

ALACHUA COUNTY  
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 2025-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040 TO CHANGE THE DESIGNATION OF THE FUTURE LAND USE MAP FROM ESTATE RESIDENTIAL (UP TO 1 DWELLING UNIT PER 2 ACRES), LOW DENSITY RESIDENTIAL (1 TO 4 DWELLING UNITS/ACRE) AND COMMERCIAL TO LOW DENSITY RESIDENTIAL (1 TO 4 DWELLING UNITS/ACRE) AND CONSERVATION AND ADDING POLICY 7.1.37 TO THE FUTURE LAND USE ELEMENT RELATED TO THIS MAP AMENDMENT; PROVIDING FOR THE ORDINANCE TO BE LIBERALLY CONSTRUED; PROVIDING FOR MODIFICATION; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Community Planning Act (Section 163.3161, et. seq., Florida Statutes) requires that each local government prepare and adopt a comprehensive plan; and

WHEREAS, Section 163.3184(11)(a), Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and,

WHEREAS, the Board of County Commissioners of Alachua County, Florida ("the County"), wishes to make a map and text amendment (Application No. Z25-000003) to the Alachua County Comprehensive Plan, 2019-2040 as provided herein; and,

WHEREAS, a duly advertised public hearing on the proposed comprehensive plan amendment was conducted on April 16, 2025 after 5:00 p.m. by the Alachua County Planning Commission, acting as the Local Planning Agency (LPA),

and the LPA provided its recommendation to the Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the LPA at a duly advertised public hearing held on May 27, 2025, and approved the proposed comprehensive plan amendment for transmittal for expedited state review pursuant Section 163.3184(3), Florida Statutes; and,

WHEREAS, pursuant to Section 163.3184(3)(b)1, the proposed comprehensive plan amendment was transmitted by the County to the State Land Planning Agency (Florida Department of Commerce) and other required agencies for expedited state review and comment on May 28, 2025; and,

WHEREAS, the Florida Department of Commerce, Florida Department of Transportation, Florida Fish and Wildlife Conservation Commission, and St. Johns River Water Management District and the Florida Department of Environmental Protection provided letters to the County indicating that those agencies had no comment on the proposed amendment; and,

WHEREAS, pursuant to Section 163.3184(3)(b)(c), the County is required to hold a public hearing within 180 days after receipt of agency comments to consider whether to adopt a proposed comprehensive plan amendment; and,

WHEREAS, the Board of County Commissioners finds comprehensive plan amendment Z25-000003 to be in compliance with Chapter 163, Part II of the Florida Statutes; and,

WHEREAS, the Board of County Commissioners held a duly advertised public hearing on August 12, 2025, provided for and received public participation, and voted to adopt the comprehensive plan amendment, as embodied in Section 1 below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY

COMMISSIONERS OF ALACHUA COUNTY:

SECTION 1. That the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map is hereby amended as shown in Exhibit “A”.

SECTION 2. That the following Policy is added to the Future Land Use Element of the Alachua County Comprehensive Plan: 2019-2040:

**Policy 7.1.37** The approximately 82-acre property on SE Hawthorne Road (SR 20) consisting of tax parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000 is designated Conservation and Low Density Residential on the Future Land Use Map with primary uses limited to single family detached residential at a maximum of 149 units. No roadways or residential lots shall be located within 200 feet of the eastern boundaries of parcels 16185-000-000 and 16194-000-000 (where abutting parcels 16185-001-000 and 16194-003-000). This area will be limited to a combination of green spaces, stormwater management areas, tree preservation areas and necessary utility infrastructure and shall not be fenced to contribute to a larger off-site north-south greenway / wildlife corridor.

SECTION 3. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

SECTION 4. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

SECTION 5. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

**SECTION 6. Effective Date.** This plan amendment shall become effective 31 days after the state land planning agency notifies the County that the plan amendment package is complete pursuant to Section 163.3184(3)(c)4, Florida Statutes. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, then it will become effective upon the state land planning agency or the Administration Commission entering a final order determining the adopted amendment to be in compliance.

**SECTION 7. Modification.** It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Duly adopted in regular session, this 12<sup>th</sup> day of August, 2025.

BOARD OF COUNTY COMMISSIONERS  
OF ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Charles S. Chestnut, IV, Chair  
Board of County Commissioners

ATTEST:

\_\_\_\_\_  
Jesse K. Irby, II, Clerk

(SEAL)

DEPARTMENT APPROVAL  
AS TO CORRECTNESS:

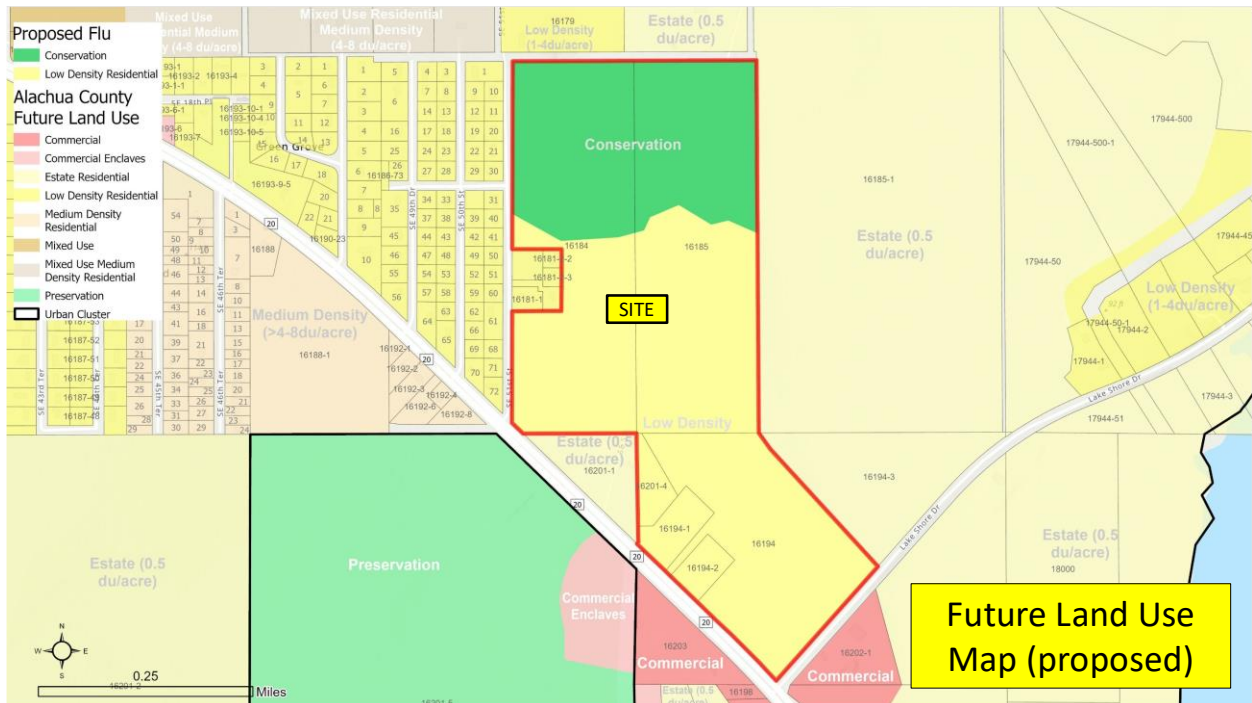
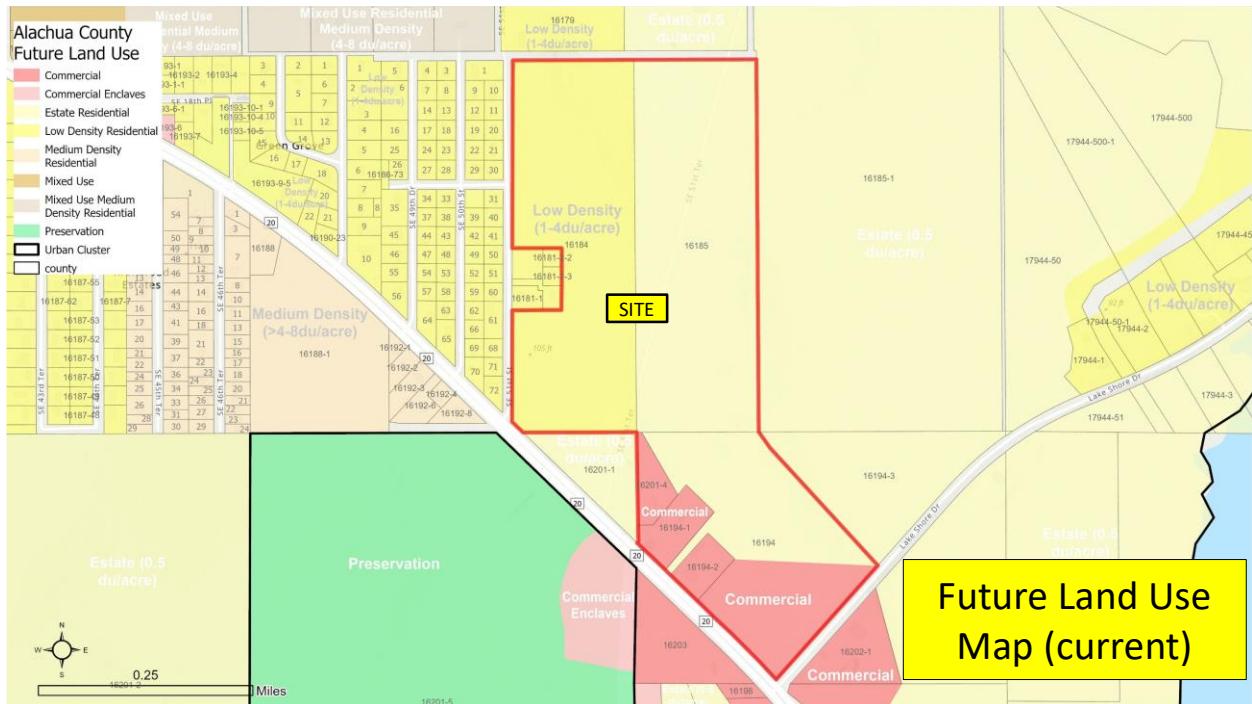
APPROVED AS TO FORM:

\_\_\_\_\_  
Director of Growth Management  
or Designee

\_\_\_\_\_  
Alachua County Attorney

# EXHIBIT A

## Z25-000003: Map Amendment to Alachua County Comprehensive Plan



## Legal Description

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### LDR FLU Map Area

A portion of Section 13, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of Section 13, Township 10 South, Range 20 East, Alachua County, Florida and run thence South 00°40'21" East, along the East line of said Section 13, a distance of 23.34 feet to a point on the northwesterly Right of Way line of County Road S-329 B, said point lying on the arc of a curve, concave southeasterly, having a radius of 1942.86 feet; thence southwesterly along said Right of Way line and along the arc of said curve through a central angle of 12°45'46", an arc distance of 432.77 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 47°04'38" West, 431.88 feet; thence South 40°41'45" West, along said Right of Way line, 542.38 feet to the Point of Beginning; thence continue South 40°41'45" West, along said Right of Way line, 485.66 feet to a point on the northwesterly Maintained Right of Way line of County Road 329-B, as per Maintenance Map recorded in Maintenance Map Book 2, page 92 of the Public Records of Alachua County, Florida; thence southwesterly, along said northwesterly Maintained Right of Way line through the following four (4) courses: 1) South 41°17'48" West, 122.64 feet, 2) South 41°23'36" West, 111.10 feet, 3) South 41°08'33" West, 80.09 feet, 4) South 40°39'18" West, 2.50 feet to a point on the northeasterly Right of Way line of State Road No. 20; thence North 82°27'36" West, along said northeasterly Right of Way line, 19.88 feet to a point lying on the arc of a curve, concave southwesterly, having a radius of 4961.07 feet; thence northwesterly along said northeasterly Right of Way line and along the arc of said curve through a central angle of 03°47'39", an arc distance of 328.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 45°34'42" West, 328.47 feet; thence North 47°28'31" West, along said northeasterly Right of Way line, 702.14 feet; thence North 41°06'38" East, 9.87 feet to a point on the West line of Lot 3 of a subdivision of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida, as per plat recorded in Plat Book "A", page 93 of the Public Records of Alachua County, Florida; thence North 01°42'34" West, along said West line of Lot 3, a distance of 220.33 feet; thence North 42°31'46" East, 450.96 feet; thence South 46°54'15" East, 692.72 feet; thence North 46°10'23" East, 220.91 feet; thence South 43°49'37" East, 472.49 feet to the Point of Beginning.

Containing 18.80 Acres, more or less.

TOGETHER WITH:

A portion of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of Section 13, Township 10 South, Range 20 East, Alachua County, Florida and run thence South  $00^{\circ}40'21''$  East, along the East line of said Section 13, a distance of 23.34 feet to a point on the northwesterly Right of Way line of County Road S-329 B, said point lying on the arc of a curve, concave southeasterly, having a radius of 1942.86 feet; thence southwesterly along said Right of Way line and along the arc of said curve through a central angle of  $12^{\circ}45'46''$ , an arc distance of 432.77 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South  $47^{\circ}04'38''$  West, 431.88 feet; thence South  $40^{\circ}41'45''$  West, along said Right of Way line, 542.38 feet; thence North  $43^{\circ}49'37''$  West, 472.49 feet to the Point of Beginning; thence continue North  $43^{\circ}49'37''$  West, 375.06 feet; thence North  $35^{\circ}45'05''$  West, 108.02 feet to a point on the North line of said Section 13 and to the southeast corner of Lot N of a subdivision of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida, as per plat recorded in Plat Book "A", page 93 of the Public Records of Alachua County, Florida; thence North  $01^{\circ}29'53''$  West, along the East line of said Lot N and along the East line of Lot K of said subdivision of Sections 12 and 13, a distance of 1061.73 feet; thence North  $67^{\circ}36'08''$  West, 170.36 feet; thence South  $75^{\circ}03'02''$  West, 92.50 feet; thence North  $60^{\circ}11'11''$  West, 207.69 feet; thence South  $64^{\circ}44'09''$  West, 166.11 feet; thence South  $26^{\circ}31'51''$  West, 77.73 feet; thence South  $75^{\circ}39'23''$  West, 143.29 feet; thence South  $85^{\circ}16'19''$  West, 305.29 feet; thence North  $62^{\circ}00'49''$  West, 299.76 feet to a point on the West line of Lot L of said subdivision of Sections 12 and 13 and to a point on the East Right of Way line of S.E. 51<sup>st</sup> Street (50' Right of Way); thence South  $01^{\circ}19'04''$  East, along the West line of said Lot L and along said East Right of Way line, 183.69 feet; thence North  $88^{\circ}37'55''$  East, 263.78 feet; thence South  $01^{\circ}22'24''$  East, 329.91 feet to a point on the South line of said Lot L; thence South  $88^{\circ}37'55''$  West, 264.10 feet to the southwest corner of said Lot L, said southwest corner being the northwest corner of Lot M of said subdivision of Sections 12 and 13, and to a point on said East Right of Way line of S.E. 51<sup>st</sup> Street; thence South  $01^{\circ}19'04''$  East, along the West line of said Lot M and along said East Right of Way line, 611.21 feet to a point on the northeasterly Right of Way line of State Road No. 20 (SE Hawthorne Road, 100' Right of Way); thence South  $47^{\circ}28'31''$  East, along said northeasterly Right of Way line, 72.69 feet to a point on the South line of said Lot M and to a point on the South line of said Section 12, Township 10 South, Range 20 East; thence North  $88^{\circ}43'00''$  East, along said South line of Lot M and along said South line of Section 12, a distance of 610.45 feet to the northwest corner of Lot 3 of said subdivision of Sections 12 and 13; thence South  $01^{\circ}42'34''$  East, along the West line of said Lot 3, a distance of 355.69 feet; thence North  $42^{\circ}31'46''$  East, 450.96 feet; thence South  $46^{\circ}54'15''$  East, 692.72 feet; thence North  $46^{\circ}10'23''$  East, 220.91 feet to the Point of Beginning.

Containing 36.06 Acres, more or less.



## Legal Description

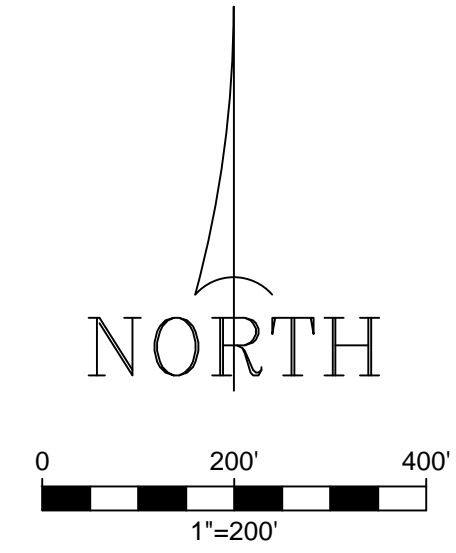
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### CON FLU Map Area

A portion of Section 12, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of Section 13, Township 10 South, Range 20 East, Alachua County, Florida and run thence South 00°40'21" East, along the East line of said Section 13, a distance of 23.34 feet to a point on the northwesterly Right of Way line of County Road S-329 B, said point lying on the arc of a curve, concave southeasterly, having a radius of 1942.86 feet; thence southwesterly along said Right of Way line and along the arc of said curve through a central angle of 12°45'46", an arc distance of 432.77 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 47°04'38" West, 431.88 feet; thence South 40°41'45" West, along said Right of Way line, 542.38 feet; thence North 43°49'37" West, 847.55 feet; thence North 35°45'05" West, 108.02 feet to a point on the North line of said Section 13 and to the southeast corner of Lot N of a subdivision of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida, as per plat recorded in Plat Book "A", page 93 of the Public Records of Alachua County, Florida; thence North 01°29'53" West, along the East line of said Lot N and along the East line of Lot K of said subdivision of Sections 12 and 13, a distance of 1061.73 feet to the Point of Beginning; thence North 67°36'08" West, 170.36 feet; thence South 75°03'02" West, 92.50 feet; thence North 60°11'11" West, 207.69 feet; thence South 64°44'09" West, 166.11 feet; thence South 26°31'51" West, 77.73 feet; thence South 75°39'23" West, 143.29 feet; thence South 85°16'19" West, 305.29 feet; thence North 62°00'49" West, 299.76 feet to a point on the West line of Lot L of said subdivision of Sections 12 and 13 and to a point on the East Right of Way line of S.E. 51<sup>st</sup> Street (50' Right of Way); thence North 01°19'04" West, along the West line of said Lot L, along the West line of Lot E of said subdivision of Sections 12 and 13 and along said East Right of Way line, 802.68 feet to the northwest corner of said Lot E; thence North 88°40'54" East, along the North line of said Lot E and along the North line of Lot F of said subdivision of Sections 12 and 13, a distance of 1314.64 feet to the northeast corner of said Lot F; thence South 01°29'53" East, along the East line of said Lots F and K, a distance of 916.90 feet to the Point of Beginning.

Containing 26.50 Acres, more or less.

[illegible]