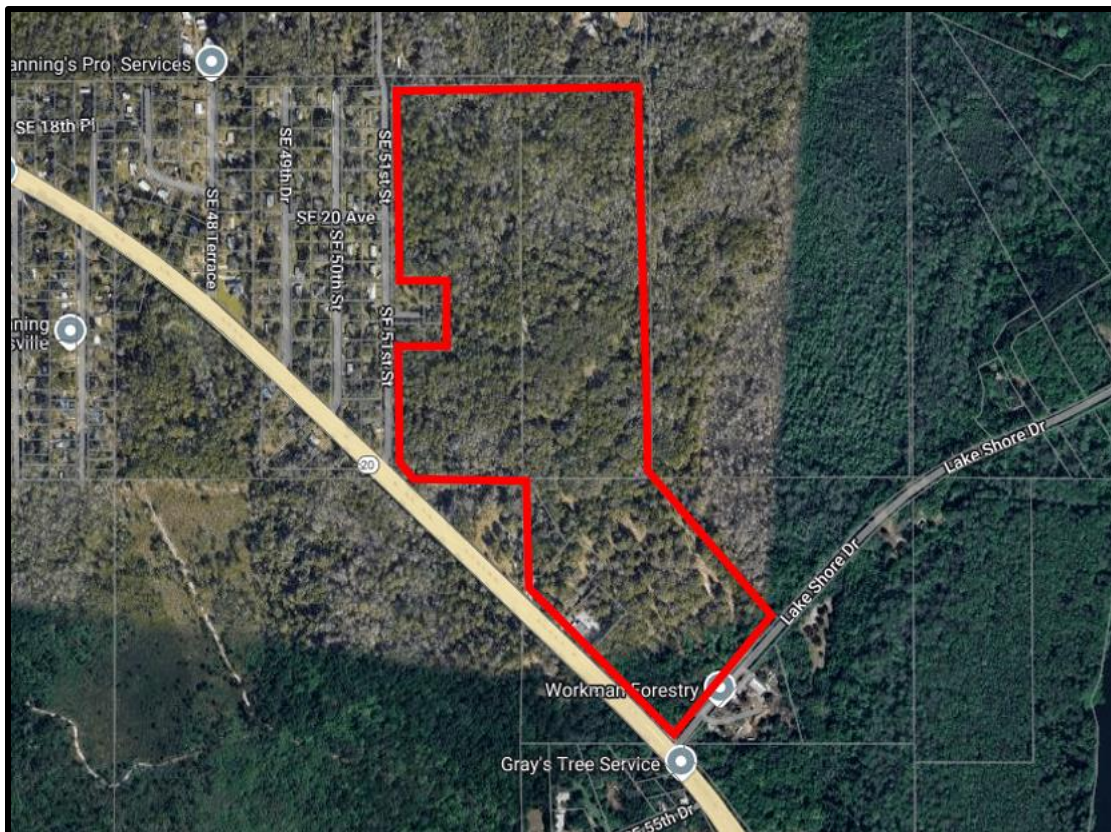


# Rezoning Application Justification Report



- Project Request:** A proposed rezoning of approximately 81.3 (+/-) acres.
- Project Location:** Tax Parcel Numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0, 16201-4-0 & 16194-0-0
- Project Owner:** Gator Country LLC & Bentley Properties, Inc.
- Submittal Date:** February 24, 2025 (Revised March 13, 2025)
- Prepared By:** Clay Sweger, AICP, LEED AP  
eda consultants, inc.

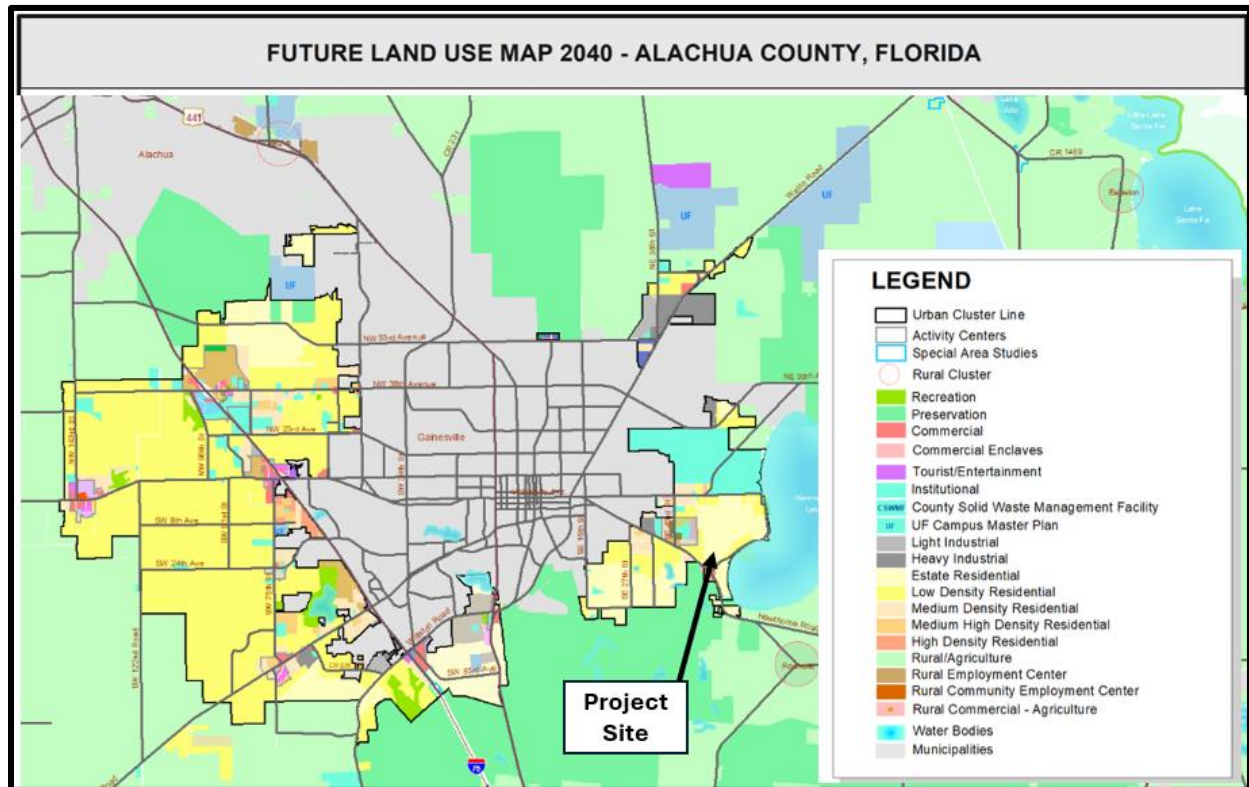
## Background

The subject property is located at the 5400 block of SE Hawthorne Road, (parcel numbers 16184-0-0, 16185-0-0, 16194-1-0, 16194-2-0, 16201-4-0 & 16194-0-0) in unincorporated Alachua County. The subject property abuts three public roadways - SE Hawthorne Road (State Road 20) to the south, Lakeshore Drive to the east and SE 51<sup>st</sup> Street to the west. The subject property, comprising approximately 81.3 (+/-) acres, is mostly undeveloped, with the exception of a few small, abandoned commercial structures located along SE Hawthorne Road. The property is located within the County-designated Urban Cluster and public facilities are available to serve the site, including GRU centralized potable water and sanitary sewer services.

An aerial photo showing the existing conditions of the subject property and surrounding properties is provided below:



As previously stated, the subject property is located within the Urban Cluster, which is the area designated in the Alachua County Comprehensive Plan for urban development (identified below):



## Statement of Proposed Change

The applicant requests to amend and reconfigure the zoning map on the subject property from R-1a, A, BR, BH, & MB to R-1a, RE-1 & C-1. The following table summarizes the proposed land use map and zoning map changes, with associated acreages:

### Summary of Net Change between Existing and Proposed Zoning Map

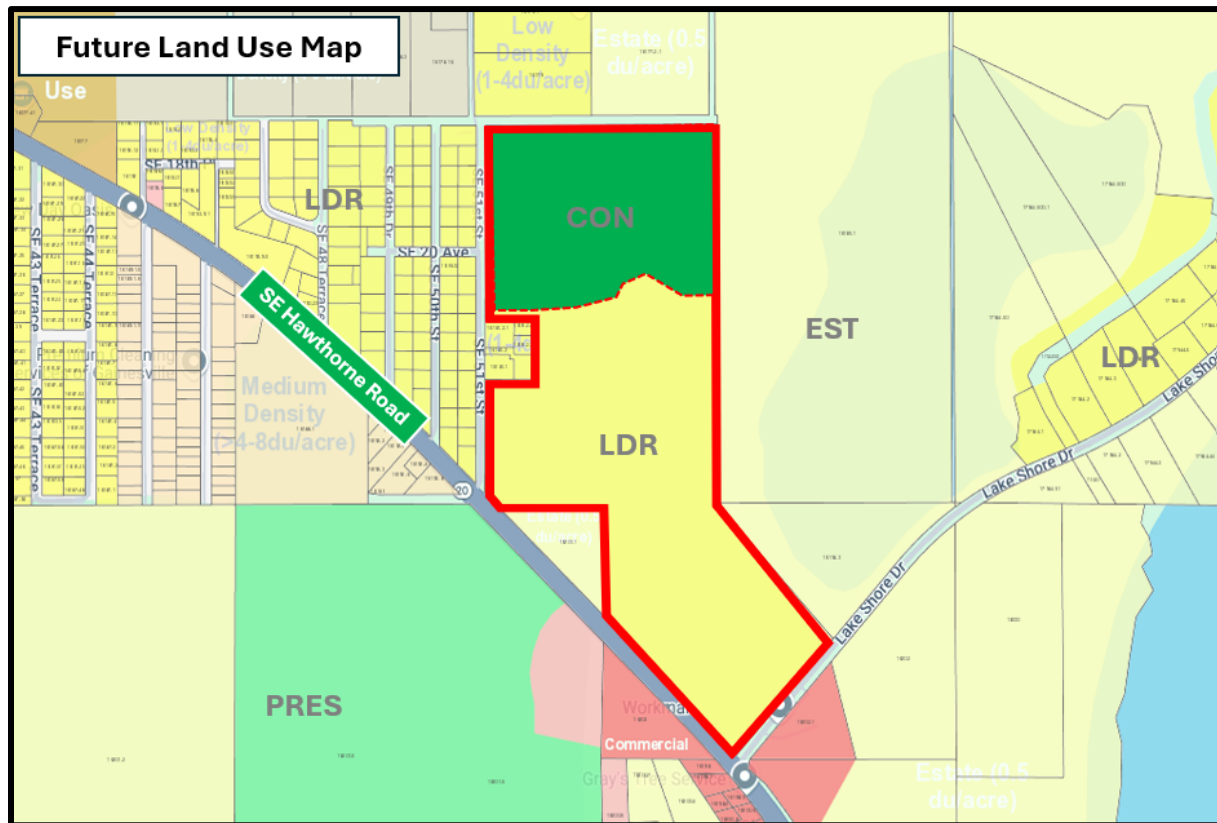
Existing Zoning Designations	Acres (+/-)	Proposed Zoning Designations	Acres (+/-)	Net Change
R-1A	27.8 Ac.	R-1A	18.8 Ac.	-9.0 Ac.
A	41.1 Ac.			-41.1 Ac.
		RE-1	36.0 Ac.	+36.0 Ac.
BR/BH/MB	12.4 Ac.		.	-12.4 Ac.
		C-1	26.5 Ac.	+26.5 Ac.
<b>Total</b>	<b>81.3 Ac.</b>		<b>81.3 Ac.</b>	

It is the intent of the property owners to propose these zoning map changes to achieve multiple goals, including; 1) create zoning map designations that are consistent with the underlying future land use designation, 2) place most environmentally sensitive areas into conservation

designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

## Future Land Use Map

The companion proposed Future Land Use map amendment includes two separate future land use designations (Low Density Residential and Conservation), summarized below:



### **Conservation**

The conservation land use category is established to recognize and protect natural resources within privately owned lands in Alachua County and shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity, including wetlands, 100-year floodplains and strategic ecosystems.

### **Low Density Residential**

The Future Land Use Element states that the Low Density Residential Future Land Use designation shall provide for a gross residential density of one to four dwelling units per acre. The Low Density residential land use category allows various housing types, such as conventional

site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes. **Regarding maximum density, note that the proposed implementing zoning districts propose a mix of zoning designations that will reduce the overall permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.**

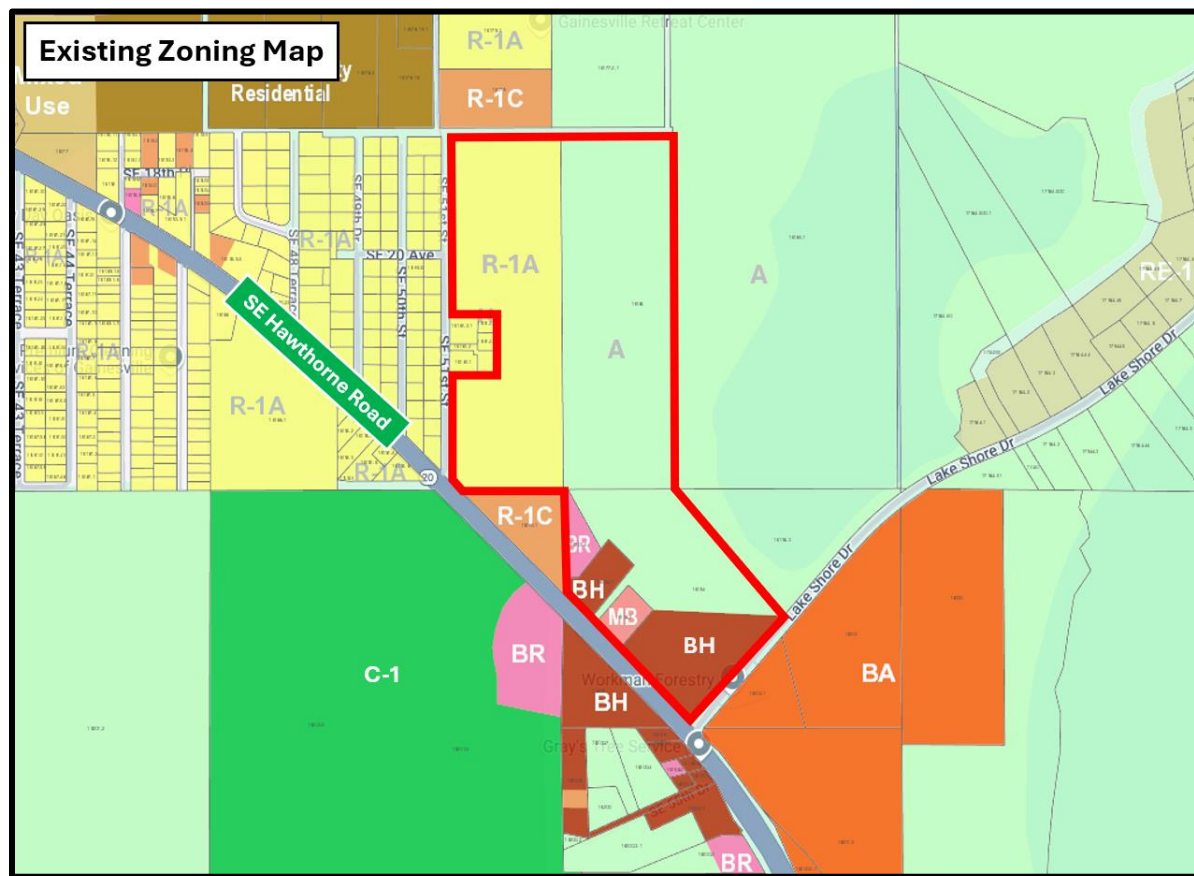
As described in this report, the proposed amendments to the zoning map are consistent with the Future Land Use map summarized above and as such, implement the underlying Future Land Use Map designations as adopted in the County Comprehensive Plan.

## Existing Zoning Map Designations

The subject property has a combination of five separate zoning map designations (R-1A, A, BR, BH & MB) summarized below:

### Existing Zoning Map Summary of Project Site

Category	Acreage (+/-)	Percentage (+/-)
R-1A	27.8 Ac.	34 %
A (Agriculture)	41.1 Ac.	51%
BR/BH/MB	12.4 Ac.	15%
	<b>81.3 Ac.</b>	<b>100%</b>



### R-1A Single Family Residential

ULDC Sec. 403.05 states that the single-family residential districts implement the estate residential, urban residential, and rural cluster policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. ULDC Article III also indicates that the designated single family residential zoning districts are RE, RE-1, R-1aa, R-1a and R-1c. Sec. 403.07 provides the density for single-family resident districts, summarized below:

Table 403.07.1 DENSITY OF SINGLE-FAMILY RESIDENTIAL DISTRICTS					
DENSITY RANGE	ZONING DISTRICTS				
	RE	RE-1	R-1aa	R-1a or R-1c	R-1b
Dwelling units	1 per 2 acres or less	1 per 2 acres to 2 per acre	1—4 per acre	1—4 per acre	4—8 per acre

### BR, BH & MB Commercial

Sec. 403.11 provides the following commercial zoning district descriptions:

- (c) *Retail sales and services (BR) district. The retail sales and service (BR) district implements the commercial policies in the Comprehensive Plan and the associated designations on the Future Land Use Map, as well as the neighborhood convenience commercial policies of the Comprehensive Plan. This district may also be appropriate in rural clusters and rural employment centers.*
- (e) *Highway oriented business services (BH) district. The highway oriented business services (BH) district implements the commercial and tourist/entertainment policies of the Comprehensive Plan and the associated designations on the Future Land Use Map.*
- (g) *Business marine (MB) district. The business marine (MB) district implements certain elements of the tourist/entertainment policies of the Comprehensive Plan and associated designations in areas adjacent to lakes, rivers, or other natural bodies of water.*

## Proposed Zoning Map Designations

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The proposed map change includes three separate zoning map designations (R-1A, RE-1 and C-1), summarized below:

### Proposed Zoning Map Summary of Project Site

Category	Acreage (+/-)	Percentage (+/-)
R-1A	18.8 Ac.	23.1%
RE-1	36.0 Ac.	44.3%
C-1 (Conservation)	26.5 Ac.	32.6%
	81.3 Ac.	100%

### R-1A & RE-1 Single Family Residential

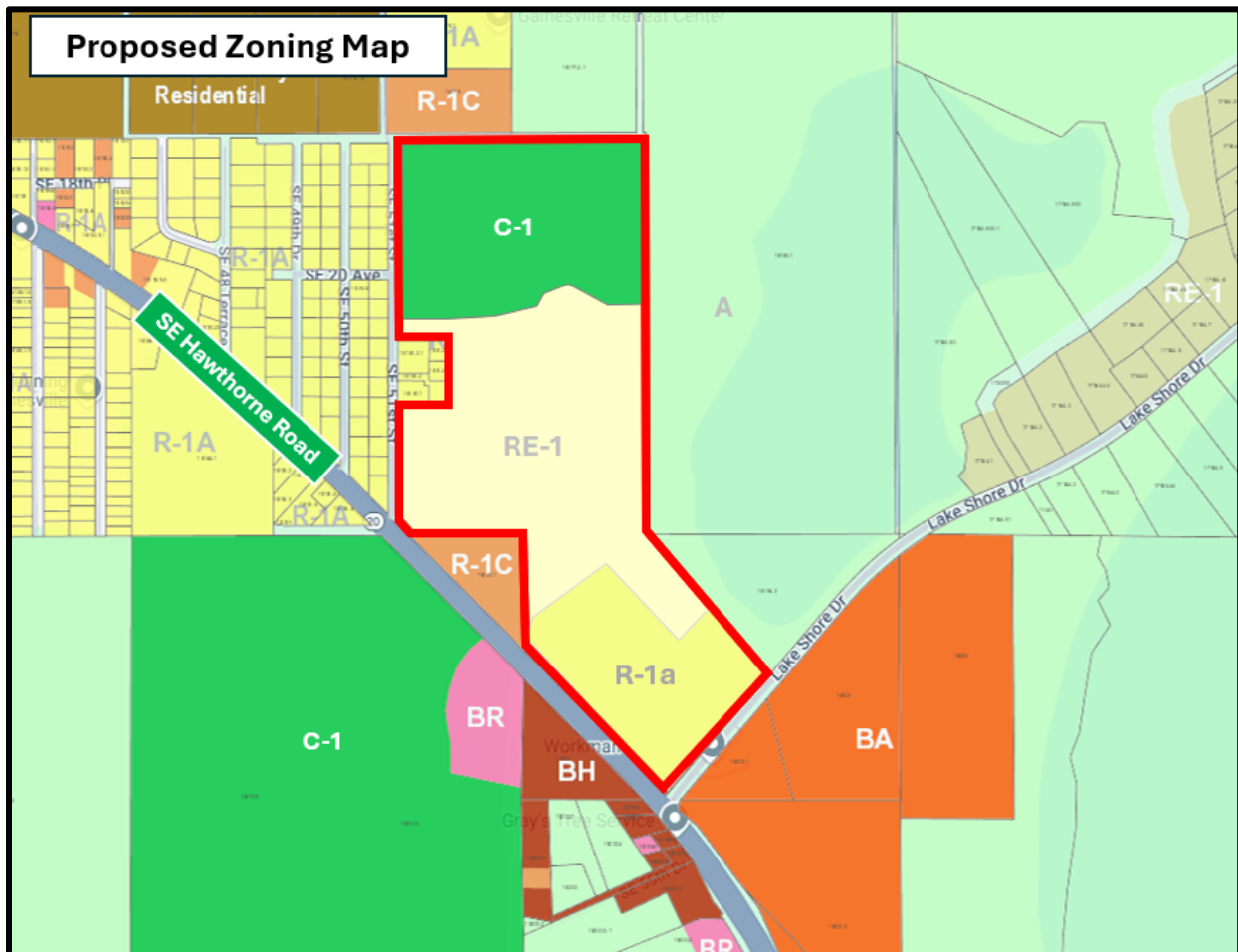
ULDC Sec. 403.05 states that the single-family residential districts implement the estate residential, urban residential, and rural cluster policies of the Comprehensive Plan and the

associated designations on the Future Land Use Map. ULDC Article III also indicates that the designated single family residential zoning districts are RE, RE-1, R-1aa, R-1a and R-1c. Sec. 403.07 provides the density for single-family resident districts, summarized below:

Table 403.07.1 DENSITY OF SINGLE-FAMILY RESIDENTIAL DISTRICTS					
DENSITY RANGE	ZONING DISTRICTS				
	RE	RE-1	R-1aa	R-1a or R-1c	R-1b
Dwelling units	1 per 2 acres or less	1 per 2 acres to 2 per acre	1—4 per acre	1—4 per acre	4—8 per acre

**Conservation (C-1) district.**

Sec. 403.20 states that the conservation (C-1) zoning district implements the conservation designation on the Future Land Use Map and this zoning district shall be used for other properties which have natural limitations to development because of their sensitive environmental character. Development in the C-1 conservation district shall be permitted only as provided in this Section consistent with the land use designation and in accordance with natural and historic resources protections in Chapter 406.



## Existing vs. Proposed Zoning Map Designations

It is the intent of the property owners to propose these land use and zoning map changes to achieve multiple goals, including; 1) create land use and zoning map designations that are consistent with each other, 2) place most environmentally sensitive areas into conservation designations, 3) re-configure the residential map areas to allow for single family development of the property, and 3) remove commercial map areas that have demonstrated that no non-residential market demand has been or will be available. These map changes will result in making the land more viable for residential development, which will bring new home construction and home ownership opportunities on the east side of the unincorporated Gainesville area – all while doing so in an environmentally sensitive manner.

The following tables provide an estimate of the net change in development potential based on the proposed Zoning map changes, related to the existing and proposed map designations:

### Existing Zoning Map

Zoning Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
R-1A	27.8 Ac.	4 DU/AC	111 Units	0 SF/AC	0 SF
A	41.1 Ac.	1 Unit/5 AC	8 Units	0 SF/AC	0 SF
BR/BH/MB	12.4 Ac.	0 DU/AC	0 Units	10,000 SF/AC <sup>(1)</sup>	120,400 SF
<b>Total</b>	<b>81.3 Ac.</b>		<b>119 Units</b>		<b>120,400 SF</b>

<sup>(1)</sup> Assumes 10,000 SF per Acre.

### Proposed Zoning Map

Zoning Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
R-1A	18.8 Ac.	4 DU/AC	75 Units	0 SF/AC	0 SF
RE-1	36.0 Ac.	2 DU/AC	72 Units	0 SF/AC	0 SF
C-1	26.5 Ac.	1 DU/10 AC	2 Units	0 SF/AC	0 SF
<b>Total</b>	<b>81.3 Ac.</b>		<b>149 Units</b>		<b>0 SF</b>

### Summary of Net Change between Existing and Proposed Zoning Map

	Residential Units	Non-Residential SF
Existing Zoning Map	119 Units	120,400 SF
Proposed Zoning Map	149 Units	0 SF
<b>Net Change</b>	<b>+30 Units</b>	<b>- 120,400 SF</b>

It should be noted that the proposed map amendments will result in a reduction in maximum non-residential development potential on the subject property and as such, the transportation impacts



to public facilities are reduced, based on the reduction in net permitted non-residential development.

## **Public Facilities / Level of Service Analysis**

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The County Comprehensive Plan Capital Improvements Element requires that the public facilities and services needed to support development be available concurrent with the impacts of development and shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a specified timeframe. Per Policy 1.2.4 of the Capital Improvements Element, LOS standards have been adopted for various types of public facilities.

The proposed zoning map change is consistent with the following Comprehensive Plan policy (and related policies) regarding level of service:

*Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this plan.*

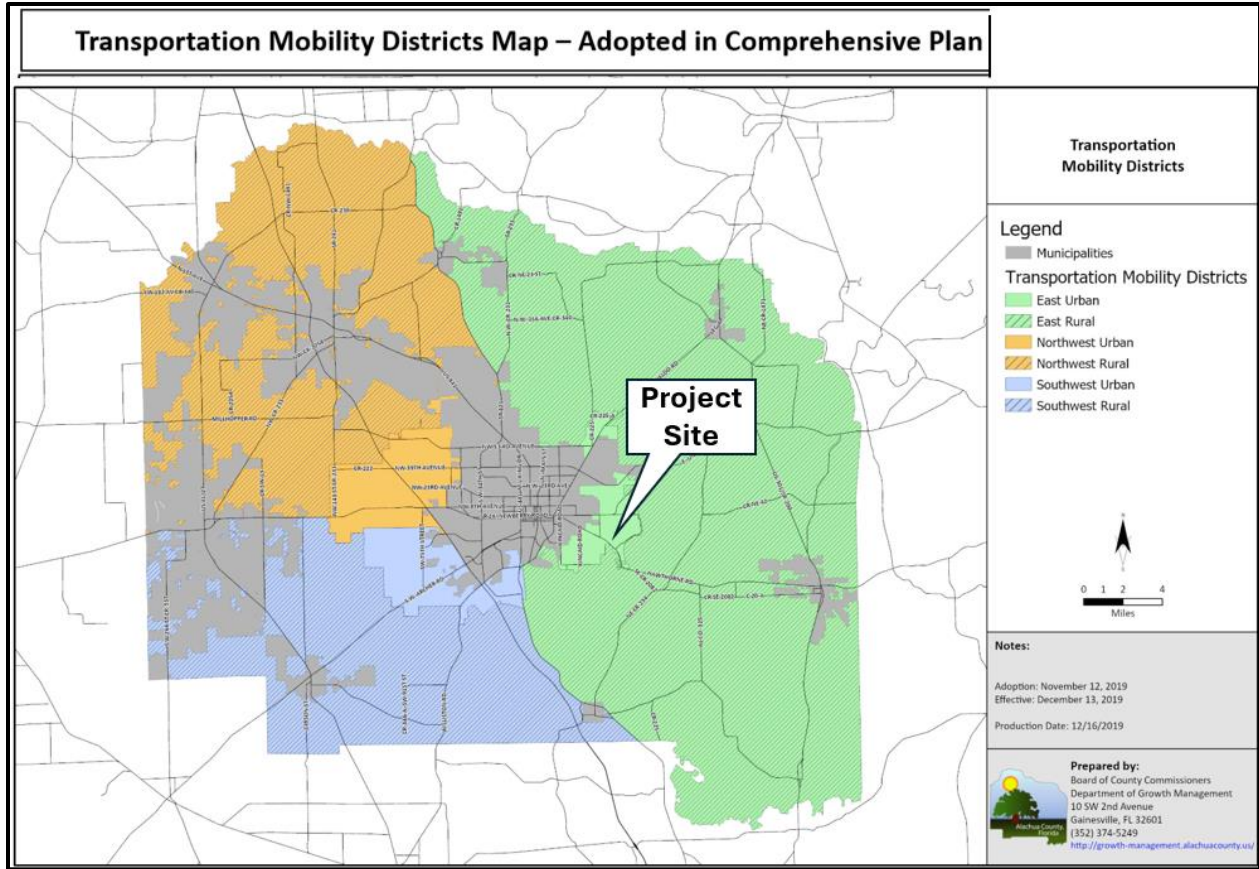
**Consistency:** The proposed zoning amendments will result in an elimination of non-residential development entitlements on the subject property and subsequently, there will be a reduction in public facilities impacts based on non-residential development potential. Public facilities are in place to adequately serve the property. The proposed amendments are limited to a maximum of 149 single family residential units and no commercial activity.

**The level of service analysis below is based on this proposed maximum development scenario related to the proposed map amendments.**

The following information provides consistency with the required County standards for level of service, based upon the potential maximum development scenario (149 lots) as indicated in this report:

**Traffic:** There is sufficient capacity in the East Urban Transportation Mobility District to accommodate the projected development of the site at the maximum development scenario allowed by the proposed zoning map amendments.

The subject property is located within the East Urban Transportation Mobility District, as indicated on the map exhibit (adopted in the Comprehensive Plan Transportation Mobility Element) indicated on the following page.



According to data (below) provided by Alachua County Growth Management, the areawide level of service for automobile travel is being met inside the Transportation Mobility Districts.

URBAN CLUSTER TRANSPORTATION MOBILITY AREAS			
	Northwest	Southwest	East
<b>2020</b>			
<b>Existing AADT</b>	432,241	186,663	239,612
<b>Existing MSV @ LOS D</b>	748,620	362,250	557,475
<b>Existing V/C Ratio</b>	0.58	0.52	0.43
<b>Miles of Road</b>	39.5	30.6	33.0
<b>Number of Segments</b>	27	17	17

As required by Alachua County, any future development on the property is required to meet the concurrency guidelines in the Comprehensive Plan. This may be accomplished through a variety of measures including improvements to the adjacent transportation network and payment of the Multi-Modal Transportation Mitigation (MMTM) fee, which will fund the transportation facilities within the County’s Capital Improvements Program. In addition, any future development on the subject property shall be required to provide a traffic engineering analysis related to operational and safety improvements at proposed vehicular connection points to adjacent public roadways to ensure that safe and properly designed connections are made. Review of these improvements will include Alachua County Public Works and the Florida Department of Transportation (FDOT).

The proposed zoning map changes will result in a net decrease in non-residential development entitlements on the subject property and a subsequent overall reduction in demand. The following tables indicate this net change in potential trip generation:

**Trip Generation Development Scenario – Existing Zoning Map**

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
821	120,400 SF	Shopping Plaza	94.49 / KSF	11,376 ADT
210	119 Units	Single Family	9.43 / UNIT	1,122 ADT
			<b>TOTAL:</b>	<b>12,498 ADT</b>

**Trip Generation Development Scenario – Proposed Zoning Map**

ITE CODE	SF / UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	149 Units	Single Family	9.43 / UNIT	1,405 ADT
			<b>TOTAL:</b>	<b>1,405 ADT</b>

**Net Change in Trip Generation (Existing vs. Proposed Map)**

Existing Map	12,498 ADT
Proposed Map	1,405 ADT
<b>Net Change</b>	<b>-11,093 ADT (-88%)</b>

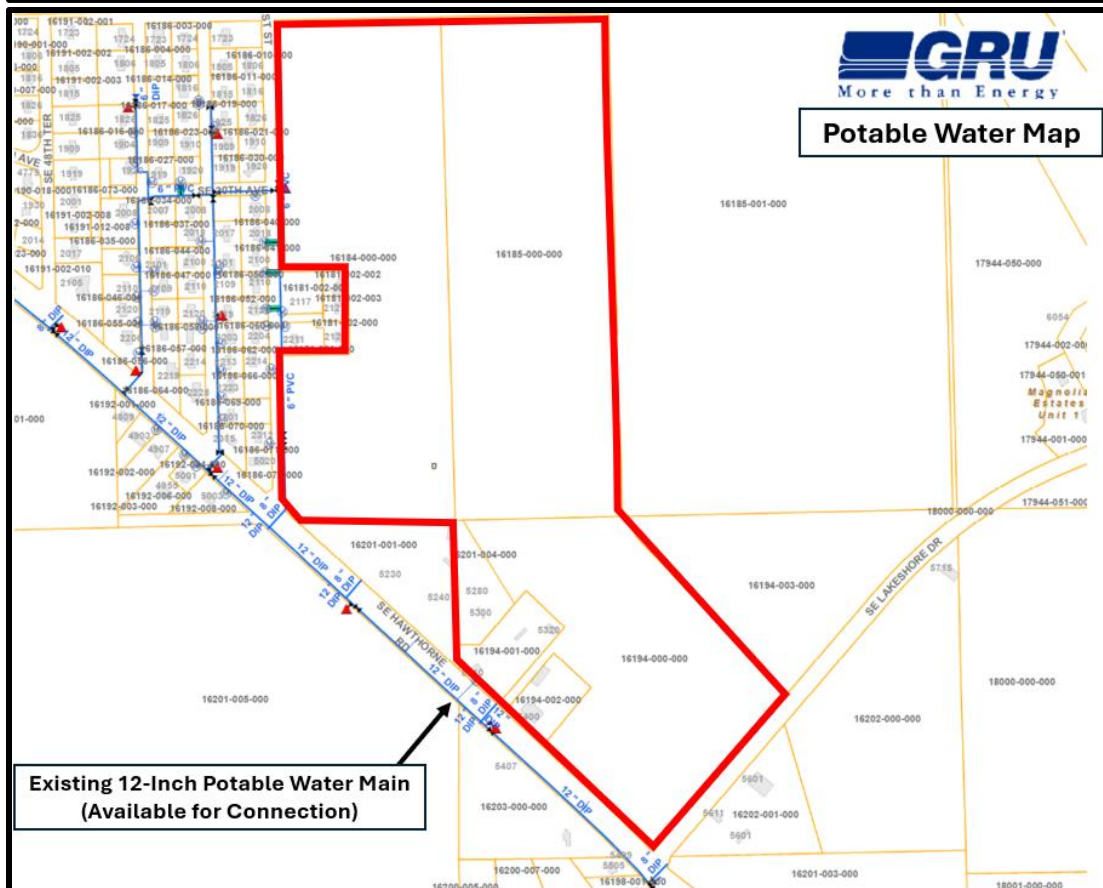
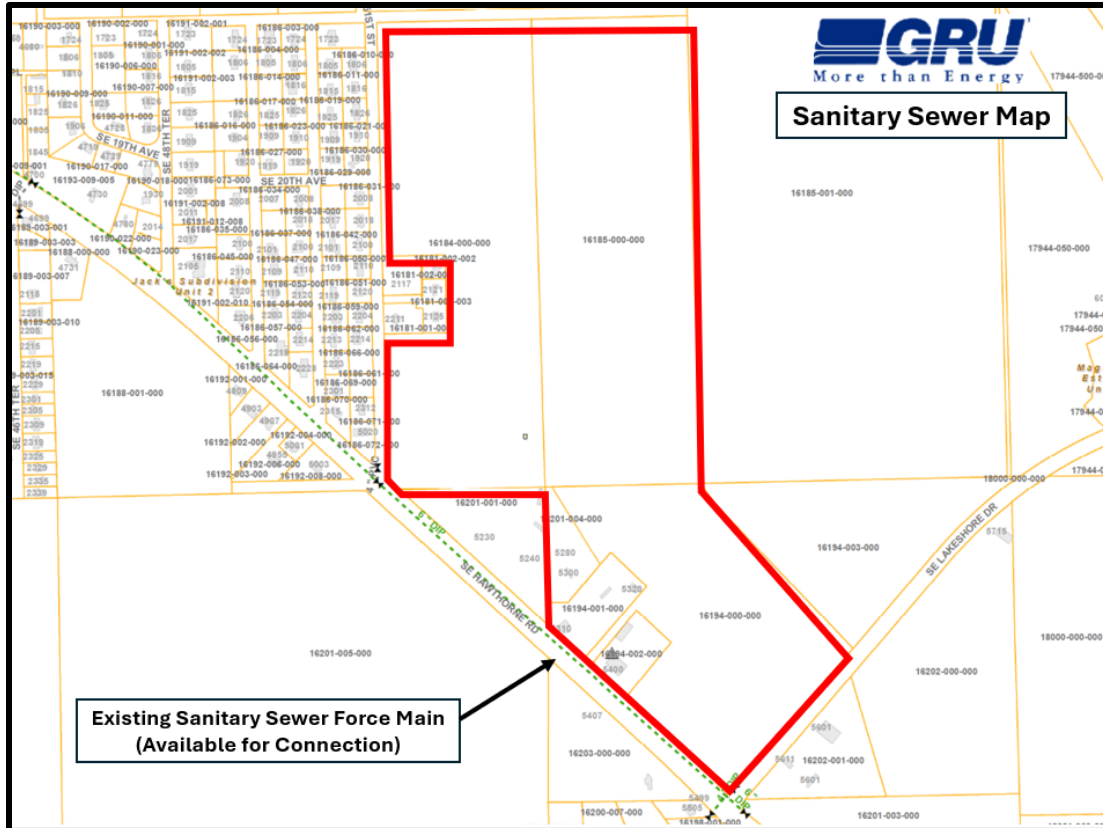
Noted above is a summary of the significant net reduction in maximum potential trip generation on adjacent street traffic trips as a result of the proposed map amendments.

**Potable Water & Sanitary Sewer:** Policy 1.2.4(d) of the Capital Improvements Element provides the minimum LOS standards for potable water and sewer as summarized in the following table:

	Peak Res. & Non-Res.	Pressure	Storage Capacity
<b>Potable Water</b>	200 gallons / day / du	40 p.s.i.	½ peak day volume
<b>Sanitary Sewer</b>	106 gallons / day / du	N/A	N/A

There will be no negative impacts to the adopted level of service related to water and sewer service resulting from this request. The site will be served by municipal (GRU) water and sewer services. According to GRU, potable water and sanitary sewer infrastructure is available to serve the site and adequate capacity exists in the system to accommodate this proposed development. Any development to occur on this site shall be required to connect to these centralized systems.

The GRU maps related to water and sewer service in the immediate area are included on the following page.



**Drainage:** Policy 1.2.4 (c) of the Capital Improvements Element states that the minimum drainage LOS standard for residential development requires a floor elevation of one (1) foot above the 100-year/critical duration storm elevation. Any future development on this site would be required to meet this standard and would be evaluated at that time as part of any future proposed development plan application.

**Fire and Emergency Services:** Policy 1.2.5(a) of the Capital Improvements Element provides the LOS standard for fire services in the Urban Cluster, as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months
- Development shall provide 100% of water supply from hydrants

This site is served by the Alachua County Fire Rescue Station 60 located along SE 43<sup>rd</sup> Street, located less than 1 mile away. Any future development activity shall be required to meet these standards and would be evaluated at that time as part of a proposed development plan application.

**Solid Waste:** Policy 1.2.4(c) of the Capital Improvements Element states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.8 tons per person per year. LOS standards for solid waste will not be exceeded by these proposed map amendments when calculated using the maximum development scenario.

**Mass Transit:** RTS bus service is available in the immediate area, with Route 711 (Rosa Parks Transfer Station to Eastwood Meadows) located along SE 43<sup>rd</sup> Street. In addition, SE 51<sup>st</sup> Street (abutting the subject property) is adjacent to the RTS Mobility on Demand Service Area. This service allows the public to schedule a ride up to 7 days in advance.

**Public Schools:** Impacts on public school facilities adopted Level of Service are summarized below:

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	149	units X 0.14 Elementary School Multiplier	21	Student Stations
<b>MIDDLE</b>	149	units X 0.06 Middle School Multiplier	9	Student Stations
<b>HIGH</b>	149	units X 0.08 High School Multiplier	12	Student Stations

Approval of the application will result in a projected school enrollment impact of 21 elementary, 9 middle and 12 high school student stations. According to the 2023 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Eastside High School SCA in 2025-2026 is 1,054 stations (57% capacity), 364 stations available (65% capacity) at Lincoln Middle CSA and 2,503 stations available (70%) at Gainesville East Alachua Elementary CSA. Adequate capacity is available to serve the subject property and the proposed map changes will not negatively affect school capacity for the assigned CSA's.

**Recreation:** The proposed zoning map would allow a maximum development scenario of approximately 149 residential units. This scenario would not exceed Recreation LOS as found in the Policy 1.2.4(a) of the Capital Improvements Element and 1.1.2 in the Recreation Element of the Comprehensive Plan. The level of service standards for recreation include: (1) 0.5 acres of

improved activity-based recreation sites per 1,000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved resource-based recreation sites per 1,000 persons in the unincorporated area of Alachua County.

The 'Supporting Data & Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan' (dated November 12, 2019) document related to the Recreation Element states:

*Currently, the level of service for both activity-based and resource-based parks is determined by the countywide unincorporated area population and all of the County-owned and County-maintained parks. The current standards are based on a number of improved or developed acres per thousand of unincorporated area population. The level of service standard for activity-based parks is 0.5 acres/1,000 unincorporated population and the standard for resource-based parks in 5.0 acres/1,000 unincorporated population. Both standards are being not only met, but exceeded.*

The Data and Analysis for Evaluation & Appraisal Based Update of Alachua County Comprehensive Plan - Future Land Use Element also states that the published population for unincorporated Alachua County is 104,904, which equates to a LOS requirement of approx. 524 acres of resource-based recreation and approximately 52 acres of activity-based recreation (in the unincorporated area).

Estimated information provided by County staff indicate that there is approximately 916 acres of resource-based parks and approximately 180 acres of activity-based parks, which well exceeds the adopted LOS standard. The proposed map amendment will not negatively affect the level of service for recreation.

## **Compatibility Analysis**

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Compatibility with adjacent land uses is a consideration when considering a proposed change in the zoning map.

The existing land uses and future land use designations of the adjacent properties are as follows:

- North:* Single Family Residences  
Low Density Residential and Estate Residential future land use designations
- East:* Undeveloped / Conservation Easement  
Estate Residential future land use designation
- West:* SE 51<sup>st</sup> Street / Single Family Subdivision  
Low Density Residential future land use designation
- South:* SE Hawthorne Road / Undeveloped Land / Single Family  
Commercial & Preservation future land use designations

The proposed residential and conservation future land use designations are compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the Urban Cluster, as designated in the Comprehensive Plan. In addition, the property is bounded on three sides by paved public roadways, including SE Hawthorne Road, a state arterial highway. There are also properties with commercial designations in close proximity to the site to provide a supporting

mix of uses to future residents. Eastside High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be made as part of any site development.

## **Comprehensive Plan Consistency**

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The following analysis is intended to demonstrate that this request is consistent with the applicable Goals, Objectives and Policies of the Comprehensive Plan:

### *OBJECTIVE 1.1 – GENERAL*

*Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.*

**Consistency:** The subject property is proposed to be developed as a single family neighborhood that will provide new housing opportunities in eastern Gainesville and has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

*Policy 1.1.1 Adequate locations shall be available in the urban cluster for all types of housing including the placement of manufactured homes, and manufactured home parks and subdivisions.*

**Consistency:** It is the intent of the applicant to develop the property (which is located within the urban cluster) with single family detached homes.

*Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of Alachua County.*

**Consistency:** The application proposes to place approximately 26.5 acres of the subject property into conservation zoning designations in order to protect the most environmentally sensitive areas, thus demonstrating consistency with this policy.

*Policy 1.1.5 Master planning of all contiguous land under common ownership or control is strongly encouraged.*

**Consistency:** It is the intent of the applicant to prepare a master-planned residential subdivision development for this property, if proposed map amendments are approved.

### **OBJECTIVE 1.2 - LOCATION, MIX OF USES, AND IMPLEMENTATION CONSISTENT WITH MARKET DEMAND**

*Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.*

**Consistency:** The future development of this property with new single family housing construction would be the first of its kind (size and location) in many years in eastern Gainesville and would help contribute to the housing stock in the urbanized area.

*Policy 1.2.4 All new residential development in the urban cluster shall:*

- (a) be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.*
- (b) connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.*

**Consistency:** The subject property has access to all required public facilities to serve the site, including paved public streets, school, GRU centralized potable water and sanitary sewer.

*Policy 1.3.7 Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.*

*Policy 1.3.7.1 Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) and planned developments may include mixed housing types and mixed uses.*

*Policy 1.3.7.2 Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.*

*Policy 1.3.7.3 The County's Land Development Regulations shall allow Low or Medium density residential land use to include flexible and mixed minimum lot sizes, relying on design standards and gross density. Such provisions shall address the need for affordable housing, compatibility with transit alternatives, and open space preservation including greenway corridors.*

**Consistency:** The proposed map amendments are consistent with this policy. It is the intent of the applicant to pursue the development of the property as a residential development within the permitted density ranges in the land use designation and design in compliance with the requirements stated above. However, note that the proposed implementing zoning districts propose a mix of zoning designations that will reduce the overall permitted density to a maximum of 149 units (approximately 1.8 units per acre). More specifically, in the residentially zoned areas (non-conservation), the maximum density (147 units at 2.7 units per acre) is well below the maximum density in the Low Density Residential land use designation.

*Policy 1.4.1.4 Urban development shall incorporate design techniques to promote integration with adjacent neighborhoods and enhance the quality of the living environment. Such design techniques shall include:*

- (a) Quality design practices, transitional intensity (types of uses), stepped density, buffering, boundaries, landscaping, and natural open space.*



*(b) Open space shall be designed to be accessible as required by Conservation and Open Space Policy 5.2.3 and Stormwater Management Element Policy 5.1.11. Open space requirements fulfilled through the use of conservation resource areas per Conservation and Open Space Element Policy 5.2.2 shall incorporate accessible open space, to the extent consistent with the character and protection of the resource.*

*(c) Special attention shall be provided to the design of development and neighborhood edges, which shall be designed to be integrated into the surrounding community.*

**Consistency:** The policy above provides techniques to properly design urban projects that abut existing neighborhoods, including stepping down of density, provision of open space and usable common areas along the project perimeter and linking the developments in a manner that benefits all residents in the area. The proposed land use map changes will allow for such a development design, thus implementing this Policy.

#### **OBJECTIVE 1.5 – REQUIRED FACILITIES**

*All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.*

*Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.*

*Policy 1.5.2 In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:*

- (a) local streets;*
- (b) police, fire and emergency medical service protection;*
- (c) pedestrian and bicycle network; and*
- (d) primary and secondary schools.*

*Policy 1.5.3 New residential developments shall provide for the provision of high speed internet access as specified in the land development regulations.*

*Policy 7.1.11 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, mass transit, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.*

**Consistency:** As demonstrated in the ‘Public Facilities / Level of Service Analysis’ section of this report, all required facilities for new residential development are available to the subject property; all levels of service are adequate to serve the projected development. Internet access will be part of the ultimate design for the proposed project. The zoning map amendment is consistent with the requirements of Objective 1.5 and Policies 1.5.1, 1.5.2 and 1.5.3.

Policy 7.1.8 of the FLUE indicates that buffers between adjacent uses will be provided in accordance with the Buffer Group Matrix Table. The subject property will provide the required buffers in accordance with the referenced table, and the proposed site plan that accompanies a

future development application will demonstrate that these buffers will be met or exceeded on every development boundary.

Public participation has been undertaken in accordance with the requirements of FLUE Policy 7.1.26. A neighborhood information meeting was held on February 20, 2025 where input was received from interested parties. The attached summary details the issues raised by and discussed with members of the public.

### **Economic Element**

*Policy 1.1.9 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged.*

**Consistency:** The subject property is located within the designated Urban Cluster and as such, is consistent with what this policy was intended to promote – infill development that efficiently utilizes land, infrastructure, public services, etc.

### **Conservation and Open Space Element**

#### *OBJECTIVE 3.1 - CONSERVATION LAND USE CATEGORIES*

*A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.*

*Policy 3.1.1 Conservation areas shall consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity. These areas shall include:*

- (a) Wetlands;*
- (b) Surface waters;*
- (c) 100-year floodplains;*
- (d) Listed species habitat;*
- (e) Significant geologic features; and*
- (f) Strategic ecosystems.*

**Consistency:** The application proposes to place the northernmost approximately 26.5 acres of the property into the C-1 Conservation zoning designation. This portion of the property contains environmentally sensitive areas, including wetlands and strategic ecosystems. The proposed map designations will protect these sensitive areas.

*Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.*

**Consistency:** The application includes an inventory of natural resource information for the site.

#### *OBJECTIVE 5.2 - OPEN SPACE*

*To permanently preserve public Open Space within developments within Alachua County that protects natural resources, provides recreation, and augments the community network of bicycle and pedestrian infrastructure.*

*Policy 5.2.1 Open Space shall be provided on at least ten percent of every development, except as specified in Policy 5.2.5.*

**Consistency: The owner acknowledges this and any development on site shall comply with this provision by providing at least 10% open space as part of any future development.**

## **Conclusion**

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The requested map amendments are consistent with and serve to implement the Goals, Objectives and Policies of the Alachua County Comprehensive Plan. The specific design parameters mandated by the Plan will be part of the ultimate development program submitted by the applicant, and the accompanying rezoning application provides data in support of that conclusion. The data and analysis in support of the proposed amendments demonstrates that the requests are both consistent and compliant.