
Application Z25-000023

Staff Contact:	Mehdi J. Benkhatar, AICP
Staff Phone Number:	352-374-5249 ext. 5261
BoCC Hearing Date:	November 4, 2025
Requested Action	A request for a minor amendment to the Jonesville Business Park Planned Development
Property Owner:	Kennard Ace Hardware Corp.
Applicant/Agent:	Tara Howell of JBPro, Inc.
Property Description	Address: 202 NW 140 th Terr. Parcel Numbers: 04341-001-012 Section/Township/Range: 03/10/18 Land Use: Shopping Center (Jonesville Activity Center) Zoning: PD Acreage:0.16 +/-
Previous Requests:	ZOM-10-19 (changes to residential and non-residential entitlements) ZOM-01-15 (add the Steeplechase Publix Parcel (6.68 acres), revise the PD phasing schedule, and other minor changes) ZOM-23-05 (update to be consistent with land development regulations)
Violation History:	None
Project Timeline	<ul style="list-style-type: none">• Submitted: September 12, 2025• Staff Report Distributed: October 21, 2025• BoCC Hearing: November 4, 2025
Staff Recommendation:	Staff recommends that the Board of County Commissioners approve Z25-000023 , with the conditions and bases as listed in the staff report.

Background

This application is a request for a minor amendment to the Jonesville Business Park Planned Development. If approved, the amendment would allow outdoor storage of non-hazardous materials (e.g. landscaping materials) for a vacant parcel located at the rear of the existing Ace Hardware (on parcel 04341-001-012) along with proposed screening for this area.

The Jonesville Business Park PD was most recently amended in 2019 (ZOM-10-19). The conditions of the PD prohibit outdoor storage. This minor amendment proposes to allow screened outdoor storage only for that parcel behind the existing Ace Hardware store.



Figure 1: Aerial image of site (entire PD)



Figure 2: Close up of Ace Hardware site within the Jonesville Activity Center

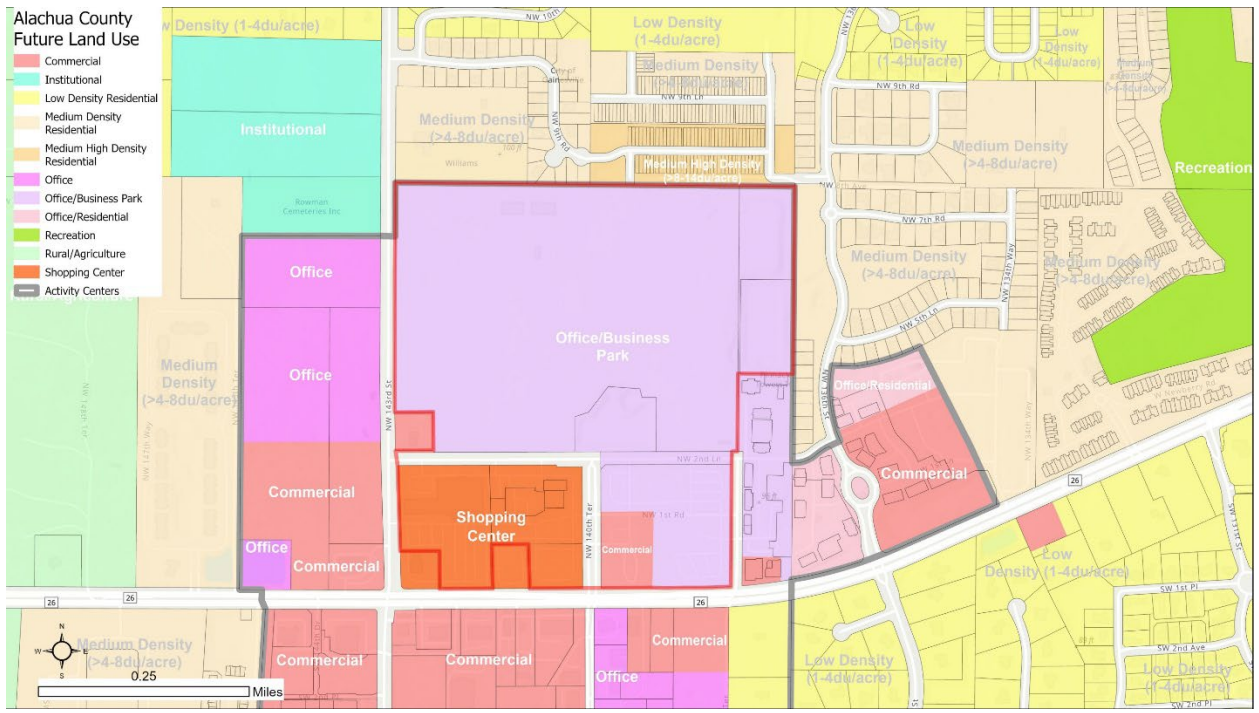


Figure 3: Future Land Use Map

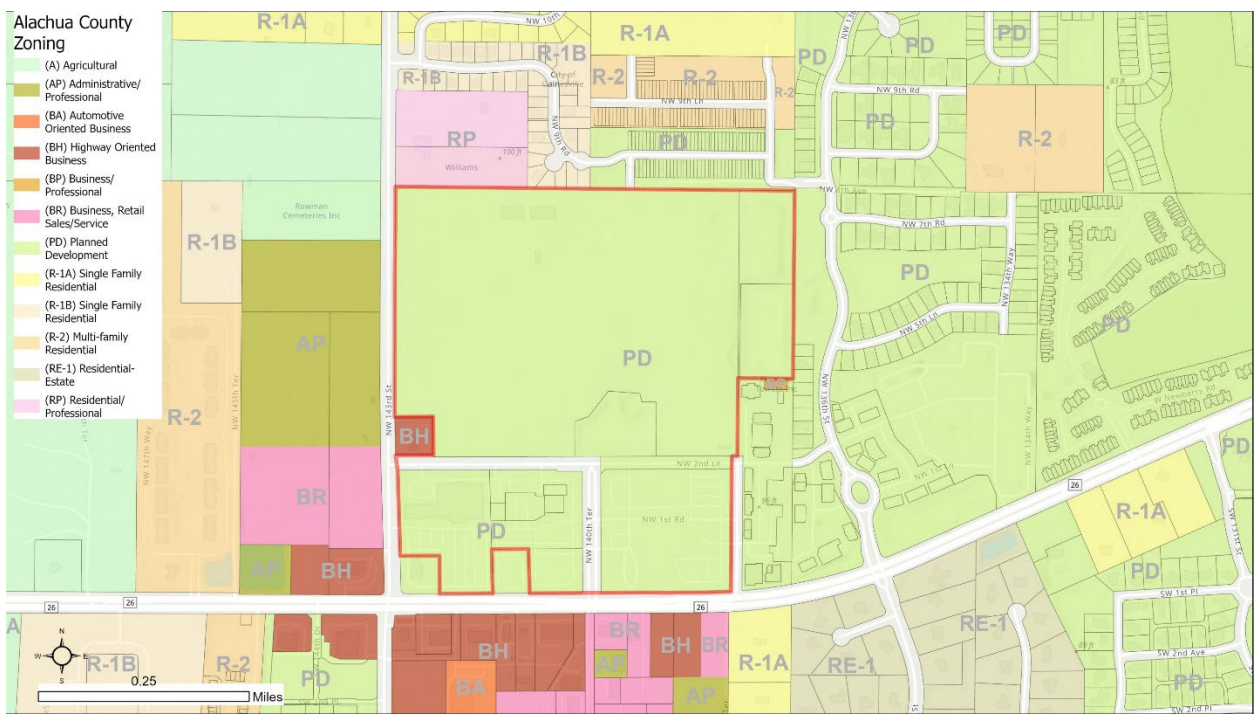


Figure 4: Zoning Map

Site description

The site consists of a vacant parcel owned by Ace Hardware totaling approximately 0.16 acres located at 202 NW 140th Terr., in the northwestern part of Alachua County, within the Jonesville Activity Center.

The site has a future land use designation of Shopping Center (Jonesville Activity Center) and Planned Development (PD) zoning.

To the north of the site is parking area for the shopping center. Further north, across NW 2nd Ln. is the undeveloped Office/Business Park portion of the Jonesville Business Park PD.

To the south of the site is the existing Ace Hardware store, along with other stores and restaurants making up the shopping center.

To the east of the site is parking area for the shopping center. Further east, across NW 140th Terr. is the Campus USA office headquarters.

To the west of the site is parking area for the shopping center and, further west, the Publix grocery store.

Consistency with Comprehensive Plan

Levels of Service

The Alachua County Comprehensive Plan Capital Improvement Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. 'Concurrent' shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element** of the Alachua County Comprehensive Plan, LOS standards have been adopted for various types of public facilities.

Traffic

The proposed minor amendment to the Jonesville Business Park PD does not authorize any new development. Staff does not anticipate any impacts to traffic if the application is approved.

Water and Sewer

Policy 1.2.4 (d) of the Capital Improvements Element describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential & Non Residential	Pressure	Storage Capacity
Potable Water	200 gallons/day/du	40 p.s.i.	½ peak day volume
Sanitary Sewer	106 gallons/day/du	N/A	N/A

The site is inside the Urban Cluster and can be served by centralized water and wastewater. The proposed minor amendment to the Jonesville Business Park PD will not impact the water and sewer levels of service.

Drainage

Policy 1.2.4 of the Capital Improvements Element states that the minimum drainage LOS standard for non-residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. Development on this site would be required to meet this standard.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS standard for fire services in the Urban Cluster is as follows:

- In the Urban Cluster, initial unit response LOS guideline is within 6 minutes travel time for 80% of all emergency responses within a 12 month period.
- 100% of development shall provide water supply served by hydrants.

All development would be required to meet these standards at the time of development plan approval.

Solid Waste

Policy 1.2.4 (b) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by this request.

Schools

The proposed minor amendment to the Jonesville Business Park PD does not authorize additional residential units and would not impact the level of service for public schools.

Recreation

The proposed minor amendment to the Jonesville Business Park PD does not authorize additional residential units and would not impact the level of service for recreation.

Policy 2.2.7 of the Future Land Use Element

Policy 2.2.7(a) of the Future Land Use Element describes the intent of the Jonesville Activity Center to be developed as a low-intensity employment oriented focal point of the County. The proposed minor PD amendment allows an existing business (Ace Hardware) to provide outdoor storage of its merchandise. Existing land use designations and entitlements for this PD will not be affected.

Policy 7.1.2 of the Future Land Use Element

Policy 7.1.2 of the Future Land Use Element states that:

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed minor PD amendment is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The site is located in the Jonesville Activity Center and is governed by these policies. Approval of the PD amendment is consistent with these policies.

- b. *the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

The site is located in the Urban Cluster and will be served by a centralized potable water and sanitary sewer system. This PD amendment request is not expected to result in significant impacts to the transportation network. The applicant will be required to provide MMTM mitigation per requirements for non-residential development.

- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

Existing development in the vicinity consists primarily of commercial uses (along Newberry Road) as well as some residential development on the periphery of the activity center. The proposed minor PD amendment is restricted to a single parcel within the Jonesville Business Park PD allowing screened outdoor storage.

Staff has not identified any issues related to environmental justice or redevelopment opportunities that would arise from the approval of this minor PD amendment.

- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

The minor PD amendment does not entitle the applicant to any particular intensity within the range of uses permitted.

Unified Land Development Code (ULDC) Consistency

Sec. 402.77 of the ULDC states that *when considering any application for rezoning, the standards and criteria listed below shall apply:*

- (a) *Consistency.*
- (b) *Compatibility.*
- (c) *Development patterns.*
- (d) *Suitability.*
- (e) *Adequate public services.*
- (f) *Access.*
- (g) *Public health, safety, and welfare.*

The proposed minor PD amendment is consistent with the Comprehensive Plan and ULDC. The amendment does not increase the size of the PD or existing entitlements. The Jonesville Business Park PD is compatible with surrounding zoning districts along the Newberry Road corridor. The majority of these are BR (Business Retail sales and service) or BH (Business highway) district. These properties contain mostly retail establishments. Properties to the north and east of the PD

are residential in nature (Arbor Greens, Tara Greens, Strawberry Fields). The proposed minor amendment to the PD district is restricted to allowing outdoor storage for the existing Ace Hardware store adjacent. Parcel 04341-001-012 has a future land use designation of Shopping Center (Jonesville Activity Center). The proposed minor amendment is consistent with this designation. The site has direct access onto both Newberry Road as well as NW 143rd Street. Adequate public services are available to serve potential uses allowed in the PD. There are no negative impacts to public health, safety or welfare that would occur as a result of this minor PD amendment.

Staff Recommendation

Staff recommends that the Board of County Commissioners **approve Z25-000023**, with the conditions and bases as listed in the staff report.

Words ~~stricken~~ are deletions; words underlined are additions

Conditions

1. All development within the Jonesville Business Park Mixed-Use PD shall be consistent with the permitted uses and design guidelines of the Zoning Master Plan specified on and adopted with these PD conditions.
2. Outdoor storage of materials and bulk storage of hazardous materials shall be prohibited with the exception of parcel 04341-001-012, which may have outdoor storage of non-hazardous materials. Chain link fencing with obscuring fabric may be used as a method to screen outdoor storage on parcel 04341-001-012.
3. The Developer shall dedicate a ten-foot strip of land the length of the property adjacent to the right-of-way along County Road 241 and construct a 6-foot wide sidewalk connecting to existing sidewalks to the north and south. The Developer may claim an impact fee credit for the R/W dedication.
4. Pedestrian and bicycle facility connections to surrounding developments shall be required. The location of these facilities to be determined during the development review process.
5. A single financial institution (with or without drive-through facilities) is permitted on Parcel 'C' only.
6. Parcels B, D, E & F shall develop consistent with the TND standards in ULDC Chapter 407, Article VII.

Bases

1. **Policy 2.2.7(a)1** of the FLUE states that *it is the intent of the (Jonesville) activity center to promote the area around the intersection of Newberry Road (SR 26) and SR 241 (NW 143rd Street) as a low intensity employment oriented focal point. In doing so, it should be developed as a mixed use center allowing for general land use classifications as identified on the activity center map.* The proposed minor amendment to the PD continues to allow for a mix of uses including residential (554 units plus 166 units of group housing), business park (100,000 sf) and commercial (122,622 sf). The proposed amendment thus maintains the intent of this policy for the Jonesville Activity Center.

2. **Policy 7.1.2** of the FLUE states that *proposed changes in the zoning map shall consider:*

a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The proposed minor PD amendment is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The site is located in the Jonesville Activity Center and is governed by these policies. Approval of the PD amendment is consistent with these policies.

b. *the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

The site is located in the Urban Cluster and will be served by a centralized potable water and sanitary sewer system. This PD amendment request is not expected to result in significant impacts to the transportation network. The applicant will be required to provide MMTM mitigation per requirements for non-residential development.

c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

Existing development in the vicinity consists primarily of commercial uses (along Newberry Road) as well as some residential development on the periphery of the activity center. The proposed minor PD amendment is restricted to a single parcel within the Jonesville Business Park PD allowing screened outdoor storage.

Staff has not identified any issues related to environmental justice or redevelopment opportunities that would arise from the approval of this minor PD amendment.

- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

The minor PD amendment does not entitle the applicant to any particular intensity within the range of uses permitted.

3. **Sec. 402.77** of the ULDC states that *when considering any application for rezoning, the standards and criteria listed below shall apply:*

(a) *Consistency.*

(b) *Compatibility.*

(c) *Development patterns.*

(d) *Suitability.*

(e) *Adequate public services.*

(f) *Access.*

(g) *Public health, safety, and welfare.*

The proposed minor PD amendment is consistent with the Comprehensive Plan and ULDC. The amendment does not increase the size of the PD or existing entitlements. The Jonesville Business Park PD is compatible with surrounding zoning districts along the Newberry Road corridor. The majority of these are BR (Business Retail sales and service) or BH (Business highway) district. These properties contain mostly retail establishments. Properties to the north and east of the PD are residential in nature (Arbor Greens, Tara Greens, Strawberry Fields). The proposed minor amendment to the PD district is restricted to allowing outdoor storage for the existing Ace Hardware store adjacent. Parcel 04341-001-012 has a future land use designation of Shopping Center (Jonesville Activity Center). The proposed minor amendment is consistent with this designation. The site has direct access onto both Newberry Road as well as NW 143rd Street. Adequate public services are available to serve potential uses allowed in the PD. There are no negative impacts to public health, safety or welfare that would occur as a result of this minor PD amendment.

4. **Sec. 402.89** of the ULDC states that an amendment to an existing planned development shall be considered minor where it will not cause an expansion to the existing use or

additional impacts to surrounding properties, natural resources, or public infrastructure. The proposed amendment is consistent with this section and has been considered by staff to be a minor PD amendment.

Staff Comments

Department of Environmental Protection: None.

Department of Public Works: None.

Transportation: None.

Fire/Rescue: None.