



**Alachua County  
Board of County Commissioners  
Staff Report**

**Project Number: 2022013104**

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**Preliminary Development Plan for Tara Vista Subdivision**

**SUBJECT:** Tara Vista

**DESCRIPTION:** 223-unit single family attached residential subdivision

**AGENT/APPLICANT:** eda engineers, surveyors, planners inc.

**PROPERTY OWNER:** Sugarfoot Holdings LLC and Clay Electric Co-op Inc.

**PROPERTY DESCRIPTION:**

Location	West of 69 <sup>th</sup> Terrace and South of SW 46 <sup>th</sup> Avenue
Parcel Numbers	06877-000-000, 06877-030-000, 06877-004-000, 06877-001-000
Land Use	Medium Density (>4–8 du/acre) and Medium High Density (>8 – 14 du/acre)
Zoning	Residential Multi-Family R-2 and R-2a
Acreage	25.93 Acres

**CHRONOLOGY:**

BoCC Land Use Hearing CPA-04-21	09/14/2021
Application Submittal	01/31/2022
Insufficiency Report Sent	02/18/2022
Application Resubmitted	04/04/2022
Sufficiency Determination	04/20/2022
Preliminary Development Plan BoCC Hearing	05/10/2022

**STAFF RECOMMENDATION:** Recommend **approval** of the Preliminary Development Plan and Resolution DR-22-23 for Tara Vista Subdivision.

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**DESCRIPTION OF PROPOSED PLAN:**

This application proposes a Preliminary Development Plan for a 223-unit single-family attached residential subdivision on approximately 26 Acres with associated infrastructure improvements. As an infill development the subject property is surrounded by other developments. To the west is Kimbell Wiles Elementary School, to the north are attached single family homes in the Greenleaf subdivision, to the south are single-family residences in the Arredondo Estate subdivision, and there are large single family residential lots to the east. The access to this development will be a continuation of SW 69<sup>th</sup> Terrace and SW 67<sup>th</sup> Terrace between Greenleaf and Arredondo Estate subdivisions.

The purpose of the Preliminary Development Plan is for the Board of County Commissioners and the applicant to determine the specific characteristics of a site that will influence its design. The Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that will serve the site. Minimum open space areas, and tree protection defined with the Preliminary Development Plan shall be utilized with the Final Development Plan per Unified Land Development Code (ULDC) Section 402.43.

The proposed Preliminary Development Plan exceeds the threshold established in Sec. 402.44 for review by the Development Review Committee. According to Table 402.44.1 *Development Thresholds* requires that developments proposing more than 25 units receive Preliminary Development Plan approval by the Board of County Commissioners.

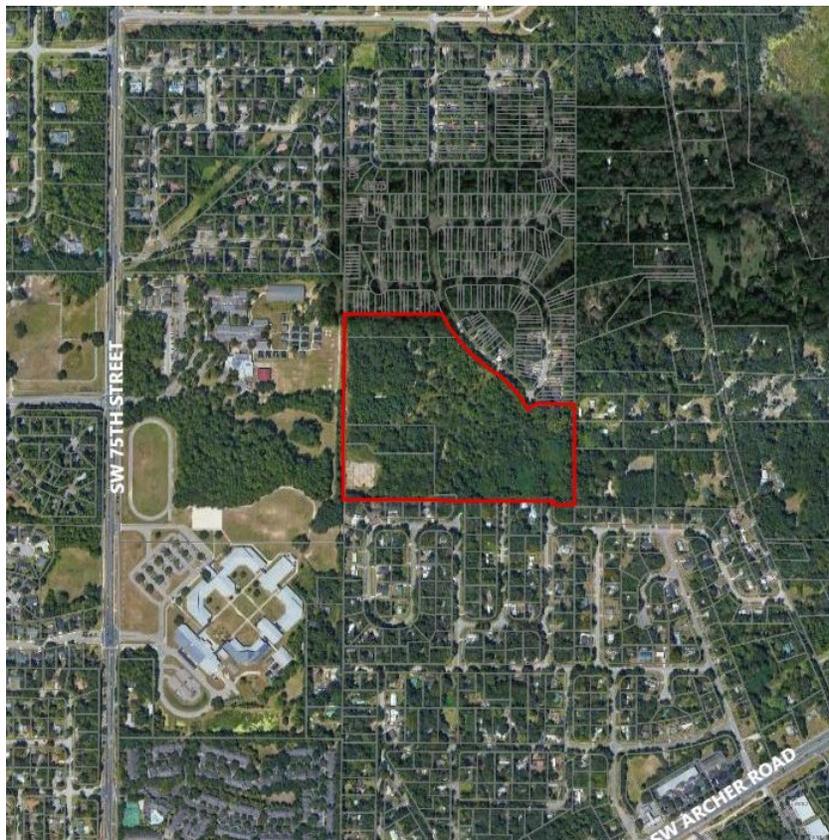


Figure 1: Aerial View of the Subject Parcel

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**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**

On September 14, 2021, the Board of County Commissioners approved the changes to the future land use designation of two of the parcels associated with this development application (06877-000-000 and 06877-030-000 on approximately 20.76 acres) by amending them from Medium High Density Residential to the Medium Density Residential future land use designation (CPA-04-21). The other two parcels associated with this application (06877-004-000 and 06877-001-000 on approximately 5.17 acres) are Medium High Density Residential.

Policy 1.3.2.1 (b) and (c) of the Future Land Use Element (FLUE) defines the Medium Density Residential Future Land Use category as greater than 4 to less than or equal to 8 dwelling units per acre and the Medium High Density Residential Future Land Use category as greater than 8 to less than or equal to 14 dwelling units per acre.

Alachua County reviews density as a “gross” measure as opposed to a “net” calculation. FLUE Policy 1.3.1(d) states “gross residential density provides the developer with incentives to reduce overall site and housing costs, as well as to provide for more innovative design than is possible under conventional (net density) development.” With the combination of Urban Future Land Uses on the subject properties the total number of units allowed is a minimum of 124 and a maximum of 238.

The project proposes 223 lots on approximately 26 acres, which is a gross density of 8.6 dwelling units/acre (du/ac) for the entire development.

Policy 1.3.8.1 and 1.3.9.1 of the Future Land Use Element (FLUE) states that Medium Density and Medium High Density residential land use categories shall provide for various housing types, such as conventional, small lot single family residential detached and attached dwellings, and multi-family residential dwellings.

The proposed Preliminary Development Plan proposes single family attached uses. The proposed Preliminary Development Plan is consistent with the Future Land Use Element.

**UNIFIED LAND DEVELOPMENT CODE (ULDC):**

**ZONING DISTRICT AND USE REGULATIONS**

The proposed development carries the R-2 and R-2a zoning districts that allows a variety of housing including detached and attached single family dwellings, as well as multi-family residential dwellings. The proposed single-family attached units are consistent with Chapter 404 *Use Regulations*.

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**NATURAL AND HISTORIC RESOURCES PROTECTION**

**CONSERVATION MANAGEMENT AREAS AND MANAGEMENT PLAN**

The proposed development site does not have any conservation areas that are regulated.

**OPEN SPACE**

Sec. 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. Sec. 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 Sec. 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.*

There are no conservation areas on the subject property nor on adjacent properties. There is no designated non-conservation Open Space adjacent to the subject property. The Open Space Plan (Sheet C120) proposes 11.6 percent or 3.02 acres of non-conservation Open Space to the west of the extension of SW 67<sup>th</sup> Terrace. The open space area is one piece of contiguous land at the periphery of the development, exceeds the minimum average width of 50 feet, is accessible from the development and consists of tree canopy preservation areas of the highest quality trees.

According to Sec. Sec. 407.56 - *Open Space Uses*:

- (a) *Open Space shall either be left in a natural condition or provide accessible spaces such as community gardens, community fields, greens or pocket parks. Additionally, the following code applies:*
- (b) *Open Space shall be primarily pervious except for limited impervious surfaces associated with bicycle/pedestrian paths and unconditioned structures that augment the Open Space such as gazebos and picnic pavilions. Impervious surfaces associated with hardscaped Civic Space are an allowable Open Space use within a TND or TOD approved per Article VII of this Chapter.*
- (c) *Open Space shall not include stormwater retention or detention areas constructed per Article IX of this Chapter. The integration of Low Impact Design (LID) best management practices to manage stormwater runoff shall not eliminate an otherwise qualifying Open Space within a TND or TOD approved per Article VII of this Chapter.*
- (d) *Open Space shall not include spoil piles or berms.*

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The proposed Open Space contains existing trees and will have a hard surface pedestrian path linking to the street network within the subdivision with the extension of SW 67<sup>th</sup> Terrace to promote connectivity. Details will be further reviewed with the Final Development Plan for compliance with access requirements.

**TREE PRESERVATION**

Sec. 406.12 (a)2. 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. However, there is also a provision that residential developments that is 90 percent of the maximum allowable residential density shall preserve 10 percent of the existing tree canopy. The required minimum tree canopy retained shall incorporate each regulated tree and associated native vegetation within the area of the drip line in its original location

The maximum allowed density for this development is 238 units, and 90 percent is 214 units. With the proposed 223 units the development achieves 90 percent of the allowed density and therefore 10 percent of the existing tree canopy can be preserved per Sec. 406.12(a)2. The Tree Preservation Plan (Sheet C130) demonstrates that 13.7 percent of the existing tree canopy will be preserved.

Additionally, Sec. 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.*

Site visits for the subject property determined that there were four live oaks over 60 inches dbh in the southeastern portion of the site; all four of these trees are incorporated in the proposed design. The other trees that are identified for retention are live oaks that were evaluated as exhibiting high quality characteristics and growth patterns and exist in natural groupings. The tree preservation area is coincident with the proposed Open Space.

**GENERAL DEVELOPMENT STANDARDS**

**URBAN CLUSTER**

Sec. 405.44 *Design Standards* requires all new development and redevelopment within the Urban Cluster to develop, at a minimum, consistent with the design standards for a TND in Chapter 407, Article 7. Single family residential development shall meet the standards for Outside Transit Supportive Area (OTSA).

The Preliminary Development Plan must provide maximum block perimeters of 2,000 linear feet per ULDC Sec. 407.69 *Standards for development areas outside the transit supportive area*. The General Development and Transportation Network Plan (Sheet C100) shows ten blocks with block perimeters that range from 480 linear feet to 1,438 linear feet - all less than the maximum of 2,000 linear feet allowed by this Section of the ULDC. Specific lot requirements and setbacks will be reviewed with the Final Development Plan.

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**LANDSCAPING AND BUFFERING**

Sec. 407.43 *Required Buffers* provides provisions for requiring buffers based upon zoning or existing use. Per Table 407.43.1 and as demonstrated on the Open Space Plan (Sheet C120) a 25-foot wide medium density buffer is provided along the southern and eastern property boundaries which both carry the R-1c single-family residential zoning district. The western property boundary is zoned Agricultural and a 5-foot wide property boundary agriculture buffer is provided. The northern property boundary does not require a project boundary buffer due to the identical R-2 zoning and similar residential use as proposed in this application. All proposed buffers comply with the requirements of this section and landscaping details will be reviewed with the Final Development Plan.

**STREET NETWORK STANDARDS**

According to Sec. 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.

There are three access points proposed to serve the subdivision. The first connection is from SW 67<sup>th</sup> Terrace to connect to an existing stub in the Arredondo Estate subdivision to continue and connect to SW 69<sup>th</sup> Terrace in the Greenleaf subdivision. The second connection is on SW 69<sup>th</sup> Terrace between Blocks 3 and 7. The third connection will tie into an existing stub street at SW 69<sup>th</sup> Street in the Arredondo Estate subdivision. Staff did not require an additional connection to the south at SW 68<sup>th</sup> Street due to the preservation of numerous large high quality heritage trees designated for canopy retention.

The Preliminary Development Plan also proposes a pedestrian network consistent with Sec. 407.142 (a) *Pedestrian network standards* which requires intersections every 600 feet to provide direct pedestrian and bicycle pathways between other developments and within the development. The proposed network of blocks and streets demonstrates pedestrian connectivity to meet this requirement as shown on the General Development and Transportation Network Plan (Sheet C110).

The internal street network within the subdivision will have 6-foot-wide sidewalks on both sides of the streets except where the extension of SW 69<sup>th</sup> Terrace will provide a multi-use path on the west side and a sidewalk on the east side to meet the cross-section standards of Sec. 407.141(1)a. Additionally, there is a meandering east/west pedestrian hard surface path between Block 8 and Block 9 that connects to that extension of SW 69<sup>th</sup> Terrace. Further details for the pedestrian and street network standards will be evaluated with the Final Development Plan.

**WATER AND WASTEWATER SERVICES**

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan. Water and sanitary sewer will be provided by GRU from an existing easement within the project boundary. Electrical services will be provided by GRU from SW 69<sup>th</sup> Terrace.

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**STORMWATER MANAGEMENT**

The location of stormwater management facilities is provided on the Preliminary Development Plan. The facilities will be reviewed for consistency with Chapter 407 Article 9 *Stormwater Management* as well as Sec. 407.43.2 *Landscape Design of Stormwater Management Facilities* with the Final Development Plan. Stormwater basins are required to resemble natural areas to the greatest extent possible per Sec. 407.91 (g) *Standards – General*. Basins are required to be landscaped with native species and be designed to be an integral part of the overall development as a physical or visual amenity.

**TRANSPORTATION**

The County has adopted a Multi-modal Transportation Mitigation (MMTM) program. The applicant will receive a Preliminary Certificate of Level of Service Compliance (CLSC) with the approval of the Preliminary Development Plan. The project will be required to enter into an MMTM agreement with the Board of County Commissioners prior to Final Development Plan.

**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 April 19, 2022 is based on findings that this project will require 27 elementary school student stations in the Southwest Alachua SCSA, 13 middle school student stations in the Kanapaha SCSA, and 20 high school student stations in the High Buchholz SCSA.

**ADEQUACY OF SCHOOLS**

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.

**DEVELOPMENT PLAN EXPIRATION**

Pursuant to Sec. 402.74, an approved Preliminary Development Plan or phase of a development plan shall expire unless a complete application for Final Development Plan approval has been accepted by the department within 12 months of the date of preliminary approval.

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**STAFF RECOMMENDATION**

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

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

**Comments to be addressed with the Final application:**

**Growth Management:**

1. A plat vacation or replat of the underlying plat for the Arredondo Estates 2 subdivision associated with TP# 06877-004-000 will be required with the final development plan.
2. Identify the location of any proposed construction trailers and/or temporary stockpiles on the final plan.
3. Demonstrate how lots with fill material will meet the requirements of Florida Building Code Sec. 1802 and 1803. The applicant has the option of adding a questionable soils note to the plat per Sec. 1802.2.1 of the Florida Building Code for the lots showing filling activity.
4. Provide documentation that GRU and/or Clay Electric has reviewed and approved the utility layout of all utilities with the Final application.
5. Any proposed entry feature, wall or signage must be shown on the Final Development Plan.
6. Please be aware that at Final Development Plan review, the required minimum tree canopy retained shall incorporate each regulated tree and associated native vegetation within the area of the drip line as outlined in Sec. 406.12(a)(2). Protected areas may be considered to be up to 2 feet diameter for every inch of a tree's dbh according to Sec. 406.12.5(c). Reduction of the protected area may require mitigation according to Sec. 406.13(b)(5).
7. Removal or eradication of Paper Mulberry, including within the proposed Existing Tree to Remain Area, will be required. Provide notes on the demolition plan to demonstrate the removal will be concurrent with the permitted tree removal and prior to Certificate of Completion of the Construction Permit unless a phasing plan has been approved in writing by the County per Sec. 406.12(a)1.

**Public Works:**

8. The right-of-way connection for SW 69th Terrace to SW 67th Terrace is now shown on sheet C110 at an oblique angle to the existing ROW and this could result in geometric issues with the Final design in regard to FDOT design speed and line of sight standards. This angle may need to be adjusted at Final.

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9. The topography of the properties adjacent to this project hasn't been shown on the survey provided with this PDP. Sec. 407.97(b)2 and 3 requires:
- a) *“(2) A topographic survey of the area subject to development impact certified to the appropriate entity that meets the technical standards of Florida Administrative Code 5J-17.052 and is signed and sealed by a Florida Professional Surveyor mapper (PSM). The survey shall depict the existing topography of the project at one-foot contour intervals and existing spot elevations with the existing drainage patterns clearly established;*
  - b) *(3) Additional off-site topographical information may be needed to adequately identify drainage patterns;”*

At your final submittal provide complete topo of all adjacent properties and drainage areas so that a complete review of the FDP can be performed.

10. Ensure that Typical Roadway Sections will need to meet the requirements of Table 407.141.1.

Public Works Transportation Engineering Manager:

11. Please note that an intersection analysis is required at the following intersections with the FDP.
- Tower Road and SW 41st Place
  - Archer Road and SW 66th Street
  - Archer Road and SW 64th Street

The comment from the April 4th, 2022 insufficiency report (comment 21) incorrectly required an intersection analysis at Archer Road and SW 67th Street. The correct intersection is Archer Road and SW 66th Street.

12. Provide a plan for traffic calming along SW 69th Terrace to the north and south of the proposed development and on SW 52nd Avenue per Sec. 407.140(b)(6). The final locations of traffic calming would be based on the projects trip distribution report.

Environmental Protection Department:

13. While a draft Open Space Management Plan was provided at preliminary, staff will provide specific OSMP comments at final once more detailed plans are provided. Section 2.1 may need to be revised to reflect Tara Vista's unique open space requirements (and revise references to Tara Esmeralda).
14. A small population of gopher tortoises was located on the property. When listed species are located on a property, the applicant shall complete and submit to the County the management or mitigation plans prior to or concurrent with submittal of applications to the relevant state or federal agency (Sec. 406.28). A strategy must be identified as part of the final site plan approval. For future reference, the following condition will be referenced in the PDP and FDP staff reports.
- Gopher tortoises have been documented within, or in proximity to, the project area. Development activities cannot commence until the applicant has satisfied all

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applicable state regulations regarding gopher tortoises, a threatened species [68A-27.003, F.A.C.; §125.022(5) F.S.]. Provide EPD with copies of all applicable state permits and relocation reports (Sec. 406.05; Sec. 406.28).

15. The preliminary plan appears to show areas where future residential lots will be within the floodplain. As such, adherence to flood hazard reduction standards will be required (Sec. 406.56; Sec. 406.57).