



Department of Growth Management Staff Report

Application Z25-000034

Staff Contact:	Gerald Brewington, Senior Planner
Staff Phone Number:	352-374-5249 ext. 2220
PC Hearing Date:	February 18, 2026
BoCC Hearing Date:	March 24, 2026
Requested Action	A request to amend the future land use designation on Parcel 07065-001-000 from Medium-Density Residential (4-8 du/acre) to Medium-High Density Residential (8-14 du/acre).
Property Owner:	Covefield LLC
Applicant/Agent:	NV5 (Ryan Thompson, Agent)
Property Description	Parcel Numbers: 07065-001-000 Section/Township/Range: 29/10/19 Existing Land Use: Medium-Density Residential (1-4 du/acre) Existing Zoning: R-1b Acreage: +/- 8.04
Previous Requests:	The property has had multiple zoning requests, the most recent of which was ZOM-02-22 (Ag. to R-1b).
Violation History:	None
Staff Recommendation:	Staff recommends that the Board find the proposed land use amendment consistent with the Alachua County Comprehensive Plan and approve the requested land use change with the bases as listed in the staff report.
PC Recommendation:	The Planning Commission recommended that the Board adopt the requested land use amendment (4-3)

Background

The applicant is seeking to amend the land use designation on this parcel from Medium-Density Residential (4-8 dwelling units per acre (du/acre) to Medium-High Density Residential (8-14 du/acre). This request is being submitted with a concurrent rezoning application (Z26-000001) that is seeking to amend the zoning designation on the parcel from R-1b (4-8 du/acre) to R-2a (8-14 du/acre). The increase in density allowed by the proposed land use would be 48 additional units (from 64 allowed under Medium-Density Residential to 112 allowed under Medium-High Density Residential).



Figure 1 - Aerial map of site



Figure 2 – Future Land Use Map (existing)



Figure 2 - Proposed Future Land Use Map

Site Description

The parcel is located on SW Archer Road (SR 24) west of SW 75th Street in the northwest quadrant of the Archer/Tower Activity Center. It is immediately adjacent to the Park Lane Mixed-Use Development to the east as well as single-family residential development (Chestnut Village and Hickory Forest) to the west. The Mentone single-family subdivision is across Archer Road to the southwest. The parcel presently contains a single-family residence and an outbuilding but is otherwise undeveloped.

Consistency with the Alachua County Comprehensive Plan

Policy 1.5.1 of the Future Land Use Element states that:

New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

As identified in the Level of Service (LOS) section of the Future and Use Element, the proposed amendment will meet all the LOS standards adopted in the Alachua County Comprehensive Plan.

Policy 2.2.5 (a)1 (Tower/Archer Activity Center) of the Future Land Use Element states that:

It is the intent of this Activity Center Plan to promote the area around the intersection of Archer Road (State Road 24) and Tower Road (SW 75th Street) as a Low-Medium Activity Center/Retail intensity focal point. In so doing, it should be developed as a mixed-use center, allowing the general land use classifications identified on the Activity Center Plan map.

The activity center policies promote a mix of non-residential and residential use within activity centers. This pattern generally calls for non-residential (retail/office) at the activity center core transitioning to higher density residential uses around the perimeter of the activity center (usually in the form of apartment or multi-family development). The provision for Medium-High Residential land use on this parcel adheres to this criterion by permitting residential development up to 14 du/acre, transitioning to single-family residential outside the activity center boundaries.

Policy 7.1.4 of the Future Land Use Element (Affordable housing requirement)

requires that applications for land use amendments that propose to increase the potential number of residential units must commit a portion of the overall units to be “affordable.” The proposed land use amendment from Medium-Density Residential to Medium-High

Density Residential would increase the potential number of units from 64 to 112 (48 new units). According to Policy 7.1.4 of the FLUE, a minimum of 10% of the units approved above the maximum of the current future land use designation must be affordable. This could result in up to 5 affordable housing units available to applicants who meet the qualifying criteria (80% A.M.I.) if the maximum development on the property is approved. These affordable units will be accounted for in a separate agreement that will be reviewed by the Board of County Commissioners at the time this application comes before them (land use amendment adoption hearing).

Principle 3 of the Transportation and Mobility Element states that:

Discourage sprawl and encourage the efficient use of the urban cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

The site of this amendment is located within the Urban Cluster at the intersection of SW Tower Road and Archer Road. It is also located within the Tower Road/Archer Road Activity Center. There are existing RTS transit routes with recurring headways along both the Tower Road and Archer Road corridors within walking distance of the parcel in question.

Policy 3.1.4 of the Energy Element states that:

Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.

The proposed amendment promotes energy efficient land use patterns that reduce travel costs. The site is located within the Urban Cluster, abutting an arterial state road (Archer Road). Approval of the proposed small-scale amendment will help to provide residential opportunities along the Archer Road corridor near public transit and within walking distance of urban amenities such as a grocery store (Publix) and other retail amenities such as restaurants.

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 SW 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 service area is as follows:

- Initial unit response within 6 minutes for 80% of all responses within 12 months.
- Development shall provide 100% of water supply from hydrants.

All development will be required to meet these guidelines 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 land use amendment to Medium-High Density Residential permits 48 additional units of residential development density on the parcel. However, the transition from single-family residential to multi-family residential development results in a lower per household multiplier for school demand. In this instance, even with 48 additional units, there is a net capacity decrease of approximately one student at the elementary level, approximately 0.5 students at the middle-school level and 2.4 students at the high school level. Therefore, this request, if approved, will not impact the level of service for public schools as identified in the Alachua County Comprehensive Plan.

Single Family:

Elementary: $64 \text{ (du)} \times 0.12 = 7.68$ student stations/ **Middle:** $64 \times 0.06 = 3.84$ student stations/ **High:** $64 \times 0.09 = 5.76$ student stations

Multi-Family:

Elementary: $112 \text{ (du)} \times .06 = 6.72$ student stations/ **Middle:** $112 \times .03 = 3.36$ student stations/ **High:** $112 \times .03 = 3.36$ student stations

Delta (single family minus multi-family)

Elementary: -0.96 **Middle:** -0.48 **High:** -2.4

Recreation

The proposed small-scale amendment would result in an increased demand of 0.06 acres of activity-based park land and 0.55 acres of resource-based park land. According to the 2023 Alachua County Parks & Open Space Master Plan, Alachua County's current recreational land surplus is 39 acres of activity-based park land and 49 acres of resource-based park land. Therefore, the proposed land-use amendment will not cause Alachua County to exceed the adopted LOS for recreation land.

Evaluation of consistency with Florida Statute 163.3177

Florida Statute 163.3177(8) requires that comprehensive plan map amendments be based on the following analyses:

- *An analysis of the availability of facilities and services.*
- *An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*
- *An analysis of the minimum amount of land needed to achieve the goals and requirements of this section*

These analyses were made during staff's review of this application. As demonstrated in the "Levels of Service" section above, public facilities and services are adequately available to serve future development on this site if the amendment is approved. The applicant has provided an Environmental Resource Assessment that staff from the Alachua County Environmental Protection Department (ACEPD) has reviewed in order to analyze the suitability of the plan amendment considering the physical characteristics of the site, natural resources present and historic resources. Staff has concluded that the amendment is consistent with the protection of natural resources.

Florida Statute 163.3177(9) further states that future land use amendments shall discourage the proliferation of urban sprawl. Alachua County uses the boundary of the Urban Cluster to discourage urban sprawl. Land lying outside of this boundary is considered rural with restrictions on types and intensity of commercial uses. Activity centers have been identified by the Alachua County Comprehensive Plans as locations within the Urban Cluster where higher density residential land uses are most appropriate.

Urban services such as centralized water and sewer lines are required to serve development within the Urban Cluster. As the site of this amendment lies within the Urban Cluster it can maximize the use of existing urban infrastructure. The Alachua County Comprehensive Plan encourages development in areas where mobility can be provided via multiple modes of transportation. The Archer/Tower activity center is served by RTS transit and also by the multiuse Archer Braid trail. The location of the proposed amendment is well suited to implement the Comprehensive Plan's goals of discouraging urban sprawl.

Staff Recommendation

Staff recommend that the Board find the proposed small-scale land use amendment consistent with the Alachua County Comprehensive Plan and that they **approve** application Z25-000034 with the following bases:

Bases

1. Policy 1.5.1 of the Future Land Use Element states that *new residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.*

As identified in the Level of Service (LOS) section of the Future and Use Element, the proposed amendment will meet all the LOS standards adopted in the Alachua County Comprehensive Plan.

2. Policy 2.2.5 (a)1 (Tower/Archer Activity Center) of the Future Land Use Element states that *it is the intent of this Activity Center Plan to promote the area around the intersection of Archer Road (State Road 24) and Tower Road (SW 75th Street) as a Low-Medium Activity Center/Retail intensity focal point. In so doing, it should be developed as a mixed-use center, allowing the general land use classifications identified on the Activity Center Plan map.*

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3. Policy 7.1.4 of the Future Land Use Element (Affordable housing requirement) requires that applications for land use amendments that propose to increase the potential number of residential units must commit a portion of the overall units to be “affordable.” The proposed land use amendment from Medium-Density Residential to Medium-High

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5. Policy 3.1.4 of the Energy Element states that development will promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.

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Staff and Agency Comments

Department of Environmental Protection: No comment

Department of Public Works: No comment

Transportation: No comment