

RESOLUTION Z-19-9

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE FROM THE R-1A DISTRICT (SINGLE FAMILY RESIDENTIAL, 1 TO 4 DWELLING UNITS/ACRE) TO THE R-1C DISTRICT (SINGLE FAMILY RESIDENTIAL, 1 TO 4 DWELLING UNITS/ACRE) WITH A FUTURE LAND USE DESIGNATION OF RURAL CLUSTER ON TAX PARCEL NUMBER 20113-000-000, ON APPROXIMATELY 3 ACRES LOCATED AT SE 207TH STREET.

WHEREAS, Zoning Application ZOM-07-19, a request to rezone from the R-1a (single-family residential, 1 to 4 dwelling units/acre) to R-1c (single-family residential, 1 to 4 dwelling units/acre) has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of September 18, 2019, and;

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of November 12, 2019;

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

Zoning Application ZOM-07-19, a request by Mario & Regina Perez, owners, to rezone from the R-1a district to the R-1c district, located on SE 207th Street on Tax Parcel Number 20113-000-000, as summarized in the attached exhibit, is hereby approved with the following bases:

Bases

1. The proposed zoning district of R-1c implements the land use designation of Rural Cluster per **Future Land Use Element Policy 6.4.4 of the Comprehensive Plan**.
2. **Section 403.05 of the Unified Land Development Code** states that single-family residential zoning districts implement the rural cluster policies of the Comprehensive Plan.
3. There is adequate area outside of flood zones and wetlands (and its associated buffer) in which to locate a single-family residence.
4. The applicant has submitted an environmental resource assessment as part of the rezoning application. Staff has reviewed the information on this inventory of natural resources and has concluded that the rezoning request is consistent with the protection of natural resources, as required **by Policy 3.4.1 of the Conservation and Open Space Element of the Comprehensive Plan**.
5. **Section 402.77 of the Unified Land Development Code** provides criteria and standards for rezoning applications. The criteria include consistency, compatibility, development patterns, suitability, adequate public services and access. The proposed rezoning meets the criteria and standards of this section. Single-family residential districts implement the rural cluster policies of the Comprehensive Plan. Potential uses in the R-1c district are compatible with those single family residential uses in the vicinity. The development pattern is marked by small residential parcels (under 5 acres) in the Lochloosa rural cluster, bounded by Highway 301 to the east and a railroad right of way to the west. The site is suitable for residential uses; the

Environmental Protection Department conducted a site visit to confirm that adequate space exists outside of wetlands and the flood zone in which to locate a home.

Adequate public services exist to serve the site. As the site is in the rural part of the county, it will be served by private well and septic. Access to the site is from SE 207th St. Staff has not identified any concerns related to public health, safety or welfare that would result if this rezoning were to be approved.

DULY ADOPTED in regular session this 12th day in November, A.D., 2019.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

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

DESCRIPTION:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 200, AND SOUTH LINE OF SECTION 27, AND RUN WEST 200 FEET, THENCE RUN NORTH 800 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE RUN NORTH 90 FEET; THENCE RUN WEST 495 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE RAILROAD; THENCE RUN SOUTH ALONG SAID RAILROAD RIGHT-OF-WAY 90 FEET, MORE OR LESS; THENCE RUN EAST 500 FEET TO THE POINT OF BEGINNING. AND

BEGIN AT THE NW CORNER OF LOT 7 OF BLOCK 15 OF LOCHLOOSA AND RUN NORTH ALONG THE WEST LINE OF LOT 6 A DISTANCE OF 6 FEET; THENCE RUN EAST PARRALEL TO THE NORTH LINE OF LOT 7 A DISTANCE OF 340 FEET; THENCE RUN SOUTH PARALLEL TO THE WEST LINE OF LOT 6, 6 FEET; THENCE RUN WEST ALONG THE NORTH LINE OF LOT 7, 340 FEET TO THE POINT OF BEGINNING. ALL OF SAID PROPERTY BEING IN LOT 6 OF BLOCK 154 OF LOCHLOOSA.

Figure 1: Image of Legal Description