



Alachua County Development Review Committee Staff Report

Project Number: 2019040104

Final Development Plan and Plat for Drake Meadows

SUBJECT: Drake Meadows (fka Parkwood) Subdivision

DESCRIPTION: Final Development Plan and Plat for 128 lots

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

PROPERTY OWNER: Drake Land Holdings, Inc.

PROPERTY DESCRIPTION:

Location	SW intersection of NW 21 st Ave. and NW 143 rd St.
Parcel Numbers	04229-000-000
Section/Township/Range	27-9-18
Land Use	Low Density Residential
Zoning	R-1A
Acreage	37.20

CHRONOLOGY:

Application Submittal	05/13/2019
Insufficiency Report Sent	06/19/19, 08/01/19, 09/19/19, 10/16/19
Application Resubmitted	07/15/19, 08/26/19, 09/30/19, 10/21/19
Sufficiency Determination	10/30/2019
Final Development Plan Hearing	11/21/2019
BoCC Plat Hearing	12/10/2019

STAFF RECOMMENDATION: Recommend **approval of the Final Development Plan** and **recommend the DRC recommend approval of the Plat to the BoCC**

DRC ACTION: Approved with conditions the Final Development. Recommend that the BoCC approve the Plat.

BoCC ACTION: TBD

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Final Development Plan for 128 lots on approximately 37.20 acres with associated infrastructure improvements. These properties are located in the Urban Cluster and outside of the Urban Services Area.

The Preliminary Development Plan exceeded 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 that was in effect at the time of Preliminary Development Plan, single family residential subdivisions that exceed 100 dwelling units require approval by the Board of County Commissioners (BoCC) (the threshold has recently been revised to 25 lots). The Board of County Commissioners approved the Preliminary Development Plan on March 12, 2019 with the following condition –

The applicant shall provide an additional multi-use path connection on the western part of the development for future connectivity either in the common area of Heathrow or as close to northern part of Heathrow as possible. Further a second multi-use path access point on the south side to provide open space access to Heathrow will be provided.

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 128 lots on 37.20 acres, which is a gross density of 3.4 dwelling units/acre (du/ac). Policy 1.3.2.1 (a) of the Future Land Use Element defines the Low Density Residential Future Land Use category as between 1 and 4 du/ac.

Policy 1.3.7.1 allows for single family attached and detached uses. The proposed Final Development Plan allows for single family detached uses only.

The Final Development Plan is consistent with the Future Land Use element of the Comprehensive Plan.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed development carries the R-1A zoning district and the proposed use of single-family detached is consistent with Chapter 404 Article 2 *Use Table*.

GENERAL DEVELOPMENT STANDARDS

Setbacks provided on the development plan and plat are consistent with Table 407.07.2 *Setback Requirements for Residential Lots*. Setbacks are 10-feet front and street; 20-

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feet garage front; 10-feet rear; 5-feet side.

SIGNAGE/RESIDENTIAL SUBDIVISION ENTRY STRUCTURES

The proposed subdivision entrance sign is shown on the Final Development Plan. It will be off of the primary entrance from NW 143rd Street and located out of the right-of-way. A separate sign permit will be required.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation areas associated with this site.

LANDSCAPING AND BUFFERING

A 10-foot-wide collector road buffer is provided for along NW 143rd Street as required by ULDC 407.43 (d) *Roadway buffers*. A 5-foot-wide Ag buffer is appropriately shown along the southern property boundary meeting the requirement of ULDC Table 407.43.1 *Project Boundary Buffer Standards*.

The proposed stormwater management facilities are landscaped appropriately according to ULDC 407.43.2 *Landscape design of stormwater management facilities*, and street trees are provided as required in Table 407.141.1 *Street Network Standards*. Landscape Plans demonstrate 33.5 percent overall tree canopy coverage, meeting the minimum 30 percent required by ULDC 407.41(n) *Landscape and planting plan objectives*.

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 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

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you to click [HERE](#). For more information, contact Water Resources staff at 352-264-6800 or at Irrigation@AlachuaCounty.us.

OPEN SPACE

ULDC Chapter 407 Article 5 *Open Space* requires development plans to have 20% open space. The Final Development Plan demonstrates that 21% of the site will be designated as open space. The open space locations are consistent with the approved Preliminary Development Plan. There is an existing forested area in the center of the site that is designated as open space as well as a depression area that will be modified to be stormwater management facility #3. There are also existing trees along the northern and eastern boundaries of the site are also designated as community green space.

TREE PRESERVATION

The Final Development Plan demonstrates that 38.5 percent of existing tree canopy is proposed to be preserved, exceeding the minimum 20 percent required in ULDC 406.12 *Tree Permitting*. There are several large live oaks along NW 143rd St. as well as NW 21st Ave. The existing trees within the existing depression will also be preserved. The sidewalk along NW 143rd Street will be meandered around the trees.

STREET NETWORK STANDARDS

ULDC 407.140 (a)5 *External Connectivity* requires that developments with over 25 lots provide two functional access points on different sides of the subdivision. The proposed subdivision will access NW 143rd Street as well as provide two connections to NW 21st Street. NW 21st Street will be improved and provide access to two recently approved subdivisions to the west (Kingston and Heathrow). ULDC 407.140 (a)8 *External connectivity* requires that the layout and types of streets in a development must provide for the continuation or appropriate projection of stub streets and sidewalks to adjacent properties. The street network for Drake Meadows provides a stub to the south for continuation of the street network should properties to the south develop.

Additionally, ULDC 407.142 *Minimum design and construction standards for pedestrian networks* requires that a pedestrian network be provided to provide direct pedestrian and bicycle pathways between other development and within the development. The pedestrian network shall be in a connected block pattern throughout the development with intersections of pedestrian facilities occurring at least every 600 feet. The proposed subdivision will have sidewalks on both sides of the internal road as well as paved multi-use paths through the open space and stormwater areas. Access will be provided between lots to access the interior open space and meet the 600 foot intersection requirement.

The BoCC approved the Preliminary Development Plan with the following condition:

The applicant shall provide an additional multi-use path connection on the western part of the development for future connectivity either in the common area

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of Heathrow or as close to northern part of Heathrow as possible. Further a second multi-use path access point on the south side to provide open space access to Heathrow will be provided.

The Final Development Plan demonstrates consistency with this and provides a multi-use path between lots 13 and 14 as well as south of lot 24.

A 6-foot-wide sidewalk is proposed along NW 143rd Avenue and will meander around existing trees. Additionally, the owner is dedicating 10-feet of right-of-way along NW 143rd Street consistent with ULDC 407.140 (c) *Dedication of future rights-of-way*. Proposed improvements within NW 143rd Street include both north and south bound left turn lanes.

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 sewer will connect to existing lines in NW 143rd Street. The sewer connection will require jacking and boring underneath NW 143rd Street. There will be underground electric within the development.

STORMWATER MANAGEMENT

There are three stormwater management facilities in addition to a modified depression in the center of this site. The stormwater management facilities comply with the requirements of Article 407, Article 9.

TRANSPORTATION

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.

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.

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 15, 2019 is based on findings that this project will require 18 elementary school student stations in the Southwest Alachua SCSA, 8 middle school student stations in the Kanapaha SCSA, and 11 high school student

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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.

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.

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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 approve Preliminary Development Plan.

Staff recommends approval of the Final Development Plan for Drake Meadows

Staff recommends **the DRC recommend approval of the Plat to the BoCC** for Drake Meadows

DRC RECOMMENDATION:

The DRC found the Final Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code. The DRC approved with conditions the Final Development Plan

Recommend that the BoCC approve the plat.

CONDITIONS

1. Public access easements for those portions of the sidewalk along NW 143rd Street that will be located on private property will be required prior to release of the PW construction permit.
2. 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.
3. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
4. 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.