



# Cottage Neighborhoods

## *Presentation and Status Update*



# Comprehensive Plan

- Adopted 2018 (Comprehensive Plan and Unified Land Development Code)
- OBJECTIVE 1.8 COTTAGE NEIGHBORHOODS
- Cottage Neighborhoods offer opportunities for creative, diverse and high quality infill development within the Urban Cluster and promote a variety of housing types and sizes available within the community to meet the needs of a population diverse in age, income, and household composition.
- These neighborhoods provide for more efficient use of land through density bonuses consistent with Housing Element Policy 1.2.2, which provides incentives for development of affordable housing.
- Cottage Neighborhoods encourage the creation of more usable open space for residents of the development and maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.

# Unified Land Development Code

- Allowed in Urban Residential Land Use Designations
- Minimum 1 acre parcel size
- 4 – 15 units around any one common green (one development can have multiple common greens)
- Allows for 2,500 sq ft common building
- Allows twice density of underlying zoning district
- Requires Public Road Access
- Requires Emergency Vehicle Access within 150' of every unit

# Unified Land Development Code

- Setbacks consistent with zoning district
- 15' low density buffer adjacent to platted subdivisions or lots greater than 6,000 sq ft.
- Common Greens at least 400 sq ft per unit
- Front Porches on all units
- Units can be platted or developed as a condominium and can be single unit or attached up to 3 units in one structure.
- 1.5 parking spaces per unit (Parking can be decoupled from units)

# Unified Land Development Code

- Original Staff recommendation for Cottage Neighborhood included individual unit sizes up to 1,200 sq ft, multiple units limited to building size of 2,500 sq ft.
- Two Cottage Neighborhoods approved to date
- “Cottages” as a rental unit type is a popular product. Being provided in two TND projects (Park Ave, Veve) and several others proposed.

# SW 88<sup>th</sup> Street Cottages

- 3.83 Acres R-1A Zoning
- 27 dwelling units
- 7 units / acre
- One Story - 1,167 sq ft 2 br/2 bath - Rents for \$1,825/Mo
- Two Story – 1,252 sq ft 2 br/2.5 bath – Rents for \$1,900/Mo

# SW 88<sup>th</sup> Street Cottages



**COMMON GREEN CALCULATIONS**  
 TOTAL COMMON GREEN = 22.48 S.F.  
 COMMON GREEN PER UNIT = 7.48 S.F.

**PORCHES**

ALL INHABITANT UNITS AT EACH ONE UNIT ARE COVERED PORCHES. PORCHES SHALL BE A MINIMUM OF 75 SQUARE FEET PER UNIT. PORCHES SHALL BE COVERED BY A PERMANENT STRUCTURE. PORCHES SHALL BE COVERED BY A PERMANENT STRUCTURE. PORCHES SHALL BE COVERED BY A PERMANENT STRUCTURE.

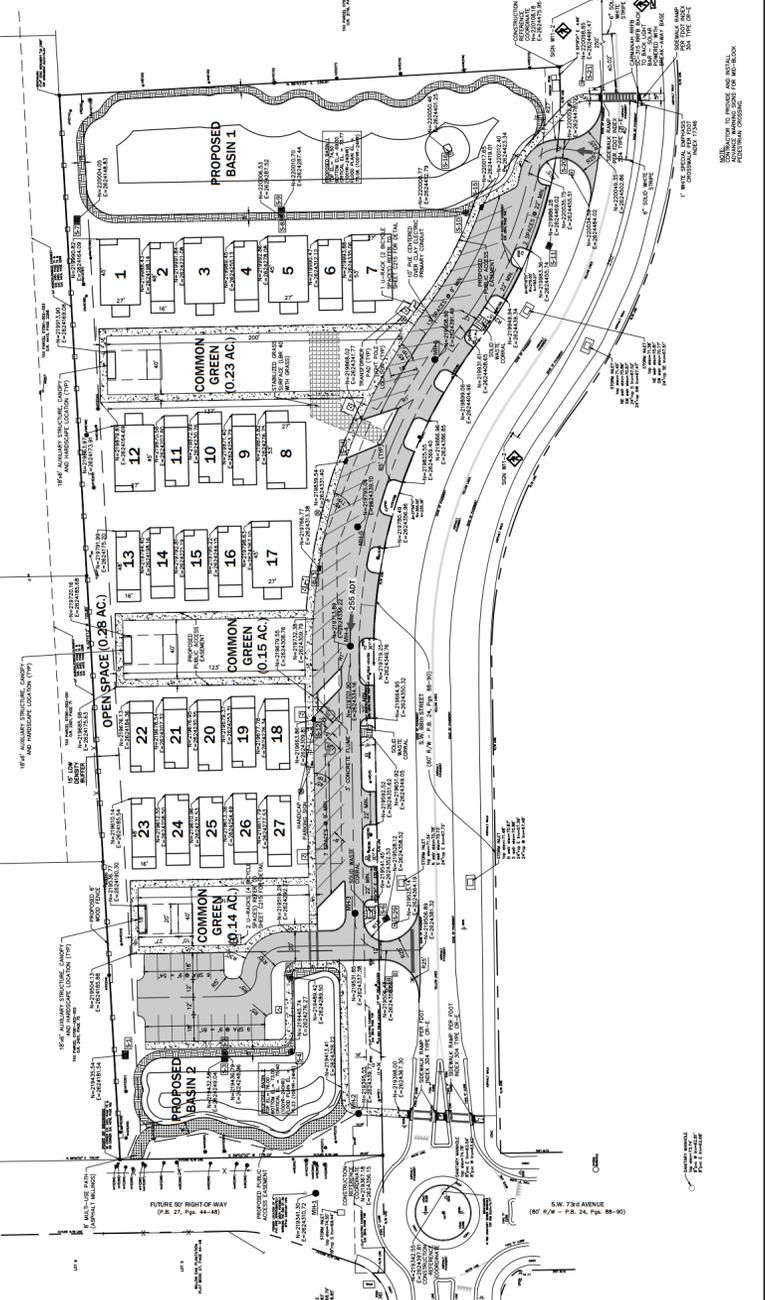
**FENCING**

FENCING WITHIN THE DEVELOPMENT IS LIMITED TO A MAXIMUM OF 60 FEET PER LOT. FENCING SHALL BE A MINIMUM OF 4 FEET HIGH. FENCING SHALL BE A MINIMUM OF 4 FEET HIGH. FENCING SHALL BE A MINIMUM OF 4 FEET HIGH.

**AUXILIARY STRUCTURE NOTE**  
 AUXILIARY STRUCTURES SHALL BE LIMITED TO A MAXIMUM OF 10 FEET IN HEIGHT. AUXILIARY STRUCTURES SHALL BE LIMITED TO A MAXIMUM OF 10 FEET IN HEIGHT. AUXILIARY STRUCTURES SHALL BE LIMITED TO A MAXIMUM OF 10 FEET IN HEIGHT.

**TRANSPORTATION DATA**  
 1. PARKING LOT LAYOUT PER PARAGRAPH 10.4 - SEE PLAN SHEETS.  
 2. MINIMUM STALL DIMENSIONS = 8'6" x 4'6" (SEE 27 & 28) (PARALLEL).  
 3. DRIVEWAY = 8'0"  
 4. DRIVEWAY ASSESSMENT = PER CITY OF MIAMI  
 5. SIDEWALK DIMENSIONS = 4'0" (SEE 27 & 28)  
 6. SIDEWALK DIMENSIONS = 4'0" (SEE 27 & 28)  
 7. SIDEWALK DIMENSIONS = 4'0" (SEE 27 & 28)

**GENERAL NOTES**  
 1. ALL UTILITIES TO BE SHOWN AND DELETED FROM THE EXISTING PLAN.  
 2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. ELECTRICAL SERVICE TO BE COORDINATED WITH CITY ELECTRICAL ENGINEERING.  
 4. LOCATIONS WILL BE CONNECTED TO EXISTING UTILITY MAINS.  
 5. ALL UTILITIES SHALL BE COVERED BY A MINIMUM OF 18" DEPTH.



**PROJECT INFORMATION**  
 PROJECT NO. 18-0326  
 SHEET NO. 05/27/24  
 DATE 05/27/24  
 DRAWN BY [Name]  
 CHECKED BY [Name]  
 PROJECT LOCATION: 88th STREET CORNER ALACHUA AVE, ALACHUA, FLORIDA

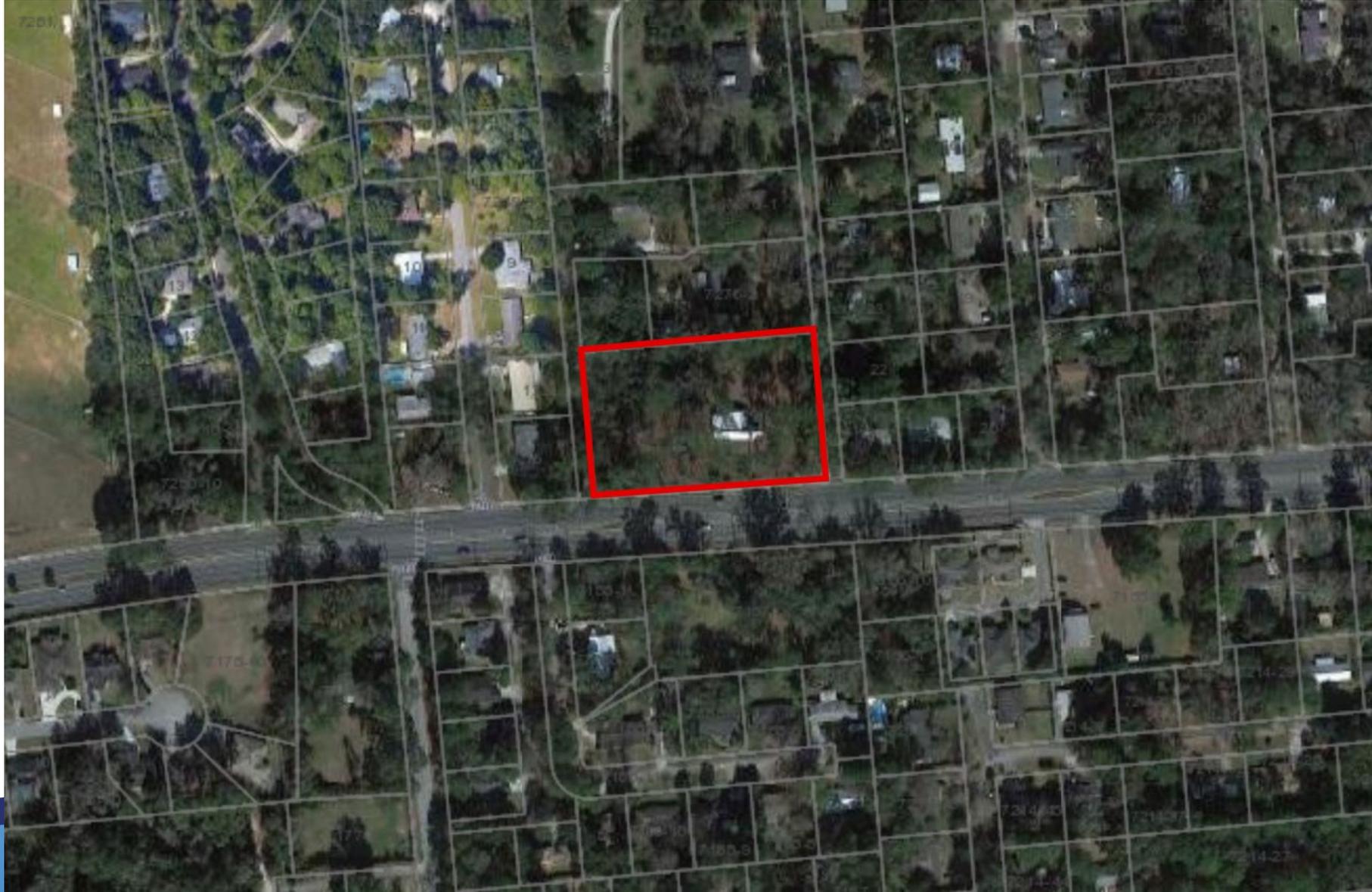
# 88<sup>th</sup> Street Cottages



# Lanata Cottage Neighborhood

- 2.07 Acres R-1A Zoning
- 12 dwelling units
- 6 units / acre (Density limited by Idlewild / Serenola Policies)
- Four 2 story duplex bldgs (2 br / 2 bath 1,309 sq ft)
- Four 2 story single unit bldgs (4 br / 4 bath 2,618 sq ft)

# Lanata Cottage Neighborhood





# Lanata Building Plans

**BIKE COVER VIEW**  
**BIKE COVER ROOF PLAN**

**ROOF PLAN**  
 1/8" = 1'-0"

**SECOND FLOOR PLAN**  
 1/8" = 1'-0"  
 CONDENSED SPACE: 1,244 SF (444)  
 COVERED PORCH: 130 SF (444)

**FIRST FLOOR PLAN**  
 1/8" = 1'-0"  
 CONDENSED SPACE: 1,214 SF (444)  
 COVERED PORCH: 188 SF (444)

**PROTOTYPE "A" TWO STORES DUPLEX BUILDING**

**SIDE ELEVATION (OTHER SIDE REVERSE)**  
 1/8" = 1'-0"  
 TYPICAL 8" HORIZ. CEMENT BOARDS  
 TYPICAL 20" HORIZ. CEMENT BOARDS

**FRONT ELEVATION**  
 1/8" = 1'-0"  
 TYPICAL FIBERGLASS ROOF SHINGLES  
 TYPICAL 6/8 TRIMMED COLLARS  
 TYPICAL 20" HORIZ. CEMENT BOARDS

**REAR ELEVATION**  
 1/8" = 1'-0"  
 TYPICAL VINYL SIDING

**RCA**  
**RICARDO CAVALLINO AND ASSOCIATES, INC.**  
 ARCHITECTURAL PLANNING  
 1000 W. UNIVERSITY AVENUE, SUITE 100  
 GAINESVILLE, FL 32609  
 (352) 336-1111

**COTTAGE NEIGHBORHOOD  
 LANATA DEVELOPMENT  
 GAINESVILLE, FL**

**A1**

**ROOF PLAN**  
 1/8" = 1'-0"

**SECOND FLOOR PLAN**  
 1/8" = 1'-0"  
 CONDENSED SPACE: 1,244 SF  
 COVERED PORCH: 130 SF

**FIRST FLOOR PLAN**  
 1/8" = 1'-0"  
 CONDENSED SPACE: 1,214 SF  
 COVERED PORCH: 188 SF

**PROTOTYPE "B" TWO STORES SINGLE FAMILY BUILDING**

**SIDE ELEVATION (OTHER SIDE REVERSE)**  
 1/8" = 1'-0"  
 TYPICAL 8" HORIZ. CEMENT BOARDS  
 TYPICAL 20" HORIZ. CEMENT BOARDS

**FRONT ELEVATION**  
 1/8" = 1'-0"  
 TYPICAL FIBERGLASS ROOF SHINGLES  
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**COTTAGE NEIGHBORHOOD  
 LANATA DEVELOPMENT  
 GAINESVILLE, FL**

**A2**

# Discussion Points

- 1) All Cottage Neighborhoods require a development plan (open space, tree preservation, stormwater treatment, parking, etc.)
- 2) Cottage Neighborhoods don't easily translate to existing platted neighborhoods both from a market standpoint and regulatory standpoint. (Deed restrictions, minimum 1 acre parcel requirement)
- 3) Most likely on greenfield or extremely underdeveloped properties in Urban Cluster.
- 4) Requirements include buffers from existing single family lots.



# Questions?