



Agenda Item Summary

File #: 26-00098

Agenda Date: 1/27/2026

Agenda Item Name:

Request to advertise an Amendment to the Planned Development Zoning for Alachua County Property located at Waldo Road and NE 63rd Avenue (Weseman and Ecoloop properties)

Presenter:

Missy Daniels; Jeffrey Hays; Gus Olmos; Sean McLendon

Description:

Request to Advertise an Amendment to the Planned Development Zoning on Alachua County Parcels 07872-003-002 and 07872-003-009 located at Waldo Road and NE 63rd Avenue (known as the Weseman and Ecoloop properties)

Recommended Action:

Approve the request to hold a neighborhood meeting and advertise an amendment to the Planned Development.

Prior Board Motions:

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Fiscal Note:

There is no fiscal impact at this time.

Strategic Guide:

Social and Economic Opportunity

Background:

Alachua County Tax Parcel No. 07872-003-002 was acquired in 2006 with the intent of relocating the State fairgrounds reverter restrictions from the original fairgrounds property to what is known as the Weseman Tract. Tax Parcel No. 07872-003-009, located behind the Leveda Brown Transfer Station, was also acquired during this period with the intent of supporting waste-based industrial development as part of the EcoLoop concept.

Subsequently, the County constructed the Alachua County Agriculture and Equestrian Center, eliminating the need for a separate fairgrounds site. In addition, market demand and interest in the Ecoloop property have not materialized in a manner consistent with the County's original vision. As a result, both the State fairgrounds reverter restriction and the narrow waste-based industrial limitations imposed through the Planned Development (PD) zoning have constrained the County's ability to develop these properties.

The County has actively pursued the removal or transfer of the reverter clause. In December 2025, the

Florida Cabinet approved the removal of the reverter restriction from the Weseman Tract and its transfer to the Alachua County Agriculture and Equestrian Center. While this action represents a critical step forward, final removal of the restriction remains subject to completion of the required legal documentation.

Under the County's Comprehensive Plan and land development regulations, the Ecoloop area has been envisioned as a center for industrial, recycling, reuse, and resource-based technologies. However, existing PD conditions have limited the practical implementation of this vision by restricting the range of allowable uses on the subject parcels.

This proposed amendment to the Planned Development zoning is intended to allow governmental uses (including public service facilities and County operations) and expand the range of permitted industrial and employment uses to include manufacturing, processing, research and development, and other compatible industrial activities beyond a narrowly defined waste-based focus.

The proposed amendment supports Alachua County's economic development objectives by promoting job creation, attracting investment, and ensuring the efficient and flexible use of County-owned land to meet present and future community needs. Amending the Planned Development zoning will allow a broader range of industrial and governmental uses that are consistent with County policy and long-range planning goals.