

Local Planning Agency and Planning Commission

August 20, 2025

6:00 pm

County Administration Building - Jack Durrance Auditorium

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. Planning Commission Meeting

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>.

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party.

Please send your requests to be considered a party to <https://growthmanagement.alachuacounty.us/PublicComment>. The Planning Commission shall consider written requests for party status at the at the beginning of the quasi-judicial section of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodation is needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

2. Call to Order

3. Election of Officers

Nominate and elect a new Chair and Vice-Chair as terms ended for the outgoing Chair and Vice-Chair.

4. Approval of the Agenda

5. Attorney Office Polling for Ex Parte Communication

Attorney will poll the Planning Commission for any Ex Parte Communication on any item on the agenda.

6. Clerk Swearing In

Clerk will swear in staff, applicants and/or agents and members of the public wishing to provide testimony on any item on the agenda.

7. Quasi-Judicial Items

7.1 Z25-000016 Special Exception - Community Residential Home

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A request by eda consultants, inc. (Clay Sweger, agent) for Adriana Lashawn Filer, owner, for a special exception to permit a community residential home (large) on approximately 3.0 acres with an 'A' (Agriculture) zoning district and a Rural/Agriculture land use designation (one dwelling unit per five acres). The property is located at 15182 North State Road 121 on parcel number 05812-001-001.

8. Approval of Minutes

78

9. Attendance Report

80

10. Public Comments

11. Planning Commission Comments

12. Adjournment

Application Z25-000016

Staff Contact:	Gerald Brewington
Staff Phone Number:	352-374-5249 ext. 2220
PC Hearing Date:	August 20, 2025
BoCC Hearing Date:	TBD
Requested Action	A request by eda consultants, inc. (Clay Sweger, agent) for Adriana Lashawn Filer, owner, for a special exception to permit a community residential home (large) on approximately 3.0 acres with an 'A' (Agriculture) zoning district and a Rural/Agriculture land use designation (one dwelling unit per five acres). The property is located at 15182 North State Road 121 on parcel number 05812-001-001.
Property Owner:	Adriane Lashawn Filer
Applicant/Agent:	Eda inc.
Property Description	Address: 15182 North State Road 121 Parcel Numbers: 05812-001-001 Section/Township/Range: 14/8/19 Land Use: Rural Agriculture (One dwelling unit per 5 acres) Zoning: A (Agriculture) Acreage: +/- 3.09
Previous Requests:	None
Violation History:	None
Staff Recommendation:	Staff recommends that the Planning Commission find the proposed special exception consistent with the Alachua County Comprehensive plan and Unified Land Development Code and recommend to the Board that they approve the proposed special exception.

Background and Analysis

The applicant is requesting a special exception to the Unified Land Deveoment Code (ULDC) to permit a large community residential home on a parcel located in the Agriculture (A) zoning district. A community residential home (large) is specifically permitted in Section 404.29 of the ULDC by special exception with the following criteria:

(a) The home shall not be located within a radius of one thousand two hundred (1,200) feet of another existing large community residential home, or within five hundred (500) feet of existing areas of single-family zoning.

(b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.

(c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.

(d) The home shall be located to assure the safe care and supervision of all clients.

A 'large' home is defined as having 7 or more residents. The present site is already functioning as a community home but the applicant wishes to expand cacpacity and will exceed the 7 client threshold found in 404.29.

The applicant has not proposed building any new structures as part of this application. Modifications will be limited to internal alterations to the existing strucure in order to accommodate additional clients.



Figure 1: Aerial View of Subject Property



Figure 2: Zoning Map showing surrounding area with Agricultural Zoning District in green

provides adequate space for supporting infrastructure such as parking on the site.

- b. the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

The parcel is located in the Rural/Agriculture land use and does not have access to public infrastructure such as municipal water and sewer service. Water and septic service will be on-site and other levels of service as defined in the Capital Improvement Element of the plan will not be impacted by the proposed special exception if approved.

- c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

The request is for a community residential home (large). The site is already functioning as a community residential home and the residential nature is in keeping with surrounding development. Physical expansion of the site to include additional structures will not occur. Environmental justice issues are not a factor as the community residential homes (including those under 7 residents) are placed in various locations throughout the County with no emphasis on any one particular community or area.

- d. those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

The request is not related to an increase in residential density that involves increasing the number of residential units. Rather it permits additional residential occupancy within an existing structure.

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.

Transportation

The project site is located on an arterial road (SR 121). Any development on the site will require the payment of a Mobility Fee consistent with the proposed development.

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

There will be no impact to water and sewer levels of service resulting from this request. The site has existing on-site well and septic service.

Drainage

Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for nonresidential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation or flood resistant construction. Any development on this site will 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 in the area outside the urban cluster is as follows:

- Initial unit response within 12 minutes for 80% of all responses within 12 months.
- Fire protection service level of ISO (Insurance Service Office) Class Protection 10 or better.
- Development shall provide adequate water supply for fire suppression and protection and fire service compliant fire connections.

The proposed use is for a community residential home. All development will be required to meet these standards at the time of development plan approval.

Solid Waste

The level of service (LOS) standard for solid waste disposal, used as the basis for determining availability of disposal capacity to accommodate the demand generated by

existing and new development in Alachua County, is at a minimum, at 0.8 inbound tons per person per year at the Leveda Brown Environmental Park in 2018 and thereafter.

Schools

There will be no impacts to public school levels of service with approval of this request. The proposed use does not generate additional school demand.

Recreation

There will be no impacts to recreation levels of service with approval of this request.

Unified Land Development Code Consistency

Section 402.113 of the ULDC provides criteria for Board approval of special exceptions. It states that *The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.*

(a) The proposed use is consistent with the comprehensive plan and ULDC;

The Plan calls for a variety of residential housing types throughout the County. Community homes (group housing) is a permitted type of accommodation for clients as defined by Florida Statute (F.S. 419.001). A community residential home (large) is specifically permitted in the Rural/Agricultural area with criteria found in the ULDC. The R/A land use provides adequate space for supporting infrastructure such as parking on the site. The parcel is of sufficient size to accommodate the proposed use and existing onsite tree canopy (located on the southern and western portion of the parcel) provide a buffer from surrounding uses.

(b) The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The request is for a community residential home (large). The site is already functioning as a community residential home and the residential nature is in keeping with surrounding development. Physical expansion of the site to include additional structures has not been proposed. Environmental justice issues are not a factor as community residential homes (including those under 7 residents) are found in various locations throughout the County with no emphasis on any one particular community or area.

(c) The proposed use shall not adversely affect the health, safety, and welfare of the public; and

The use of the site as a community home will not adversely impact the public health, safety and welfare. Residential development is consistent with surrounding development and will not generate impacts that result in detrimental impacts to these uses.

(d) Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

- (1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*

Property access occurs directly from SR 121 via an existing driveway.

- (2) Off-street parking and loading areas where required, with particular attention to Item (1) above;*

On-site parking is provided and will be required to meet ULDC criteria if additional parking is needed.

- (3) The noise, glare, or odor effects of the special exception on surrounding properties;*

The residential use of the property does not generate noise, odors or glare that might impact surrounding uses.

- (4) Refuse and service areas, with particular reference to location, screening, and Items (1) and (2);*

Refuse and service areas will be placed on the parcel per the requirements of the ULDC.

- (5) Utilities, with reference to location and availability;*

The site will be served by an on-site well and septic system sized for the facility.

- (6) Enhanced nutrient-reducing onsite sewage treatment and disposal system (ENR-OSTDS) if sewer connection is not available;*

The home will employ an existing on-site septic system.

- (7) Screening and buffering with reference to type, dimensions and character with particular emphasis on screening and buffering between residential and non-residential uses;*

This is a residential use. Any required buffering will be provided through the development review process if needed.

- (8) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;*

Any proposed signs will be required to meet sign criteria found in the ULDC which reference proposed lighting and potential for glare.

- (9) Required yards and other greenspace;*

The proposed use will be required to meet all open/greenspace requirements found in the ULDC.

- (10) General compatibility with surrounding properties;*

This is a residential structure which is in keeping with surrounding residential uses.

(11) Environmental justice issues related to the location of the facility within the county;

Environmental justice issues are not a factor as the community residential homes (including those under 7 residents) are found in various locations throughout the County with no emphasis on any one particular community or area.

(12) Impacts to both publicly and privately maintained road facilities and

Road LOS requirements as identified in the Plan will not be adversely impacted by this request.

(13) Any special requirements set forth in this ULDC for the particular use involved.

Section 404.29 of the ULDC provides additional criteria for this and is evaluated separately.

The Alachua County ULDC states that *A large community residential home, housing seven (7) or more residents, may be allowed as a special exception in the A district, or as a limited use in the R-2, R-2a, R-3, and RP districts and in traditional neighborhood and TODs subject to the following standards.*

(a) The home shall not be located within a radius of one thousand two hundred (1,200) feet of another existing large community residential home, or within five hundred (500) feet of existing areas of single-family zoning.

The closest large community residential home (large) is located approximately 1.25 miles away. There is no singlefamily zoning within 500 feet of this site, which is located in the Rural/Agriculture land use.

(b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.

Current residents at the existing home meet this definition. All future residents at the large community residential home will also be required to meet this definition.

(c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.

The existing facilities on site conform to all requirements of the Agriculture zoning district. No new structures are being built.

(d) The home shall be located to assure the safe care and supervision of all clients.

The parcel is located along SR 121 in the Agricultural zoning district and is neither within 1200 feet of an existing large community residential home (the nearest large community residential home is run by the Florida Baptist Children's Home and is located north of the proposed site on SR 121 approximately 1.25 miles away) nor is it within 500 feet of single-family zoning. The proposed residence is an existing community home that is being expanded and already meets all requirements for the Agriculture zoning district and is optimally located for the safe care of its clients. In addition, the location on SR 121 provides convenient access for workers such as caregivers, etc. who must access the property.

Staff Recommendation

Staff recommends that the Planning Commission find the proposed special exception consistent with the Alachua County Comprehensive Plan and Unified Land Development Code and that they recommend to the Board of County Commissioners that Z25-000016 be approved with the following conditions and bases:

Conditions

- 1) This special exception is for a community residential home (large) located at 15182 North State Road 121 on Parcel 05812-001-001.
- 2) The maximum number of residents on the site shall not exceed 14.

Bases

1) Policy 7.1.2 of the Future Land Use Element states that *Proposed changes in the zoning map shall consider:*

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan*

The Plan calls for a variety of residential housing types throughout the County. Community homes (group housing) is a permitted type of accommodation for clients as defined by Florida Statute (F.S. 419.001). A community residential home (large) is specifically permitted in the Rural/Agricultural area with criteria found in the ULDC. The RA area provides adequate space for supporting infrastructure such as parking on the site.

- b. *the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

The parcel is located in the Rural/Agriculture land use and does not have access to public infrastructure such as municipal water and sewer service. Water and septic service will be on-site and other levels of service as defined in the Capital Improvement Element of the plan will not be impacted by the proposed special exception if approved.

- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.*

The request is for a community residential home (large). The site is already functioning as a community residential home and the residential nature is in keeping with surrounding development. Physical expansion of the site to include additional structures has not been proposed. Environmental justice issues are not a

factor as the community residential homes (including those under 7 residents) are placed in various locations throughout the County with no emphasis on any one particular community or area.

- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

The request is not for an increase in residential density but rather to permit an expansion of an existing residential home to allow additional residents.

2) Section 402.113 of the ULDC provides criteria for Board approval of special exceptions. It states that *The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below.*

(a)The proposed use is consistent with the comprehensive plan and ULDC;

The Plan calls for a variety of residential housing types throughout the County. Community homes (group housing) is a permitted type of accommodation for clients as defined by Florida Statute (F.S. 419.001). A community residential home (large) is specifically permitted in the Rural/Agricultural area with criteria found in the ULDC. The R/A land use provides adequate space for supporting infrastructure such as parking on the site. The parcel is of sufficient size to accommodate the proposed use and existing onsite tree canopy (located on the southern and western portion of the parcel) provide a buffer from surrounding uses.

(b)The proposed use is compatible with the existing land use pattern and future uses designated by the comprehensive plan;

The request is for a community residential home (large). The site is already functioning as a community residential home and the residential nature is in keeping with surrounding development. Physical expansion of the site to include additional structures has not been proposed. Environmental justice issues are not a factor as community residential homes (including those under 7 residents) are found in various locations throughout the County with no emphasis on any one particular community or area.

(c)The proposed use shall not adversely affect the health, safety, and welfare of the public; and

The use of the site as a community home will not adversely impact the public health, safety and welfare. Residential development is consistent with surrounding development and will not generate impacts that result in detrimental impacts to these uses.

(d)Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

- (1) Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;*

Property access occurs directly from SR 121 via an existing driveway.
- (2) Off-street parking and loading areas where required, with particular attention to Item (1) above;*

On-site parking is provided and will be required to meet ULDC criteria if additional parking is needed.
- (3) The noise, glare, or odor effects of the special exception on surrounding properties;*

The residential use of the property does not generate noise, odors or glare that might impact surrounding uses.
- (4) Refuse and service areas, with particular reference to location, screening, and Items (1) and (2);*

Refuse and service areas will be placed on the parcel per the requirements of the ULDC.
- (5) Utilities, with reference to location and availability;*

The site will be served by an on-site well and septic system sized for the facility.
- (6) Enhanced nutrient-reducing onsite sewage treatment and disposal system (ENR-OSTDS) if sewer connection is not available;*

The home will employ an existing on-site septic system.
- (7) Screening and buffering with reference to type, dimensions and character with particular emphasis on screening and buffering between residential and non-residential uses;*

This is a residential use. Any required buffering will be provided through the development review process if needed.
- (8) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;*

Any proposed signs will be required to meet sign criteria found in the ULDC which reference proposed lighting and potential for glare.
- (9) Required yards and other greenspace;*

The proposed use will be required to meet all open/greenspace requirements found in the ULDC.
- (10) General compatibility with surrounding properties;*

This is a residential structure which is in keeping with surrounding residential uses.
- (11) Environmental justice issues related to the location of the facility within the county;*

Environmental justice issues are not a factor as the community residential homes (including those under 7 residents) are found in various locations throughout the County with no emphasis on any one particular community or area.

(12) Impacts to both publicly and privately maintained road facilities and

Road LOS requirements as identified in the Plan will not be adversely impacted by this request.

(13) Any special requirements set forth in this ULDC for the particular use involved.

Section 404.29 of the ULDC provides additional criteria for this and is evaluated separately.

3) The Alachua County ULDC states that *A large community residential home, housing seven (7) or more residents, may be allowed as a special exception in the A district, or as a limited use in the R-2, R-2a, R-3, and RP districts and in traditional neighborhood and TODs subject to the following standards.*

(a) The home shall not be located within a radius of one thousand two hundred (1,200) feet of another existing large community residential home, or within five hundred (500) feet of existing areas of single-family zoning.

The closest large community residential home (large) is located approximately 1.25 miles away. There is no single family zoning within 500 feet of this site, which is located in the Rural/Agriculture land use.

(b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.

The applicant meets this requirement as part of the existing home and will continue to do so.

(c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.

The existing facilities on site conform to all requirements of the Agriculture zoning district. No new structures are being built.

(d) The home shall be located to assure the safe care and supervision of all clients.

The parcel is located along SR 121 in the Agricultural zoning district and is neither within 1200 feet of an existing large community residential home (the nearest large community residential home is run by the Florida Baptist Children's Home and is located north of the proposed site on SR 121 approximately 1.25 miles away) nor is it within 500 feet of single-family zoning. The proposed residence is an existing community home that is being expanded and already meets all requirements for the Agriculture zoning district and is optimally located for the safe care of its clients. In addition, the location on SR 121 provides convenient access for workers such as caregivers, etc. who must access the property.

Staff and Agency Comments

Department of Public Works: no comments

Department of Environmental Protection: no comments

Transportation Planning: no comments



Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: eda consultants, inc. Contact Person: Clay Sweger, AICP, LEED AP
Address: 720 SW 2nd Ave, South Tower, Suite 300, Gville, FL 32601 Phone: (352) 373 - 3541
Email address: csweger@edafl.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: Adriane Lashawn Filer Property Address: 15182 N. State Road 121
City: Gainesville State: Florida Zip: 32653 Phone: () -
Tax Parcel #: 05812 - 001 - 001 Section: 14 Township: 08 Range: 19 Grant: N/A
Total Acreage: 3 +/- Zoning: Agriculture Land Use: Rural/Agriculture

TYPE OF REQUEST

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | Rezoning | From: _____ To: _____ |
| <input type="checkbox"/> | Special Use Permit | For: _____ |
| <input type="checkbox"/> | Minor Special Use Permit | For: _____ |
| <input checked="" type="checkbox"/> | Special Exception | For: <u>Community Residential Home, Large (Ch. 404.29)</u> |
| <input type="checkbox"/> | Minor Special Exception | For: _____ |

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent: _____

Date: _____

6/13/25

Applications shall be submitted no later than 4:00 PM on the submittal deadline date



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- ☒ Proof of neighborhood workshop, where applicable.
- ☒ Legal description.
- ☒ Property Owner's Affidavit, notarized.
- ☒ Proof of payment of taxes on all parcels.
- ☒ Detailed directions to the site.
- ☒ Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- ☒ An analysis of the impact of the proposed development on public facilities and services.
- ☒ Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- ☒ Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
 - ☒ Property boundaries and dimensions.
 - ☒ Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
 - ☐ Streets, sidewalks, drives, parking and loading areas, and similar features.
 - ☐ Proposed landscape plan, if applicable.
- ☒ Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- ☐ *N/A* Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- ☐ *N/A* Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- ☒ A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601

Website: <https://growth-management.alachuacounty.us>

Submit application to: **Development Review**
Tel. 352.374.5249

Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Wetlands
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Surface Water or Wetland Buffers
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Floodplains (100-year)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Habitat (biologically diverse natural areas)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Non-native Invasive Species
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Recreation/Conservation/Preservation Lands
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	High Aquifer Recharge Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wellfield Protection Areas
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Wells
Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Soils
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Mineral Resources Areas
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Topography/Steep Slopes
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Historical and Paleontological Resources
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Hazardous Materials Storage Facilities
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Contamination (soil, surface water, ground water)

Signed:  **Project #:** _____ **Date:** June 13, 2025

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.

NW 156th Ave

Crossroads
Farm & Apiary
temporarily closed

NW 156th Ave

NW 156th Ave

S.R. 121

Property Location

**15182 N. State Road 121
Parcel No. 05812-001-001**

NW 149 Ave

NW 149 Ave

NW 149 Ave

Existing Site Conditions



Flood Zone Map



Strategic Ecosystem Map

S.R. 121

NW 749 Ave

NW 149 Ave

NW 149 Ave

NW 149 Ave

22

Soils Map

5812-4

15306

15321

NW 149 Ave

NW 149 Ave

NW 149 Ave

121

CHIPLEY
SAND

5812

CHIPLEY
SAND

5812-1-1

S.R. 121

SPARR
FINE SAND

121

121

CHIPLEY
SAND

23

MONTEOCHA
LOAMY SAND

5812-1





PROPERTY OWNERS' AFFIDAVIT

Adriane Lashawn Filer

Owner

Application No.

N/A

Additional Owners

eda consultants, inc.

Appointed Agent(s)

05812-001-001

Parcel Number(s)

14

Section

08

Township

19


Range


Special Exception

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

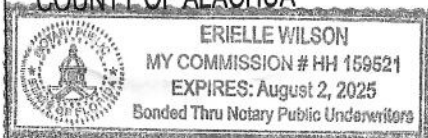
1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.


 Owner (signature)


 Owner (signature)

Owner (signature)

STATE OF FLORIDA
 COUNTY OF ALACHUA



SWORN AND SUBSCRIBED BEFORE ME

THIS 28th DAY OF May, 2025

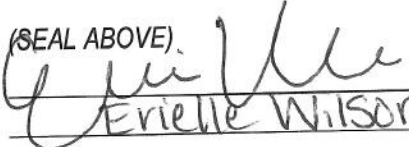
BY Adriane L. Filer

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

Florida drivers license

(TYPE OF IDENTIFICATION)

(SEAL ABOVE)


 Erielle Wilson

Notary Public, Commission No. 159521

(Name of Notary typed, printed, or stamped)

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	05812-001-001	No Image Available
Prop ID	106575	
Location Address	15182 N STATE RD 121 GAINESVILLE, FL 32653	
Neighborhood/Area	233300.40	
Subdivision		
Legal Description	COM NE COR SEC S 88 DEG 59 MIN 26 SEC W 2668.59 FT S 02 DEG 24 MIN 09 SEC E 1929.53 FT POB S 02 DEG 24 MIN 09 SEC E 210.09 FT S 78 DEG 31 MIN 40 SEC E 585.89 FT N 23 DEG 24 MIN 33 SEC W 350 FT N 89 DEG 19 MIN 25 SEC W 443.97 FT POB OR 4333/0712 (Note: *The Description above is not to be used on legal documents.)	
Property Use Code	TMBR SI 80-89 (05500)	
Sec/Twp/Rng	14-08-19	
Tax Area	SUWANNEE (0300)	
Acres	3	
Homesteaded	True	

[View Map](#)

Millage Rate Value

Millage Rate: 19.1904

Owner Information

FILER ADRIANE LASHAWN
PO BOX 2225
ALACHUA, FL 32616

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Improvement Value	\$606,179	\$612,578	\$542,408	\$480,911
Land Value	\$20,000	\$20,000	\$20,000	\$0
Land Agricultural Value	\$1,100	\$1,100	\$1,100	\$1,100
Agricultural (Market) Value	\$40,000	\$40,000	\$40,000	\$30,000
Just (Market) Value	\$666,179	\$672,578	\$602,408	\$510,911
Assessed Value	\$547,821	\$531,898	\$516,438	\$482,011
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$497,821	\$481,898	\$466,438	\$432,011
Maximum Save Our Homes Portability	\$79,458	\$101,780	\$47,070	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Zoning
5501	TIMBER 2-N	2.00	87120	A
0100	SFR	1.00	43560	

Building Information

Type	SINGLE FAMILY	Heat	GAS
Total Area	4,941	HC&V	FORCED AIR
Heated Area	4,153	HVAC	CENTRAL
Exterior Walls	CB STUCCO	Bathrooms	5.5-Baths
Interior Walls	DRYWALL	Bedrooms	6 or more bedrooms
Roofing	ASPHALT	Total Rooms	
Roof Type	GABLE/HIP	Stories	1.0
Frame		Actual Year Built	2020
Floor Cover	CLAY TILE	Effective Year Built	2020

Type	SOH MISC	Heat	
Total Area	1,077	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	2020
Floor Cover		Effective Year Built	2020

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
BAS	BASE AREA	4,153	2020	2020	4	0100
FGR	FINISHED GARAGE	672	2020	2020		0100
FOP	FINISHED OPEN PORCH	116	2020	2020		0100

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use
0800	DRIVE/WALK	616	2020	2020		R1
1020	GATE EL OP	1	2020	2020		R1
1641	PATIO 1	300	2020	2020		R1
2221	STG 1	160	2020	2020		R1

Sales

Sale Date	Sale Price	Instrument	Book	Page	Link to Official Records
2/26/2015	\$100	WD	4333	712	Link (Clerk)

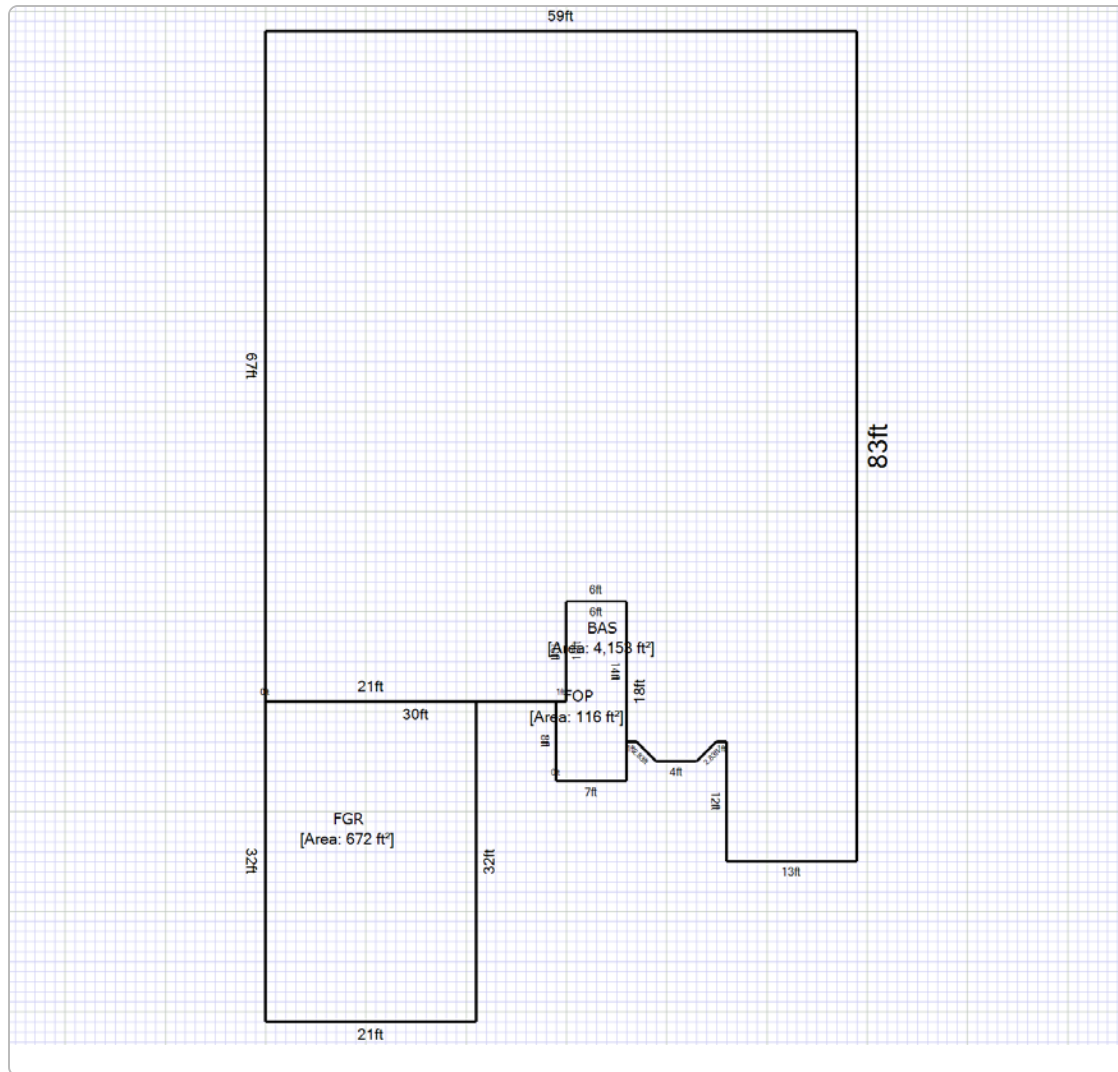
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
2019100018	FIRE SPR. SYS.	Yes	No	10/23/2019	\$21,000
2019040651	SINGLE FAMILY - DETACHED	Yes	No	5/15/2019	\$0

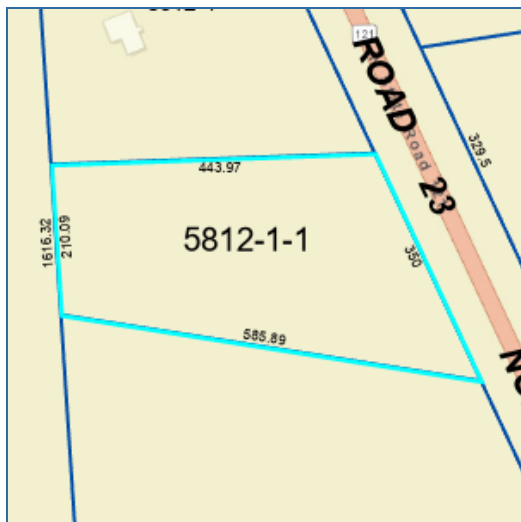
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



[Print Sketches](#)

Map



Photos



[Print Photos](#)

No data available for the following modules: Working in Progress Parcel, Extra Features.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 6/10/2025, 8:06:42 AM](#)

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

**2025 INSTALLMENT REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05812 001 001	15182 N STATE RD 121	0300

FILER ADRIANE LASHAWN
PO BOX 2225
ALACHUA, FL 32616

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	547,821	50,000	497,821	3,792.40
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	547,821	50,000	497,821	1,776.13
LIBRARY GENERAL	1.0000	547,821	50,000	497,821	497.82
SCHOOL CAP PROJECT	1.5000	547,821	25,000	522,821	784.23
SCHOOL DISCRNRY & CN	0.7480	547,821	25,000	522,821	391.07
SCHOOL GENERAL	3.0130	547,821	25,000	522,821	1,575.26
SCHOOL VOTED	1.0000	547,821	25,000	522,821	522.82
CHILDREN'S TRUST	0.4500	547,821	50,000	497,821	224.02
SUWANNEE RIVER WATER MGT DIST	0.2936	547,821	50,000	497,821	146.16
TOTAL MILLAGE		19.1904	AD VALOREM TAXES		\$9,709.91

LEGAL DESCRIPTION
COM NE COR SEC S 88 DEG 59 MIN 26 SEC W 2668.59 FT S 02 DEG 24 MIN 09 SEC E 1929 See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
501 BOCC REFUSE RURAL COLL	1.000	@ 132.0100	132.01
730 BOCC SOLID WASTE MGMT	1.000	@ 15.8100	15.81
550 COUNTY FIRE SERVICES	1.000	Varies	1,087.89
NON-AD VALOREM ASSESSMENTS			\$1,235.71

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS	\$10,945.62
---------------------------------------	--------------------

IF PAID BY PLEASE PAY	Jun 30, 2025 \$2572.23	Jul 31, 2025 \$2736.41			
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JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

2025 INSTALLMENT REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05812 001 001	15182 N STATE RD 121

FILER ADRIANE LASHAWN
PO BOX 2225
ALACHUA, FL 32616

INSTALLMENT 1 (JUN) 2025

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Jun 30, 2025	\$2572.23
<input type="checkbox"/> Jul 31, 2025	\$2736.41
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Please Retain this Portion for your Records. Receipt Available Online.

R 27.00
D.70

Doc Stamp-Deed: \$0.70



Prepared by and return to:

Susan M. Dees

Legal Assistant

Marvin W. Bingham, Jr., PA

14811 NW 140th Street Post Office Box 1930

Alachua, FL 32616

386-462-5120

File Number: 15-036

Parcel ID#: 05812-001-000(portion of)

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26 day of February, 2015 between Leartis Mayberry, a single person, James Clyde Mayberry, a married person and Janice Barbara Ogwada, a married woman, joined by her husband, Richard Ogwada whose post office address is 15303 N State Road 121, Gainesville, FL 32653, grantor, and Adriane Lashawn Filer whose post office address is P.O. Box 2225, Alachua, FL 32616, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

James Clyde Mayberry warrants that at the time of this conveyance, the subject property is not his or his wife's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: SUSAN DEES

Witness Name: JEWELL G. WORTHINGTON

Witness Name: SUSAN DEES

Witness Name: JEWELL G. WORTHINGTON

Witness Name: SUSAN DEES

Witness Name: JEWELL G. WORTHINGTON

Witness Name: SUSAN DEES

Witness Name: JEWELL G. WORTHINGTON

Leartis Mayberry (Seal)
Leartis Mayberry

James Clyde Mayberry Sr. (Seal)
James Clyde Mayberry

Janice Barbara Ogwada (Seal)
Janice Barbara Ogwada

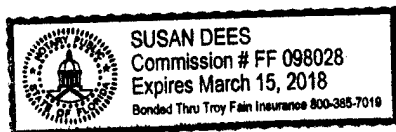
Richard Ogwada (Seal)
Richard Ogwada

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 26 day of February, 2015 by Leartis Mayberry, James Clyde Mayberry, Janice Barbara Ogwada and Richard Ogwada, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

MARVIN W. BINGHAM, JR., P.A.
P. O. Box 1930
Alachua, FL 32616-1930



Susan Dees
Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE SOUTH 88°59'26" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 2668.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 02°24'09" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1929.53 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°24'09" EAST, A DISTANCE OF 210.09 FEET TO A SET 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID WEST LINE, SOUTH 78°31'40" EAST, A DISTANCE OF 585.89 FEET TO A SET 1/2" REBAR & CAP (LB 7996) MARKING THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 121 (120 FOOT RIGHT-OF-WAY); THENCE NORTH 23°24'33" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (PLS 3765); THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°19'25" WEST, A DISTANCE OF 443.97 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES, MORE OR LESS.

DETAILED DIRECTIONS TO SITE

County Annex Building

10 SW 2nd Ave, Gainesville, FL 32601

↑ Head north on S Main St toward SE 1st Ave/Union St E

0.6 mi

← Turn left onto NW 8th Ave

0.4 mi

↪ Turn right onto NW 6th St

3.0 mi

↑ Continue onto NW 13th St

1.2 mi

↪ Turn right onto FL-121 N/NW 22nd St

i Continue to follow FL-121 N

i Destination will be on the left

6.2 mi

15182 N State Rd 121

Gainesville, FL 32653

15182 N. State Road 121

Large Community Residential Home

Special Exception Application



Prepared by:

Clay Sweger, AICP LEED AP

Project Request:

A Special Exception application to allow a Large Community Residential Home in the Agriculture zoning district per ULDC Sec. 404.29.

Project Location:

15182 N. State Road 121
(Parcel Number 05812-001-001)

Project Owner:

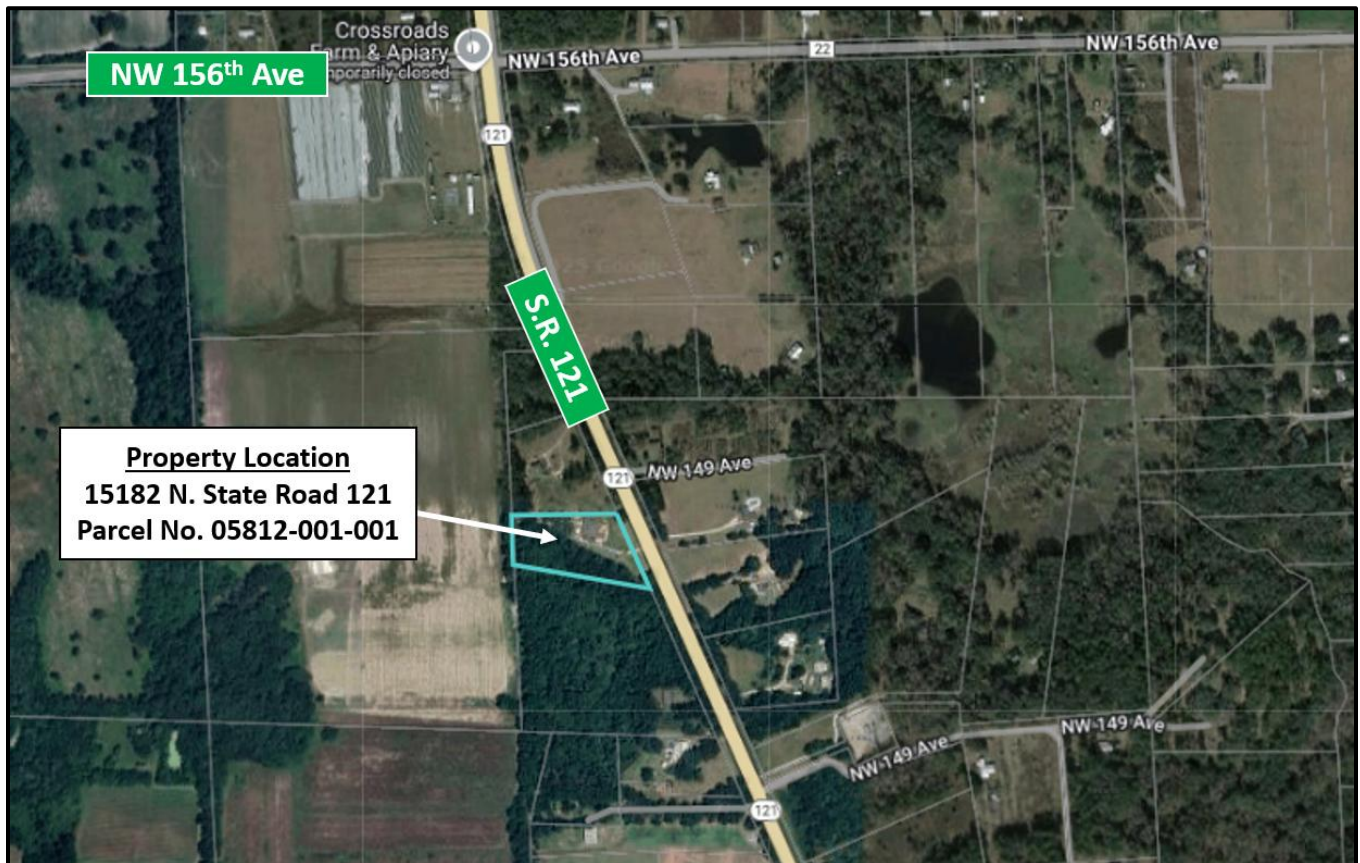
Adriane Lashawn Filer

Submitted:

June 13, 2025

Background

This application proposes a Special Exception within the Agriculture zoning district to allow a large community residential home on parcel 05812-001-001 located at 15182 N. State Road 121. The property is currently a developed lot with an existing residential structure that is currently utilized as a small community residential home. The parcel size is approximately 3 +/- acres. A location map is illustrated below:



The subject property is located along State Road 121, a state arterial roadway. The existing surrounding uses abutting the property include residential to the north and east, residential & agriculture use to the south and agricultural use to the west. As previously stated, the subject property contains an existing residential structure that currently functions as a small community residential home.

The ULDC defines a small residential home (the existing use on the property) as:

Community residential home, small: A dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for six (6) or fewer unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Project Summary / Description of Request

The property owner is requesting this Special Exception to allow a large community residential home in the Agriculture zoning district, as indicated in Chapter 404, Article 2 (Use Table) and Sec. 404.29 (Use Specific Standards).

ULDC Ch. 410 provides the following definition for a large community residential home:

Community residential home, large: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for seven (7) to fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Sec. 404.29 provides use specific standards that are required for large community residential homes, as identified below:

Sec. 404.29. Community residential home, large.

A large community residential home, housing seven (7) or more residents, may be allowed as a special exception in the A district, or as a limited use in the R-2, R-2a, R-3, and RP districts and in traditional neighborhood and TODs subject to the following standards.

- (a) The home shall not be located within a radius of one thousand two hundred (1,200) feet of another existing large community residential home, or within five hundred (500) feet of existing areas of single-family zoning.*
- (b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.*
- (c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.*
- (d) The home shall be located to assure the safe care and supervision of all clients.*

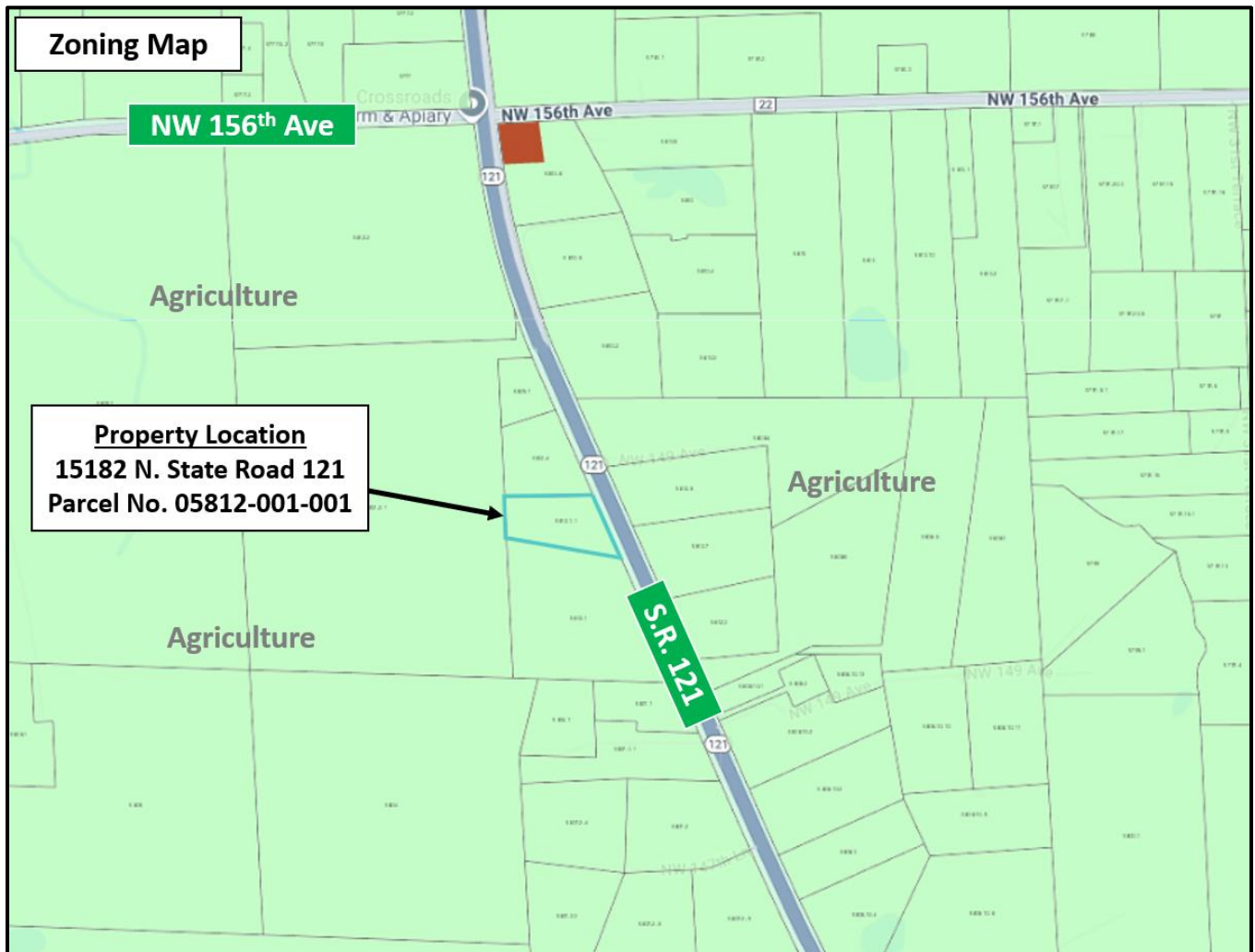
This report and associated application information will demonstrate that each of these use specific standards shall be met.

In summary, the request is to modify the use of the property from a small community residential home to a large community residential home within the existing residential structure on the property. No site modifications or building expansion is proposed. The net increase in permitted community residential home residents would increase from 6 to 14 (+8).

Given the facts presented in this application, the applicant requests that the County Commission grant a Special Exception to allow a large community residential home in the Agriculture zoning district. In addition, the proposed facility is compatible with the surrounding existing land uses.

Zoning District

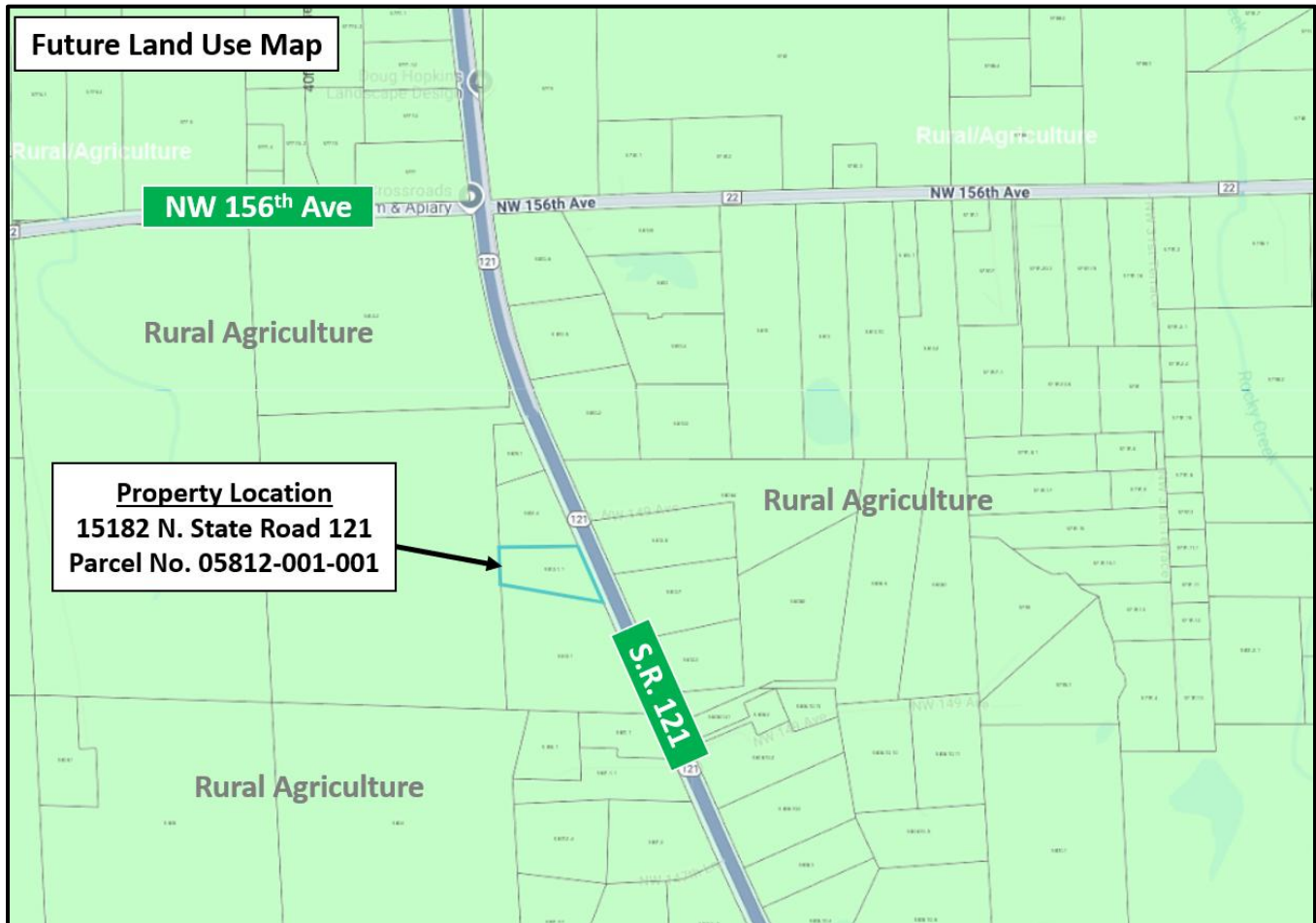
The subject property currently has an Agriculture zoning designation, as shown on the existing zoning map below:



As stated previously, a large community residential home is a permitted use by Special Exception in the Agriculture zoning district. The subject property is zoned Agriculture and is thereby eligible to request Special Exception approval.

Comprehensive Plan Consistency

The subject property has a Rural / Agriculture Future Land Use Map designation, shown below:



The proposed large community residential home and associated Special Exception request is consistent with the Comprehensive Plan. FLUE Objective 6.2 (below) states that rural residential uses are allowed in the Rural / Agriculture future land use category.

FUTURE LAND USE ELEMENT

OBJECTIVE 6.2 - RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. **Rural residential uses**, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation **are also allowed**.

Unified Land Development Code (ULDC) Consistency

Ch. 404.29 includes use specific standards that apply to large community residential homes. The following summarizes the consistency of the proposed project with the use specific regulations:

Sec. 404.29. Community residential home, large.

A large community residential home, housing seven (7) or more residents, may be allowed as a special exception in the A district, or as a limited use in the R-2, R-2a, R-3, and RP districts and in traditional neighborhood and TODs subject to the following standards.

- (a) The home shall not be located within a radius of one thousand two hundred (1,200) feet of another existing large community residential home, or within five hundred (500) feet of existing areas of single-family zoning.*

Response: No other large community residential homes are located within 1,200 feet of the subject property or within 500 feet of areas with single family zoning.

- (b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.*

Response: All residents of the community home shall meet the definition of a resident in F.S. Ch. 419.001, and not by persons found by a court to have committed a delinquent act.

- (c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.*

Response: The community residential home shall utilize the existing residential structure, which was designed and permitted to conform with the Agriculture zoning district.

- (d) The home shall be located to assure the safe care and supervision of all clients.*

Response: The subject property currently operates as a small community residential home and has demonstrated that it operates in a safe manner with property care and supervision of the client residents.

402.113 Criteria for Approval

The Board of County Commissioners shall, as part of a decision to approve an application for special exception, make a finding that an application complies with both the general criteria and the review factors listed below:

- (a) the proposed use is consistent with the Comprehensive Plan and ULDC*

Response: As demonstrated in this special exception application report, the proposed facility is consistent with the applicable portions of the Comprehensive Plan and the ULDC. The proposed use is consistent with the underlying Rural/Agriculture land use and Agriculture zoning district.

(b) *the proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan*

Response: The project site is compatible with the existing land use pattern in the area. The proposed facility is located primarily in an area that is surrounded by similar large lot residential properties and/or agricultural uses.

(c) *the proposed use shall not adversely affect the health, safety and welfare of the public*

Response: This application demonstrates that the granting of the Special Exception is in the public interest and will not adversely affect the health, safety and welfare of the public. The proposed use is not an activity that creates such concerns and has in the past demonstrated to be a safe and well-run operation. In addition, the proposed facility use does not include any hazardous materials or activities that would affect public safety and welfare and no negative environmental impacts shall occur.

(d) *satisfactory provisions and arrangements have been made concerning matters, where applicable:*

1. *ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in case of fire and catastrophe*

Response: The subject property is accessed by State Road 121 (paved public street) and existing driveway connection access was permitted by FDOT and will remain.

2. *off-street parking and loading areas where required, with particular attention to item 1 above*

Response: The proposed use is within an existing residential structure with minimal traffic and parking needs. As such, no additional parking is necessary or proposed.

3. *the noise, glare or odor effects of the special exception on surrounding properties*

Response: The proposed use will not create any noise, glare or odor that is incompatible with the land use pattern in the immediate area.

4. *refuse and service areas, with particular reference to location, screening and items 1 and 2*

Response: The proposed use will continue to utilize residential solid waste pickup, as currently occurs on the subject property.

5. *utilities, with reference to location and availability*

Response: The proposed use will utilize an existing residential structure, which is connected to necessary utilities to serve the structure.

6. *screening and buffering with reference to type, dimensions and character*

Response: The subject property has heavy landscaping along the south and west property lines, which will remain. The north side of the property has an opaque fence to provide screening to and from the neighboring property.

7. *signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties*

Response: Any future proposed signage shall be identified and approved consistent with this provision and all applicable regulations outlined in Ch. 407, Article III of the ULDC.

8. *required yards and other open space*

Response: No formal open space is required for this use in the Unified Land Development Code. However, the wooded portion of the property that lies within a wetland and wetland buffer will remain undisturbed.

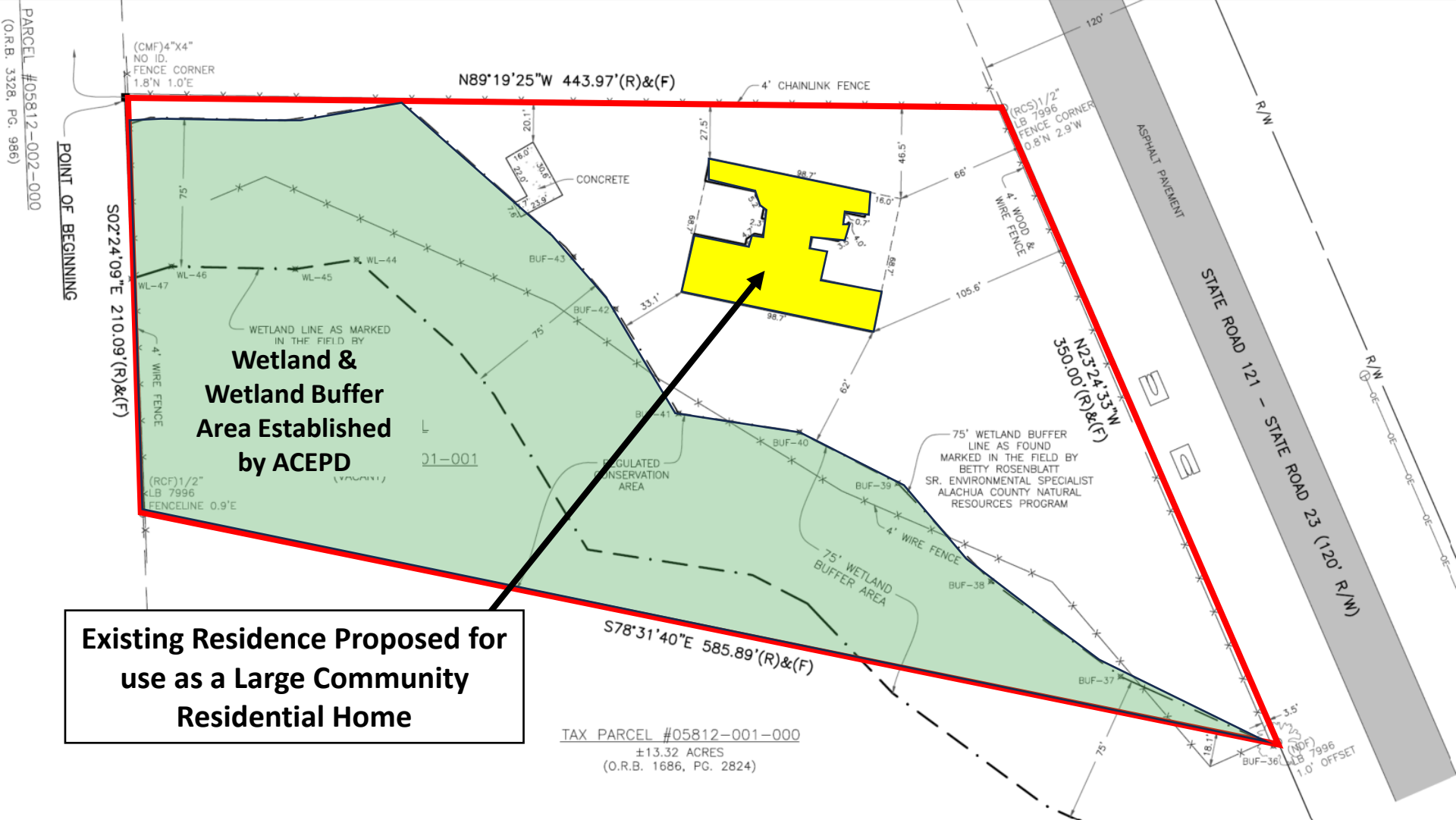
9. *general compatibility with surrounding properties*

Response: As demonstrated in this report, the proposed Special Exception application is compatible with the properties surrounding the subject property. The surrounding properties are either similar large lot residential uses or agricultural. In addition, buffering is provided along the south and west property lines and an opaque fence for screening on the north side.

10. *any special requirements set forth in this ULDC for the particular use involved.*

Response: The ULDC special requirements / use specific standards for large community residential homes (Section 404.29) are discussed above in the 'Unified Land Development Code (ULDC) Consistency' section. That section discusses how the proposed facility meets the requirements in Section 404.29.

Site Plan 15182 N. State Road 121 Parcel No. 05812-001-001



BOUNDARY SURVEY & SITE PLAN

TAX PARCEL #05812-001-001

15182 N. STATE ROAD 121

ALACHUA, FL 32669

SECTION 14, TOWNSHIP 08 SOUTH, RANGE 19 EAST

ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "LAND" AS RECORDED IN OFFICIAL RECORDS BOOK 4333, PAGE 712 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF SOUTH 02°24'09" EAST FOR THE WEST LINE OF SUBJECT PARCEL.
3. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
4. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
7. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
9. CERTIFICATION IS NOT TRANSFERABLE.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
11. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
12. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
13. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
14. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4333, PAGE 712)

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14, THENCE SOUTH 88°59'26" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 2668.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 02°24'09" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1929.53 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°24'09" EAST, A DISTANCE OF 210.09 FEET TO A SET 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID WEST LINE, SOUTH 78°31'40" EAST, A DISTANCE OF 585.89 FEET TO A SET 1/2" REBAR & CAP (LB 7996) MARKING THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 121 (120 FOOT RIGHT-OF-WAY); THENCE NORTH 23°24'33" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.00 FEET TO A FOUND 4"x4" CONCRETE MONUMENT (PLS 3765); THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°19'25" WEST, A DISTANCE OF 443.97 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES, MORE OR LESS.

REGULATED CONSERVATION RESOURCE NOTE:

NO ALTERATIONS SHALL OCCUR IN, ON OR OVER THE WETLAND AREA OR BUFFER AREA ON THE PROPERTY AS DEPICTED ON THE SURVEY.

ALTERATIONS AND PROHIBITED ACTIVITIES INCLUDE HUMAN-CAUSED ACTIVITIES THAT MODIFY, TRANSFORM, OR OTHERWISE CHANGE THE LAND AND/OR VEGETATION, INCLUDING, BUT NOT LIMITED TO: REMOVAL, DISPLACEMENT, MOWING, UNDER BRUSHING OR DISTURBANCE OF VEGETATION EXCLUDING PERMITTED PRESCRIBED BURNS; REMOVAL, DISPLACEMENT, DEMUCKING OR DISTURBANCE OF SOIL, ROCK, MINERALS OR WATER WITHIN A PLANT'S ROOT ZONE; INTRODUCTION OF LIVESTOCK, PLACEMENT OF VEHICLES, STRUCTURES, DEBRIS, OR FILL.

FLOOD ZONE:

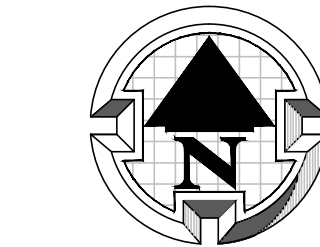
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 145 OF 640, COMMUNITY PANEL No. "120001 0145 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- (C) CALCULATED MEASUREMENT
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- P.G. PAGE
- AC AIR CONDITIONER
- (RCS) REBAR & CAP SET
- (CMF) CONCRETE MONUMENT FOUND
- (RCF) REBAR & CAP FOUND
- ⊙ (NDF) NAIL & DISK FOUND
- ⊗ WOOD POWER POLE
- ⊗ WETLAND FLAG
- ⊗ 75' WETLAND BUFFER FLAG
- ⊗ MITERED END SECTION
- X—X— FENCE LINES
- CE—CE— OVERHEAD ELECTRIC LINES

CERTIFY SURVEY TO:

ADRIANE FILER
TODD F. FILER SR.
CAMPUS USA CREDIT UNION



SCALE: 1" = 50'
DEREN LAND SURVEYING
VACCUNITY COUNTS - KNOW YOUR BOUNDARIES

DATE OF FIELD WORK: 03-13-2019
DATE OF DRAWING: 03-14-2019
DATE OF SIGNATURE: 03-19-2019

LOCATION MAP: NOT TO SCALE



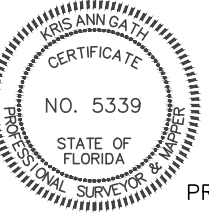
SCALE: 1" = 50'

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1

DATE: 03-14-2019
DRAWN BY: JAT
FIELD BOOK: 381/63

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PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 5339

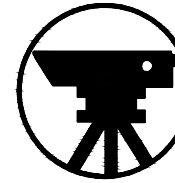
JOB NO. 19102

ACAD FILE: 19102

KRIS ANN GATH P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN
LAND SURVEYING



LEGAL DESCRIPTION

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 4333, PAGE 712)

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Neighborhood Workshop - 15182 N SR 121 Special Exception

Thu Jun 12th 6:00pm

Growth-Management Neighborhood-Workshop

Online Event Location: Zoom Meeting

Published June 2nd, 2025

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Special Exception to allow a community residential home on tax parcel number 05812-001-001 located at 15182 North State Road 121. This parcel is approximately 3 acres in size, has a Rural/Agriculture Future Land Use designation and is in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed with the following information:

Date: Thursday June 12, 2025

Time: 6:00 PM

URL: <https://us02web.zoom.us/j/5733319527>

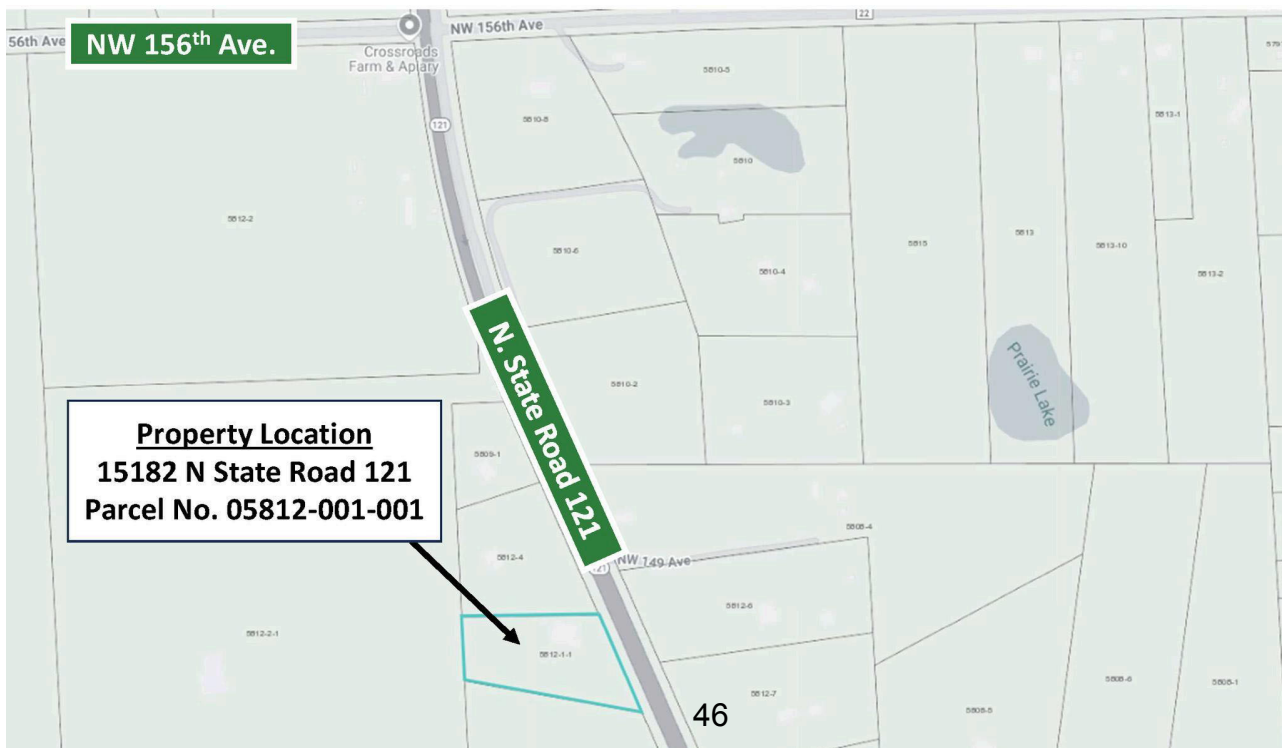
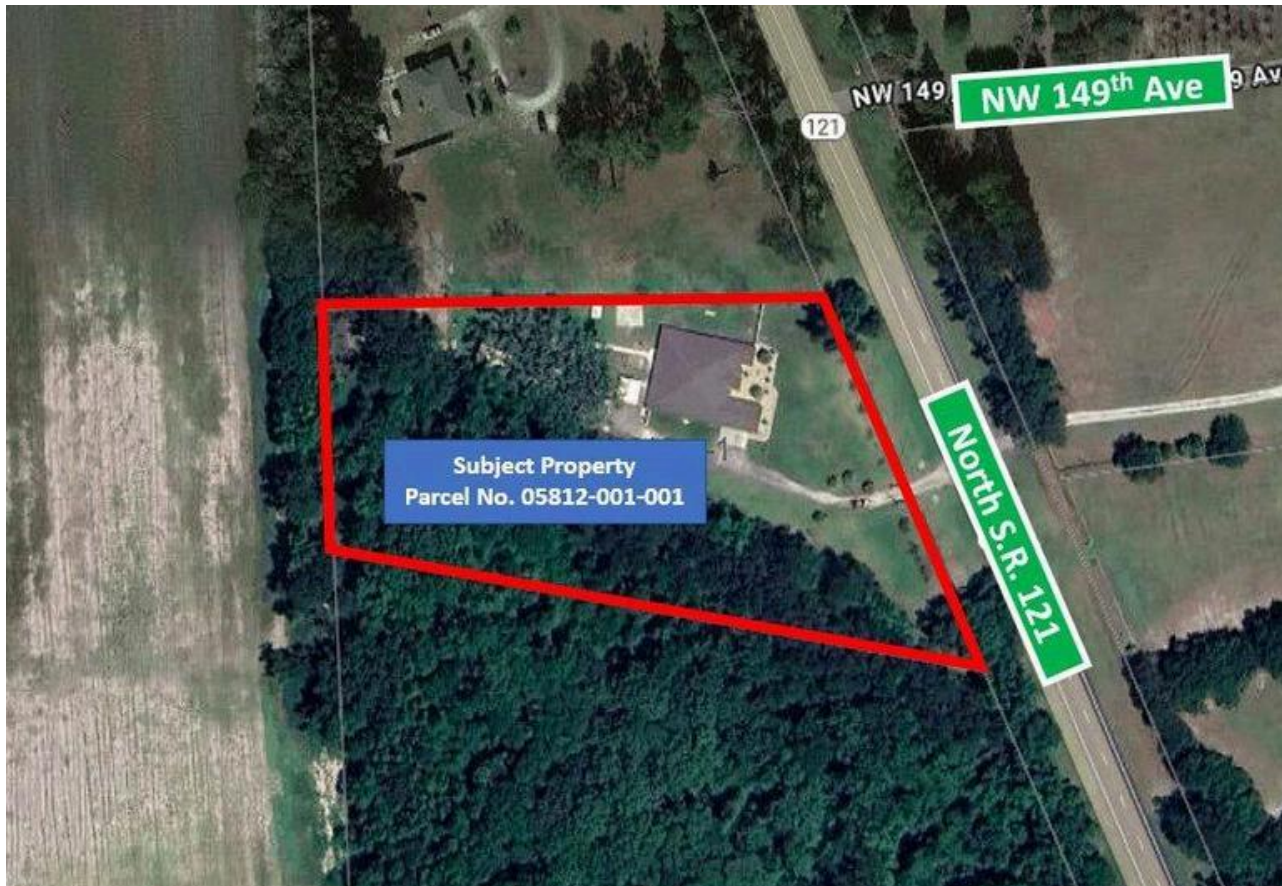
Meeting ID: 573 331 9527

Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. A link to the meeting can be requested by e-mailing the contact below. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

Contact: eda consultants, inc. **Email:** permitting@edafl.com **Phone:** (352) 373-3541

Full Workshop Notice Attached

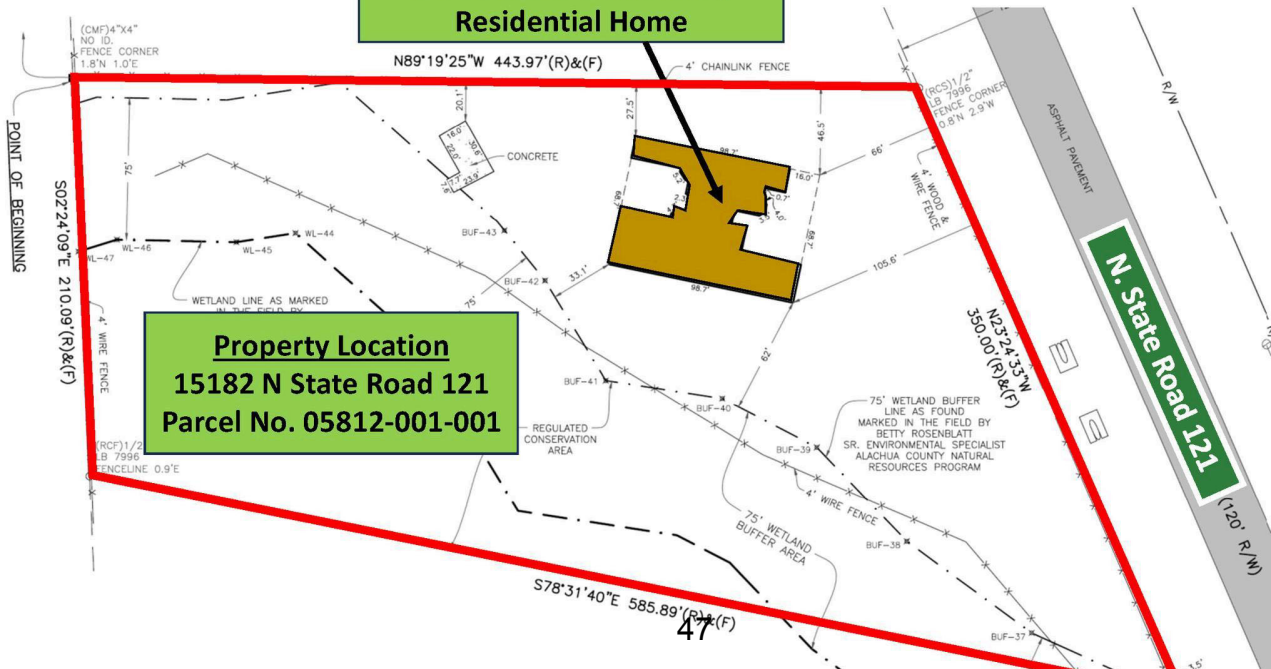




Property Location
15182 N State Road 121
Parcel No. 05812-001-001

N. State Road 121

**Existing Residence Proposed
for Use as A Community
Residential Home**



Property Location
15182 N State Road 121
Parcel No. 05812-001-001

N. State Road 121

Alachua County Land Development Code Regulations

Sec. 404.29. Community residential home, large.

A large community residential home, housing seven (7) or more residents, may be allowed as a special exception in the A district, or as a limited use in the R-2, R-2a, R-3, and RP districts and in traditional neighborhood and TODs subject to the following standards.

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- (b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.
- (c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.
- (d) The home shall be located to assure the safe care and supervision of all clients.



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[Click Here to View Current Emergency Orders \(https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzlyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..\)](https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzlyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

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📷 Background image: Lake Alice provided by: [PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL](#)

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A neighborhood workshop will be held to discuss a proposed Special Exception to allow a community residential home on tax parcel number 05812-001-001 located at 15182 North State Road 121. This parcel is approximately 3 acres in size, has a Rural/Agriculture Future Land Use designation and is in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed with the following information:

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Time: 6:00 PM
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Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

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Contact: eda consultants, inc.

Email: permitting@edafl.com

Phone: (352) 373-3541



56th Ave

NW 156th Ave.

Crossroads
Farm & Apary

121

NW 156th Ave

22

5797

0010-5

0010-8

0010

0013-1

0012-2

0010-6

0010-4

0015

0013

0013-10

0013-2

N. State Road 121

0010-2

0010-3

Prairie Lake

0009-1

Property Location

15182 N State Road 121

Parcel No. 05812-001-001

0012-4

NW 149 Ave

0005-4

0012-6

0012-2-1

0012-1-1

0012-7

0005-5

0005-6

0005-1

0012-1

0012-3

121

51

0007-1

0005-10-1

0005-2

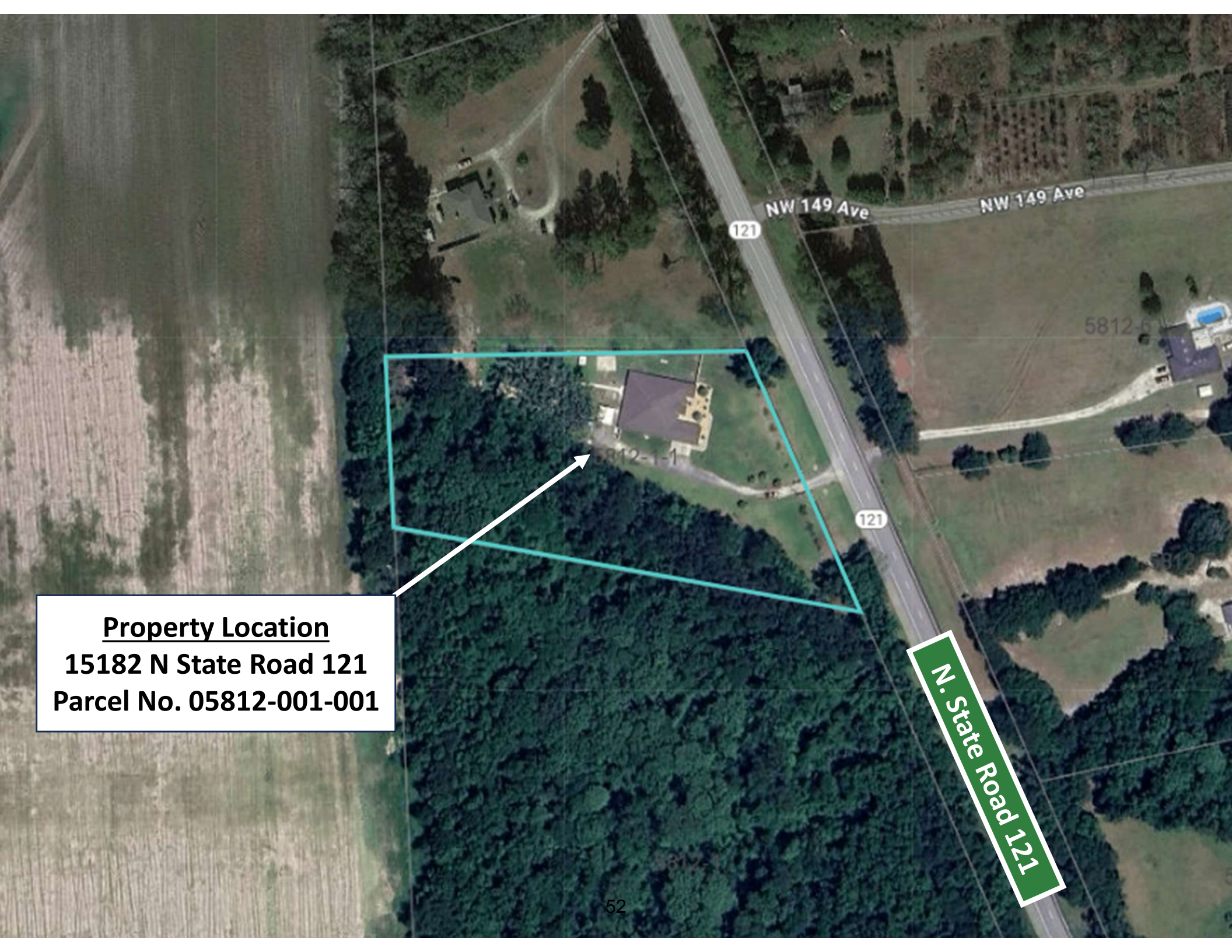
0005-10-13

NW 149 Ave

149 Ave

NW 149 Ave

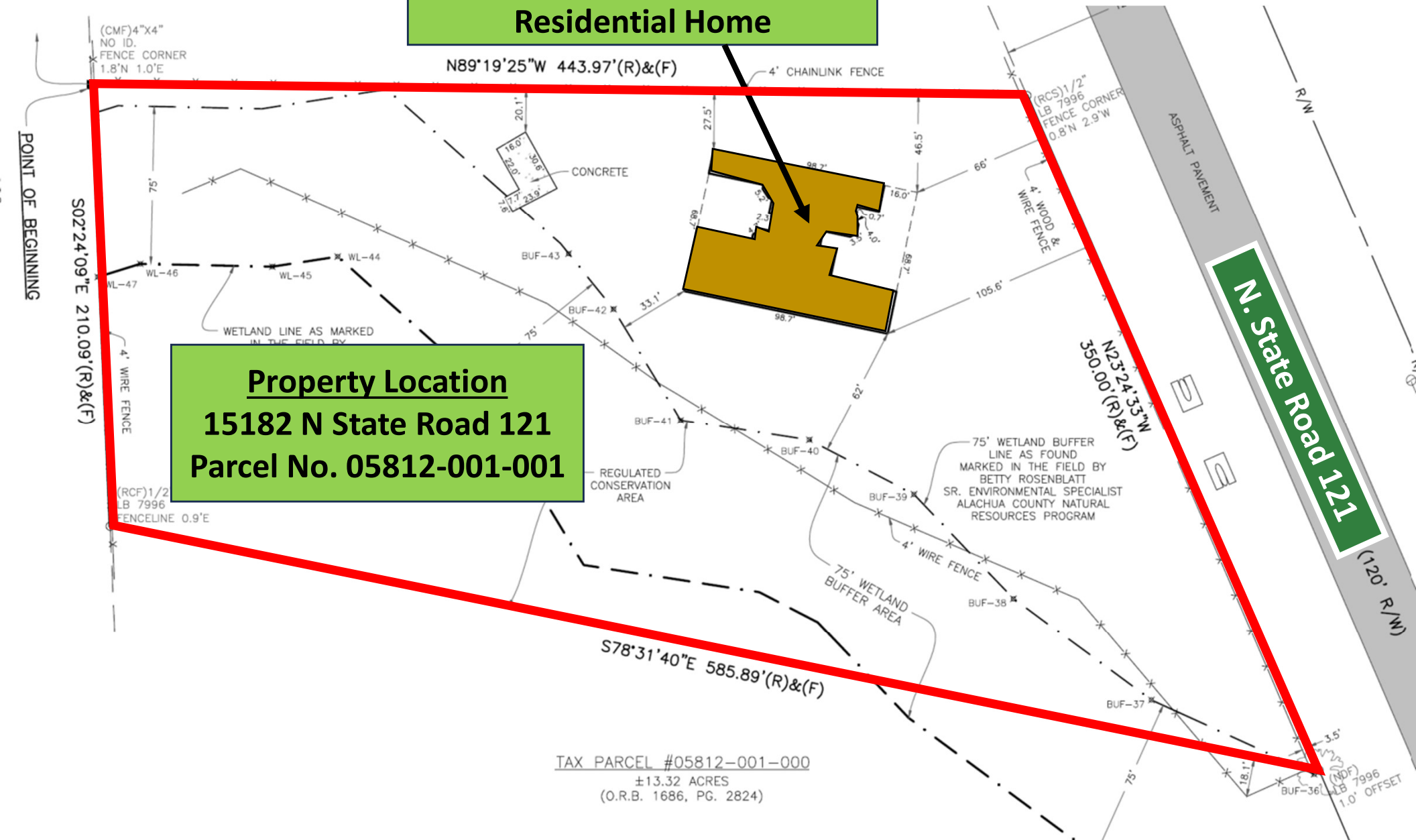
Property Location
15182 N State Road 121
Parcel No. 05812-001-001



**Existing Residence Proposed
for Use as A Community
Residential Home**

**Property Location
15182 N State Road 121
Parcel No. 05812-001-001**

TAX PARCEL #05812-001-000
±13.32 ACRES
(O.R.B. 1686, PG. 2824)



Alachua County Land Development Code Regulations

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- (d) The home shall be located to assure the safe care and supervision of all clients.

05808-010-003
LUCKHARDT CHARLES F &
BARBARA
14707 N STATE ROAD 121
GAINESVILLE, FL 32653-7511

05807-001-001
SELLERS CLINTON C TRUSTEE
14814 N STATE RD 121
GAINESVILLE, FL 32653

05808-005-000
ALLAMAN JACOB FRANCIS
14905 NORTH SR 121
GAINESVILLE, FL 32653

05808-006-000
LANG LAWRENCE J & NANCY C
14909 N STATE RD 121
GAINESVILLE, FL 32653

05807-001-000
C/O KELLEY SELLERS CREWS
SELLERS CLINTON C TRUSTEE
14918 N STATE RD 121
GAINESVILLE, FL 32656

05812-003-000
STEWART BILL TRUSTEE
15117 N STATE RD 121
GAINESVILLE, FL 32653

05812-007-000
FERRE-DUSSEL SHELLY
15125 N STATE RD 121
GAINESVILLE, FL 32653

05812-006-000
BROSKEY AMY R
15229 N STATE RD 121
GAINESVILLE, FL 32653

05812-004-000
OGWADA RICHARD A & JANICE B
15306 N STATE ROAD 121
GAINESVILLE, FL 32653-7601

05808-004-000
ADAMS RUSSELL S
15321 NORTH STATE RD 121
GAINESVILLE, FL 32653

05810-003-000
DUKE DARYL C & AUDREY J
15413 N STATE ROAD 121
GAINESVILLE, FL 32653-7601

05809-001-000
LUX TAMARA K LIFE ESTATE
15418 N STATE RD 121
GAINESVILLE, FL 32653

05812-002-001
JONES GLENN & KATHRYN
15466 N STATE ROAD 121
GAINESVILLE, FL 32653-7513

05810-004-000
DAMPIER DAPHNE
15501 N STATE RD 121
GAINESVILLE, FL 32653

05805-001-000
BENTLEY LAND LLC
15815 PENDIO DR
BELLA COLLINA, FL 34756

05810-002-000
KAPPELE & KAPPELE TRUSTEES
231 COSTA DEL SOL DR
ST AUGUSTINE, FL 32095-4667

05808-010-002
C/O ANTONIO ABAD
ABAD & ABAD & PELSANG
249 VALLEY STREAM LN
SOUTHBURG, CT 06488

05808-010-013
ABAD ANTONIO A
249 VALLEY STREAM LN
SOUTH BURY, CT 06488

05812-002-000
CROSSROADS HONEY LLC
3017 NW 161ST CT
GAINESVILLE, FL 32609

05808-010-010
POWERS KENNETH & NANCY LIFE
ESTATE
3505 NW 149TH AVE
GAINESVILLE, FL 32609-4520

05813-000-000
FAIR KENNETH J
3509 NW 156TH AVE
GAINESVILLE, FL 32609-4069

05815-000-000
HOWLE & OGG & WHITNEY
3623 NW 156TH AVE
GAINESVILLE, FL 32609

05807-002-000
GORDON DOCK
3746 NW 147TH LN
GAINESVILLE, FL 32653

05810-000-000
DAMPIER VIRGINIA B
3777 NW 156TH AVE
GAINESVILLE, FL 32609

05810-008-000
JOHNSON DOUGLAS F & LYVONNE C
3787 NW 156TH AVE
GAINESVILLE, FL 32609-4069

05810-006-000
DUKE & DUKE
4902 PALEO PINES CIRCLE
FT PIERCE, FL 34951

05808-002-000
UNITED STATES OF AMERICA
7745 ST #400 GENERAL SERVICES
ADMIN
ATLANTA, GA 30303

05804-001-000
C/O J C MAYBERRY
MAYBERRY LEARTIS LIFE ESTATE
PO BOX 1241
NEWBERRY, FL 32669

05812-001-001
FILER ADRIANE LASHAWN
PO BOX 2225
ALACHUA, FL 32616

05807-002-004
HICKEY JOHN M & PATRICIA B
PO BOX 347
LACROSSE, FL 32658



Special Exception for Community Residential Home

Neighborhood Workshop

June 12, 2025

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Workshop Mailer

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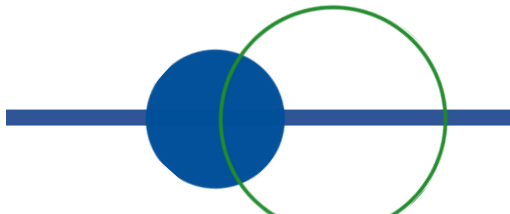
Date:	Thursday June 12, 2025
Time:	6:00 PM
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
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Email: permitting@edafl.com

Phone: (352) 373-3541

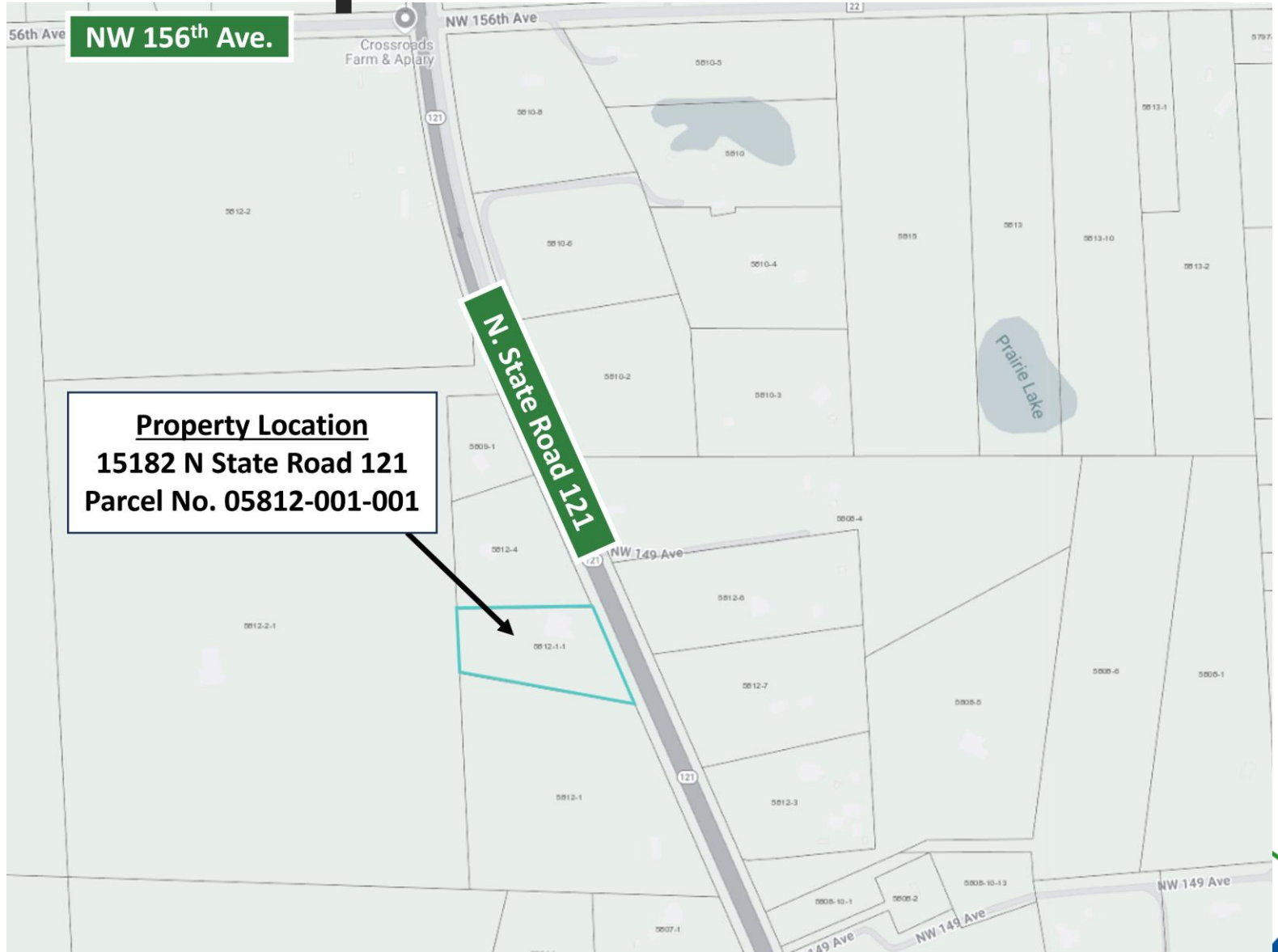


Project Summary

- Tax Parcel Number: 05812-001-001
- Location: 15182 North State Road 121
- Future Land Use Map Designation: Rural/Agriculture
- Zoning District: Agricultural (A)
- Proposed Special Exception to allow a community residential home



Location Map



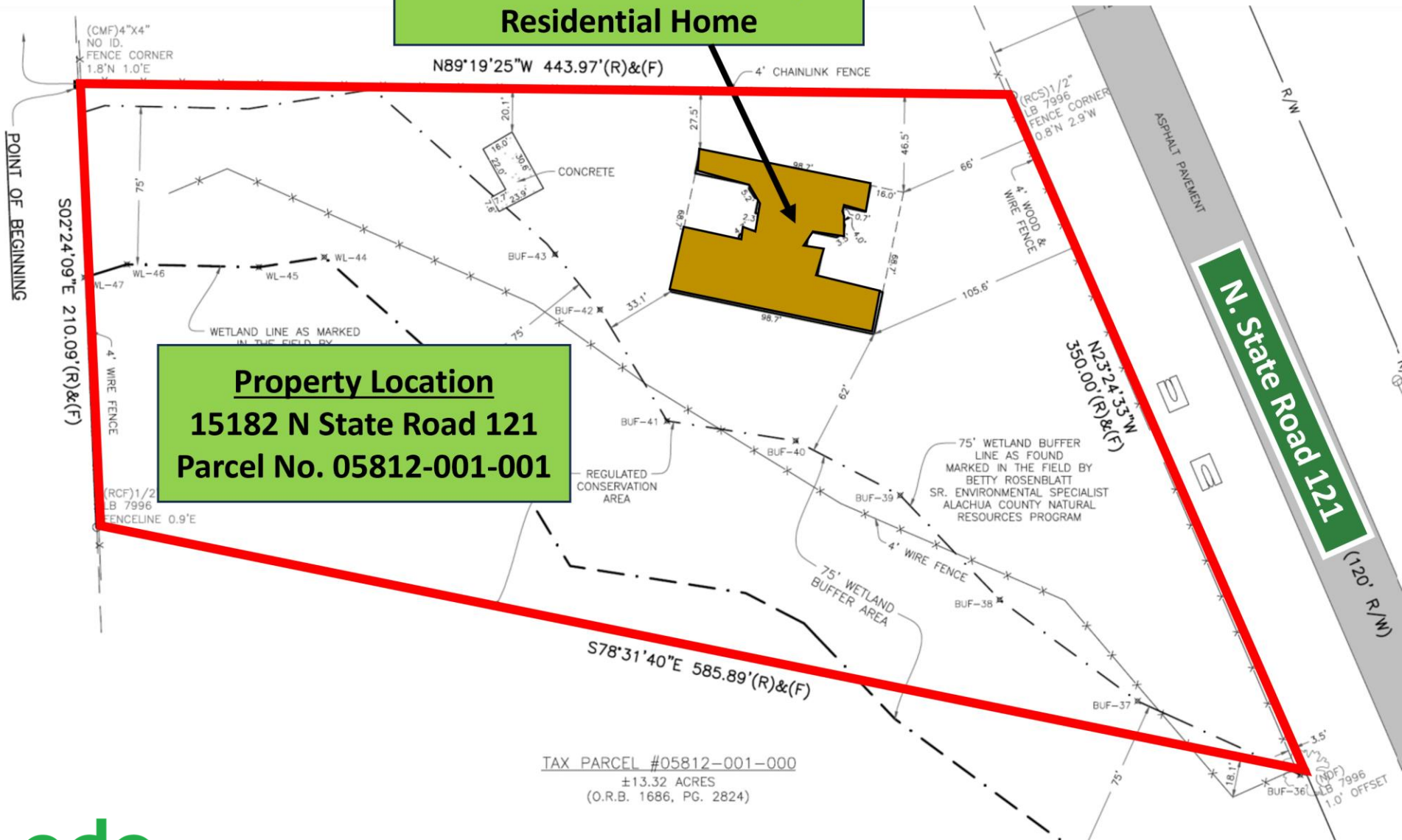
Aerial Location Map



Existing Residence Proposed for Use as A Community Residential Home

Property Location
15182 N State Road 121
Parcel No. 05812-001-001

TAX PARCEL #05812-001-000
±13.32 ACRES
(O.R.B. 1686, PG. 2824)



Alachua County Land Development Code

Community residential home, small:

A dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for six (6) or fewer unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Community residential home, large:

A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for seven (7) to fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.



Alachua County Land Development Code Regulations

Sec. 404.29. Community residential home, large.

A large community residential home, housing seven (7) or more residents, may be allowed as a special exception in the A district, or as a limited use in the R-2, R-2a, R-3, and RP districts and in traditional neighborhood and TODs subject to the following standards.

- (a) The home shall not be located within a radius of one thousand two hundred (1,200) feet of another existing large community residential home, or within five hundred (500) feet of existing areas of single-family zoning.
- (b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.
- (c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.
- (d) The home shall be located to assure the safe care and supervision of all clients.

Next Steps

- Neighborhood Workshop – June 12, 2025
- Special Exception Application
 - County Submittal – June 2025 (Tentative)



Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Thank you!

Questions?

Neighborhood Meeting Minutes

Project: Special Exception for Community Residential Home

Meeting Date & Time: June 12, 2025, at 6:00 p.m.

Community Participants: 0 participants in total

Project Representatives: Stephanie Sutton, Clay Sweger, and Sergio Reyes, eda

Meeting Minutes:

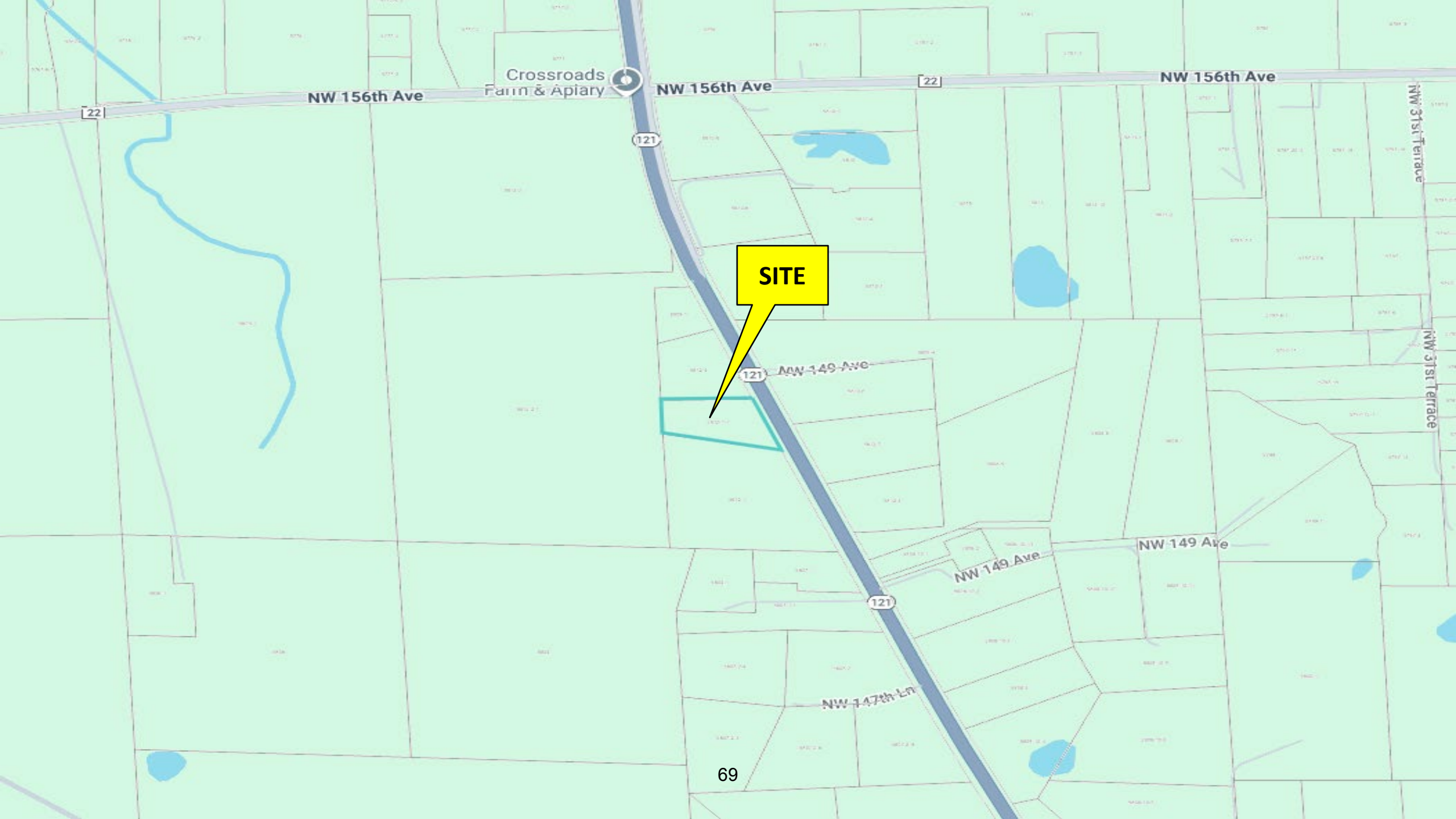
No participants joined the teleconference, and the meeting was closed at 6:15pm.



Z25-000016: Special Exception Request

Community Residential Home - Large

**Gerald Brewington
Senior Planner**



Crossroads
Farm & Apiary

NW 156th Ave

NW 156th Ave

SITE

NW 149 Ave

NW 149 Ave

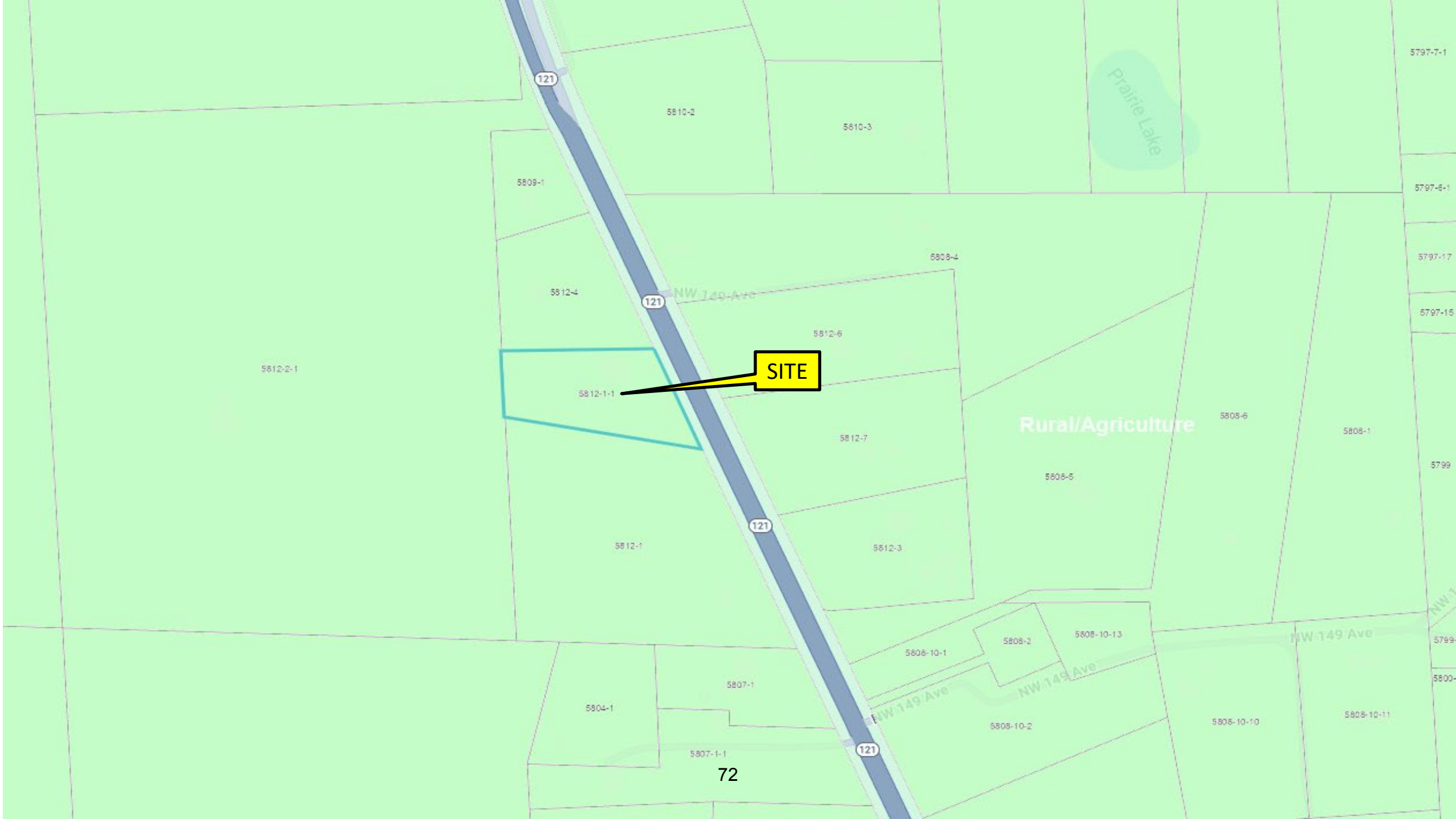
NW 147th Ln

69



SITE





SITE

Background

- The proposed site already contains a community residential home (small)
- The request is for a community residential home (large). The applicant intends to renovate the existing structure to accommodate additional clients.
- Specific criteria for this SE (community residential homes – large) are found in Section 404.29 of the Unified Land Development code (ULDC)

Staff Analysis – Comprehensive Plan

- The proposed SE will not cause Level of Service (LOS) standards located in the Future Land Use Element (FLUE) of the Plan to fall below adopted levels.
- The proposal is also consistent with Policy 7.1.2 of the FLUE which states that proposed changes in the zoning map shall consider consistency with the Plan, impacts to public facilities and relationships to surrounding development. Staff analysis has found that the proposed SE will not negatively impact public facilities, is consistent with development patterns in the immediate area and is consistent with the policies, goals and objectives of the Plan.

Staff Analysis – ULDC

- The proposed SE is consistent with the criteria for approval found in Section 402.113 of the ULDC. These include such factors as consistency with the Plan, compatibility with surrounding uses as well as the health, safety and welfare of the public in general. 402.113 also considers factors such as ingress/egress; off-street parking, noise and odors, availability of utilities, screening and buffering, sign, impacts to public roads as well as environmental justice issues.
- Section 404.29 provides specific requirements for community residential homes (large)

Proposed Conditions

- This special exception is for a community residential home (large) located at 15182 North State Road 121 on Parcel 05812-001-001.
- The maximum number of residents on the site shall not exceed 14.

Staff Recommendation

Staff recommends that the Planning Commission find the proposed SE request consistent with the Plan and ULDC and that they recommend that the BoCC adopt the resolution approving the request.

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:
June 18, 2025

The Alachua County Planning Commission held a public meeting on June 18, 2025, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Raymond Walsh, Chair
Kristen Young
Samuel Mutch
Barry Rutenberg
Gailine McCaslin
Jancie Vinson

COMMISSIONERS NOT PRESENT

Sarah Rockwell
Melissa Norman

STAFF PRESENT:

Chris Dawson, Principal Planner, Development Services, Growth Management
Jerry Brewington, Senior Planner, Development Services, Growth Management
Corbin Hanson, Senior Assistant County Attorney, County Attorney Office
Patricia McAllister, Clerk, Development Services, Growth Management
Mark Brown, Program Manager, Environmental Protection Department

1. Meeting Called to Order:

Meeting called to order by Chair Walsh at 6:01 p.m.

2.1 Approval of Agenda:

Motion was made by *Commissioner Mutch* to **approve** the agenda.

Motion was **seconded** by *Commissioner McCaslin*.

Action: The **agenda** was **approved** with a vote of 6-0

2.2 Attorney Office Polling For Ex-Parte Communication

Corbin Hanson polled the planning commissioners for any ex-parte communications.
None disclosed.

2.3 Clerk Swearing In:

Clerk swore to the staff, the applicants and members of the public that planned to speak at tonight's meeting

Commissioner Young arrived at 6:03 pm.

3. Quasi-Judicial Item:

3.1 Party statement:

County Attorney read statement for affected parties and stated there are no party requests for this application.

3.2 **Z25-000011 Special Use Permit (Windsor PWSF)**

A request by Joel Rosseau of NexTower Development Group II, LLC and Holtzman Vogel Baran Torchinsky & Josefiak PLLC, agents, T-Mobile South, LLC, applicant and James Ira Wilkinson, owner, for a Special Use Permit to allow a 199ft. Tier 3 Personal Wireless Services Facility (PWSF). The site is located in the Agriculture zoning district and has a future land use designation of Rural Cluster. The site is a 0.15 acre portion of parcel 17818-003-001, located at 12102 SE 8th Ave.

Staff Presentation:

Jerry Brewington presented this application. Staff recommends approval of this special use permit application with the bases and conditions listed in the staff report.

Chris Monzingo, Omnicom Consulting Group, Inc., Alachua County Radio Frequency (RF) Consultant, made a brief presentation and was available for questions.

Questions for staff:

Commissioner Young, Commissioner Mutch and Commissioner Walsh asked questions of Staff.

Staff response:

Jerry Brewington provided a response for the questions asked.

Mark Brown answered questions regarding bird kill.

Applicant's presentation:

Gary Hunter, agent for the applicant, was present and available to answer questions.

Motion was made by *Commissioner Vinson* to recommend **approval** of Z25-000011 to the Board of County Commissioners with the conditions and bases in the staff report.

Motion was **seconded** by *Commissioner Young*.

Public Comment: None.

Brief discussion of requiring the applicant for funding the decommissioning of towers in the future.

Action: Motion to approve application Z25-000011 with the bases and conditions as noted in the staff report with a **6-0** vote.

Commissioner Mutch made a **Second motion** for the BOCC to direct staff to look into the applicant setting aside funding for the decommissioning of towers for any future PWSF applications.

Second motion was **seconded** by *Commissioner Vinson*.

Action: Motion was approved by a vote of 5-1 (Commissioner Young was opposed.)

5. **Approval of Minutes: May 21, 2025**

Motion was made by *Commissioner Mutch* to approve the minutes from May 21, 2025 Local Planning Agency and Planning Commission meeting.

Motion was **seconded** by *Commissioner Vinson*.

Action: The **minutes** for May 21, 2025 Local Planning Agency and Planning Commission meeting were **approved** with a **vote of 6-0**.

6. **Attendance Report:** No comments.

7. **Public Comment:** None

8. **Planning Commissioner Comments:** Financial disclosure forms by July 1, 2025.

9. **Adjournment:** Meeting was adjourned at **6:58 p.m.**

Attendance Report for the last 6 meetings

Local Planning Agency and Planning Commission

Staff Liaisons: Patricia McAllister, Chris Dawson

Member	Start	End	Terms	11/20/24	12/18/24	03/19/25	04/16/25	5/21/25	06/18/25	Meetings Attended
McCaslin, Gailine	08//24	7/31/28	1	P	A	A	P	P	P	4 of 6
Mutch, Samuel	08//24	7/31/28	1	P	A	P	P	P	P	5 of 6
Norman, Melissa	03/22/22	7/31/25	1	P	A	P	P	P	A	4 of 6
Sarah Rockwell*	12/24	7/31/28	1	--	A	A	A	A	A	0 of 5
Rutenberg, Barry	10/24/23	7/31/27	1	A	P	P	P	P	P	5 of 6
Vinson, Jancie	9/27/22	7/31/26	1	P	P	A	P	A	P	4 of 6
Walsh, Raymond	9/28/21	7/31/25	1	P	P	A	P	P	P	5 of 6
Young, Kristen	8/28/18	7/31/26	1	P	P	P	P	P	P	6 of 6

[P=Present] [A=Absent] [C=Cancelled] [PNQ=Present No Quorum] [ANQ=Absent No Quorum] [NR=Member Active No Attendance Record]

[--=Member Not Active]

**** Our school board member is appointed by the Alachua County School Board.***

*****LPA/PC meetings for January 15, 2025 and February 19, 2025 were cancelled.***

No attendance is necessary for those meetings.