



Department of Growth Management Staff Report

Application Z26-000006

Staff Contact:	Mehdi Benkhatar, AICP, Planner III
Staff Phone Number:	352-374-5249 ext. 5261
PC Hearing Date:	April 15, 2026
BoCC Hearing Date:	May 26, 2026 (tentative)
Requested Action	A request for a small-scale Comprehensive Plan Amendment changing the future land use designation from Tourist/Entertainment to Commercial
Property Owner:	Thirty-Ninth Avenue Limited Partnership
Applicant/Agent:	eda, inc.
Property Description	Parcel Number: 06233-002-002 Section/Township/Range: 30/09/19 Existing Land Use: Tourist/Entertainment Existing Zoning: BH (<i>Z26-000007 request to rezone to BR</i>) Acreage: +/- 1.36
Previous Requests:	CPA-10-97: Comp Plan Map Amendment from Warehouse/Distribution to Tourist/Entertainment ZOM-07-97: Rezoning from BW and BA to BH CPA-03-04: Large Scale Map Amendment/DRI for Springhills Activity Center
Violation History:	None.
Staff Recommendation:	Staff recommends that the Local Planning Agency recommend that the Board of County Commissioners approve Z26-000006 , with the bases as listed in the staff report.
Local Planning Agency Recommendation:	TBD

Background

This application is a request to amend the future land use designation on parcel 06233-002-002 from Tourist/Entertainment to Commercial. A companion rezoning application (Z26-000007) has also been submitted by the applicant that proposes to rezone this same site from the BH (highway-oriented business services) zoning district to the BR (retail sales and services) zoning district.

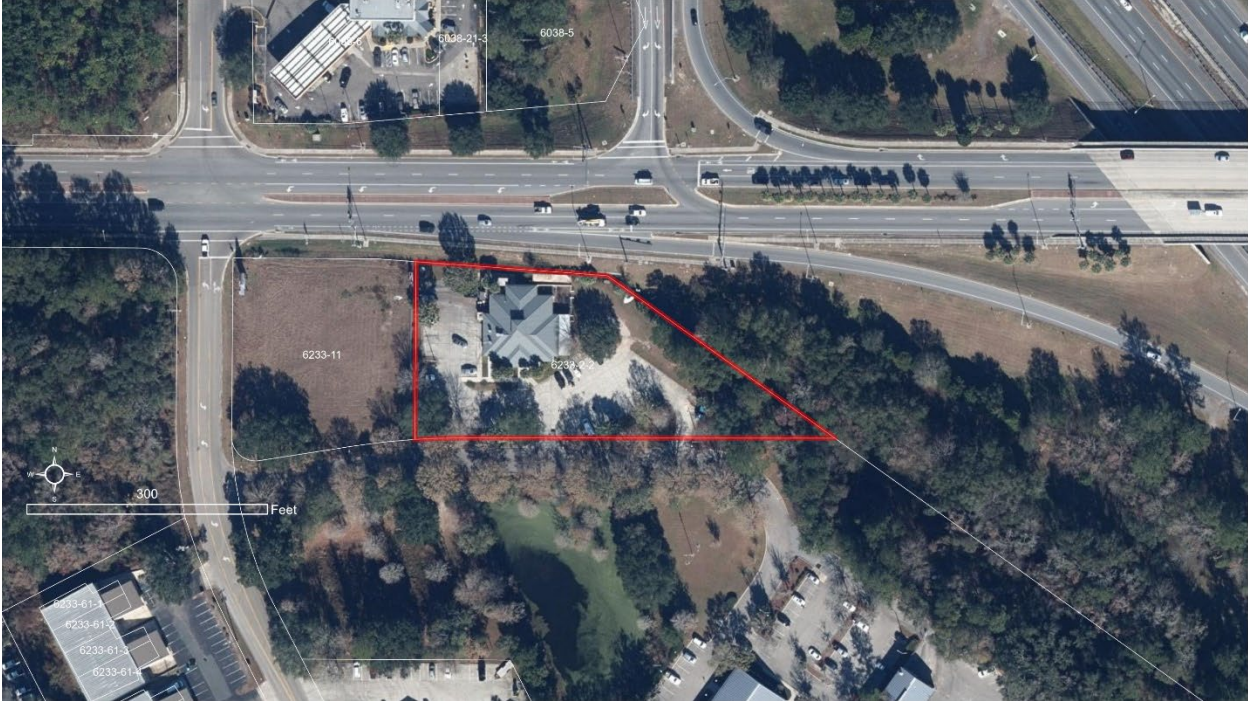


Figure 1: Aerial image of site

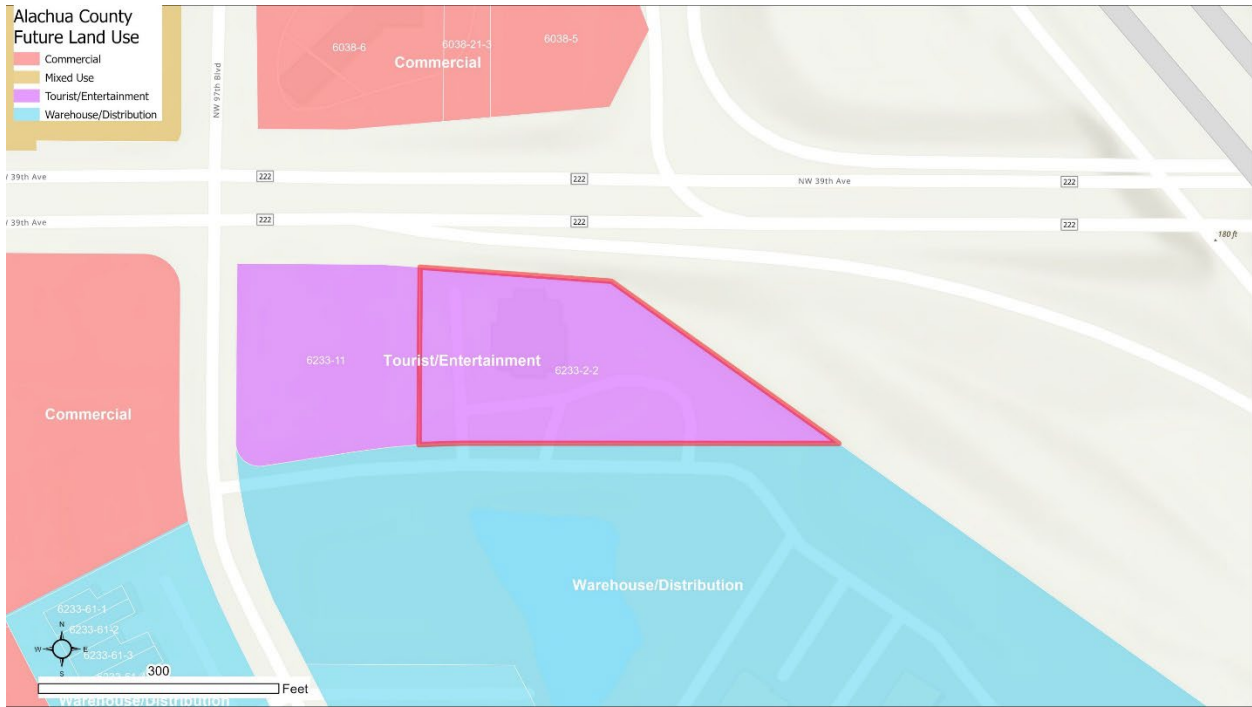


Figure 2: Future Land Use Map (existing)

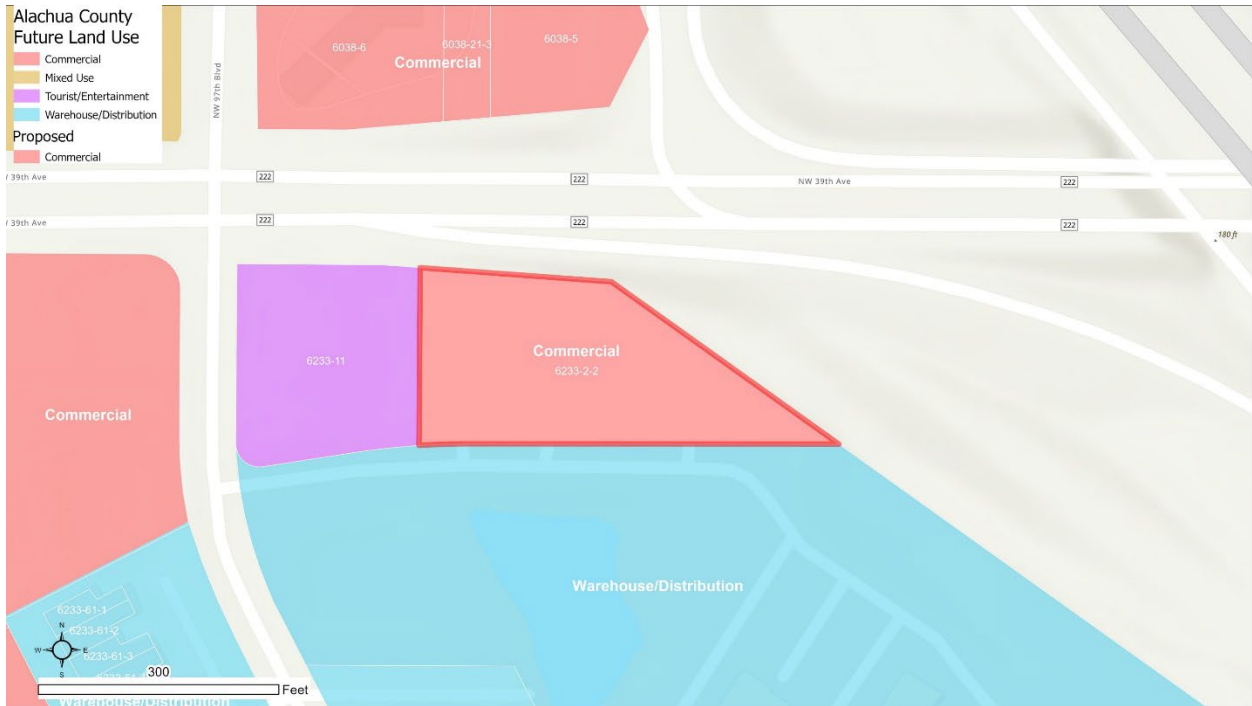


Figure 3: Future Land Use Map (proposed)

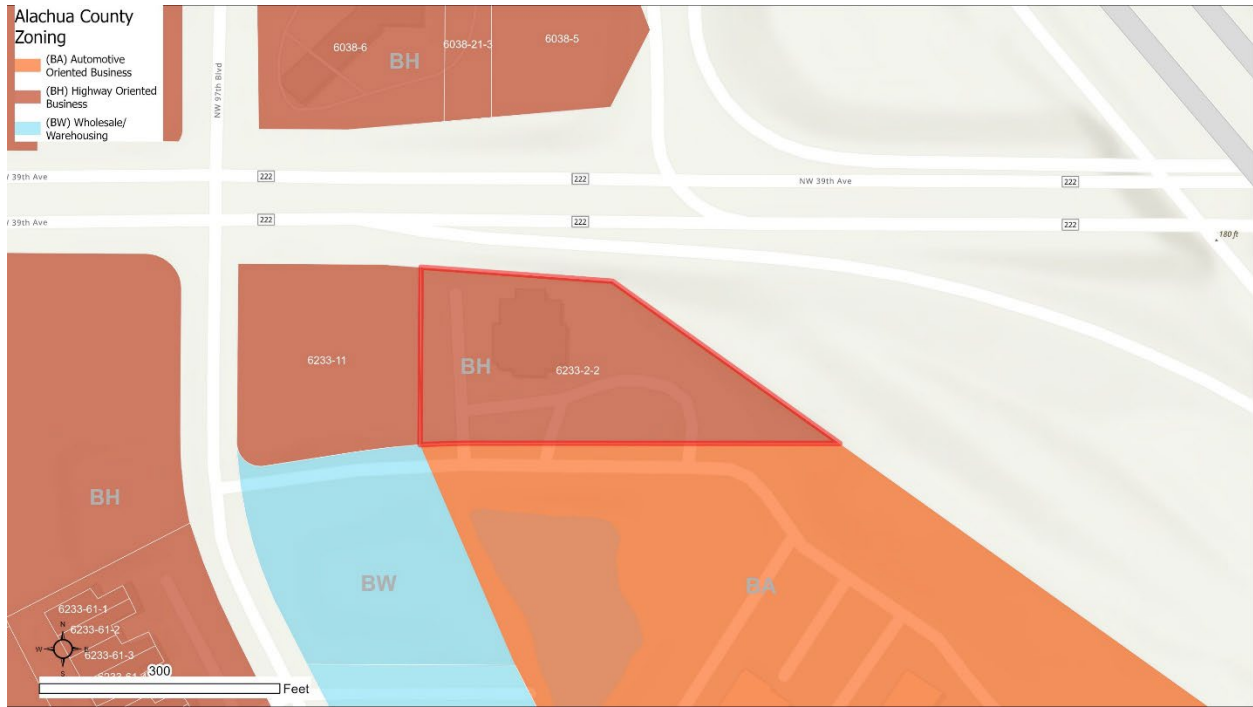


Figure 4: Zoning Map

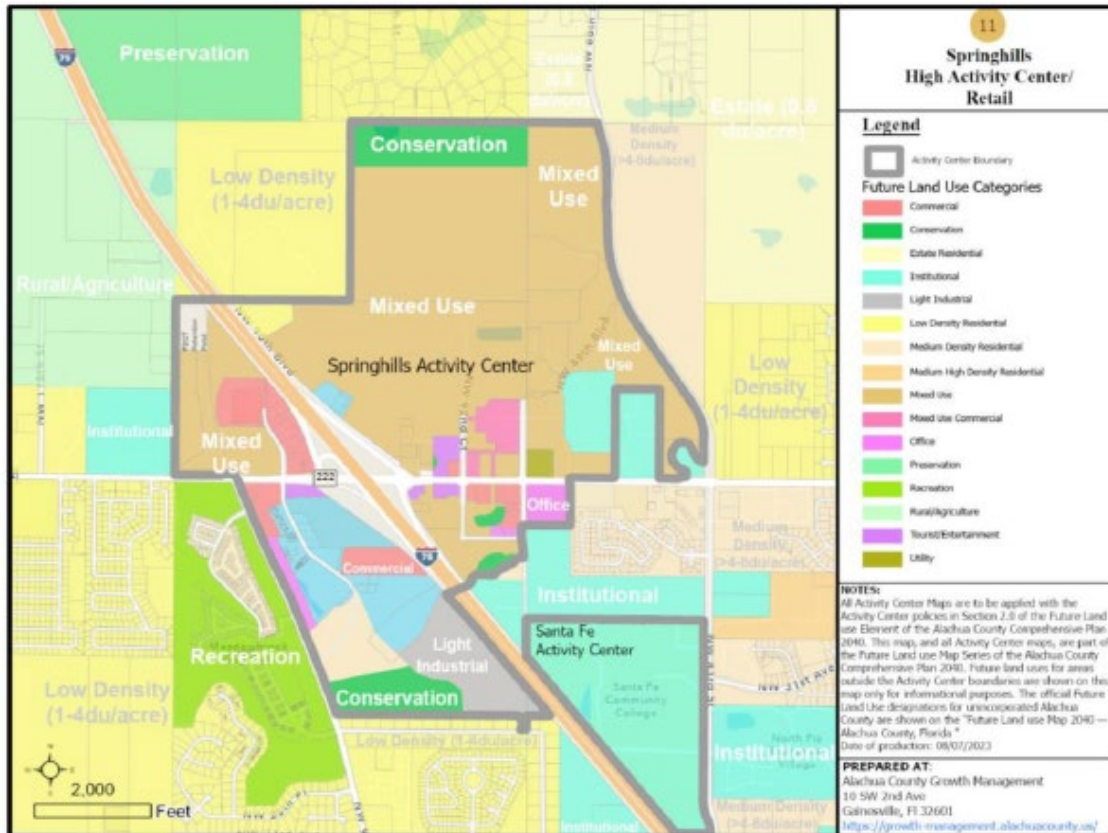


Figure 5: Springhills Activity Center

Site description

The site consists of one parcel totaling approximately 1.36 acres. It is located to the south of NW 39th Ave. and just west of Interstate 75, in the northwestern part of Alachua County, within the Springhills activity center. The parcel is owned by Thirty-Ninth Avenue Limited Partnership and was previously the location of the Wahoo Seafood Grill restaurant.

To the east of the site is Interstate 75. Policy 2.2.1(a)(9)(a) of the Comprehensive Plan (Springhills Activity Center) requires a buffer to be maintained along the I-75 right-of-way, at depths to be determined on a site-by-site basis by the applicable development review body.

To the south of the site is the Gainesville Regional Utility (GRU) Springhill Operational Center that has a future land use designation of Warehouse/Distribution and is in the BA (automotive oriented business) zoning district.

To the west of the site is an undeveloped parcel with Tourist/Entertainment future land use designation and BA zoning.

To the northwest of the site, across NW 39th Ave. is the northwest quadrant of the Springhills Activity Center and Springhills Transit Oriented Development (TOD). This area of the TOD is envisioned to contain a Village Center. Therefore, this area is expected to see a high level of development in the future. Outside of the boundaries of the Springhills TOD, other parcels to the north near the site have Commercial future land use designation and BH zoning. The Shell gas station/convenience store is the nearest development.

A small portion of the site in the southeast corner contains wetlands. The site is not located in a strategic ecosystem and is in FEMA flood zone "X" (area of minimal flood hazard). This site is identified as "vulnerable" with "Stream-to-Sink" surface water basins on the Floridian Aquifer High Recharge Area map. It is not located within a sensitive karst area.

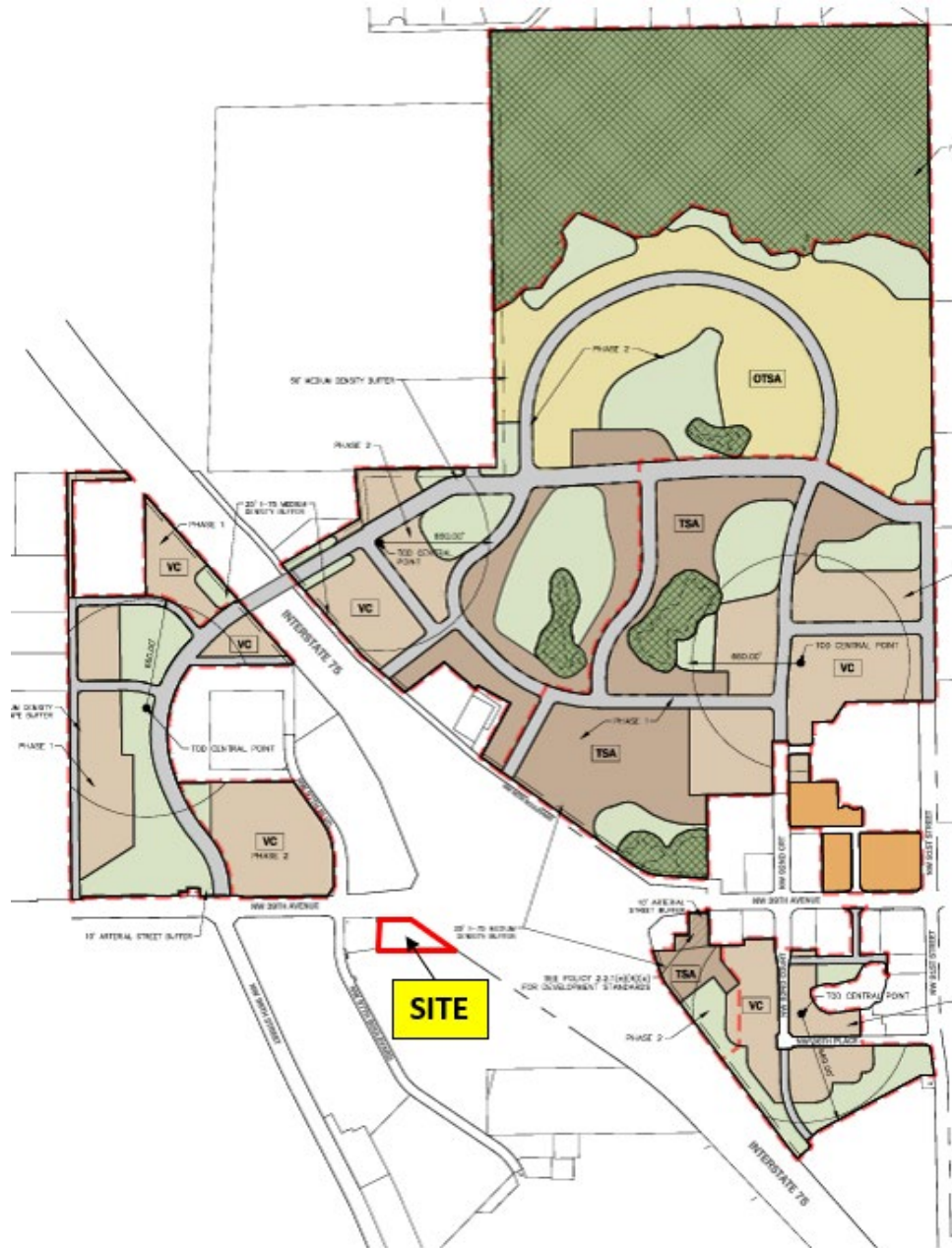


Figure 6: Site in relation to the Springhills TOD

Consistency with Comprehensive Plan

Future Land Use Element

Policy 2.2.1(a)(1)a. of the Future Land Use Element describes the Springhills Activity Center as “...a High Activity Center/Retail which shall have commercial activities as its

primary use". The proposed small-scale land use amendment to Commercial will help implement this policy.

Policy 3.1.2 of the Future Land Use Element states:

New commercial facilities shall be encouraged to locate within designated activity centers, Transit Oriented Developments or Traditional Neighborhood Developments in order to discourage strip commercial development and the premature establishment of new activity centers.

The proposed map amendment is for a site located within the Springhills Activity Center. This activity center has been designated in the Comprehensive Plan as a location where commercial facilities are encouraged.

Objective 3.3 of the Future Land Use Element states: *New commercial development or redevelopment shall have adequate public facilities and services at the time development occurs.*

A restaurant has previously operated on this site. Public facilities and services are in place to serve future redevelopment.

Policy 1.1.9 of the Economic Element states that "*...Alachua County shall promote redevelopment and infill within the Urban Cluster*".

The site is the former location of the Wahoo Seafood Grill restaurant. The proposed land use amendment to the Commercial future land use designation will open this site up for other redevelopment possibilities to meet market demand.

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

Development on the subject property will mitigate its impacts through the mobility fee program. Any necessary operational improvements will be analyzed during development plan review.

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 located within the Urban Cluster and will be served by centralized water and sewer lines. The proposed small scale land use amendment 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 within 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 small scale land use amendment does not authorize any new dwelling units and will not impact the level of service for public schools.

Recreation

The proposed small scale land use amendment does not authorize any new dwelling units and will not impact the level of service for recreation.

Evaluation of consistency with Florida Statute 163.3177

Florida Statute 163.3177(8) requires that comprehensive plan map amendments be based on the following analyses:

- *An analysis of the availability of facilities and services.*
- *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*
- *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section*

These analyses were made during staff's review of this application. As demonstrated in the "Levels of Service" section above, public facilities and services are adequately available to serve future development on this site if the amendment is approved. The applicant has provided an Environmental Resource Assessment that staff from the Alachua County Environmental Protection Department (ACEPD) has reviewed in order to analyze the suitability of the plan amendment considering the physical characteristics of the site, natural resources present and historic resources. Staff has concluded that the amendment is consistent with the protection of natural resources.

The amendment would provide flexibility to meet the needs of different types of commercial activities within Alachua County and make efficient use of existing infrastructure.

Florida Statute 163.3177(9) further states that future land use amendments shall discourage the proliferation of urban sprawl. Alachua County uses the boundary of the Urban Cluster to discourage urban sprawl. Land lying outside of this boundary is considered rural with restrictions on types and intensity of commercial uses. Activity centers have been identified by the Alachua County Comprehensive Plans as locations within the Urban Cluster where commercial land uses are most appropriate.

Urban services such as centralized water and sewer lines are required to serve development within the Urban Cluster. As the site of this amendment lies within the Urban Cluster it can maximize the use of existing urban infrastructure. The Alachua County Comprehensive Plan encourages development in areas where mobility can be provided via multiple modes of transportation. The Springhills activity center is served by multiple RTS transit routes. The location of the proposed amendment is well suited to implement the Comprehensive Plan's goals of discouraging urban sprawl.

Staff Recommendation

Staff recommends that the Local Planning Agency recommend that the Board of County Commissioners **approve Z26-000006**, with the bases as listed in the staff report.

Bases

1. The proposed land use amendment is situated in the Springhills Activity Center, one of the locations where commercial land uses are encourage by the Comprehensive Plan. **Policy 3.1.2 of the Future Land Use Element** states "*new commercial facilities shall be encouraged to locate within designated activity centers, Transit Oriented Developments or Traditional Neighborhood Developments in order to discourage strip commercial development and the premature establishment of new activity centers*".
2. **Policy 3.3.1 of the Future Land Use Element** states "*new commercial development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this plan for roads, potable water and sanitary sewer, solid waste, and stormwater facilities and the concurrency provisions of this Plan*".

3. Staff have reviewed the Environmental Resource Assessment submitted as part of the land use amendment application and determined that the proposed rezoning will be consistent with protection of natural resources, per **Policy 3.4.1 of the Conservation & Open Space Element of the Comprehensive Plan**.
4. The proposed land use amendment is situated at the previous location of a restaurant. **Policy 1.1.9 of the Economic Element** states that “...*Alachua County shall promote redevelopment and infill within the Urban Cluster*”. Approval of the land use amendment will allow new types of commercial activities to occur and the redevelopment of this parcel.

Staff and Agency Comments

Department of Environmental Protection

No comment

Department of Public Works

PW has no issues with the CPA/rezoning change. Access to the property will be from the existing private drive.

Transportation

No comment

Fire/Rescue

No comment