



Special Exception for Community Residential Home

Neighborhood Workshop

June 12, 2025

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



Reactions

Workshop Mailer

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Special Exception to allow a community residential home on tax parcel number 05812-001-001 located at 15182 North State Road 121. This parcel is approximately 3 acres in size, has a Rural/Agriculture Future Land Use designation and is in the Agricultural (A) zoning district. This is not a public hearing. The purpose of this meeting is to inform members of the public of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed with the following information:

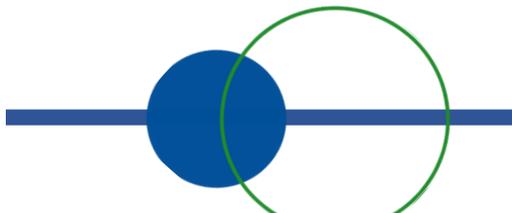
Date: Thursday June 12, 2025
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. A link to the meeting can be requested by e-mailing the contact below. Comments on the project may also be submitted to the e-mail address below or by calling the phone number below.

Contact: eda consultants, inc.

Email: permitting@edafi.com

Phone: (352) 373-3541

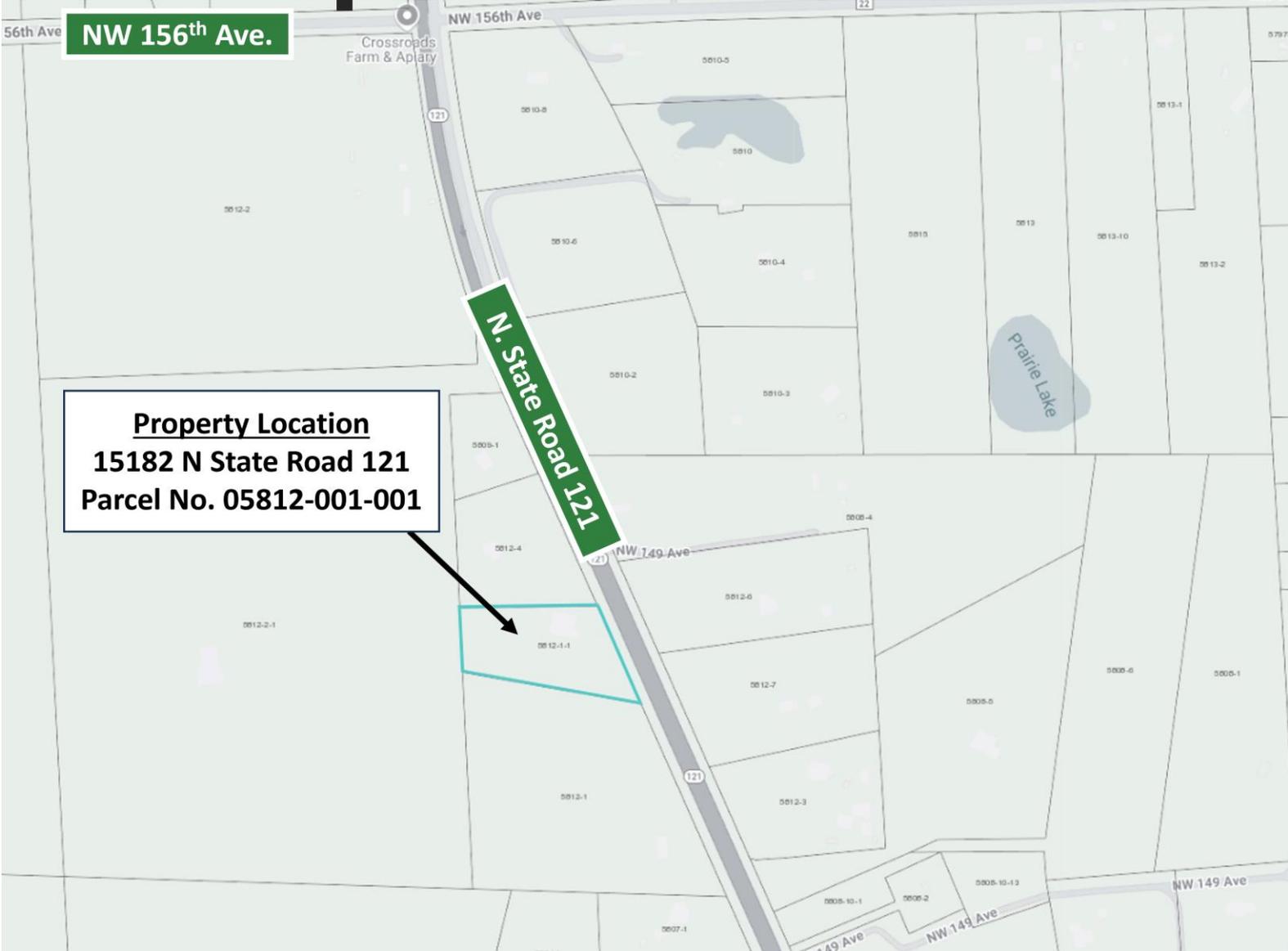


Project Summary

- Tax Parcel Number: 05812-001-001
- Location: 15182 North State Road 121
- Future Land Use Map Designation: Rural/Agriculture
- Zoning District: Agricultural (A)
- Proposed Special Exception to allow a community residential home



Location Map

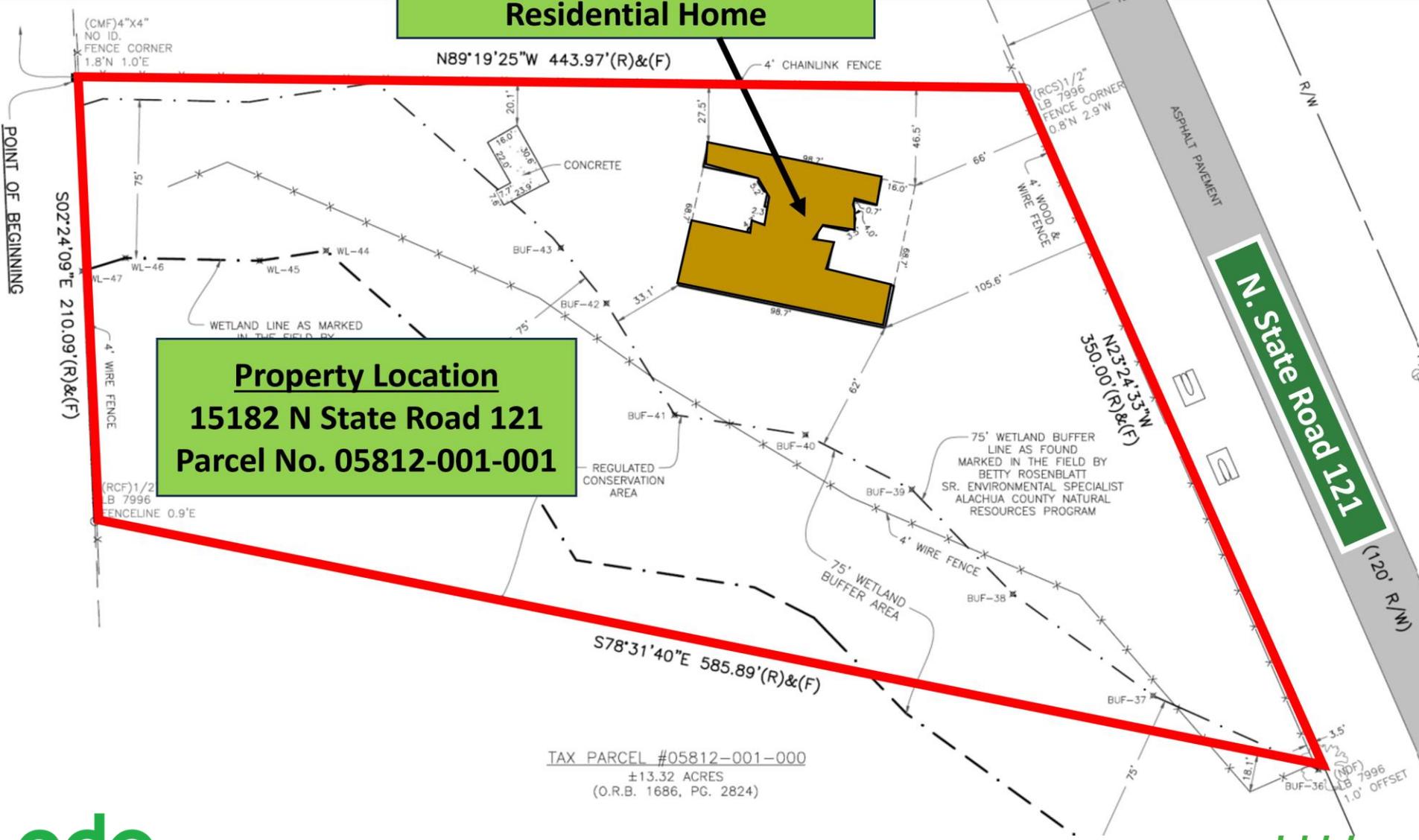


Aerial Location Map



Property Location
15182 N State Road 121
Parcel No. 05812-001-001

**Existing Residence Proposed
for Use as A Community
Residential Home**



Property Location
15182 N State Road 121
Parcel No. 05812-001-001

TAX PARCEL #05812-001-000
±13.32 ACRES
(O.R.B. 1686, PG. 2824)

Alachua County Land Development Code

Community residential home, small:

A dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for six (6) or fewer unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Community residential home, large:

A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for seven (7) to fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.



Alachua County Land Development Code Regulations

Sec. 404.29. Community residential home, large.

A large community residential home, housing seven (7) or more residents, may be allowed as a special exception in the A district, or as a limited use in the R-2, R-2a, R-3, and RP districts and in traditional neighborhood and TODs subject to the following standards.

- (a) The home shall not be located within a radius of one thousand two hundred (1,200) feet of another existing large community residential home, or within five hundred (500) feet of existing areas of single-family zoning.
- (b) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 419.001, and not by persons found by a court to have committed a delinquent act.
- (c) The establishment must conform to existing regulations for the zoning district and design standards applicable to multi-family uses.
- (d) The home shall be located to assure the safe care and supervision of all clients.



Next Steps

- Neighborhood Workshop – June 12, 2025
- Special Exception Application
 - County Submittal – June 2025 (Tentative)



Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>

Follow-up questions? Email permitting@edafl.com or call 352-373-3541



Thank you!

Questions?