



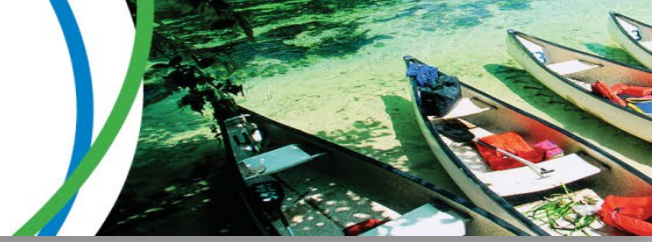
Z25-000028

Taylor Rezoning

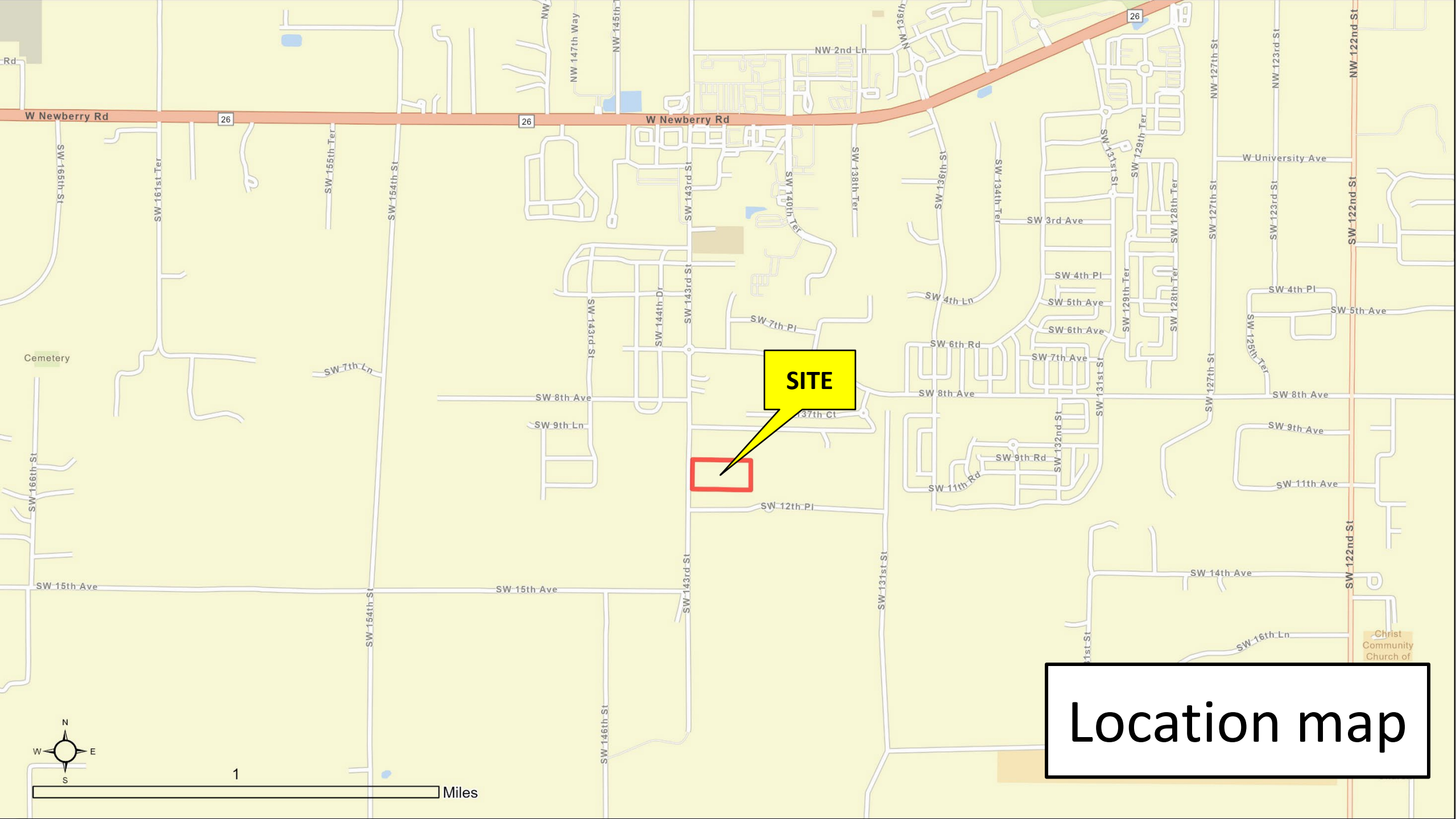
Mehdi Benkhatar, Planner III
Alachua County
Growth Management



Background



- The application is to rezone parcel 04412-013-005 from RE-1 (single-family residential, 0.5 to 2 units/acre) to R-1a (single-family residential, 1 to 4 units/acre).
- If approved, a residential development of up to 20 units would be allowed.

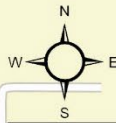


W Newberry Rd

Cemetery

SITE

Location map



1

Miles

Christ Community Church of

26

26

26

SW-165th-St

SW-161st-Ter

SW-155th-Ter

SW-154th-St

NW-147th-Way

NW-145th-Ter

NW-2nd-Ln

NW-136th-Ter

SW-143rd-St

SW-L-40th-Ter

SW-138th-Ter

SW-136th-St

SW-134th-Ter

SW-3rd-Ave

IS-1st-Pl-MS

SW-729th-Ter

NW-127th-St

NW-123rd-St

NW-122nd-St

W-University-Ave

SW-123rd-St

SW-122nd-St

SW-4th-Pl

SW-5th-Ave

SW-144th-Dr

SW-143rd-St

SW-7th-Pl

SW-4th-Ln

SW-4th-Pl

SW-5th-Ave

SW-6th-Ave

SW-129th-Ter

SW-128th-Ter

SW-125th-Ter

SW-8th-Ave

SW-8th-Ave

SW-9th-Ln

SW-137th-Ct

SW-6th-Rd

SW-8th-Ave

SW-7th-Ave

SW-131st-St

SW-127th-St

SW-9th-Ave

SW-9th-Rd

SW-132nd-St

SW-11th-Ave

SW-11th-Rd

SW-12th-Pl

SW-143rd-St

SW-131st-St

SW-15th-Ave

SW-15th-Ave

SW-154th-St

SW-14th-Ave

SW-122nd-St

SW-146th-St

1st-St

SW-16th-Ln

Laureate Village TND

Tara Estates

4346-11

4412-13

4412-13-1

4346-12

SITE

4412-7

4346-13

SW 143rd St.

4412-2

4412-3

4412-4

4412-5

4412-6

4412-8

4412-8-1



4349-3

1,000

Feet

Aerial image

Alachua County Future Land Use

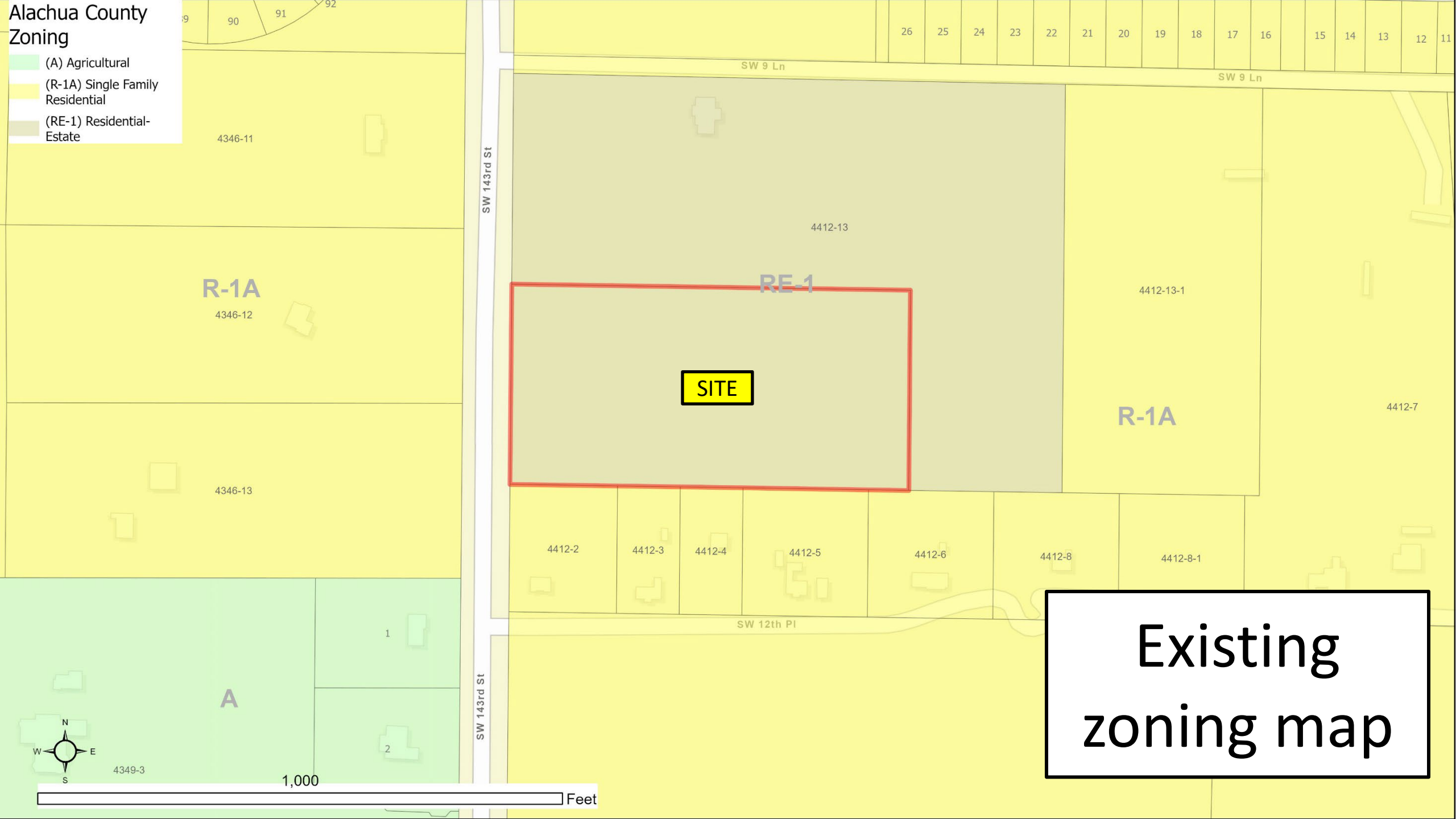
- Low Density Residential
- Rural/Agriculture
- Urban Cluster



Existing future
land use map

Alachua County Zoning

- (A) Agricultural
- (R-1A) Single Family Residential
- (RE-1) Residential-Estate



Existing zoning map

Proposed Zoning

(R-1A) Single Family Residential

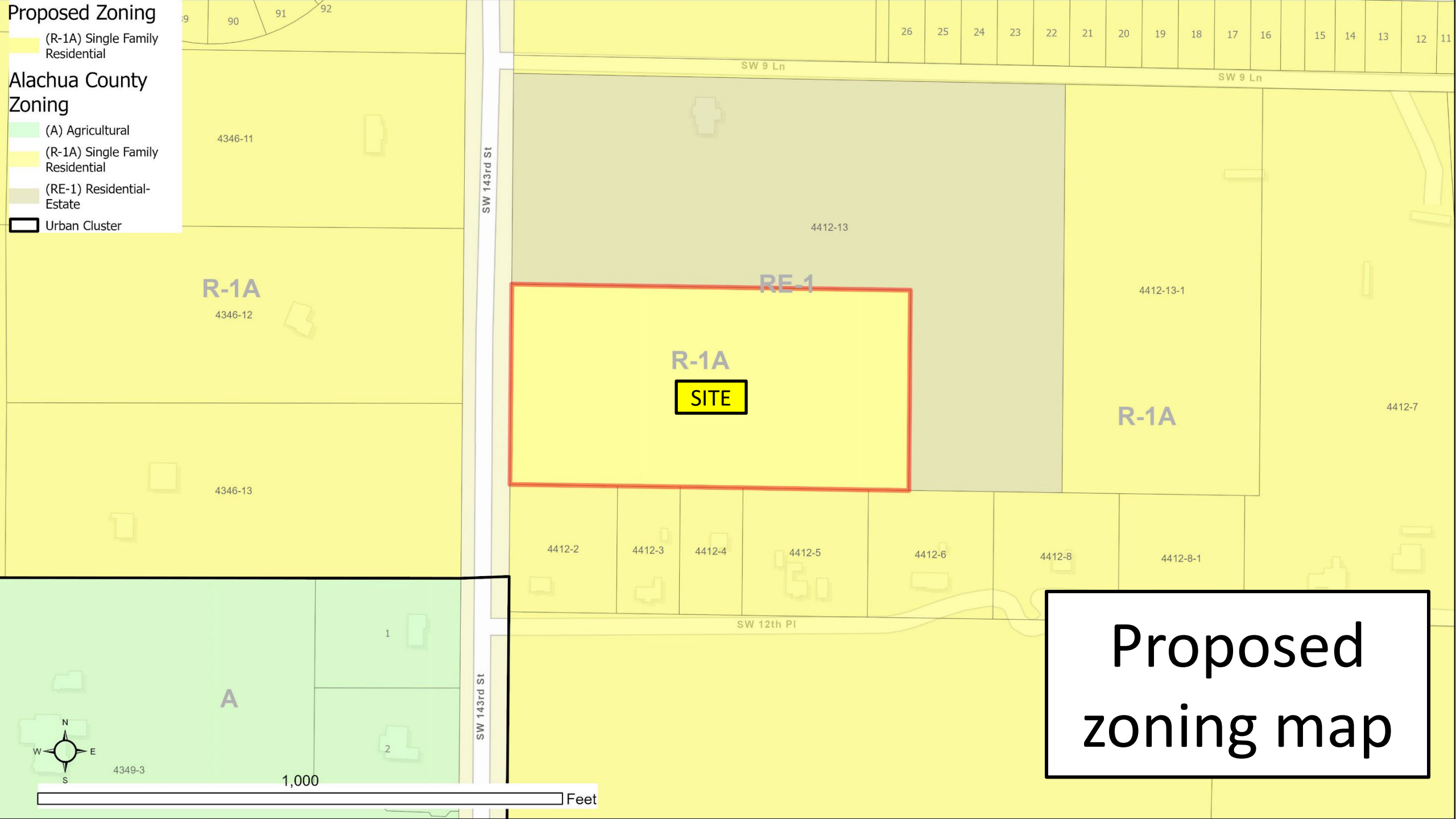
Alachua County Zoning

(A) Agricultural

(R-1A) Single Family Residential

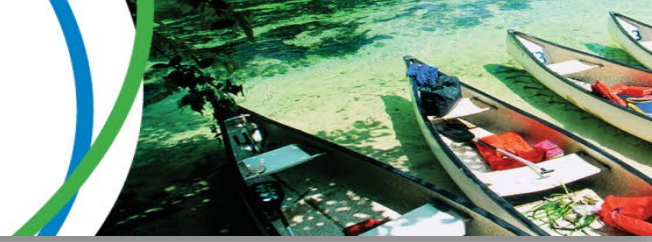
(RE-1) Residential-Estate

Urban Cluster



**Proposed
zoning map**

Analysis of Request

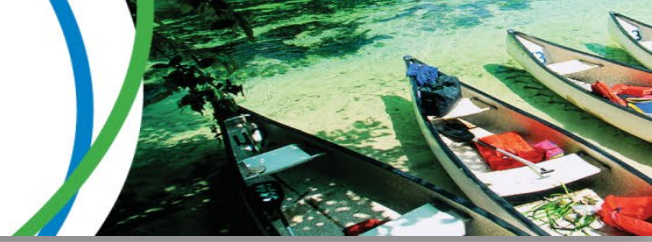


- R-1a zoning implements Low Density Residential FLU
- Site is located on a County-maintained road within the Urban Cluster
- Rezoning would increase max # of units from 10 to 20
- EPD has reviewed the site and determined that the rezoning would be consistent with the protection of natural resources

Staff Bases for Approval

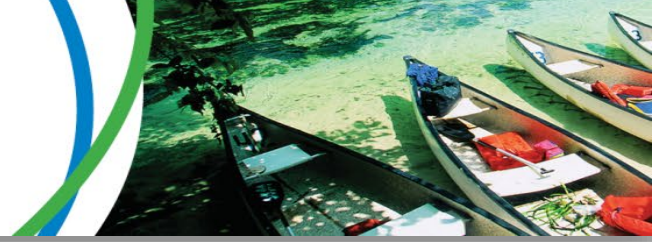
- Policy 7.1.2 FLUE (approval criteria for rezoning)
- Policy 3.4.1 COSE (environmental resource checklist)
- Sec. 402.77 ULDC (approval criteria for rezoning)
- Table 403.07.1 ULDC (residential zoning density)

Staff Recommendation



- Staff recommends that the Board of County Commissioners **approve** Z25-000028 with the bases as listed in the staff report.

Planning Commission Recommendation



- At its meeting on 1/21/26 the Planning Commission recommended that the Board of County Commissioners **approve** Z25-000028 with the bases as listed in the staff report.