



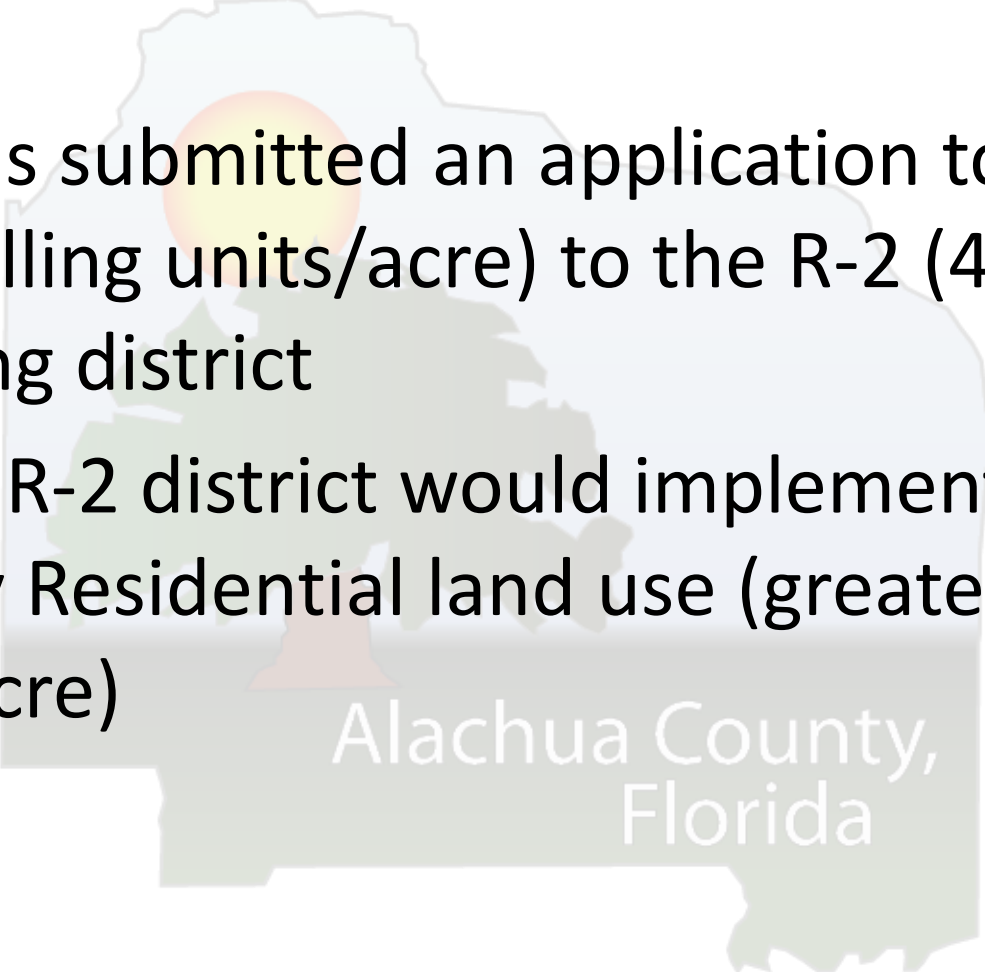
ZOM-11-19

Tara St. Augustine rezoning

Mehdi Benkhatar, Planner
Alachua County Growth Management

Applicant request

- The applicant has submitted an application to rezone from the R-1a (1 to 4 dwelling units/acre) to the R-2 (4 to 8 dwelling units/acre) zoning district
- If approved, the R-2 district would implement the current Medium Density Residential land use (greater than 4, up to 8 dwelling units/acre)



Alachua County,
Florida

Background

- R-2 zoning district allows for single-family detached/attached multi-family and group housing development
- Maximum potential number of units at this site if approved would be 73 (37 unit increase from current)
- NW 63rd St. would need to be improved to County standards
- Ingress/egress connection to the west (Skilled nursing facility stubout)



SITE

Location Map



NW 39th Ave.

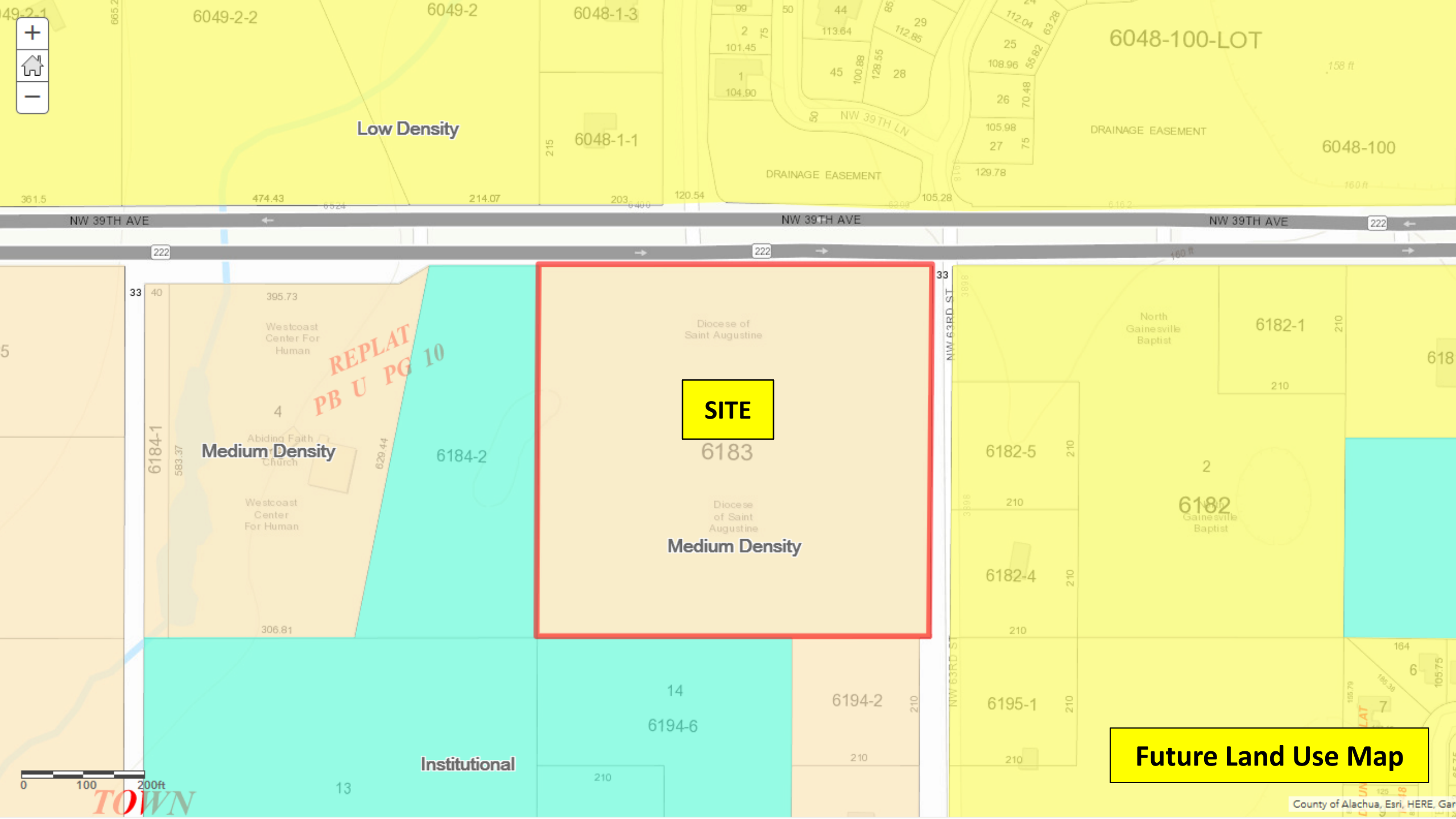
SITE

NW 63rd St.

Skilled nursing facility

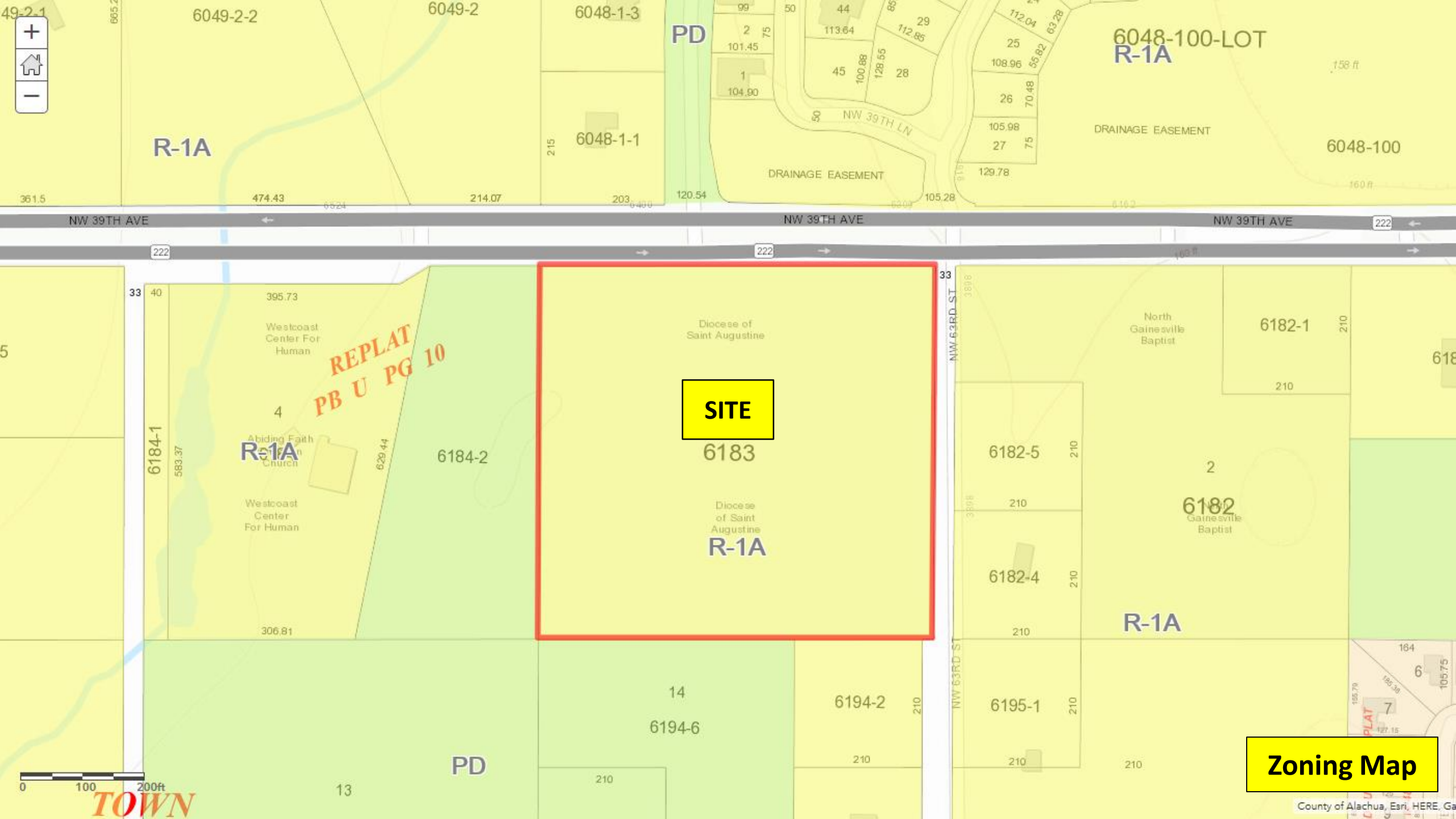
Aerial Image





0 100 200ft
TOWN

Future Land Use Map



PD

6048-100-LOT
R-1A

R-1A

6048-1-1

6048-100

NW 39TH AVE

NW 39TH AVE

NW 39TH AVE

222

222

222

REPLAT
PB U PG 10

SITE

6183

Diocese of Saint Augustine
R-1A

6184-2

6182-1

6182
North Gainesville Baptist

R-1A

6182-5

6182-4

6195-1

6194-2

14
6194-6

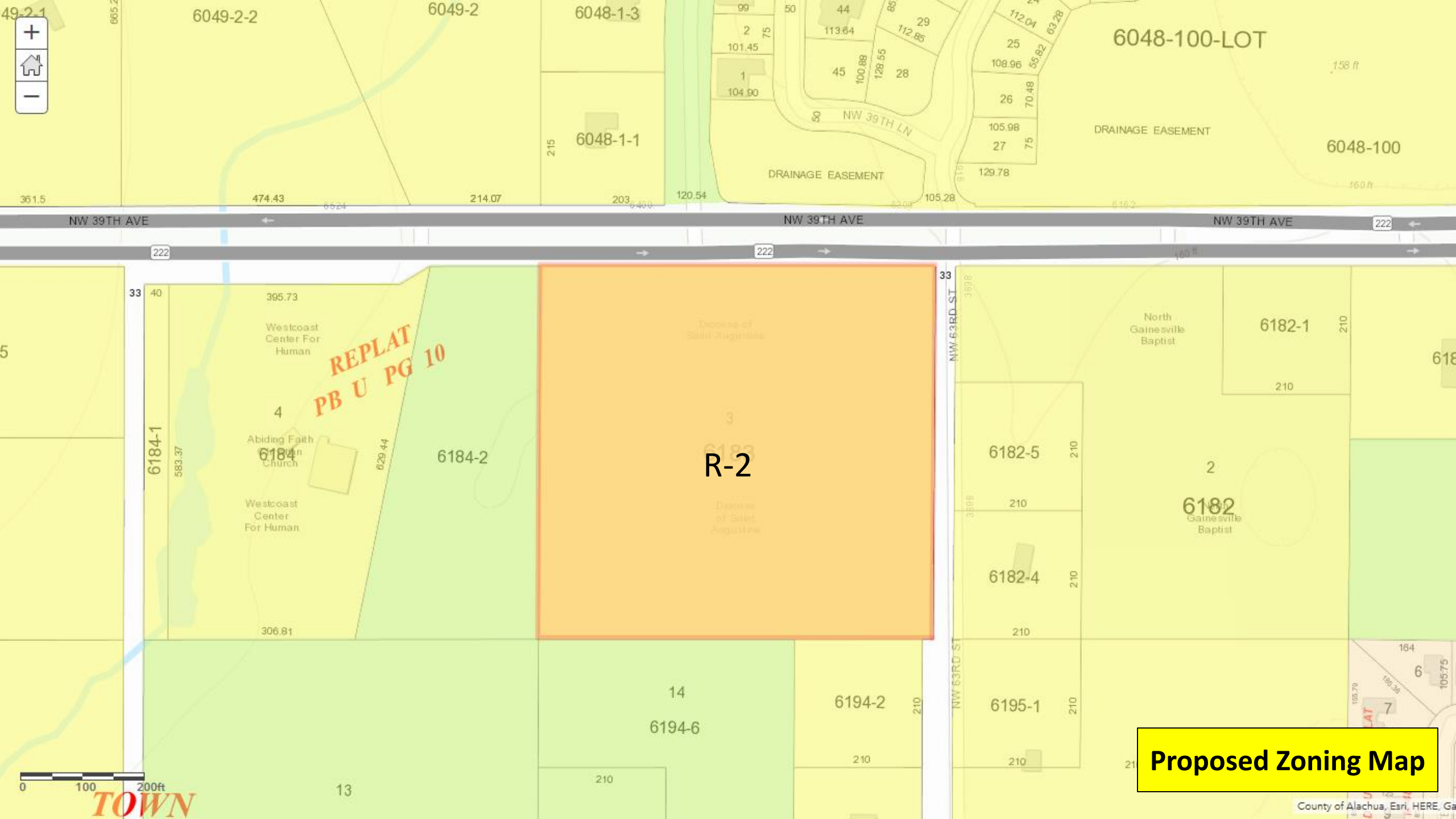
PD

0 100 200ft

TOWN

Zoning Map

County of Alachua, Esri, HERE, Ga



**REPLAT
PB U PG 10**

R-2

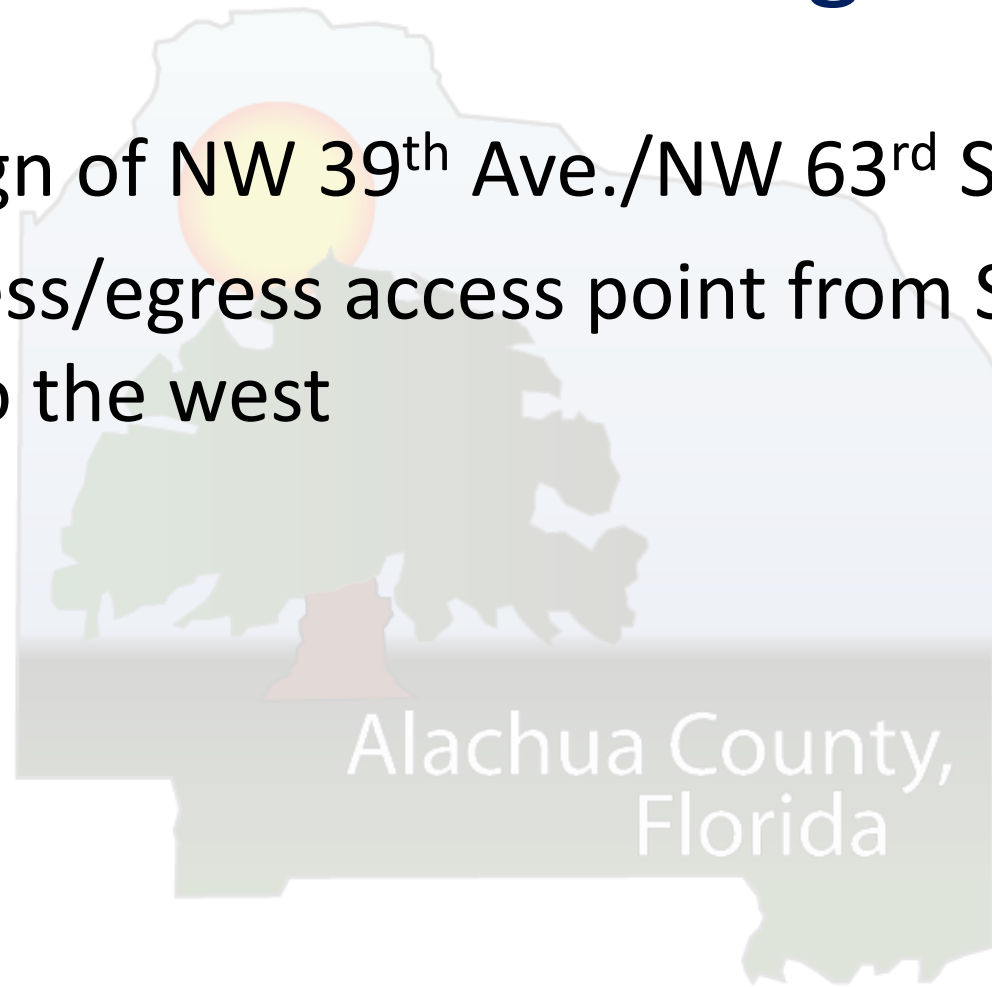
Proposed Zoning Map

0 100 200ft

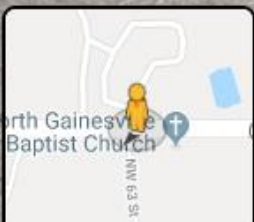
TOWN

Concerns raised at Planning Commission

- Safety and design of NW 39th Ave./NW 63rd St. intersection
- Secondary ingress/egress access point from Skilled Nursing Facility parcel to the west



FL-222
Gainesville, Florida
Google
Street View - Oct 2018

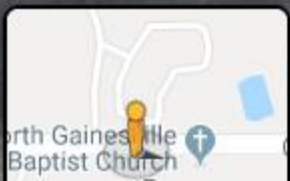


**Street view (on NW 39th Ave.
looking toward NW 63rd St.) from
north**





©2019 Google

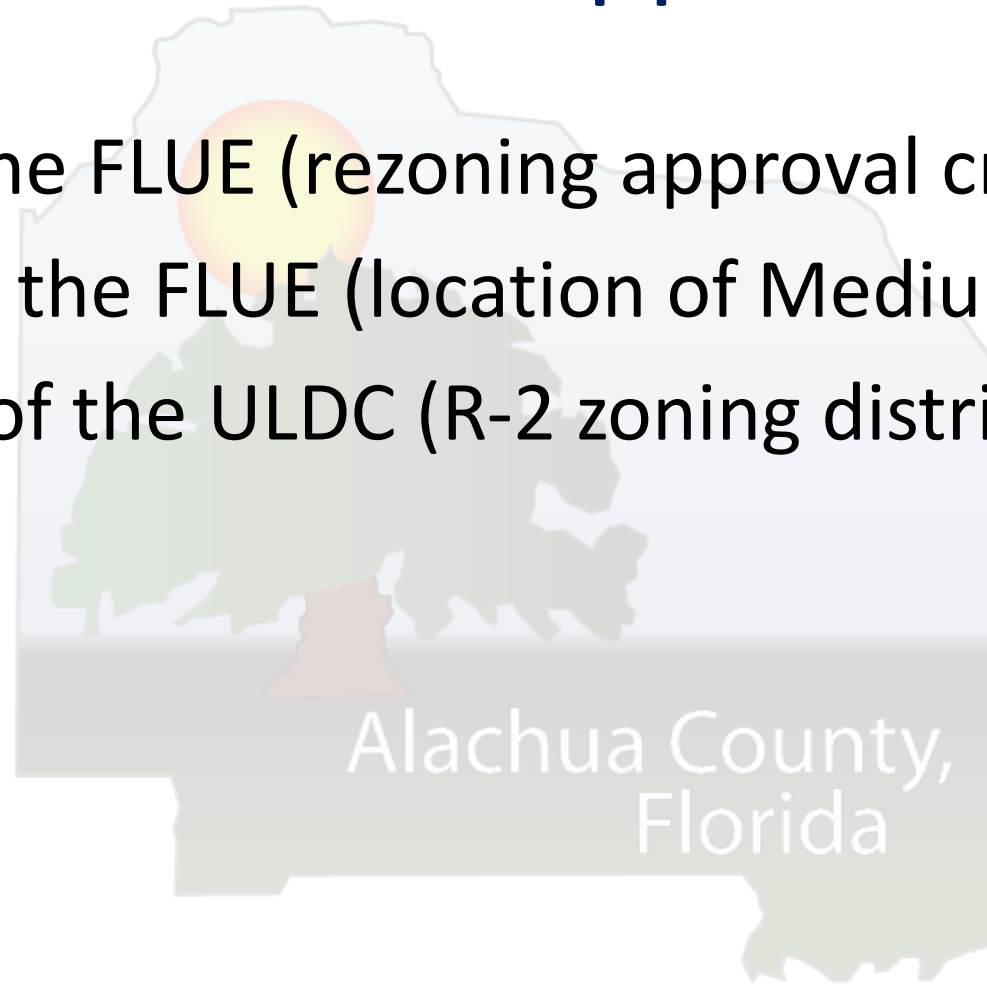


Street view (on NW 39th Ave. looking toward NW 63rd St.) from west



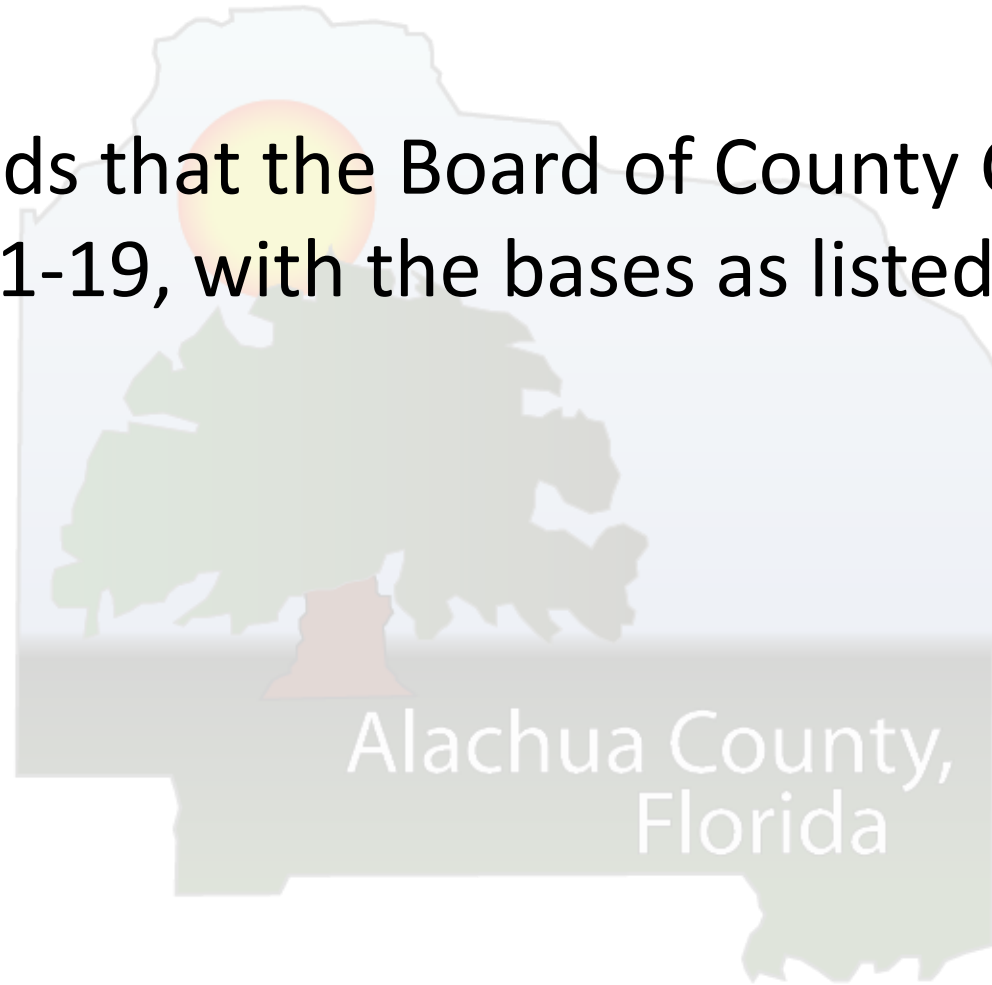
Bases for approval

- Policy 7.1.2 of the FLUE (rezoning approval criteria)
- Policy 1.3.8.4 of the FLUE (location of Medium Dens. Res.)
- Section 403.08 of the ULDC (R-2 zoning district description)



Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** ZOM-11-19, with the bases as listed in the staff report.



Planning Commission recommendation

- The Planning Commission recommend (4-2) that the Board of County Commissioners **approve** ZOM-11-19, with the bases as listed in the staff report.

