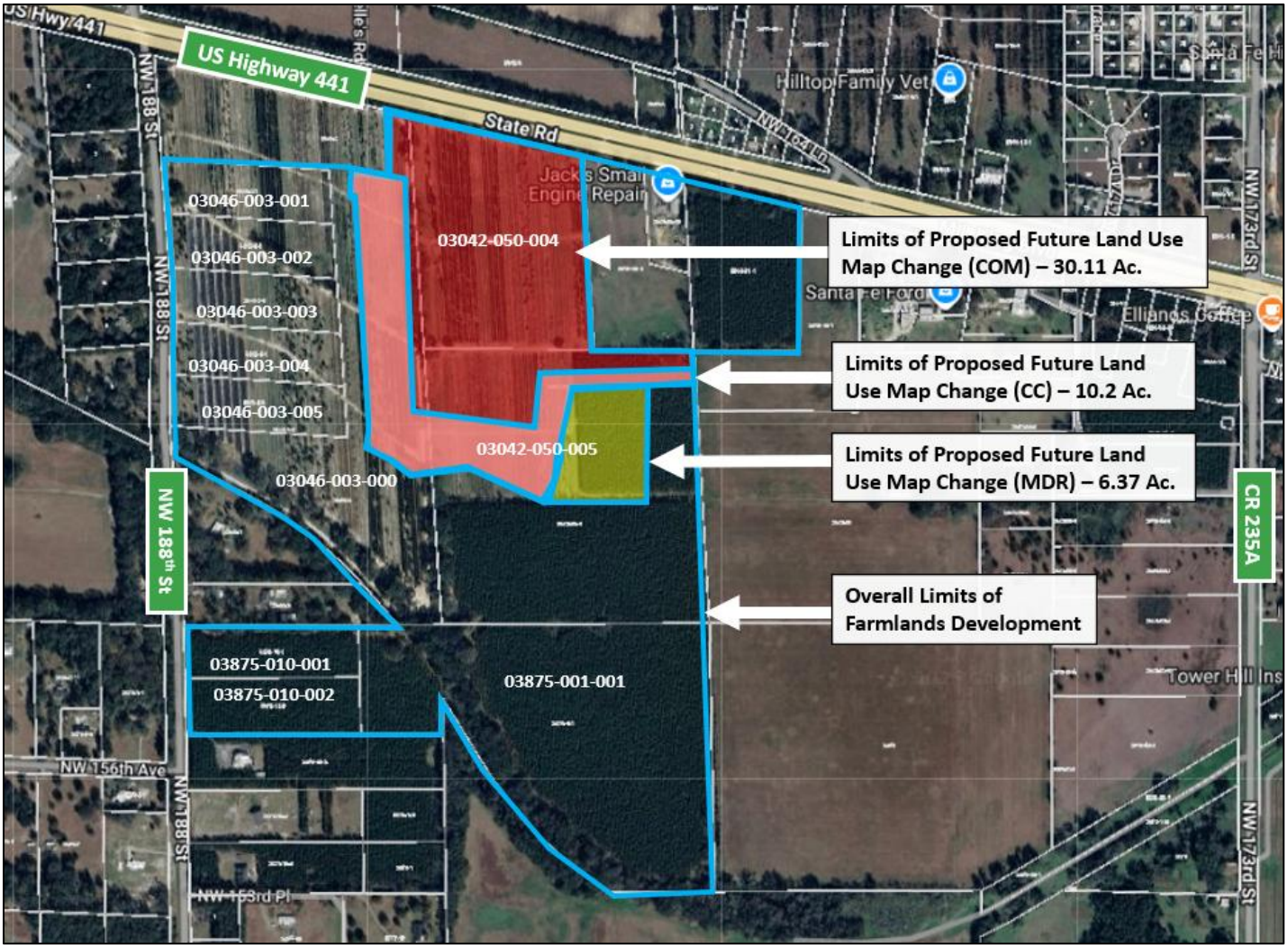
Background

The subject property is located at the 16600 block of US Highway 441 in the City of Alachua. The property is located south of US Highway 441 and a commercial parcel, west of commercial and agricultural land, east of NW 188th Street and north of residential and undeveloped properties. The proposal concerns an approximately 46.68-acre subject property, that currently is utilized as a tree farm and contains timberland. The tax parcel numbers are 03046-003-000 (portion of), 03042-050-004, 03042-050-005 (portion of). The parcels are located within Section 8, Township 8, Range 18.

The subject property is part of a larger mixed use, Planned Development known as 'Farmlands' that consists of approximately 182 +/- acres. The overall boundary of this mixed use future development (with the portion newly proposed for Commercial (COM), Community Commercial (CC) and Moderate Density Residential (MDR) Future Land Use map designation) is identified below: