

RESOLUTION Z-26-05

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE FROM R-1B (SINGLE FAMILY - MEDIUM DENSITY RESIDENTIAL/4-8 DWELLING UNITS PER ACRE) DISTRICT TO R-2A (MULTIPLE FAMILY - MEDIUM-HIGH DENSITY RESIDENTIAL/8-14 DWELLING UNITS PER ACRE) DISTRICT ON APPROXIMATELY 8.04 ACRES WITH A MEDIUM-HIGH DENSITY RESIDENTIAL LAND USE (8-14 DWELLING UNITS PER ACRE) LOCATED AT 7816 SW ARCHER ROAD ON PARCEL 07065-001-000

WHEREAS, Zoning Application Z26-000001 was duly filed and was considered by the Alachua County Planning Commission, acting as an advisory body to the Board of County Commissioners, at its regular meeting of February 18, 2026 and;

WHEREAS, Zoning Application Z26-000001 was duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of March 24, 2026;

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

SECTION 1: Zoning Application Z26-000001, a request by NV5 (agent), for Covefield LLC, owner, to rezone from R-1b (Single Family - Medium Density Residential/4-8 dwelling units per acre) district to R-2a (Multiple Family - Medium-High Density Residential/8-14 dwelling units per acre) district on approximately 8.04 acres with a Medium-High Density Residential land use (8-14 dwelling units per acre) located at 7816 SW Archer Road on Parcel 07065-001-000, as summarized in Exhibit A in this resolution, is hereby approved 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. ULDC 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.

(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.

SECTION 2: EFFECTIVE DATE. Zoning Application Z26-000001 is related to the small-scale Comprehensive Plan Amendment Application Z25-000034 and shall not take effect until that Comprehensive Plan Amendment becomes effective.

DULY ADOPTED in regular session this 24th day of March, 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 of Site

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.