



Department of Growth Management Staff Report

Application Z25-000028

Staff Contact: Mehdi Benkhatar, AICP, Planner III

Staff Phone Number: 352-374-5261

PC Hearing Date: January 21, 2026

BoCC Hearing Date: TBD

Requested Action A request to rezone from RE-1 (residential, 1 dwelling unit per 2 acres to 2 dwelling units per acre) district to R-1a (residential, 1-4 dwelling units per acre) district.

Property Owner: Entrust Gulf Coast, LLC

Applicant/Agent: Eric Taylor

Property Description Parcel Numbers: 04412-013-005
Section/Township/Range: 10/10/18
Land Use: Low-Density Residential (1-4 du/acre)
Zoning: RE-1
Acreage: +/- 5.01

Previous Requests: None

Violation History: None

Staff Recommendation: Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** Z25-000028, with the bases as noted in the staff report.

Background

This application is a request to rezone from RE-1 (residential, 1 dwelling unit per 2 acres to 2 dwelling units/acre) zoning district to R-1a (residential, 1-4 dwelling units/acre) district on a vacant parcel approximately 5.01 acres located along SW 143rd St. 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 request has been sought by the applicant to increase the allowable number of units while maintaining consistency with the future land use designation of Low Density Residential (1 to 4 dwelling units/acre).



Figure 1 - Aerial map of site



Figure 2- Future Land Use Map

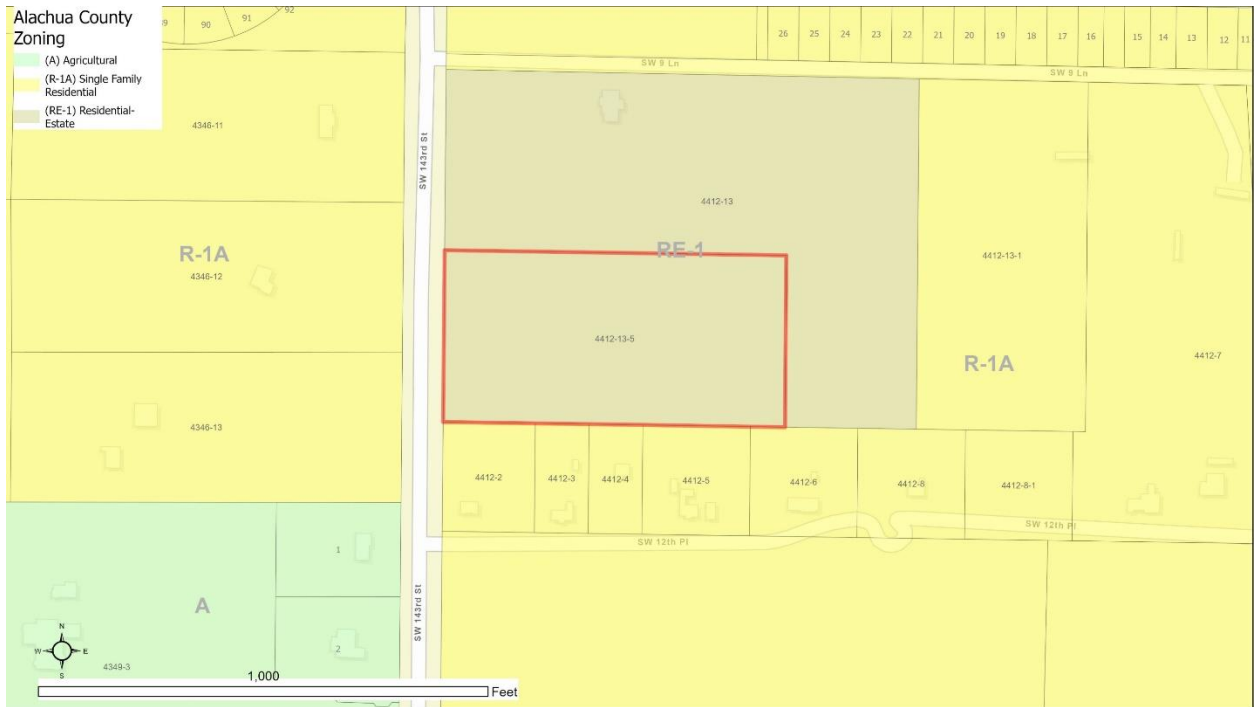


Figure 3 – Existing Zoning Map

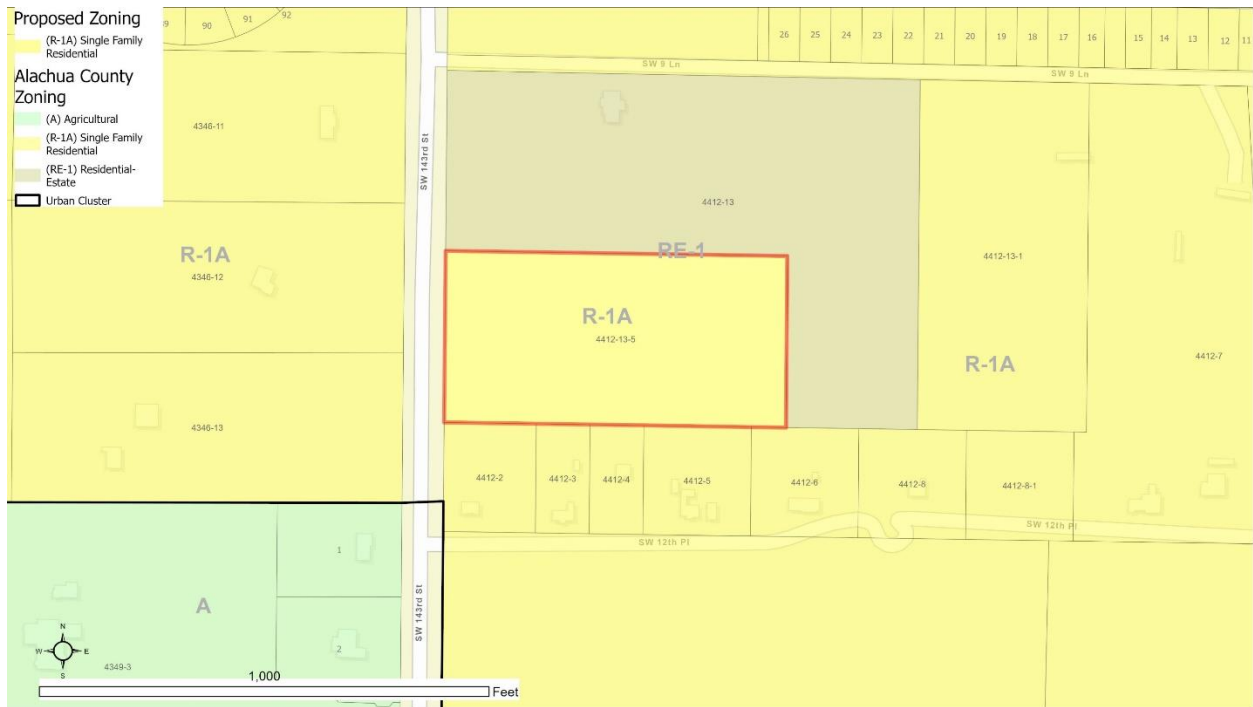


Figure 4 - Proposed Zoning Map

Site Description

The site is located within the Urban Cluster on SW 143rd St., approximately ¼ mile south of its intersection with SW 8th Ave., in the southwestern portion of Alachua County. The subject parcel does not contain wetlands, flood zone or lie within a strategic ecosystem. The topography of the parcel is generally flat. It is surrounded by parcels with a similar future land use designation of Low Density Residential (1 to 4 dwelling units/acre). Surrounding parcels predominately have R-1a zoning, with the exception of the parcel immediately adjacent to the site (parcel 04412-013-000) which has RE-1 zoning.

Existing development patterns immediately adjacent to the site consist of single family residential lots up to 1 acre to the south, larger (5 acre) single family lots belonging to the Fletcher Brothers Farms subdivision to the west, and a 9 acre parcel with a single family residence to the north and east.

Nearby developments include the southern portion of the Laureate Village TND (located across SW 143rd St.) and Tara Estates (located to the northeast, with access from SW 8th Ave.). These developments have single-family detached lots developed at 1-4 dwelling units per acre. Further east is the Town of Tioga Planned Development, and the future Tioga south development lies to the south and east. To the southwest of the site is the boundary of the

Urban Cluster, with Rural/Ag land uses and Agricultural zoning further south on SW 143rd St.

The site does not contain any wetlands, flood zones nor is it located within a Strategic Ecosystem. The topography of the site does not have any steep sloping areas. The site is identified as “high vulnerability” on the Floridian Aquifer High Recharge Area map.

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 Southwest 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 Cluster is as follows:

- In the Urban Cluster, initial unit response LOS guideline is within 6 minutes travel time for 80% of all emergency responses within a 12 month period.
- 100% of development shall provide water supply served by hydrants.

All development would be required to meet these standards 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 would allow additional residential density on the parcel. Approval of R-1a zoning allows residential development under the existing Low-Density Residential land use designation (1 to 4 units/acre). At maximum allowable density, this would be 20 units. The applicant provided a student generation calculation form based on this amount:

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	20	units X 0.12 Elementary School Multiplier	2.8	Student Stations
MIDDLE	20	units X 0.06 Middle School Multiplier	1.2	Student Stations
HIGH	20	units X 0.09 High School Multiplier	1.6	Student Stations

Figure 5: Student Generation

The student generation would be 3 additional elementary students, 2 middle school students and 2 high school students. The most recent data from the School Board of Alachua County indicate that there is adequate capacity in each of the school concurrency service areas.

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 would allow additional residential density on the parcel. Approval of R-1a zoning allows residential development under the existing Low-Density Residential land use designation (1 to 4 units/acre). At maximum allowable density, this would be 20 units. 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 and subdivisions with low density residential land uses. 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 this 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 entirely low density residential (1 to 4 dwelling units/acre). The proposed rezoning to R-1a would have similar density and be compatible with existing development.

(c)Development patterns.

The development pattern is marked by single family residential on larger lots and subdivisions with smaller lots to the north (within the Urban Cluster). Low density residential uses are found along SW 143rd St. between the Jonesville Activity Center to the north and the boundary of the Urban Cluster to the south.

(d) Suitability.

This vacant parcel, at five acres, is well suited to accommodate low density residential uses. The rezoning would allow for a residential subdivision between 5 and 20 units, consistent with surrounding low density uses in the area. Access is available from SW 143rd St.

(e) Adequate public services.

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

(f) Access.

Access to the site is provided from SW 143rd St. As the maximum number of units that would be possible on this site is under 25, future development would not need to have a secondary access point.

(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 Planning Commission recommend that the Board of County Commissioners **approve** Z25-000028 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 within 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 approximately 5 acres, is well suited to accommodate low density residential uses. The rezoning would allow for a residential subdivision between 5 and 20 units, consistent with surrounding low density uses in the area. Access is available from the County maintained road, SW 143rd St.

(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 SW 143rd St., a County maintained road.

(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.

3. Table 403.07.1 of the Unified Land Development Code identifies the R-1a zoning district as having a density range of 1 to 4 dwelling units/acre. This district implements the Low Density Residential future land use category (1 to 4 dwelling units/acre).

4. Alachua County Environmental Protection Department has reviewed the Environmental Resource assessment submitted with the rezoning application. Staff have determined that the requested rezoning is consistent with protection of natural resources, pursuant to **Policy 3.4.1 of the Conservation and Open Space Element.**

Staff and Agency Comments

Department of Environmental Protection

No comment

Department of Public Works

No comment

Transportation

No comment