

RESOLUTION Z-20-2

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE FROM THE PD (PLANNED DEVELOPMENT) AND R-1A (RESIDENTIAL, 1 TO 4 DWELLING UNITS/ACRE) DISTRICTS TO THE R-2A DISTRICT (RESIDENTIAL, 8 TO 14 DWELLING UNITS/ACRE) WITH A FUTURE LAND USE DESIGNATION OF MEDIUM HIGH DENSITY RESIDENTIAL (GREATER THAN 8, UP TO 14 DWELLING UNITS/ACRE) ON TAX PARCEL NUMBER 06326-001-000, ON APPROXIMATELY 25.64 ACRES LOCATED AT 1404 FORT CLARKE BLVD.

WHEREAS, Zoning Application ZOM-12-19, a request to rezone from PD (Planned Development) and R-1a (residential, 1 to 4 dwelling units/acre) to R-2a (residential, 8 to 14 dwelling units/acre) has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of November 20, 2019, and;

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of February 25, 2020;

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

Zoning Application ZOM-12-19, a request by Jay Brown of JBrown Professional Group, Inc., agents, for Fourteenth Street Church of Christ, Inc., owners, to rezone from the PD and R-1a districts to the R-2a district, located at 1404 Fort Clarke Blvd. on Tax Parcel Number 06326-001-000, as summarized in the attached exhibit, is hereby approved with the following bases:

Bases

1. **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 community facilities and services and connect to centralized potable water and sanitary sewer systems. This site is able to make use of existing infrastructure and connect to existing centralized water and sewer systems.
2. **Policy 1.3.3 of the Future Land Use Element** states that “A range of urban residential densities should be provided with the highest densities located in or near urban activity centers and transit oriented developments...” The site is located in the Urban Cluster, near the Oaks Mall and Santa Fe activity centers. The proposed R-2a zoning district has an urban residential density range of 8 to 14 dwelling units/acre.
3. All applications for rezoning are required to submit an inventory of natural resource information pursuant to **Policy 3.4.1 of the Conservation and Open Space Element**. Staff has reviewed the information listed on the inventory and has determined that the requested rezoning is consistent with the protection of natural resources.
4. The application is consistent with the review criteria and standards for rezoning applications, **Sec. 402.77 of the Unified Land Development Code**. The criteria include consistency, compatibility, development patterns, suitability, adequate

public services and access. The R-2a district is consistent with the Medium-High Residential land use at 8 to 14 dwelling units/acre. As the minimum number of dwelling units in the R-2a district would surpass 150, the site will be required to develop as a Traditional Neighborhood Development (TND). TND are designed to achieve walkable, mixed use developments that can benefit from nearby transit routes. The site of the proposed rezoning is along Fort Clarke Blvd., a road identified as a future Express Transit Corridor in the Comprehensive Plan. The proximity to this corridor is supportive of higher density residential and TND as designated transit routes emerge in the future. Development patterns in the area consist of institutional and medium density residential uses to the north and east and low density residential uses to the south and west. The Unified Land Development Code contains development standards for TNDs adjacent to R-1a development to ensure compatibility between TNDs and existing single family lots. The site is located in the Urban Cluster and can be adequately provided public services. Access to the site has been previously established by the identification of two points along Fort Clarke Blvd. as part of the previously approved planned development in 1999. Staff has not found any adverse impacts to public health, safety or welfare that would result from approval of this application.

5. The R-2a zoning district implements the Medium-High Density Residential land use, pursuant to **Sec. 403.08 of the Unified Land Development Code.**

DULY ADOPTED in regular session this 25th day in February, A.D., 2020.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

Robert Hutchinson, Chair

ATTEST:

APPROVED AS TO FORM

Jesse K. Irby, II, Clerk

(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS



Department of Growth Management

Authorized Designee

EXHIBIT A

Legal Description
Tax Parcel No. 06326-001-000

A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 09 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF "EAGLE POINT CLUSTER SUBDIVISION PHASE III" AS RECORDED IN PLAT BOOK "U", PAGE 27 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°59'00" WEST, ALONG THE NORTH LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE III", A DISTANCE OF 1014.86 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE III" AND BEING ON THE EAST LINE OF "EAGLE POINT CLUSTER SUBDIVISION PHASE II" AS RECORDED IN PLAT BOOK "T", PAGE 54 OF SAID PUBLIC RECORDS; THENCE NORTH 00°01'48" WEST, ALONG THE EAST LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE II", A DISTANCE OF 71.42 FEET TO A 4"X4" CONCRETE MONUMENT (PLS 4258) MARKING THE NORTHEAST CORNER OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE II" AND BEING THE SOUTHEAST CORNER OF "EAGLE POINT CLUSTER SUBDIVISION PHASE I" AS RECORDED IN PLAT BOOK "S", PAGES 74-75 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 00°01'48" WEST, ALONG THE EAST LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE I", A DISTANCE OF 1185.52 FEET TO A 4"X4" CONCRETE MONUMENT (PLS 4258) MARKING THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE LEAVING SAID EAST LINE OF "EAGLE POINT CLUSTER SUBDIVISION PHASE I", RUN THENCE SOUTH 89°38'18" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 595.48 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) MARKING THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF FORT CLARKE BOULEVARD (100 FOOT WIDE RIGHT-OF-WAY) AND BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 39°16'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°38'23" EAST, 1249.84 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FORT CLARKE BOULEVARD, AN ARC DISTANCE OF 1274.64 FEET TO A 5/8" REBAR & CAP (LB 3759) AND THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'52" WEST, A DISTANCE OF 75.75 FEET TO THE POINT OF BEGINNING. CONTAINING 25.64 ACRES, MORE OR LESS.

Figure 1: Image of Legal Description

