis**

Section 2.4.2(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all amendments to the Official Zoning Atlas must be found compliant. An evaluation of the application against the standards of Section 2.4.2(E)(1) is provided below.

(1) **Competent substantial evidence provided**. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) ***Consistent with the Comprehensive Plan***. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

Evaluation: An evaluation of consistency with the City of Alachua Comprehensive Plan has been submitted as part of this application.

(b) ***Consistent with ordinances***. The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: This analysis demonstrates consistency with the Land Development Regulations and the proposed zone district of GF would not conflict with any ordinances.

(c) ***Logical development pattern***. The proposed amendment would result in a logical and orderly development pattern

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, resulting in a logical development pattern.

(d) ***Premature development***. The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The surrounding area is urban in context and is mostly developed. The amendment would not result in premature development in an undeveloped area.

(e) *Incompatible with adjacent lands*. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The subject property is adjacent to GF and the existing community center to the east, RSF-3 and single-family residential to the north and south, and RSF-6 and single-family residential to the west. The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations.

(f) *Adverse effect on local character* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

Evaluation: The GF zone district permits a wide range of community service uses, all of which are generally compatible with residential uses as the GF district is "intended to include public lands for the purpose of accommodating governmental facilities." Any uses which are less compatible will be required to be properly buffered as required by the Comprehensive Plan and Land Development Regulations. No adverse effects on local character are anticipated as a result of the proposed amendment.

(g) *Not deviate from pattern of development*. The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The proposed zone district of GF would extend an existing GF zone district and expand the existing community center located central to a residential area which it primarily serves, maintaining the existing development pattern of the surrounding area.

(h) *Encourage sprawl*. The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Evaluation: The surrounding area is urban in context and is mostly developed. The subject property is also located in the Central City Area. The proposed zone district of GF does not permit residential uses of any density nor is it intended for highway-oriented uses. The companion small-scale Comprehensive Plan amendment application has been evaluated for urban sprawl against the 13 primary indicators and eight urban form criteria established in Florida Statutes. The proposed amendment would not encourage urban sprawl.

(i) *Spot zoning*. The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The proposed amendment would extend an existing GF zone district adjacent to residential zone districts (primarily RSF-3) which the GF zone district primarily serves. The zone districts are related and not isolated and would not result in spot zoning.

(j) *Public facilities*. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is within the City's service areas for both potable water and sanitary sewer and utilities are available at the subject property. No major extensions of utilities would be required.

(k) *No adverse effect on the environment*. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The subject property is not known to have any significant environmental features or wildlife habitat on the site and is already within in urban area. There are regulated tree species on the site and all requirements in Section 6.2 of the City's Land Development Regulations will apply at time of development.

om $15,000 to
with additional
ffset expenses by
dvertising space
des of the shuttle
He said several
vn business owners
xpressed interest in
uting financially.
have talked with
business owners
vn and they are into
ng in to help carry the
cial burden," Millett

Millett said the shuttle
cles would be owned
the organizers, with
urance under their
me, but he requested
mbursement for
surance costs. He
stimated that $30,000
vould cover fuel, driver
alaries and insurance for
one year. Both Millett
and Bohannon noted that
similar shuttle programs
are already in place in other
CRA districts throughout
Florida.

City Manager Jeremy
Marshall said he wanted
direction from the
CRA Board before staff
devoted further time to
developing the proposal.
Board members responded
favorably, signaling interest
in exploring the concept
further. The proposal is
expected to return to the
board once details and
financing are refined.

In other business,
the CRA unanimously
approved a Commercial
Façade Grant application
from the Howard T. Odum
Florida Springs Institute,
located at 18645 High
Springs Main Street. The
institute plans to paint the
front of the building, repair
trim and install a Florida
Springs Welcome Center

estimated

by the

The total project cost
is estimated at $7,500,
with a requested grant
of $3,750, representing
50 percent of the total.
Bohannon said approval is
contingent upon the project
also receiving a Certificate
of Appropriateness from
the Historic Preservation
Board.

The board also
unanimously approved a
second Commercial Façade
Grant request from the
GFWC High Springs New
Century Woman's Club. The
project includes the design
and installation of a two-
sided sign and construction
of a 7-foot-by-7-foot deck
with stairs, handrails and a

with a requested gr
$2,488.64.

Additionally, the board
approved an updated
interlocal agreement related
to an innovative policing
initiative first approved in
September. The agreement
allows for an increased
cost of an electric bicycle
dedicated to policing efforts
within the CRA district and
enhanced police services
during peak hours. The
cost of the electric bike
increased from $5,500 to
$5,800 and was approved
unanimously.

At the close of the
meeting, board members
acknowledged the

board thank
service to the community
and wished him well.

Earlier in the meeting,

Email cwalker@
alachuatoday.com

Multi-Million Dollar Producers

Antoinette & Randy Hunt

352-533-0258 or 352-443-0263

"Experience Makes The Difference"


BOUKARI
REALTY

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING

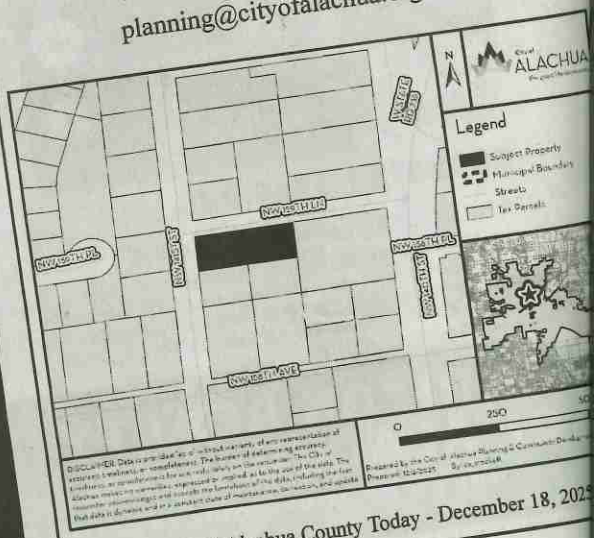
A neighborhood meeting will be held to discuss a rezoning to GF (Government Facility) on a +/- 0.49-acre subject property generally located at the southeast corner of NW 159th lane and NW 141st Street, and west of the Cleather Hathcock Community Center. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

Date: Tuesday, January 6, 2026

Time: 6:00 P.M.

Place: Cleather Hathcock Community Center
15818 NW 140th Street, Alachua, Florida

Contact: City of Alachua Planning & Community Development Department
(386) 418-6121
planning@cityofalachua.org



(Published: Alachua County Today - December 18, 2025



The Difference"

City of ALACHUA
the good life community

MAILED
DEC 15 2025

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

NOTICE OF NEIGHBORHOOD MEETING

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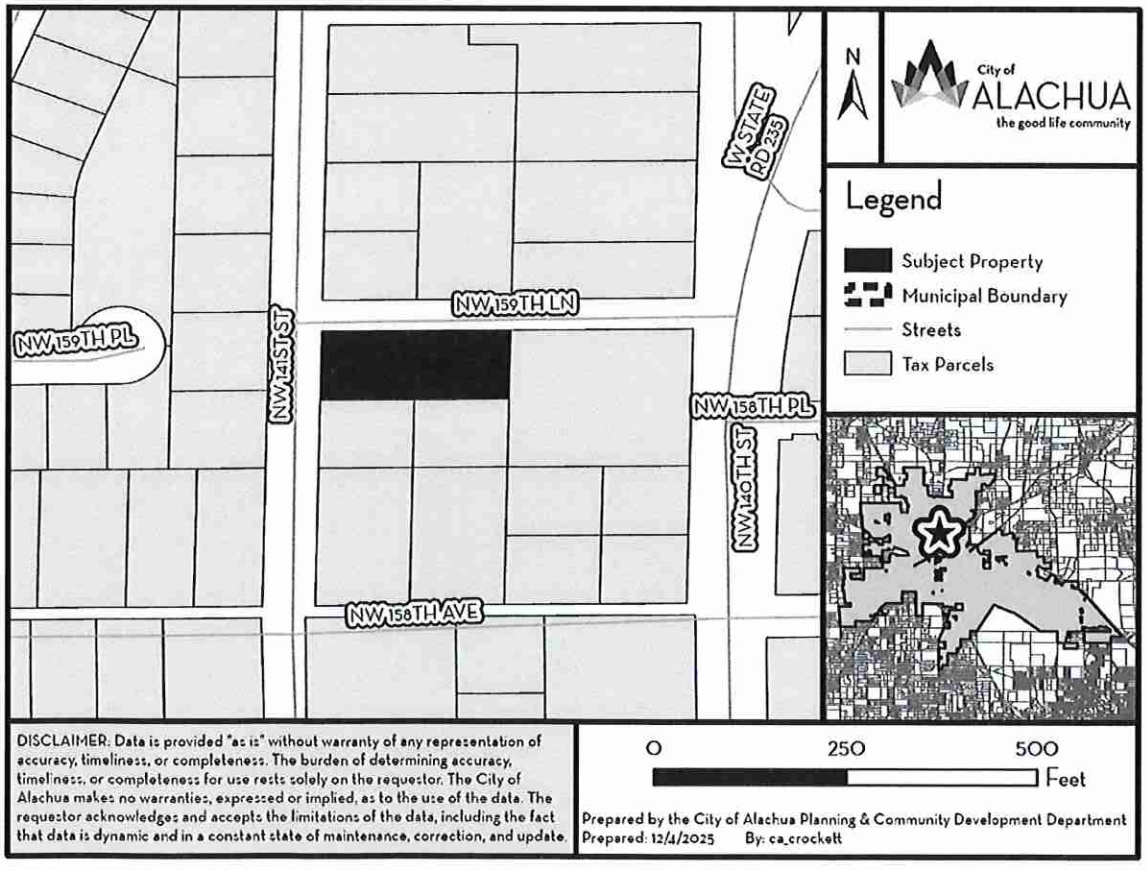

AVERY 5160 | Easy Peel Address Labels | Go to avery.com/templates
Bend along line to expose Pop-up Edge | Use Avery Template 5160

ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
14202 NW 158TH AVE
ALACHUA, FL 32615

BAYWOOD HILLS OWNERS ASSOCIATI
7475 SW 70TH LN
GAINESVILLE, FL 32608

MAILED
DEC 15 2025

BRIDGEMOHAN SHARA M
15915 NW 142ND DR
ALACHUA, FL 32615

BURGESS & HIGHTOWER HEIRS
3335 58TH AVE
VERO BEACH, FL 32966

BURGESS & WHITFIELD
25243 nw 6th ave
NEWBERRY, FL 32669

BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOI
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

Pat; avery.com/patents | Étiquettes d'adresse Easy Peel | Allez à avery.ca/gabarits
Repliez à la hachure afin de révéler le rebord Pop-up | Utilisez le gabarit Avery 5160

AVERY 5160 | Easy Peel Address Labels | Go to avery.com/templates
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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

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DEC 15 2025

JONES SR & RICHARDSON & RICHARD
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST C
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

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Repliez à la hachure afin de révéler le rebord Pop-up | Utilisez le gabarit 5160

AVERY 5160 | Easy Peel Address Labels Bend along line to expose Pop-up Edge | Go to avery.com/templates Use Avery Template 5160

WILLIAMS KENNETH V
14257 NW 159TH PL
ALACHUA, FL 32615

MAILED
DEC 15 2025

Easy Peel Labels Use Avery® TEMPLATE 5160® | Feed Paper | See Instruction Sheet for Easy Peel Feature | AVERY® 5260™

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Adam Hall AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

City of Alachua
"The Good Life Community"
PO Box 9
Alachua, Florida 32616-0009

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 32615 $ 000.74⁰
02 7W
0008039369 DEC 15 2025

Attn: Planning
Land Development Regulations Admin
P.O. Box 9
Alachua, Fl 32616

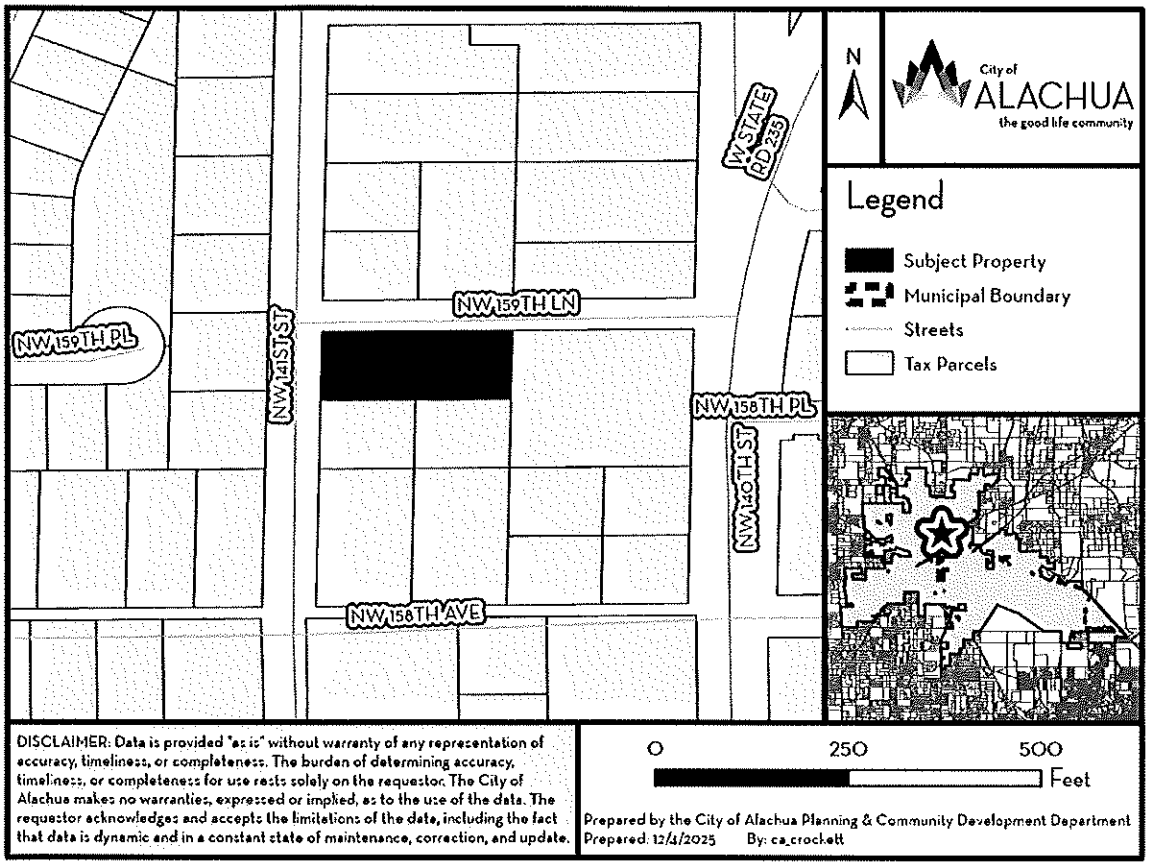
Neighborhood Meeting
Sign In January 6, 2026

Name (Please Print)	Name (Please Print)
(Please Print) Chernitra Palencia	(Please Print)
(Please Print) Tamara Robbins	(Please Print)
(Please Print) Glen Anders	(Please Print)
(Please Print) Jackson Youmas	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)
(Please Print)	(Please Print)

Neighborhood Meeting Tonight

to discuss

Rezoning of the subject property generally located at the southeast corner of NW 159th lane and NW 141st Street, and west of the Cleather Hathcock Community Center



This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The Subject Property

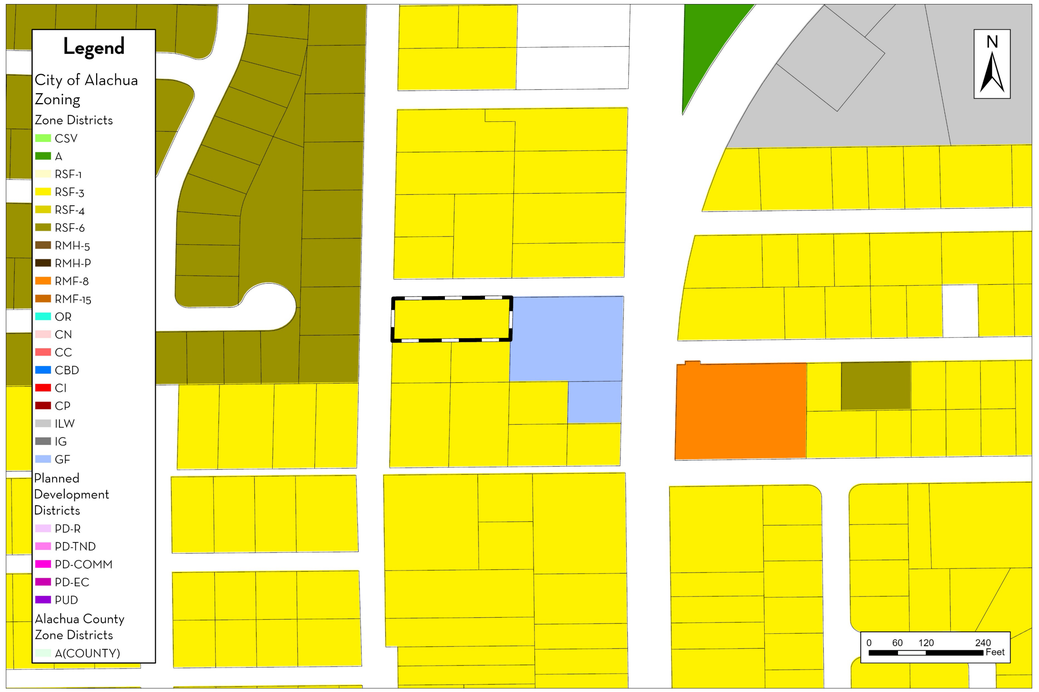
The property proposed to be rezoned is directly adjacent to the present day Hathcock Center, located just south of NW 159th Lane and east of NW 141st Street.

The property is approximately 0.49-acres (or 21,344 square feet).

The property has historically been zoned for some form of residential development, but has remained vacant and undeveloped for several years. This is the current state of the property.



The City of Alachua recently acquired the parcel with the intent to incorporate the property into the Hathcock Center. The rezoning of the property from Residential Single-Family – 3 (RSF-3) to Government Facility (GF) will better reflect the property's function as part of the Hathcock Center and the City's Recreation & Culture Department.



Existing Zone District

The property is currently zoned as Residential Single-Family – 3 (RSF-3).

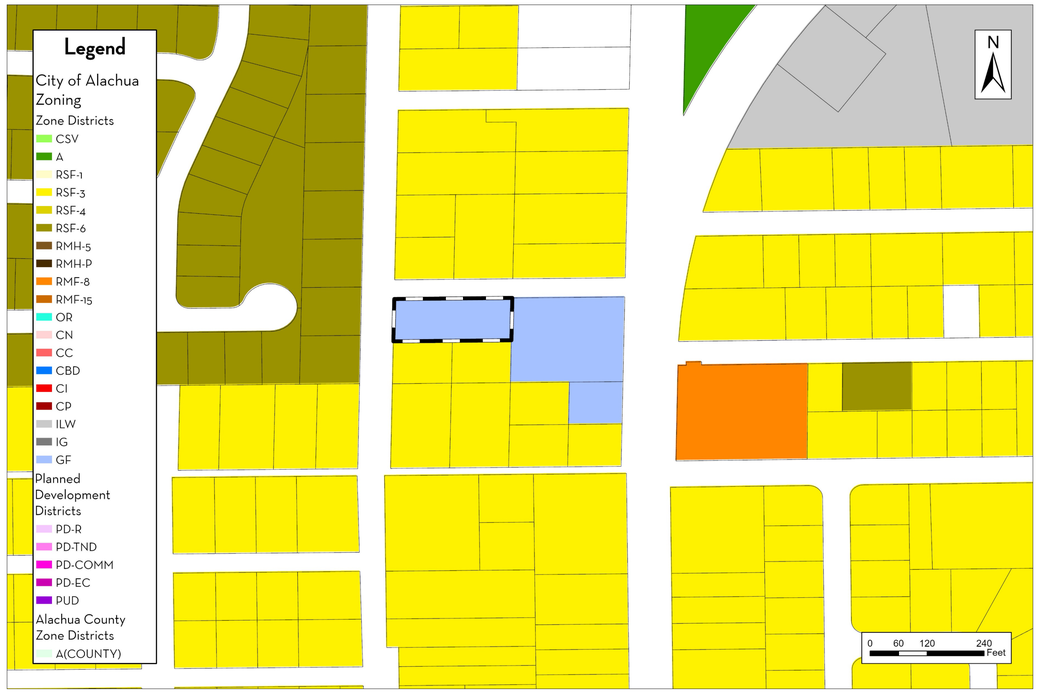
The RSF-3 zone district permits up to 3 dwelling units per acre and typically permits the development of single-family homes and supporting community services. Little to no non-residential or non-institutional development is permitted in the RSF-3 zone district.

Proposed Zone District

The proposed zone district is Government Facility (GF).

The GF zone district is typically used on government owned lands, including City lands. The GF zone district does not permit for any residential development. Development is typically limited to public and institutional uses.

In this case, the rezoning is to directly serve the Hathcock Center.



City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

Date: January 7, 2026

To: Bryan S. Thomas, AICP
Planning & Community Development Director

From: Carson J. Crockett, AICP
Principal Planner

RE: **Hathcock Community Center Rezoning Neighborhood Meeting Summary**

On January 6, 2026, the Planning & Community Development Department held a neighborhood meeting at the Cleather Hathcock Community Center (located at 15818 NW 140th Street) to discuss the rezoning of the +/- 0.49-acre subject property (tax parcel 03114-000-000). The neighborhood meeting was held in an open house format. Carson J. Crockett, AICP, was present to conduct the meeting and Bryan S. Thomas, AICP and Parker Stevens were present as representatives of the City to observe. The proposed rezoning from RSF-3 to GF was discussed with each attendee and the purpose of the rezoning to include the recently acquired property into the Hathcock Center property was discussed.

Meeting Start: 6:00 PM. Five total participants, but only four signed in. See attached sign in sheet

- Participants expressed a desire to ensure the large heritage trees on the property are preserved during the following stages of the site design and development review process.
- Participants asked if the City had attempted to acquire additional parcels to the south. Staff confirmed that the City had attempted to purchase parcel 03119-000-000, but were unable at this time.
- Participants asked where stormwater from future development would drain to, whether it be SR 235 or another basin. Staff confirmed that stormwater currently flows towards SR 235, but any future development would require onsite stormwater facilities. One participant followed up with concerns about the design of stormwater facilities in the area.
- Participants asked about the design of the proposed community center project. Staff indicated that they were not involved in that portion of the project and that the meeting was solely to discuss the rezoning of parcel 03114-000-000.
- Participants relayed a strong appreciation for the history of the surrounding neighborhood and property.

- Participants were concerned that the neighborhood meeting notices did not reach far enough. Staff confirmed that the mailings sent complied with the City's Land Development Regulations.
- Most participants expressed positive reactions regarding the rezoning. Most comments and concerns were related to the future design of the site and proposed community center project.

Last Participant Departed: 6:48 PM. Staff remained on site until 7:00 PM for any other participants to attend.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3654162 2 PG(S)
10/23/2025 9:23 AM
BOOK 5239 PAGE 2622
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1293369
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $507.50
Intang. Tax: $0.00

Prepared by and return to:
Gary D. Grunder
Grunder & Petteway, PA
23349 Northwest County Road 236
Suite 10
High Springs, FL 32643

File No. 25161

Parcel Identification No. 03114 000 000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 22nd day of October, 2025 between Paristamika V. Owens, whose post office address is 1829 Northeast 3rd Avenue, Gainesville, FL 32641, of the County of Alachua, Florida, Grantor, to City of Alachua Florida, a municipality in Alachua County, whose post office address is 15100 Northwest 142 Terrace, Alachua, FL 32615, of the County of Alachua, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

The North 1/2 of Lot 2, Block 25, of Alachua Realty Co.'s Addition to the City of Alachua Fla as per the plat thereof recorded in Plat Book A, Page 100, of the Public Records of Alachua County, Florida.

The subject property is not the homestead of Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Paristamika V. Owens

WITNESS
PRINT NAME: Gary D. Grunder

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (x) physical presence or (__) online notarization, this 22 day of October, 2025, by Paristamika V. Owens, (__) who is/are personally known to me or (✓) who has/have produced FL Drivers License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

Notary Public State of Florida
Gary D Grunder
My Commission HH 405746
Expires 7/6/2027

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03114 000 000	UNASSIGNED LOCATION RE	1700

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

EXEMPTIONS:
COUNTY PROPERTY - AMOUNT

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	23,100	4,493	18,607	141.41
LIBRARY GENERAL	0.9374	23,100	4,493	18,607	17.44
SCHOOL CAP PROJECT	1.5000	32,000	6,224	25,776	38.66
SCHOOL DISCRNRY & CN	0.7480	32,000	6,224	25,776	19.28
SCHOOL GENERAL	3.0030	32,000	6,224	25,776	77.41
SCHOOL VOTED	1.0000	32,000	6,224	25,776	25.78
CHILDREN'S TRUST	0.4500	23,100	4,493	18,607	8.37
SUWANNEE RIVER WATER MGT DIST	0.2812	23,100	4,493	18,607	5.23
CITY OF ALACHUA	6.2500	23,100	4,493	18,607	116.29

TOTAL MILLAGE 21.7696 — AD VALOREM TAXES $449.87

LEGAL DESCRIPTION

ALACHUA REALTY CO ADDN PB A-100
N1/2 LOT 2 BK 25 OR 5002/1944

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	132.47

NON-AD VALOREM ASSESSMENTS $132.47

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $582.34

IF PAID BY PLEASE PAY	Dec 31, 2025	Jan 02, 2026	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
	$203.71	$203.71	$207.96	$210.08	$212.20

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03114 000 000	UNASSIGNED LOCATION RE

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Dec 31, 2025	$203.71
☐ Jan 02, 2026	$203.71
☐ Jan 31, 2026	$207.96
☐ Feb 28, 2026	$210.08
☐ Mar 31, 2026	$212.20

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

1 03114000000 2025 0

Partial Payments Applied

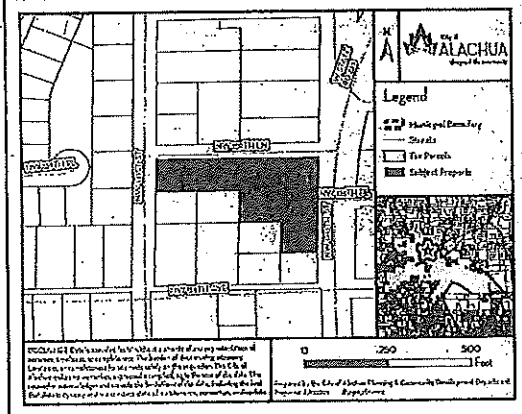
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 24, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

ORDINANCE 26-11

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENISVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC ON A ± 1.48-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 15818 NW 140TH STREET; TAX PARCEL NUMBERS 03113-000-000; 03114-000-000; 03120-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 13, 2026)

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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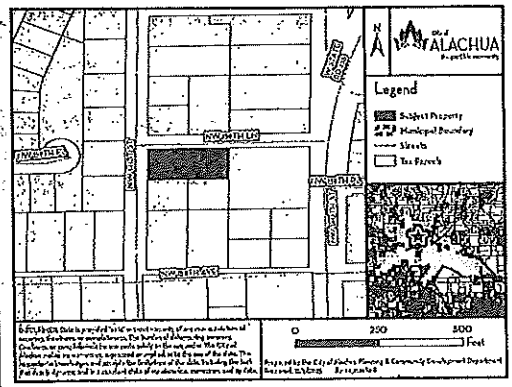
ORDINANCE 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - August 13, 2026)

MAILED
AUG 10 2026

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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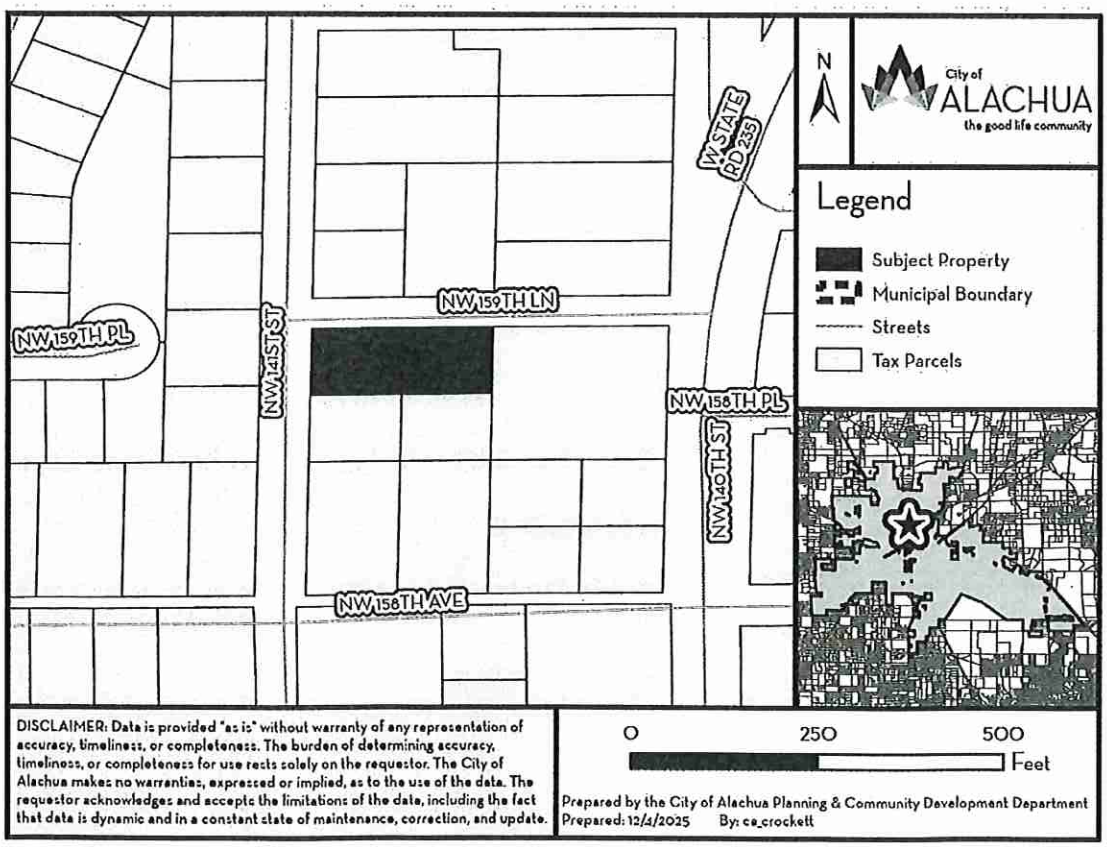

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JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

MAILED
AUG 10 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

Bend along line to expose Pop-up Edge
Use Avery Template 5160
Pat. avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5160
Bend along line to expose Pop-up Edge
Use Avery Template 5160

ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
GAINESVILLE, FL 32601

ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

MAILED
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7475 SW 70TH LN
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BRIDGEMOHAN SHARA M
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BURGESS & HIGHTOWER HEIRS
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BURGESS & WHITFIELD
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BURGESS BONNIE
PO BOX 111
ALACHUA, FL 32616

BUSH & WATERS & WATERS JR ET AL
C/O PATSY WATERS
PO BOX 3879
ANN ARBOR, MI 48106

CALAHAN & DEMPS & LANG & MCLEOD
15748 SW 37TH CIR
OCALA, FL 34473

CAMPOS ALBA DE LEON
17345 NW 173RD RD
ALACHUA, FL 32615

CITY OF ALACHUA FLORIDA
15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

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Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

MAILED
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Lynda Coon
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Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

WILLIAMS KENNETH V
14257 NW 159TH PL
ALACHUA, FL 32615

our town special."

The Neighbor Challenge also features an ongoing Business Spotlight recognizing local organizations that contribute to the community. The inaugural spotlight highlights Glanzer Realty. Other participating businesses and organizations include Newberry Jam, Capricious Local Eatery, Edward Jones, The Yellow Acres, Mitchell's Specialty Meats and Bakery, Two Sisters Coffee Co., Newberry Parks & Recreation and the City of Newberry.

Recreation and Enrichment

The Martin Luther King Jr. Community Center will continue offering summer recreation and enrichment programs through Aug. 31. Weekly activities include open gym pickleball on Newberry High School students will host a free community car wash July 18-19 at the school's bus loop. Sponsored by Quikrete Cement, the event is open to residents of Newberry and Archer who present proof of residency. Students will wash cars, trucks, vans and SUVs from 11 a.m. to 3 p.m. both days.

Operation Cool Down

Families looking for relief from the summer heat can take part in Operation Cool Down on July 20 at Newberry Place.

Hosted by the City of Newberry and the Newberry Fire Department, the event will run from 10:30 to 11:30 a.m. and will feature water activities, opportunities for children to meet local firefighters and frozen treats.

Organizers noted that

Property Taxes

Homeowners will also have an opportunity to learn more about property taxes during a free educational program on July 22. Presented by the Alachua County Property Appraiser's Office, the program is intended for residents who recently purchased a home, moved

participants to register in advance.

CITY OF ARCHER ESTABLISHED 1947

NOTICE OF PUBLIC HEARING BY CITY COMMISSION ARCHER, FLORIDA

Notice is hereby given that the proposed ordinance, whose title hereafter appears, will have a second reading on the 27th day of July 2026, at the Special City Commission meeting starting at 6:45 p.m. or as soon after as may be heard. The public is hereby notified that the City Commission will conduct an in-person public hearing on July 27th, 2026, at 6:45p.m., or as soon thereafter as the matters can be heard.

A copy of said ordinance may be inspected by any member of the public at the Office of the City Manager. All interested parties may appear and be heard with respect to the proposed ordinance.

ORDINANCE NUMBER 03-2026

AN ORDINANCE OF THE CITY OF ARCHER, FLORIDA AMENDING CHAPTER 35, SECTION 35-7 TO REPEAL SUBSECTION (H) DUE TO STATUTORY PRE-EMPTION; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

All interested people are invited to attend and be heard. Written comments may be filed with the City Managers Office for consideration.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(References Section 286.015, Florida Statutes)
(Published: Alachua County Today - July 16, 2026)

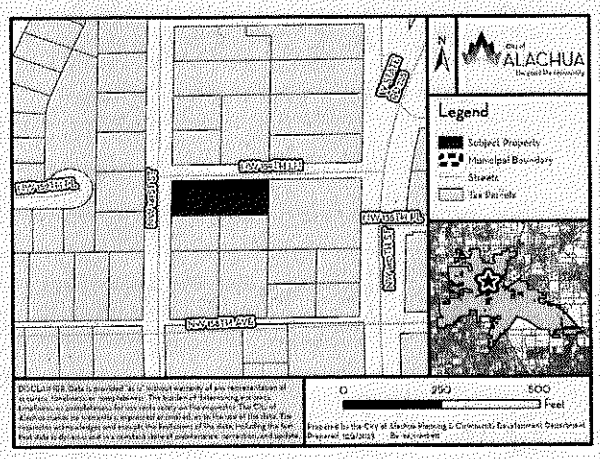
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on July 27, 2026 at 12:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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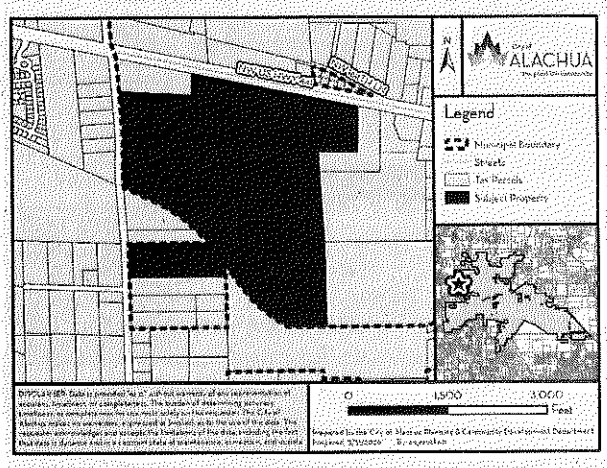
Ordinance 26-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT–RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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City of ALACHUA
the good life community

MAILED
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RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

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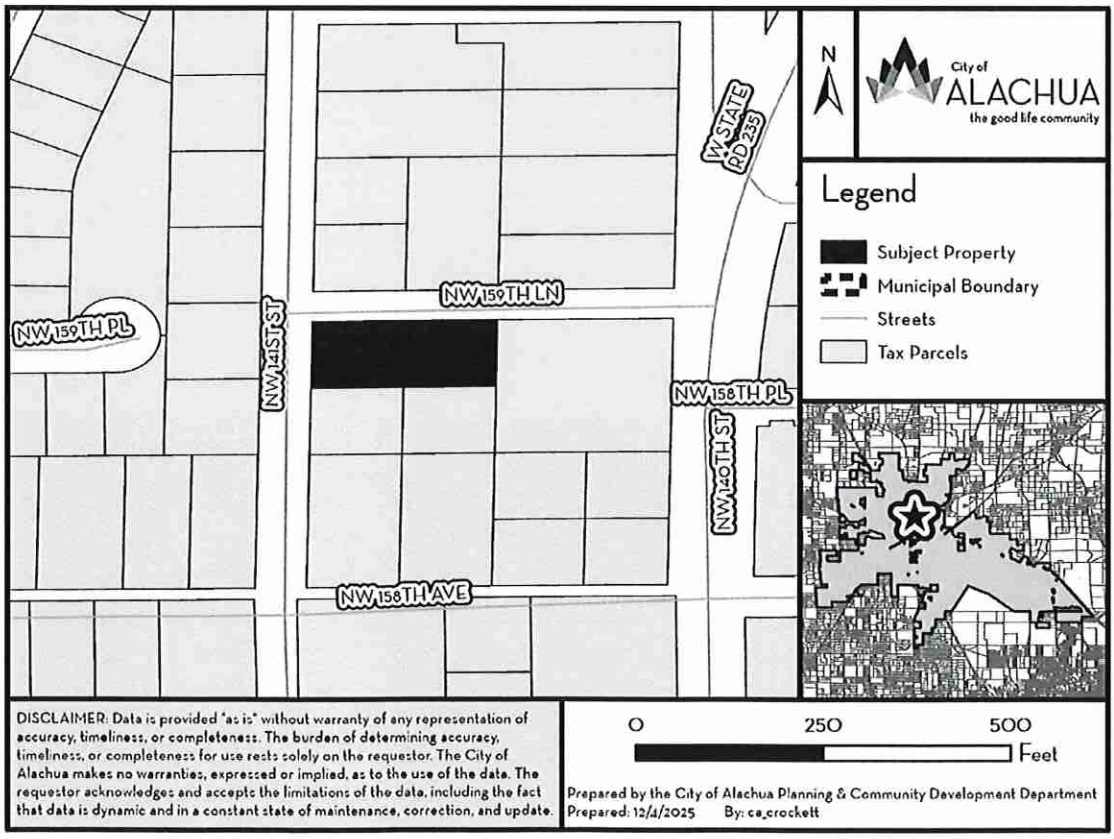

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
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Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

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Lynda Coon
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14257 NW 159TH PL
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ALACHUA COUNTY HOUSING AUTHORI
701 NE 1ST ST
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ALACHUA COUNTY
C/O COUNTY MANAGERS
12 SE 1ST ST
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ALMENDAREZ CARLOS O COLINDRES
14514 NW 144TH PL
ALACHUA, FL 32615

MAILED
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ALVAREZ & OZUNA H/W
14277 NW 159TH PL
ALACHUA, FL 32615

AMOR & PRUETT H/W
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15100 NW 142 TER
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CLAYTON THEAUDRA PATRICIA JOHNS
13911 NW 159TH PL
ALACHUA, FL 32615

FISHER & LUBIN H/W
15935 NW 142ND DR
ALACHUA, FL 32615

FORD GREGORY B HEIRS
15824 NW 141ST ST
ALACHUA, FL 32615

FRALEY & LONGSTREET
PO BOX 933
ALACHUA, FL 32616

FRAZIER & FORD & LEWIS
PO BOX 52
ALACHUA, FL 32616

GARRISON GRACE S
PO BOX 955
ALACHUA, FL 32616

GOLDIE LOKS INC
PO BOX 423
ALACHUA, FL 32616

GREGOIRE HAMLEEN
15955 NW 142ND WAY
ALACHUA, FL 32615

HALL & HALL JR & LEE & STRAWDER
2217 ATLANTA ST
HOLLYWOOD, FL 33020

HALL CORTEZ & LATASHA
15908 NW 141ST
ALACHUA, FL 32615

HAMDI BONNIE LOU LIFE ESTATE
15932 NW 141ST ST
ALACHUA, FL 32615

HAYWOOD & WRIGHT HEIRS
C/O HILDA HAYWOOD
PO BOX 651
ALACHUA, FL 32616

HICKS ALFRED N & LINDA F
PO BOX 1751
ALACHUA, FL 32616

JACKSON & JACKSON & GAINES
PO BOX 1411
ALACHUA, FL 32616

JACKSON PHILLIP JR
PO BOX 493
MORRISVILLE, NC 27560

AVERY 5160 Easy Peel® Address Labels Bend along line to expose Pop-up Edge Go to avery.com/templates Use Avery Template 5160

JACKSON PHILLIP
15923 NW 141ST ST
ALACHUA, FL 32615

JACKSON PHILLIP
PO BOX 493
MORRISVILLE, NC 27560

JAMES CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE, FL 32609

MAILED
JUL 13 2026

JAMES LULA M
1639 NE 31ST AVE
GAINESVILLE, FL 32609

JAYA RADHA MADHAVA LLC
13740 NW 137TH PL
ALACHUA, FL 32615

JOHNSON NATALIE C
15716 NW 138TH TER
ALACHUA, FL 32615

JONES SR & RICHARDSON & RICHARDS
14437 NW 143RD PL
ALACHUA, FL 32615

JONES SR & RICHARDSON
C/O ELLIOTT JACKSON JONES SR
14016 NW 158TH AVE
ALACHUA, FL 32615

JONES VALRIE
15727 NW 133RD TER
ALACHUA, FL 32615

JORDAN ROBERT EDWARD
15912 NW 140TH ST
ALACHUA, FL 32615

KUEPPER ELIZABETH A LIFE ESTATE
13907 NW 159TH PL
ALACHUA, FL 32615

LABONTE BRANDON & JENNIFER
15905 NW 142ND DR
ALACHUA, FL 32615

MCCASLIN BRENDA D
PO BOX 365
ALACHUA, FL 32616

MCKNIGHT SHAUN R & JAMI S
14004 NW 158TH AVE
ALACHUA, FL 32615

MOSELEY C B
PO BOX 2322
HIGH SPRINGS, FL 32655

PALENCIA CHERNITRA SELLERS
15985 NW 142ND DR
ALACHUA, FL 32615

POLLOCK JARED H & AMY K
PO BOX 2696
ALACHUA, FL 32616

RICHARDSON WILLIAM C
16004 NW 141ST ST
ALACHUA, FL 32615

RUFRANO MARCEIA
13826 NW 158TH PL
ALACHUA, FL 32615

SAONA & WATSON
15813 NW 141ST ST
ALACHUA, FL 32615

SAONA MARIA B
15813 NW 141ST ST
ALACHUA, FL 32615

SAUNDERS YARIEL E
14217 NW 159TH PL
ALACHUA, FL 32615

SERMONS DEBRA FRAZIER
PO BOX 402
ALACHUA, FL 32616

ST MATTHEW MISSIONARY BAPTIST CI
PO BOX 1088
ALACHUA, FL 32616

STEERS PHILIP L IV & JENNIFER
15975 NW 142ND DR
ALACHUA, FL 32615

WEBB ROSE M HEIRS
PO BOX 1165
ALACHUA, FL 32616

WELCH CLAUDIE B HEIRS
C/O ENI LLC
3720 NW 43RD ST STE 105
GAINESVILLE, FL 32606

WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA, FL 32616

WILLIAMS DOROTHY E
15836 NW 141ST ST
ALACHUA, FL 32615

WILLIAMS IDA M HEIRS
PO BOX 2185
ALACHUA, FL 32616

Pat: avery.com/patents Étiquettes d'adresse Easy Peel® Repliez à la hachure afin de révéler le rebord Pop-up Allez à avery.ca/gabarits Utilisez le gabarit AVERY 5160

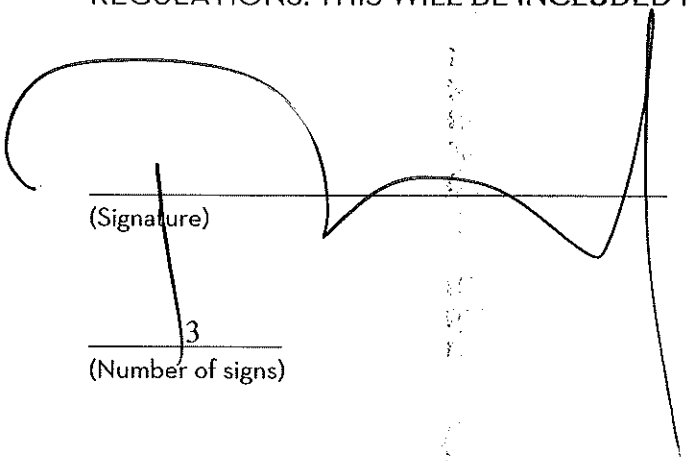
AFFIDAVIT FOR POSTED LAND USE SIGN

I, JEAN-PAUL PEREZ, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 7/1/2026 FOR THE Hathcock Community Center (Rezoning)
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.



(Signature)

3
(Number of signs)

Posted Notice Location Map
PR26-0001 | Hathcock Community Center

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at regular intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

SIGNS MUST BE REMOVED BY THE APPLICANT WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 37.5 75 150 Feet

Legend

Sign Locations

Subject Property



Prepared by the City of Alachua Planning & Community Development Department

Prepared: 5/19/2026 By: pa_stevens

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Hathcock Community Center **APPLICATION NO.:** PR26-0001

APPLICATION TYPE: Rezoning **CURRENT ZONING:** Residential Single Family - 3 (RSF3)

NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on ±0.49 acre subject property from Residential Single Family - 3 (RSF-3) to Government Facility (GF)

DATE OF PUBLIC HEARING(S):

June 9, 2026 **AT** 6:00 **PM**

July 27, 2026 **AT** 12:00 **PM**

August 10, 2026 **AT** 6:00 **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Hathcock Community Center **APPLICATION NO.:** PR26-0001

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Hathcock Community Center

APPLICATION NO.: PSS126-0001

APPLICATION TYPE: Small Scale Comp Plan Amendment

CURRENT ZONING: Medium Density Residential/Recreation

NATURE/SCOPE OF PROPOSAL: Amending the Future Land use Designation from Medium Density Residential and Recreation to Public

DATE OF PUBLIC HEARING(S):

June 9, 2026 AT 6:00 PM

July 27, 2026 AT ~~6:00~~ 12:00 PM

August 10, 2026 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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386-418-6121

planning@cityofalachua.com

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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Hathcock Community Center

APPLICATION NO.: PR26-0001

APPLICATION TYPE: Rezoning

CURRENT ZONING: Residential Single Family-3 (RSF-3)

NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±0.49 acre subject property from Residential Single Family-3 (RSF-3) to Government Facility (GF)

DATE OF PUBLIC HEARING(S):

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July 27, 2026 AT ~~6:00~~ 12:00 PM

August 10, 2026 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PR26-0001
APPLICATION TYPE: Rezoning
CURRENT ZONING: Residential Single Family-3 (RSF-3)
NATURE/SCOPE OF PROPOSAL: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±0.49 acre subject property from Residential Single Family-3 (RSF-3) to Government Facility (GF)

DATE OF PUBLIC HEARING(S):
June 9, 2026 AT 6:00 PM
July 27, 2026 AT ~~6:00~~ 17:00 PM
August 10, 2026 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
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CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Hathcock Community Center
APPLICATION NO.: PSSL26-0001
APPLICATION TYPE: Small Scale CompPlan Amendment
CURRENT ZONING: Medium Density Residential + Recreation
NATURE/SCOPE OF PROPOSAL: Amending the Future Land Use Designation from Medium Density Residential and Recreation to Public

DATE OF PUBLIC HEARING(S):
June 9, 2026 AT 6:00 PM
July 27, 2026 AT ~~6:00~~ 18:00 PM
August 10, 2026 AT 6:00 PM

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

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Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

EDUCATION

Florida State University
Bachelor of Science in Sociology
Graduated: May 2024

Florida State University
Master of Urban and Regional Planning
Graduated: May 2026

Florida State University
Bachelor of Science in Social Studies, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

City of Monticello, Florida | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

CERTIFICATES AND OTHER SKILLS

ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel
Public Speaking | Proficient

Commission Agenda Item

MEETING DATE: August 24, 2026

SUBJECT: Ordinance 26-14: An ordinance of the City of Alachua, Florida; Extending the corporate limits of the City of Alachua, Florida to include certain lands lying contiguous to the existing corporate limits of the City (Tax Parcel 03961-000-000); Providing that all existing laws, ordinances, rules and regulations shall apply in said area; Providing the property and inhabitants are subject to existing indebtedness and liable for taxation; providing for severability; and providing an effective date. (Legislative Hearing; Second Reading)

PREPARED BY: Parker Stevens

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 26-14 upon second and final reading on August 24, 2026.

I move that, based on the competent substantial evidence provided, this Commission adopt Ordinance 26-14 upon second and final reading of Ordinance 26-14 for August 24, 2026.

Summary

The review process for Voluntary Annexations is governed by Florida Statute 177.044. In order for an area to be annexed, it must be contiguous to a municipality, be reasonably compact, and not create an enclave.

The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000),and has an Alachua County future land use designation of Agricultural / Rural, and Alachua County zoning designation of Agricultural.

In compliance with F.S. 171.044 (5), a copy of the notice, via certified mail, was sent to the Alachua County Board of County Commissioners on April 16, 2026, not fewer than 10 days prior to publishing the ordinance notice. Per F.S. 177.044 (2), the notice was published for two consecutive weeks, July 23 and 30, 2026, in the Alachua County Today newspaper prior to the hearing.

The Alachua County Board of County Commissioners has not provided any comment on the proposed annexation to date.

The City Commission approved Ordinance 26-14 upon first reading on August 10, 2026.

Section 1.7.7 of the City's Land Development Regulations states that lands being annexed shall retain their current unincorporated zone district classification until an amendment to the Comprehensive Plan is adopted by the City. The landowner may request, or the City Commission or Planning and Zoning Board, in the City's sole discretion, may initiate a zone district classification in accordance with Section 2.4.2, Site-specific amendments to the Official Zoning Atlas, following adoption of the Comprehensive Plan amendment. The zone district classification shall be consistent with the Comprehensive Plan Future Land Use Map Designation. No development, redevelopment, or expansion shall be initiated until the City adopts an amendment to the Comprehensive Plan and Official Zoning Atlas for the area being annexed.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-14
2. Application Materials
3. Public Notice Materials
4. Parker A. H. Stevens, Resume on File

ORDINANCE 26-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hills & Lindsay & McMillan & Pardi & Werner, individuals, applicants & owners of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

WHEREAS, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City

A. Legal Description (Tax Parcel 03961-000-000).

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as "Exhibit A."

B. Map.

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as "Exhibit B."

Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 3. Official Zoning Atlas

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 10th day of August, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

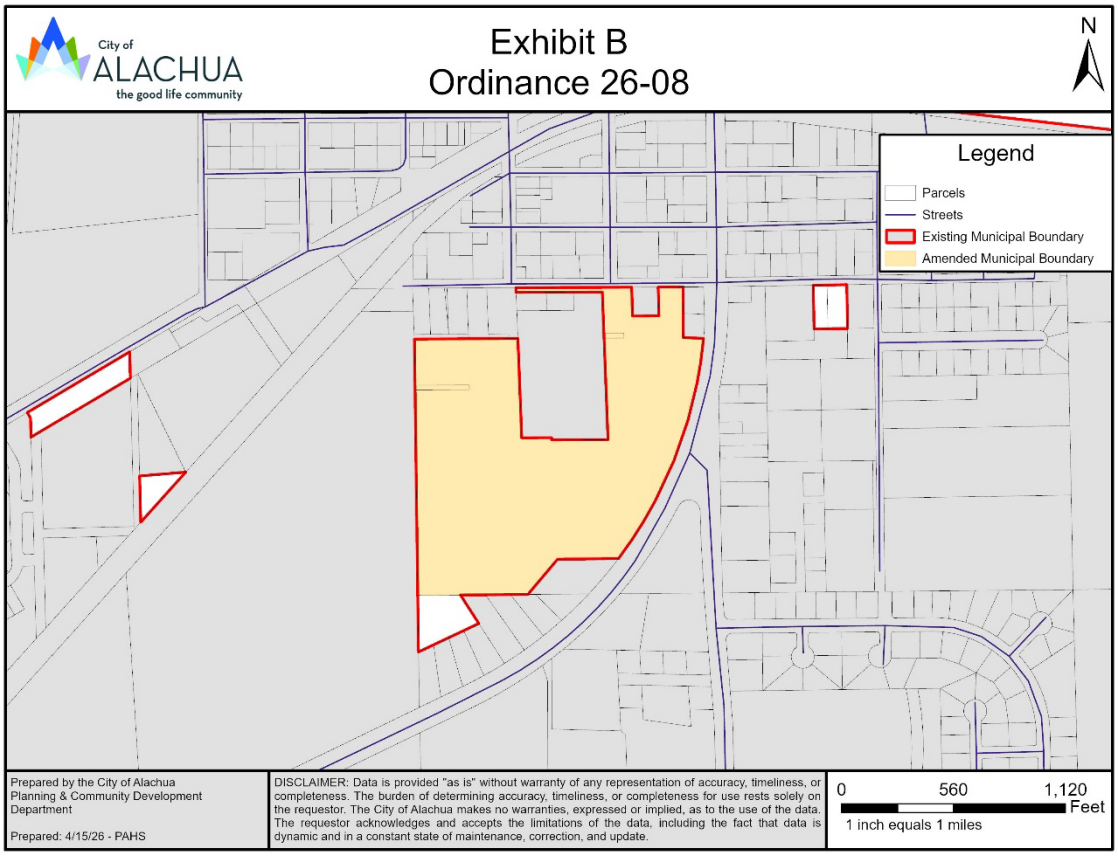
EXHIBIT A

Legal Description of Tax Parcel 03926-030-000;

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE WEST 210 FEET OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 25 – U.S. HIGHWAY 441 (200 FOOT WIDE RIGHT-OF-WAY), OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 02 DEGREES 25 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 502.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 – U.S. HIGHWAY 441 AND THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, NORTH 80 DEGRESS 36 MINUTES 35 SECONDS EAST, ALONG SAID SOUTHERNLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.56 FEET TO THE EAST LINE OF THE WEST 210 FEET OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGE 138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, LEAVING SAID SOUTHERNLY RIGHT-OF-WAY, SOUTH 02 DEGREES, 25 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 840.62 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTHWEST CORNER OF SAID LANDS; THENCE, LEAVING SAID EAST LINE, NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1062.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 02 DEGREES 00 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1303.10 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST CORNER 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1227.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE EAST LINE OF "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGE 48; THENCE NORTH 02 DEGREES, 25 MINUTES, 23 SECONDS WEST, ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2117.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.91 ACRES, MORE OR LESS

EXHIBIT B


City of ALACHUA
the good life community
Exhibit B
Ordinance 26-08
N
Legend
Parcels
Streets
Existing Municipal Boundary
Amended Municipal Boundary
Prepared by the City of Alachua
Planning & Community Development
Department
Prepared: 4/15/26 - PAHS
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City of Alachua makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that data is dynamic and in a constant state of maintenance, correction, and update.
0
560
1,120
Feet
1 inch equals 1 miles

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: CCOM

RECEIVED RECEIVED RECEIVED RECEIVED RECEIVED
JUN 01 2026

Voluntary Annexation Application

Reference City of Alachua Land Development Regulations, Section 1.7.7

Important Information and Procedures:

Two (2) public hearings before the City Commission are required to consider a request for voluntary annexation. *Applicants or their authorized agents should be present at all public hearings.*

Annexation of property into the City's jurisdiction does not change the Future Land Use Map Designation or zoning of the property. The property will retain its current designations until amended by the property owner. The property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

A. PROJECT

1. Project Name: Project McMillan
2. Address of Subject Property: 14062 and 14060 NW US HWY 441
3. Parcel ID Number(s): 03961-000-000
4. Existing Use of Property: Agricultural activities
5. Future Land Use Map Designation: County - Rural / AG
6. Zoning Classification: Agricultural
7. Acreage: 40
8. Number and Type of Existing Structures on the Property: Misc. small structures / hay barn / single family home

B. APPLICANT

1. Applicant's Status ■ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Hill & Lindsay & McMillan & Pardi & Werner Title: Individuals
   Company (if applicable): N/A
   Physical address: N/A
   Mailing Address: Scruggs, Carmichael and Wershow, P.A. ATTN Kelley Jones. 4923 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: (352) 376-5242 FAX: _____ e-mail: kelley@scwlegal.org
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____

   * Must provide executed Authorized Agent Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: Atlee Property Partners, LLC
   If yes, is the contract/option contingent or absolute? ■ Contingent ☐ Absolute

D. **ATTACHMENTS**

1. A current aerial map or plat of the property (may be obtained from the Alachua County Property Appraiser.)
2. Two (2) sets of all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
3. Property survey or boundary sketch of the property, including legal description (metes and bounds) with tax parcel number, signed and sealed by a professional land surveyor.
4. Proof of ownership (recorded warranty deed.)
5. Proof of payment of taxes.
6. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 6 attachments are required for a complete application. **A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that I/We are the owner(s) of real property hereinafter described, or have received and hereby submit written authorization from the owner(s) of the real property to act on their behalf. I/We petition the City of Alachua to extend its corporate limits by voluntary annexation to include the attached legal description of real property.

I/We hereby certify:

1. That the real property described in the attached legal description is contiguous to the existing city limits of the City of Alachua, Florida.
2. That the real property described in the attached legal description is reasonably compact in character.
3. That annexation of the real property described in the attached legal description will not result in the creation of enclaves (that is areas of unincorporated county property completely surrounded by the City of Alachua.)
4. That the owner is the fee simple absolute owner of the real property described in the attached legal description and that there are no leans, encumbrances of title, clouds of any type.
5. That the information contained herein is true and correct to the best of my/our knowledge.
6. That, in accordance with Section 1.7.7 of the City's Land Development Regulations, the property owner will be responsible for submitting applications and fees for a Comprehensive Plan Amendment to the Future Land Use Map and a rezoning within one year of the effective date of the annexation.

Lorraine M Pardi

Signature of Applicant

Signature of Co-applicant*

Lorraine M. Pardi

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 20 26, by LORRAINE M. PARDI, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL
Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan

Signature of Notary Public, State of FLORIDA

D. ATTACHMENTS

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George E. Werner Attorney-in-fact for Paula Coy Werner

Signature of Applicant

~~Signature of Co-applicant*~~

Paula Coy Werner

Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 20 26, by GEORGE E. WERNER, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan

Signature of Notary Public, State of FLORIDA

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Jennifer Lindsey
Signature of Applicant

Signature of Co-applicant*

Jennifer Lindsey
Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 20 day of MAY 20 16, by JENNIFER LINDSEY, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan
Signature of Notary Public, State of FLORIDA

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Jacquelyn Christie Hill
Signature of Applicant

Signature of Co-applicant*

Jacquelyn Christine Hill
Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 2026, by Jacquelyn Christine Hill, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan
Signature of Notary Public, State of FLORIDA

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Gary W. McMillan
Signature of Applicant

Signature of Co-applicant*

Gary W. McMillan
Typed or printed name and title of applicant

Typed or printed name of co-applicant*

* Provide signatures of all co-applicants. Multiple copies of this page may be used if necessary.

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of MAY 2026, by Gary W. McMillan, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Notary Public State of Florida
Robert Edward Jernigan
My Commission HH 343800
Expires 1/22/2027

Robert Edward Jernigan
Signature of Notary Public, State of FLORIDA

Investigative Services Department
J & K Canine Academy Inc
Hillman Su
Com
Cutting Edge Renovation and Painting
JRH LLC BUDGET TRUCK RENTAL
Calvary Bapt
Research Cir
Innovation Dr
esearch Cir



Addresses within 400' of subject property boundaries		
Parcel Number	**Physical Address**	**Owner Name**
03956-010-036	There are no addresses	Concept Development Inc.
03956-010-006	11550 Research Cir	FTA Alachua L C
03956-010-037	There are no addresses	Concept Development Inc.
03956-010-000	There are no addresses	Concept Development Inc.
03956-010-038	There are no addresses	Progress Center Property Owners Association Inc
03957-000-000	13932 NW US HWY 441	San Felasco Research Ventures LLC
03953-006-001	14030 NW US HWY 441	CER Alachua Holdings LLC
03953-006-000	14036 NW US HWY 441	North Florida General Contracting Inc
03953-007-000	14028 NW US HWY 441	Grady Manor LLC
03953-002-000	14024 NW US HWY 441	Amsdell Storage Ventures 59 LLC
03953-004-002	There are no addresses	"null"
03191-001-000	14101 and 14107 NW US HWY 441	Board of Trustees of the Internal Improvement Trust Fund of The State of FL
03953-005-000	There are no addresses	Wiggins Family LLLP
03953-001-000	14029 NW US HWY 441	Wiggins Family LLLP
03953-001-001	There are no addresses	Wiggins Family LLLP

Addresses within 400' of subject property boundaries		
Parcel Number	**Physical Address**	**Owner Name**
03956-010-036	There are no addresses	Concept Development Inc.
03956-010-006	11550 Research Cir	FTA Alachua L C
03956-010-037	There are no addresses	Concept Development Inc.
03956-010-000	There are no addresses	Concept Development Inc.
03956-010-038	There are no addresses	Progress Center Property Owners Association Inc
03957-000-000	13932 NW US HWY 441	San Felasco Research Ventures LLC
03953-006-001	14030 NW US HWY 441	CER Alachua Holdings LLC
03953-006-000	14036 NW US HWY 441	North Florida General Contracting Inc
03953-007-000	14028 NW US HWY 441	Grady Manor LLC
03953-002-000	14024 NW US HWY 441	Amsdell Storage Ventures 59 LLC
03953-004-002	There are no addresses	"null"
03191-001-000	14101 and 14107 NW US HWY 441	Board of Trustees of the Internal Improvement Trust Fund of The State of FL
03953-005-000	There are no addresses	Wiggins Family LLLP
03953-001-000	14029 NW US HWY 441	Wiggins Family LLLP
03953-001-001	There are no addresses	Wiggins Family LLLP

Land Description: (Official Records Book 4652, Page 1089)

Tax Parcel #03961-000-000

The SW ¼ of the NE ¼, and the west 210 feet of the NW ¼ of the NE ¼ lying south of SR 25 (US 441), less the north 100 feet of the west 210 feet of the NW ¼ of the NW ¼ lying south of SR-25, of Section 24, Township 8 South, Range 18 East, Alachua County, Florida.

SKETCH OF DESCRIPTION

PARCEL 03961-000-000 & 03961-002-000
14060 N.W. U.S. HIGHWAY 441
ALACHUA, FL 32615

SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

"THIS IS NOT A BOUNDARY SURVEY"

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4652, PAGE 1089)
TAX PARCEL #03961-003-000

THE SW 1/4 OF THE NE 1/4, AND THE WEST 210 FEET OF THE NW 1/4 OF THE NE 1/4 LYING SOUTH OF SR-25 (U.S. 441), LESS THE NORTH 100 FEET OF THE WEST 210 FEET OF THE NW 1/4 OF THE NE 1/4 LYING SOUTH OF SR-25, OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TAX PARCEL #03961-002-000

THE NORTH 100 FEET OF THE WEST 210 FEET OF THE NW 1/4 OF THE NE 1/4 LYING SOUTH OF SR-25 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

LAND DESCRIPTION: (PREPARED BY THIS OFFICE)
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE WEST 210 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 25 - U.S. HIGHWAY 441 (200 FOOT WIDE RIGHT-OF-WAY), OF SECTION 24 SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 02°25'23" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 502.24 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 - U.S. HIGHWAY 441 AND THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, NORTH 88°36'35" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.26 FEET TO THE EAST LINE OF THE WEST 210 FEET OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGE 138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 02°25'23" EAST, ALONG SAID EAST LINE, A DISTANCE OF 840.62 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTHWEST CORNER OF SAID LANDS; THENCE, LEAVING SAID EAST LINE, NORTH 88°34'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1082.80 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 87°00'15" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1303.10 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 88°16'43" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1227.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE EAST LINE OF "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGE 48; THENCE NORTH 02°25'23" WEST, ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2117.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 40.91 ACRES, MORE OR LESS.

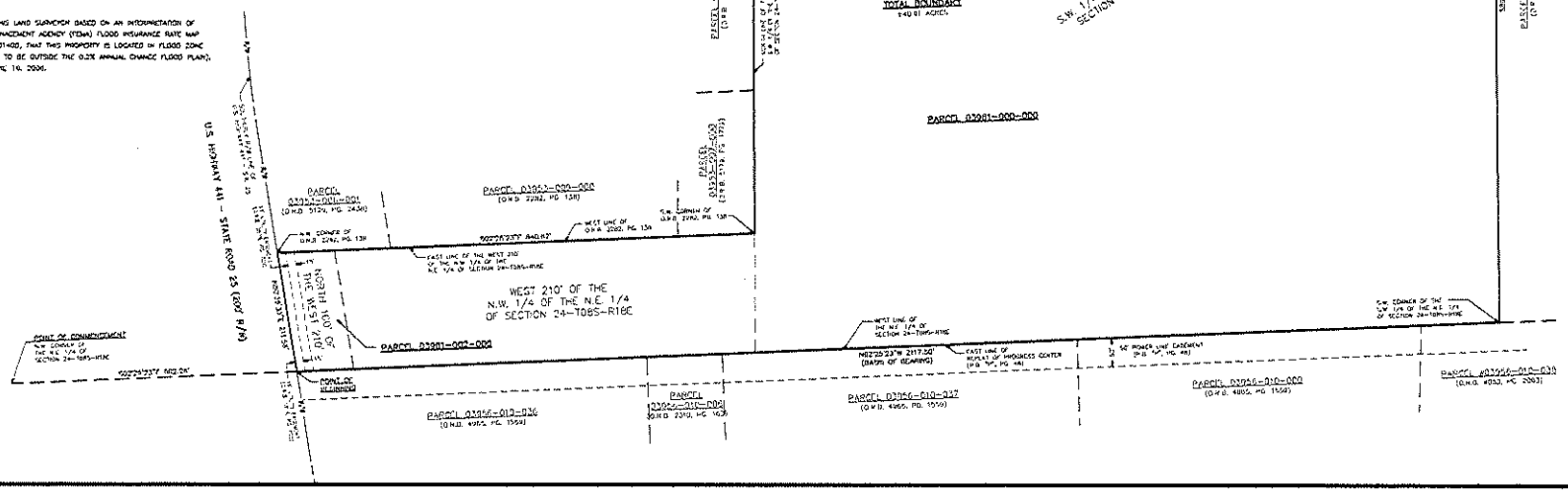
SURVEYOR'S NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4652, PAGE 1089 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
4. THE PRINTED DIMENSIONS SHOWN ON THIS SKETCH SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
6. THIS SKETCH HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SKETCH FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
7. UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SKETCH OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
8. ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SKETCH AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. BEARINGS ARE BASED ON AN ASSUMED CALL OF NORTH 02°25'23" WEST FOR THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST.
11. SKETCH PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 26-3120; COMMITMENT DATE: MARCH 31, 2026 AT 8:00 AM)
12. NO FIELD WORK WAS PERFORMED FOR THIS SKETCH.
13. GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, RESERVATIONS AND/OR AGREEMENTS.
14. THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0140D, THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE

SCALE: 1" = 100'

LOCATION MAP: NOT TO SCALE



George F. Young, Inc.
FAX: (352) 377-7158
ENGINEERS PLANNERS SURVEYORS
LAND DEVELOPMENT CONSULTANTS
CIVIL TRANSPORTATION PERMITTING
GIS SERVICES
CERTIFICATE OF AUTHORIZATION NUMBER LB 2314

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

CLIENT SKETCH TO
ALTA PROPERTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ADDRESS: 1200 S. PINE ISLAND ROAD, SUITE 400
PLANTATION, FL 33324

DATE/BY	CK'D	FIELD BK.	PG.
3/31/26	GFY	D-1	51
FIELD	DC	S-1	51
4/2/26	RJ MM		

Digitally signed by David Deren (DN: cn=David Deren, c=US, o=George F. Young, Inc., ou=14063, email=dderen@gfy.com)
Date: 2026.04.02 15:34:39 -04'00'

DAVID DEREN, P.S.M. 6354

SKETCH OF DESCRIPTION
PARCEL 03961-000-000 & 03961-002-000
14060 N.W. U.S. HIGHWAY 441
ALACHUA, FL 32615

SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

JOB NO. 26009100GS
SHEET NO. 1 OF 1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3165805 3 PG(S)
December 26, 2018 11:13:32 AM
Book 4652 Page 1089
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

This instrument prepared without benefit of title search or legal opinion of title by:

Marvin W. Bingham, Jr., Esq.
BINGHAM & MIKOLAITIS, P.A.
P.O. Box 1930
Alachua, Florida 32616-1930
File #18-279

Tax Parcel #03961-000-000 and #03961-002-000

NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:
This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

WARRANTY DEED
(Enhanced Life Estate)

THIS INDENTURE, made this 18th day of December, 2018 between **EULA LOLE MCMILLAN, an unremarried widow**, whose post office address is P. O. Box 1011, Alachua, FL 32616, Grantor, and **EULA LOLE MCMILLAN** , whose post office address is P. O. Box 1011, Alachua, FL 32616, for a life estate, without any liability for waste, with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise dispose of the property described below, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant, the remainder, if any, to **LORRAINE PARDI, PAULA COY WERNER, JENNIFER LEE LINDSAY, JACQUELINE CHRISTINE HILL and GARY WARREN MCMILLAN,** whose post office address is P.O. Box 1011, Alachua, FL 32616, as Grantees.

Grantor reserves the right to re-convey the property to herself without the necessity for any consideration being paid and by doing so thus terminates any interest that might otherwise have accrued to the Grantee(s)/remainder persons or to their creditors, heirs, assigns or successors in interest.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and

Grantees' heirs and assigns forever, the following described land, situate, lying and being in **Alachua County**, Florida, to wit:

Tax Parcel #03961-000-000

The SW 1/4 of the NE 1/4, and the West 210 feet of the NW 1/4 of the NE 1/4 lying South of SR-25 (U.S. 441), LESS the North 100 feet of the West 210 feet of the NW 1/4 of the NE 1/4 lying South of SR-25, of Section 24, Township 8 South, Range 18 East, Alachua County, Florida.

Tax Parcel #03961-002-000

The North 100 feet of the West 210 feet of the NW 1/4 of the NE 1/4 lying South of SR-25 of Section 24, Township 8 South, Range 18 East, Alachua County, Florida.

SUBJECT TO, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2019 and all subsequent years,

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has a good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Marvin W. Bingham, Jr.

Witness: Susan L. Mikolaitis

Eula Lole McMillan, Grantor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by **Eula McMillan**, who is ❑ personally known to me or ❑ who has produced a Florida Driver's License as identification.

My Commission expires:
(SEAL)

Sign: _____
Notary Public, State of Florida
Marvin W. Bingham, Jr.

MARVIN W. BINGHAM, JR.
Commission # FF 993552
Expires May 23, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

John Power
Alachua County Tax Collector

Transaction # 4851505	
Cashier:	MB
Paid By:	
Posted Date:	11/21/2025 10:06AM
Received Via:	Mail
Num. Items:	1
Total Tendered:	$6,428.38
Receipt #:	25-0033114
Batch:	231407
Drawer:	HSP Tax
Status:	Complete

Receipt

Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 03961 000 000 Bill Yr: 2025 Regular Due: 03/31/2026	11/21/2025	$6,428.38	$6,428.38
	Total:		$6,428.38	$6,428.38

Payment	Details	Paid
Check	Chk#05951	$6,428.38
	Balance:	$0.00

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03961 000 000	14060 NW US HWY 441	0300

HILL & LINDSAY & MCMILLAN & PARDI &
WERNER
PO BOX 1011
ALACHUA, FL 32616

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	311,465	0	311,465	2,367.13
SHERIFF LAW ENFORCEMENT	3.5678	311,465	0	311,465	1,111.24
LIBRARY GENERAL	0.9374	311,465	0	311,465	291.97
SCHOOL CAP PROJECT	1.5000	311,465	0	311,465	467.20
SCHOOL DISCRNRY & CN	0.7480	311,465	0	311,465	232.98
SCHOOL GENERAL	3.0030	311,465	0	311,465	935.33
SCHOOL VOTED	1.0000	311,465	0	311,465	311.47
CHILDREN'S TRUST	0.4500	311,465	0	311,465	140.16
SUWANNEE RIVER WATER MGT DIST	0.2812	311,465	0	311,465	87.58
TOTAL MILLAGE	19.0874			AD VALOREM TAXES	$5,945.06

Please Retain this Portion for your Records. Receipt Available Online.

LEGAL DESCRIPTION

SW1/4 OF NE1/4 AND W 210 FT OF NW1/4 OF NE1/4 SOUTH OF SR-25 LESS N 100 FT OF W
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
501 BOCC REFUSE RURAL COLL	1.000	@ 132.0100	132.01
730 BOCC SOLID WASTE MGMT	1.000	@ 15.8100	15.81
550 COUNTY FIRE SERVICES	1.000	Varies	503.75
555 COUNTY STORMWATER	1.000	Varies	99.60
NON-AD VALOREM ASSESSMENTS			$751.17

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$6,696.23

IF PAID BY PLEASE PAY	Nov 30, 2025 $0.00				

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03961 000 000	14060 NW US HWY 441

HILL & LINDSAY & MCMILLAN & PARDI &
WERNER
PO BOX 1011
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2025	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 25-0033114 $6,428.38 Paid 11/21/2025

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 1, 2017

RE: Annexation Cycle Open in the City of Alachua

Dear Property Owner:

Property you own in proximity to the City of Alachua city limits has been identified as an enclave. This means that your property is located within Alachua County, but is surrounded on all sides by property located within the City of Alachua.

The City of Alachua has opened up an Annexation Cycle. For all applications for annexation submitted by the end of the business day on August 1, 2017, the **APPLICATION FEES HAVE BEEN WAIVED.**

Attached is an information sheet outlining some of the benefits to becoming part of the City of Alachua, known as the *Good Life Community*.

Should you have any questions or wish to set up a time to discuss the annexation of your property into the City of Alachua city limits, please feel free to contact the Planning & Community Development Department at (386) 418-6120. An application for annexation is also available on the front page of the City's website at www.cityofalachua.com.

Sincerely,

Kathy Winburn

Kathy Winburn, AICP
Planning & Community Development Director

14062 and 14060 NW US Hwy 441

Pros of Annexing Into the City Limits of the City of Alachua

- Potentially Expedited Development Review Process Compared to the County *
  - Building Permit (for new single-family residence, 2-3 weeks in City vs. 5-6 weeks in County)
  - Plat/Subdivision Process (approximately 6 months in City vs. 10-12 months in County)
  - Site Plan Process (approximately 3 months in City vs. 5 months in County)
- Fees/Taxes
  - No Fire, Sheriff or Unincorporated Services Municipal Services Taxing Unit (MSTU)
  - No County Transportation or Park Impact Fees (approximately $4,300 for a new 1,500 square foot single-family residence in the County)
- Access to Elected Officials
  - More convenient and easier access to local government (City of Alachua City Hall instead of County Administration Building in Gainesville)
  - Per capita constituents (1 City Commissioner to 2,000 citizens vs. 1 County Commissioner to 51,000 citizens)
- Less expensive utility rates (if already connected to City utilities)
- Being a part of and helping to guide the "Good Life Community"
  - Premier Parks and Recreation Facilities and Programs
  - Charming, Walkable Downtown District
  - Community Schools with Strong Support
  - Advisory Boards to the City Commission
- Local Police Coverage (potential for faster response times)

* Length of process may vary depending upon the completeness of the application.

publisher@alachuatoday.com

NEWSROOM
- Editor: Bryan Boukari
- Reporters: C.M. Walker

ADVERTISING
- Classified/Display: Ad Clerk, ads@alachuatoday.com
- Legal Display: Legal Clerk, ads@alachuatoday.com

SUBSCRIPTIONS
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Out-of-county, $35/$60 for two years
Out-of-state, $40/$70 for two years

POSTMASTER:
Send changes of address to: Alachua County Today, P.O. Box 2135, Alachua, FL 32616. Annual subscription rate is $25 in county, $35 out-of-county and $40 out-of-state. Subscribe online at www.alachuatoday.com.

HOW TO SUBMIT...

LETTERS TO THE EDITOR:

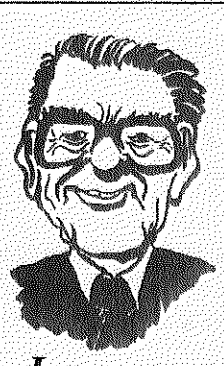
Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

A STORY: Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS: Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.

Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE
CHURCH DIRECTORY ...A3
EVENTS A3
CLASSIFIEDS & LEGAL ADS ...A4



Jesse says, "Why is it that people say they "slept like a baby" when babies wake up every two hours?"

plenty of zucchini. Perhaps this recipe will give you another way to utilize this wonderful vegetable. This recipe works with yellow squash, or a mix of yellow and zucchini.

Ingredients
- Cooking Spray
- 2 cups all-purpose flour
- 1 tablespoon baking powder
- ¾ teaspoon salt
- ¾ cup shredded zucchini

Directions

Heat oven to 450°. Spray baking sheet with cooking spray.

Combine flour, baking powder, salt and red pepper. Stir in the cheese.

Mix the milk, butter and zucchini in a separate bowl. Stir the zucchini mixture into they won't get done in the middle. Should make about 3 dozen.

Bake 8-10 minutes until golden brown. Serve warm with plenty of butter.

# # #

email editor@ alachuatoday.com

SOLICITING:

Continued from page A1

Moore faces multiple charges after online sting

as part of the North Florida Internet Crimes Against Children Task Force.

The operation brought together local, state and federal law enforcement agencies to identify people suspected of using the internet to entice, solicit, traffic or travel to meet minors for sexual exploitation or human trafficking.

According to information released by the Sheriff's Office, an undercover deputy began communicating with Richard Matthew Moore through the Pure app before the conversation moved to Snapchat. The deputy posed as a 15-year-old girl.

Investigators reported that Moore acknowledged the purported girl's age but continued engaging in sexually explicit conversation. According to the Sheriff's Office, Moore told the undercover persona that knowing she was 15 sexually aroused him.

Moore and the undercover persona discussed meeting in person Aug. 1, investigators reported. The conversation resumed Aug. 3, when Moore allegedly sent an explicit photograph of himself.

Authorities said Moore later drove to a Gainesville park expecting to meet the person he believed was 15 and was arrested at the park.

After being advised of his Miranda rights, Moore reportedly admitted using Pure and Snapchat to communicate with the undercover persona. According to the Sheriff's Office, he also admitted communicating with other minors for sexual gratification.

Investigators reported that Moore admitted sending the explicit photograph and asking the undercover persona to send him a partially nude photograph. Moore denied that he intended to engage in sexual activity during the planned meeting, according to authorities.

Moore also reportedly admitted deleting Snapchat content before encountering law enforcement.

He was charged with using a computer or electronic device to solicit a minor for sexual activity, traveling to meet a minor after using a computer to solicit or lure the child, and unlawful use of a two-way communication device.

According to the information provided by the Sheriff's Office, Moore has no local criminal history.

Judge Susan Miller-Jones ordered Moore held without bail pending a hearing on a motion by the State Attorney's Office seeking to have him detained without bail until trial. If the judge denies the motion, bail will be set at that hearing.

The charges are accusations, and Moore is presumed innocent unless proven guilty

# # #

Email cwalker@ alachuatoday.com

Obituary

Dorothy Miller

Dorothy Miller's sunrise was in Alachua on Feb. 7, 1937. Her start in life was a bit precarious due to the loss of her beloved mother three months after her birth. Through God's grace, she was raised with the love and care of her maternal grandmother, Lucy Nickels, and her aunt, Lucille Nickels Anderson. Two years later, her Aunt Lucille gave Dorothy a playmate and named her Margaret. Dorothy and Margaret were raised as sisters and introduced each other as such for their entire lives.

Dorothy was promoted through the segregated school system of Alachua County during the 40s and 50s. At the completion of her education, she traveled to various cities throughout the Sunshine State, married several times, and worked in the field of nursing, giving birth to her miracle baby, Bryan Daniels, on Sept. 20, 1959.



MILLER

Eventually, life brought her back to Alachua. Back to the house in Leroy's Addition that has been in her family since 1913. Where she was born and raised and now raised her only child. Upon her return to Alachua, she worked in the Alachua County School System until her retirement.

Her later struggles in life didn't stop the love she had for her only grandchild, Quinton Daniels, nor the love her niece, Paris Davis-Reed held for her.

As the last elder in a long line of African American women over 100 years strong in Alachua, our hearts are heavy at her Sunset, Sunday, Aug. 2, 2026.

Obituaries: Obituaries may be edited by *Alachua County Today* for style, space, and policy.

Alachua County Today
No Gossip, Just News
386.462.3355

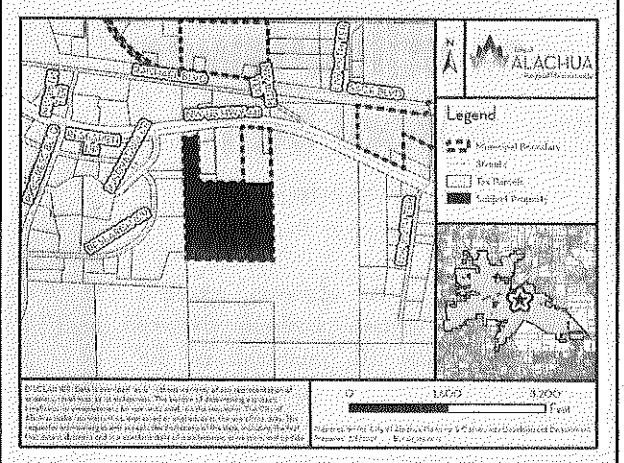
City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 24, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-14

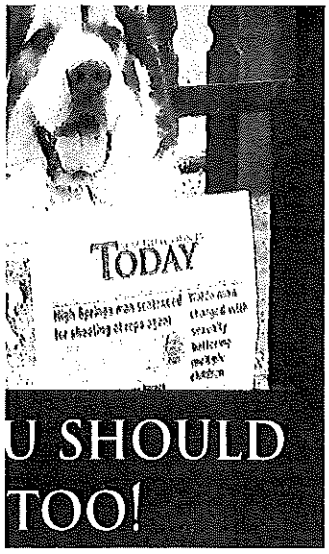
AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - August 6, 2026 and August 13, 2026)



help provide equipment, travel gear and training resources for the school's soccer program.

In addition to raising money, the event highlighted the relationship between youth soccer and the high school program by giving younger athletes an opportunity to interact with older players and members of the local soccer community.

The tournament was organized by Santa Fe High School boys soccer head coach and alumnus

players and fans of all ages for a fantastic day of fast-paced soccer and community connection," organizers said in a statement. "The tournament successfully bridged the gap between the youth recreation level and the high school program, uniting local families, alumni, and soccer enthusiasts for a common cause."

They also thanked the many volunteers, participants and supporters who helped make the event possible.

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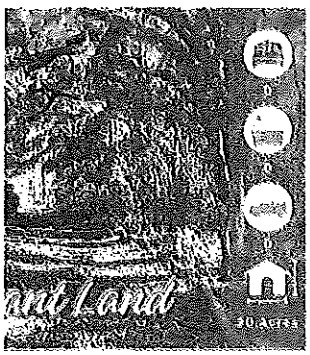
HORIZON
REALTY of ALACHUA, INC.



2 $449,900

T STREET ALACHUA

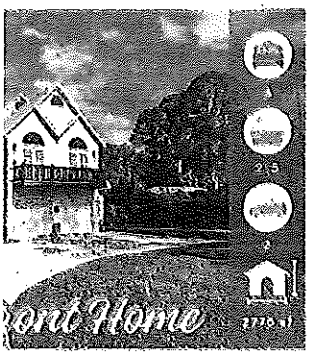
finition of peaceful Doly 11 minutes from t
e away less than a 1/2 mile down a dirt
veway lined with mature, natural
the beautiful twenty acres, set back from
n ting cleared homesite.



GC519208 $2,917 month

16407 NW 174TH DR D&E ALACHUA

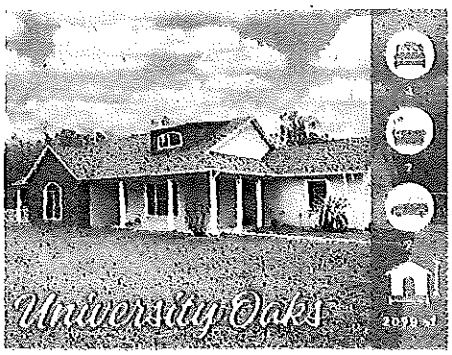
Located in Horizon Office Park on US 441 just N of I-75 and Santa Fe High School. Well-maintained office building across from Renasant Bank and Santa Fe Ford and the soon to be Wawa and additional retail/businesses under construction. Business professional!



6 $789,000

E DRIVE HAWTHORNE

ours 1.38 acre lakefront haven on the
y Lake! This Jewel is a solid custom built
tar Lake Forest neighborhood east of
his exquisite 3-bedroom, 2 1/2 bathroom
and stunning views of Riley Lake.



GC528297 $359,900

10851 NE 109TH STREET ARCHER

This stylish 4/2 sits on a spacious 1.6-acre corner lot. The grand open floor plan includes pillared formal dining with a high dormer window for natural light, an open breakfast bar, granite counters and tiled floors throughout the home.

ZON REALTY
ACHUA, INC.
ON YOUR HORIZON?

CALL TO ARRANGE A TOUR TODAY
PH: 386-462-4020
HORIZONREALTYFL.COM

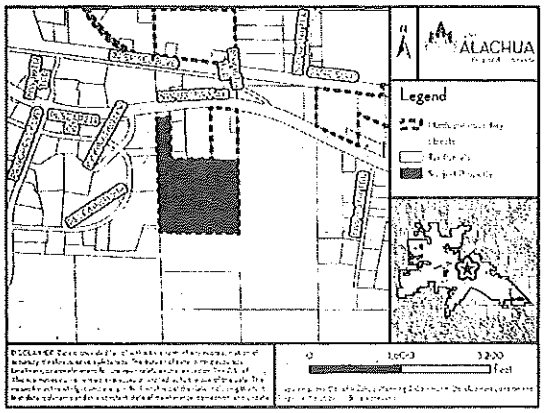
City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following proposed ordinance as titled:

ORDINANCE 26-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE COPPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000). Copies of the application, complete legal description of the subject property, and proposed ordinance are available for public inspection at the Planning & Community Development Department in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. and copies can be obtained from the Office of the Deputy City Clerk.

At the public hearing, all interested parties may appear and be heard with respect to the application. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 23, 2026 and July 30, 2026)

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action is expected
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Motorists are encouraged to watch for construction crews, follow posted traffic signs and allow extra travel time

FDOT also encourages drivers to monitor traffic conditions and construction updates through its Northeast Florida social media channels, the FL511

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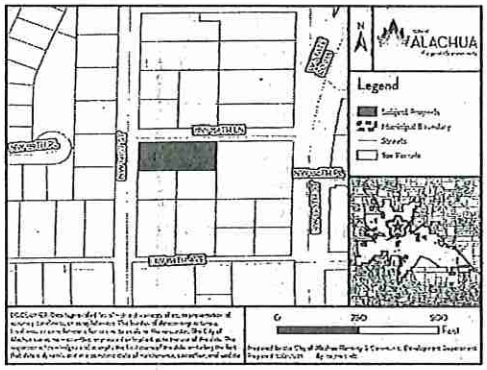
City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on August 10, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Ordinance 26-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY - 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH ON THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET; TAX PARCEL NUMBER 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related application materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m., one week prior to the date of hearing. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - July 30, 2026)

City of ALACHUA

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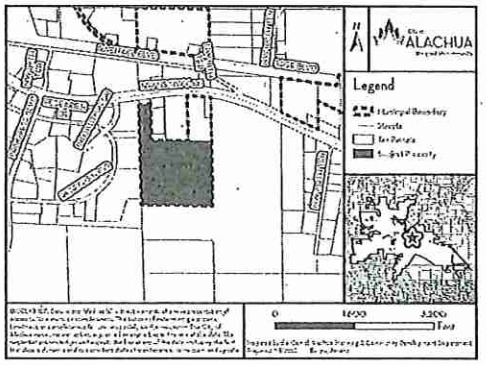

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(Published: Alachua County Today - July 23, 2026 and July 30, 2026)

City of Alachua
"The Good Life Community"
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Alachua, Florida 32616-0009

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ORDINANCE 26-14

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hills & Lindsay & McMillan & Pardi & Werner, individuals, applicants & owners of the property to be annexed, has authorized the execution of a petition requesting that the City limits of the City of Alachua, Florida, be extended to include their land; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been published once each week for two consecutive weeks in the Alachua County Today newspaper, meeting the requirements of advertising in Florida Statute 171.044; and,

WHEREAS, pursuant to the provisions of Florida Statute 171.044, a notice of annexation has been delivered by certified mail to the Board of County Commissioners of Alachua County, Florida no fewer than 10 days prior to the publishing of the first required notice of annexation meeting the requirements of notice in Florida Statute 171.044; and,

WHEREAS, the City Commission of the City of Alachua, Florida finds that the real property is contiguous to the existing corporate limits of the City, and is reasonably compact, and does not create an enclave, and meets the requirements for voluntary annexation as established in Florida Statute 171.044;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Extending the Corporate Limits of the City of Alachua, Florida to Include Certain Lands Lying Contiguous to the Existing Corporate Limits of the City

A. Legal Description (Tax Parcel 03961-000-000).

The corporate limits of the City of Alachua, Florida are hereby amended to include lands described in the legal description attached to this ordinance and identified as "Exhibit A."

B. Map.

A location map – including the amended municipal boundary of the City of Alachua, Florida – is hereby attached to this ordinance and identified as "Exhibit B."

DRAFT

Section 2. Providing that All Existing Laws, Ordinances, Rules and Regulations Shall Apply

All laws, ordinances, rules and regulations of the City of Alachua, Florida of general application throughout the existing boundaries and corporate limits shall apply through the boundaries and corporate limits of said City as extended by this Ordinance.

Section 3. Official Zoning Atlas

Until the City of Alachua, Florida shall exercise its zoning power over the territories annexed, all of the current zoning regulations and maps heretofore adopted by the Board of County Commissioners of Alachua County, Florida shall continue in full force and effect throughout the territory annexed, and shall be enforced by the City of Alachua.

Section 4. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 5. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 6. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 10th day of August, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____, day of _____ , 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, City Attorney

DRAFT

EXHIBIT A

Legal Description of Tax Parcel 03926-030-000;

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE WEST 210 FEET OF THE NORTHEAST 1/4 LYING SOUTH OF STATE ROAD 25 – U.S. HIGHWAY 441 (200 FOOT WIDE RIGHT-OF-WAY), OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 02 DEGREES 25 MINUTES 23 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 502.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 – U.S. HIGHWAY 441 AND THE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE, NORTH 80 DEGRESS 36 MINUTES 35 SECONDS EAST, ALONG SAID SOUTHERNLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.56 FEET TO THE EAST LINE OF THE WEST 210 FEET OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2282, PAGE 138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE, LEAVING SAID SOUTHERNLY RIGHT-OF-WAY, SOUTH 02 DEGREES, 25 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 840.62 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE SOUTHWEST CORNER OF SAID LANDS; THENCE, LEAVING SAID EAST LINE, NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1062.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 02 DEGREES 00 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1303.10 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST CORNER 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1227.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4 AND THE EAST LINE OF "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGE 48; THENCE NORTH 02 DEGREES, 25 MINUTES, 23 SECONDS WEST, ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2117.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.91 ACRES, MORE OR LESS

DRAFT

EXHIBIT B



DRAFT



Parker A. H. Stevens
Planner
Planning and Community Development Department

Parker A. H. Stevens is a Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Stevens holds a bachelor's degree in Sociology and a bachelor's degree in Social Sciences, Interdisciplinary, with a focus on Urban Studies from Florida State University, and is working on his master's degree in Urban and Regional Planning from Florida State University.

EDUCATION

Florida State University
Bachelor of Science in Sociology
Graduated: May 2024

Florida State University
Master of Urban and Regional Planning
Graduated: May 2026

Florida State University
Bachelor of Science in Social Studies, Interdisciplinary, with a focus in Urban Studies.
Graduated: May 2024

WORK EXPERIENCE

City of Alachua, Florida | Planner | Jan 2026-Present
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6123

City of Monticello, Florida | City Intern | May-Nov 2025
245 S Mulberry St, Monticello, Fl 32344 | (850) 342-0153

CERTIFICATES AND OTHER SKILLS

ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel
Public Speaking | Proficient

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: August 24, 2026

SUBJECT: Ordinance 26-15, Second Reading; Extending Ordinance 0-96-21 - Clay Electric Cooperative, Electric Utility Franchise Agreement

PREPARED BY: Michael Carrillo

RECOMMENDED ACTION:

Approve Ordinance 26-15 on Second Reading.

Summary

The City of Alachua provides reliable and affordable electric utility services to approximately 5,300 residential and commercial customers within our Electric Service Territory, as documented by the Florida Public Service Commission. The remaining electric customers within our city limits are served by Clay Electric Cooperative, Duke Energy of Florida, and Gainesville Regional Utilities, based on these utilities' respective Electric Service Territories through Electric Franchise Agreements.

An Electric Franchise Agreement is a negotiated contract between a municipality (or local government) and an electric service provider, granting the utility the right to serve customers within a specific geographic area. This legal arrangement under public utility law authorizes the utility to operate in the jurisdiction, typically for a set term (often 20 years or more). The agreement generally includes provisions for rates and the use of public rights-of-way for infrastructure installation and maintenance.

Ordinance 26-15 extends the existing 30-year Clay Electric Franchise Agreement for an additional 30 years and stipulates a monthly franchise payment of 6% of Clay Electric's base revenues from the customers it serves within the City of Alachua.

By approving Ordinance 26-15, we ensure the continuity of service for 880 existing Clay Electric customers within the limits of the City of Alachua.

FINANCIAL IMPACT

This Franchise Agreement has provided the City of Alachua with revenue of approximately $23,300 / month on average.

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 26-15 (Clay Electric Cooperative, Inc. Non-Exclusive Electric Utility Franchise) - R2
2. Clay-Elec_Ordinance_0-96-21_Franchise-Agreement
3. Reef Energy Recommendation for the Extension of Ordinance 96-21
4. city of alachua.signed acceptance letter 8.3.26

ORDINANCE 26-15

AN ORDINANCE OF THE CITY OF ALACHUA; EXTENDING ORDINANCE NO. 0-96-21; AN ORDINANCE GRANTING CLAY ELECTRIC COOPERATIVE A NON-EXCLUSIVE ELECTRIC UTILITY FRANCHISE TO OCCUPY MUNICIPAL STREETS AND RIGHTS-OF-WAY IN THE CITY OF ALACHUA, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC AND POWER SERVICES; PRESCRIBING THE TERMS AND CONDITIONS ACCOMPANYING THE GRANT OF FRANCHISE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua provides for in Appendix A, Article I, Section 1 of its Code of Ordinances the list of agreements and franchises; and

WHEREAS, the City of Alachua, by passing Ordinance 0-96-21 on second and final reading on September 4, 1996, granted to Clay Electric Cooperative, Inc. a Non-Exclusive Electric Utility Franchise to occupy municipal streets and rights-of-ways; and

WHEREAS, Ordinance 0-96-21 has been listed but not published in the City of Alachua Code of Ordinances; and

WHEREAS, Ordinance 0-96-21 is a valid, legal Non-Exclusive Electric Utility Franchise even though it is not published in the City of Alachua Code of Ordinances; and

WHEREAS, Ordinance 0-96-21 provided for a franchise term of thirty (30) years from September 4, 1996; and

WHEREAS, on September 3, 2026, the Non-Exclusive Electric Utility Franchise will expire; and

WHEREAS, the City of Alachua received a letter from Clay Electric Cooperative, Inc. dated January 13, 2026, indicating its proposal for an extension of the current Non-Exclusive Electric Utility Franchise for a period of thirty (30) years, with an expiration date of September 3, 2056.

WHEREAS, the City of Alachua shares in the desire to extend the Clay Electric Cooperative, Inc. Non-Exclusive Electric Utility Franchise for a period of thirty (30) years, with an expiration date of September 3, 2056; and

WHEREAS, the City of Alachua Commission finds the mutual desire to extend the Non-Exclusive Electric Utility Franchise for an additional thirty (30) years to be in the public interest; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA;

The foregoing recitals are true, confirmed, affirmed and adopted as if repeated in their entirety and set forth herein.

Section 1. Extending Ordinance 0-96-21

Ordinance 0-96-21 shall continue to have full effect and be in force from and after the final passage hereof, as required by law and upon the filing of an acceptance by Grantee of all the terms thereof with the Grantor and shall continue in force and effect for a term of thirty (30) years after the effective date of this ordinance, or as long as the territory agreement between the parties is in full force and effect, whichever is less.

Section 2. Inclusion of Code

It is the intention of the City Commission of the City of Alachua, Florida and it is hereby provided that the provision of this ordinance shall become and be made part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article" or other appropriate designation to accomplish such intention.

Section 3. Providing for Severability

It is the declared intent of the City Commission of the City of Alachua, Florida, that, if any section, sentence, clause, phrase or provision of this ordinance is for any reason held or declared to be unconstitutional, voice or inoperative by a court or agency of competent jurisdiction, such holding if invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 4. Repealing all Ordinances in Conflict

All other ordinances or parts of ordinances in conflict herewith, are to the extent of such conflict, hereby repealed.

Section 5. Providing an Effective Date

This Ordinance shall become effective September 3, 2026.

PASSED on second reading on the ___ day of August 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor

SEAL

ATTEST:

_____
Rodolfo Valladares, City Manager/City Clerk

APPROVED AS TO FORM:

_____
S. Scott Walker, City Attorney

ORDINANCE NO. 0-96-21

AN ORDINANCE GRANTING TO CLAY ELECTRIC COOPERATIVE A NON-EXCLUSIVE ELECTRIC UTILITY FRANCHISE TO OCCUPY MUNICIPAL STREETS AND RIGHTS-OF-WAY IN THE CITY OF ALACHUA, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC AND POWER SERVICES; PRESCRIBING THE TERMS AND CONDITIONS ACCOMPANYING THE GRANT OF FRANCHISE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

SECTION 1. Findings.

(A) The Grantor deems it necessary, desirable and in the interest of its citizens to establish by ordinance a franchise granting to Grantee the permission to occupy Rights-of-Way in the City of Alachua, Florida, for the purpose of providing electric services.

(B) The Grantee is willing to undertake the installation and operation of its electric utility facilities under a franchise from Grantor.

SECTION 2. Short Title.

This Ordinance shall be known and may be cited as the "Clay Electric Cooperative, Inc. Electric Franchise."

SECTION 3. Definitions.

For the purposes of this Ordinance, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

(A) "Grantor" - The City of Alachua, Florida.

(B) "Grantee" - Clay Electric Cooperative, Inc., its successors and assigns.

(C) "Electric Utility System" - An electric power system installed and operated in the Franchise Area in accordance with the provisions of the Florida Public Service Commission establishing technical standards, service areas, tariffs and operating standards, which shall include but not be limited to electric light, heat, power, and energy facilities, and a generation, transmission, and distribution system, with such extensions thereof and additions thereto as shall hereafter be made.

(D) "Franchise Area" - That area for which Grantee provides Electric Utility Service which is within the corporate city limits of the Grantor.

(E) "Base Revenues" - Revenues from the sale of electricity, net of customer credits, to residential, commercial, and industrial customers and City sponsored streetlighting all within the corporate limits of the City.

(F) "Person" - Any person, firm, partnership, association, corporation, company or organization of any kind.

(G) "Rights-of-Way" - All of the public streets, alleys, highways, waterways, bridges, easements, sidewalks and parks of the City, as they now exist or may be hereafter constructed, opened, laid out or extended within the present limits of the City, or in such territory as may hereafter be added to, consolidated or annexed to the City.

(H) "Retail Wheeling" - A customer/supplier arrangement whereby an electric energy provider utilizes transmission and/or distribution facilities of Grantee to make energy sales directly to an end use customer located within the Franchise Area.

(I) "Adversely Affected" - For the Grantee, a loss of one percent (1%) of Base Revenues within the corporate city limits due to Retail Wheeling. For the Grantor, a loss of one percent (1%) of franchise fees due to Retail Wheeling.

SECTION 4. Grant of Authority.

(A) There is hereby granted by Grantor, to Grantee, the right and privilege to construct, erect, operate, own and maintain, in, upon, along, across, above, over and under Rights-of-Way now laid out or dedicated, and all extensions thereof, and additions thereto in the corporate city limits, poles, wires, cables, underground conduits, manholes, fiber optic cable for its own use and other fixtures necessary or proper for the maintenance and operation of its Electric Utility System, provided that all portions of the same shall conform to the National Electrical Safety Code. This Franchise is awarded subject to the provisions of general or special laws of Florida now existing or hereinafter enacted. This grant of authority is limited to the provision by Grantee of electric utility services. Grantee agrees that without the prior written permission of Grantor, it will not allow any entity providing a wireless communication system to acquire rights to occupy Rights-of-Way under this Franchise. In the event Grantee desires to use its existing facilities, or construct new facilities, in order to provide public communications, leased fiber optic capacity, or video services to existing or potential consumers, Grantee must obtain additional and separate permission from Grantor for such activities.

(B) Annexation or Contraction. Grantee agrees that the Franchise Area is subject to expansion or reduction by annexation and contraction of municipal boundaries. If Grantor approves any Franchise Area expansion or reduction by annexation or contraction, Grantor will provide written notice to Grantee. Grantee must revise its payments due to any expansion or reduction by annexation within a reasonable time after notice to Grantee, but no later than sixty (60) days after receipt of notice.

(C) Non-Exclusive Use. The right to use and occupy Rights-of-Way for the purposes herein set forth shall be non-exclusive, and the Grantor reserves the right to grant a similar use of said Rights-of-Way, to any person at any time during the period of this Franchise so long as such grant does not materially and adversely impact Grantee's right to use and occupy Rights-of-Way as aforesaid.

SECTION 5. Term of Franchise.

(A) Except as otherwise provided herein, the Franchise and rights herein granted shall take effect and be in force from and after the final passage hereof, as required by law and upon the filing of an acceptance by Grantee of all the terms thereof with the Grantor and shall continue in force and effect for a term of thirty (30) years after the effective date of this Franchise ordinance, or as long as the territory agreement between the parties is in full force and effect, whichever is less.

(B) However, if in the event the appropriate governmental authorities authorize Retail Wheeling, then, either party, if Adversely Affected thereby, may reopen this ordinance upon thirty (30) days written notice to the other for the sole purpose of addressing franchise fee payments between Grantee and Grantor. If the parties are unable to agree within ninety (90) days of reopening, either party may declare an impasse and may file an action in the Circuit Court in Alachua County, Florida for declaratory relief as to the proper franchise fee in light of Retail Wheeling.

(C) Each party shall bear its own costs in such a proceeding. During the pendency of any negotiations pursuant to the reopener or any declaratory action arising therefrom the current franchise payment as set forth in Section 6 shall continue to apply. Provided, however, if as a result of such negotiations or any declaratory action arising therefrom, a different franchise payment is determined, that new franchise payment shall apply retroactively to the first full month following the date this ordinance is reopened and the parties shall balance their accounts accordingly.

(D) In all events, Grantor shall not grant more favorable treatment to providers of Retail Wheeling than is granted to Grantee under this ordinance, it being the intent of the parties that no future provider of electric service, be it generation, transmission or distribution service, to customers within the corporate limits of Grantor shall be given a competitive advantage over Grantee.

SECTION 6. Payment to Grantor.

(A) Effective the first day of the second month beginning after the effective date of this ordinance, Grantor shall be entitled to receive from Grantee a monthly franchise amount which will equal six percent (6%) of Grantee's Base Revenues for the preceding month which amount shall be the total compensation due Grantor for the rights, authority and privileges granted by this Franchise.

(B) Payment shall be made to the Grantor for each month no later than the twentieth (20th) day of the following month. The monthly payment may be made by wire transfer. Any monthly payment or any portion thereof received twenty (20) days after the due date shall be subject to interest at the rate of 10% percent per annum until all payments are paid in full .

SECTION 7. Favored Nations

(A) In the event Grantee shall hereafter accept an electric utility franchise ordinance from any municipality providing for the payment of a franchise fee in excess of the amount provided for per Section 6 above, the Grantee shall immediately notify the Grantor and the Grantor reserves the right to amend this Franchise to require the Grantee to pay the Grantor such additional franchise fees. The Grantee's failure to notify Grantor of such additional payments does not limit Grantor's rights to such additional franchise fees nor limit Grantee's liability with respect thereto including late payments outlined in Section 6 (B).

(B) In no event shall Grantor receive a franchise fee that is less, in terms of percentage and/or Base Revenues, than any other governmental entity within Grantee's service area, except that, in the event Grantor shall hereafter grant a utility franchise to any other energy supplier providing for the payment of a franchise fee less than the amount provided for in Section 6 above, then Grantor shall be obligated to accept an amendment of this ordinance providing for a decrease in the franchise fee to such lesser amount.

SECTION 8. Rates and Services Provided.

The rates to be charged and services provided by the Grantee for electric service within the corporate limits of Grantor during the term of this franchise shall be as provided in the Grantee's tariffs now or hereafter approved by the Florida Public Service Commission, or such agency of the State of Florida or other entity as may have proper jurisdiction over such rates and charges of Grantee.

SECTION 9. Character of Service.

Grantee agrees that the materials to be used in the construction, operation and maintenance of the electric distribution system and the service to be rendered thereby shall be in every respect equal to those provided to Grantee's other franchised communities.

SECTION 10. Indemnification.

(A) Grantor shall in no way be liable or responsible for any accident or damage that may occur in the construction, operation or maintenance by Grantee of its facilities thereunder, and the acceptance of this franchise by Grantee shall be deemed an agreement on the part of the Grantee to indemnify Grantor and hold it harmless against any and all liability, loss, cost, damage or expense which Grantor may incur by reason of the neglect, default, or misconduct of Grantee in the construction, operation, or maintenance of its electric utility facilities thereunder.

(B) Grantee shall maintain throughout the term of this Franchise sufficient financial resources to provide self insurance insuring the Grantor and Grantee with regard to all damages set forth in Section 10 (A) in the minimum amounts of:

(I) $1,000,000 for bodily injury or death to a person;
$3,000,000 for bodily injury or death resulting from any one accident.

(ii) $50,000 for property damage resulting from any one accident.

(iii) $1,000,000 for all other types of liability.

(C) It is acknowledged by the Grantor that Grantee provides its own liability insurance (self insured). Grantee must submit on an annual basis, when submitting its annual audited financial report, documentation that clearly demonstrates that it has accumulated sufficient financial resources in order to provide insurance coverage as indicated in Section 10(B) above.

SECTION 11. Approval of Transfer.

(A) The rights and privileges granted by this Franchise shall not be sold, or assigned in whole or in part without the Grantor's prior written approval; however, such consent shall not be unreasonably withheld. No such sale or assignment shall be effective until the vendee or assignee has filed with the Grantor an instrument, duly executed, reciting the fact of such sale, or assignment and agreeing to perform all the conditions thereof.

(B) Grantee shall annually submit to Grantor, Attention: City Clerk's Department, a copy of its Audited Annual Financial Report upon its normal issuance of same. By acceptance of this Franchise, the Grantee specifically agrees that in the event of any violation of this Section, after thirty (30) days written notice and an opportunity for Grantee to cure, Grantor may cause the Franchise granted herein to be terminated.

SECTION 12. Grantor Rights in Franchise.

The right is hereby reserved to the Grantor to adopt, in addition to the provisions herein contained and existing applicable ordinances, such additional regulations as it shall find necessary in the exercise of its police power, provided that such regulations, by ordinance or otherwise, shall be reasonable, and shall not be in conflict with the laws of the State of Florida or the lawful regulations of any state agency possessing the power to regulate the activities of the Grantee or materially interfere with the benefits conferred on Grantee hereunder.

SECTION 13. Work in the Right-of-Way.

The Grantee is hereby granted the right, authority and privilege to make all necessary excavations in said square, streets, avenue, alleys, thoroughfares, public grounds and other parts of Grantor. The Grantee shall have the right to fasten and to stretch and lay along the lines of said poles, conduits, pipes and cables necessary for transmitting and conveying the electric current to be used in Grantee's business, together with all the right and privileges necessary or convenient for the full use including the right to trim, cut and keep clear all trees and limbs along said lines that may in any way endanger the proper operation of same. Moreover, the Grantee shall have the right to construct, erect, operate and maintain in said City an electric system consisting of central plant or plants, with all the engines, boilers, dynamos, machines and devices, and appliances that may be required for generating electricity, together with necessary substations, lines and related facilities and for carrying Grantee's business; provided that, in accomplishing these purposes, the streets of said City shall not be unreasonably obstructed and work in connection therewith shall be done and carried on in conformity with such reasonable rules, regulations and local ordinances with reference thereto as may be adopted by Grantor for the protection of the public.

SECTION 14. Records and Reports.

The following records and reports shall be filed with or available to Grantor:

(A) Grantee Rules and Regulations. Copies of rules, regulations, terms and conditions adopted by Grantee that relate to Grantee's use of Grantor's Right-of-Way shall be available upon request by Grantor.

(B) Accounting. Grantee shall use the system of accounts and the form of books, accounts, records, and memoranda prescribed by the Florida Public Service Commission, or as mutually agreed to by Grantor and Grantee. Should the Florida Public Service Commission cease to exist, the City retains the right to require the Grantee to maintain a system of accounts and forms of books and accounts and memoranda prescribed by the Federal Energy Regulatory Commission or any other applicable agency.

(C) Reports. The Grantee will attach to each payment a statement of its estimated Base Revenues by revenue account for the period on which such payment is based, signed by an authorized representative of the Grantee, in such reasonable form and detail as Grantor may from time to time prescribe, sufficient to show the source and method of computation of Base Revenues. The acceptance of any statement or payment shall not estop the Grantor from asserting that the amount paid is not the amount due or from recovering any deficit by any lawful proceeding, including interest to be applied at the rate set forth in Section 6 (B).

(D) Availability of Records and Reports. Grantee shall supply all accounts and records of the Grantee and/or all such information that the Grantor or its representatives may from time to time reasonably request or require relative to the calculation of franchise fees. Such financial records shall be kept and maintained in accordance with generally accepted accounting principles. All of the these records shall, on written request of Grantor, be open for examination and audit by Grantor and Grantor's representatives during ordinary business hours, and such records shall be retained by Grantee for a period of five (5) years.

(E) Audit. Grantor may require an audit of Grantee's books at minimum of once every five years. Grantee will reimburse Grantor's audit costs if the audit identifies errors in the Grantee's franchise Base Revenues of five percent (5%) or more for the period audited. Errors identified during the audit process shall be projected for any additional time periods not covered during the audit if there is a reasonable probability these errors occurred during the unaudited period, but not for more than five (5) years. If an underpayment of franchise fees has occurred, interest will be computed at a rate of ten percent (10%) per annum. Both the underpayment and interest shall be paid within thirty (30) days after receipt of demand therefor from Grantor.

SECTION 15. Grantor's Authority.

(A) Nothing in this Franchise shall prevent Grantor from levying and collecting such taxes as Grantor may from time to time be empowered, by law, to levy and collect provided such taxes shall be applied uniformly to all persons within Grantor's corporate limits and shall not constitute an additional tax or fee for Grantee's use of the Rights-of-Way. Such taxes are not considered part of the franchise fees.

(B) In the event the Grantor acquires the property rights of Grantee as well as any extensions thereof within and without the City, used in or useful in or connected with Grantee's Electric Utility System and the extensions thereof, all grants or renewals shall at once terminate.

SECTION 16. Severability.

Should any section or provision of this Franchise Ordinance or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the Grantor and Grantee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial authority's decision.

SECTION 17. Acceptance.

This ordinance shall become effective upon being legally passed and adopted by the City Commission of the City of Alachua, as provided by law; and it is further agreed that Grantee shall accept this franchise as of the date of the passage and adoption by the City Commission and shall signify its acceptance in writing within thirty days after the City Commission's approval of this ordinance by filing its written acceptance with the City Clerk.

SECTION 18. Attorney's Fees and Expenses.

Except as otherwise provided for herein, Grantor and Grantee hereto agree that if litigation becomes necessary to enforce any of the obligations, terms and conditions of this Franchise, each party shall bear their own costs and attorney's fees.

SECTION 19. Governing Law and Venue.

(A) The rights and privileges granted to Grantee by this Franchise shall at all times be subordinate and inferior to the rights of the public in and to the ordinary use of Grantor's Rights-of-Way and nothing in this Franchise shall be considered as a surrender by Grantor of its right and power to use and relocate the use of its Rights-of-Way.

(B) The Franchise and rights herein granted are subject to the provisions of existing Federal laws and the laws of the State of Florida and those hereafter enacted pertaining to the granting of franchises and to Retail Wheeling.

(C) Venue. In the event that any legal proceeding is brought to enforce the terms of this Franchise, the same shall be brought in Alachua County, Florida, or, if a federal claim, in the U.S. District Court in and for the Middle District of Florida.

SECTION 20. Notices.

Except in exigent circumstances, all notices by either Grantor or Grantee to the other shall be made by either depositing such notice in the United States Mail, Certified Mail return receipt requested or by facsimile. Any notice served by certified mail return receipt shall be deemed delivered five (5) days after the date of such deposit in the United States mail unless otherwise provided. Any notice given by facsimile is deemed received by next Business Day. "Business Day" for purposes of this section shall mean Monday through Friday, with Saturday, Sunday and Grantor and Grantee observed holidays excepted. All notices shall be addressed as follows:

To Grantor:

City Manager
City of Alachua
P.O. Box 9
Alachua, FL 32615

To Grantee:

General Counsel
Clay Electric Cooperative, Inc.
P.O. Box 308
Keystone Heights, FL 32656

Notice shall be given as required by this Franchise and for all other emergencies. Notice shall be provided to the above-named addressees unless directed otherwise in writing by Grantor or Grantee.

SECTION 21. Non-waiver Provision.

The failure of either party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the parties.

SECTION 22. Effective Date.

This Franchise shall take effect immediately upon adoption.

PASSED ON FIRST READING this 19th day of August, 1996.

PASSED ON SECOND AND FINAL READING AND ADOPTED September 4, 1996

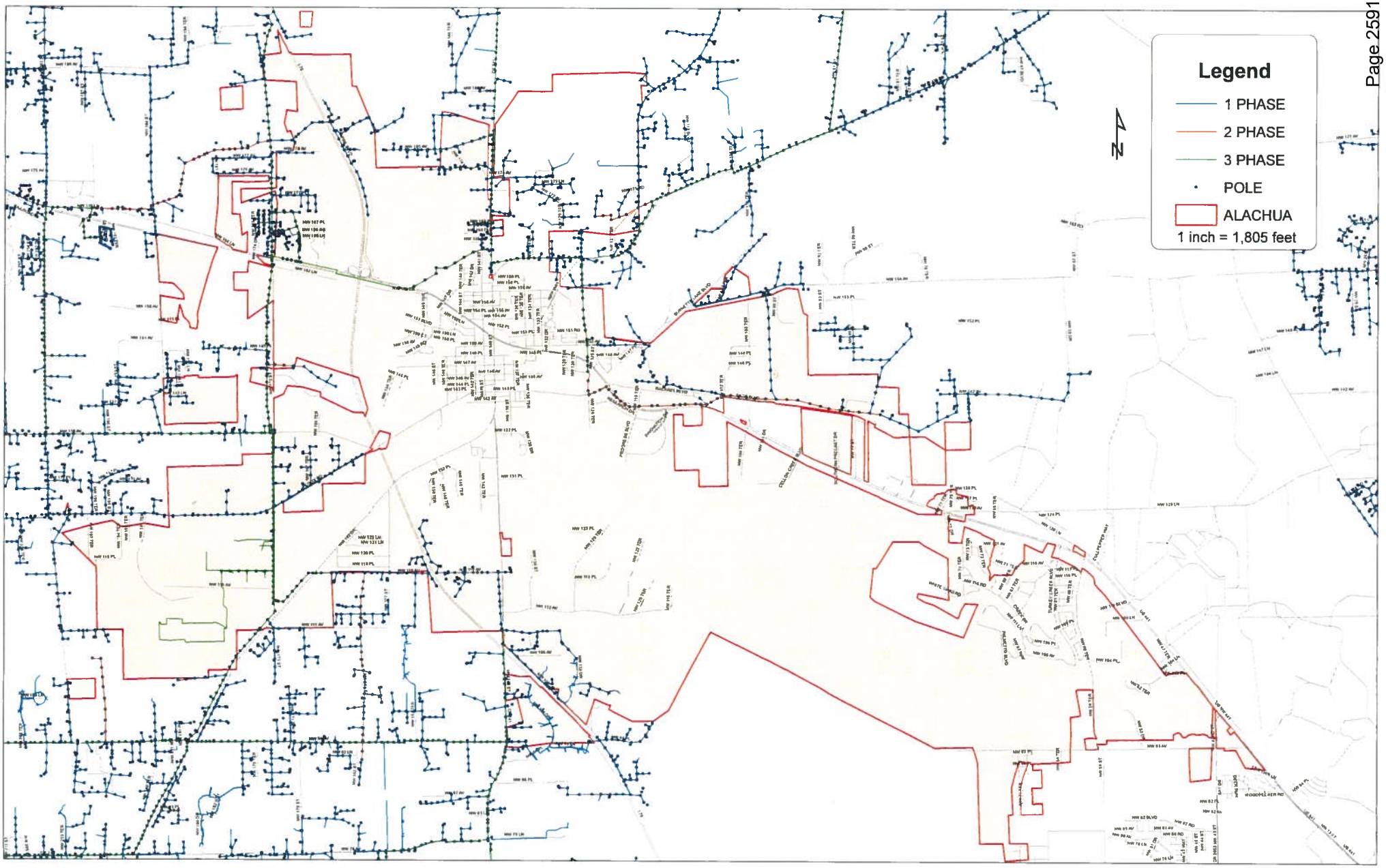
Mayor Jimmy Swick, II.

Attest:

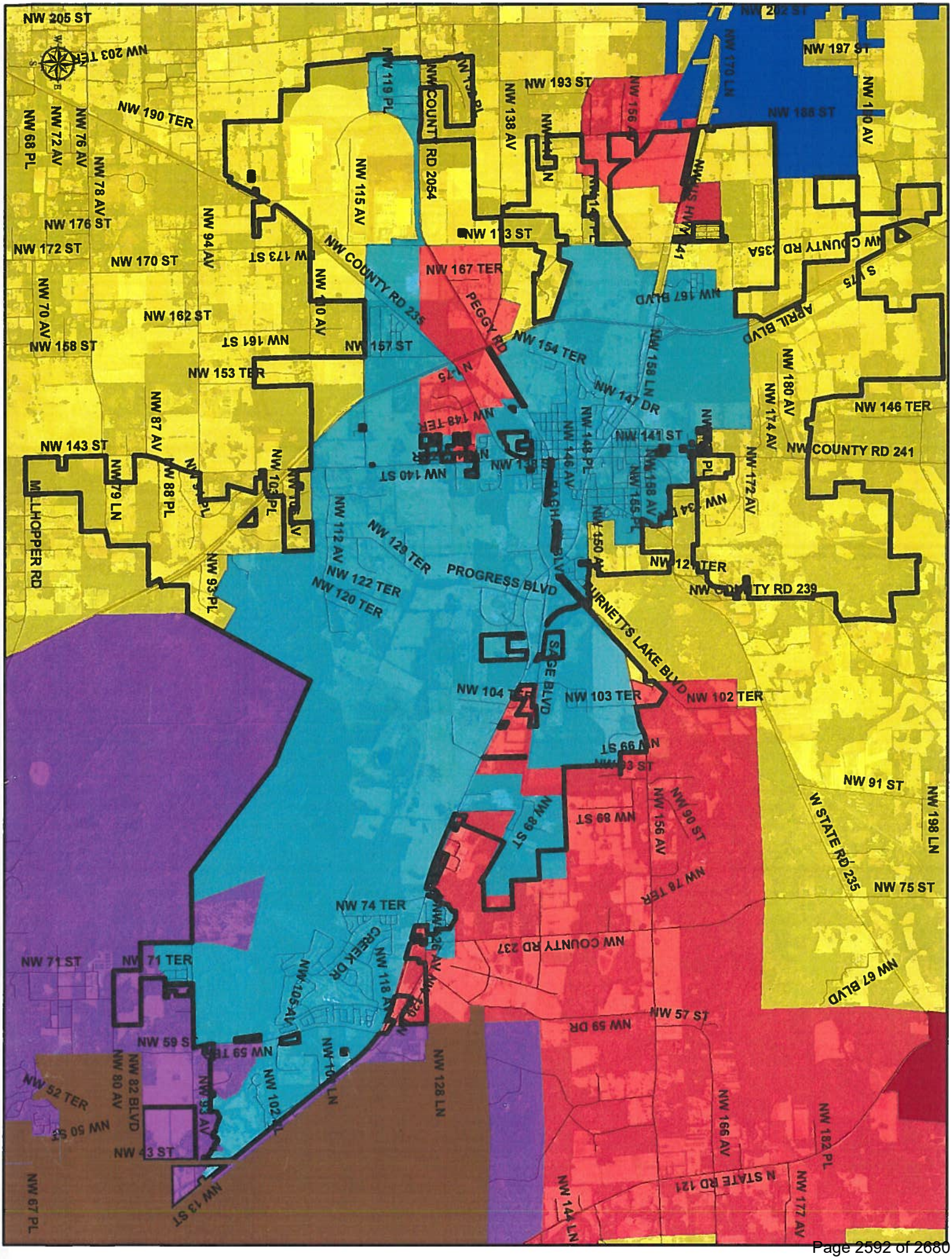
City Clerk Charles M. Morris

Approved as to form and legal sufficiency:

City Attorney Neil A. Malphurs



CITY OF ALACHUA CEC SERVICES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Reef Energy LLC
Helping Clients Navigate the Unforeseen

9862 E. Graythorn Drive
Scottsdale, AZ 85262

Tel: 561-685-9140
Email: tim.gerrish@reefenergyllc.com

July 28, 2026

Rodolfo Valladares, PE
City Manager
City of Alachua
15100NW 142nd Terrace
Alachua, FL 32615

Re: Recommendation for Extending the Term of Ordinance 96-21

Dear Mr. Rodolfo:

The City of Alachua's ("Alachua") Ordinance 96-21 is a franchise agreement between Alachua and Clay Electric Cooperative ("Clay") which is set to expire on September 3, 2026, following a 30-year term. Clay has proposed extending the term for another 30-years through an extension agreement. Reef Energy LLC ("Reef") reviewed Ordinance 96-21 to determine if it was in Alachua's best interest to extend the term for another 30-years .

In conducting the review, Reef focused on the following areas:

- Ensuring the commercial terms and conditions of the existing 30-year Ordinance 96-21 are still relevant and current.
  - Reef compared Ordinance 96-21 to several franchise agreements executed in the last couple of years in the State of Florida
  - Reef found the basic structure and commercial terms/conditions to be nearly identical
- Ensure the 6% franchise fee is competitive with other franchise agreements in Florida
  - Ordinance 96-21 compensates Alachua with a franchise fee of 6% of Clay's Base Revenues.
  - Reef compared the franchise fees of various franchise agreements executed over the last several years. Franchise fees ranged from 4.5% to 6%, with 6% being the most common.
  - Ordinance 96-21 contains a Most Favored Nations clause which states that if Clay executes a future franchise agreement with a franchise fee higher than 6%, Alachua will automatically receive the higher franchise fee on a going forward basis.
- Ensure the proposed 30-year term is appropriate.
  - A 30-year term was most common for the franchise agreements that Reef reviewed.
  - The Most Favored Nations clause discussed above provides a mechanism to increase the franchise fee under certain circumstances, thus a longer term such as 30-years poses little risk of missing out on the potential for higher franchise fees in the future.

Based on the above review, I recommend that Alachua extend the term of Ordinance 96-21 by 30-years by executing the proposed extension agreement.

If you have any questions or comments, please let me know.

Sincerely,



Tim Gerrish
President, Reef Energy LLC

ACCEPTANCE OF FRANCHISE AGREEMENT EXTENSION
BY CLAY ELECTRIC COOPERATIVE, INC.

Clay Electric Cooperative, Inc. ("Clay Electric") does hereby accept the terms of franchise agreement extension as contained in Ordinance 26-15 of City of Alachua, Florida ("City"), extending the term of Clay Electric's Franchise Agreement with the City to September 3, 2056, and agrees to comply with each of the terms thereof.

Dated this 3rd day of August, 2026.

CLAY ELECTRIC COOPERATIVE, INC.

By: _____
Andy Chaff
CEO and General Manager

Witnesses:

_____

_____

COUNTY OF ALACHUA
STATE OF FLORIDA

BEFORE me, the undersigned authority, personally appeared Andy Chaff, CEO and General Manager of Clay Electric Cooperative, Inc., to me known to be the person described in and who executed the foregoing instrument and he acknowledged to me that he executed the same for and on behalf of the corporation.

WITNESS my hand and official seal in the County and State first above written on this 3 day of August, 2026.

LORRIE L. KEATON
MY COMMISSION # HH 662456
EXPIRES: June 13, 2029

_____
Notary Public
My Commission Expires: June 13, 2029

Commission Agenda Item

MEETING DATE: August 24, 2026
SUBJECT: Ordinance 26-16, Second Reading; Amending Code 38 - Utility Rates
PREPARED BY: Rodolfo Valladares
RECOMMENDED ACTION:
Approve Ordinance 26-16 on Second Reading, to become effective October 1, 2026.

Summary

The City of Alachua establishes electric, water, wastewater, and reclaimed water rates to generate revenues sufficient to operate, maintain, repair, and improve its utility systems while ensuring each utility remains financially self-supporting. The City's utility rates are evaluated annually as part of the budget development process to determine whether adjustments are necessary to address increases in operating costs, capital investment needs, regulatory requirements, and long-term system sustainability.

Staff utilizes comprehensive financial models to develop electric, water, wastewater, and reclaimed water rates. These models forecast revenues, operating expenses, debt service obligations, capital improvement needs, and reserve requirements to determine whether existing rates are sufficient to support the continued delivery of reliable utility services. Based on this annual evaluation, Staff recommends adjustments to electric, water, wastewater, and reclaimed water rates, as well as revisions to water meter installation charges and applicable water and wastewater capital facility charges, to ensure each utility fund remains financially sustainable.

For water and wastewater utilities, the Florida Public Service Commission (FPSC) annually publishes a Water and Wastewater Price Index that identifies inflationary and deflationary changes affecting major operating expense categories. The latest FPSC-approved Water and Wastewater Price Index is 2.46% and serves as one of several factors considered when evaluating the City's utility rates.

As identified in Ordinance 26-16, the proposed rate adjustments are:

- Electric: Increase electric rates by 2.5%.
- Water: Increase water rates by 3%.
- Wastewater: Increase wastewater rates by 2.5%.
- Reclaimed Water: Increase reclaimed water rates by 2.5%.

The proposed increases apply to applicable customer charges, availability charges, and consumption charges. In addition, the ordinance includes a 3% increase to the water meter installation charge and water capital facility charges, as well as a 2.5% increase to wastewater capital facility charges.

Notices of the Rate Hearing were provided through the City's utility billing system in accordance with Section 180.136, Florida Statutes.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Ordinance 26-16 Ad (2nd Reading) publication 08122026
2. SECOND READING Ordinance 26-16 Water, Wastewater, Reclaim, Electric Rates

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PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on August 24, 2026 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 26-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; SECTION 38-170 RESIDENTIAL ELECTRIC SERVICE, SECTION 38-171 NONRESIDENTIAL DEMAND SERVICE AND SECTION 38-172 NONRESIDENTIAL NONDEMAND SERVICE; INCREASING THE BASE RATES FOR RESIDENTIAL ELECTRIC SERVICE, GENERAL SERVICE DEMAND, GENERAL SERVICE LARGE DEMAND AND GENERAL SERVICE NONDEMAND; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: Public Services Department, P.O. Box 9, Alachua, FL 32616.** Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

ORDINANCE 26-16

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AMENDING THE FOLLOWING SECTIONS OF CHAPTER 38 OF THE CITY OF ALACHUA CODE OF ORDINANCES: SECTION 38-99(A) INCREASING THE WATER METER INSTALLATION CHARGE; 38-101(A) INCREASING THE WATER CAPITAL FACILITIES CHARGE; 38-102(A)(1) INCREASING THE WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-102(A)(2) INCREASING THE MONTHLY WATER AVAILABILITY CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY'S WATER SYSTEM; SECTION 38-102(A)(3) INCREASING THE WATER CONSUMPTION CHARGES FOR RESIDENTIAL SERVICE, NONRESIDENTIAL SERVICE, AND IRRIGATION SERVICE; SECTION 38-139(A) INCREASING THE WASTEWATER CAPITAL FACILITIES CHARGE; SECTION 38-140(A)(1) INCREASING THE WASTEWATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY WATER SYSTEM; SECTION 38-140(A)(2) INCREASING THE WASTEWATER USAGE CHARGES FOR RESIDENTIAL SERVICE AND NONRESIDENTIAL SERVICE; SECTION 38-141(A)(1) INCREASING THE RECLAIMED WATER MONTHLY CUSTOMER CHARGE FOR EACH METERED POINT OF CONNECTION TO THE CITY RECLAIMED WATER SYSTEM; SECTION 38-141(A)(2) INCREASING THE RECLAIMED WATER USAGE CHARGE; SECTION 38-170 RESIDENTIAL ELECTRIC SERVICE, SECTION 38-171 NONRESIDENTIAL DEMAND SERVICE AND SECTION 38-172 NONRESIDENTIAL NONDEMAND SERVICE; INCREASING THE BASE RATES FOR RESIDENTIAL ELECTRIC SERVICE, GENERAL SERVICE DEMAND, GENERAL SERVICE LARGE DEMAND AND GENERAL SERVICE NONDEMAND; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR INCLUSION IN THE CITY CODE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alachua provides water, wastewater, reclaimed water, and electric services to residential and non-residential customers located within its water, wastewater, and electric service territories; and,

WHEREAS, the current residential customer and non-residential charges for water, wastewater, reclaimed water, and electric services are not adequate to cover the cost of providing such services, and,

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to increase the current residential and non-residential charges for water, wastewater, reclaimed water, and electric services in order to equitably and adequately fund the cost of such essential services, and

WHEREAS, the City of Alachua Commission hereby amends Section 38-99(a), Section 38-101(a), Section 38-102(a)(1), Section 38-102(a)(2) Section 38-102(a)(3), Section 38-139(a), Section 38-140(a)(1), Section 38-140(a)(2), Section 38-141(a)(1), and Section 38-141(a)(2), SECTION 38-170 (a), SECTION 38-171 (a), SECTION 38-171 (b), SECTION 38-172 (a) of the City of Alachua Code of Ordinances.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Amendment of Code of Ordinances

The following sections of Chapter 38 of the City of Alachua Code of Ordinances are hereby amended to read as follows:

Section 38-99. Water meter installation charge.

(a) Upon written application and payment to the City of the charges required herein, the City shall furnish all labor, material and equipment necessary, in accordance with the standard construction specifications of the City, to provide water service to the consumer's property line. Each applicant shall pay to the City, prior to the issuance of a building permit, a water meter installation charge based on the schedule in this subsection. The following schedule of rates will apply to all property within the corporate City limits:

Water Meter Installation Charges

(Domestic and Irrigation)

Meter Size (inches)	Water Meter Installation Charge
5/8 x 3/4	$619
3/4	$675
1	$693
1 - 1 ½	$798
2	Actual Cost
3	Actual Cost
3 (with backflow)	Actual Cost
4	Actual Cost
4 (with backflow)	Actual Cost

Section 38-101. Water capital facilities charge.

(Domestic and Irrigation)

(a) Each applicant for water service shall pay to the City a water capital facilities charge, where no water capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the water capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)		Water Capital Facilities Charge Treatment Facilities	Distribution Facilities	Total
5/8 x ¾		$2,136	$644	$2,780
1		$5,343	$1,604	$6,947
1 ½		$10,680	$3,206	$13,886
2		$17,088	$5,126	$22,214
3	*Compound*	$34,174	$10,253	$44,427
3	*Turbine*	$74,756	$22,430	$97,186
4	*Compound*	$53,398	$16,023	$69,421
4	*Turbine*	$213,591	$64,077	$277,668
6	*Compound*	$106,796	$32,038	$138,834
6	Turbine	$427,183	$128,155	$555,338

Section 38-102. Rates for Consumption of Water are hereby amended as set forth below.

(a) *Rates*. The rates to be assessed and collected from customers of water furnished as set forth below.

Water System Consumption Charges.

(1) *Customer charge.* Each customer must pay a customer charge for each metered point of connection to the City's water system.

CUSTOMER CHARGE	$11.65 per month

(2) *Water availability charge.* Each customer must pay a water availability charge for each metered point of connection to the City's water system based upon water meter size associated with each connection point.

5/8" x ¾"	$1.52 per month
1"	$3.90 per month
1 ½"	$8.80 per month
2"	$15.58 per month
3"	$33.76 per month
4"	$62.30 per month
6"	$140.26 per month
8"	$249.36 per month

(3) *Water consumption charge(s).* Each customer must pay for water consumed through each connection point based upon water service type.

RESIDENTIAL SERVICE

Tier 1 (0 – 4,000 gallons)	$2.78 per 1,000 gallons
Tier 2 (4,001 – 8,000 gallons)	$3.62 per 1,000 gallons
Tier 3 (8,001 gallons and above)	$5.41 per 1,000 gallons

NON-RESIDENTIAL (Commercial, Industrial and Fire Line Service)

Tier 1 (All consumption)	$3.62 per 1,000 gallons

IRRIGATION (Residential and Non-Residential Service)

Tier 1 (All consumption)	$5.41 per 1,000 gallons

Section 38-139. Wastewater capital facilities charge.

(a) Each applicant for wastewater service shall pay to the City a wastewater capital facilities charge, where no wastewater capital facilities charge has been previously paid, prior to conducting the final inspection. This charge is prescribed for various categories of consumers as follows: For residential and commercial consumers, the wastewater capital facilities charge shall be based on the sizes and type of the water meters installed according to the schedule in this subsection. The following schedule of charges shall apply to all property within the corporate limits:

Water Meter Size (inches)	Wastewater Capital Facilities Charge Treatment Facilities	Collection Facilities	Total
5/8 x ¾	$3,927	$954	$4,881
1	$9,822	$2,390	$12,212
1 ½	$19,642	$4,774	$24,416
2	$31,433	$7,639	$39,072
3 *Compound*	$62,853	$15,278	$78,131
3 *Turbine*	$137,497	$33,419	$170,916
4 *Compound*	$98,212	$23,871	$122,083
4 *Turbine*	$392,848	$95,484	$488,332
6 *Compound*	$196,425	$47,742	$244,167
6 Turbine	$785,695	$190,969	$976,664

Section 38-140. Wastewater rates and charges are hereby amended as set forth below:

(a) *Rates*. There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of wastewater collection, treatment and disposal service which in part is based on the amount of water used from the City water system as measured by the customer water meter. Wastewater service charges shall be billed to and be the responsibility of the customer responsible for paying the water bill at any specific location. These rates will apply to all locations within the corporate city limits.

Wastewater System Usage Charges.

(1) *Wastewater Customer charge*. Each customer must pay a wastewater customer charge for each metered (water meter) point of connection to the City's water system.

CUSTOMER CHARGE	$13.82 per month

(2) Wastewater Usage Charge(s). Each customer must pay for wastewater discharged into the City's wastewater collection system based upon customer class:

RESIDENTIAL CUSTOMERS	$7.27 per 1,000 gallons
NON-RESIDENTIAL (Commercial & Industrial)	$10.11 per 1,000 gallons

Section 38-141. Reclaimed water rates and charges are hereby amended as set forth below:

(a) *Rates.* There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of reclaimed water. These rates will apply to all locations within the corporate city limits.

Reclaimed Water System Usage Charges.

(1) Reclaimed water customer charge. Each customer must pay a reclaimed water customer charge for each metered point of connection to the City's reclaimed water system.

CUSTOMER CHARGE	$10.39 per month

(2) Reclaimed water usage charge(s). Each customer must pay for reclaimed water withdrawn from the City reclaimed water system.

CONSUMPTION CHARGE	$0.94 per 1,000 gallons

Sec. 38-170. - Residential electric service.

(a) Base rate. The rate to be charged and collected for electric energy furnished by the City to consumers for residential service shall be a customer service charge.

CUSTOMER CHARGE	$9.37 per month

Plus a kilowatt hour per month consumption charge for the first 1,000 kilowatt hours of energy consumed.

ENERGY CHARGE (1ST – 1,000 KWH)	$0.0957 per kWh

Plus a kilowatt hour per month consumption charge in excess of 1,000 kilowatt hours of energy consumed.

ENERGY CHARGE (Above – 1,000 KWH)	$0.1062 per kWh

(b) Taxes. An amount equal to all applicable taxes imposed against the sale or consumption of electric energy shall be added to the rates hereinabove set forth. The United States of America, the State and all political subdivisions, agencies, boards, commissions and instrumentalities thereof and all recognized churches are exempt from the City's utility tax.

(c) Availability. This service is available to consumers both within and outside the corporate limits of the city.

Sec. 38-171. - Nonresidential demand service.

(a) Base rate for general service demand. The rate to be charged and collected for electric energy furnished by the City for nonresidential demand service shall be a customer service charge.

CUSTOMER CHARGE	$46.85 per month

Plus a kilowatt demand charge per month consumption for energy consumed.

DEMAND CHARGE	$7.54 per kW

Plus a kilowatt hour per month consumption charge for energy consumed.

ENERGY CHARGE	$0.0719 per kWh

(b) Base rate for general service large demand. The rate to be charged and collected for electric energy furnished by the City for nonresidential large demand service shall be a customer service charge.

CUSTOMER CHARGE	$46.85 per month

Plus a kilowatt hour per month consumption charge for energy consumed.

DEMAND CHARGE	$7.54 per kW

Plus a kilowatt hour per month consumption charge for energy consumed.

ENERGY CHARGE	$0.0687 per kWh

(c) Taxes. An amount equal to all applicable taxes imposed against the sale on consumption of electric energy shall be added to the rates hereinabove set forth. The United States of America, the State and all political subdivisions, agencies, boards, commissions and instrumentalities thereof an all recognized churches are exempt from the City's utility tax.
(d) Availability. This service is available to consumers both within and outside the corporate limits of the city.

Sec. 38-172. - Nonresidential non-demand service.

(a) Base Rate. The rate to be charged and collect for electric energy furnished by the City to consumers for general service non-demand service shall be a customer service charge.

CUSTOMER CHARGE	$11.97 per month

Plus a kilowatt hour per month consumption charge for energy consumed.

ENERGY CHARGE	$0.1010 per kWh

(b) Taxes. An amount equal to all applicable taxes imposed against the sale of consumption of electric energy shall be added to the rates hereinabove set forth. The United States of America, the State and all political subdivisions, agencies, boards, commissions and instrumentalities thereof and all recognized churches are exempt from the City's utility tax.
(c) Availability. This service is available to consumers both within and outside the corporate limits of the city.

Section 2. Inclusion of the Code

It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention

Section 3. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 4. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 5. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 10th day of August, 2026.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading on the 24th day of August, 2026.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

S. Scott Walker, City Attorney

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda **Item**

MEETING DATE: August 24, 2026
SUBJECT: Renewal of City Commercial Insurance Package
PREPARED BY: Cap Wilson
RECOMMENDED ACTION:
authorize and direct the City Manager to execute any and all documents necessary to renew the proposed City Commercial Insurance Package with the Florida Municipal Insurance Trust (FMIT) including the decrease of the named storm deductible/limit option from 10% to 5% at a cost of $20,316.00.

Summary

FY2026-27 FMIT Commercial Insurance Package

Commercial Package:

The City of Alachua Commercial Insurance Package includes coverage for General/Professional Liability, Law Enforcement Liability, Cyber Liability, Automobile Liability, Automobile Physical Damage, Property and Workers Compensation. There is a 10.98% reduction in our Property coverage ($85,330,146.00 replacement cost coverage) that is offset by increases in all other coverages yielding a total commercial package premium increase of 10.46% (i.e., $92,551.00 annually and $23,137.75 quarterly) more than the current year. The Renewal Quote for FY2026-27 is attached alongside the Renewal Quote for FY2025-26.

Discussion concerning rate changes follows:

General and Professional Liability:

General and Professional Liability includes Law Enforcement (LEO) coverage. All three (3) are tied directly to payroll, except that the LEO calculation includes a factor based on the number of sworn personnel. Police officers are classified at a higher rate based on the number of personnel since they represent a higher risk factor and based on the number of officers since they generate claims explicitly excluded from coverage for those against other employees. Civil Rights violations, constitutional claims, such as Fourth Amendment search and seizure and intentional tort of false arrest, assault and battery are a few examples. FMIT does not separate coverage for LEOs from the standard policy language but does so by endorsement.

The City payroll is reported as increasing 13.00% ($1,429,242.00). However, in the face of a 13.00% payroll increase, a 7.63% increase over the current year was negotiated.

FY2025-26 Premium: $200,621.00

FY2026-27 Premium: $217,202.00 (+7.63%, +$16,581.00 per fiscal year)

Cyber Liability:

Cyber Liability is coming into its fifth year of being separate and independent from General and Professional Liability. For FY2025-26, the renewal premium was $3,165.00. For FY2026-27, the renewal rate is $3,723.00, a roughly 14.99% increase (i.e., $558.00). FMIT underwriting is still attempting to establish their baseline premium for this type of coverage.

FY2025-26 Premium: $3,165.00

FY2026-27 Premium: $3,723.00 (+14.99%, +$558.00 per fiscal year)

Automobile Liability and Physical Damage:

The City and FMIT are still in the process of reconciling the number of vehicles to be insured. FMIT is in the process of migrating its software that reconciles the City fleet schedule. The City has supplied the correct numbers and FMIT is working towards reconciling its data. The Automobile Liability and Physical Damage quoted premium will be reconciled at a later date. No wide variation is anticipated from that quoted in the renewal proposal based on the numbers.

This coverage includes all city vehicles—no matter the size—and equipment. The City fleet consists of approximately 122 vehicles. The City FY2025-26 premium for Automobile Liability was $57,209.00 and $36,960.00 for Physical Damage. For FY2026-27, the Automobile Liability premium is $77,289.00 and $59,158.00 for Physical Damage, resulting in an averaged increase of 31.75% or $42,278.00 among both lines of coverage. The City, over the past couple fiscal years, has been moving out older, high-mileage vehicles and replacing them with new model vehicles. FMIT is being notified in real time of vehicles that are being sent off for auction and those that are to be added to the schedule. The 25.98% increase is attributable to a number of things: 1) procurement of new vehicles, 2) FMIT pool is operating at a loss, caused by a dramatic increase in the cost of new vehicles, equipment, repair costs* and 3) an approximate City 170% loss ratio.

*Affects both automobile property and automobile liability claims.

FY2025-26 Premium: $57,209.00 (Automobile Liability), $36,960.00 (Physical Damage)

FY2026-27 Premium: $77,289.00 (Automobile Liability), $59,158.00 (Physical Damage)

Difference: +$20,080.00, +25.98% (Automobile Liability), +$22,198.00, +37.52% (Physical

Damage)

Property Coverage:

Property coverage includes that for City Hall, Legacy Multipurpose Center, Alachua Police Department, Operations Center, Electric Sub-stations, non-vehicle equipment, facilities such as the Wastewater Treatment Facility and lift stations to name the most obvious.

The City has experienced no large storm losses over the past several years. Claims for other than named storm losses, such as water damage at the Legacy and Hal Brady facilities do not adversely affect the City Property premium. The FY2026-27 premium is reduced 10.98% or $34,323.00.

FY2025-26 Premium: $346,888.00

FY2026-27 Premium: $332,881.00* (-10.98%, -$34,323.00)

*Includes cost of the 5% named storm deductible election.

City staff recommends, based on the City large investment in buildings and structures, that the named storm deductible be reduced from the current 10% to 5% of any named storm loss. For example, the Hal Brady Recreation Center is presently insured for $2.5 million. The damage claim now being processed and estimated at $250,000.00 to $500,000.00 in damage, if incurred during a named storm, would have a deductible of 10% (i.e., $25,000.00 to $50,000.00). Legacy Park Multipurpose Facility is insured for $13,349,600.00. A 10% deductible would be $1,334,960.00 and a 5% deductible would be $667,480.00. Election of the 5% named storm deductible increases the Property premium by $20,316.00. Further, the standard insurance coverage enforced today applies the named storm deductible to each building even if two (2) or more buildings are damaged by the same storm. The renewal quote deductible reduction requires a separate signature on the Renewal Quote for 2026-2027.

Workers Compensation:

For FY2025-26, the City Experience Modification Rating (EMR) is 0.8, resulting in a 25% decrease to the current year premium. The City has experienced a significant Workers Compensation claim resulting in an increase to its EMR. The City EMR will increase to 1.0, the industry average. The 25% EMR increase eliminates the 25% premium credit. The 1.0 increase will affect rates for the next three (3) fiscal years. Similar to General/Professional Liability, Workers Compensation premiums are also tied to payroll (13.00%). The 25% increase, plus the 13.00% generates an increase of 38.00% that was negotiated to 31.41% or an increase of $67,457.00.

The City does receive a 2% premium credit for its Safety program and a 5% premium credit for its Drug-Free Workplace program.

FY2025-26 Premium: $147,287.00

FY2026-27 Premium: $214,744.00 (+31.41%, +$67,457.00)

FINANCIAL IMPACT

Insurance Type	Monthly Premium	Yearly Premium
General/Professional Liability	$18,100.17	$217,202.00
Cyber Liability	$310.25	$3,723.00
Automobile Liability	$6,440.75	$77,289.00
Automobile Physical Damage	$4,929.83	$59,158.00
Property	$27,740.08* *Includes the $20,316.00 cost of reducing the named storm deductible from 10% to 5%.	$332,881.00* *Includes the $20,316.00 cost of reducing the named storm deductible from 10% to 5%.
Workers' Compensation	$17,895.33	$214,744.00
TOTAL	**$75,416.41*** *Includes the $20,316.00 cost of reducing the named storm deductible from 10% to 5%.	**$904,997.00*** *Includes the $20,316.00 cost of reducing the named storm deductible from 10% to 5%.

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. City of Alachua 26-27 renewal
2. 0002 City of Alachua (25.26) Mini Renewal
3. Premium Comparison and Summary

RENEWAL QUOTE FOR 2026-2027

City of Alachua

FMIT 0002

Coverage	Deductible	Limit	Premium
General/Professional Liability	$5,000	$3,000,000	$217,202
Cyber Liability	$5,000	$1,000,000	$3,723
Automobile Liability	$0	$3,000,000	$77,289
Automobile Physical Damage	Per Schedule		$59,158
Property Named Storm Deductible	$5,000 10%	$85,330,146	$312,565
Workers' Compensation Experience Modification 1.00	$0 10/1/26	Total Payroll $11,019,502	$214,744
Total Premium:			$884,681

*Includes: Drug Free Credit: Yes
Safety Credit: Yes

Please Note: All descriptions of coverage provided herein are intended for illustration and general discussion purposes. Do not rely upon this communication for coverage. Refer to the FMIT Coverage Agreement(s) for applicable coverage terms, conditions, limits and obligations.

The premiums quoted above are priced according to the coverage lines presented. Any change or deletion of coverages may result in re-pricing of remaining coverage lines.

***Please see next page for options if applicable.**

FMIT FLORIDA MUNICIPAL INSURANCE TRUST

*Protecting the **Communities** We Call **Home***

RENEWAL QUOTE FOR 2026-2027

City of Alachua

FMIT 0002

DEDUCTIBLE / LIMIT OPTIONS

	Named Storm Deductible	*Annual Premium*	*Check Option Accepted Rejected*
Property - Wind Coverage			
Option 1	10%	$312,565	O O
Option 2	5%	$332,881	O O

Special Note: The Named Storm Deductible option will default to the expiring selection unless FMIT is notified otherwise by completing and returning this form to your Account Executive.

RENEWAL QUOTE FOR 2025-2026

City of Alachua

FMIT 0002

Coverage		Deductible	Limit	Premium
General/Professional Liability		$1,000	$404,190	$200,621
Cyber Liability		$5,000	$1,000,000	$3,165
Automobile Liability		$0	$3,000,000	$57,209
Automobile Physical Damage		Per Schedule		$36,960
Property Named Storm Deductible		$5,000 10.00%	$85,330,146	$346,888
Workers' Compensation Experience Modification	 0.80	$0 10/1/25	Total Payroll $9,590,260	 $147,287
Total Premium:				$792,130

*Includes: Drug Free Credit: Yes
Safety Credit: Yes

Please Note: All descriptions of coverage provided herein are intended for illustration and general discussion purposes. Do not rely upon this communication for coverage. Refer to the FMIT Coverage Agreement(s) for applicable coverage terms, conditions, limits and obligations.

The premiums quoted above are priced according to the coverage lines presented. Any change or deletion of coverages may result in re-pricing of remaining coverage lines.

RENEWAL QUOTE FOR 2025-2026

City of Alachua

FMIT 0002

DEDUCTIBLE / LIMIT OPTIONS

	Named Storm Deductible	*Annual Premium*	*Check Accepted*	*Option Rejected*
Property - Wind Coverage				
Option 1	10%	$346,888	O	O
Option 2	5%	$396,301	O	O

Please note: All descriptions of coverage provided herein are intended for illustration and general discussion purposes. Do not rely upon this communication for coverage. Refer to the FMIT Property Coverage Agreement for applicable coverage terms, conditions, limits, and obligations.

Special Note: The Named Storm Deductible option will default to the expiring selection unless FMIT is notified otherwise by completing and returning this form to your Account Executive.

Summary				
Coverage	**FY2025-26**	**FY2026-27**	**$ Difference**	**% Difference**
General/Professional Liability	$ 200,621.00	$ 217,202.00	$ 16,581.00	7.63%
Cyber Liability	$ 3,165.00	$ 3,723.00	$ 558.00	14.99%
Automobile Liability	$ 57,209.00	$ 77,289.00	$ 20,080.00	25.98%
Automobile Physical Damage	$ 36,960.00	$ 59,158.00	$ 22,198.00	37.52%
Property	$ 346,888.00	$ 312,565.00	$ (34,323.00)	-10.98% *
Workers' Compensation Experience Modification	$ 147,287.00	$ 214,744.00	$ 67,457.00	31.41%
Total	**$ 792,130.00**	**$ 884,681.00**	**$ 92,551.00**	**10.46%**

***Does not include the $20,316.00 premium increase to reduce the 10% named storm deductibe to 5%.**

Commission Agenda Item

MEETING DATE: August 24, 2026
SUBJECT: City Manager Annual Performance Evaluation
PREPARED BY: Tara L. Malone
RECOMMENDED ACTION:
Approve the City Manager's Annual Performance Evaluation.

Summary

On June 23, 2025, the City Commission entered into a one (1) year contract with Mr. Rodolfo Valladares as Interim City Manager. He was later appointed Permanent City Manager on January 26th, 2026, and entered into a three (3) year contract with the City Commission. In accordance with Section 5. Compensation/Salary/Review, subset "B" – Reviews, of the City Manager's employment contract, the City Commission shall complete a review of the employee's performance as City Manager, no later than August 30th, 2026, and each August 30th thereafter.

The Mayor and City Commissioners were provided with the City Manager's Annual Performance Evaluation packet on August 4th, 2026. The packet included the annual performance evaluation introduction, annual performance evaluation, individual rating sheet and the City Manager's self-evaluation.

City Manager Valladares completed his self-evaluation, detailing his perception of how he met the directives and expectations of the City Commission during the evaluation period. Each commissioner then completed the performance evaluation and individual rating sheet based on their personal assessment of the City Manager's ability to meet the objectives and expectations reflected in the performance factors. The individual rating scores were then averaged together to produce a Total Evaluation Score.

The 2026 Annual Performance Evaluations from each member of the Commission have been completed and attached to this agenda item. The results have been tabulated and appear on the Overall Rating Sheet. The individual results are as follows:

- Mayor Walter Welch 10.0 – Outstanding
- Vice-Mayor Jennifer Ringersen 9.60 – Outstanding
- Commissioner Shirley Green Brown 10.0 – Outstanding

- Commissioner Jacob Fletcher 6.40 – Below Expectations
- Commissioner Jackson Youmas *No response

These results provide an Overall Average Evaluation Rating of 9.0 – Outstanding.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 1_CM Annual Performance Evaluation Packet_2026
2. 2_CM Valladares Self-Evaluation_2026-08-04
3. 3_Mayor Welch CM Evaluation 2026
4. 4_Vice-Mayor Ringersen CM Evaluation 2026
5. 5_Commissioner Brown CM Evaluation 2026
6. 6_Commissioner Fletcher CM Evaluation 2026
7. 7_City Manager Overall Rating Sheet_2026-08-18
8. 8_Email to CC re CM Performance Evaluation_2026-08-04

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

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1. INTRODUCTION

2. PERFORMANCE EVALUATION

3. RATING SHEET

4. AGREEMENT PLAN

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

INTRODUCTION

The City Manager's Annual Performance Evaluation consists of three sections:

SECTION I: PERFORMANCE EVALUATION
This section will address the City Manager's ability to meet the objectives of the City Commission and overall performance in leading the organization, as reflected by the factors defined at the beginning of the section.

SECTION II: INDIVIDUAL RATING SHEET
The Rating Sheet will provide the total score of all the Commissioner's individual Performance Evaluation ratings. From the total score for each Performance Review Factor, an average score will be calculated. Finally, the average scores for each Performance Review Factor will be added together to produce the Total Evaluation Score.

SECTION III: PERFORMANCE AGREEMENT PLAN
The plan will provide direction for improvement, if any, in the upcoming year. This plan will be mutually agreed upon between the Mayor, acting on behalf of the Commission, and the City Manager.

Annual Performance Evaluation Process:

The City Manager will complete Section I of the Performance Evaluation, detailing his perceptions of how he has met the Commission's expectations. A copy of this self-evaluation will be forwarded to each Commissioner.

Using a copy of the City Manager's self-evaluation, each Commissioner will complete Section I of the Performance Evaluation and the associated Section II Individual Rating Sheet. Once all Commissioners' evaluations are completed, the item will be presented at a Commission meeting, in which the Commissioners and the City Manager will discuss any difference between perceptions of performance. The following scale was approved by the City Commission on Aug. 24, 2015 for merit increase consideration and directed to be made part of the annual evaluation process. The scale correlates the total average evaluation score to the merit increase amount and is awarded consistent with the City Manager's employment contract.

SCALE			RATING	MERIT INCREASE
.00	-	5.99	Unacceptable	0%
6.00	-	6.99	Below Expectations	0%
7.00	-	7.99	Meets Expectations	2%
8.00	-	8.99	Exceeds Expectations	3%
9.00	-	10.00	Outstanding	5%

Finally, if required, the Performance Agreement Plan will then be completed and signed by the Mayor and City Manager.

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

SECTION I
PERFORMANCE EVALUATION

Following are the Performance Review Factors assigned the City Manager to review/rate organizational management performance. The performance review rating will be based upon how well the expectations of the individual Commissioners, for each factor, are viewed.

SCALE			RATING
.00	-	5.99	Unacceptable
6.00	-	6.99	Below Expectations
7.00	-	7.99	Meets Expectations
8.00	-	8.99	Exceeds Expectations
9.00	-	10.00	Outstanding

1. **Reflects City Values**: The City Manager's performance should reflect the values of integrity, honesty, respect, diversity, innovation, accountability and communication.

2. **Communication:** The City Manager should make himself available to meet and discuss issues with personnel and citizens and maintain open lines of communication.

3. **Team Management**: The Manager should provide sufficient authority, direction and support to teams/departments to enable and encourage them to accomplish their goals.

4. **Fiscal Management:** The Manager will ensure the financial solvency of the City government, while exploring and recommending alternate forms of revenue.

5. **Professional Presentation:** The Manager will present a professional image in dress and action at all times. Any interaction with personnel, citizens, and peers will be conducted in a professional manner that will reaffirm the professionalism of the City.

6. **Organizational Leadership:** The Manager will exhibit strong leadership skills in moving the City operations in the direction that the Commission has chosen. The organization will be well run with high levels of satisfaction among employees and is able to obtain desired results from employees.

7. **Project Management:** The Manager will steer and oversee projects in a manner that results in achievement of goals within established timeframes and budget.

8. **Community Involvement**: The Manager will participate in community events and will foster effective and cooperative working relationships with community leaders.

9. **Goals:** The Manager should meet the objectives associated with the goals and directives of the Commission. It is important to consider external influences beyond the Manager's control.

10. **Commission/Manager Interaction:** The Manager will work with the Commission to develop effective communication practices with each member and in particular, the Mayor. The Manager will keep the Commission informed of issues of concern.

1. Reflects City Values **Rating _____**

Comments/Explanation: _____

_____

_____

_____

2. Communication **Rating _____**

Comments/Explanation: _____

_____

_____

_____

3. Team Management **Rating _____**

Comments/Explanation: _____

_____

_____

_____

4. Fiscal Management **Rating _____**

Comments/Explanation: _____

_____

_____

_____

5. Professional Presentation **Rating _____**

Comments/Explanation: _____

_____

_____

_____

6. Organizational Leadership **Rating _____**

Comments/Explanation: _____

_____

_____

_____

7. Project Management **Rating _____**

Comments/Explanation: _____

_____

_____

_____

8. Community Involvement **Rating _____**

Comments/Explanation: _____

_____

_____

_____

9. Goals **Rating _____**

Comments/Explanation: _____

_____

_____

_____

10. Commission/Manager Interaction **Rating _____**

Comments/Explanation: _____

_____

_____

_____

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

SECTION II
INDIVIDUAL RATING SHEET

Scale			Overall Rating
.00	-	5.99	Unacceptable
6.00	-	6.99	Below Expectations
7.00	-	7.99	Meets Expectations
8.00	-	8.99	Exceeds Expectations
9.00	-	10.00	Outstanding

	PERFORMANCE REVIEW FACTOR	RATING
1.	Reflects City Values	_____
2.	Communication	_____
3.	Team Management	_____
4.	Fiscal Management	_____
5.	Professional Presentation	_____
6.	Organizational Leadership	_____
7.	Project Management	_____
8.	Community Involvement	_____
9.	Goals	_____
10.	Commission/Manager Interaction	_____
Total		_____

Completed by: _____

Signature: _____ Date: _____

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

SECTION III
PERFORMANCE AGREEMENT PLAN

OVERALL RATING _____

In the event that any of the performance categories in the performance review fall below expectations, the City Manager and the Commission will complete this Performance Agreement Plan for the upcoming year.

Performance Factor	Performance Plan Expectation
1.	
2.	
3.	
4.	

City Manager's Signature _____ Date _____

Mayor's Signature _____ Date _____

City of Alachua
THE GOOD LIFE COMMUNITY

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION
EVALUATION PERIOD: AUGUST 2025 – JULY 2026

SELF EVALUATION

Honorable Mayor, Vice Mayor, and Members of the City Commission:

It has been my honor to serve the City of Alachua as City Manager. The opportunity to lead this organization and serve our community has been one of the most rewarding experiences of my professional career. I recognize that this position carries a profound responsibility not only to oversee the daily operations of a growing municipality, but also to uphold the public trust, provide sound and objective recommendations, and ensure that every decision advances the long-term interests of the City of Alachua.

The past year has been defined by meaningful progress, growth, and measurable accomplishments across virtually every area of municipal operations. Working collaboratively with the Mayor, Vice Mayor, City Commission, employees, and community partners, the organization continued to advance the Commission's strategic vision through sound fiscal stewardship, effective leadership, employee development, operational efficiency, infrastructure investment, and meaningful public engagement.

These accomplishments reflect the dedication, professionalism, and unwavering commitment of the City's employees, whose service to our community remains one of our greatest strengths. Together, we have cultivated a culture founded on integrity, accountability, collaboration, innovation, and continuous improvement.

It is with gratitude and humility that I respectfully submit this self-assessment, highlighting the progress achieved under the City Commission's leadership and the collective accomplishments of our organization. I remain committed to building upon this momentum and continuing to serve the residents of the City of Alachua with integrity, professionalism, and excellence.

1. Reflects City Values

Since assuming the role of Interim City Manager on June 9, 2025, and subsequently being appointed City Manager on January 26, 2026, I have led the organization with integrity, accountability, professionalism, transparency, respect, and ethical leadership. These principles have guided every initiative, operational decision, and interaction with the City Commission, employees, residents, businesses, and community partners.

One of the organization's most significant accomplishments was the development and implementation of the City's Guiding Principles. Recognizing that a strong culture must be intentionally cultivated, these principles established a shared framework for leadership, decision-making, customer service, and accountability. More importantly, they reinforce the City's core values while empowering employees to exercise sound judgment, promote consistency, and ensure that daily actions remain aligned with the City Commission's strategic vision.

Embedding the City's values throughout the organization requires more than the actions of the City Manager; it requires every employee to understand, embrace, and demonstrate those principles in each interaction with the public. By intentionally cultivating our culture, we have positioned the City to continue delivering exceptional municipal services, earning public trust, and advancing the Commission's vision for the future of the City of Alachua.

2. Communication

Open, honest, and timely communication serves as the foundation of effective governance, informed decision-making, and public confidence in local government. Throughout the year, the City strengthened its communication strategy by improving access to information, increasing transparency, expanding public engagement opportunities, and implementing a more coordinated approach to public outreach.

A notable example was the introduction of interactive community workshops featuring informational stations staffed by subject matter experts. Rather than relying solely on traditional public comment, residents were able to engage directly with City staff, ask detailed questions, and receive information tailored to the issues most important to them, creating a more accessible and meaningful public engagement experience.

The City further enhanced its communications by leveraging the expertise of the Public Information Officer to implement a strategic communications program. During the evaluation period, the City successfully launched a new website, expanded its digital presence across multiple communication platforms, and improved outreach through consistent social media messaging, printed informational materials, and timely public updates. These efforts kept residents informed about municipal services, community events, capital projects, and other important initiatives while promoting transparency, accessibility, and public trust.

Collectively, these initiatives strengthened communication between the City Commission, employees, residents, businesses, and community partners, fostering

collaboration, building public confidence, and reinforcing the City's commitment to open, accessible, and responsive government.

3. Team Management

Exceptional municipal services begin with exceptional employees. My leadership philosophy centers on building a high-performing organization by empowering employees with the resources, training, support, and authority needed to succeed.

During the past year, the organization strengthened internal communication through a consistent cadence of purposeful, value-added meetings focused on information sharing, collaborative problem-solving, and direct communication among the employees best equipped to resolve issues and make decisions. These forums reinforced cross-departmental coordination, clarified organizational priorities, accelerated decision-making, and ensured employees remained aligned with the City Commission's strategic vision.

Investing in employee development remained an organizational priority. Employees earned professional certifications, completed specialized technical and leadership training, and obtained professional licenses that enhanced both their expertise and the City's organizational capacity. Collectively, employees completed 82 professional certifications, over 705 hours of technical and leadership training, and earned 1 professional licenses, reinforcing the City's commitment to continuous learning and professional excellence.

To further strengthen organizational capacity, the City introduced an internal training initiative that empowered supervisors and senior staff to share their expertise by leading training sessions within their areas of responsibility. This initiative expanded learning opportunities, facilitated the transfer of institutional knowledge, encouraged collaboration across departments, and provided experienced employees with additional leadership and mentoring opportunities.

The City also expanded the use of cross-functional teams to address complex organizational challenges through diverse perspectives and collaborative problem-solving. One example was the creation of the Property Tax Impact Working Group, which brought together employees from multiple disciplines to evaluate the potential impacts of proposed property tax changes, assess organizational implications, and develop strategic recommendations. This collaborative approach enhanced organizational readiness and better positioned the City to respond proactively to evolving legislative and operational challenges.

The long-term success of any organization is defined by the strength of its people. By investing in communication, professional development, leadership, and collaboration, we have built a more knowledgeable, resilient, and adaptable workforce that is well positioned to deliver exceptional municipal services while preparing the City for future opportunities and challenges.

4. Fiscal Management

Long-term financial stability remained central to every decision of my administration. Recognizing that public resources are entrusted to the City by its residents, every budget recommendation, capital investment, operational decision, and strategic initiative was guided by integrity, accountability, and responsible fiscal stewardship.

The annual budget was developed through a collaborative and disciplined process that balanced operational needs, infrastructure investment, employee development, and fiscal sustainability while remaining aligned with the City Commission's strategic priorities. Throughout budget development, emphasis was placed on preserving essential public services, investing in critical infrastructure, supporting employee development, and maintaining the City's strong financial position.

One of the most significant improvements implemented this year was restructuring the Strategic Initiatives Retreat to occur earlier in the budget development process. This restructuring moved the Strategic Initiatives Retreat earlier in the budget development process, enabling the Commission's priorities and policy direction to inform departmental requests, capital planning, and budget development from the outset while creating stronger alignment between strategic planning, financial planning, and implementation. As a result, City resources are now more effectively prioritized to implement the Commission's vision while ensuring responsible stewardship of public funds.

The organization also demonstrated a proactive approach to financial planning by evaluating the potential impacts of proposed legislative changes affecting municipal revenues and developing contingency strategies well in advance of any potential fiscal impacts. Rather than reacting to changing circumstances, staff worked collaboratively to identify financial risks, evaluate alternatives, and position the City to remain financially stable regardless of future legislative outcomes.

Effective financial management requires balancing today's operational needs with tomorrow's obligations. Through disciplined budgeting and thoughtful long-range planning, the organization has protected the City's financial stability while continuing to invest in the people, infrastructure, and services that preserve the exceptional quality of life enjoyed by our residents.

These efforts were further demonstrated through the successful acquisition of more than $1.06 million in grant funding during the evaluation period, including:

- $888,798 – Community Development Block Grant (CDBG)
- $69,250 – Florida Department of Environmental Protection (FDEP)
- $66,946 – Florida Department of Law Enforcement (FDLE)
- $14,841 – Florida Department of Law Enforcement (FDLE)
- $11,250 – Visit Gainesville
- $5,000 – Visit Gainesville
- $5,000 – Martin Luther King Jr. Day Celebration Grant

By leveraging external funding, the City advanced strategic initiatives, strengthened public services, and reduced the financial burden on local taxpayers while continuing to invest in the community's long-term success.

5. Professional Presentation

As City Manager, I recognize that every interaction reflects upon the City of Alachua and the organization I represent. I have remained committed to representing the City with professionalism, integrity, and respect while fostering public confidence, building meaningful relationships, and advancing the City Commission's vision.

The City's growing reputation was reflected through increased external recognition during the evaluation period. The City of Alachua was featured in *Business View Magazine* in the article, *Alachua, FL: Small-Town Character with a Mature Vision of the Civic Road Ahead—A Balanced Path to Sustainable Growth.* Additionally, the City was the cover feature of the *Guide to Alachua: Explore, Experience, and Live the Good Life*, further showcasing the community's vision and leadership.

Throughout the year, I maintained strong working relationships with residents, employees, elected officials, business leaders, developers, community organizations, neighboring governments, and state and regional agencies. Whether meeting with residents, participating in legislative discussions, collaborating with regional partners, or working alongside neighboring jurisdictions and state agencies, I remained prepared, responsive, respectful, and focused on identifying practical solutions.

I was honored to represent the City by participating in and speaking at numerous community events, regional forums, ribbon-cutting ceremonies, economic development meetings, and intergovernmental initiatives. Through these efforts, I worked to strengthen the City's credibility, cultivate lasting partnerships, and represent the organization in a manner that reflects our community's values and advances the City Commission's vision.

6. Organizational Leadership

Effective leadership extends beyond managing daily operations; it requires building an organization that is resilient, adaptable, and prepared for future challenges. This is accomplished by implementing sustainable systems that position the organization for long-term success.

The organization successfully responded to significant legislative and regulatory changes, including the implementation of Senate Bill 180 and new state-mandated training requirements, while simultaneously managing operational demands, legal matters, infrastructure initiatives, personnel transitions, and other emerging issues. While managing these responsibilities, the organization remained focused on delivering exceptional municipal services and advancing the City Commission's priorities.

During the past year, we enhanced internal processes, expanded professional development opportunities, improved cross-departmental collaboration, and encouraged employees to identify innovative solutions to challenges. These efforts have created a

more resilient, agile, and forward-thinking organization that is well positioned to meet both current and future community needs.

The impact of these efforts is reflected not only in the City's operational performance but also in the external recognition earned by our employees:

Public Safety

- Police Reaccreditation
- Crime Prevention Unit of the Year Award for Small Agency

Utilities

- Safety Award
- Endurance Award
- Best Tasting Drinking Water People's Choice Award
- Best Tasting Drinking Water Judges' Choice Award

Financial & Organizational Excellence

- Certificate of Achievement for Excellence in Financial Reporting
- Hometown Health Award

These recognitions reflect the collective efforts of our employees and the culture we have intentionally cultivated. They demonstrate that our steadfast approach to continuous improvement, professional excellence, and exceptional public service is producing measurable results while strengthening the City of Alachua's reputation for professional and effective municipal service.

7. Project Management

The City managed a diverse portfolio of capital projects, infrastructure investments, utility initiatives, technology enhancements, planning efforts, and operational improvements. Each project was managed with a focus on fiscal responsibility, regulatory compliance, and accountability while advancing the City Commission's priorities.

Successfully delivering this diverse portfolio required disciplined oversight of schedules, budgets, procurement, permitting, resource allocation, and coordination among multiple departments, consultants, contractors, regulatory agencies, and community stakeholders. During this period, the organization advanced a wide range of infrastructure, utility, parks and recreation, technology, and operational initiatives that directly support the City's long-term strategic objectives. Signature projects such as Theatre Park and the Wellfield Project exemplify the City's continued commitment to investing in infrastructure that enhances community vitality and strengthens the resilience of essential public infrastructure.

The true measure of successful project management is the value delivered to the community. Through disciplined oversight and responsible stewardship of public resources, the organization successfully managed more than $3.6 million in capital and infrastructure projects that improve municipal services and enhance the quality of life for those who live, work, and visit the City of Alachua.

8. Community Involvement

Strong communities are built on trust, accessibility, transparency, and meaningful public engagement. I remained committed to strengthening relationships with residents, businesses, community organizations, educational institutions, regional partners, and governmental agencies by listening, encouraging collaboration, and creating meaningful opportunities for civic participation.

Maintaining an active presence throughout the community provided valuable insight into local priorities while fostering productive partnerships and reinforcing the City's commitment to responsive, accessible, and transparent government. These relationships have enhanced communication, strengthened collaboration, and ensured that community perspectives continue to inform organizational planning and decision-making.

The City also expanded opportunities for public participation by evaluating new approaches to community engagement and improving access to City information. A notable example was the introduction of interactive community workshops featuring informational stations staffed by subject matter experts. Rather than relying solely on traditional public comment, residents were able to engage directly with City staff, ask detailed questions, and receive information tailored to their specific interests and concerns. The overwhelmingly positive response demonstrated that providing multiple opportunities for dialogue increases understanding, encourages participation, and makes local government more accessible.

Beyond these initiatives, I represented the City through participation in community celebrations, civic events, economic development activities, regional organizations, and intergovernmental meetings, including:

- Alachua County Legislative Delegation
- Ribbon Cutting(s):
  - Briarwood
  - Fundora
  - Firestone
  - Chick-fil-A
  - Grace Craze
  - Kirkland Farms
- Martin Luther King, Jr. Day Celebration
- Juneteenth Celebration
- Government Week activities at local schools
- Fourth of July Celebration
- Christmas Tree Lighting
- Christmas Parade
- Alachua Chamber Gala
- Cattleman's Banquet
- Florida League of Cities
- Great American Cleanup
- Alachua Seniors
- St. Matthew Food Drive
- Alachua Chamber of Commerce events

Meaningful community engagement is measured not only by participation, but by the trust it builds. By remaining visible, approachable, and actively engaged throughout the community, I have worked to strengthen public confidence, encourage collaboration, and reinforce the City of Alachua's reputation as a responsive, accessible, and community-focused local government.

9. Goals

The City made significant progress in advancing the priorities established by the City Commission. Through thoughtful planning, disciplined execution, and the dedication of our employees, the organization translated the Commission's vision into measurable accomplishments that strengthened municipal operations and enhanced the quality of life for our residents.

Among the organization's most significant accomplishments was the successful completion of four Strategic Initiatives identified by the City Commission. These initiatives addressed critical priorities related to utility infrastructure, public communication, customer service, and senior housing while demonstrating the organization's ability to translate strategic priorities into measurable results.

- **Strategic Initiative 1.2** – Advanced the City's long-term water supply by completing the additional wellfield initiative.
- **Strategic Initiative 2.1** – Implemented a comprehensive marketing strategy highlighting City services, programs, events, and accomplishments.
- **Strategic Initiative 2.2** – Expanded online access to City services for residents and businesses.
- **Strategic Initiative 4.1** – Advanced opportunities for senior living to address the community's evolving housing needs.

Completing these initiatives demonstrates the organization's ability to establish strategic priorities, coordinate resources across departments, and successfully implement long-term objectives that provide lasting benefits to the community.

While several long-term initiatives remain underway due to permitting requirements, regulatory review, or coordination with outside agencies, the organization has maintained steady progress by adapting to changing circumstances, developing practical solutions, while remaining focused on the City Commission's strategic priorities.

10. Commission/Manager Interaction

A successful Commission-Manager relationship is founded on trust, mutual respect, open communication, and a shared commitment to serving the residents of the City of Alachua. Throughout year, I remained committed to fostering a positive, professional, and collaborative relationship with the Mayor, Vice Mayor, and each Commissioner while respecting the distinct roles established under the Council-Manager form of government. The City Commission establishes policy and provides strategic direction, while the City Manager is responsible for implementing those policies efficiently, professionally, and transparently. Maintaining that balance has strengthened governance, enhanced

organizational effectiveness, and reinforced the integrity of the Council-Manager form of government.

Throughout the year, I maintained open, consistent, and timely communication with the Mayor and each Commissioner through regularly scheduled individual meetings, one-on-one discussions, after-hours phone calls, and other direct communications. I remained readily accessible and responsive to questions, concerns, and emerging issues while providing objective recommendations, well-reasoned analysis, and timely information to support informed policy decisions. This ongoing exchange of information ensured the governing body remained informed of significant issues and emerging developments, strengthened collaboration between the Commission and the administration, reinforced mutual trust, and enhanced our ability to proactively address challenges before they became larger issues.

A significant governance improvement was the establishment of regularly scheduled weekly individual meetings with the Mayor, Vice Mayor, and each Commissioner. These meetings created a consistent forum to discuss projects, review emerging issues, exchange information, answer questions, and improve coordination between elected officials and the administration. The City also enhanced its onboarding process for newly elected Commissioners by implementing a comprehensive orientation covering City operations, strategic initiatives, financial management, governance responsibilities, organizational priorities, and major ongoing projects. Together, these improvements strengthened communication, enhanced institutional knowledge, improved continuity, and enabled newly elected officials to become effective more quickly.

This evaluation reflects a year of meaningful progress, measurable accomplishments, and an unwavering commitment to excellence in public service. Working collaboratively, we strengthened the City's operational effectiveness while advancing the Commission's vision through sound financial stewardship, leadership, infrastructure investment, employee development, project implementation, and public engagement.

This year's accomplishments extend well beyond the successful completion of individual projects. Together, we enhanced organizational systems, improved governance, invested in our employees, expanded community engagement, enhanced strategic planning, and reinforced a culture founded on accountability, professionalism, and continuous improvement. Collectively, these efforts have created a stronger, more resilient organization that is well positioned to meet future opportunities and challenges.

We have established a strong foundation for the future, and I remain committed to building upon that momentum by working alongside the City Commission to preserve and enhance the exceptional quality of life that defines Alachua as **The Good Life Community**.

Respectfully submitted,

Rodolfo Valladares
City Manager

1. Reflects City Values **Rating** 10

Comments/Explanation: Consistently reflects the City's values by being professional, dependable, and working well with everyone. The manager focused on supporting the City's goals and serving the community.

He cares about our community and its youth. I appreciate his efforts to support the community through his work with CareerSource and helping connect residents with opportunities and resources.

2. Communication **Rating** 10

Comments/Explanation: Communicates clearly with the City Commission and the public. He keeps others informed, listens to concerns, and shares important information in a timely manner.

Did a great job with the Hathcock Center workshops by getting the public involved and giving the community an opportunity to share their thoughts and concerns. He listens to the public and values their input.

3. Team Management **Rating** 10

Comments/Explanation: We have a great team of staff who are dedicated to the City. The City Manager has done an excellent job leading the team and encouraging staff to grow through training and professional development opportunities.

We have a great team and I look forward to seeing the continued progress of the City.

4. Fiscal Management **Rating** 10

Comments/Explanation: The City Manager has managed the City's finances responsibly by keeping spending and budget priorities in mind and making good use of the City resources. I appreciate his efforts in securing grants that bring valuable investment to our community, as well as the City's achievements in receiving the Certificate of Achievement for Excellence in Financial Reporting

5. Professional Presentation **Rating** 10

Comments/Explanation: The City Manager presents himself in a professional manner and represents the City well. He communicates clearly, is prepare for meetings and presentations, and maintains a positive and professional presence when working with the City Commission, staff, and the community.

He does an excellent job presenting information. His presentation are clear, informative, and help the Board better

understand the topics being discussed.

6. Organizational Leadership **Rating** 10

Comments/Explanation: The City Manager provides strong leadership by keeping staff focused on the City's goals and priorities. He supports teamwork and works to keep the organization moving forward while responding to the needs of the City Commission and the community.

7. Project Management **Rating** 10

Comments/Explanation: Manages project well by keeping the City Commission's vision, priorities, strategic initiatives, and capital projects at the forefront while staying focused on established priorities. The City Manager's efforts to keep projects on track, address challenges, and move the City's goals forward are greatly appreciated.

8. Community Involvement **Rating** 10

Comments/Explanation: The City Manager stays involved in the community and builds good relationships with the community. I appreciate his participation and speeches at the MLK Day and Juneteenth events, showing his support and commitment to our community.

9. Goals **Rating** 10

Comments/Explanation: The City Manager stays focused on the Commission's goals and priorities and keeps projects moving forward. I appreciate his efforts to following the City Commission's direction and turns its goals and vision into results for the community.

10. Commission/Manager Interaction **Rating** 10

Comments/Explanation: The City Manager maintains a good working relationship and openly listens, and keeps the board informed. I get a lot out of our weekly meetings, which are very informative. I appreciate the City Manager's efforts in working very hard to keep everyone working together and united; because, we are better together.

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

SECTION II
INDIVIDUAL RATING SHEET

Scale			Overall Rating
.00	-	5.99	Unacceptable
6.00	-	6.99	Below Expectations
7.00	-	7.99	Meets Expectations
8.00	-	8.99	Exceeds Expectations
9.00	-	10.00	Outstanding

	PERFORMANCE REVIEW FACTOR	RATING
1.	Reflects City Values	10
2.	Communication	10
3.	Team Management	10
4.	Fiscal Management	10
5.	Professional Presentation	10
6.	Organizational Leadership	10
7.	Project Management	10
8.	Community Involvement	10
9.	Goals	10
10.	Commission/Manager Interaction	10
Total		100

Completed by: Walter Welch

Signature: Walter Welch Date: 8/11/2026

1. Reflects City Values **Rating 9.5**

Comments/Explanation: Our city manager has consistently exemplified the core values of integrity, honesty, respect, diversity, innovation, accountability, and communication, going above and beyond my expectations. His transparent decision-making, respectful engagement with the community, and commitment to fostering an inclusive environment have greatly enhanced our city's growth and unity. His proactive approach to solving issues and clear communication have truly set a high standard for leadership, and I am impressed by his dedication to serving the community with integrity and innovation.

2. Communication **Rating 9.5**

Comments/Explanation: Rodolfo goes above and beyond in his communication efforts by not only making himself readily available to meet and discuss issues with personnel and citizens but also actively seeking feedback and engaging in meaningful dialogue to build trusting relationship with all. His proactive approach ensures that all voices are heard, fostering a collaborative environment that truly enhances community relations and demonstrates an exceptional commitment to open, accessible communication.

3. Team Management **Rating 9.8**

Comments/Explanation: Rodolfo excels in team management by providing sufficient authority, clear direction, and unwavering support to teams and departments, empowering them to achieve their goals effectively. His leadership fosters a motivating environment where staff feel trusted and encouraged to excel, which has significantly contributed to the successful and efficient functioning of our city's initiatives.

4. Fiscal Management **Rating 9.2**

Comments/Explanation: He demonstrates outstanding fiscal management by ensuring the financial solvency of the city government through diligent budgeting and financial oversight, while actively exploring and recommending innovative and alternative revenue sources. His strategic approach safeguards our city's financial health and supports sustainable growth, exceeding expectations in maintaining fiscal stability. Always looking out for the best interest of the City.

5. Professional Presentation **Rating 10**

Comments/Explanation: Rodolfo consistently presents a highly professional image through his dress and actions at all times. Every interaction with personnel, citizens, and peers is conducted with utmost professionalism, reaffirming the city's integrity and high standards. He is truly one of the best in this area, setting a positive example and enhancing the city's reputation through his conduct.

6. Organizational Leadership **Rating 10**

Comments/Explanation: He demonstrates exemplary leadership by effectively guiding city operations in alignment with the commission's vision, ensuring the organization runs smoothly and fostering high employee satisfaction. His strong leadership skills inspire confidence and motivate staff to achieve desired results, making him a true leader in all aspects of his life. The community is proud to have him at the helm, confident in his ability to steer the city toward continued success.

7. Project Management **Rating 9.2**

Comments/Explanation: Rodolfo excels in project management by skillfully steering and overseeing projects to ensure goals are achieved within set timeframes and budgets. His exceptional time management skills stand out as unparalleled, consistently enabling him to deliver successful outcomes efficiently and effectively.

8. Community Involvement **Rating 9.4**

Comments/Explanation: So proud of Rodolfo that he actively participates in community events and cultivates strong, cooperative relationships with community leaders, demonstrating a genuine commitment to engagement. He takes the time to listen attentively to citizens and diligently follows up on all concerns, consistently showing a willingness to go above and beyond to serve and strengthen the community.

9. Goals **Rating 9.6**

Comments/Explanation: Rodolfo is committed to meeting the objectives set forth by the commission's goals and directives, demonstrating dedication to organizational success. Recognizing the importance of external influences beyond his control, he remains adaptable and focused on achieving results while navigating external challenges effectively.

10. Commission/Manager Interaction **Rating 9.8**

Comments/Explanation: He actively collaborates with the commission, fostering effective communication with each member, especially the mayor, and ensuring the commission stays well-informed about issues of concern. His dedication to strengthening the relationship between the manager and commission has been commendable, and I am proud of the positive progress made in this area. So informative and a true guiding light.

City of ALACHUA
THE GOOD LIFE COMMUNITY

CITY MANAGER ANNUAL PERFORMANCE EVALUATION

SECTION II
INDIVIDUAL RATING SHEET

Scale			Overall Rating
.00	-	5.99	Unacceptable
6.00	-	6.99	Below Expectations
7.00	-	7.99	Meets Expectations
8.00	-	8.99	Exceeds Expectations
9.00	-	10.00	Outstanding

	PERFORMANCE REVIEW FACTOR	RATING
1.	Reflects City Values	9.5
2.	Communication	9.5
3.	Team Management	9.8
4.	Fiscal Management	9.2
5.	Professional Presentation	10
6.	Organizational Leadership	10
7.	Project Management	9.2
8.	Community Involvement	9.4
9.	Goals	9.6
10.	Commission/Manager Interaction	9.8
Total		**96**

Completed by: Vice-Mayor Jennifer Ringersen

Signature: _____ Date: 8/19/26

1. Reflects City Values **Rating 10.0**

Comments/Explanation: Mr. Valladares reflects the city's values in every aspect of his Outstanding job performance. He represents and exhibits our city's foundational principles with the utmost respect.

2. Communication **Rating 10.0**

Comments/Explanation: Mr. Valladares has demonstrated extraordinary communicative skills with the citizens, staff and the city commission. He facilitates, offers remarks and hosts city events, chamber, conferences, retreats, workshops, seminars with professional ease, deliberation, accuracy and complete confidence. He is an effective communicator, always articulating his thoughts, ideas and feelings clearly and fluently. Through his leadership, a new website was launched and the city enhanced its digital presence.

3. Team Management **Rating 10.0**

Comments/Explanation: Mr. Valladares is an exemplary leader. He is highly organized and manages his team effectively, Defining roles and setting clear goals and expectations. He values time commitments and establishes healthy boundaries to protect the focused priorities. He leads, trains and guides the most successful and productive staff.

4. Fiscal Management **Rating 10.0**

Comments/Explanation: The fiduciary status of the city is solid and the budgetary needs are addressed, evaluated , digested as well as resolved successfully by Mr. Valladares and his team. The Strategic Plan goals were restructured and are in line with the commission's vision. Mr. Valladares is an exceptional steward of the budgetary process, skillfully managing and supervising the financial revenues and disbursements.

5. Professional Presentation **Rating 10.0**

Comments/Explanation: Mr. Valladares maintains a warm and caring relationship with human-kind in all walks of Life, listening attentively and giving his full focus to the speaker. Mr. Valladares has remarkable managerial skills. He creates a welcoming and positive workplace. He is an impactful mentor to his Constituents, business partners, Faith Based community leaders and employees. He has earned tremendous respect from professional leaders, elected officials, local, state and national leaders/directors.

6. Organizational Leadership **Rating 10.0**

Comments/Explanation: Mr. Valladares has created an amazing culture of trust among the employees and staff. He spotlights employees' strengths and communicates openly/honestly to his Executive board, team players and staff. Mr. Valladares fosters safety and encourages collaboration within the working environment. The City of Alachua has been recognized for many awards and accolades under the direction of Mr. Valladares.

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7. Project Management **Rating 10.0**

Comments/Explanation: Mr. Valladares is committed to any and all projects before him. He masterfully tackles the proposals with management methodologies, Leadership, technical knowledge, creative organization and problem solving. He maintains additional hours beyond his work day and on weekends to transform the City, making the wisest/Best decisions through innovative business strategies.

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8. Community Involvement **Rating 10.0**

Comments/Explanations: Mr. Valladares has developed an incredible relationship within the community. He is admired, approachable and Has an open-door policy. He exemplifies integrity, honesty, trust and a sincere desire to meet /greet people where they are. Mr. Valladares has a special relationship with the seniors in the community as well as the inter-generational population. He presents himself in a friendly and compassionate manner as he engages all citizens and partners of the Good Life Community and the community at-large.

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9. Goals **Rating 10.0**

Comments/Explanation: The goals and Objectives are clearly defined and advanced with thoughtful consideration and measurable planning results. Mr. Valladares demonstrates awesome intellectual abilities, interpersonal and complex knowledgeable skills to fulfill all city goal expectations.

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10. Commission/Manager Interaction **Rating 10.0**

Comments/Explanation: Mr. Valladares provides opportunities for weekly scheduled meetings to meet with the commission. He is open to additional meetings, chats, and communicates any city concerns via phone or emails as he makes himself available to the commission. He modified and improved the onboarding process for newly elected commissioners. He is easily accessible and replies immediately to any concerns ,questions or challenges that may arise. Mr. Valladares' work performance is Stellar and I offer my highest commendations to him in his leadership role as our City Manager.

City of ALACHUA
THE GOOD LIFE COMMUNITY

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

SECTION II
INDIVIDUAL RATING SHEET

Scale			Overall Rating
.00	-	5.99	Unacceptable
6.00	-	6.99	Below Expectations
7.00	-	7.99	Meets Expectations
8.00	-	8.99	Exceeds Expectations
9.00	-	10.00	Outstanding

	PERFORMANCE REVIEW FACTOR	RATING
1.	Reflects City Values	10.0
2.	Communication	10.0
3.	Team Management	10.0
4.	Fiscal Management	10.0
5.	Professional Presentation	10.0
6.	Organizational Leadership	10.0
7.	Project Management	10.0
8.	Community Involvement	10.0
9.	Goals	10.0
10.	Commission/Manager Interaction	10.0
Total		**100.0**

Completed by: Shirley Green Brown

Signature: Shirley Green Brown Date: 8-17-26

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION

SECTION II
INDIVIDUAL RATING SHEET

Scale			Overall Rating
.00	-	5.99	Unacceptable
6.00	-	6.99	Below Expectations
7.00	-	7.99	Meets Expectations
8.00	-	8.99	Exceeds Expectations
9.00	-	10.00	Outstanding

	PERFORMANCE REVIEW FACTOR	RATING
1.	Reflects City Values	5
2.	Communication	6
3.	Team Management	7
4.	Fiscal Management	7
5.	Professional Presentation	8
6.	Organizational Leadership	6
7.	Project Management	6
8.	Community Involvement	6
9.	Goals	7
10.	Commission/Manager Interaction	6
Total		64

Completed by: Jacob Fletcher

Signature: Jacob Fletcher Date: 08/17/2026

CITY MANAGER
ANNUAL PERFORMANCE EVALUATION
Section II
Overall Rating Sheet

Scale			Overall Rating
.00	-	5.99	Unacceptable
6.00	-	6.99	Below Expectations
7.00	-	7.99	Meets Expectations
8.00	-	8.99	Exceeds Expectations
9.00	-	10.00	Outstanding

Factor #	Performance Review Factor	Mayor Welch	Vice-Mayor Ringersen	Commissioner Brown	Commissioner Fletcher	Commissioner Youmas	Average
1.	Reflects City Values	10.00	9.50	10.00	5.00	N/A	8.63
2.	Communication	10.00	9.50	10.00	6.00	N/A	8.88
3.	Team Management	10.00	9.80	10.00	7.00	N/A	9.20
4.	Fiscal Management	10.00	9.20	10.00	7.00	N/A	9.05
5.	Professional Presentation	10.00	10.00	10.00	8.00	N/A	9.50
6.	Organizational Leadership	10.00	10.00	10.00	6.00	N/A	9.00
7.	Project Management	10.00	9.20	10.00	6.00	N/A	8.80
8.	Community Involvement	10.00	9.40	10.00	6.00	N/A	8.85
9.	Goals	10.00	9.60	10.00	7.00	N/A	9.15
10.	Commission/Mgr. Interaction	10.00	9.80	10.00	6.00	N/A	8.95
	Totals	**10.00**	**9.60**	**10.00**	**6.40**	**N/A**	**9.00**

Overall Average Evaluation Rating: **9.00** **"Outstanding"**

City Manager Annual Performance Evaluation - 2026

Tara Malone

Tue 8/4/2026 4:13 PM

To:Walter Welch <wa_welch@cityofalachua.org>; Jennifer Ringersen <je_blalock@cityofalachua.org>; Shirley G. Brown <sh_brown@cityofalachua.org>; Jacob Fletcher <ja_fletcher@cityofalachua.org>; Jackson Youmas <ja_youmas@cityofalachua.org>;

Cc:Rodolfo Valladares <ro_valladares@cityofalachua.org>; Lisa Freeman <li_freeman@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Lynneta Hayes <ly_hayes@cityofalachua.org>;

3 attachments (2 MB)

CM Valladares Self-Evaluation_2026-08-04.pdf; CM Annual Performance Evaluation Packet_2026.docx; CM Annual Performance Evaluation Packet_2026.pdf;

Good afternoon, Mayor & Commissioners,

I hope this note finds you well. In accordance with the City Manager's Employment Contract, Section 5(B) - Reviews; the City Commission shall conduct a review of the Employee's performance as City Manager no later than August 30, 2026, and each August 30th thereafter. The following documents have been attached to this email for your reference and completion:

- City Manager Valladares' self-evaluation.
- City Manager Evaluation Form (Word and pdf). Each of you will complete Section I - Performance, and Section II - Individual Rating Sheet (pages 3-6).

A composite of the scores will be tallied, and the overall score will be calculated as the average rating for each category. Please complete your performance evaluation and submit to Human Resources by ***Tuesday, August 18th, 2026***. The overall rating will be presented to the City Commission for approval during the second regularly scheduled meeting in August (08/24/26). Kindly advise should you have any questions or need additional information.

Warmest regards,
Tara 😊

City of ALACHUA
the good life community

TARA L. MALONE
Human Resources Director
386.418.6117
tmalone@cityofalachua.org
www.cityofalachua.org

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: August 24, 2026
SUBJECT: Approval of the August 10, 2026, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the August 10, 2026, City Commission Meeting Minutes

Summary

Approval of the August 10, 2026, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 26.08.10.M.CCM

Regular City Commission Meeting Minutes
August 10, 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: Chris Hall, Connie Meyer, Robert Jernigan, Jeff Parker, Debra Sermons, Stephanie Hurley, Natron Curtis, Phyllis Strickland, Dennis Cruz, Michelle Cruz
STAFF ATTENDING: Michael Carrillo, Jeanine Carrillo, Carson Crockett, Kenyata Curtis, Jack Hansen, Lynn Hayes, Carlos Hunt, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jean-Paul Perez, Jesse Sandusky, Bryan Thomas, LeAnne Williams, Cap Wilson

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Pastor Debra Sermons, Paradise Community Outreach Ministry

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

Vice Mayor Jennifer Ringersen moved to approve the agenda as amended; seconded by Commissioner Jacob Fletcher.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Fletcher moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Shirley Green Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) HATHCOCK COMMUNITY CENTER - UPDATE

Barnett Chenault, RA, LEED GA, Monarch Design Group, Hathcock Community Center - Update, consultant report - filed.

B) UPDATE ON EVALUATION OF LIVE STREAMING FOR CITY COMMISSION MEETINGS

Rodolfo Valladares, City Manager, Update on Evaluation of Live Streaming for City Commission Meetings – filed.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA
(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Legend Castillo
Bert Weatherington
Jim Curington

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES
(Presentations, other than the applicant, please limit to 3 Minutes)

A) ORDINANCE 26-13: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF

ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY AND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE, SECOND READING).
COMMUNITY ENHANCEMENT

Jean-Paul Perez, Principal Planner, Ordinance 26-13, staff report – filed.

Vice Mayor Ringersen moved to adopt Ordinance 26-13; seconded by Commissioner Brown.

Citizens Commented:
Tamara Robbins

Passed 3-2 by roll call, with Commissioner Fletcher and Commissioner Jackson Youmas dissenting.

B) ORDINANCE 26-14: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THE PROPERTY AND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE HEARING; FIRST READING)

Parker Stevens, Principal Planner, Ordinance 26-14, staff report – filed.

Property Owner:
Jaqueline Hill

Commissioner Brown moved that this Commission (1) adopt Ordinance 26-14 upon first reading and (2) schedule the second and final reading of Ordinance 26-14 for August 24, 2026; seconded by Vice Mayor Ringersen.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call

C) ORDINANCE 26-15, FIRST READING; EXTENDING ORDINANCE 0-96-21 -

CLAY ELECTRIC COOPERATIVE, ELECTRIC UTILITY FRANCHISE AGREEMENT
QUALITY OF LIFE

Michael Carrillo, Electrical Engineer, Ordinance 26-15, staff report – filed.

Vice Mayor Ringersen moved to approve Ordinance 26-15 on First Reading and Schedule Second Reading for August 24, 2026; seconded by Commissioner Brown.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call

D) ORDINANCE 26-16, FIRST READING; AMENDING CODE 38 - UTILITY RATES
STRENGTHEN COMMUNITY SERVICE

Rodolfo Valladares, City Manager, Ordinance 26-16, staff report – filed.

Vice Mayor Ringersen moved to approve Ordinance 26-16 on First Reading and Schedule Second Reading for August 24, 2026; seconded by Commissioner Brown.

Citizens Commented:
Keith McDonald
Dennis Cruz
Tamara Robbins

Passed 3-2 by roll call, with Commissioner Fletcher and Commissioner Youmas dissenting.

V. AGENDA ITEMS

A) RESOLUTION 26-10 - ADOPTING THE 2026 ALACHUA COUNTY LOCAL MITIGATION STRATEGY (LMS)

Michael Carrillo, Electrical Engineer, Resolution 26-10, staff report – filed.

Commissioner Brown moved to approve Resolution 26-10 to adopt and participate in Alachua County's Local Mitigation Strategy; seconded by Commissioner Fletcher.

Passed 5-0 by roll call.

B) RESOLUTION 26-11: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA; REAFFIRMING THE TERMS OF APPOINTMENT OF THE CITY PLANNING AND ZONING BOARD CONSISTENT WITH THE CHARTER OF THE CITY OF ALACHUA, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AND RESOLUTION 93-8.

Carson Crockett, Principal Planner, Resolution 26-11, staff report – filed.

Vice Mayor Ringersen moved to adopt Resolution 26-11; seconded by Commissioner Brown.

Citizens Commented:
Tamara Robbins

Passed 3-2 by roll call, with Commissioner Fletcher and Commissioner Youmas dissenting.

C) FY 2026/2027 CITY OF ALACHUA/ALACHUA POLICE DEPARTMENT-NORTH CENTRAL FLORIDA POLICE BENEVOLENT ASSOCIATION COLLECTIVE BARGAINING AGREEMENT.

Tara Malone, Human Resources Director, FY 2026/2027 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement staff report — filed.

Commissioner Brown moved to ratify the FY 2026/2027 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement, and authorize and direct the Mayor, City Manager, and City Attorney to execute the agreement; seconded by Vice Mayor Ringersen.

Passed 5-0 by roll call.

D) FY2026-27 EMPLOYEE GROUP HEALTH PACKAGE AND ALL OTHER RELATED INSURANCES

Cap Wilson, Compliance and Risk Management Director, FY2026-27 Employee Group Health Package and All Other Related Insurances, staff report - filed.

Commissioner Fletcher moved to authorize and direct the City Manager to execute any and all documents necessary to renew the proposed City Group Health Insurance package with the Florida Municipal Insurance Trust (FMIT) and all other combined insurance package costs (dental, vision, Basic Life, Employee Assistance Program, Travel Assistance, Basic AD&D and HSA account contributions); seconded by Commissioner Youmas.

Passed 5-0 by roll call.

E) ENGINEERING SERVICES FOR THE EXPANSION OF THE LEGACY SUBSTATION

This item was moved to Agenda Items: Item E.

Rodolfo Valladares, City Manager, Engineering Services for the Expansion of the Legacy Substation staff report - filed.

Commissioner Fletcher moved to accept the proposal from Jacobs to provide Engineering Services for the expansion of Legacy Substation, not to exceed the amounts outlined in the project proposal, and authorize the City Manager to execute any and all documents necessary to effectuate the entirety of the project; seconded by Vice Mayor Ringersen.

Citizens Commented:
Tamara Robbins

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.)

Tamara Robbins
Jim Curington
Virgil Parsel

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Fletcher moved to adjourn the meeting; seconded by Vice Mayor Ringersen.

Passed by unanimous consent.

The meeting adjourned at 10:18 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 JULY 27, 2026, TO JULY 28, 2026, CITY COMMISSION

MEETING MINUTES.

B) APPROVAL OF THE JULY 27, 2026, CITY COMMISSION BUDGET WORKSHOP MINUTES

C) FISCAL YEAR 2025 TO 2026 WRITE-OFFS

ATTEST:

_____

Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____

Walter Welch, Mayor

PRESENTATION TO CITY COMMISSION

08/10/2026

MONARCH
DESIGN GROUP

CITY OF ALACHUA
HATHCOCK COMMUNITY CENTER

LOCATION - CITY OF ALACHUA

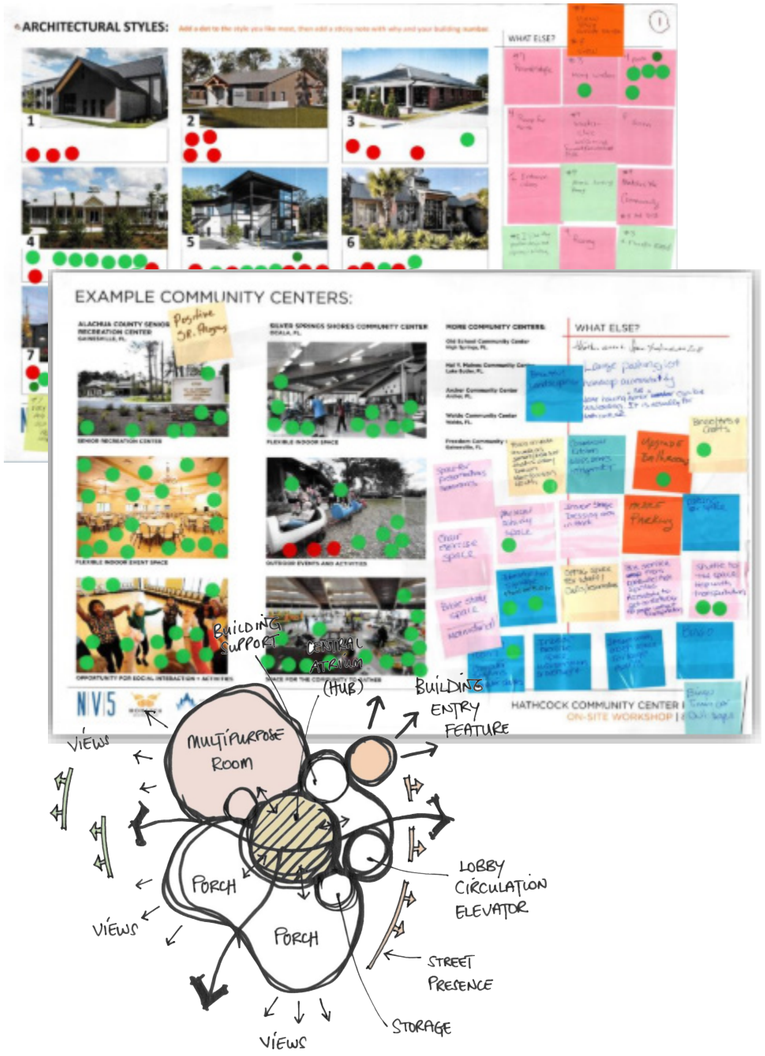


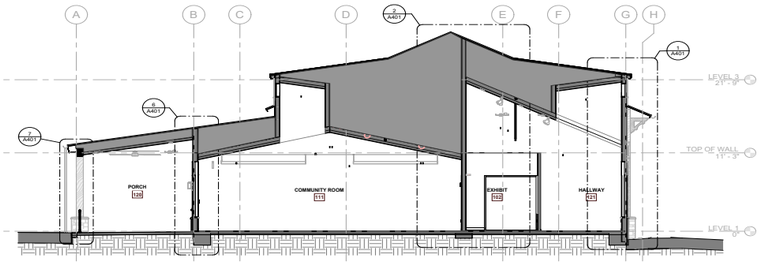


Approximate site boundry

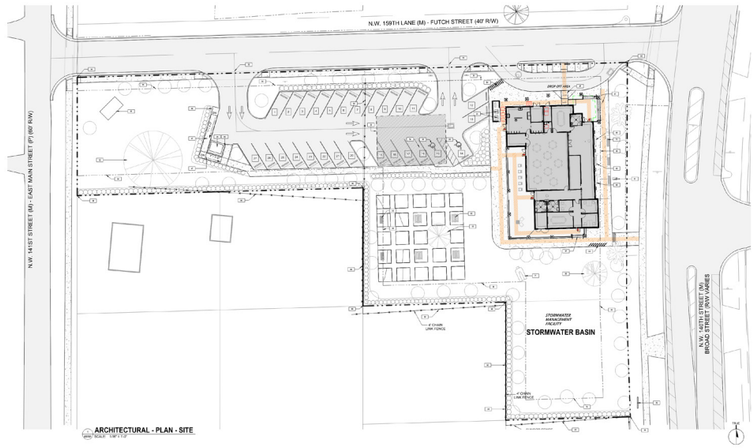
15818 NW 140th street,
Alachua FL, 32615

TIMELINE









1

Programming

Summer 2025 - Spring 2026

2

Design, Construction Documents, & Permitting

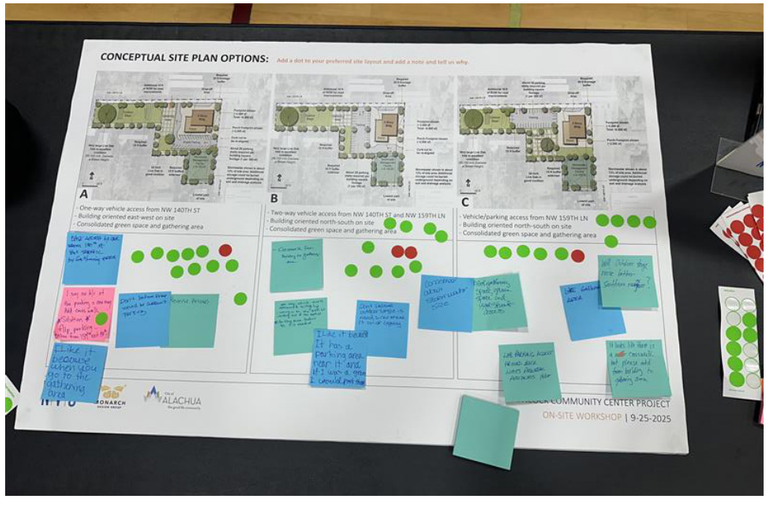
Spring 2026 - Late Summer 2026
(We are here now)

3

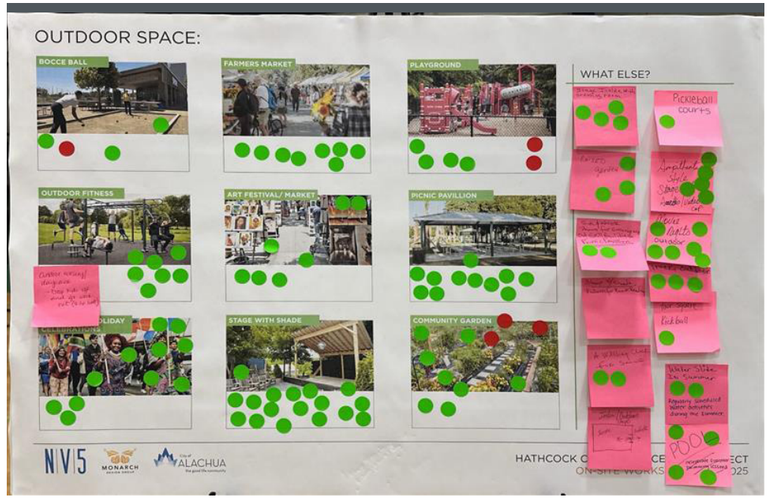
Next Step: Bidding & Construction

PROGRAMMING - COMMUNITY ENGAGEMENT





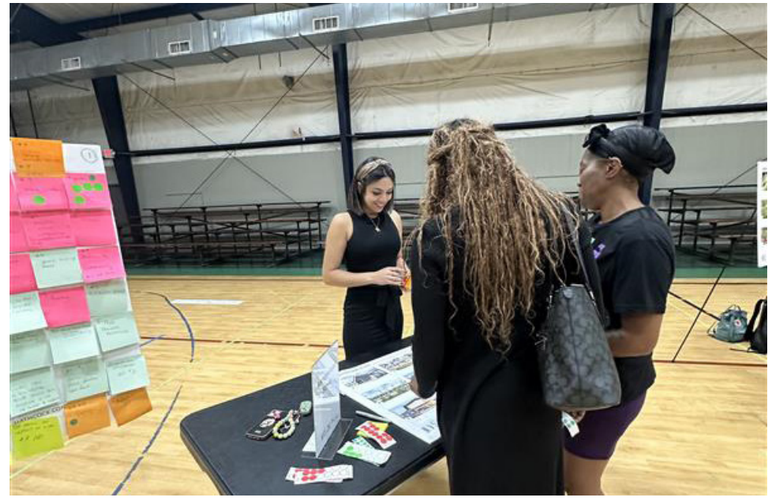




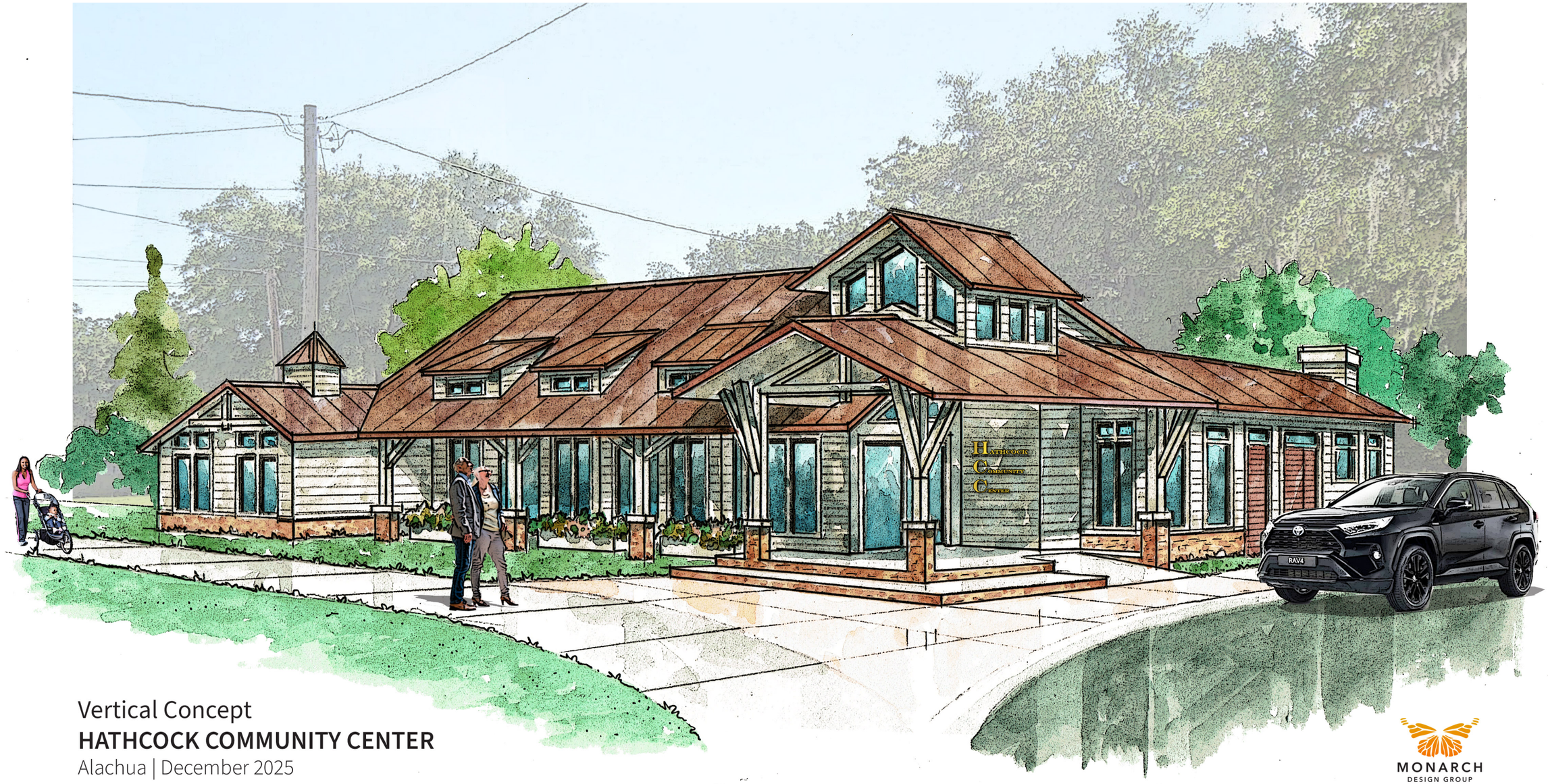
COMMUNITY WORKSHOP
08/21/2025



COMMUNITY WORKSHOP
09/25/2025



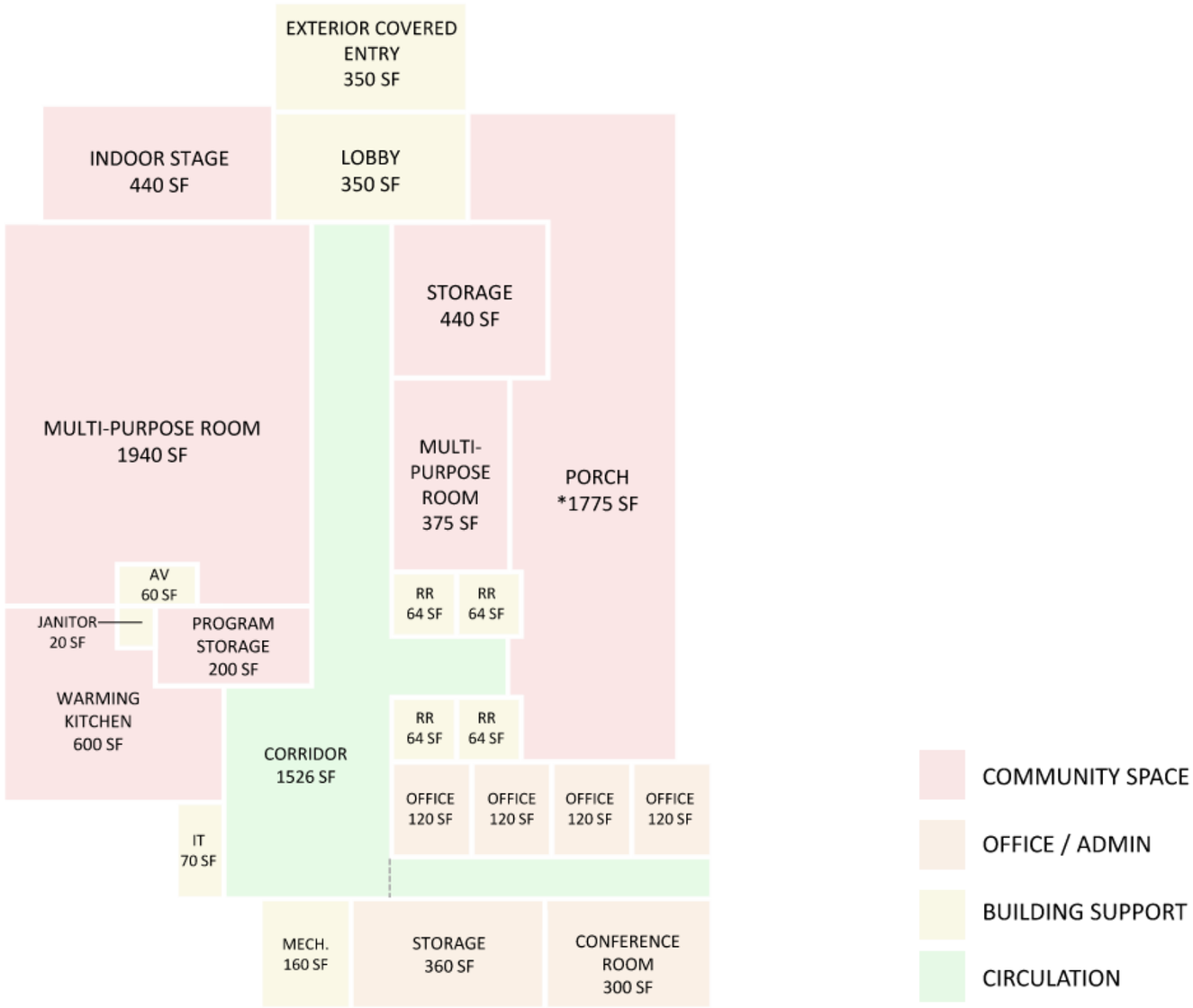
ORIGINAL SKETCH



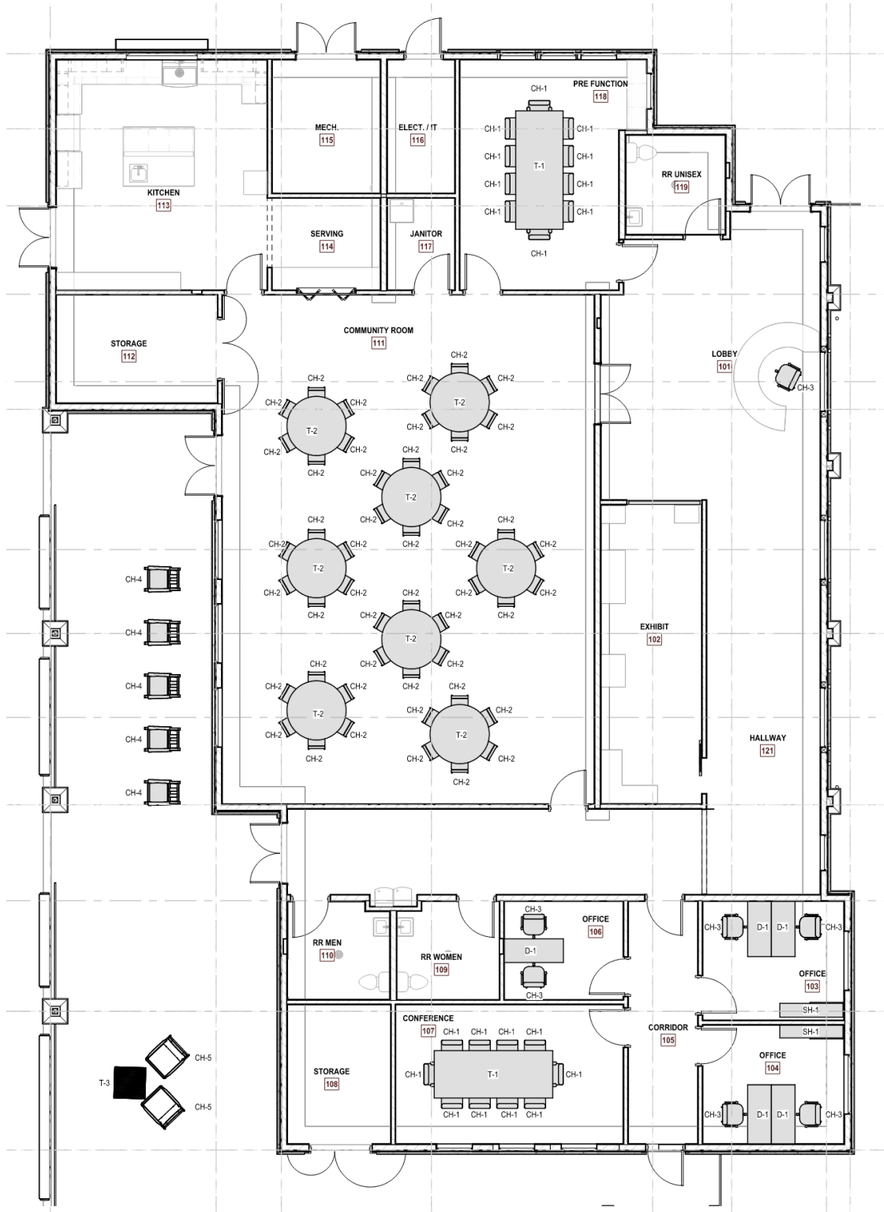
Vertical Concept
HATHCOCK COMMUNITY CENTER
Alachua | December 2025

MONARCH DESIGN GROUP

ORIGINAL MASSING



FLOOR PLAN


KITCHEN
113
MECH.
115
ELECT. / IT
116
SERVING
114
JANITOR
117
PRE FUNCTION
118
RR UNISEX
119
STORAGE
112
COMMUNITY ROOM
111
LOBBY
101
EXHIBIT
102
HALLWAY
121
RR MEN
110
RR WOMEN
109
OFFICE
106
CONFERENCE
107
STORAGE
108
CORRIDOR
105
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103
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104
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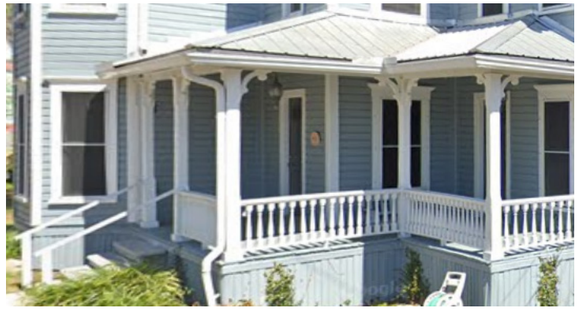
CH-5
D-1
SH-1

LOCAL INSPIRATION - ENTRY





1: Material: Lap Siding & Corbels
14707 NW 140th St



2: Texture: Roof Color, Corner tower, and Brackets
14603 Main St (Williams-LeRoy House)



3: Geometry: Triangular Gable Bracket
14804 NW 140th St

LOCAL INSPIRATION - EAST FACADE AND SOUTHERN PORCH





1: Material: Standing Seam metal roof
15100 NW 142 Terrace



2: Structure: Lean-to Porch Roof
14712 Main St



3: Language: Dormers
15000 NW 140th St

RENDER - WEST PORCH





1: Wood Grain Polyurethane Column Wraps



2: Local inspiration - Porch
14804 NW 140th St



3: Local Inspiration - Existing Center

PORCH - ELEMENTS

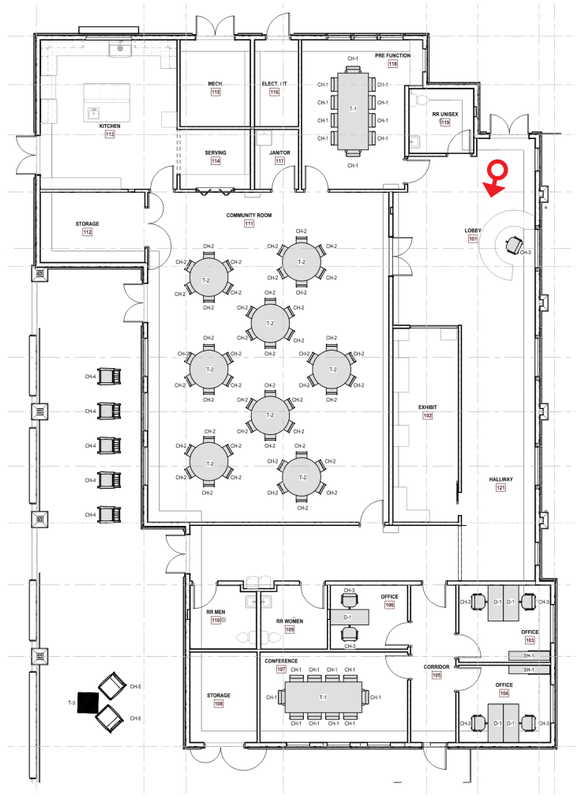




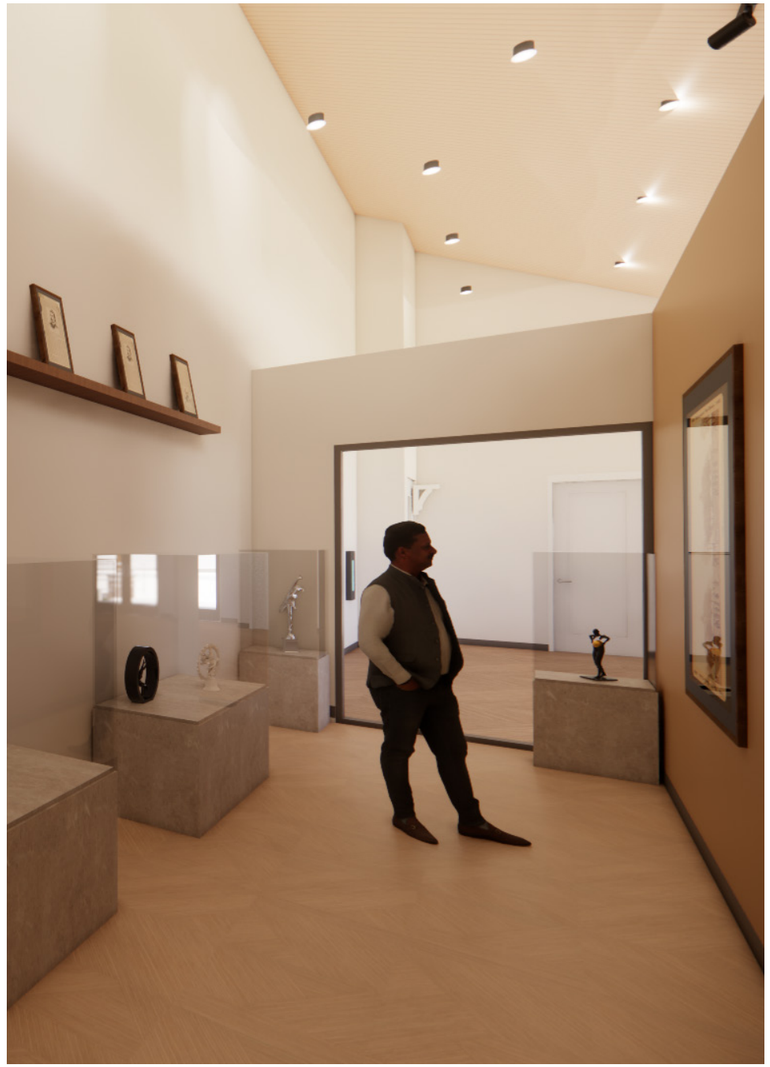
Fiber Cement Lap Siding with coordinating Trim
Description and notes

ENTRY - EXHIBIT AREA





EXHIBITION SPACE

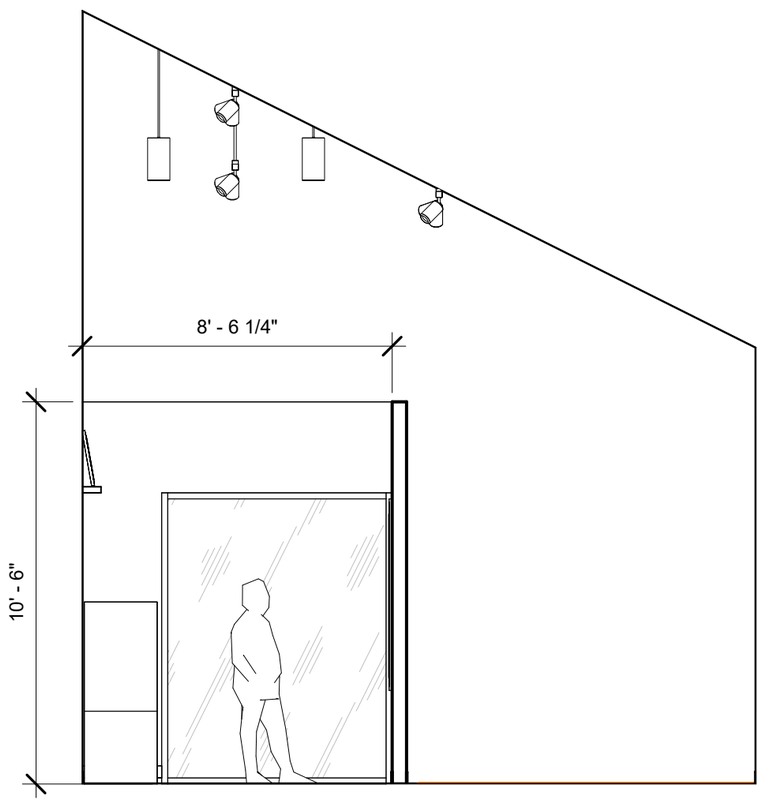


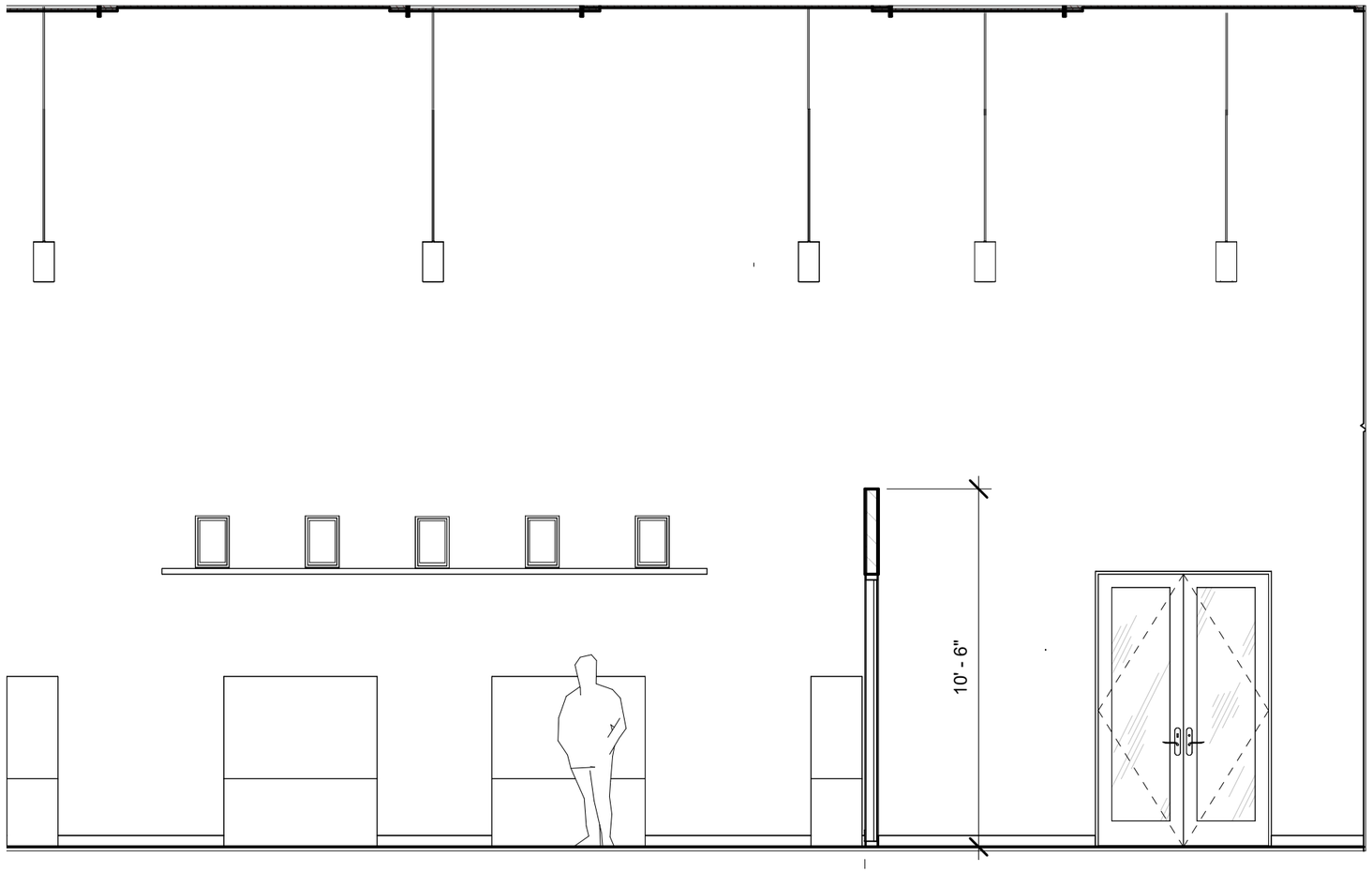
Exhibition Room
Large glazing to allow views into space from entry lobby when closed



Exhibition/ Lobby Area
Windows and dormers provide natural light and views from the inside and outside.

TITLE - SUBTITLE





CEILING

WALL

TRIM

EXHIBIT FLOORING

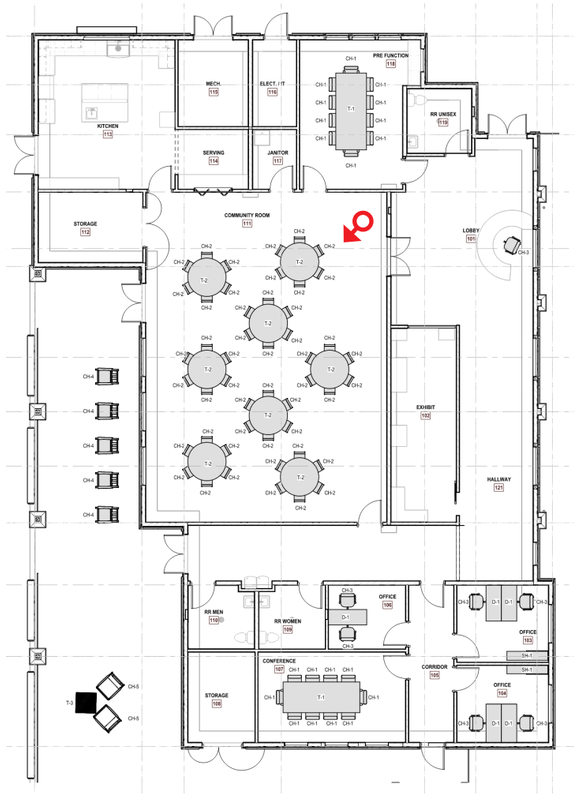
LOBBY FLOORING

EXHIBIT ROOM - NORTH ELEVATION

EXHIBIT ROOM - WEST ELEVATION

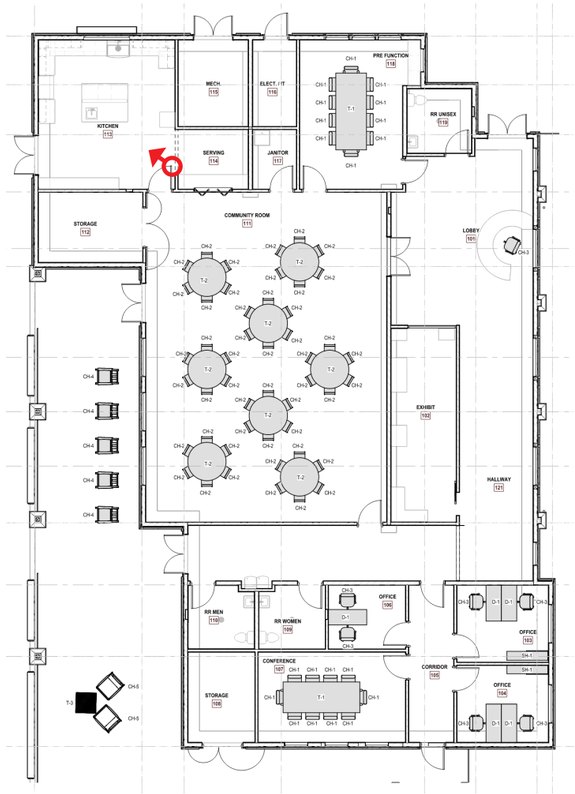
COMMUNITY ROOM





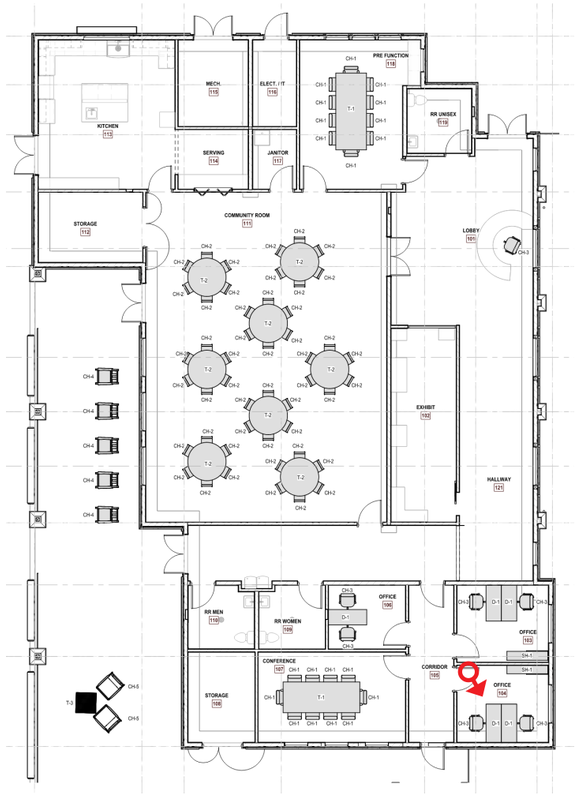
COMMUNITY ROOM





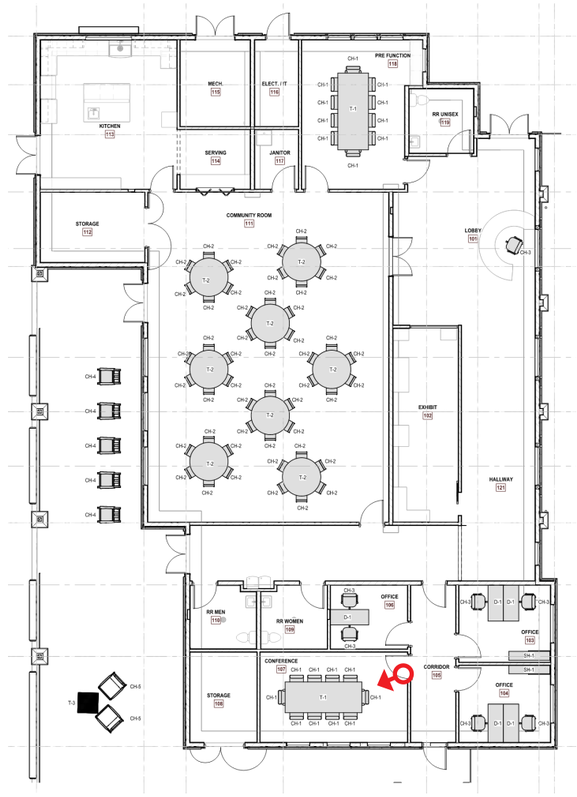
OFFICE SPACE





CONFERENCE ROOM





THANK YOU

Commission Agenda Item

MEETING DATE: August 10, 2026

SUBJECT: Ordinance 26-14: An ordinance of the City of Alachua, Florida; Extending the corporate limits of the City of Alachua, Florida to include certain lands lying contiguous to the existing corporate limits of the City (Tax Parcel 03961-000-000); Providing that all existing laws, ordinances, rules and regulations shall apply in said area; Providing the property and inhabitants are subject to existing indebtedness and liable for taxation; providing for severability; and providing an effective date. (Legislative Hearing; First Reading)

PREPARED BY: Parker Stevens

RECOMMENDED ACTION:

Staff recommends that the City Commission approve Ordinance 26-14 upon first reading and schedule second and final reading of Ordinance 26-14 for August 24, 2026.

I move that this Commission (1) adopt Ordinance 26-14 upon first reading and (2) schedule the second and final reading of Ordinance 26-14 for August 24, 2026.

Summary

The review process for Voluntary Annexations is governed by Florida Statute 177.044. In order for an area to be annexed, it must be contiguous to a municipality, be reasonably compact, and not create an enclave.

The ± 39.73-acre subject property is generally located 14062 NW US Highway 441 (tax parcel(s) 03961-000-000),
and has an Alachua County future land use designation of Agricultural / Rural, and Alachua County zoning designation of Agricultural.

In compliance with F.S. 171.044 (5), a copy of the notice, via certified mail, was sent to the Alachua County Board of County Commissioners on April 16, 2026, not fewer than 10 days prior to publishing the ordinance notice. Per F.S. 177.044 (2), the notice was published for two consecutive weeks, July 23 and 30, 2026, in the Alachua County Today newspaper prior to the hearing.

The Alachua County Board of County Commissioners has not provided any comment on the proposed annexation to date.

Section 1.7.7 of the City's Land Development Regulations states that lands being annexed shall retain their current unincorporated zone district classification until an amendment to the Comprehensive Plan is adopted by the City. The landowner may request, or the City Commission or Planning and Zoning Board, in the City's sole discretion, may initiate a zone district classification in accordance with Section 2.4.2, Site-specific amendments to the Official Zoning Atlas, following adoption of the Comprehensive Plan amendment. The zone district classification shall be consistent with the Comprehensive Plan Future Land Use Map Designation. No development, redevelopment, or expansion shall be initiated until the City adopts an amendment to the Comprehensive Plan and Official Zoning Atlas for the area being annexed.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Ordinance 26-14
2. Application Materials
3. Public Notice Materials
4. Parker A. H. Stevens, Resume on File

Commission Agenda Item

MEETING DATE: August 24, 2026
SUBJECT: Directional Bore Services - Electric Department
PREPARED BY: Donna Smith
RECOMMENDED ACTION:
1) Authorize the City Manager to issue a Purchase Order to Stanley Utility Contractor, Inc. in the amount of $180,155.00.

Summary

On September 22, 2025, the City Commission adopted the FY 26 (2025-2026) Budget authorizing $1,197,960 in the Public Services - Electric Division to provide for Capital Improvement Underground Distribution Projects.

On March 1, 2023, Stanley Utility Contractor, Inc. was awarded a contract under RFB 2023-02 to provide Horizontal Directional Drilling and Open Cut Method Services to the City.

The Electric Division is ready to move forward with Job #334 OH-UG Conversion Project located at/near 14005 NW US Hwy 441, Alachua, FL and requires the directional bore services performed in order to complete the project.

Staff recommends issuing a purchase order to Stanley Utility Contractor, Inc. for Directional Bore Services based on RFB 2023-02.

FINANCIAL IMPACT

$180,155.00

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Funding Source - Electric Fund
Quality of LIfe
Community Enhancement
Strengthen Community Service

ATTACHMENTS

1. Job # 334 - Directional Bore - 14005 NW US Hwy 441

WORK ORDER

WORK ORDER NO.:_____ (For tracking purposes only, to be assigned by CONTRACTOR after execution).

PURCHASE ORDER (P.O.) NO.:_____ (For billing purposes only, to be assigned by CITY after execution.)

PROJECT NAME: **Job # 334 – Directional Bore (14005 NW US Hwy 441)**

CITY: CITY OF ALACHUA, a municipality in Alachua County Florida

PROJECT MANAGER: **William (Billy) Shiskin**

CONTRACTOR: **Stanley Utility Contractor, Inc.**

CONTRACTOR ADDRESS: **103 Lee Street**

Leesburg, FL 34748-4912

Execution of the Work Order and of a companion P.O. by CITY shall serve as authorization for CONTRACTOR to provide for the above project pursuant to that certain Agreement dated March 1, 2023, between CITY and CONTRACTOR and further delineated in the specifications, conditions and requirements stated in the following listed documents which are attached hereto and made a part hereof as Exhibit A.

ATTACHMENTS (Check all that apply):

[X] DRAWINGS/PLANS/SPECIFICATIONS
[ ] DETAILED SERVICES AND TASKS FOR PROJECT
[ ] SPECIAL CONDITIONS
[ ] _____

The CONTRACTOR shall provide services pursuant to this Work Order, its attachments and the above-referenced Agreement, which is incorporated herein by reference as if it had been set out in its entirety. Whenever this Work Order conflicts with the Agreement, the Agreement shall prevail.

TIME FOR COMPLETION: The work authorized by this Work Order shall be commenced upon receipt of a Purchase Order by and shall be completed by CONTRACTOR within (30) calendar days.

COMPENSATION (Select One)

(a) Compensation is based on a **LUMP SUM** and CONTRACTOR shall perform all work required by this Work Order for the sum of_____DOLLARS ($_____). In no event shall CONTRACTOR be paid more than the Lump Sum Amount.

OR

(b) Compensation is based on a **UNIT BASIS WITH A NOT-TO- EXCEED AMOUNT**, CONTRACTOR shall perform all work required by this Work Order for a sum not exceeding One hundred eighty thousand, one hundred fifty five and NO/100 DOLLARS ($180,155.00).

CITY shall make payment to CONTRACTOR in strict accordance with the payment terms of the referenced Agreement.

It is expressly understood by CONTRACTOR that this Work Order, until executed by CITY and delivery of a P.O., does not authorize the performance of any services by CONTRACTOR and that CITY, prior to its execution of the Work Order and P.O., reserves the right to authorize a party other than CONTRACTOR to perform the services called for under this Work Order.

Work shall not be conducted on Fridays, Saturdays, Sundays, or on holidays observed by the City, or outside the regularly scheduled work days defined as Monday to Thursday from 8:00 a.m. to 4:30 p.m. unless the City, in its discretion, determines the interests of the public otherwise so demand or require. Should the Contractor find it necessary to work outside the regularly scheduled work days or time, the Contractor shall submit written notice and obtain City approval a minimum of 48 hours in advance.

IN **WITNESS WHEREOF,** the parties hereto have made and executed this Work Order on this _____day of August , 2026, for the purposes stated herein.

(CONTRACTOR)

_____
Witness

By:_____

Title:_____

CITY OF ALACHUA, FLORIDA

_____
Witness

By: _____
Rodolfo Valladares, City Manager

Date:_____

BID FORM

Provide bid costs for each item listed below. Bidder is directed to include all costs to complete the work in the bids for the items listed. No additional compensation will be provided to complete the work. CONTRACTOR shall provide a Unit Price Bid in the format shown below. This price structure includes all materials, labor & equipment to install electrical conduit base on the following:

Mobilization/Demobilization:

MOBILIZATION AND DEMOBILIZATION: $500.00/EA X 1 /EA = $ 500.00

Directional Bore Method:

2" HDPE ORANGE FIBER CONDUIT: $12.50/LF X 4130' /LF = $ 51,625.00

2" HDPE ELECTRICAL CONDUIT: $12.50/LF X _____/LF = $_____

3" HDPE ELECTRICAL CONDUIT: $15.00/LF X _____/LF = $_____

4" HDPE ELECTRICAL CONDUIT: $20.00/LF X _____/LF = $_____

6" HDPE ELECTRICAL CONDUIT: $31.00/LF X 4130' /LF = $ 128,030.00

2" & 2" HDPE ELECTRICAL CONDUIT: $20.00/LF X _____/LF = $_____

2" & 3" HDPE ELECTRICAL CONDUIT: $24.00/LF X _____/LF = $_____

2" & 4" HDPE ELECTRICAL CONDUIT: $26.00/LF X _____/LF = $_____

2" & 6" HDPE ELECTRICAL CONDUIT: $37.00/LF X _____/LF = $_____

4" & 6" HDPE ELECTRICAL CONDUIT: $44.00/LF X _____/LF = $_____

6" & 6" HDPE ELECTRICAL CONDUIT: $51.00/LF X _____/LF = $_____

Open Cut Method:

2" Sch. 40 PVC ELECTRICAL CONDUIT: $10.75/LF X _____/LF = $_____

3" Sch. 40 PVC ELECTRICAL CONDUIT: $14.25/LF X _____/LF = $_____

4" Sch. 40 PVC ELECTRICAL CONDUIT: $17.50/LF X _____/LF = $_____

6" Sch. 40 PVC ELECTRICAL CONDUIT: $29.50/LF X _____/LF = $_____

2" & 2" Sch. 40 PVC ELECTRICAL CONDUIT: $15.50/LF X _____/LF = $_____

Sub Total $180,155

2" & 3" Sch. 40 PVC ELECTRICAL CONDUIT: $20.00/LF X _____/LF = $_____

2" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $24.00/LF X _____/LF = $_____

3" & 4" Sch. 40 PVC ELECTRICAL CONDUIT: $27.00/LF X _____/LF = $_____

4" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $37.00/LF X _____/LF = $_____

6" & 6" Sch. 40 PVC ELECTRICAL CONDUIT: $45.00/LF X _____/LF = $_____

Pull Box Installation: (PVC, Concrete, Fiberglass)

Pull Box Sizes: (12"x17") (23"x16") (48" x 30"): $500.00/EA X _____/EA = $_____

Pull Box Installation: (Concrete)

Pull Box Sizes: (48" x 72" x 40") $1,000.00/EA X _____/EA = $_____

Communication and Water:

Bore 2-2" Pipe $21.50/EA X _____/EA = $_____

Other Services:

GPR LOCATES: $3,200.00*/DAY X _____/DAY(S) = $_____

*Minimum (daily) rate

NOTE: COA will furnish ONLY 2", 4" , & 6" elbows, transformer pads, and pull boxes for the sizes shown above; CONTRACTOR to provide all other items required to complete the installation of the electrical conduits into transformer, switchgears and pull boxes.

Total $180,155

PME-4

PME-4

4130' of 6" grey

4130' of 2" orange

Date 7/30/2026