



Department of Growth Management Staff Report

Application Z25-000025

Staff Contact:	Gerald Brewington
Staff Phone Number:	352-374-5249 ext. 2220
BoCC Hearing Date:	December 9, 2025
Requested Action	A request for a minor PD (Planned Development) amendment to remove minimum lot dimension standards from those areas in Section 'B' of the zoning master plan
Property Owner:	Shiftforward, Inc. and 13327 West Newberry Road LLC
Applicant/Agent:	Ryan Thompson, NV5
Property Description	Parcel Numbers: 04333-002-000 and 04333-002-001 Section/Township/Range: 02/10/18 Land Use: Commercial and Low-Density Residential Zoning: PD Acreage: +/- 3.0
Previous Requests:	Numerous requests related to the present PD. The most recent request was a PD amendment in 2018 (ZOM-03-18).
Violation History:	None
Staff Recommendation:	Staff recommends that the Board find the proposed minor PD amendment consistent with the Alachua County Comprehensive plan and Unified Land Development Code and that they adopt the resolution approving the request

Background

The subject parcels are located on the south side of Newberry Road east of the Jonesville Activity center. The parcel was historically the site of the 'Rose Peddler' flower store which operated on the site for many years. As a result of this use, a portion of the property (approximately one acre) nearest Newberry Road has a Commercial land use designation. The residual of the property is designated Low-Density Residential (1-4 dwelling units per acre) consistent with surrounding residential uses. Various proposals have been brought before the Commission for developing the property with the most recent (in 2018) resulting in the present PD (Planned Development) district that allows for commercial development near Newberry Road with the residual (2 acres) supporting up to 8 residential units (ZOM-03-18). The PD application materials submitted at that time included a PD zoning master plan (ZMP) with development standards for both the commercial and residential portions of the PD. The residential portion (labeled 'B' on the ZMP) provided for a minimum lot size of 10,000 square feet and a minimum width of 80 feet. These standards, offered by the applicant, were not required by the Alachua County Unified Land Development Code (ULDC) or by County staff but were offered by the applicant and accepted as art of the PD approval. The present owners are seeking a minor amendment to the PD to remove these minimum lot size standards, which are not found elsewhere in the ULDC for residential development.



Figure 1 - Aerial map of site



Figure 2 – Existing Zoning Map

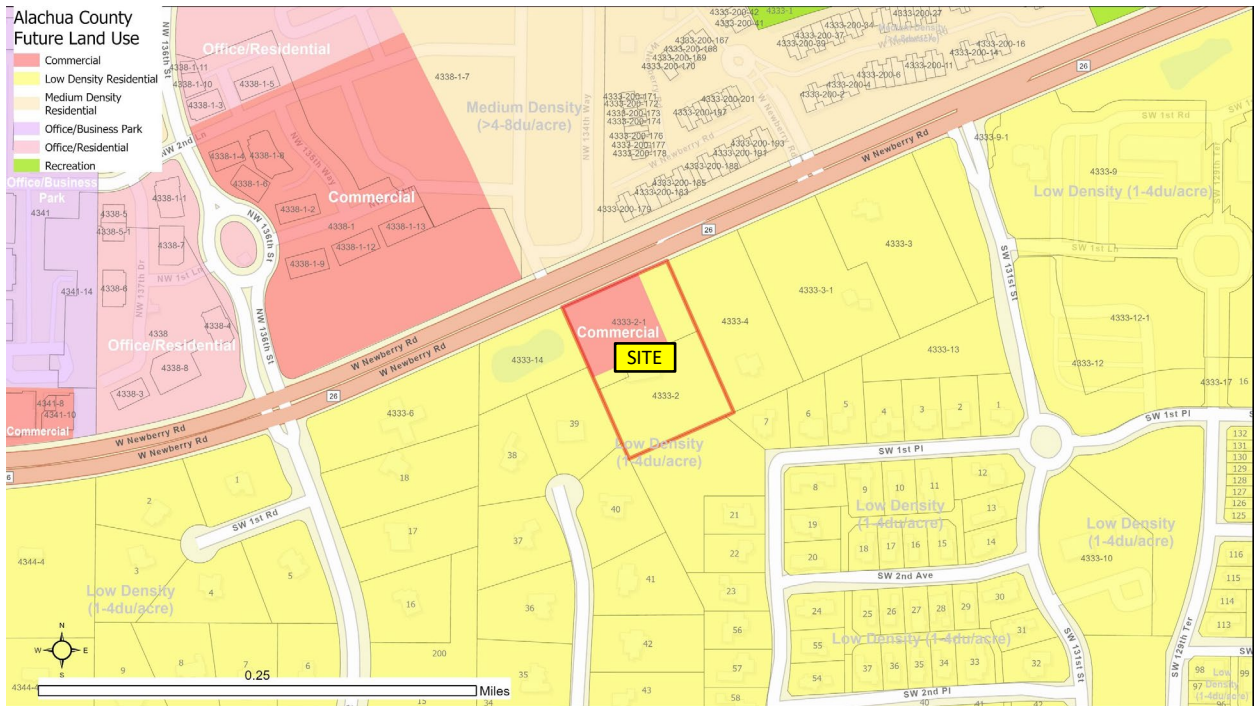


Figure 2 – Existing Land Use Map

Site description

This site is located along Newberry Road on the south side. As previously noted, the site has a split Commercial/Low-Density Residential land use designation. The surrounding land use on three sides (Newberry Road borders the north) is Low-Density Residential. Of the 6 parcels that directly border this property, 2 are retention areas or common open space (04333-010-000 and 04333-014-000). The remainder are in The Jockey Club Subdivision (04333-005-039 and 04333-005-040), Town of Tioga PD (04333-010-007) or on an adjoining single-family parcel to the east (04333-004-000).

Application Request

The PD Zoning Master Plan (ZMP) was approved by the BoCC in 2018 (ZOM-03-18):

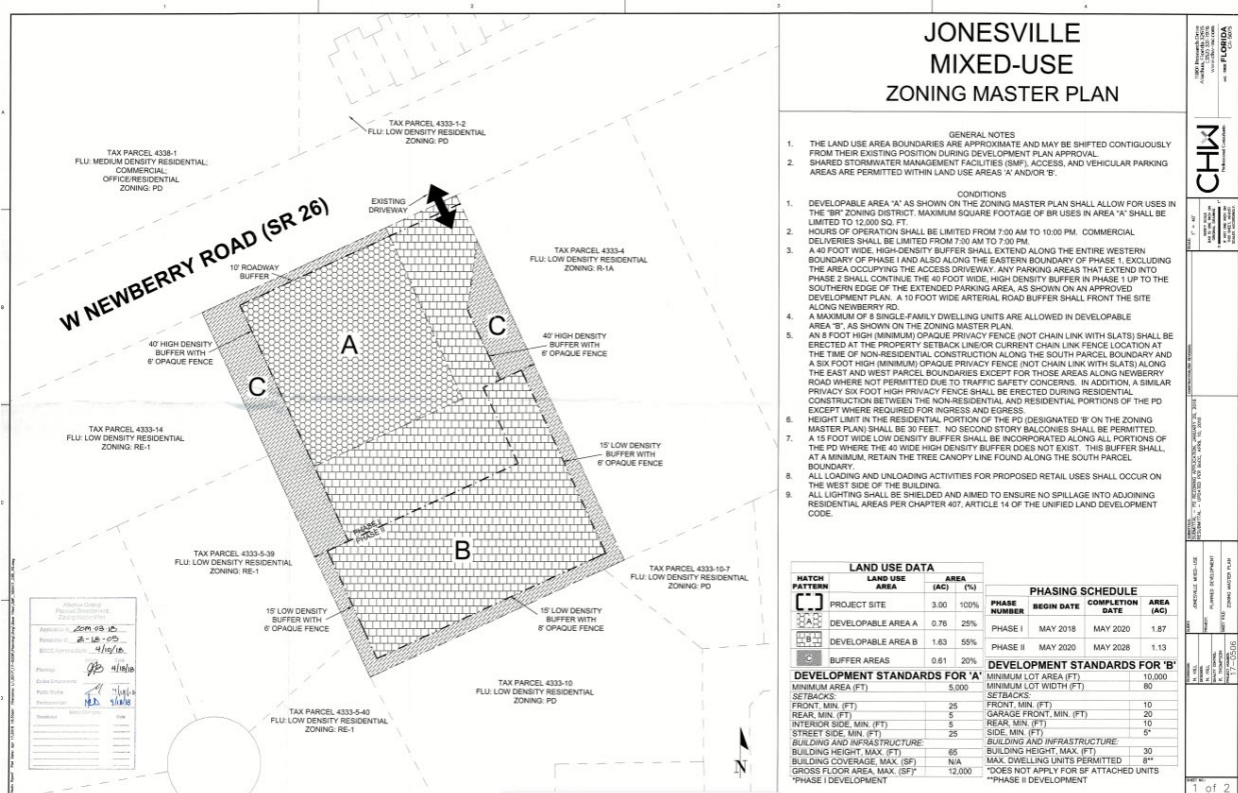


Figure 4: ZOM-03-18 Zoning Master Plan

The development standards found on the ZMP were offered by the applicant and were approved as part of the PD request. These include minimum lot size standards for the residential portions of the PD:

LAND USE DATA				PHASING SCHEDULE			
HATCH PATTERN	LAND USE AREA	AREA		PHASE NUMBER	BEGIN DATE	COMPLETION DATE	AREA (AC)
		(AC)	(%)				
[Dashed Box]	PROJECT SITE	3.00	100%	PHASE I	MAY 2018	MAY 2020	1.87
[Pattern A]	DEVELOPABLE AREA A	0.76	25%	PHASE II	MAY 2020	MAY 2028	1.13
[Pattern B]	DEVELOPABLE AREA B	1.63	55%	DEVELOPMENT STANDARDS FOR 'B'			
[Pattern C]	BUFFER AREAS	0.61	20%	DEVELOPMENT STANDARDS FOR 'A'			
MINIMUM AREA (FT)		5,000		MINIMUM LOT AREA (FT)		10,000	
SETBACKS:				MINIMUM LOT WIDTH (FT)		80	
FRONT, MIN. (FT)		25		SETBACKS:			
REAR, MIN. (FT)		5		FRONT, MIN. (FT)		10	
INTERIOR SIDE, MIN. (FT)		5		GARAGE FRONT, MIN. (FT)		20	
STREET SIDE, MIN. (FT)		25		REAR, MIN. (FT)		10	
				SIDE, MIN. (FT)		5*	

Figure 5: Residential Development Standards with Minimum Lot Size Highlighted

The applicant for the minor amendment seeks to remove these standards. It should be noted that the maximum number of permitted units remains unaltered at 8. In addition, Alachua County does not impose minimum lot size standards on any other zoning district within the urban cluster. Therefore, the removal of the provision for minimum lot sizes is consistent with other residential development in the cluster.

Consistency with the 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 SW 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 request does not allow additional residential units. 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 request does not allow additional residential units. This request, if approved, will not negatively affect the level of service for recreational needs as identified in the Alachua County Comprehensive Plan.

Unified Land Development Code (ULDC) Consistency

Sec. 402.89(a) of the Unified Land Development Code states:

An amendment to an existing planned development shall be considered minor where it will not cause an expansion to the existing use or additional impacts to surrounding properties, natural resources, or public infrastructure. A minor amendment to an existing planned development shall not require a Planning Commission public hearing and shall only require one (1) public hearing with the BOCC.

The application does not request an expansion of the existing use or additional impacts to surrounding properties, natural resources or public infrastructure. The request will eliminate the proposed minimum lot sizes adopted in 2018 with the previous PD approval.

Sec. 402.77 of the Unified Land Development Code provides criteria and standards for rezoning applications. While not a rezoning, the minor PD amendment is a zoning action and subject to the following criteria and standards.

(a)*Consistency.* The proposed minor amendment is consistent with the Comprehensive Plan, the Unified Land Development Code and the previously approved conditions for the Planned Development (ZOM-03-18). The only proposed change (minimum lot size) does not impact the scope of development (which remains at 8 units) or the use permitted within the PD.

(b)*Compatibility.* The existing residential PD has been compatible with surrounding low density residential use. The PD only permits single-family residential housing (attached or detached) on individual platted lots. This minor amendment does not change any of the uses, maximum number of units or size of the previously approved PD.

(c)*Development patterns.* Development patterns of this area are marked by subdivisions to the west, south and east of the PD including the Jockey Club and Town of Tioga. The proposed minor amendment for similar unit types to what already exists in surrounding residential development (single-family residential).

(d)*Suitability.* The site is suitable for residential development similar to surrounding residential properties.

(e)*Adequate public services.* Per the Level of Service (LOS) standards found in the Plan, staff analysis has shown that LOS standards would not be compromised by this request. The site is located within the Urban Cluster and is served by central water and sewer lines. This application does not authorize any additional residential units as part of this request.

(f)*Access.* Access to this site occurs from Newberry Road, a four-lane arterial.

(g)*Public health, safety, and welfare.* The planned development as conditioned will not create adverse impacts to public health, safety or welfare. The removal of minimum lot

sizes does not impact public health or safety. No expansion of the use, either in the number of units or area has been proposed.

Staff Recommendation

Staff recommends that the Board of County Commissioners **approve** Z25-000025 with the following conditions and bases:

Conditions

1. Developable area "A" as shown on the Zoning Master Plan shall allow for uses in the "BR" zoning district. Maximum square footage of BR uses in area "A" shall be limited to 12,000 sq. ft.
2. Hours of operation shall be limited from 7:00 AM to 10:00 PM. Commercial deliveries shall be limited from 7:00 AM to 7:00 PM
3. A 40 foot wide, high-density buffer shall extend along the entire western boundary of Phase I and also along the eastern boundary of Phase 1, excluding the area occupying the access driveway. Any parking areas that extend into Phase 2 shall continue the 40 foot wide, high density buffer in Phase 1 up to the southern edge of the extended parking area, as shown on an approved development plan. A 10 foot wide arterial road buffer shall front the site along Newberry Rd.
4. A maximum of 8 single-family dwelling units are allowed in developable area "B", as shown on the Zoning Master Plan.
5. An 8 foot high (minimum) opaque privacy fence (not chain link with slats) shall be erected at the property setback line/or current chain link fence location at the time of non-residential construction along the south parcel boundary and a six foot high (minimum) opaque privacy fence (not chain link with slats) along the east and west parcel boundaries except for those areas along Newberry Road where not permitted due to traffic safety concerns. In addition, a similar privacy six foot high privacy fence shall be erected during residential construction between the non-residential and residential portions of the PD except where required for ingress and egress.
6. Height limit in the residential portion of the PD (designated 'B' on the zoning master plan) shall be 30 feet. No second story balconies shall be permitted.
7. A 15 foot wide low density buffer shall be incorporated along all portions of the PD where the 40 wide high density buffer does not exist. This buffer shall, at a minimum, retain the tree canopy line found along the south parcel boundary.
8. All loading and unloading activities for proposed retail uses shall occur on the west side of the building.

9. All lighting shall be shielded and aimed to ensure no spillage into adjoining residential areas per Chapter 407, Article 14 of the Unified Land Development Code.

Bases

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Staff and Agency Comments

Department of Environmental Protection

No comment

Department of Public Works

No comment

Transportation

No comment