

**RESOLUTION Z-26-1**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, TO REZONE FROM THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT RE-1 TO THE SINGLE FAMILY RESIDENTIAL ZONING DISTRICT R-1A WITH A FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (1 TO 4 DWELLING UNITS/ACRE) ON TAX PARCEL NUMBER 04412-013-005, ON APPROXIMATELY 5.01 ACRES LOCATED ON SW 143RD ST., APPROXIMATELY 1/4 MILE SOUTH OF SW 8TH AVE.*

WHEREAS, Zoning Application Z25-000028, a request to rezone from the RE-1 zoning district to the R-1A zoning district, has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of January 21, 2026 and;

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of February 24, 2026;

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

Zoning Application Z25-000028, a request by Eric Taylor, agent, for Entrust Gulf Coast, LLC, to rezone from the RE-1 zoning district to the R-1A zoning district, located on SW 143rd St., approximately 1/4 mile south of SW 8th Ave. on Tax Parcel Number 04412-013-005, as summarized in the attached exhibit, 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 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 143<sup>rd</sup> 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 143<sup>rd</sup> 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.**

DULY ADOPTED in regular session this 24<sup>th</sup> day in February, 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

### Legal Description – Tax Parcel # 04412-013-005

COM NW COR FRAC SEC INSIDE GRT S 450 FT E 978 FT S 672.76 FT W 287 FT POB W  
661 FT N 330 FT E 661 FT S 330 FT POB OR 3417/0748