

RESOLUTION Z-25-8

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA FOR A MINOR AMENDMENT TO THE JONESVILLE BUSINESS PARK PLANNED DEVELOPMENT TO ALLOW OUTDOOR STORAGE ON APPROXIMATELY 0.16 ACRES WITH A FUTURE LAND USE DESIGNATION OF SHOPPING CENTER (JONESVILLE ACTIVITY CENTER). THE PROPERTY IS LOCATED TO THE NORTH OF 202 NW 140TH TERR. ON TAX PARCEL NUMBER 04341-001-012.

WHEREAS, Zoning Application Z25-000023 was duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of November 4, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application Z25-000023, a request by Tara Howell of JBPro, agent, for Kennard Ace Hardware Corp., owner, for a minor amendment to the Jonesville Business Park Planned Development, to revise a condition on outdoor storage and provide screening standards for outdoor storage. The site is located to the north of 202 NW 140th Terr., on tax parcel number of 04341-001-012 and has future land use designation of Shopping Center (Jonesville Activity Center) on approximately 0.16 acres., as summarized in Exhibits A and B in this resolution, is hereby approved with the following conditions and bases:

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.

DULY ADOPTED in regular session this 4th day in November, A.D., 2025.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

Chair

ATTEST:

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

Department of Growth Management

Authorized Designee

EXHIBIT A

Legal Description of Site

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Exhibit "A"

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING A PART OF THE LANDS DESCRIBED AS PARCEL "B" IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 2631, PAGE 642, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "B" AND RUN S02°34'45"E, ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 179.57 FEET TO THE NORTHWEST CORNER OF THE LANDS OF HEP-4-GAIN, L.C., AS DESCRIBED IN OFFICIAL RECORDS BOOK 4379, PAGE 1872, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S02°34'45"E ALONG THE WEST LINE OF SAID LANDS OF HEP-4-GAIN, L.C., A DISTANCE OF 95.86 FEET TO THE SOUTHWEST CORNER OF SAID LANDS OF HEP-4-GAIN, L.C.; THENCE RUN N88°52'59"E ALONG THE SOUTH LINE OF SAID LANDS OF HEP-4-GAIN, L.C., A DISTANCE OF 79.70 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF HEP-4-GAIN, L.C.; THENCE DEPARTING SAID LANDS OF HEP-4-GAIN, L.C., CONTINUE N88°52'59"E, A DISTANCE OF 160.02 FEET; THENCE RUN N59°36'41"E, A DISTANCE OF 59.61 FEET; THENCE RUN N01°05'04"W, A DISTANCE OF 11.29 FEET TO THE SOUTHWEST CORNER OF A CONCRETE BLOCK BUILDING OWNED BY KENNARD ACE HARDWARE CORP., SITUATED ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4521, PAGE 2220, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N01°05'04"W, ALONG THE WEST WALL OF THE CONCRETE BLOCK BUILDING, A DISTANCE OF 96.75 FEET TO THE NORTHWEST CORNER OF SAID CONCRETE BLOCK BUILDING AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CONCRETE BLOCK BUILDING, RUN S88°54'54"W, A DISTANCE OF 5.93 FEET; THENCE RUN N00°21'35"W, A DISTANCE OF 55.22 FEET; THENCE RUN N88°52'26"E, A DISTANCE OF 126.81 FEET; THENCE RUN S01°42'52"E, A DISTANCE OF 55.31 FEET; THENCE RUN S88°54'54"W, A DISTANCE OF 15.71 FEET TO THE NORTHEAST CORNER OF SAID CONCRETE BLOCK BUILDING OF KENNARD ACE HARDWARE CORP.; THENCE RUN S88°54'54"W ALONG THE NORTH WALL OF THE CONCRETE BLOCK BUILDING, A DISTANCE OF 106.48 FEET TO THE POINT OF BEGINNING.

File Number: 770223STEEPLE

EXHIBIT B

DEVELOPMENT PHASING SCHEDULE							
BOCC APPROVAL 11/26/2019							
PHASE No.	TIME FRAME	COMPLETED UNITS		TOTAL COMPLETED NON-RESIDENTIAL (GSF)			
		SF OR MF RESIDENTIAL	GROUP HOUSING	BUSINESS PARK / MIXED USE	COMMERCIAL / RETAIL	TND	COMMUNITY OPEN SPACE
1	EOY 2019 TO EOY 2023	200	55	98,682	90,445	5,000	0
2	BOY 2024 TO EOY 2026	400	110	98,682	110,000	7,500	1,000
3	BOY 2027 TO EOY 2029	554	166	100,000	122,622	10,000	2,000

1. THE ENTIRE PD WILL BE BUILT OUT WITHIN 10 YEARS.
 2. EACH OF THE THREE PHASES MAY BE DIVIDED INTO MULTIPLE INDIVIDUAL DEVELOPMENT PHASES.
 3. THE SCHEDULE DEPICTED IS THE PROPOSED BUILDOUT SCENARIO, BUT MAY BE ADJUSTED DUE TO MARKET CONDITIONS.
 4. BOY = BEGINNING OF YEAR.
 5. EOY = END OF YEAR.

MAP HATCH PATTERN	LAND USE CATEGORY	AREA (AC.)	AREA (%)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	PHASE 1	
						PROPOSED NON-RESIDENTIAL (GSF)	PROPOSED RESIDENTIAL UNITS
[Hatch]	COMMERCIAL/RETAIL (C-R)	12.87	13.93%	122,622	0	N/A	N/A
[Hatch]	BUSINESS PARK - MIXED USE (BP-MU)	10.51	11.38%	100,000	0	N/A	N/A
[Hatch]	GROUP HOUSING (GH)	12.91	13.98%	0	166	N/A	N/A
[Hatch]	TND	40.44	43.79%	10,000	554	8,475	267
[Hatch]	STORMWATER (SW)	3.39	3.67%	2,000	0	N/A	N/A
[Hatch]	OPEN SPACE (OS)	7.29	7.89%	0	0	N/A	N/A
[Hatch]	MAJOR ROADWAY RIGHTS-OF-WAY	4.92	5.33%	0	0	N/A	N/A
TOTALS:		92.36	100%	230,000	720	8,475	267

PARCEL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MINIMUM BUILDING SETBACKS (FT)				MAXIMUM BUILDING HEIGHT (FT)	MAXIMUM FLOOR AREA RATIO
					FRONT	REAR	SIDE - STREETSIDE - INTERIOR	INTERIOR		
A	COMMERCIAL/RETAIL (C-R)	6.35	60,000	0	40	25	25	25	70	0.25
B	TND	41.53	10,000	554	SEE NOTE 4 (BELOW)				N/A	N/A
C	BUSINESS PARK - MIXED USE (BP-MU)	10.51	100,000	0	40	25	25	25	70	0.38
D	GROUP HOUSING (GH)	11.78	0	166	15	15	15	0	60	2.0
E	OPEN SPACE (OS)	6.55	0	0	N/A				N/A	N/A
F	STORMWATER (SW)	3.39	2,000	0	10	10	10	10	60	1.0
G	OPEN SPACE (OS)	0.74	0	0	N/A				N/A	N/A
H	COMMERCIAL/RETAIL (C-R)	6.52	62,622	0	40	25	30	0	70	0.25
-	MAJOR ROADWAY RIGHTS-OF-WAY	4.99	0	0	N/A				N/A	N/A

- NOTES:**
- THERE ARE NO MINIMUM OR MAXIMUM LOT SIZES.
 - THE MAXIMUM NUMBER OF STORIES FOR ALL BUILDINGS IN THE PD IS 4 STORIES.
 - WITHIN PARCEL D, THE MAXIMUM RESIDENTIAL DWELLING UNITS MAY CONSIST OF INDEPENDENT LIVING (1 BED / UNIT), ASSISTED LIVING (2.5 BEDS / UNIT), AND MEMORY CARE FACILITIES (4 BEDS / UNIT).
 - SETBACKS SHALL BE IN ACCORDANCE WITH ALACHUA COUNTY ULDC CHAPTER 407, ARTICLE 7.

ALLOWABLE USES

- COMMERCIAL / RETAIL:**
RETAIL SALES, PROFESSIONAL SERVICES, BUSINESS SERVICES, PERSONAL SERVICES, RESTAURANTS, FINANCIAL INSTITUTIONS, MEDICAL AND PROFESSIONAL OFFICES, COCKTAIL LOUNGES, BARS AND NIGHTCLUBS, GOVERNMENT AND COMMUNITY USES, COMMERCIAL RECREATION, AND ENTERTAINMENT, STORMWATER MANAGEMENT FACILITIES.
- BUSINESS PARK - MIXED USE:**
ADMINISTRATIVE AND PROFESSIONAL OFFICES (INCLUDING MEDICAL CLINICS BUT EXCLUDING HOSPITALS); ASSISTED LIVING FACILITIES; INDEPENDENT LIVING FACILITIES; MEMORY CARE FACILITIES; SENIOR CARE FACILITIES; CORPORATE HEADQUARTERS, INCLUDING RELATED SUPPORTING SERVICES AND STORAGE; SALES AND MARKETING OFFICES; RESEARCH AND DEVELOPMENT FACILITIES; GOVERNMENT AND COMMUNITY ADMINISTRATIVE FACILITIES; LENDING INSTITUTIONS; DAY CARE CENTERS; TECHNICAL COLLEGES, BUSINESS SCHOOLS AND JOB TRAINING CENTERS; HEALTH CLUBS/RECREATION FACILITIES; AND THEIR CUSTOMARY ACCESSORY USES; CHURCHES, VETERINARY OFFICES AND FACILITIES, GOVERNMENT AND COMMUNITY USES, MULTI-FAMILY RESIDENTIAL, STORMWATER MANAGEMENT FACILITIES.
- INDL:**
USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR TND/TOD.
- GROUP HOUSING:**
USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR GROUP HOUSING.
- STORMWATER:**
STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/CIVIC USES, COMMUNITY MAINTENANCE FACILITIES, LANDSCAPING, PATHWAYS.
- MAJOR ROADWAYS:**
TRANSPORTATION USES INCLUDING STREETS, CURBING, SIDEWALKS, UTILITIES, LANDSCAPING, STREET FURNITURE, STORMWATER DRAINAGE, AND OTHER USES TYPICALLY ALLOWED WITHIN COUNTY RIGHTS-OF-WAYS.

PD CONDITIONS RESOLUTION Z-10-19 (ZON 10-19)

- 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.
- 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 NON-HAZARDOUS MATERIALS. CHAIN LINK FENCING WITH OBTURATING FABRIC MAY BE USED AS A METHOD TO SCREEN OUTDOOR STORAGE ON PARCEL 04341-001-012.
- 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.
- PEDESTRIAN AND BICYCLE FACILITY CONNECTIONS TO SURROUNDING DEVELOPMENTS SHALL BE REQUIRED. THE LOCATION OF THESE FACILITIES TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
- A SINGLE FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY IS PERMITTED WITHIN PARCEL 'C'.
- PARCELS B, D, E & F SHALL DEVELOP CONSISTENT WITH THE TND STANDARDS IN ULDC CHAPTER 407, ARTICLE VII.

GENERAL NOTES

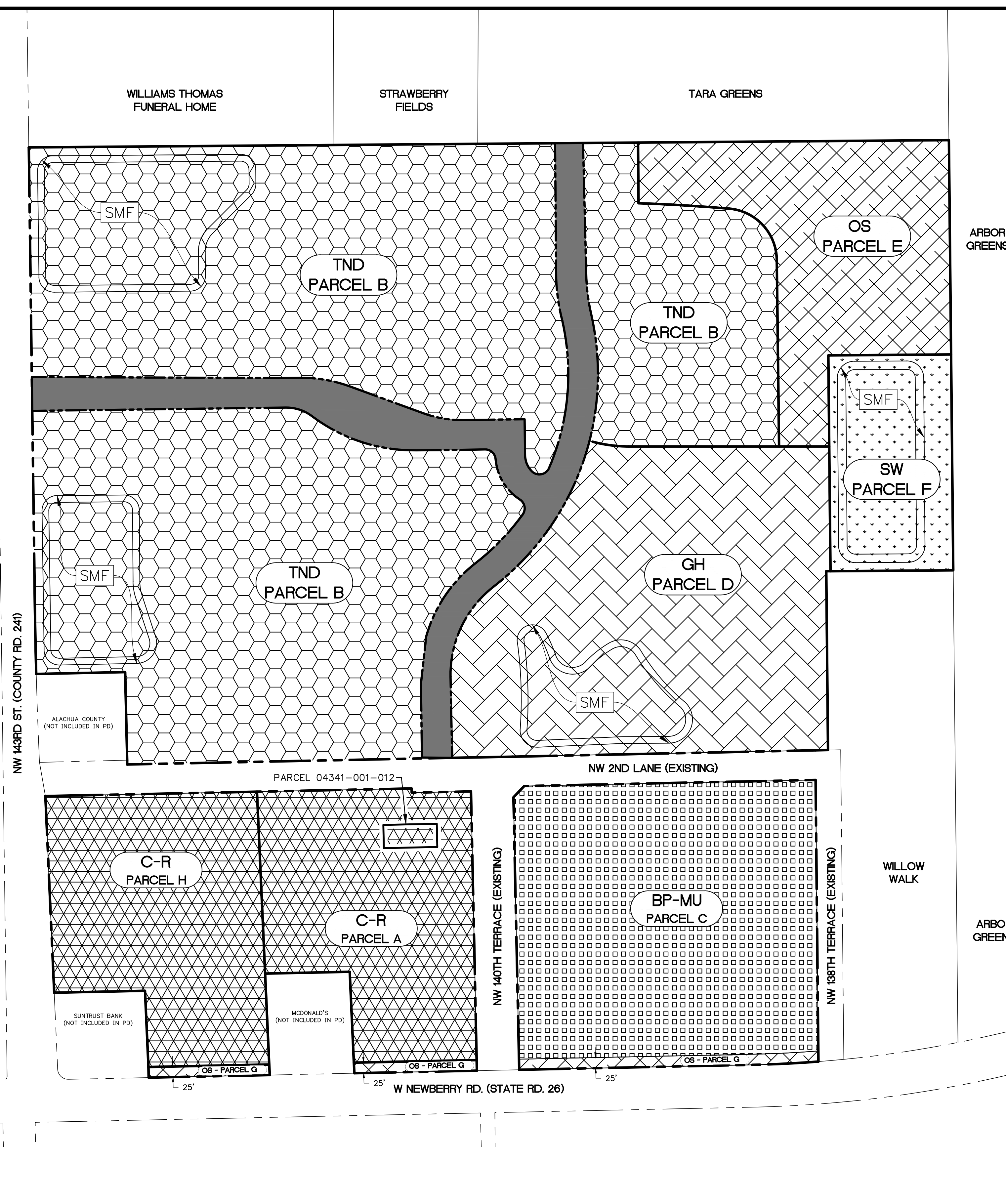
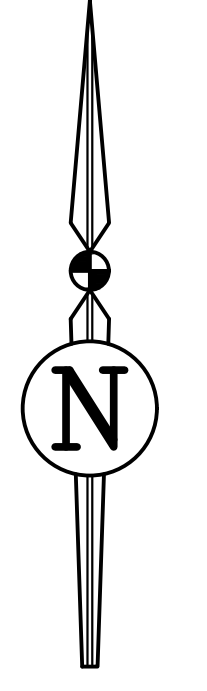
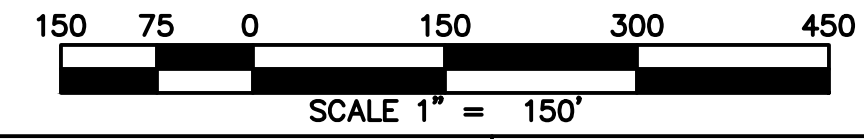
- THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA AND MAJOR ROADWAYS ARE NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL OF THE LAND USE BOUNDARIES DURING THE DEVELOPMENT REVIEW PROCESS.
- STORMWATER MANAGEMENT FACILITIES (SMF'S) ARE ALLOWED IN ALL LAND USE CATEGORIES, EXCEPT PRESERVED OPEN SPACE. THE GENERAL LOCATION OF SMF'S ARE SHOWN HEREIN, BUT ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT REVIEW PROCESS.
- PARCELS A, C AND H INCLUDE A 25 FOOT WIDE LANDSCAPED SETBACK ADJACENT TO NEWBERRY RD. THESE LANDSCAPE SETBACKS ARE PROVIDED AS COMMUNITY OPEN SPACE.

OPEN SPACE

- IN ACCORDANCE WITH ALACHUA COUNTY COMPREHENSIVE PLAN (2011-2030) POLICY 5.2, PREEVIOUS OPEN SPACE SHALL BE PROVIDED ON AT LEAST 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS FOR ALL OF THE PD LAND NORTH OF NW 2ND LANE (64.86 AC). THIS IS BEING SATISFIED BY THE 6.55 AC (10.10%) OF PRESERVED OPEN SPACE AREA (POS) PROVIDED ON THE NORTHEAST SIDE OF THE PROPERTY, WHICH IS CONTIGUOUS AND ON THE PERIMETER OF THE PROPERTY.
- PARCELS A AND C INCLUDE PREVIOUSLY APPROVED DEVELOPMENT PLANS. OPEN SPACE CREDIT WAS PROVIDED BY PREVIOUS DEVELOPMENT PLANS, WHICH SATISFIED THE OPEN SPACE REQUIREMENTS. THE PROVIDED OPEN SPACE AREA APPROVED FOR PARCELS A AND C ARE:
 PARCEL A: 1.51 AC.
 PARCEL C: 2.34 AC.
 TOTAL: 3.85 AC. (PREVIOUSLY APPROVED OPEN SPACE WITHIN THE P.D. LIMITS)

REVISIONS

- ZOM-06-08: TO ALLOW FINANCIAL INSTITUTIONS ON PARCEL C (06/10/2008).
- ZOM-01-15: TO EXPAND PD BY ADDING PARCEL H (01/13/2015).
- ZOM-10-19: UPDATE PD NORTH OF NW 2ND LANE (12/10/2019)



REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/ APPR

ENGINEER OF RECORD: JACK C. CHARNAS, P.E. FLORIDA LICENSE NO. 96925

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

CIVIL ENGINEERING | LAND PLANNING SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
 4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
 Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: PD MASTER ZONING PLAN (UPDATED)

CLIENT: KENNARD ACE HARDWARE, CORP. NEWBERRY, FLORIDA

PROJECT: ACE HARDWARE JONESVILLE EXPANSION

DATE: OCTOBER 2025
 PROJECT NO: 0888-25-001
 SHEET NO: C1.1