

ALACHUA COUNTY  
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 26-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040, TO CHANGE THE DESIGNATION OF THE FUTURE LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (4-8 DWELLING UNITS PER ACRE) TO MEDIUM-HIGH DENSITY RESIDENTIAL (8-14 DWELLING UNITS PER ACRE); PROVIDING A REPEALING CLAUSE, SEVERABILITY, LIBERAL CONSTRUCTION, MODIFICATION AND EFFECTIVE DATE.

WHEREAS, The Community Planning Act (Section 163.3161, et. seq., Florida Statutes) requires that each local government prepare and adopt a comprehensive plan; and,

WHEREAS, Section 163.3184(11)(a), Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and,

WHEREAS, Board of County Commissioners of Alachua County, Florida, has received an application (Z25-000034) for an amendment to the Future Land Use Map 2040 to change the designation on approximately 8.0 acres from Medium Density Residential to Medium-High Density Residential land use; and,

WHEREAS, pursuant to Section 163.3187(2), Florida Statutes, small scale plan amendments require only one public hearing before the governing board which shall be an adoption hearing as described in Section 163.3184(11); and,

WHEREAS, duly advertised public hearings were conducted for this proposed amendment (Z25-000034) on February 18, 2026 by the Alachua County Planning Commission, acting as the Local Planning Agency (LPA) and on March 24, 2026 by the Board of County Commissioners;

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

**SECTION 1. Map Amendments.** That the Future Land Use Map 2040 of the Alachua County Comprehensive Plan 2019-2040, is hereby amended to change the future land use designation on Tax Parcel 07065-001-000 from Medium Density Residential to Medium-High Density Residential as shown on Exhibit A (legal description) and Attachment A (map), attached and incorporated herein as a part thereof.

**SECTION 2. Ordinance to be Liberally Construed.** This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

**SECTION 3. Repealing Clause.** All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

**SECTION 4. Severability.** It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or

unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

**SECTION 5. Effective Date.** This plan amendment shall become effective 31 days after the state land planning agency notifies the County that the plan amendment package is complete pursuant to Section 163.3184(3)(c)4, Florida Statutes. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, then it will become effective upon the state land planning agency or the Administration Commission entering a final order determining the adopted amendment to be in compliance.

**SECTION 6. Modification.** It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Duly adopted in regular session, this 24<sup>th</sup> day of March, A.D., 2026.

BOARD OF COUNTY COMMISSIONERS  
OF ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Ken Cornell, Chair  
Board of County Commissioners

ATTEST:

\_\_\_\_\_  
Jesse K. Irby II, Clerk

(SEAL)

DEPARTMENT APPROVAL  
AS TO CORRECTNESS:

\_\_\_\_\_  
Director of Growth Management  
or designee

APPROVED AS TO FORM:

\_\_\_\_\_  
Alachua County Attorney

# EXHIBIT A

## Property Legal Description

Commence at the NE corner of Section 29, Township 10 South, Range 19 East and run S 0°20'44" W along the East line of said Section 1099.96' to the Northerly right of way of S.R. No. 24, as it stood on May 21, 1980; thence run S 59°01' W along said right of way 1001.74' to a concrete monument and the Point of Beginning, thence run N 43°16'31" W 620.75' to an iron pipe, thence run S 89°50'30" W 378.11' to an iron pipe, thence run S 3°31'06" E 252.98' to an iron pipe, thence run S 30° 44'26" E 436.56' to an iron pipe, thence run S 30°05'26" E 139.88' to an iron pipe on the Northerly right of way of S.R. No. 24, thence run N 59°01' E along said right of way 578.78' to the Point of Beginning. Being and lying in Section 29, Township 10 South, Range 19 East, Alachua County, Florida.

# ATTACHMENT A



**Figure 1 – Map showing Existing Land Use Designation on the Subject Parcel**



**Figure 2 – Map Showing Adopted Land Use Designation on the Subject Parcel**