

# Meeting Guidelines

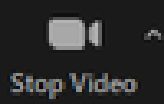
- This meeting is informational only
- It is required as a part of the Alachua County review process
- You have been muted upon entering
- If you have a question, either:
  - Unmute yourself to speak
  - Type your question in the chat box

↓ UNMUTE/MUTE

↓ CHAT



Mute



Stop Video



Participants



Chat



Share Screen



Record



Reactions

## Property Rezoning – 7816 SW Archer Road



Neighborhood Meeting

Tuesday, November 23, 2021

# Summary of Request

A neighborhood workshop will be held to discuss a request by eda consultants, inc., agent for Kaley Anne Behl, owner, for a proposed Rezoning of an approximately 8.04 (+/-) acre property located at 7816 SW Archer Road and is identified as Alachua County Tax Parcel Number 07065-001-000. The proposed Rezoning is requested to change the zoning of the subject property from Agriculture (A) to R-1b (Medium Density, Single Family). The future land use map designation on the property is Medium Density Residential.

Note: No site development is proposed as part of this proposed application.

**Project Location**

**7816 SW Archer Road**

**Parcel Number 07065-001-000**

**Approx. 8.04 Acres**

**Project  
Site**

An aerial photograph of a suburban area with a red polygon highlighting a specific parcel. The parcel is located south of a major road, SW Archer Road, and east of a wooded area. The map shows various residential lots, some with houses, and a large open field. The red outline is a simple polygon with a thick red border. The text 'Project Site' is written in bold red font inside the polygon.





# Public Notice

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a request by eda consultants, inc., agent for Kaley Anne Behl, owner, for a proposed Rezoning of an approximately 8.04 (+/-) acre property identified on the map below. The proposed Rezoning is requested to change the zoning of the subject property from Agriculture (A) to R-1b (Medium Density, Single Family). The subject property is approximately 8.04 (+/-) acres located at 7816 SW Archer Road and is identified as Alachua County Tax Parcel Number 07065-001-000. The future land use map designation on the property is Medium Density Residential. For questions related to the proposed rezoning, please contact Clay Sweger, AICP, LEED AP at (352) 373-3541 or [csweger@edafi.com](mailto:csweger@edafi.com). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

**Date:** ..... Tuesday, November 23, 2021

**Time:** ..... 6:00 PM

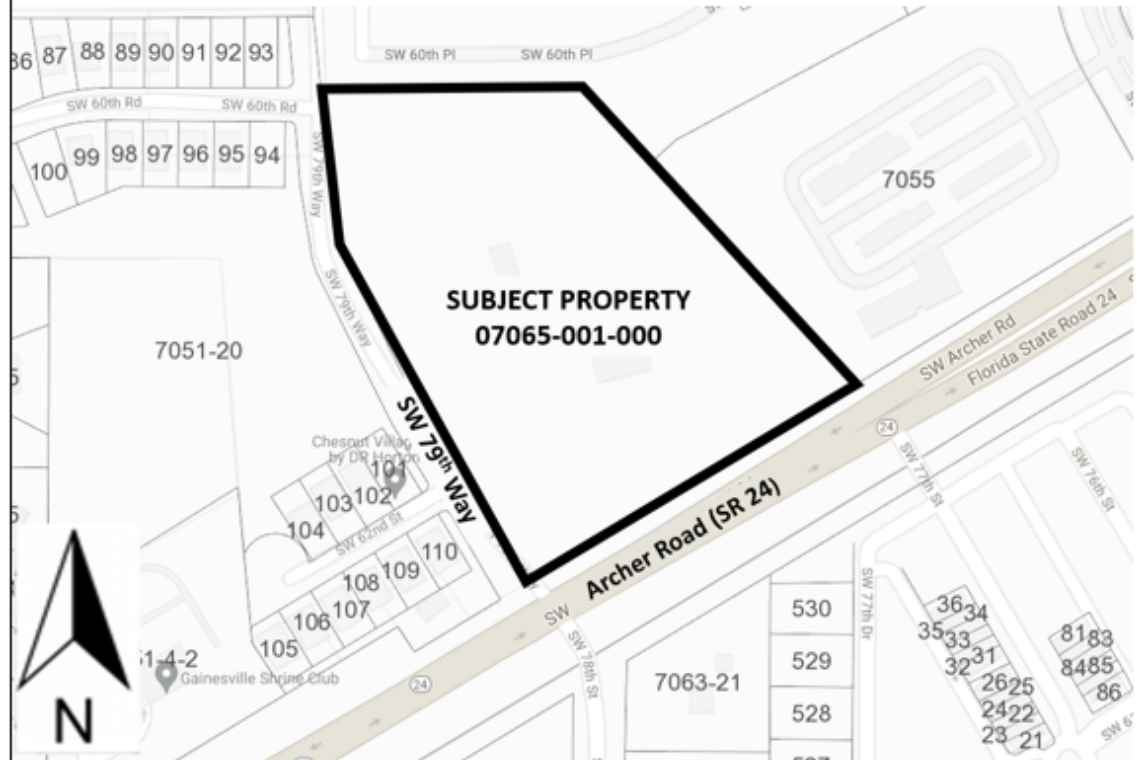
**URL:** ..... <https://us02web.zoom.us/j/5733319527>

**Meeting ID:** ..... 573 331 9527

**Dial-in:** ..... (646) 558-8656



For technical support related to the virtual meeting, e-mail Ashley Scannella at [ascannella@edafi.com](mailto:ascannella@edafi.com). A recording of the workshop will be posted at [www.edafi.com/neighborhoodworkshops](http://www.edafi.com/neighborhoodworkshops). You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.



# Public Notice

## NEIGHBORHOOD WORKSHOP NOTICE

A Neighborhood Workshop will be held to discuss a request by eda consultants, inc., agent for Kaley Anne Behl, owner, for a proposed Rezoning of an approximately 8.04 (+/-) acre property identified on the map below. The proposed Rezoning is requested to change the zoning of the subject property from Agriculture (A) to R-1b (Medium Density, Single Family). The subject property is approximately 8.04 (+/-) acres located at 7816 SW Archer Road, and is identified as Alachua County Tax Parcel Number 07065-001-000. The future land use map designation on the property is Medium Density Residential. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

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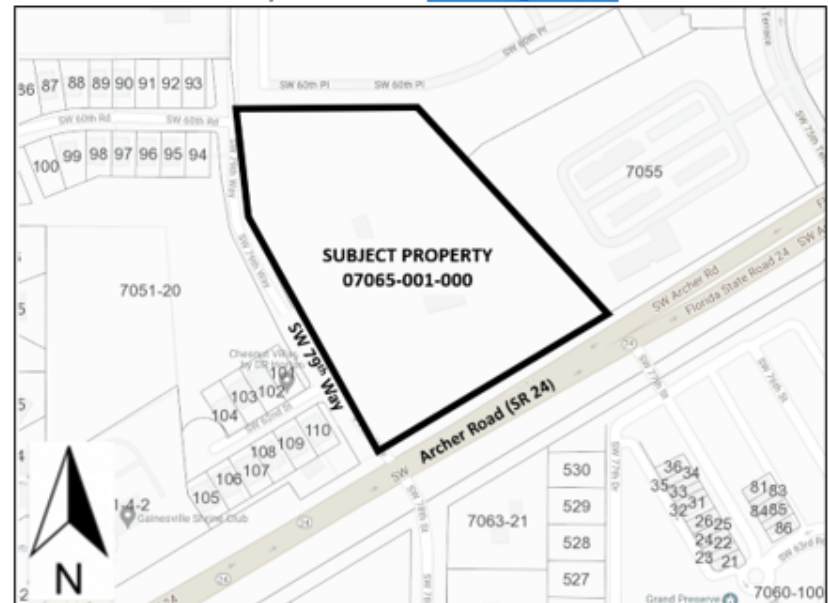
Following the teleconference, a recording of the workshop will be available at [www.edafl.com/neighborhoodworkshops](http://www.edafl.com/neighborhoodworkshops). Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted to the e-mail address below or by calling the phone number below.

**For questions about the proposed rezoning, contact:**

Clay Sweager, AICP, LEED AP [csweager@edafl.com](mailto:csweager@edafl.com)

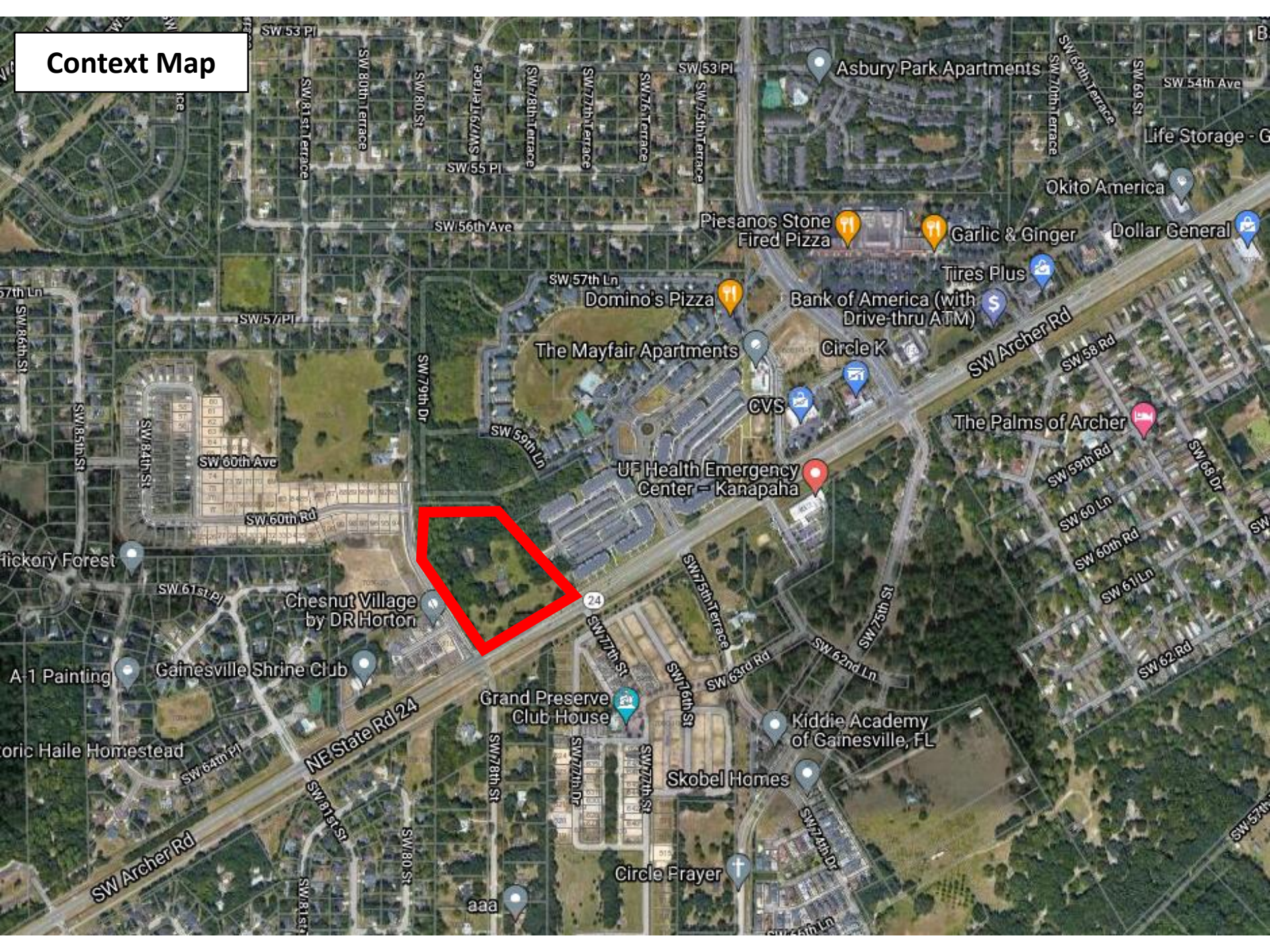
**For technical support related to the virtual meeting, contact:**

Ashley Scannella [ascannella@edafl.com](mailto:ascannella@edafl.com)





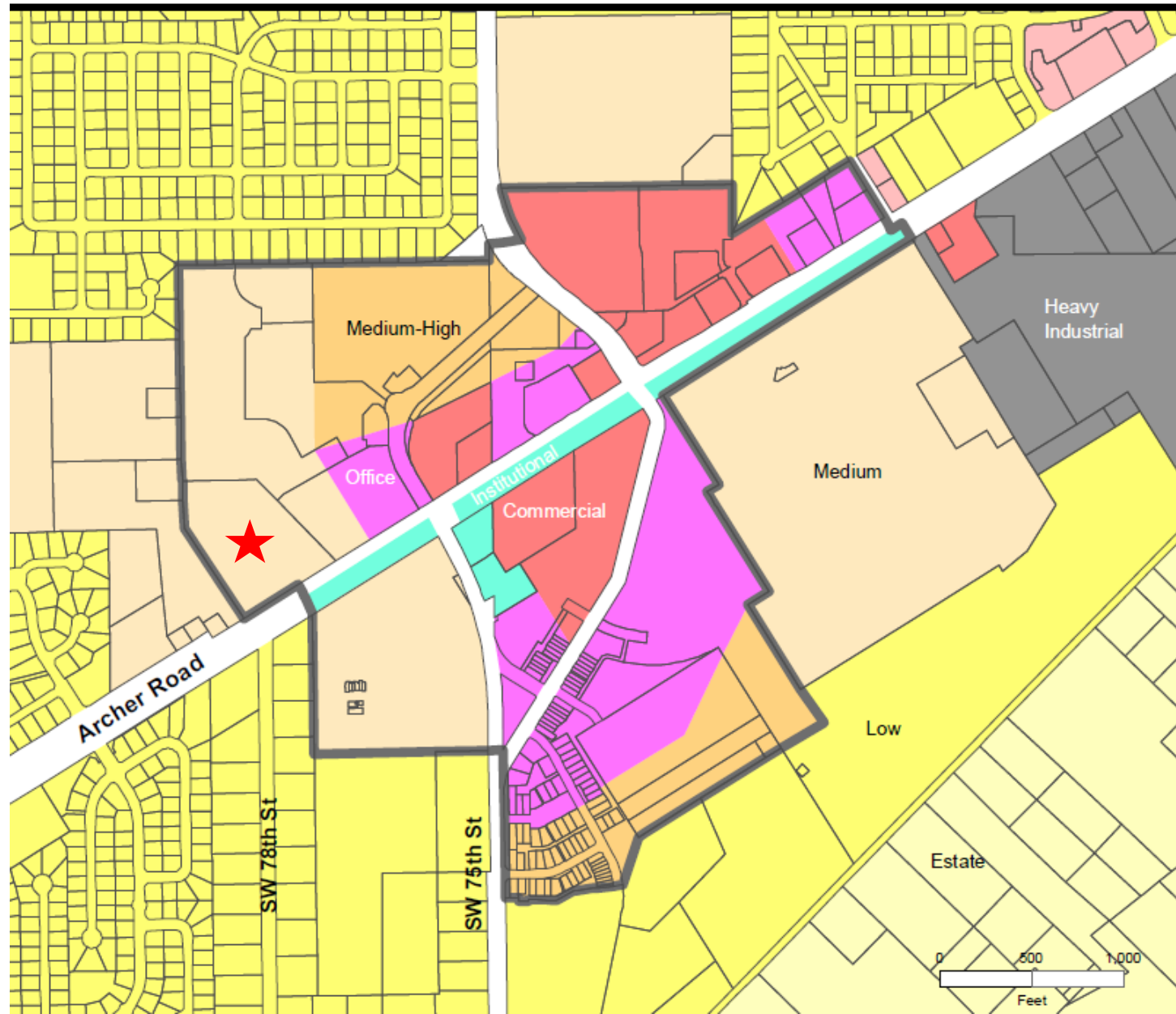
# Context Map





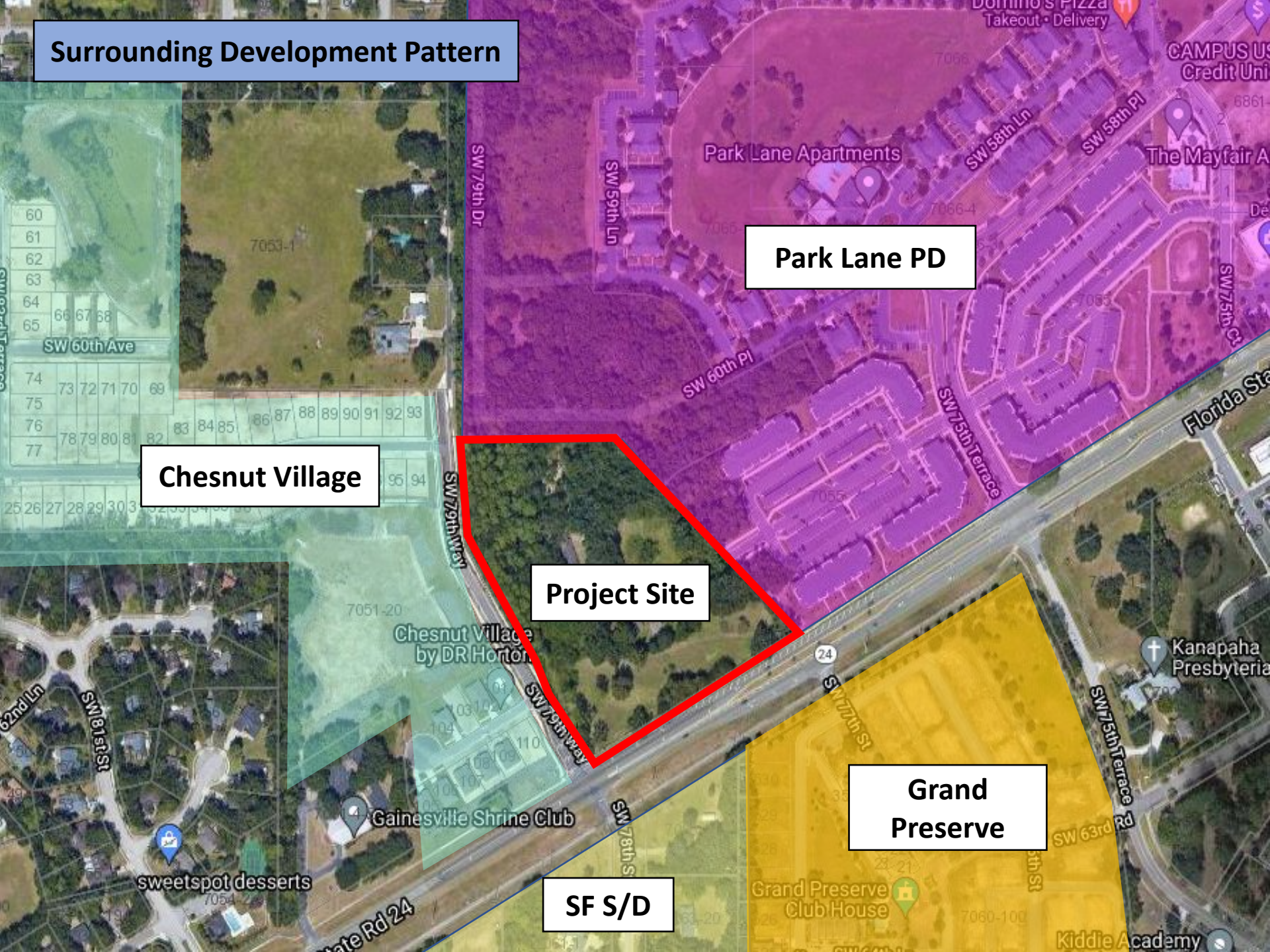
3

## AC ARCHER ROAD TOWER ROAD LOW-MEDIUM-RETAIL





# Surrounding Development Pattern



Park Lane PD

Chesnut Village

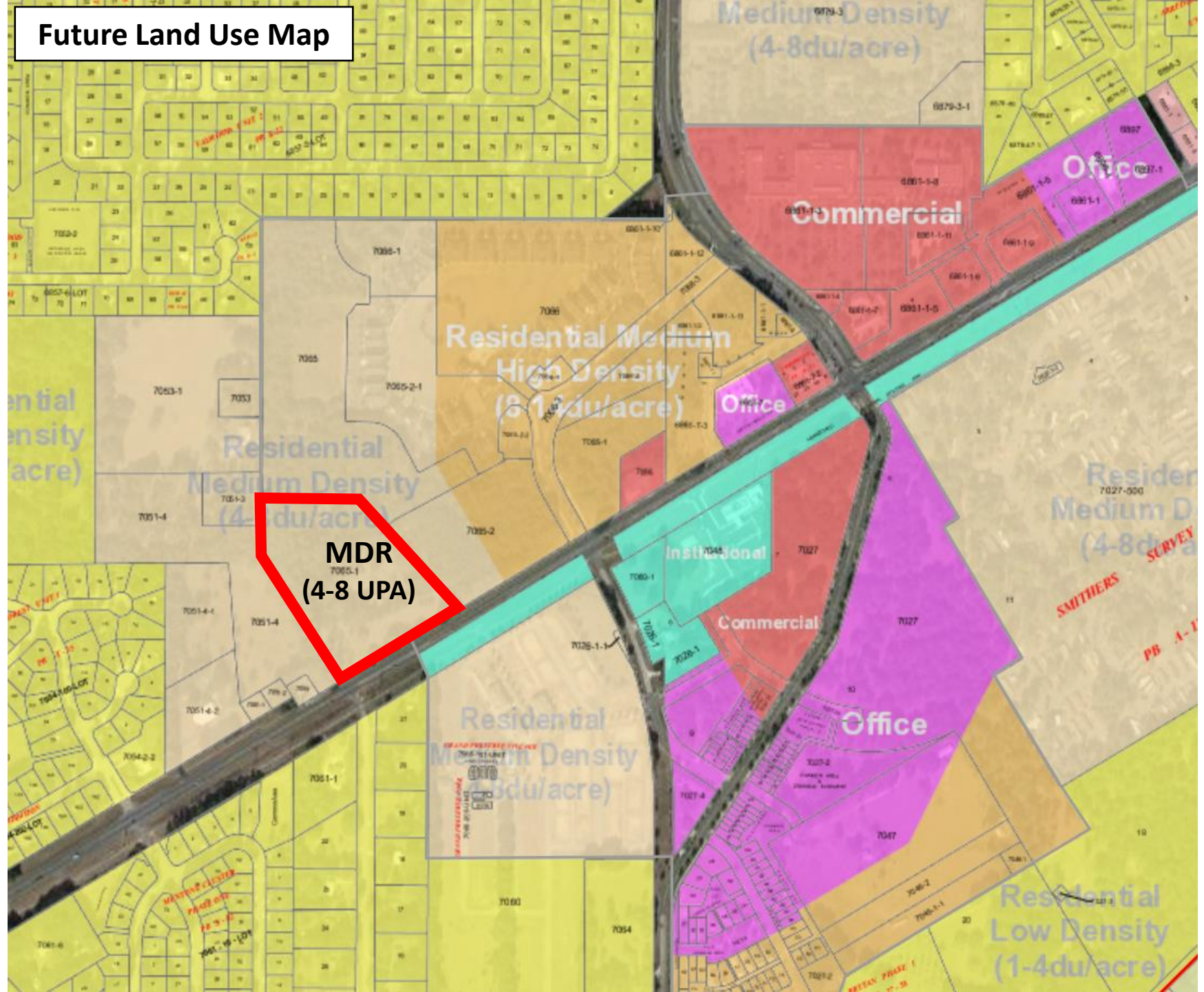
Project Site

Grand Preserve

SF S/D

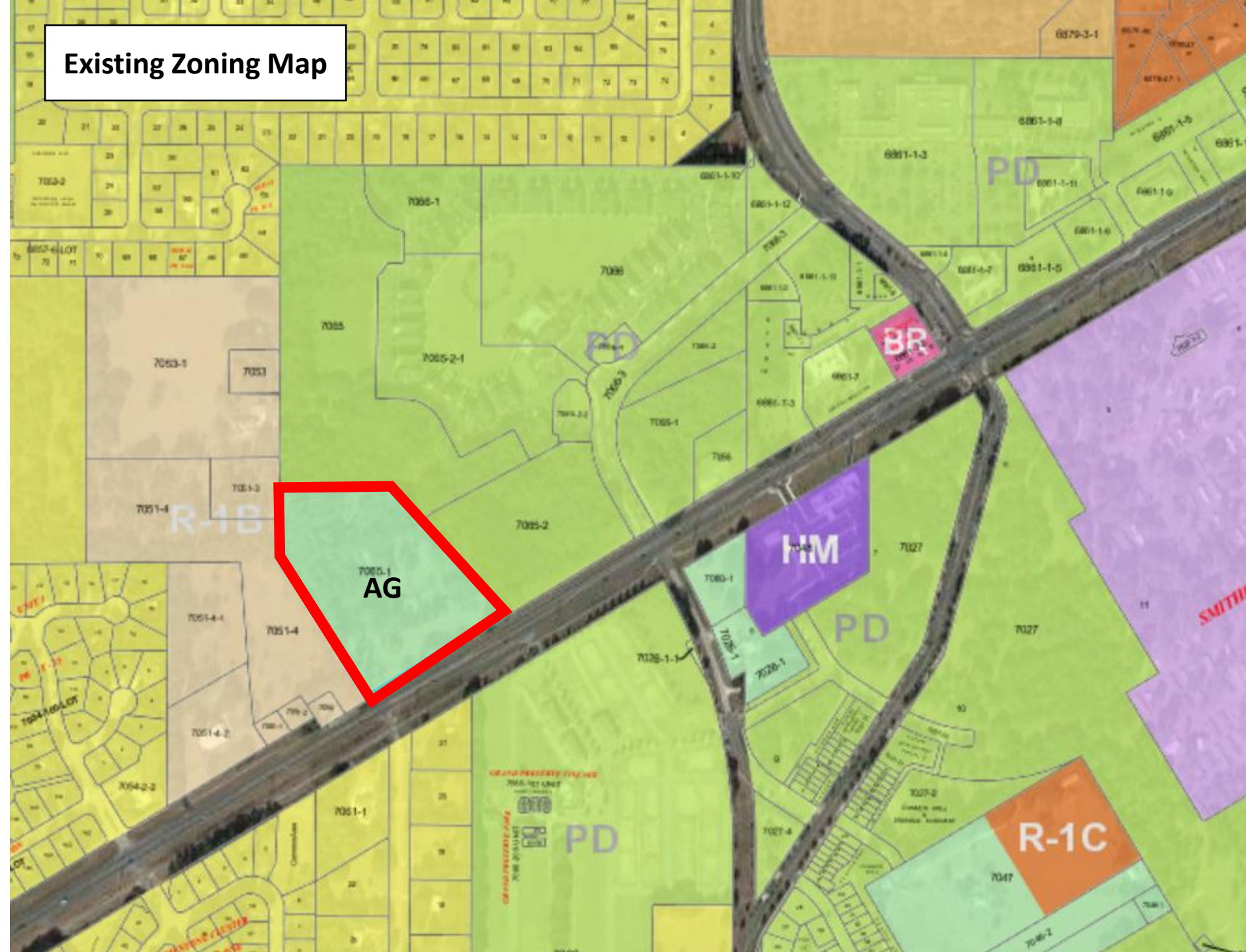


# Future Land Use Map





# Existing Zoning Map





# Proposed Zoning Map

R-1B  
(4-8 UPA)

BR

HM

R-1C

PD

PD

PD

# Summary of Rezoning Request

## CHAPTER 403. – ARTICLE III. - RESIDENTIAL ZONING DISTRICTS

Within the single-family residential districts (RE, RE-1, R-1aa, R-1a, R-1b and R-1c) and multifamily residential districts (R-2, R-2a and R-3), as shown on the zoning map of Alachua County, the following shall apply.

### SEC. 403.05. - SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS.

The single family residential districts implement the estate residential, urban residential, and rural cluster policies of the Comprehensive Plan and the associated designations on the Future Land Use Map. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of §404.08 for similar uses is prohibited.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2015-17, § 2, 12-8-15)

### SEC. 403.06. - SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS.

This Section provides for adequate future urban residential development enabling development to include a full range of housing types, lot sizes and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community. New developments shall comply with Section 403.02.5. All subdivisions shall meet the requirements of Article VIII, Subdivision Regulations, of Chapter 407 of this ULDC.

- (a) *Calculation of residential subdivision densities.* Unless otherwise provided in this ULDC, the calculation of number of units per acre shall be based upon the gross residential density. Density of a new subdivision shall be within the ranges shown in Subsection 403.07(a). In the R-1b zoning district, the 4—8 density range may only be applied in the medium density Future Land Use designation.
- (b) *Density exemption.*
  - (1) Exemptions to the minimum density of a parcel may be approved by the DRC if it is determined that environmental site constraints, infrastructure constraints, or parcels of limited scale preclude achieving the gross density.
  - (2) For the purposes of determining compliance with minimum and maximum density requirements, accessory living units meeting the standards provided in Chapter 404, shall be exempt from such calculations.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 10-16, § 2(Exh. A), 8-10-10)

# Summary of Rezoning Request

## SEC. 403.07. - SINGLE FAMILY RESIDENTIAL STANDARDS.

Within all single-family residential zoning districts, unless otherwise provided in this ULDC, the principal building and accessory buildings shall be located and constructed in accordance with Table 403.07.1, Setback Requirements for Residential Lots, and the following standards shall apply.

- (a) *Lot sizes.* Lot sizes may vary in the single family residential zoning districts provided the following density requirements are met.

| Table 403.07.1<br>DENSITY OF SINGLE FAMILY RESIDENTIAL DISTRICTS |                       |                             |              |              |              |
|--|-----------------------|-----------------------------|--------------|--------------|--------------|
| DENSITY RANGE  | ZONING DISTRICTS      |                             |              |              |              |
|  | RE                    | RE-1                        | R-1aa        | R-1a or R-1c | R-1b         |
| Dwelling units   | 1 per 2 acres or less | 1 per 2 acres to 2 per acre | 1—4 per acre | 1—4 per acre | 4—8 per acre |

- (b) *Maximum height.* The maximum height for all structures within the single-family residential zoning districts is 35 feet.

| Table 403.07.2<br>SETBACK REQUIREMENTS FOR RESIDENTIAL LOTS        |                 |                           |      |                 |   |
|--|-----------------|---------------------------|------|-----------------|---|
| Setbacks <sup>1</sup>  | Front or Street | Garage Front <sup>3</sup> | Rear | Side            | Accessory buildings                               |
| Lots less than one acre in size, Minimum Principal Building (ft.)  | 10              | 20                        | 10   | 5 <sup>2</sup>  | Same as principal building except rear is 7.5 ft. |
| Lots one acre or greater in size, Minimum Principal Building (ft.) | 15              | 20                        | 15   | 10 <sup>2</sup> | Same as principal building except rear is 10 ft.  |

<sup>1</sup> Minimum side setbacks do not apply to detached zero lot line units provided the building spacing requirements of the Florida Building Code, Table 600, are met, and also do not apply to single-family attached units.

<sup>2</sup> Minimum side setbacks do not apply to single family attached units.

<sup>3</sup> The garage front setback applies only to the garage portion of the structure when the garage opening faces the front of the street.

\*Permitted Uses – Identified on Article 2 Use Table



# Permitted Uses by Right in R-1b Zoning

- Single Family Detached, Single Family Attached
- Certain Resource-Based Recreation & Conservation Uses
- Some limited & accessory uses identified in ULDC Article II – Use Table

**Note: Multifamily Development (Apartments) are not permitted in the R-1b zoning district.**

# Thank you!

Any questions? Email [csweger@edafl.com](mailto:csweger@edafl.com) or call 352-373-3541.

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