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**RE: SAFETY CONCERN: SR 24 (Archer Road) Widening and Parcel 07065-001-000**

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From Doyle, Adam <Adam.Doyle@dot.state.fl.us>

Date Wed 2/4/2026 9:06 AM

To Chris Dawson <cdawson@alachuacounty.us>; James Flegert <jflegert@alachuacounty.us>

Cc Sutton, Jesse <Jesse.Sutton@dot.state.fl.us>; Adams, Bradley <Bradley.Adams@dot.state.fl.us>; Scott, Jeffrey <Jeffrey.Scott@dot.state.fl.us>; Lalit Lalwani <llalwani@alachuacounty.us>; Gerald L. Brewington <glb@alachuacounty.us>

Chris,

Thanks for the info and explanation.

Adam Doyle, P.E.  
Operations Program Engineer  
FDOT Gainesville Operations  
O: 352-381-4308  
C: 386-288-1109

**From:** Chris Dawson <cdawson@alachuacounty.us>

**Sent:** Tuesday, February 3, 2026 4:34 PM

**To:** James Flegert <jflegert@alachuacounty.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>

**Cc:** Sutton, Jesse <Jesse.Sutton@dot.state.fl.us>; Adams, Bradley <Bradley.Adams@dot.state.fl.us>; Scott, Jeffrey <Jeffrey.Scott@dot.state.fl.us>; Lalit Lalwani <llalwani@alachuacounty.us>; Gerald L. Brewington <glb@alachuacounty.us>

**Subject:** Re: SAFETY CONCERN: SR 24 (Archer Road) Widening and Parcel 07065-001-000

Good afternoon:

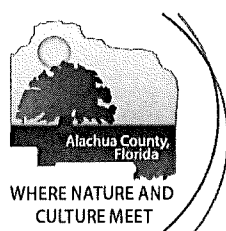
The email references a comprehensive plan amendment and rezoning on the property Adam mentioned. This item goes to the Alachua County Planning Commission on February 18, and then to the Board. This is a small scale comprehensive plan amendment and will be submitted to the State for comment. No specific development plan has been proposed. However, any development on the site would be required to connect to stubs provided by the various phases of the Park Lane Planned Development to the east and north.

Though the Department will have an opportunity to comment on the CPA through the expedited state review process, you can find additional information here:

<https://mapgenius.alachuacounty.us/development-projects/#appNo=Z25-000034>

If you have additional questions, please feel free to contact me, or Jerry Brewington copied on this email.

Chris



**Chris Dawson, CPM**

Principal Planner

Growth Management

10 SW 2nd Avenue

3rd Floor • Gainesville • FL • 32601

352-374-5249 (office) • 352-681-7835 (mobile)



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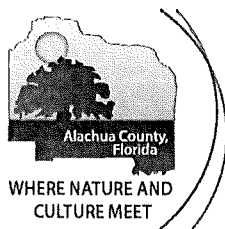
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**From:** James Flegert <[jflegert@alachuacounty.us](mailto:jflegert@alachuacounty.us)>  
**Sent:** Tuesday, February 3, 2026 4:26 PM  
**To:** Doyle, Adam <[Adam.Doyle@dot.state.fl.us](mailto:Adam.Doyle@dot.state.fl.us)>; Chris Dawson <[cdawson@alachuacounty.us](mailto:cdawson@alachuacounty.us)>  
**Cc:** Sutton, Jesse <[Jesse.Sutton@dot.state.fl.us](mailto:Jesse.Sutton@dot.state.fl.us)>; Adams, Bradley <[Bradley.Adams@dot.state.fl.us](mailto:Bradley.Adams@dot.state.fl.us)>; Scott, Jeffrey <[Jeffrey.Scott@dot.state.fl.us](mailto:Jeffrey.Scott@dot.state.fl.us)>; Lalit Lalwani <[llalwani@alachuacounty.us](mailto:llalwani@alachuacounty.us)>  
**Subject:** RE: SAFETY CONCERN: SR 24 (Archer Road) Widening and Parcel 07065-001-000

Adam,

We were investigating another complaint in this area. We may need to bring Growth Management in on this one, though.

Thanks.



**James Flegert, PE**

Contracts and Design Manager

Public Works

5620 NW 120th Lane • Gainesville • FL • 32653

352-548-1218 (office) • 352-231-9625 (mobile)



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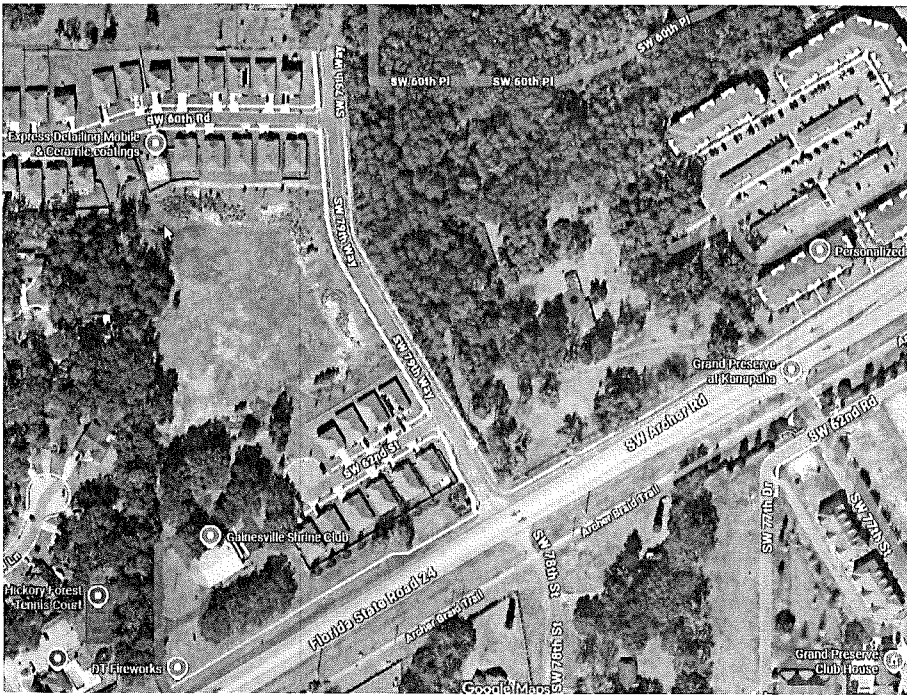
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**From:** Doyle, Adam <[Adam.Doyle@dot.state.fl.us](mailto:Adam.Doyle@dot.state.fl.us)>  
**Sent:** Tuesday, February 3, 2026 8:47 AM  
**To:** James Flegert <[jflegert@alachuacounty.us](mailto:jflegert@alachuacounty.us)>; Lalit Lalwani <[llalwani@alachuacounty.us](mailto:llalwani@alachuacounty.us)>  
**Cc:** Sutton, Jesse <[Jesse.Sutton@dot.state.fl.us](mailto:Jesse.Sutton@dot.state.fl.us)>; Adams, Bradley <[Bradley.Adams@dot.state.fl.us](mailto:Bradley.Adams@dot.state.fl.us)>; Scott, Jeffrey <[Jeffrey.Scott@dot.state.fl.us](mailto:Jeffrey.Scott@dot.state.fl.us)>  
**Subject:** FW: SAFETY CONCERN: SR 24 (Archer Road) Widening and Parcel 07065-001-000

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Tony & Lalit,

See email we received below from a concerned citizen. I remember we discussed a new phase in the Chesnut development, but this seems to be the property on the east side of SW 79<sup>th</sup> Way. Can you guys provide some information on this development and potential rezoning?



Adam Doyle, P.E.  
Operations Program Engineer  
FDOT Gainesville Operations  
O: 352-381-4308  
C: 386-288-1109

**From:** Hisler-Pace, Tracy <Tracy.Hisler-Pace@dot.state.fl.us>  
**Sent:** Monday, February 2, 2026 4:56 PM  
**To:** Sutton, Jesse <Jesse.Sutton@dot.state.fl.us>; Doyle, Adam <Adam.Doyle@dot.state.fl.us>  
**Subject:** FW: SAFETY CONCERN: SR 24 (Archer Road) Widening and Parcel 07065-001-000

FYI.

Tracy Hisler-Pace  
Communications Manager  
Florida Department of Transportation  
District Two  
Office: 386-758-3714  
Cell: 386-867-0204  
[Tracy.Hisler-Pace@dot.state.fl.us](mailto:Tracy.Hisler-Pace@dot.state.fl.us)



**From:** Evans, Greg <Greg.Evans@dot.state.fl.us>  
**Sent:** Monday, February 2, 2026 4:51 PM  
**To:** Hisler-Pace, Tracy <Tracy.Hisler-Pace@dot.state.fl.us>; Ray, Hampton <Hampton.Ray@dot.state.fl.us>; Knight, James <James.Knight@dot.state.fl.us>  
**Cc:** Seifert, Ed <Ed.Seifert@dot.state.fl.us>  
**Subject:** FW: SAFETY CONCERN: SR 24 (Archer Road) Widening and Parcel 07065-001-000

**From:** Nivek <[kalonsosalles@gmail.com](mailto:kalonsosalles@gmail.com)>

**Sent:** Monday, February 2, 2026 4:38 PM

**To:** Evans, Greg <[Greg.Evans@dot.state.fl.us](mailto:Greg.Evans@dot.state.fl.us)>

**Subject:** SAFETY CONCERN: SR 24 (Archer Road) Widening and Parcel 07065-001-000

**EXTERNAL SENDER:** Use caution with links and attachments.

Secretary Evans,

My name is Kevin Anthony Alonso-Salles, a resident on Archer Road. I am writing to formally flag a massive safety concern regarding the proposed rezoning at 7816 SW Archer Road.

As FDOT works to 4-lane SR 24, the county is considering a high-density rezoning that will dump hundreds of cars onto a section of the road that is already struggling with safety and flow. Approving a single-use apartment "pod" here, rather than a walkable mixed-use node, will result in dangerous U-turn movements and congestion that contradicts FDOT's own design goals for the Archer Road project. I urge the District to provide a critical comment to Alachua County Growth Management regarding this hazard.

Best,

Kevin Anthony Alonso-Salles

305-560-3597



Outlook

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7816 SW Archer Road: Formal request for school concurrency review

---

From Nivek <kalonsosalles@gmail.com>

Date Mon 2/2/2026 4:45 PM

To eganam@gm.sbac.edu <eganam@gm.sbac.edu>; boardmembers@alachuaschools.net <boardmembers@alachuaschools.net>; Planning and Development <planning@alachuacounty.us>; news gainesville <news@gainesville.com>; news wuft <news@wuft.org>; news@wcjb.com <news@wcjb.com>; Editor Main Street Daily News <editor@mainstreetdailynews.com>; friends@1000fof.org <friends@1000fof.org>; info@alachuaconservationtrust.org <info@alachuaconservationtrust.org>; gnvneighborhoodvoices@gmail.com <gnvneighborhoodvoices@gmail.com>; info@guardianam.com <info@guardianam.com>; hpamanager@haileplantationassociation.com <hpamanager@haileplantationassociation.com>

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Dear Anni Egan and School Board Members,

My name is Kevin Anthony Alonso-Salles, and I am a resident near Chesnut Village. I am writing to formally flag the proposed rezoning at 7816 SW Archer Road (Tax Parcel 07065-001-000) for a strict school concurrency review.

As the district moves forward with the "Future Ready" boundary plans, it is critical that we don't allow "density creep" to undermine our capacity levels. The developer is requesting a jump to R-2A multi-family zoning in an area where Archer Elementary is already pushing 93% capacity.

I am pleading with the district to provide a critical comment to the county's Growth Management department. We cannot afford to pack more students into car-dependent "garbage" sprawl that lacks walkable infrastructure. If this development is to proceed with this level of density, it must be required to follow a Traditional Neighborhood Development (TND) model that ensures the safety and connectivity of our students. Please help us protect the integrity of our schools and the safety of our neighborhood streets.

Sincerely,

Kevin Anthony Alonso-Salles

305-560-3597

**7816 SW Archer Road: A threat to our schools and the Future Ready plan**

---

From Nivek <kalonsosalles@gmail.com>

Date Mon 2/2/2026 4:43 PM

To boardmembers@alachuaschools.net <boardmembers@alachuaschools.net>; Planning and Development <planning@alachuacounty.us>

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear School Board Members,

My name is Kevin Anthony Alonso-Salles. I am a resident near Chesnut Village, and I am writing to you on a day when I know you are already dealing with the heavy burden of our "Future Ready" boundary changes.

It seems completely wrong for the district to be working so hard on boundary maps while a developer is trying to force through a high-density rezoning at 7816 SW Archer Road that will blow those numbers out of the water. With Archer Elementary already sitting at over 90% capacity, we simply cannot afford to add a car-dependent apartment complex that packs in more students without a walkable, safe way for them to get to school.

I am begging the School Board to formally intervene in this zoning case. If the county allows this density without requiring a Traditional Neighborhood Development model that is safe and connected, our kids are the ones who will suffer in portable classrooms. Please, look at the concurrency impact and protect the quality of education for our neighborhood before this project is allowed to proceed.

Respectfully,

Kevin Anthony Alonso-Salles

305-560-3597

---

**Fw: URGENT: Opposition to Rezoning at 7816 SW Archer Road (Kevin Anthony Alonso-Salles)**

---

From Jeffrey L. Hays <jhays@alachuacounty.us>

Date Mon 2/2/2026 4:34 PM

To Chris Dawson <cdawson@alachuacounty.us>; Mehdi J. Benkhatar <mchenkhatar@alachuacounty.us>; Gerald L. Brewington <glb@alachuacounty.us>



**Jeffrey L. Hays, AICP**  
Growth Management Director  
Growth Management  
10 SW 2nd Avenue • Gainesville • FL • 32601  
352-374-5249 (office)



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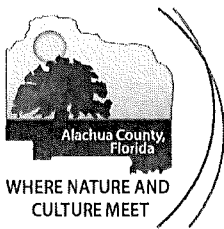
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**From:** Gina Peebles <gp Peebles@alachuacounty.gov>

**Sent:** Monday, February 2, 2026 4:28 PM

**To:** Jeffrey L. Hays <jhays@alachuacounty.us>; Mari K. "Missy" Daniels <MDaniels@AlachuaCounty.US>

**Subject:** FW: URGENT: Opposition to Rezoning at 7816 SW Archer Road (Kevin Anthony Alonso-Salles)



**Gina Peebles, CPM**  
Assistant County Manager - Chief of Staff  
County Manager's Office  
12 SE 1st Street • Gainesville • FL • 32601  
352-337-6279 (office) • 352-538-8265 (mobile)



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**From:** Nivek <kalonsoSalles@gmail.com>

**Sent:** Monday, February 2, 2026 4:18 PM

**To:** BOCC (Only Commissioners) <boccc@alachuacounty.us>; Ken Cornell <KCornell@alachuacounty.us>; Anna Prizzia <aprizzia@alachuacounty.us>; Mary Alford <malford@alachuacounty.us>; Marihelen Wheeler <mwheeler@alachuacounty.us>; Charles S. Chestnut IV <cschestnut@alachuacounty.us>

**Subject:** URGENT: Opposition to Rezoning at 7816 SW Archer Road (Kevin Anthony Alonso-Salles)

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Honorable Chair Cornell and Commissioners,

My name is Kevin Anthony Alonso-Salles. I am a resident of the area immediately adjacent to the proposed development at 7816 SW Archer Road, situated between Chesnut Village and Mayfair.

I am writing to you with a deep sense of urgency. I implore you to reject the current request to increase density for this parcel unless a Traditional Neighborhood Development (TND) model is mandated. We stand at a crossroads on Archer Road. We can choose to allow another disconnected, car-dependent apartment block to be shoehorned into our backyard, or we can choose stewardship.

Traditionalist logic dictates that a community is only as strong as its ability to foster human connection. I beg you to require a Walkable Mixed-Use Overlay. We need a "Main Street" feel where residents can walk to local services safely, rather than being forced onto an already congested Archer Road for every basic need.

Please, do not leave us a legacy of asphalt and isolation. Stand for a design that honors the timeless principles of beauty and walkable safety.

With great respect,

Kevin Anthony Alonso-Salles



Outlook

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## 7816 SW Archer Road: Impact on our schools and traffic safety

---

From Nivek <kalonsosalles@gmail.com>

Date Mon 2/2/2026 4:25 PM

To boardmembers@alachuaschools.net <boardmembers@alachuaschools.net>; Planning and Development <planning@alachuacounty.us>

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear School Board Members and Planning Staff,

My name is Kevin Anthony Alonso-Salles. I'm a local resident writing to you about the proposed high-density development at 7816 SW Archer Road.

The developer is asking to jump to R-2A zoning, up to 14 units per acre. My big concern here, aside from the general sprawl, is what this does to our schools and the safety of our kids. Adding this many families to a single-use residential "pod" right on an already failing section of Archer Road is a recipe for disaster.

If the county is going to allow this kind of density, it should only be under a Traditional Neighborhood Development (TND) model. We need a walkable, mixed-use design so that families aren't forced into their cars for every single trip, clogging up the bus routes and the morning commute. I'm asking the School Board to look closely at the "student station" impact here and join us in demanding a design that actually values safety and connectivity over just packing in more units.

Thank you for your time and for looking out for our students.

Sincerely,

Kevin Anthony Alonso-Salles

305-560-3597



Outlook

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## 7816 SW Archer Road: A plea for our neighborhood and our legacy

---

From Nivek <kalonsosalles@gmail.com>

Date Mon 2/2/2026 4:24 PM

To BOCC (Only Commissioners) <bocc@alachuacounty.us>; Ken Cornell <KCornell@alachuacounty.us>; Anna Prizzia <aprizzia@alachuacounty.us>; Mary Alford <malford@alachuacounty.us>; Marihelen Wheeler <mwheeler@alachuacounty.us>; Charles S. Chestnut IV <cschestnut@alachuacounty.us>; Planning and Development <planning@alachuacounty.us>; Mehdi J. Benkhatar <mbenkhatar@alachuacounty.us>; mryan@alachuacounty.us <mryan@alachuacounty.us>; news gainesville <news@gainesville.com>; news wuft <news@wuft.org>; news@wcjb.com <news@wcjb.com>; Editor Main Street Daily News <editor@mainstreetdailynews.com>

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Honorable Commissioners and Alachua County Staff,

My name is Kevin Anthony Alonso-Salles, and I live right next to the proposed development at 7816 SW Archer Road. I'm writing because I am deeply concerned about what is being planned for the land between Chesnut Village and Mayfair.

We've all seen the way Archer Road is changing, and honestly, the thought of another isolated, car-dependent apartment complex being crammed into that space is heartbreaking. If we're going to build there, we need to do it with some actual respect for the people who already call this area home. I am asking you to reject this high-density rezoning unless the developer is required to build a Traditional Neighborhood Development.

Neighborhoods should be built for people to actually live in, not just to store cars. We need a walkable, mixed-use zone with a real "Main Street" feel where someone from Chesnut Village can walk to get a coffee or pick up a few things without having to risk their life pulling out into Archer Road traffic. Traditionalist values tell us that we are supposed to be stewards of this land, and leaving behind a legacy of disconnected sprawl is a failure of that stewardship.

Please don't let this property become another paved-over eyesore that ignores the community. Demand a design that focuses on walkability, safety, and a sense of place that Alachua County can actually be proud of for more than just a few years. Our families and our future deserve better than the bare minimum.

Sincerely,

Kevin Anthony Alonso-Salles

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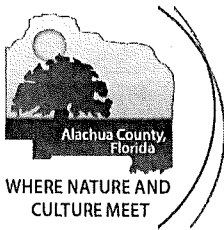
**Fw: 7816 SW Archer Road: A Plea for Traditional Economic Stewardship**

---

From Mehdi J. Benkhatar <[mbenkhatar@alachuacounty.us](mailto:mbenkhatar@alachuacounty.us)>

Date Mon 2/2/2026 4:22 PM

To Gerald L. Brewington <[glb@alachuacounty.us](mailto:glb@alachuacounty.us)>



**Mehdi J. Benkhatar, AICP, CPM**  
Planner III  
Growth Management  
Development Services  
10 SW 2nd Avenue • Gainesville • Florida • 32601  
352-374-5249 (office)



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**From:** Nivek <[kalonsosalles@gmail.com](mailto:kalonsosalles@gmail.com)>

**Sent:** Monday, February 2, 2026 4:21 PM

**To:** [mryan@alachuacounty.us](mailto:mryan@alachuacounty.us) <[mryan@alachuacounty.us](mailto:mryan@alachuacounty.us)>; Planning and Development <[planning@alachuacounty.us](mailto:planning@alachuacounty.us)>; Mehdi J. Benkhatar <[mbenkhatar@alachuacounty.us](mailto:mbenkhatar@alachuacounty.us)>

**Subject:** 7816 SW Archer Road: A Plea for Traditional Economic Stewardship

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To the Alachua County Planning Commission,  
My name is Kevin Anthony Alonso-Salles. I live in the shadow of the proposed development at 7816 SW Archer Road, and I am writing to you today to plead for a higher standard of planning. Conservative and traditionalist logic dictates that land is a finite resource that must be used with wisdom. The current plan—a high-density residential island—is a "throwaway" design. I am begging you to recommend Denial unless the developer incorporates a Traditional Neighborhood Development (TND) framework. We don't need more apartments that isolate residents. We need a walkable hub that allows for small-scale commercial space—places for local businesses to take root and for neighbors to meet. This is the only way to protect our property values and ensure that Archer Road remains a place of beauty rather than a corridor of sprawl. Please, be the guardians of our community's future. Demand a walkable, mixed-use core.  
Respectfully,  
Kevin Anthony Alonso-Salles  
305-560-3597

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**Fw: Formal Objection: 7816 SW Archer Road - Comprehensive Plan Consistency**

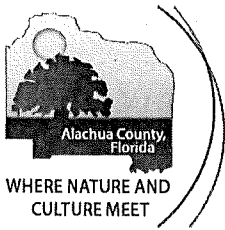
---

From Mehdi J. Benkhatar <mbenkhatar@alachuacounty.us>

Date Mon 2/2/2026 4:22 PM

To Gerald L. Brewington <glb@alachuacounty.us>

Jerry, FYI.



**Mehdi J. Benkhatar, AICP, CPM**  
Planner III  
Growth Management  
Development Services  
10 SW 2nd Avenue • Gainesville • Florida • 32601  
352-374-5249 (office)



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From: Nivek <kalonsosalles@gmail.com>

Sent: Monday, February 2, 2026 4:19 PM

To: Planning and Development <planning@alachuacounty.us>; Mehdi J. Benkhatar <mbenkhatar@alachuacounty.us>

Subject: Formal Objection: 7816 SW Archer Road - Comprehensive Plan Consistency

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To the Alachua County Planning Staff and Mehdi Benkhatar,

My name is Kevin Anthony Alonso-Salles, and I am a stakeholder regarding the rezoning of 7816 SW Archer Road (Tax Parcel 07065-001-000).

I am formally requesting that the staff recommendation for this project be "Denial" unless the applicant transitions to a walkable, mixed-use design. Under Future Land Use Policy 1.3.1, Alachua County is committed to compact and connected growth. Simply adding high-density residential units (R-2A) without a mixed-use component is a regression into the single-use "sprawl" that harms our infrastructure and fiscal solvency.

Furthermore, with the Archer Road widening project in progress, it is irresponsible to approve more car-dependent units at SW 79th Way. I ask that you hold this developer to the highest standards of our Comprehensive Plan.

Sincerely,

Kevin Anthony Alonso-Salles

305-560-3597



Outlook

---

## 7816 SW Archer Road: A Plea for Traditional Economic Stewardship

---

From Nivek <kalonsosalles@gmail.com>

Date Mon 2/2/2026 4:21 PM

To mryan@alachuacounty.us <mryan@alachuacounty.us>; Planning and Development <planning@alachuacounty.us>; Mehdi J. Benkhatar <mbenkhatar@alachuacounty.us>

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To the Alachua County Planning Commission,

My name is Kevin Anthony Alonso-Salles. I live in the shadow of the proposed development at 7816 SW Archer Road, and I am writing to you today to plead for a higher standard of planning.

Conservative and traditionalist logic dictates that land is a finite resource that must be used with wisdom. The current plan—a high-density residential island—is a "throwaway" design. I am begging you to recommend Denial unless the developer incorporates a Traditional Neighborhood Development (TND) framework.

We don't need more apartments that isolate residents. We need a walkable hub that allows for small-scale commercial space—places for local businesses to take root and for neighbors to meet. This is the only way to protect our property values and ensure that Archer Road remains a place of beauty rather than a corridor of sprawl.

Please, be the guardians of our community's future. Demand a walkable, mixed-use core.

Respectfully,

Kevin Anthony Alonso-Salles

305-560-3597