



Tara Vista Subdivision

Preliminary Development Plan

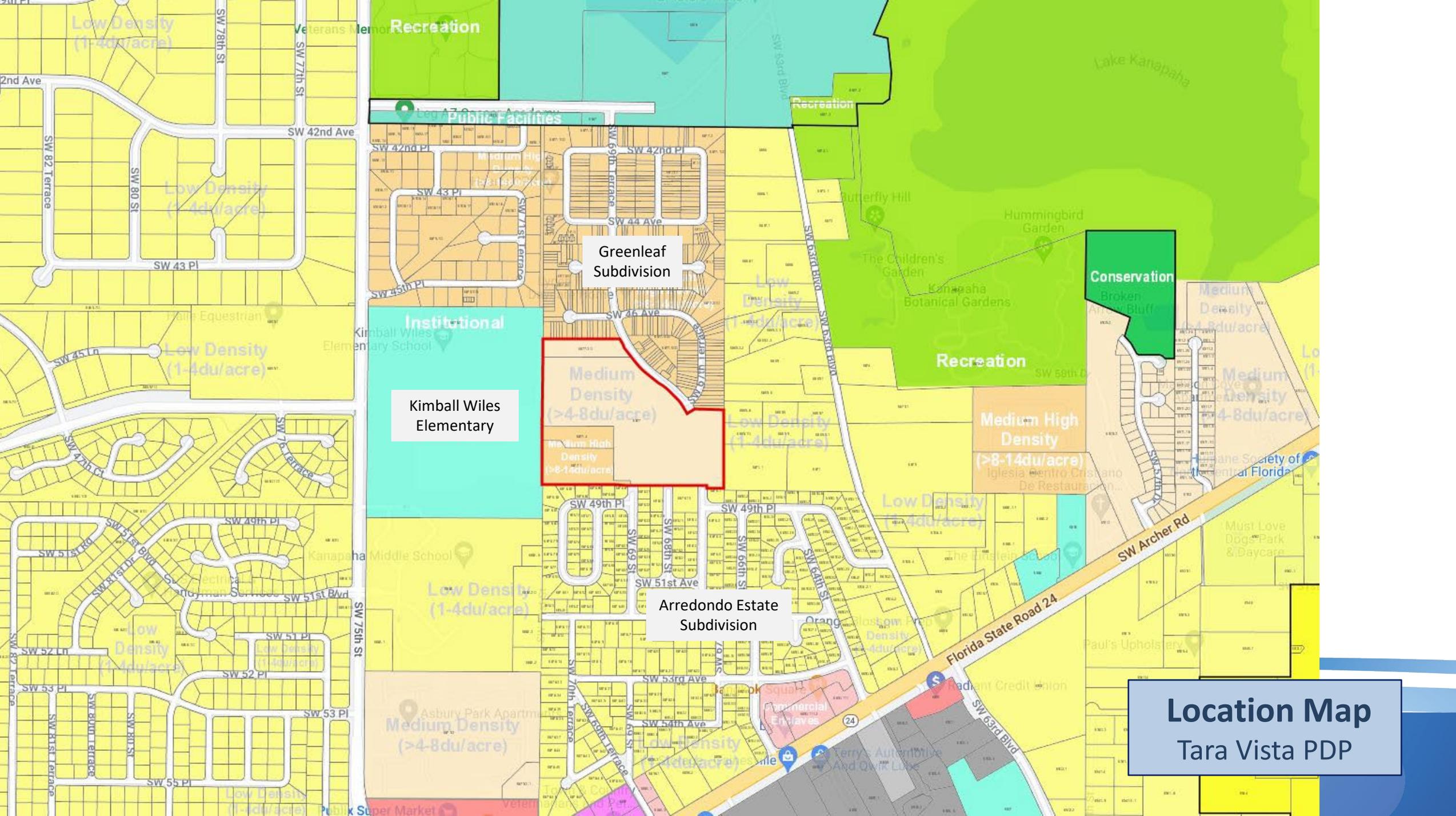
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Growth Management

Tara Vista Subdivision

Preliminary Development Plan (PDP)

- Description: 223-lot single-family attached subdivision
 - Location: West of 69th Terrace and South of SW 46th Avenue
 - Future Land Use: Medium Density (>4–8 du/acre) and Medium High Density (>8 – 14 du/acre)
 - Zoning District: Residential Multiple-Family R-2 and R-2A
 - Acreage: 25.93
- 





Aerial Map
Tara Vista PDP



**Intersection at SW 67th Terrace and SW 69th Terrace in the Greenleaf Subdivision.
Street stub will connect through Tara Vista Subdivision to SW 67th Terrace in the Arredondo Estate Subdivision.**



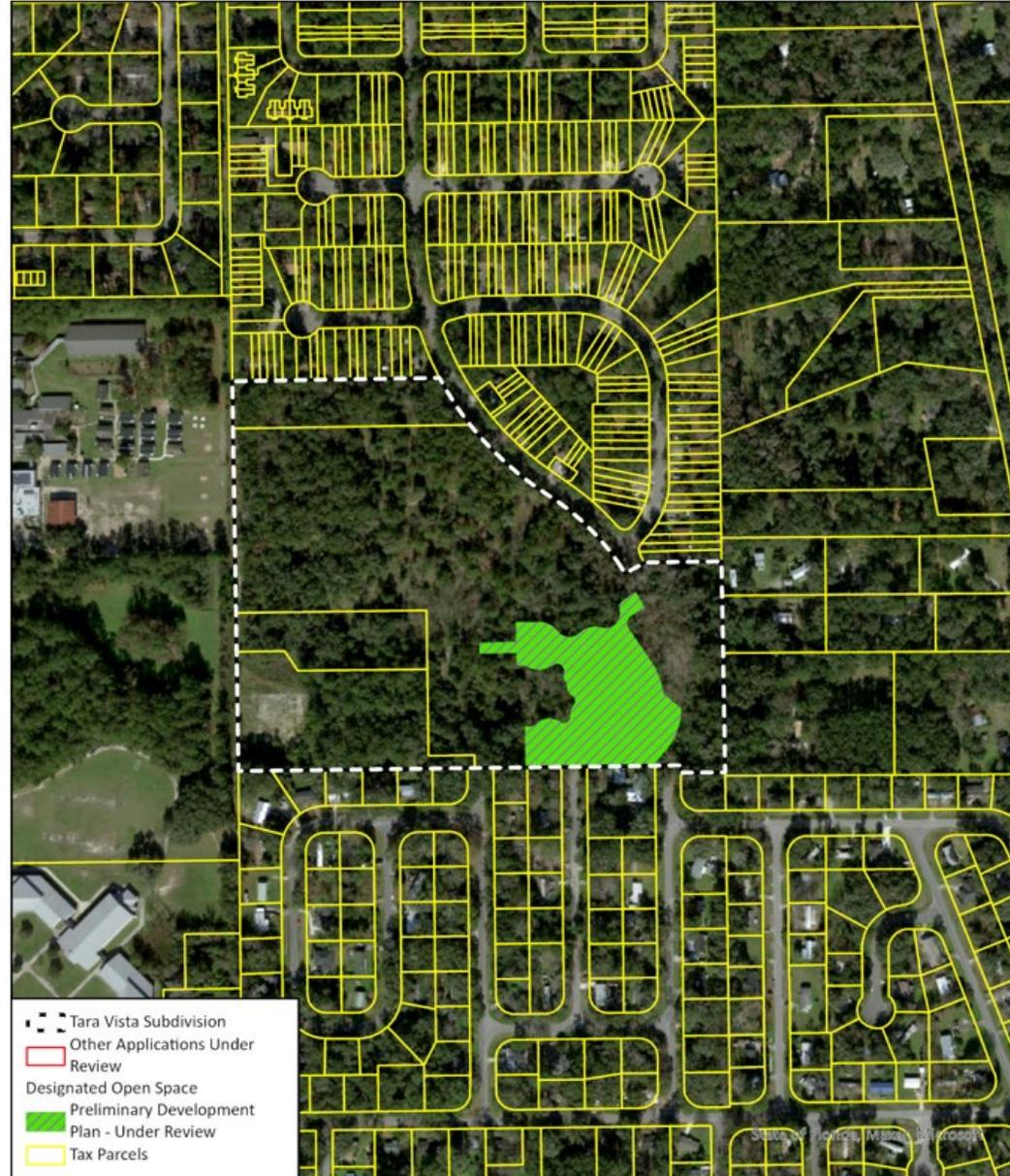
SW 67th Street facing stub in Arredondo Estate Subdivision towards Tara Vista Subdivision.



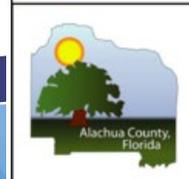
Cluster of trees being preserved



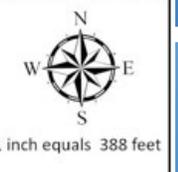
SW 69th Street stub from Arredondo Estate Subdivision facing Tara Vista Subdivision



-  Tara Vista Subdivision
-  Other Applications Under Review
- Designated Open Space
-  Preliminary Development Plan - Under Review
-  Tax Parcels



Open Space Map for Tara Vista Preliminary Development Plan and Surrounding Developments



**Adjacent Open Space
Tara Vista PDP**



LEGEND	
	PROPOSED RIGHT-OF-WAY ~APPROXIMATELY 4.85± ACRES (18.7%)
	RESIDENTIAL LOT AREA ~APPROXIMATELY 11.04± ACRES (42.5%)
	COMMON AREA ~APPROXIMATELY 0.95± ACRES (3.7%)
	OPEN SPACE ~APPROXIMATELY 3.24± ACRES (12.5%)
	COMMON AREA/STORMWATER ~APPROXIMATELY 5.85± ACRES (22.6%)
	BLOCK PERMETER
	LIMITS OF PHASE I
	LIMITS OF PHASE II
	DESIRABLE TREE TO REMAIN
TOTAL AREA ~APPROXIMATELY 25.93± ACRES (100.0%)	

CONSERVATION OPEN SPACE TYPES	EXISTING (ACRES)	PROVIDED (ACRES)	% OF PROJECT AREA
WETLANDS	0.00 AC.	0.00 AC.	0.0%
WETLAND BUFFERS	0.00 AC.	0.00 AC.	0.0%
SURFACE WATERS	0.00 AC.	0.00 AC.	0.0%
SURFACE WATER BUFFERS	0.00 AC.	0.00 AC.	0.0%
SIGNIFICANT GEOLOGICAL FEATURES	0.00 AC.	0.00 AC.	0.0%
SIGNIFICANT GEOLOGICAL FEATURE BUFFERS	0.00 AC.	0.00 AC.	0.0%
STRATEGIC ECOSYSTEM	0.00 AC.	0.00 AC.	0.0%
LISTED SPECIES HABITAT	0.00 AC.	0.00 AC.	0.0%
100 YEAR FLOODPLAIN	4.79 AC.	0.00 AC.	18.5%
SIGNIFICANT HABITAT	0.00 AC.	0.00 AC.	0.0%
NON-CONSERVATION OPEN SPACE	N/A	3.24 AC.	12.5%
TOTAL OPEN SPACE	N/A	3.24 AC.	12.5%

* APPROXIMATELY 4.79 AC. IS LOCATED WITHIN A MAPPED ISOLATED FEMA FLOOD ZONE AREA. HOWEVER, THIS AREA IS PROPOSED FOR MODIFICATION AND IS NOT PROPOSED AS OPEN SPACE.



Open Space Tara Vista PDP



TREE CLEARING DATA

EXISTING CANOPY TOTAL:	23.75 AC.	100.0%
EXISTING CANOPY TO REMAIN:	3.25 AC.	13.7%

LEGEND

-  EXISTING TREE CANOPY TO REMAIN
-  EXISTING TREE CANOPY
-  pi20 EXISTING TREE TO REMAIN
-  -183 EXISTING CONTOUR ELEVATION
-  • pi20 DESIRABLE TREE TO REMAIN



Tree Canopy Retention
Tara Vista PDP



LEGEND

- PROPOSED RIGHT-OF-WAY
-APPROXIMATELY 4.85± ACRES (18.7%)
- RESIDENTIAL LOT AREA
-APPROXIMATELY 11.04± ACRES (42.5%)
- COMMON AREA
-APPROXIMATELY 0.95± ACRES (3.7%)
- OPEN SPACE
-APPROXIMATELY 3.24± ACRES (12.5%)
- COMMON AREA/STORMWATER
-APPROXIMATELY 5.85± ACRES (22.6%)
- BLOCK PERIMETER
- LIMITS OF PHASE I
- LIMITS OF PHASE II
- DESIRABLE TREE TO REMAIN

TOTAL AREA
-APPROXIMATELY 25.93± ACRES (100.0%)

- PROPOSED WASTEWATER
- PROPOSED POTABLE WATER

BLOCK PERIMETER INFORMATION	
BLOCK	LENGTH (±)
1	1,080 L.F.
2	1,220 L.F.
3	1,229 L.F.
4	860 L.F.
5	1,092 L.F.
6	1,438 L.F.
7	507 L.F.
8	679 L.F.
9	800 L.F.
10	480 L.F.

NOTE:
BLOCK PERIMETER MEASUREMENTS ARE APPROXIMATE AND MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN REVIEW. PROVIDED ADJUSTMENTS ARE CONSISTENT WITH ULDC CH 407.69 REQUIREMENTS.



General Development Plan

Tara Vista PDP

Consistency Analysis

Proposed Preliminary Development Plan for Tara Vista Subdivision to be consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends **approval** of the Preliminary Development Plan, Resolution DR-22-23 for **Tara Vista Subdivision**.