



# Alachua County Department of Growth Management

## Office of Planning and Development

Mari K. Daniels, Interim Growth Management Director

January 31, 2019

Reed 2/4/19

Clay Sweger  
eda engineers-surveyors-planners, inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**RE: Application No. ZOM-08-18**

Dear Mr. Sweger:

Please be advised that on Tuesday, January 22, 2019, the Alachua County Board of County Commissioners, with the adoption of Resolution # Z-19-02 **approved** a request by Clay Sweger of eda, inc., agent, for David Duncan., owner, to rezone from 'BR' (Retail Sales and Service) district and 'R-2' (Multi-Family Residential) district to 'PD' (Planned Development) district on approximately 12.77 acres with a future land use designation of Medium-High Density Residential (8-14 dwelling units /acre) and Medium Density Residential ( 4-8 dwelling units/acre) located on tax parcel numbers 16146-002-000; 16175-000-000; 16173-000-000; 16147-000-000; 16148-004-000; 16148-005-000; 16148-002-000; 16148-006-000; 16166-000-000 and a portion of tax parcel number 16148-000-000 at SE Hawthorne Road and SE 27<sup>th</sup> Street, as summarized in Exhibit A in this resolution. A copy of the resolution is enclosed.

We respectfully request that you remove the orange Land Use Action "Notice" sign posted on the subject property. Please contact us if you have any questions regarding this action.

Sincerely,

Mari K. Daniels, AICP

xc: David Duncan  
Lalit Lalwani, Public Works Department  
Chris Bird, Environmental Protection Department  
Mike Drummond, Environmental Protection Department  
Harold Horne, Growth Management Department  
Bobby Jensen, Computer Map Technician  
Colleen Power, Property Appraiser's Office  
Dan Eiland, Property Appraiser's Office

**RESOLUTION Z-19-02**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, TO REZONE FROM 'BR' (RETAIL SALES & SERVICE) DISTRICT AND R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT TO 'PD' (PLANNED DEVELOPMENT) DISTRICT. THE SITE IS APPROXIMATELY 12.77 ACRES AND HAS FUTURE LAND USE DESIGNATIONS OF MEDIUM-HIGH DENSITY RESIDENTIAL (8-14 DWELLING UNITS/ACRE) AND MEDIUM DENSITY RESIDENTIAL (4-8 DWELLING UNITS/ACRE) LOCATED ON TAX PARCEL NUMBERS 16146-002-000; 16175-000-000; 16173-000-000; 16147-000-000; 16148-004-000; 16148-005-000; 16148-002-000; 16148-006-000; 16166-000-000 AND A PORTION OF TAX PARCEL NUMBER 16148-000-000**

WHEREAS, Zoning Application ZOM-08-18, a has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of December 19, 2018 and;

WHEREAS, Zoning Application ZOM-08-18 has been duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of January 22, 2019;

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

Zoning Application ZOM-08-18, a request by Clay Sweger of eda, inc., agent, for David Duncan, owner, to rezone from 'BR' (Retail Sales & Service) district and R-2 (Multi-Family Residential) district to 'PD' (Planned Development) district. The site is approximately 12.77 acres and has future land use designations of Medium-High Density Residential (8-14 dwelling units/acre) and Medium Density Residential (4-8 dwelling units/acre) located on tax parcel numbers 16146-002-000; 16175-000-000;

ZOM-08-18  
1/22/19

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FINANCE & ACCOUNTING  
CLERK OF CIRCUIT COURT

## Bases

1. Policy 1.2.1.1 of the Future Land Use Element states that *residential areas shall be designed to provide for an interconnected system of internal circulation, including the provision of streets dedicated to the public connecting the residential area to the major street system. New development shall not preclude public access to the development. Residential areas shall also be designed to provide for substantial interconnectivity between adjacent developments and within developments, except where such connectivity is precluded by constraints resulting from physical layout of existing development or environmental features. The land development regulations shall detail the requirements for public access and substantial interconnectivity based on standards such as a connectivity index, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through use of gates.* The proposed zoning amendment will enable an interconnected road network as shown on the zoning master plan (ZMP). This ZMP details locations of internal roadways as well as potential locations for interconnectivity to surrounding properties, consistent with this policy of the Future Land Use Element.

2. Policy 1.2.4 of the Future Land Use Element states that *all new residential development in the urban cluster shall be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.* In addition, all new residential development shall connect to centralized potable water supply and sanitary sewer systems in accordance with Policy

4. 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 and recreation facilities and the concurrency provisions of this Plan.* In addition, **Policy 1.5.2** of the Future Land Use Element states that *in addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:*

- a. *local streets;*
- b. *police, fire and emergency medical service protection;*
- c. *pedestrian and bikeways; and*
- d. *primary and secondary schools.*

The proposed zoning request will not cause level of service standards to be exceeded. The PD will allow a maximum of 127 residential units. The proposed zoning master plan provides for a series of local streets within the PD as well as connections to adjoining development. Level of Service standards found in the Plan will not be exceeded with approval of the requested zoning change.

5. Policy 5.2.2 of the Conservation and Open Space Element states that *pervious open space shall be provided on at least 20% of the development site through a variety of features such as:*

The proposed amendment is consistent with the Residential policies of the Comprehensive Plan and the Future Land Use Map. The Medium and Medium-High Residential land use designations will be implemented by the proposed PD zoning.

*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.*

As demonstrated in the Level of Service analysis, adequate public facilities exist in order to serve the development. The site is connected to centralized potable water and sanitary sewer.

*c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice*

The proposed PD is consistent with surrounding development. The ZMP shows a series of single family residential lots that will be platted. Similar developments are found throughout the area. The proposed request therefore does not introduce an incompatible land use type to the area. Staff does not find any environmental justice issues related to the approval of this amendment.

The proposed rezoning is consistent with the Comprehensive Plan and ULDC. The rezoning from BR and R-2 to residential PD will create consistency between the land use for these parcels (Medium and Medium-High Density Residential) and their implementing zoning districts.

*b) Compatibility*

*The proposed rezoning is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.*

The present zoning pattern is characterized by low density residential and single family residential or single family zoned parcels with some commercially zoned parcels along Hawthorne Road. The proposed PD will introduce additional single family residential development (with attached accessory dwelling units) to the area, consistent with these development patterns.

*c) Development Patterns*

*The proposed rezoning shall result in logical and orderly development patterns.*

The proposed rezoning will result in a logical and orderly development pattern. The development surrounding Hawthorne Road and SE 27<sup>th</sup> Street consists of primarily of single family residential development.

*d) Suitability*

*The affected property is suitable for the uses that are permitted by the proposed zoning districts.*

The affected property is suitable for the uses permitted by the residential PD zoning district, namely, single-family residences with attached accessory dwelling units.

DULY ADOPTED in regular session this 22<sup>nd</sup> day in January A.D., 2019.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: Charles S. Chestnut, IV

Charles S. Chestnut, IV, Chair

ATTEST: Jesse K. Irby II

Jesse K. Irby II, Clerk

APPROVED AS TO FORM

[Signature]

(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL  
AS TO CORRECTNESS

[Signature]

Department of Growth Management

Authorized Designee