



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000046
Revised Final Development Plan for
Ace Hardware Expansion – Jonesville Business Park PD

SUBJECT: Construction of outdoor storage area for Ace Hardware

APPLICANT/AGENT: JBPro, Inc.

PROPERTY OWNER: Kennard Ace Hardware Corp

PROPERTY INFORMATION: Address: 202 NW 140th Terrace
Parcel Numbers: 04341-001-012
Future Land Use: Shopping Center
Zoning: Planned Development (PD)
Acreage: 0.15

BoCC ACTION: Zoning Amendment App here?

CHRONOLOGY: Application submittal: 09/29/2025
Sufficiency Determination: 10/28/2025
Development Review Committee Hearing:
11/20/2025

STAFF RECOMMENDATION: Approval

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for an outdoor storage area for the Ace Hardware storefront on approximately 0.16 Acres in the Jonesville Business Park Planned Development (PD). The property is in the Urban Cluster. A minor amendment to the PD, Z25-000023, was approved by the Board of County Commissioners (BoCC) on November 4, 2025, which changed conditions regarding outdoor storage and screening of such storage.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the Development Review Committee (DRC) for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this Unified Land Development Code (ULDC), and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance with this ULDC and Comprehensive Plan.

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN ANALYSIS:

Future Land Use Element

The property carries the Shopping Center Future Land Use Designation and is in the Jonesville Low Activity Center. 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 Revised Final Development Plan 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. The application is consistent with the comprehensive plan.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The property has Planned Development (PD) Zoning. A minor PD amendment was approved by the BoCC on November 4, 2025, to allow outdoor storage of non-hazardous (e.g., landscaping materials and tools, etc.) retail items for the existing Ace Hardware and to provide an allowance for chain link fencing with obscuring fabric on the subject parcel.

The plan is consistent with the zoning district and use regulations.

Concurrency

This request does not alter the density, intensity, location, land uses, capacity, size, or other aspects that would result in additional impacts on public facilities. Per ULDC Section 407.123 (a) only an application for a final development order that affects one of these aspects would

require a determination of capacity. No additional trips will be generated by this proposed use and there is no proposed increase in the number of students or any additional impact on public facilities. Therefore, a Final CLSC is not required.

STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

The applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval. Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION:

Staff has found the proposed Revised Final Development Plan consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Revised Final Development Plan for Ace Hardware Outdoor Storage – Jonesville Business Park PD