

**RESOLUTION Z-25-05**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA 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.*

WHEREAS, Zoning Application Z25-0000016 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of August 20, 2025 and,

WHEREAS, Zoning Application Z25-000016 was duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of September 9, 2025;

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

Zoning Application Z25-000016, a request by Clay Sweger of eda, inc. 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.as summarized in Exhibit A in this resolution, is hereby 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.

DULY ADOPTED in regular session this 9<sup>th</sup> day in September, A.D., 2025.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_

Charles S. Chestnut, IV, Chair

ATTEST:

\_\_\_\_\_

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

\_\_\_\_\_

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

\_\_\_\_\_

Department of Growth Management

Authorized Designee

## EXHIBIT A

### Legal Description of Site

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.