

**RESOLUTION Z-12-11**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO REZONE FROM 'R-1A' (SINGLE FAMILY RESIDENTIAL) DISTRICT TO 'R-1C' (SINGLE FAMILY RESIDENTIAL) DISTRICT ON APPROXIMATELY 0.96 ACRES LOCATED AT SE 163<sup>RD</sup> STREET, LOCHLOOSA RURAL CLUSTER ON A PORTION OF TAX PARCEL NUMBER 20098-000-000*

WHEREAS, Zoning Application ZOM-06-12 has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of July 18, 2012; and,

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of August 28, 2012;

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

Zoning Application ZOM-06-12, a request by Annetta and Marlin Bergstrom, owners, to rezone from 'R-1a' (Single Family Residential) district to 'R-1C' (Single Family Residential) district on approximately 0.96 acres located on SE 163<sup>rd</sup> Avenue, Lochloosa Rural Cluster, on a portion of Tax Parcel Number 20098-000-000, as summarized in Exhibit A in this resolution, is hereby approved with the following bases:

## **Bases**

**1. Policy 6.4.1** of the Future Land Use Element states that *development in the rural clusters may be permitted with lot sizes of one acre or greater for development on private wells and septic tanks, or on lots as small as one-half acre for development on a central water system...* This equates to 0-2 units per acre density. The proposed zoning district (R-1c) permits single family detached dwelling units including manufactured housing and allows 1-4 units per acre. The request for an R-1c zoning district is thus consistent with Policy 6.4.1 of the FLUE.

**2. Policy 7.1.2** of the FLUE states that review of proposed changes to the zoning map shall consider consistency with the Comprehensive Plan, the availability and capacity of public facilities required to serve development, and the relationship of the proposed development to existing development in the vicinity. The R-1c zoning district, if approved, implements the Rural Cluster land use designation and is similar to the R-1a district in every manner except that R-1c (Single-family Residential) allows manufactured and mobile homes in addition to site built homes. The surrounding parcels are zoned R-1a, R-1c and BR (Business Retail). The Rural Cluster designation allows a mix of residential and commercial and this rezoning will not alter that mix or be incompatible with the surrounding uses. There are adequate public facilities to serve the proposed site. This application is consistent with Policy 7.1.2 of the Alachua County Comprehensive Plan.

**3. Table 403.07.1** found in **Chapter 403** of the Unified Land Development Code (ULDC) states that the R-1c zoning district allows one to four dwelling units per acre. One dwelling unit will be placed on the lot, which is consistent with this section of the ULDC and the Rural Cluster land use designation.

DULY ADOPTED in regular session this 28<sup>th</sup> day in August, A.D., 2012.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_

Paula M. DeLaney, Chair

ATTEST:

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APPROVED AS TO FORM

J. K. Irby, Clerk

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(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS

  
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Department of Growth Management

Authorized Designee

## **EXHIBIT A**

In 27-11-22, the Northwest Corner of Block 6, Lochloosa Plat Book A, Page 98, Public Records of Alachua County, Florida.

Subject to easements, rights of way, covenants and restrictions of record.

Parcel Identification No.: A portion of 20098-000-000.