



Agenda Item Summary

File #: 26-00034

Agenda Date: 1/13/2026

Agenda Item Name:

Z25-000024 – A request to rezone 5.87 acres from R-1b (4-8 units/acre) to R-1a district (1-4 units/acre) adjacent to Greentree Village and Celebration Oaks Phase 1

Presenter:

Gerald Brewington – (352) 374-5249

Description:

A request by LJA, agent, for Alachua Habitat for Humanity Inc., owner, to rezone approximately 5.87 acres from R-1b (Single-Family Residential) district to R-1a (Single-Family Residential) district. The land has a land use designation of Low Density Residential (1-4 dwelling units per acre) and is located on Parcel 16134-051-074.

Recommended Action:

Staff recommends that the Board adopt Resolution Z-25-10 approving the requested zoning change.

Prior Board Motions:

None

Fiscal Note:

There will be no fiscal impacts if the requested zoning change is approved

Strategic Guide:

Housing

Background:

The applicant wishes to develop the next phase of the Celebration Oaks Subdivision. The parcel has a Low-Density Residential land use (1-4 dwelling units per acre). The existing R-1b zoning (4-8 du/acre) does not implement this land use. The requested zoning change will bring the land use and zoning into compliance.