

RESOLUTION Z-25-10

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE APPROXIMATELY 5.87 ACRES FROM R-1B (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-1A (SINGLE-FAMILY RESIDENTIAL) DISTRICT LOCATED ON PARCEL 16134-051-074.

WHEREAS, Zoning Application Z25-000024 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of November 19, 2025 and

WHEREAS, Zoning Application Z25-000024 was duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of January 13, 2026;

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

Zoning Application Z25-000024, 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, as summarized in Exhibit A in this resolution, is hereby approved 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.

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.

DULY ADOPTED in regular session this 13th day in January, A.D., 2026.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

Ken Cornell, 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

That part of the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, more particularly described as:

Commence at the Southwest corner of Section 11, Township 10 South, Range 20 East, Alachua County, Florida; thence run South 89°37'01" East, along the South line of said Section, a distance of 40.00 feet to a point on the East right-of-way line of S.R. No. S329-A (an 80 foot right-of-way) and the Point of Beginning; thence run North 00°01'09" East, along said East right-of-way line, a distance of 945.03 feet to a point on the South right-of-way line of S.E. 21st Avenue (a 60 foot right-of-way); thence run South 89°36'51" East, along said South right-of-way line, a distance of 2,588.27 feet to a point on the West right-of-way line of S.E. 35th Street (an 80 foot right-of-way); thence run South 00°34'53" West, along said West right-of-way line, a distance of 944.89 feet to a point on the South line of Section 11, Township 10 South, Range 20 East; thence run North 89°37'01" West, along said South section line a distance of 2579.00 feet to the Point of Beginning; and containing 56.047 acres more or less.

LESS

That part of the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, more particularly described as:

Commence at the Southwest corner of the said Southwest quarter (SW 1/4) of Section 11 at a point on the centerline of State Road No. S-329-A (Kincaid Road, an 80 foot right-of-way); thence run South 89°37'01" East, a distance of 40.00 feet to a point on the right-of-way of the said State Road No. S-329-A; thence run North 00°01'09" East, a distance of 945.03 feet to a point on the Southerly right-of-way of Southeast 21st Avenue (a 60 foot right-of-way); thence run South 89°36'51" East a distance of 1348.95 feet to the Point of Beginning; continue South 89°36'51" East a distance of 429.32 feet; thence run South 00°34'53" East, a distance of 180.05 feet; thence run North 89°37'01" West, a distance of 49.25 feet; thence run South 00°34'53" East, a distance of 270.00 feet; thence run North 89°37'01" West, a distance of 375.00 feet; thence run North 01°13'34" West, a distance of 450.35 feet to the aforementioned Point of Beginning; containing 4.102 Acres more or less.

AND LESS

That part of the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, more particularly described as:

Commence at the Southwest corner of Section 11, Township 10 South, Range 20 East, Alachua County, Florida; thence run South 89 degrees 37' 01" East, along the South line of said Section, a distance of 2137.34 feet to the Point of Beginning; thence run North 00 degrees 22' 59" East a distance of 90.00 feet; thence run North 89 degrees 37' 01" West, a distance of 22.01 feet; thence run North 00 degrees 22' 59" East, a distance of 160.00 feet; thence run North 89 degrees 37' 01" West, a distance of 335.99 feet; thence run North 00 degrees 22' 59" East, a distance of 100.00 feet; thence run North 89°37'01" West a distance of 43.12 feet; thence run North 00°22'59" East, a distance of 50.00 feet to the P.C. of a curve; thence run Northeasterly along said curve being concave to the Northwest and having a radius of 25.00 feet, a central angle of 89°48'06" an arc distance of 39.18 feet and a chord bearing and distance of North 45°28'56" East, 35.29 feet; thence run North 00°34'53" East, a distance of 215.34 feet to the P.C. of a curve; thence run Northeasterly along said curve being concave to the Southeast and having a radius of 105.00 feet, a central angle of 57°55'50", an arc length of 106.16 feet and a chord bearing and distance of North 29°32'48" East, 101.70 feet; thence run North 00°34'53" East, a distance of 215.87 feet to a point on the South right-of-way line of S.E. 21st Avenue (a 60.00 foot right-of-way); thence run South 89°36'51" East, along said South right-of-way a distance of 810.00 feet to a point on the West right-of-way of S.E. 35th Street (an 80 foot right-of-way); thence run South 00°34'53" West, along said right-of-way, a distance of 944.89 feet to a point on the South line of Section 11, Township 10 South, Range 20 East; thence run North 89°37'01" West, along the South line of said section, a distance of 481.66 feet to the P.O.B.; containing 16.27 acres more or less.

ALSO LESS:

A parcel of land situated in the Southwest Quarter (SW 1/4) of Section 11, Township 10 South, Range 20 East, Alachua County, Florida, being more particularly described as follows: For a point of reference, commence at a railroad spike marking the Southwest corner of said Section 11 and run South 89 degrees, 37 minutes, 01 seconds East along the South line of said Section 11, a distance of 39.75 feet to a found 3/4 inch iron pipe on the East right of way line of State Road No. S-329-A (Kincaid Road - an 80 foot right of way) and the Point of Beginning; thence run North 00 degrees, 02 minutes, 33 seconds East along said East right of way line, a distance of 475.96 feet to a rebar and cap (P.L.S. 4788); thence run South 89 degrees, 37 minutes, 20 seconds East, a distance of 469.00 feet to a rebar and cap (P.L.S. 4788); thence run South 00 degrees, 02 minutes, 33 seconds West, a distance of 476.01 feet to a rebar and cap (P.L.S. 4788) on the South line of said Section 11; thence run North 89 degrees, 37 minutes, 01 seconds West along said South line, a distance of 469.00 feet to the point of beginning.

AND LESS

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 11 AND RUN SOUTH 89 DEG. 37 MIN. 01 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 39.75 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. S-329-A (KINCAID ROAD - AN 80 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 00 DEG. 02 MIN. 33 SEC. EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 475.96 FEET TO A REBAR AND CAP (P.L.S. 4788) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 02 MIN. 33 SEC. EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 469.00 FEET TO A CONCRETE MONUMENT (P.L.S. 1772) AT THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 21ST AVENUE (A 60 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89 DEG. 37 MIN. 20 SEC. EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.00 FEET TO A REBAR AND CAP (P.L.S. 4788); THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 00 DEG. 02 MIN. 33 SEC. WEST, A DISTANCE OF 469.00 FEET TO A REBAR AND CAP (P.L.S. 4788); THENCE RUN NORTH 89 DEG. 37 MIN. 20 SEC. WEST, A DISTANCE OF 469.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 11 AND RUN SOUTH 89 DEGREES, 37 MINUTES, 01 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 39.75 FEET TO A FOUND 3/4 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. S-329-A (KINCAID ROAD - AN 80 FOOT RIGHT-OF-WAY); THENCE CONTINUE SOUTH 89 DEGREES, 37 MINUTES, 01 SECONDS EAST, ON SAID SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 469.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF SAID SECTION 11, RUN NORTH 00 DEGREES, 02 MINUTES, 33 SECONDS EAST, A DISTANCE OF 945.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. 21ST AVENUE (A 60 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89 DEGREES, 36 MINUTES, 51 SECONDS EAST, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.15 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00 DEGREES, 02 MINUTES, 33 SECONDS WEST, A DISTANCE OF 944.99 FEET TO THE FOREMENTIONED SOUTH LINE OF SAID SECTION 11; THENCE RUN NORTH 89 DEGREES, 37 MINUTES, 01 SECONDS WEST, ON SAID SOUTH LINE, A DISTANCE OF 482.15 FEET TO THE POINT OF BEGINNING. CONTAINING 10.46 ACRES OF LAND MORE OR LESS.