

RESOLUTION Z-20-7

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE FROM THE 'PD' DISTRICT (RESIDENTIAL PLANNED DEVELOPMENT) TO THE 'R-2' DISTRICT (RESIDENTIAL, 4 TO 8 DWELLING UNITS/ACRE) AND THE 'R-2A' DISTRICT (RESIDENTIAL, 8 TO 14 DWELLING UNITS/ACRE) WITH A FUTURE LAND USE DESIGNATION OF MEDIUM DENSITY RESIDENTIAL (GREATER THAN 4, UP TO 8 DWELLING UNITS/ACRE) AND MEDIUM-HIGH DENSITY RESIDENTIAL (GREATER THAN 8, UP TO 14 DWELLING UNITS/ACRE) ON TAX PARCEL NUMBERS 16146-000-000 AND 16117-000-000, ON APPROXIMATELY 13.18 ACRES LOCATED AT 3009 SE HAWTHORNE RD.

WHEREAS, Zoning Application ZOM-04-20, a request to rezone from the PD (residential planned development) to the R-2 (residential, 4 to 8 dwelling units/acre) and 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 September 16, 2020, and;

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of October 13, 2020;

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

Zoning Application ZOM-04-20, a request by Clay Sweger of eda, inc., agents, for 819 Reid St., LLC, owners, to rezone from PD (residential planned development) to the R-2 (residential, 4 to 8 dwelling units/acre) and R-2a (residential, 8 to 14 dwelling units/acre), located 3009 SE Hawthorne Rd. on Tax Parcel Numbers 16146-000-000

and 16117-000-000, as summarized in the attached exhibit, is hereby approved with the following bases:

Bases

1. The proposed rezoning implements the underlying land uses of Medium Density Residential (greater than 4, up to 8 dwelling units/acre) and Medium-High Density Residential (greater than 8, up to 14 dwelling units/acre). The current planned development on the site has expired and must have a new Planned development approved or be rezoned in order for development to occur.
2. The site of the rezoning is within the southeast portion of the Urban Cluster. Adequate public services exist to serve the potential net increase of 135 residential units (or up 178 residential units and 179,500 sq. ft. of non-residential uses, if developed as a Traditional Neighborhood Development) per **Policy 1.2.4 and Policy 1.2.5 of the Capital Improvements Element**.
3. The site meets the criteria for multi-family development outside of a TND or TND as mentioned in **Policy 1.3.9.2**. Primary access to the site is from SE Hawthorne Rd., an arterial street. Most of the site's boundaries are contiguous with identical land uses. Those areas with differing land uses can adequately integrate through design options as provided in the Unified Land Development Code. Open space and recreational areas can be provided for as part of a future development plan.

4. The proposed rezoning meets the criteria for rezonings as listed in **Sec. 402.77 of the ULDC**. The proposed rezoning would implement the underlying land uses of Medium Density Residential and Medium-High Density Residential. This is consistent with the adopted future land use map of the Comprehensive Plan. The zoning pattern of the surrounding area to the south of SE Hawthorne Rd. consists of single-family residential districts (R-1a, R-1b and R-1c). However, the land use designations on the surrounding parcels are similar to those on the site (Medium Density Residential and Medium-High Density Residential). The development pattern is marked by single family residential parcels interspersed with vacant parcels. Vacant industrial parcels are found along the north of SE Hawthorne Rd. The parcel is the site of an expired residential PD which was approved in 2005 at a density consistent with a mix of Medium Density Residential and Medium-High Density Residential uses. If this rezoning is approved, a similar development would be able to develop. The site is not in an area with wetlands, flood zone or strategic ecosystem. This rezoning request is consistent with the adequate public facilities requirements of the ULDC. Access to the site is provided from SE Hawthorne Rd. A secondary access point will be required on an opposite side of the development as part of an approved development plan. Staff has not identified any issues related with public health, safety and welfare.

DULY ADOPTED in regular session this 13th day in October, A.D., 2020.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By:_____

Robert Hutchinson, Chair

ATTEST:

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

MKDaniels

Department of Growth Management

Authorized Designee

EXHIBIT A

Figure 1: Image of Legal Description

Legal Description

Proposed R-2A Rezoning Area

A portion of "Ridge Crest Subdivision" as recorded in Plat Book "B", Page 3 of the Public Records of Alachua County, Florida and a portion of Section 11, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of "Ridge Crest Subdivision", as per Plat thereof, recorded in Plat Book "B", Page 3 of the Public Records of Alachua County, Florida, and run thence South 01°51'13" East, along the west line of said Ridge Crest Subdivision, a distance of 702.49 feet to a point on the southwesterly Right of Way line of State Road No. 20 (100' Right of Way) and the Point of Beginning; thence North 64°16'55" West, along said Right of Way line, 45.13 feet; thence South 01°51'13" East, 256.63 feet; thence South 88°07'32" West, 20.06 feet; thence South 01°51'48" East, 389.73 feet; thence North 88°41'42" East, 60.00 feet to the southwest corner of said Ridge Crest Subdivision; thence North 88°22'17" East, along the south line of said Ridge Crest Subdivision, 325.00 feet to the southeast corner of Lot 13, Block 18 of said Ridge Crest Subdivision; thence North 01°51'13" West, along the east line of said Lot 13 and the northerly extension thereof, 120.00 feet to a point on the centerline of S.E. 12th Place (40' Right of Way); thence North 88°22'17" East, along said centerline, 20.00 feet to a point on the southerly extension of the east line of Block 16 of said Ridge Crest Subdivision; thence North 01°51'13" West, along said southerly extension and said east line of Block 16, a distance of 327.26 feet to a point on said southwesterly Right of Way line; thence North 64°16'55" West, along said southwesterly Right of Way line, 389.20 feet to the Point of Beginning.

Containing 4.96 Acres (216,005 Square Feet), more or less.

Proposed R-2 Rezoning Area

A portion of "Ridge Crest Subdivision" as recorded in Plat Book "B", Page 3 of the Public Records of Alachua County, Florida and a portion of Section 11, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of "Ridge Crest Subdivision", as per Plat thereof, recorded in Plat Book "B", Page 3 of the Public Records of Alachua County, Florida, and run thence South 01°51'13" East, along the west line of said Ridge Crest Subdivision, a distance of 702.49 feet to a point on the southwesterly Right of Way line of State Road No. 20 (100' Right of Way); thence North 64°16'55" West, along said Right of Way line, 45.13 feet; thence South 01°51'13" East, 256.63 feet; thence South 88°07'32" West, 20.06 feet; thence South 01°51'48" East, 389.73 feet to the Point of Beginning; thence South 88°41'42" West, 12.63 feet; thence South 01°45'41" East, 634.28 feet to a point on the north Right of Way line of S.E. 15th Avenue; thence North 88°43'13" East, along said north Right of Way line, 51.46 feet; thence South 82°32'55" East, along said north Right of Way line, 122.38 feet; thence North 88°41'53" East, along said north Right of Way line, 379.24 feet; thence North 01°55'36" West, 655.67 feet to a point on the south line of said Ridge Crest Subdivision; thence South 88°22'17" West, 476.97 feet to the southwest corner of said Ridge Crest Subdivision; thence South 88°41'42" West, 60.00 feet to the Point of Beginning.

Containing 8.22 Acres (358,033 Square Feet), more or less.