

Application Z25-000024

Staff Contact:	Gerald Brewington
Staff Phone Number:	352-374-5249 ext. 2220
PC Hearing Date:	November 19, 2025
BoCC Hearing Date:	TBD
Requested Action	A request to rezone from R-1b (residential, 4-8 dwelling units per acre) district to R-1a (residential, 4-8 dwelling units per acre) district.
Property Owner:	Alachua Habitat for Humanity
Applicant/Agent:	Christopher Potts, LJA Engineering
Property Description	Parcel Numbers: 16134-051-074 Section/Township/Range: 11/10/20 Land Use: Low-Density Residential (1-4 du/acre) Zoning: R-1b Acreage: +/- 5.87
Previous Requests:	None
Violation History:	None
Staff Recommendation:	Staff recommends that the PC find the proposed rezoning consistent with the Alachua County Comprehensive plan and Unified Land Development Code and that they approve the request

Background

The subject parcel is owned by Alachua Habitat for Humanity and is intended to implement the next phase of the Celebration Oaks Subdivision. The future land use designation on the parcel (Low-Density Residential) permits a residential density of 1-4 dwelling units per acre (du/acre). The existing zoning district of R-1b, at 4-8 du/acre, does not appropriately implement this future land use designation. The applicant is requesting a zoning change to R-1a (1-4 du/acre) that will appropriately implement this land use designation.



Figure 1 - Aerial map of site

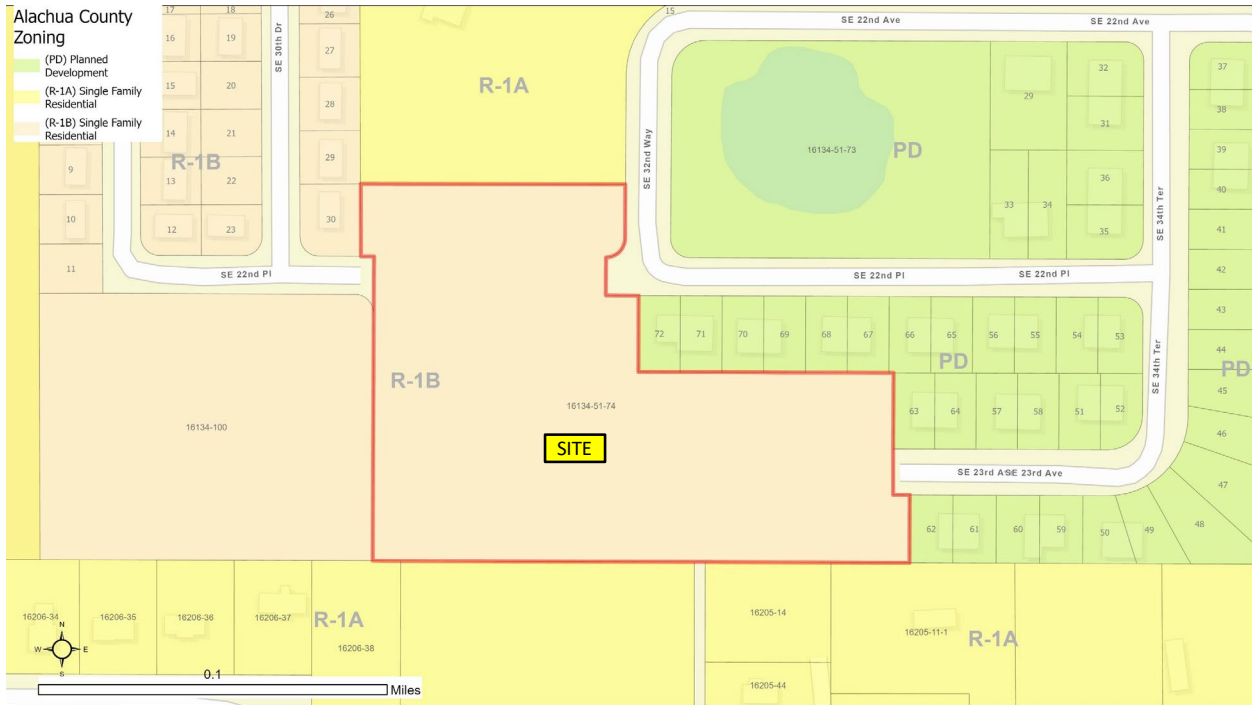


Figure 2 – Existing Zoning Map

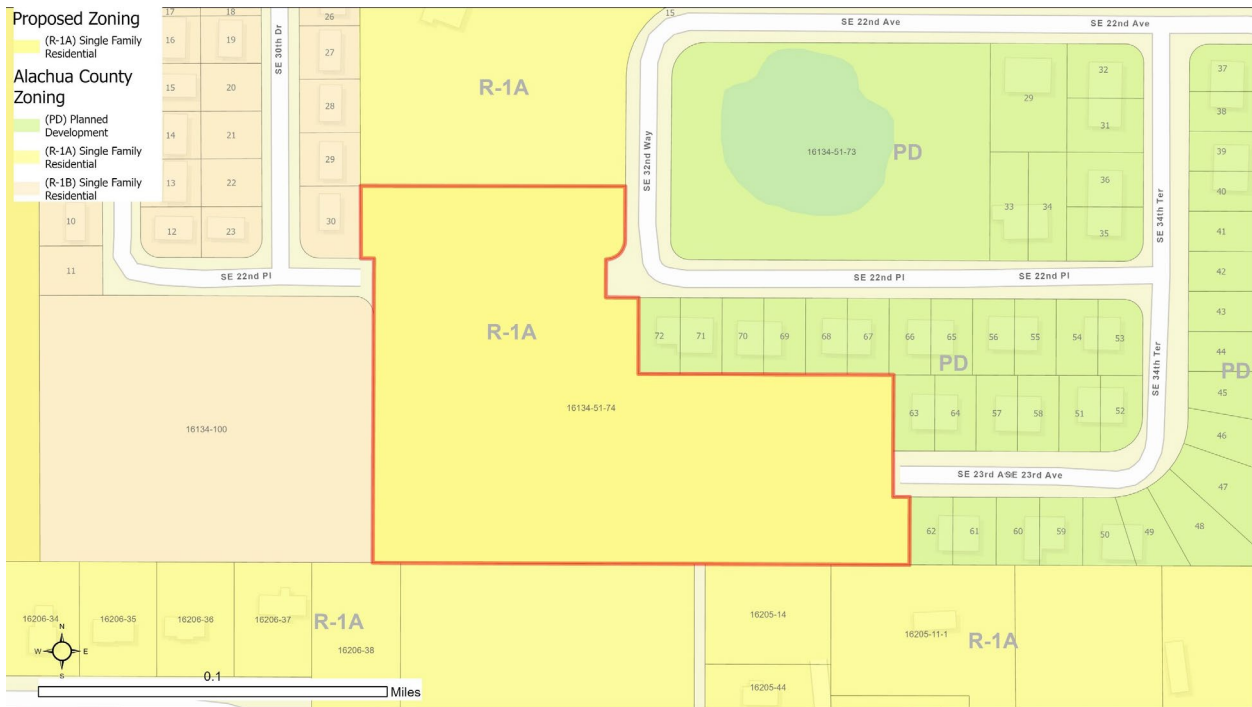


Figure 2 - Proposed Zoning Map

Site description

This application is a request to rezone from R-1b (residential, 4-8 dwelling units/acre) zoning district to R-1a (residential, 1-4 dwelling units/acre) district on a vacant parcel

approximately 5.87 acres located along SE 32nd Way. If approved, the R-1a district would allow for single family uses (such as a subdivision) with a density up to 4 dwelling units/acre. The parcel is surrounded by similar R-1a zoning or Residential planned developments (PD) that implement the Low-Density Residential land use designation.

Consistency with Comprehensive Plan

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.

Traffic

The site is located in the SE Urban Transportation Mobility District. All new development in Alachua County mitigates its impact on the County’s transportation network through payment of the Mobility Fee.

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 impacts to water and sewer levels of service resulting from this request. Any development on the site will be required to connect to municipal water and sewer services.

Drainage

Policy 1.2.4 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.

Emergency Services

Policy 1.2.5 (a) of the Capital Improvements Element states that the LOS guideline for fire services in the urban service area is 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.

All development will be required to meet these guidelines at the time of development plan approval.

Solid Waste

Policy 1.2.4 (b) 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 this request.

Schools

The proposed rezoning does not approve additional residential density on the parcel. Approval of R-1a zoning allows residential development under the existing Low-Density Residential land use designation. This request, if approved, will not negatively affect the level of service for public schools as identified in the Alachua County Comprehensive Plan.

Recreation

The proposed rezoning does not approve additional residential density on the parcel. Approval of R-1a zoning allows residential development under the existing Low-Density Residential land use designation. This request, if approved, will not negatively affect the level of service for recreational needs as identified in the Alachua County Comprehensive Plan.

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 proposed rezoning is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The proposed R-1a zoning district implements the Low Density Residential (1 to 4 dwelling units/acre) land use category.

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 site is located within the Urban Cluster and will be required to be served by centralized potable water and sanitary sewer systems. The rezoning will not negatively impact the traffic level of service. Consistent with the Transportation Mobility Element, the Board of County Commissioners has adopted a Mobility Fee to fund transportation improvements necessary to support development in the Urban Cluster. Any development on the subject property will mitigate its impact through payment of the Mobility Fee.

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

Existing development in the vicinity of the site consists of single-family residences in subdivisions with low density residential land use. The residential density allowed by the Low-Density residential land use designation is 1-4 dwelling units per acre. The proposed zoning of R-1a will fall within that range, similar to other developments in the area. Staff has not identified any environmental justice or redevelopment issues that would result from the proposed rezoning.

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 rezoning request, if approved, will implement the future land use designation of Low Density Residential (1 to 4 dwelling units/acre). Any proposed development will be required to meet this density range.

Unified Land Development Code (ULDC) Consistency

Sec. 402.77. - Review criteria and standards for rezoning applications.

When considering any application for rezoning, the standards and criteria listed below shall apply:

(a)Consistency.

The proposed rezoning to the R-1a district is consistent with the underlying land use category of Low Density Residential (1 to 4 dwelling units/acre).

(b)Compatibility.

The zoning pattern of the surrounding area is marked by either low density residential zoning districts (R-1a) or by residential planned developments with similar low densities.

(c)Development patterns.

The development pattern is marked by low density subdivisions. The residential density allowed by the Low-Density residential land use designation is 1-4 dwelling units per acre. The proposed zoning of R-1a will fall within that range, similar to other developments in the area.

(d)Suitability.

This vacant parcel, at a little over 5.87 acres, is well suited to accommodate low density residential uses. The rezoning would allow for a residential subdivision between 5 and 23 units, consistent with surrounding low density uses in the area. Access is available through interconnectivity points with adjoining subdivisions.

(e)Adequate public services.

This rezoning request is consistent with the adequate public facilities requirements of the ULDC.

(f)Access.

Primary access to the site is provided from access points in adjoining residential development. These are SE 23rd Avenue to the east and SE 22nd Place to the west.

(g)Public health, safety, and welfare.

Staff has not identified any public health, safety or welfare issues that would result from the approval of this rezoning request.

Staff Recommendation

Staff recommends that the Board of County Commissioners **approve** Z25-000024 with the following bases:

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 proposed rezoning is consistent with the goals, objectives, policies and adopted maps of the Comprehensive Plan. The proposed R-1a zoning district implements the Low Density Residential (1 to 4 dwelling units/acre) land use category.

- 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 site is located within the Urban Cluster and will be required to be served by centralized potable water and sanitary sewer systems. The rezoning will not negatively impact the traffic level of service. Consistent with the Transportation Mobility Element, the Board of County Commissioners has adopted a Mobility Fee to fund transportation improvements necessary to support development in the Urban Cluster. Any development on the subject property will mitigate its impacts through payment of the Mobility Fee.

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

Existing development in the vicinity of the site consists of single-family residences in subdivisions with low density residential land use. The residential density allowed by the Low-Density residential land use designation is 1-4 dwelling units per acre. The proposed zoning of R-1a will fall within that range, similar to other developments in the area. Staff has not identified any environmental justice or redevelopment issues that would result from the proposed rezoning.

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 rezoning request, if approved, will implement the future land use designation of Low Density Residential (1 to 4 dwelling units/acre). Any proposed development will be required to meet this density range.

2. Sec. 402.77. - Review criteria and standards for rezoning applications.

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(b)Compatibility.

The zoning pattern of the surrounding area is marked by either low density residential zoning districts (R-1a) or by residential planned developments with similar low densities.

(c)Development patterns.

The development pattern is marked by low density subdivisions. The residential density allowed by the Low-Density residential land use designation is 1-4 dwelling units per acre. The proposed zoning of R-1a will fall within that range, similar to other developments in the area.

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(f) Access.

Primary access to the site is provided from access points in adjoining residential development. These are SE 23rd Avenue to the east and SE 22nd Place to the west.

(g) Public health, safety, and welfare.

Staff has not identified any public health, safety or welfare issues that would result from the approval of this rezoning request.

Staff and Agency Comments

Department of Environmental Protection

No comment

Department of Public Works

No comment

Transportation

No comment