



Alachua County Development Review Committee Staff Report

Project Number: 2019040103

Preliminary and Final Development Plan, and Plat for Thornton Place PD – Tara Greens

SUBJECT: Thornton Place PD – Tara Greens

DESCRIPTION: 68-lot single-family residential subdivision

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

PROPERTY OWNER: West Side Quail Farm, LLC

PROPERTY DESCRIPTION:

| | |
|------------------------|--|
| Location | 137-140 block of NW 8 th Lane |
| Parcel Numbers | 04291-003-000 |
| Section/Township/Range | 34/9/18 |
| Land Use | Medium-High Density Residential |
| Zoning | Planned Development |
| Acreage | 8.49 |

CHRONOLOGY:

| | |
|-----------------------------------|------------|
| Application Submittal | 04/01/2019 |
| Insufficiency Report Sent | 04/19/2019 |
| Application Resubmitted | 05/13/2019 |
| Insufficiency Report Sent | 06/03/2019 |
| Application Resubmitted | 06/10/2019 |
| Sufficiency Determination | 06/26/2019 |
| Prelim and Final Dev Plan Hearing | 07/18/2019 |

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Preliminary and Final Development Plan. Recommend that the **DRC recommend approval** of the Plat to the BoCC.

DRC ACTION: Recommend approval of the Plat to the BoCC

BoCC Action: TBD

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a combined Preliminary and Final Development Plan for a 68 lot residential platted subdivision with associated infrastructure. The subject property is a Planned Development – Thornton Place PD – approved by the Board of County Commissioners on December 9, 2014 (Resolution Z-14-12). The DRC approved a Preliminary Development Plan for this site in 2016 for a 87-unit senior living facility called Arbours of Jonesville. That Preliminary Development Plan expired and new owners are proposing the 68-lot single-family residential subdivision.

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 project proposes 68 lots on 8.5 acres, which is a gross density of 8 dwelling units/acre (du/ac). Policy 1.3.2.1 (a) of the Future Land Use Element defines the Medium-High Density Residential Future Land Use category as between 8 and 12 du/ac. Policy 1.3.9.1 states that the Medium-High Density residential land use category shall provide for small lot single family residential detached and attached dwellings, and multiple family residential dwellings. The proposed use is single-family attached dwellings.

The proposed development plan is consistent with the Future Land Use Element of the Comprehensive Plan.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

There is an approved Planned Development (PD) called Thornton Place PD (Resolution Z-14-12; approved 12/9/2014). PD conditions are as follows:

- 1. The Planned Development (PD) will allow a maximum of 68 single-family or Multi-family dwelling units or a maximum 100 dwelling units as a Senior Living Facility or Assisted Living Facility, consistent with Florida Fair Housing requirements. Consistent with the Residential Medium-High Land Use and R-2A zoning, the Planned Development allows a singular multi-family residential structure, which if constructed, the building and it's accompanying stormwater facilities and parking will be centrally located within the site so as to provide buffering to the adjacent western and eastern residential areas in Arbor Greens and Strawberry Fields, respectively.*

The proposed project is for 68 single-family dwelling units. The maximum permitted in the

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PD is also the minimum number needed to meet the density of the Medium-High Density Future Land Use designation.

2. *Any development shall be required to obtain final development plan approval from the Alachua County Development Review Committee (DRC) before development takes place.*

The proposed project is for a combined Preliminary and Final Development plan and if approved will meet this condition.

3. *Permitted uses will be consistent with Land Development Regulations (LDR) chapter 404, Article II. Use Table for R-2, R-2a, R-3.*

Single-family attached dwelling units is a permitted use in these zoning districts.

4. *The multi-family development will meet requirements outline in LDR Sec. 403.10...*

The proposed development is not multi-family.

5. *Six (6) additional inches of setback shall be required for each foot of building height over 35 feet.*

This is typically a multi-family standard. A maximum of 45-feet is allowed per the PD. If this is evaluated for single family, and the maximum height is proposed then additional 5 feet of setback from the perimeter property boundary is required, which is provided for with rear setback on the plat.

6. *Employ design features to encourage Strawberry Fields as a secondary access point in the site plan.*

A speed table is proposed on the western end of the internal road to meet this requirement.

The approved Zoning Master Plan provided a conceptual internal street network. During the engineering process, the applicant proposed a shift in the internal roads. ULDC 402.89 (c)(8) *Minor changes to planned development* allows the DRC to approve changes that would not affect the intent and purpose of the planned development including slight changes in alignment, location, direction or length of an interior street as a result of site engineering. The east/west road was shifted north in order to allow the required number of units to front on the roadway. The north/south connector was shifted to the west to accommodate the eastern stormwater basin and moved the road further from existing residential units. Stubs to the northern and southern property boundaries are still maintained.

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GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

The PD provides for setbacks around the perimeter of the development and does not require setbacks for the single family attached lots. The proposed platted lots meet these perimeter setbacks. The applicant also proposes individual setbacks on the platted lots for single family attached units for 20 feet in the front and 5 feet in the rear.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation areas associated with this property.

LANDSCAPING AND BUFFERING

The PD requires 25-foot-wide buffers along the eastern and western property boundaries. This was required when the original plan for this property was multi-family. Single-family residential subdivisions typically do not require buffers. However, the applicant is providing a 100-foot-buffer along the eastern and western property boundaries. ULDC 407.43(a)(5) *General Provisions for Required Buffers* states that buffer areas may include portions of the stormwater management system if the applicant demonstrates that the intent of the buffer is not diminished. At a minimum, the buffer shall include all of the required plantings at the normal grade of the site at the property line.

The Preliminary and Final Development Plan demonstrates that the buffer criteria is met. Extensive landscaping is proposed within the basins that is more than the required amount for medium density buffers. The plantings will be at grade and within the basins. A six-foot-tall wood fence will also be installed along the eastern and western property boundaries.

The Preliminary and Final Development Plan demonstrates that within 20 years 46% of the site will have tree canopy coverage. This exceeds the minimum 30 percent required in ULDC 406.12 (a)(4) *Tree Permitting*.

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 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

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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.

OPEN SPACE

The approved Zoning Master Plan shows areas within the PD that provides for 26 percent open space. The Preliminary and Final Development Plan is generally consistent with the open space locations identified on the PD Zoning Master Plan. The applicant proposes designation of 40 percent open space within the Tara Greens development. This exceeds the 20 percent minimum required by Article 5, of Chapter 407 and the 26% required by the PD. The natural areas of existing trees and pedestrian trails along the northern and southern property lines are designated as open space areas. All of the proposed stormwater management areas are designed to meet the open space basin standards of ULDC 407.56, with the exception of one criteria regarding pedestrian paths.

ULDC 407.56 (a)(2) requires a 12-foot-wide maintained pedestrian path around the perimeter of the basin that is connected to pedestrian paths in other qualifying open spaces. Basins 1 and 3 do not provide the 12-foot-wide pedestrian path on two of the four sides due to site constraints. The applicant is requesting consideration of alternative compliance and proposing a 5-foot-wide maintenance path on two of the four sides of the these basins.

ULDC 407.59 *Alternative compliance* states that an applicant may submit an open space plan which varies from the strict application of the requirements of this article in order to accommodate unique site features or characteristics, to provide specialized open space amenities, or to take advantage of innovative design. Staff supports the alternative compliance request. The stormwater basins are required to meet sizing requirements for volume and the location of the basins is dependent upon topography. Additionally, efforts are proposed to keep existing heritage trees and basins are designed around these to the greatest extent possible. Reducing the pedestrian path helps to preserve the trees, which is further explained in the Tree Preservation section next. The 5-foot-wide paths will still be an amenity to the site. There is enhanced landscaping and “no-mow” maintenance for the basins that fully comply with other criteria.

TREE PRESERVATION

The Tree Canopy Preservation Plan (Sheet C020) demonstrates that 23 percent of existing tree canopy will be retained. Trees counted towards retention are in the southern open space area. There are two heritage trees near the proposed basins. One is located on the eastern side of the project in Basin 1, and the other is on the south

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side of Basin 3. These trees will not be removed, but are not counted towards retention percentage due to impacts to the dripline [ULDC 406.12(a)12]. There are notes provided on the plan Tree Canopy Preservation Plan to minimize dripline impacts during construction.

All of the required mitigation tree plantings cannot be installed on site therefore a fee in lieu payment of \$5,900 is required [ULDC 406.13(c)]. This will be required to be paid prior to Construction Permit and is a condition of the development order.

STREET NETWORK STANDARDS

The general street layout was provided for with the Zoning Master Plan. The main internal street will connect to NW 8th Lane to the east (Arbor Greens) and NW 9th Road to the west (Strawberry Fields). Internal roads will also provide a stub to the north and south for future connectivity. The north/south road is shifted to the westward from what is shown on the Zoning Master Plan which creates a larger separate from existing residential uses, as well as more north/south open space connectivity.

The approved Zoning Master Plan provided a conceptual internal street network. During the engineering process, the applicant proposed a shift in the internal roads. ULDC 402.89 (c)(8) *Minor changes to planned development* allows the DRC to approve changes that would not affect the intent and purpose of the planned development including slight changes in alignment, location, direction or length of an interior street as a result of site engineering.

A speed table is proposed near the connection to Strawberry Fields in order to encourage this access point to be a secondary access, consistent with PD Condition #6.

The street network provides an intersection less than 1,000 feet consistent with ULDC 407.140 (b)3 for *Layout of lots and streets*. There are pedestrian intersection connections less than every 600 feet, consistent with ULDC 407.142 (a)(3) for *Pedestrian network standards*. The pedestrian network includes a multi-use path that runs north-south between proposed lots. This network will be able to be continued to the north and south should the adjacent parcels develop in the future.

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.

STORMWATER MANAGEMENT

There are three stormwater management facilities proposed. These all meet the design requirements for open space as outlined in ULDC 407.56 for *Requirements for stormwater management areas used as open space* as well as the requirements of Article 407, Article 9 for *Stormwater Management*.

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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.

The developer has entered into a Multi-Modal Transportation Mitigation (MMTM) agreement with Alachua County in order to mitigate the transportation impact of the proposed development. The project will receive a Final Certificate of Level of Service Compliance upon approval of the 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 May 29, 2019 is based on findings that this project will require 10 elementary school student stations in the Southwest Alachua SCSA, 5 middle school student stations in the Fort Clarke SCSA, and 6 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.

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.

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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.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b), an approved final development plan or phase of a development plan shall expire unless a construction, building or other required permit has been issued within 12 months of the date of final approval. Applications for extension of time limit may be processed pursuant to Article 6 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Preliminary and Final Development Plan and Plat to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code, approved Zoning Master Plan and Resolution Z-14-12

Staff recommended approval with conditions of the Preliminary and Final Development Plan for Thornton Place PD – Tara Greens.

Staff recommended the DRC recommend approval of the Plat to the BoCC for Thornton Place PD – Tara Greens

The DRC recommended approval of the Plat to the BoCC.

CONDITIONS

1. The construction or demolition permit shall not be issued until the well has been plugged and abandoned and ACEPD has received documentation of that action in the form of a completed well registration form or a well completion report.
2. Prior to Construction Permit, pay the tree mitigation fee of \$5,900 to Alachua County.
3. 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.
4. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.

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5. 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.