



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

Project Number: 2019091601

Preliminary Development Plan for Tara St. Augustine

SUBJECT: Tara St. Augustine
DESCRIPTION: 73-unit single family residential subdivision
AGENT/APPLICANT: eda engineers-surveyors-planners, inc
PROPERTY OWNER: Diocese of St. Augustine, Inc.

PROPERTY DESCRIPTION:

Location	3900 Block NW 63 rd Street
Parcel Numbers	06183-000-000
Section/Township/Range	28/9/19
Land Use	Medium Density Residential
Zoning	R-2
Acreage	9.15

CHRONOLOGY:

Zoning Approval ZOM-11-19 (pending)	11/12/2019
Application Submittal	09/16/2019
Sufficiency Determination	10/19/2019
Preliminary Development Plan Hearing	11/12/2019

STAFF RECOMMENDATION: Recommend approval of the Preliminary Development Plan.

BoCC ACTION: TBD

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DESCRIPTION OF PROPOSED PLAN:

The proposed Preliminary Development Plan is for a 73-unit single-family attached residential subdivision with associated infrastructure.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee. According to Table 402.44.1 *Development Thresholds* single family residential subdivisions that exceed 25 dwelling units require approval by the Board of County Commissioners (BoCC). This code requirement was recently amended by the BoCC reducing the threshold from 100 units to 25 units.

Comprehensive Plan 2019-2040 is currently in the adoption process. The subject Preliminary Development Plan was reviewed for consistency with requirements of the current Comprehensive Plan and Unified Land Development Code, as well as the amended Comprehensive Plan.

This Preliminary Development Plan has been reviewed concurrently with a zoning application to change the zoning from R-1a to R-2 (ZOM-11-19; Resolution Z-10-10) in order to be consistent with the underlying Medium Density Future Land Use (4-8 units per acre). This Preliminary Development Plan will only be considered by the BoCC if the zoning request is approved. This staff report is analyzed based on approval of the R-2 zoning district.

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 contingent upon the approval of ZOM-11-19 (Resolution Z-10-10) for a rezoning from R-1a to R-2 zoning.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

The project proposes 73 lots on 9.15 acres, which is a gross density of 7.97 dwelling units/acre (du/ac). Policy 1.3.2.1 (b) of the Future Land Use Element defines the Medium Density Residential Future Land Use category as between 4 and 8 du/ac.

Policy 1.3.8.1 allows for small lot single family residential detached and attached

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dwellings, and multi-family residential dwellings in the Medium Density Residential Future Land Use. 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:

ZONING DISTRICT AND USE REGULATIONS

The subject property is currently proposed to be rezoned from R-1a to R-2 zoning in order to be consistent with the Future Land Use designation of Medium Density Residential. Single-family attached units are allowed in the R-2 zoning district (UDLC Chapter 404 Article 2 *Use Table*).

SPECIALTY DISTRICTS AND ACTIVITY CENTERS

The subject property is within the Urban Service Area (USA) and must therefore develop at a minimum consistent with the design standards of a Traditional Neighborhood Development. According to ULDC 405.44(a) *“All new development and redevelopment within the urban service area shall develop, at a minimum, consistent with the design standards for a traditional neighborhood development in Chapter 407, Article VII. New development shall not be required to meet the standards in section 407.64(d) and section 407.64(c)1.”* This entails demonstrating consistency with the block perimeter standards of ULDC 407.69 *Standards for development areas outside the transit supportive areas*, as well as consistency with the 5% tree canopy retention provision in TND’s [406.12(a)3].

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation resources associated with this site.

OPEN SPACE

The current Comprehensive Plan requires pervious open space be provided on at least 20 percent of the development (Conservation and Open Space Element Policy 5.2.2). The 2019-2040 Comprehensive Plan policy 5.2.1 requires that Open Space be provided on at least 10 percent of a development site. The open space shall first be met with conservation areas. After this has been met, then the Open Space shall be one piece of contiguous land at the periphery of the development to allow for connection to adjacent open space, with limited exceptions as defined in the land development code.

The current Unified Land Development Code (ULDC), Chapter 407, Article 5 for *Open Space* requires open space be provided on at least 20 percent of a development. Development plans must be consistent with the Comprehensive Plan and ULDC currently

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in effect. However, since the Final Development Plan and Plat will likely be submitted for approval after the effective date of the amended Comprehensive Development Plan and ULDC, the Preliminary Development Plan is demonstrating consistency with both the existing and amended Comprehensive Plan policies, as well as the current ULDC.

There are no conservation areas associated with this site. The Open Space plan (Sheet C0.20) demonstrates that 0.9 acres, or 11 percent, of the site will be designated as Community Green Space. This area is in one piece of contiguous land along the southern boundary and is adjacent to a previously designated open space to the south (Alachua Skilled Nursing Facility).

The development to the south is the Alachua Skilled Nursing Facility. This development received Planned Development (PD) approval by the BoCC (ZOM-04-17; Resolution Z-19-17), and received development plan approval by the Development Review Committee (DRC). The site is currently under construction. The approved Zoning Master Plan provided for areas of open space. The adjacent area to the south is a required buffer with existing vegetation.

The Open Space Plan (Sheet C0.20) demonstrates that there is an additional 1.3 acres, or 14 percent, of the site designated as open space. This additional area contains stormwater management facilities that will be designed to meet the open space standards of ULDC 407.56 for *Requirements for stormwater management areas used as open space*. Additional information will be provided with the Final Development Plan to ensure compliance with 407.56. There is at least 50 percent of non-stormwater open space included with the Preliminary Development Plan to be consistent with the requirement of ULDC 407.54 (a)3. for *Secondary open space areas* in residential developments.

According to ULDC Section 407.57 for *Access to open space*, designated open space must be accessible from the development. Access to the open space areas shall be provided in the form of pedestrian paths that connect the open space to the transportation network, the mowed path around stormwater management facilities, and open spaces on adjacent developments. The pedestrian network is shown as dashed lines on the Open Space Plan (Sheet C0.20) and the General Development and Transportation Network Plan (Sheet C0.10). They are shown as dashed lines coincident with the block perimeter. The pedestrian network will include a combination of sidewalks, multi-use paths, and other pedestrian paths. This will be reviewed in more detail with the Final Development Plan for consistency with applicable code.

An overall total of 25 percent of the project area is designated as open space with the proposed Preliminary Development Plan in order to be consistent with all Comprehensive Plan and current ULDC requirements.

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TREE PRESERVATION

ULDC 406.12 (a)3 requires that five percent of existing tree canopy coverage be retained for TNDs and TODs. The subject property is within the Urban Service Area (USA) boundary and is required to be designed as a TND per ULDC 405.44(a).

The Tree Preservation Plan (Sheet C0.30) demonstrates that 12 percent of the existing tree canopy will be retained. There will be 9.8 percent within Tree Area "B" which is within the southwest portion of the site and coincident with open space. Tree Area "A" is in the northwest corner of the site and will have 2.2 percent tree canopy retention within that area. Site visits for the site determined that these were the areas containing the highest quality tree canopy.

GENERAL DEVELOPMENT STANDARDS

In order to develop consistent with the design standards for a traditional neighborhood development, the Preliminary Development Plan must provide maximum block perimeters of 2,000 linear feet (ULDC 407.69 *Standards for development areas outside the transit supportive area*). The General Development and Transportation Network Plan (Sheet C0.10) shows three blocks with block perimeters of 1,167 linear feet; 1,284 linear feet; and 1,491 linear feet.

STREET NETWORK STANDARDS

Primary access to this development will be from NW 63rd Street. NW 63rd Street is currently an unpaved road, and will be constructed by the developer to County street standards consistent with ULDC 407.14.1. An additional 27 feet of right-of-way will be dedicated to the County in order to meet the required right-of-way width. The internal street network will also connect to the west at an approved stub out that was included with the approved Zoning Master Plan and development plans of the adjacent site known as the Alachua Skilled Nursing Facility. The second connection to the west provides a second full functional access point consistent with 401.140(a)5, *"For development containing 25 or more residential units or generating 250 or more non-residential daily trips, 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."*

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 electrical service will be provided from NW 39th Avenue by connecting south within the right-of-way of NW 63rd Street and through the internal network of the development. Sanitary sewer will be provided from a GRU lift station located at the southwest corner of the property, and a line will connect north to be installed within the internal right-of-way of the development. The GRU lift station is currently being constructed with Alachua Skilled Nursing Facility.

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STORMWATER MANAGEMENT

The location of stormwater management facilities are provided for on the Preliminary Development Plan. Two of the facilities (northwest and southeast) will be designed to meet stormwater open space standards of ULDC 407.56 *Requirements for stormwater management areas used as open space*. This will be reviewed in more detail required with the Final Development Plan.

TRANSPORTATION

The County has adopted a Multi-modal Transportation Mitigation 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 October 18, 2019 is based on findings that this project will require 11 elementary school student stations in the Northwest Gainesville SCSA, 5 middle school student stations in the Fort Clarke SCSA, and 6 high school student stations in the 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

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 Final Development Plan for Tara St. Augustine

Comments to be addressed with the Final application:

1. Identify the location of any proposed construction trailers and/or temporary stockpiles on the final plan.
2. Provide documentation that GRU and/or Clay Electric has reviewed and approved the utility layout of all utilities with the Final application.
3. For residential subdivisions; any proposed entry feature, wall or signage must be shown on the Final Development Plan.
4. Two previously unrecorded archaeological sites (8AL6934, 8AL6935) and one archaeological occurrence were documented as a result of the Phase 1 Cultural Resource Assessment Survey. It is the consultant's opinion that neither of the new sites (as expressed within the project area) meet eligibility criteria for listing on the National Register of Historic Places (NRHP). If the State Historic Preservation Officer concurs with the consultant's opinion with regard to NRHP eligibility, no further research of cultural resources will be required. Please provide the Alachua County Environmental Protection Department with an electronic copy of the Division of Historical Resources response letter when it becomes available.
5. The draft Open Space Management Plan (Plan) includes language proposing biannual efforts to survey, document and remove exotic and nonnative species of plants within open space areas. Staff recommends extending these provisions to include common areas. Not addressed in the draft Plan (or elsewhere in the current application) is how the applicant intends to comply with the Unified Land Development Code requirement for removal of invasive, nonnative vegetation for the entire parcel concurrent with permitted tree removal and prior to final inspection unless a phasing plan has been approved in writing by the county [ULDC §406.12(2)]. Please address this issue no later than at the time of submittal of final development plans.
6. According to FEMA FIRM 12001C0285D, Effective June 16, 2006 there is an isolated special flood hazard area zone "A" (with no BFE) located near the northeast corner of the property. Ensure that compliance with ULDC 407.87(d) which requires that *"The plat shall reflect the appropriate flood zone*

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designations as indicated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps and the effective date of said FIRM map. Where flood zone designations conflict with established base flood elevations, the applicant shall apply to FEMA for a letter of map revisions. Any requests for map revisions needed as a result of the subdivision shall also be submitted to the county engineer's office prior to recording the plat. A note indicating that such request has been made shall be included on the plat.

7. Provide public access easements for accessibility between NW 63rd Street and the property on the west side of the project. These will be required prior to the issuance of the Public Works site construction permit. THIS CAN BE ACCOMPLISHED BY PLAT AS WELL.
8. Ensure that the design of NW 63rd Street complies with ULDC Table 407.141.1 for a Local Road according to the relative anticipated ADT's. Provide sidewalk and curb and gutter, and ensure that the stormwater management for NW 63rd Street is handled by the on-site stormwater basins with rights to discharge to the basins granted to the County.
9. Provide all topography and contours to indicate all drainage areas are covered by the stormwater basins. Show and account for any offsite drainage areas contributing to this development.