



Alachua County Development Review Committee Staff Report

Project Number: DR22-000022

Final Development Plan and Plat for Springhills SW Quad Phase 1 - Hammock's Reserve Subdivision

SUBJECT: Hammock's Reserve - Springhills SW Quad Phase 1

DESCRIPTION: Final development plan for 140 single family attached units with associated infrastructure

AGENT/APPLICANT: eda consultants, inc.

PROPERTY OWNER: Yadda Property Holdings I, LLC

PROPERTY DESCRIPTION:

Location	3000 block NW 98 th Street
Parcel Numbers	Potion of 06233-014-005
Land Use	Medium Density Residential; Conservation
Zoning	R-2
Acreage	24.48

CHRONOLOGY:

Application Submittal	07/05/2022
Insufficiency Report Sent	07/21/22, 10/24/22, 12/23/22, 02/16/23
Application Resubmitted	10/03/2022, 12/5/22, 01/30/23, 03/06/23
Sufficiency Determination	03/22/2023
Final Development Plan Hearing	04/06/2023

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan and recommend the DRC recommend approval of the plat to the BoCC for Hammock's Reserve subdivision.

DRC RECOMMENDATION: Approved with conditions the Final Development Plan and **recommended approval of the plat to the BoCC.**

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Final Development Plan and Plat for a 140-lot subdivision on approximately 24.48 acres with associated infrastructure improvements. These properties are located in the Urban Cluster/Urban Services Area.

The Board of County Commissioners (BoCC) approved a Preliminary Development Plan for what was termed the Southwest Quad. Comprehensive Plan policies require this area to be master planned. The approval was for up to 149 residential units, and up to 455,000 sf total of non-residential uses for the office, business park, and industrial portions of the site.

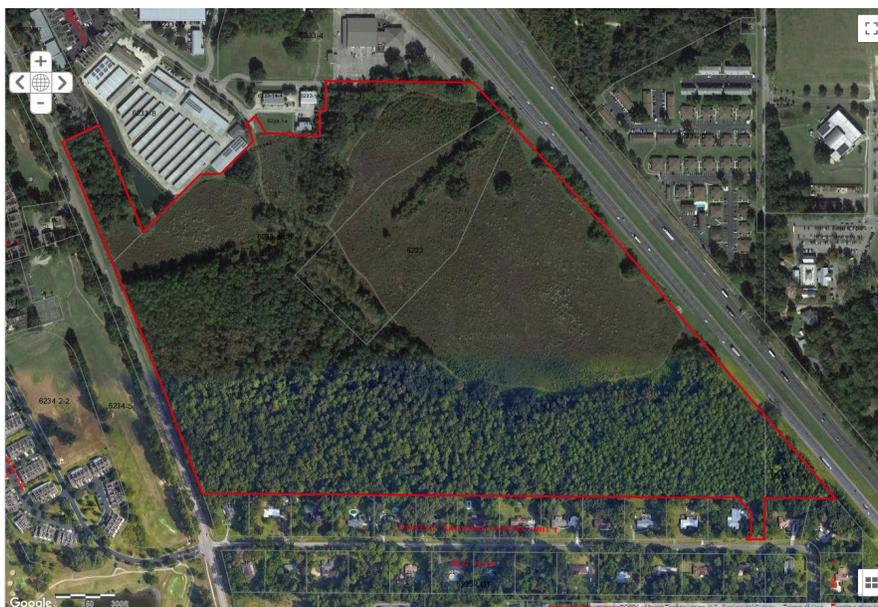


Figure 1: Aerial View of Subject Property – Preliminary Development Plan

The proposed Final Development Plan is the first phase of the development for the residential portion only. Future phases will include the office, business park, and light industrial uses.

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Figure 2: Phase 1 Outlined in Red

The subject property is located within the Springhills Activity Center. This is a large activity center situated around the intersection of NW 39th Avenue and Interstate-75. The different sections of the activity center are typically referred to as “quadrants”. The subject property is a large portion of the undeveloped area in the southwest quadrant of this activity center.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the DRC for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this ULDC, and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance with this ULDC and Comprehensive Plan.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

The portion of the Preliminary Development Plan for the residential subdivision has the Medium Density Residential Future Land Use (FLU) designation.

Policy 1.3.8 - The Medium Density Residential future land use designation provides for a gross density of four to eight dwelling units per acre. It allows small lot single family

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residential detached and attached dwellings, and multi-family residential dwellings. Approximately 21.6 acres of the site has this land use designation. A range of 86-172 is allowed. The Preliminary Development Plan was approved for a maximum of 149 units. The Final Development Plan proposes 140 lots and is consistent with the Future Land Use.

Additionally, this project is located within the Springhills Activity Center and there are several specific Comprehensive Plan text policies related to it. Applicable policies related to the subject parcels are analyzed in this staff report.

2.2.1(a) Land Use

(7) The undeveloped portions of the southwest quadrant with Medium Density Residential, Warehouse/Distribution, Light Industrial and Conservation future land use designations shall be master planned and will include the following:

(a) Approval of the site as one Preliminary Development Plan (PDP) with allowance for multiple phases /Final Development Plan submittals in compliance with the PDP

(b) Provision of centralized open space based on site environmental characteristics, including a Conservation Management Area (CMA) management plan

(c) Master-planned stormwater facilities serving the entire project (spanning over multiple land use districts)

(d) No fewer than two fully functioning access points on different sides of the development shall be provided. Specific access point locations shall be determined during development plan review.

(e) Application of a 100-foot natural vegetative buffer along the southern property line of parcel 06233-014-005.

(f) Exemption from Activity Center design requirements (Policies 2.1.4 – 2.1.12) related to development in the Warehouse / Distribution and Light Industrial future land use areas.

(g) Exemption from TND requirements for development within the Warehouse / Manufacturing and Light Industrial future land use areas and Medium Density Residential future land use area for development under 150 units.

Two fully functioning access points are provided - one on NW 98th Street and NW 97th Boulevard will be extended into the site from the north.

The residential development is also exempt from TND standards if under 150 units, which this project is.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The subdivision portion of the development carries the R-2 (Residential 4-8 dwelling

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units per acres) zoning district. This zoning district implements the Medium Density Future Land Use.

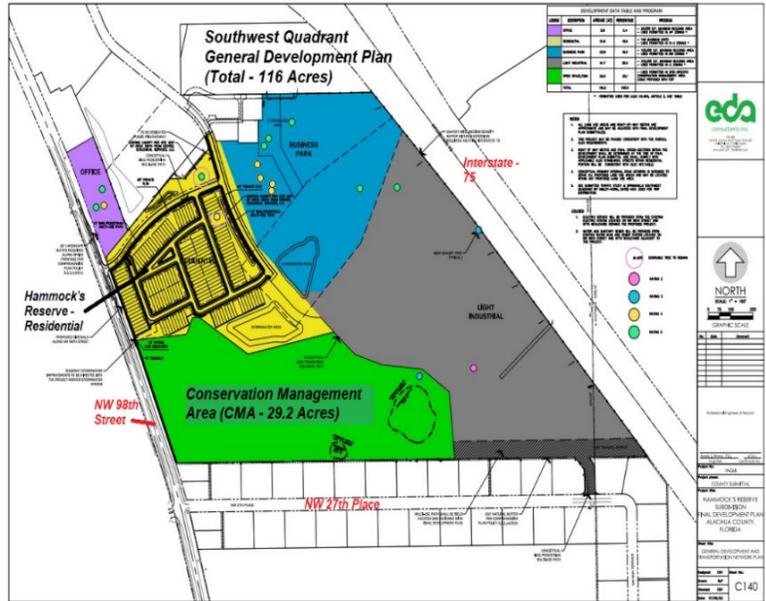
General proposed uses include single-family attached residential, which is an allowed use in Chapter 404.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

The Southwest Quadrant is a 116-acre project area located southwest of the intersection of I-75 and NW 39th Avenue (right figure). The BoCC approved the Preliminary Development Plan (PDP, May, 2021) that resulted in designating a 29.2-acre Conservation Management Area (CMA) within the southwestern portion of the property.

The northeastern area of the property was historically converted and utilized as a pasture for cattle. During recent years, the area has not been actively managed and has naturally converted to a fallow field dominated by weed herb species and young pine saplings. North and east of the designated CMA was historically established and managed as pine silviculture operations. After rotations of harvesting pine, these two areas have generated a combination of pines with variety of hardwood tree species; particularly opportunistic species that can quickly establish [e.g. laurel oak (*Quercus laurifolia*), sweet gum (*Liquidambar styraciflua*)]. Based on historical aerials dating back to the available 1937 aerial



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photography, the forested habitat conditions within the southwestern area have been retained with minimal evidence of tree harvest.

As a result, this area retains high-quality habitat classified as *Upland Mixed Woodland* (FNAI). An Environmental Resource Assessment (ERA) was conducted in 2019 for the property by an environmental consulting firm (Water & Air Research, Inc.; W&AR).

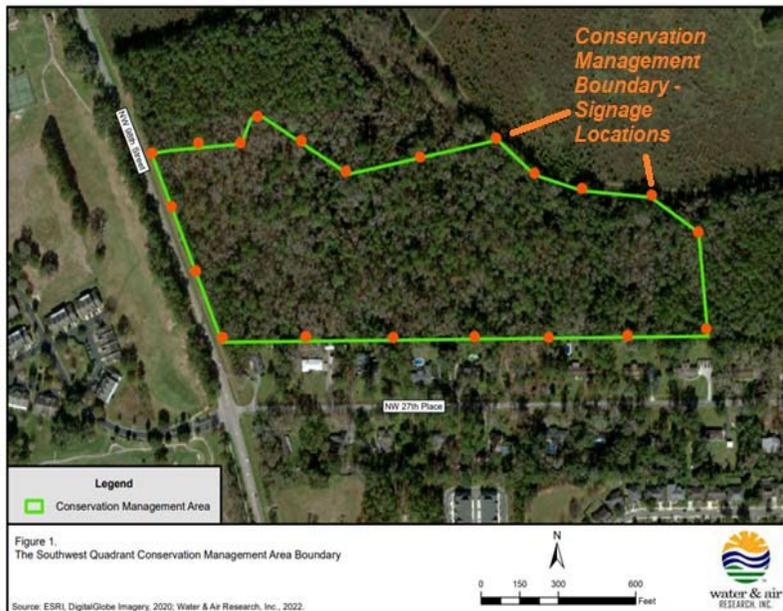
Vegetative species noted within the *Upland Mixed Woodland* (UMW) area include southern red oak (*Quercus falcata*), mockernut hickory (*Carya tomentosa*), longleaf pine (*Pinus palustris*), flowering dogwood (*Cornus florida*), devil's walkingstick (*Aralia spinosa*), rusty blackhaw (*Viburnum rufidulum*), Michaux's hawthorn (*Crataegus michauxii*), Florida spiny pod (*Matelea floridana*), hog peanut (*Amphicarpaea bracteata*), poison ivy, and variable witchgrass (*Dichanthelium commutatum*). Other species within the area include loblolly pine (*Pinus taeda*), spruce pine (*Pinus glabra*), white ash (*Fraxinus americana*), Florida maple (*Acer saccharum* subsp. *floridanum*), roughleaf dogwood (*Cornus asperifolia*), American beautyberry (*Callicarpa americana*), Carolina wild petunia (*Ruellia caroliniensis*), native yam (*Dioscorea floridana*), earleaf greenbrier, common blue violet (*Viola sororia*), blackedge sedge (*Carex nigromarginata*), Bosc's witchgrass (*Dichanthelium boscii*), agrimony (*Agrimonia* sp.), and upright carrion flower (*Smilax ecirrhata*). Several tree species (mockernut hickory, spruce pine, longleaf pine, loblolly pine, southern red oak, sweetgum, and live oak) are large enough to classify as regulated heritage trees by Alachua County (Sec. 406.10).

As a result of the high quality, unique and biologically diverse conditions of this UMW, the area was determined to qualify as "*Significant Plant and Wildlife Habitat*" (ULDC, Chapter 406, Article III). With the gradual transition of ecosystem components within the northwestern portion of this forested canopy area, review of the area by WA&R and EPD staff concurred the approximate UMW coverage ranges between 30-38 acres. The ULDC criteria (Section 406.21) for on-site habitat protection and set-aside limitations of "*Significant Plant and Wildlife Habitat*" to "*no more than 25 percent of the upland portion of a parcel may be required to be protected because it is or includes significant habitat unless the landowner provides consent, or state or federal agencies require additional protection.*" Since the property encompasses 116-acres, doesn't contain wetland habitat and the UHW represents exceptional quality, the owner/applicant agreed to fulfill the maximum 25% requirement (29 acres) and designate as the CMA. This was followed by a more detailed and specific evaluation within the transition area of the northwestern forested area by the WA&R, EPD and GM staff. This evaluation resulted in the delineation of a slightly sinuous northern boundary for a contiguous area representing the highest quality components of the UHW, as well as preserving several large unique specimen trees within the CMA.

W&AR staff prepared a "*Conservation Area Management Plan*" (July, 2022) to address the perpetual management activities, authorized, as well as prohibited activities associated with the CMA. The management plan includes references to land clearing, earthwork and construction activities proposed within proximity of the CMA, and the installation of appropriate erosion control and barrier fencing along the CMA boundary

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to ensure there are no unauthorized encroachments of equipment, material or vehicles within the CMA. The perimeter of the CMA will include signage (right aerial and figure), and the northern boundary will include installation of a short (42 inch tall, 3-strand non-barbed wire fencing to allow wildlife access, however that will restrict unauthorized entrance and activities. It is possible in the future that the owner/HOA will desire a hiking trail through the CMA. Pedestrian hiking is considered an acceptable use within the CMA, however a trail will require pre-establishment coordination and collaboration with EPD staff on locating an appropriate trail footprint and alignment that will not result in tree removal.



The high-quality CMA habitat will require minimal management activities; primarily eradication and control of exotic and nuisance vegetative species such as scratch throat (*Ardisia crenata*). The cost and responsibility of managing the CMA will be borne by the Spring Hills South Community Development District (CDD). Annual monitoring reports will be submitted to EPD that document the habitat conditions and management activities conducted during the previous year and anticipated during the following year. EPD staff will conduct annual inspections of the designated CMA, typically coinciding with receipt of the monitoring reports.

Permanent protection measures of the designated CMA is reflected through the recording of a Conservation Easement (CE). The purpose of the CE is to preserve the habitat in their current form, maintain, protect, and enhance existing conservation resources, native plant and wildlife habitat quality, and prevent any further development or disturbances by requiring adherence to the management practices specified in the CMA Management Plan. The owner/applicant (Grantor) has designated Alachua County be the recipient (Grantee) of the CE. The CE received signature authorization by the Alachua BoCC at the Board's February 14, 2023 meeting. As a condition of the Final Design Plan (FDP) approval of the Hammock Reserve, a copy of the recorded CE is

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required to be provided to EPD prior to receiving authorization of the Construction Permit.

OPEN SPACE

Section 407.52 - *Minimum open space requirement* requires at least 10 percent of the area of any development to be designated as Open Space and delineated on development plans and plats. ULDC Section 407.54 - *Open Space Areas* requires the following:

- (a) *When land development involves a parcel that contains Conservation Management Areas, the Open Space requirement shall first be fulfilled with these areas, which shall be protected in accordance with Chapter 406, Article XVII.*
- (b) *After the requirements of (a), above, have been met, the Open Space shall be one piece of contiguous land, at the periphery of the development to allow for connection to adjacent Open Space, except as specified in section 407.55. Open Space designated per this section shall have an average width of no less than 50 feet and shall be located within the development in a location that best meets the following goals:*
 - 1. *Augments Conservation Management Areas or Open Space on adjoining parcels*
 - 2. *Promotes connectivity to greenways, trails, public parks, and existing or potential Open Space on adjoining parcels.*

The overall project contains 29.2 acres (25.1 percent) of conservation management area, which has been designated as Open Space. The minimum Open Space requirement has been fulfilled, and no additional Open Space is required.

TREE PRESERVATION

ULDC 406.12 (a)2 *Tree Protection Standards* requires that development plans be designed such that a minimum of 20 percent of the tree canopy shown on the most recent aerials of the property available at the time of the application is retained. Additionally, 406.12 states that:

A tree removal permit authorizing the removal of high quality specimen trees 60 inches diameter at breast height (dbh) or greater may only be issued upon demonstration by the applicant that the development activity cannot occur in any other location on the site, or that removal is unavoidable due to site conditions that minimize impacts to other regulated resources.

The Preliminary Development Plan was approved with 40.5 percent of existing trees shown to be preserved; The CMA was the area of tree preservation and is outside of this phase. The Final Development Plan is consistent with the approved Preliminary Development Plan.

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The Preliminary Development Plan was the first project to be reviewed after approval of the above referenced code that has 60-inch trees on site. It was determined the Preliminary Development Plan review that the details of avoidance or removal would be reviewed with each Final Development Plan.

Two trees that are greater than 60-inches tree are within Phase 1. Both of these are proposed to be protected. One tree will have some impacts to the dripline from grading, but will remain and is appropriately mitigated per Sec. 406.13(b)5 *Relocation, replacement, mitigation*. Sec. 406.12 (a)(2) states that the required minimum undisturbed area surrounding an individual tree may be reduced with County approval, taking into consideration the type of activity, and the species, health, and location of trees and native vegetation within the landscape. The second tree is protected to the drip line. Additionally, chain link fencing will be required for protection of these trees during construction, and the appropriate details are provided on the development plan. The County may require alternative fencing materials, such as chain link fencing, on a case-by-case basis where additional protection is necessary due to intensity of development activity, vulnerability of trees or native vegetation to be protected, or similar [406.12.5(f)].

GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

Setbacks will be consistent with zoning district requirements and the appropriate notes are provided on the plat. Setbacks will be reviewed with the building permit.

URBAN CLUSTER DESIGN

Policy 2.2.1 (a)(7) *Land Use* exempts this project from meeting Activity Center or TND design.

LANDSCAPING AND BUFFERING

Policy 2.2.1(a)(9)b requires a 100-foot-wide natural vegetation buffer along the southern property line of the subject parcel adjacent to Haufler Estates Subdivision. The Conservation Area provides the required buffer from the proposed residential development. The required buffer on the southern boundary of the industrial portion will be evaluated with any development plan for that area.

The Landscape Plan demonstrates that 39.16 percent of the phase 1 site will have canopy coverage, which exceeds the minimum 30 percent required in Sec. 407.4(n) *Landscape and planting plan objectives*. Street trees are appropriately provided and the stormwater management facilities are appropriately landscaped.

No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing

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native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The land owner shall submit a Certificate of Compliance, in a form acceptable by the Director, to the County as a condition of issuance of a Certificate of Occupancy.

Landscape Irrigation Design and Maintenance Standards, Article II of Part II, Title 7, Chapter 79 of the Alachua County Code went into effect 4/1/16. All new irrigation systems installed in unincorporated Alachua County now require County approval prior to installation, which includes a review fee and site plan. All systems will then go through an inspection process. The Alachua County Irrigation Professional Portal has been created to allow irrigation professionals to submit required documents and pay fees entirely online. For those who are not online, required information may be submitted on paper in person at the EPD office at 408 West University Ave in Gainesville, 8:30-5:00 Monday through Friday. For more information about the Landscape Irrigation Efficiency Code and for a list of helpful resources, we encourage you to click [HERE](#). For more information, contact Water Resources staff at 352-264-6800 or at Irrigation@AlachuaCounty.us.

STREET NETWORK STANDARDS

According to ULDC 407.140 (a)(5) *Street Network Standards – External Connectivity*, for developments containing 25 or more residential units, there shall be a minimum of two functional access points located on different sides of the subdivision except where infeasible due to original tract dimensions, topography, or existing development patterns.

Additionally, Future Land Use Element Policy 2.2.1 (b) regarding transportation in the Springhills Activity Center provides for the following:

(3) Direct access may be permitted to NW 98th Street in accordance with Alachua County Access Management Standards and as permitted during development plan review.

...

(8) All development within the southwest quadrant shall be interconnected to provide for pedestrian and vehicular circulation. Appropriate access points onto existing transportation facilities shall be evaluated during the development review process. The undeveloped portion of the southwest quadrant shall provide for no fewer than two fully functional access points on different sides of the development.

(9) The transportation system within the site shall be developed in an interconnected manner to the maximum extent feasible. The internal transportation system shall be

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stubbed out to allow access and interconnections with adjacent properties ~~both within and outside the DRI boundary.~~ within the activity center. The transportation system shall be designed so that multiple roads, bike-paths and sidewalks can continue into any adjacent development in an effort to integrate adjacent properties and limit the impacts to the arterial roadway system. No vehicular transportation system connections shall be constructed within conservation land use areas or the 100' vegetated buffer adjacent to the Haufler Estates Subdivision. A bicycle/pedestrian connection shall be required between the conservation area, through the vegetated buffer and connect between lots 2 and 3 of Haufler Estates Subdivision located to the south. The exact number and location of streets, paths and sidewalks to be stubbed out will be determined during the site plan approval process.

The proposed project provides two connections, one onto NW 98th Street and a second will connect to NW 97th Blvd, which will be extended into the project. The residential street network is then provided from these two main roads.

A sidewalk will also be constructed along NW 98th Street along the frontage of the subject property and will continue to the south to NW 27th Place (Haufler Estates).

WATER AND WASTEWATER SERVICES

The development is within the Urban Cluster and will connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan.

STORMWATER MANAGEMENT

There are five stormwater management facilities to serve this project. The basins are designed to meet Chapter 407 Article 9 *Stormwater Management*. They are appropriately landscaped and are of irregular shape with no parallel sides.

TRANSPORTATION

The developer will be required to enter into a Multi-Modal Transportation Mitigation (MMTM) agreement with Alachua County in order to mitigate the transportation impact of the proposed development. A condition of approval has been included in the recommendation to require this approval prior to construction permit.

PUBLIC SCHOOL FACILITIES

The Alachua County School Board staff has reviewed the proposed development for student impacts for compliance with the school concurrency management program in accordance with the Inter Local Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). This capacity determination dated July 5, 2022 is based on findings that this project will require 17 elementary school student stations in the Southwest Alachua SCSA, 8

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middle school student stations in the Fort Clarke SCSA, and 13 high school student stations in the Buchholz SCSA.

The School Board in accordance with their Policy 5120-Assignment Within District will determine specific school assignment for students living in the development area. Student Assignment Rules states "The Superintendent may assign or reassign students on a case by case basis to schools or programs located in or out of their assigned zone, for the health, safety, or welfare of the students, other students or staff." No assurances are given that the assignments will be made to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the District, the use of temporary facilities, and/or the relocation of specific educational programs.

CONCURRENCY

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

PLAT REQUIREMENTS

The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapter 402 Article 12 of the Unified Land Development Code of Alachua County.

STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

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DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b), an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

PLAT EXPIRATION:

According to Section 402.61, approval of a plat shall expire without further action of the BOCC unless the plat has been recorded within two (2) years of the date of BOCC approval of the plat. In order to avoid expiration, all plat documents outlined in Subsection 402.60(a) above must be complete and accepted by the County to obtain the signatures of County officials at least thirty (30) days prior to the two-year expiration date.

STAFF RECOMMENDATION

Staff has found the proposed Final Development Plan to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code, and the approved Preliminary Development Plan.

Staff recommends **approval with conditions** of the Final Development Plan for Hammock's Reserve – Phase 1 of Springhills SW Quad

Staff recommends the DRC recommend **approval** of the Plat to the BoCC for Hammock's Reserve – Phase 1 of Springhills SW Quad

DRC ACTION AND RECOMMENDATION

Approved with conditions the Final Development Plan for Buchanan Trails Subdivision and **recommended approval of the Plat to the BoCC.**

CONDITIONS

1. Prior to Issuance of the Construction Permit, provide structural certification for the retaining wall for any site infrastructure related retaining walls to Public Works.
2. Applicant shall provide a sketch and legal description for the 10 foot right-of-way dedication along NW 98th Street located adjacent to the CMA with the construction permit application.
3. The intersection details will be added prior to the issuance of construction permit.

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4. No construction permit may be issued until an MMTM agreement has been approved by the Board of County Commissioners.
5. Prior to issuance of the Construction Permit, provide a copy of the recorded Conservation Easement for the Springhills SW Quadrant (approved 2-14-2023 by the BoCC) to the Environmental Protection Department.
6. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
7. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
8. Prior to the installation of a new permanent irrigation system or substantial modification to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the online Alachua County Irrigation Professional Portal. The irrigation system shall comply with Article II of Part II, Title 7, Chapter 79 of the Alachua County Code.