

### **RESOLUTION Z-25-3**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE FROM R-1A (RESIDENTIAL, 1 TO 4 DWELLING UNITS/ACRE), AGRICULTURE (1 DWELLING UNIT PER 5 ACRES), BR (RETAIL SALES AND SERVICES), BH (HIGHWAY-ORIENTED BUSINESS SERVICES) AND MB (BUSINESS MARINE) TO C-1 (CONSERVATION), RE-1 (RESIDENTIAL, 1 DWELLING UNIT PER 2 ACRES TO 2 DWELLING UNITS/ACRE) AND R-1A (RESIDENTIAL, 1 TO 4 DWELLING UNITS/ACRE) WITH FUTURE LAND USE DESIGNATIONS OF CONSERVATION AND LOW DENSITY RESIDENTIAL (1 TO 4 DWELLING UNITS PER ACRE) ON APPROXIMATELY 82 ACRES LOCATED TO THE NORTHWEST OF THE SE HAWTHORNE RD./LAKESHORE DR. INTERSECTION ON TAX PARCEL NUMBERS 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 AND 16194-000-000, AS SUMMARIZED IN EXHIBITS A AND B*

WHEREAS, Zoning Application Z25-000004 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of April 16, 2025, and,

WHEREAS, Zoning Application Z25-000004 has been duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of August 12, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

SECTION 1: Zoning Application Z25-000004, a request by Clay Sweger of eda, inc., agent, for Gator Country, LLC and Bentley Properties Inc., owners, to rezone from R-1a (residential, 1 to 4 dwelling units/acre), Agriculture (1 dwelling unit per 5 acres), BR (retail sales and services), BH (highway-oriented business services) and MB (business marine) to C-

1 (conservation), RE-1 (residential, 1 dwelling unit per 2 acres to 2 dwelling units/acre) and R-1a (residential, 1 to 4 dwelling units/acre) with future land use designations of Conservation and Low Density Residential (1 to 4 dwelling units/acre) on approximately 82 acres located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection, on tax parcel numbers 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000, as summarized in Exhibits A and B in this resolution, is hereby approved with the following bases:

### **Bases**

1. The proposed rezoning will provide consistent implementation of the future land use designations that have been requested in the related land use amendment application, Z25-000003.
2. The proposed rezoning meets the standards as listed in **Section 402.77 of the Unified Land Development Code** for rezoning applications.
3. The proposed rezoning is consistent with **Policy 7.1.2 of the Future Land Use Element** of the Comprehensive Plan.
4. Staff have reviewed the Environmental Resource Assessment submitted as part of the rezoning application and determined that the proposed rezoning will be consistent with protection of natural resources, per **Policy 3.4.1 of the Conservation & Open Space Element** of the Comprehensive Plan.

5. The proposed rezoning remedies inconsistent land use and zoning on parcels 16185-000-000 and 16194-000-000.

SECTION 2: **EFFECTIVE DATE.** Zoning Application Z25-000004 is related to the Large-Scale Comprehensive Plan Amendment Application Z25-000003 and shall not take effect until that Comprehensive Plan Amendment becomes effective.

## Alachua County Zoning

- (C-1) Conservation
- (R-1A) Single Family Residential
- (RE-1) Residential-Estate
- (A) Agricultural
- (BA) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BR) Business, Retail Sales/Service
- (C-1) Conservation
- (MB) Business, Marine
- (R-1A) Single Family Residential
- (R-1C) Single Family Residential
- (RE-1) Residential-Estate
- Mixed Use (EAC)
- Mixed Use Med Density Res (EAC)
- Urban Cluster
- county

# EXHIBIT A

## SITE

# Zoning Map (proposed)



0.25

Miles

## Legal Description

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### R-1A Zoning Map Areas

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.

## Legal Description

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### RE-1 Zoning Map Areas

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°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, 472.49 feet to the Point of Beginning; thence continue North 43°49'37" West, 375.06 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; 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 South 01°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°37'55" East, 263.78 feet; thence South 01°22'24" East, 329.91 feet to a point on the South line of said Lot L; thence South 88°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°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°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°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°42'34" East, along the West line of said Lot 3, a distance of 355.69 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 to the Point of Beginning.

Containing 36.06 Acres, more or less.

## Legal Description

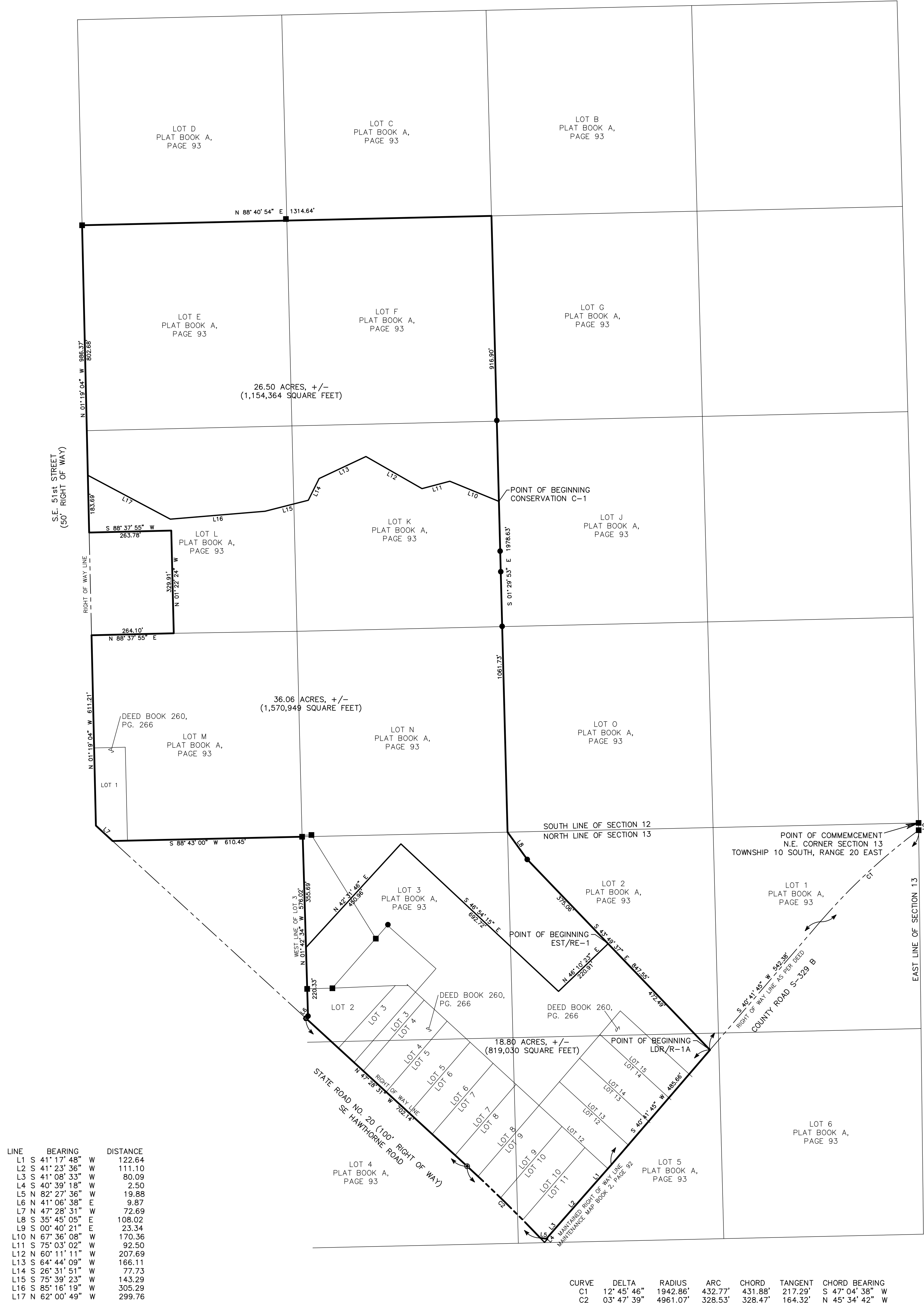
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### C-1 Zoning Map Areas

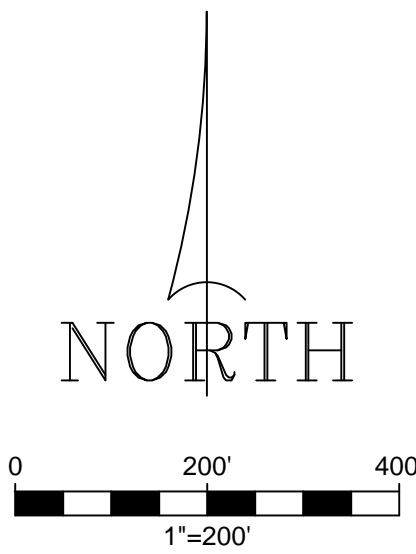
A portion of Section 12, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

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.



**SKETCH OF DESCRIPTIONS**  
IN A PORTION OF  
SECTIONS 12 & 13, TOWNSHIP 10 SOUTH, RANGE 20  
EAST, ALACHUA COUNTY, FLORIDA



Project No.		Sheet No.		Date		Comment	
2024-182		V-001					
Drawn		B.G.					
Check		B.G.					

eda consultants inc.  
705 S.W. 2nd Ave., Suite 300  
Gainesville, FL 32601  
TEL: 352.327.3544  
www.edaconsultants.com

3/13/2025

Survey Date

Drawing Completed

Revised

PREPARED FOR: 1

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3

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