



Department of Growth Management Staff Report

Application Z26-000001

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 rezone from R-1b (Single-Family residential, 4-8 dwelling units per acre) district to R-2a (Multi-Family residential, 8-14 dwelling units per acre) district.
Property Owner:	Covefield LLC
Applicant/Agent:	NV5 (Ryan Thompson, Agent)
Property Description	Parcel Numbers: 07065-001-000 Section/Township/Range: 29/10/19 Amended Land Use: Medium-High Density Residential (8-14 du/acre) if approved as part of Application Z25-000034 Existing Zoning District: 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 rezoning consistent with the Alachua County Comprehensive Plan and Unified Land Development Code and that they approve the request for R-2a zoning.
PC Recommendation:	The PC recommends that the Board approve the requested zoning change to R-2a (7-0)

Background

The applicant is seeking to rezone from R-1b (Single-Family 4-8 dwelling units per acre (du/acre) district to R-2a (Multi-Family 8-14 du/acre) district. This rezoning request is being submitted with a concurrent small-scale land use application (Z25-000034) that is seeking to amend the land use on this parcel from Medium-Density Residential (4-8 du/acre) to Medium-High Density Residential (8-14 du/acre). If approved, the R-2a zoning will implement the new land use designation for the parcel and would permit multi-family residential development. The increase in density allowed by the proposed land use/zoning would be 48 additional units (from 64 allowed under Medium-Density Residential (R-1b zoning) to 112 allowed under Medium-High Density Residential (R-2a zoning). The request for a new zoning district is not conditioned and is either approved or denied by the Board of County Commissioners.



Figure 1 - Aerial map of site



Figure 2 – Existing Zoning Map



Figure 2 - Proposed Zoning 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 and single-family residential development (Chestnut Village and Hickory Forest) to the west.

Consistency with the 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 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 rezoning 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 rezoning will not cause Alachua County to exceed the adopted LOS for recreation land.

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 R-2a zoning on this parcel adheres to this criterion by permitting residential development up to 14 du/acre.

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-2a zoning district implements the Medium-High Density Residential (8-14 du/acre) land use category (if approved with Application Z25-000034).

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 have no negative impact on 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 multi-family residences (e.g. Park Lane) to the east with single-family development (Hickory Forest and Chestnut Village) to the west as well as across Archer Road (Mentone) to the southwest. 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 Medium-High Density Residential (8-14 du/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-2a district is consistent with and fully implements the underlying land use category of Medium-High Density Residential (8-14 du/acre) if approved as part of application Z25-000034 submitted concurrently with this rezoning request.

(b) Compatibility.

The zoning pattern of the surrounding area is marked by either low density residential zoning districts (R-1a or R-1b) to the west or by residential planned developments (Park Lane) with similar residential densities to the east. The proposed zoning of R-2a is compatible with the adjacent Park Lane development, which features similar multi-family development. Located on the edge of the Archer/Tower Activity Center, it will serve as a transition to single-family residential development located outside the activity center.

(c) Development patterns.

The development pattern is marked by the presence of both low-density subdivisions as well as multi-family apartments within the Archer/Tower Activity Center. The proposed zoning of R-2a is consistent with other multi-family development in the area.

(d) Suitability.

This vacant parcel, at a little over 8.0 acres, is well suited to accommodate multi-family density residential uses. The rezoning would allow for a multi-family development up to 112 residential units, consistent with the Medium-High density residential land use. Access is available through interconnectivity points with Park Lane as well as SW 79th Way, which connects to Archer Road.

(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 to Archer Road via SW 79th Way. There is also interconnectivity to Park Lane PD available.

(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 Board find the proposed request for R-2a zoning consistent with the Alachua County Comprehensive Plan and Unified Land Development Code and that they **approve** Z26-000001 with the following bases:

Bases

1. 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 R-2a zoning on this parcel adheres to this criterion by permitting residential development up to 14 du/acre.

2. 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-2a zoning district implements the Medium-High Density Residential (8-14 du/acre) land use category (if approved with Application Z25-000034).

- 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 have no negative impact on 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 multi-family residences (e.g. Park Lane) to the east with single-family development (Hickory Forest and Chestnut Village) to the west as well as across Archer Road (Mentone) to the southwest. 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 Medium-High Density Residential (8-14 du/acre). Any proposed development will be required to meet this density range.

3. Sec. 402.77. - Review criteria and standards for rezoning applications states that *when considering any application for rezoning, the standards and criteria listed below shall apply:*

(a)Consistency.

The proposed rezoning to the R-2a district is consistent with and fully implements the underlying land use category of Medium-High Density Residential (8-14 du/acre) if approved as part of application Z25-000034 submitted concurrently with this rezoning request.

(b) Compatibility.

The zoning pattern of the surrounding area is marked by either low density residential zoning districts (R-1a or R-1b) to the west or by residential planned developments (Park Lane) with similar residential densities to the east. The proposed zoning of R-2a is compatible with the adjacent Park Lane development, which features similar multi-family development. Located on the edge of the Archer/Tower Activity Center, it will serve as a transition to single-family residential development located outside the activity center.

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Primary access to the site is to Archer Road via SW 79th Way. There is also interconnectivity to Park Lane PD available.

(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 Comments

Department of Environmental Protection:

No comment

Department of Public Works:

FDOT has been made aware of the concerns from the residents regarding the peak hour delays from SW 79th Way (Chesnut Village entrance) and SW 81st Street (Hickory Forest entrance) connections with Archer Road.

During the land use and the rezoning application stage, there are no safety and operational analysis required to be submitted with the application.

The safety and operational analysis is required to be submitted with the Development Review committee with the final application.

Transportation:

No comment