



# Alachua County Development Review Committee Staff Report

**Project Number: 2019061003**

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**Final Development Plan and Plat for Laureate Village TND Phase 1, Units 1 and 2**

**SUBJECT:** Laureate Village TND Phase 1 (fka GWR Jonesville)

**DESCRIPTION:** 97-lot single-family residential subdivision; 1 non-res lot

**AGENT/APPLICANT:** Causseaux, Hewett, and Walpole, Inc.

**PROPERTY OWNER:** Kate Robinson

**PROPERTY DESCRIPTION:**

Location	300 to 900 block SW 143 <sup>rd</sup> Street
Parcel Numbers	04346-001-000, 04346-002-000, 04346-006-000, 04346-007-000, 04346-008-000, 04346-009-000, 04346-010-000
Section/Township/Range	3/10/18
Land Use	Low Density Residential
Zoning	R-1A
Acreage	38.00

**CHRONOLOGY:**

Preliminary approved by BoCC	12/11/2018
Application Submittal	06/10/2019
Insufficiency Report Sent	06/28/2019; 08/19/2019
Application Resubmitted	07/29/2019; 09/16/2019
Sufficiency Determination	10/02/2019
Final Development Plan Hearing	10/17/2019
BoCC Plat Hearing	12/10/2019

**STAFF RECOMMENDATION:** Recommend approval with conditions of the Final Development Plan and recommend approval of the plat to the BoCC

**DRC ACTION:** Approved with conditions the Final Development Plan and the following condition regarding the property owners that will be impacted by the development:

1. Access be available at all times into the property and if not available, then notice needs to be provided to the people in that area to be able to get in and out of that property.

**The DRC recommended that the BoCC approve the plat.**

**BoCC Action:** TBD

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**DESCRIPTION OF PROPOSED PLAN:**

The Board of County Commissioners (BoCC) approved the Preliminary Development Plan in December 2018 for GWR Traditional Neighborhood Development (TND). The project is now called Laureate Village. The Preliminary Development Plan was approved with a range of 246-653 dwelling units and 22,300 sf -160,000 sf of non-residential. The Preliminary Development Plan is valid for 10 years (2028). The Preliminary Development Plan Master Plan shows the overall TND that includes the required Central Point and Village Center, and it also includes areas designated at Transit Supportive Area (TSA) and Outside TSA (OTSA) areas.

The proposed Final Development Plan and Plat is for 97 residential lots, a non-residential lot for a future amenity center, and associated infrastructure spread over two separate Units. The project area for the proposed Final Development Plan and Plat is primarily within the Outside TSA area, with 6 lots within the TSA. There is no requirement for which portions of the TND must be constructed first.

The overall Phase 1 will be 250 units in total. Within each phase of the TND, there is a required ratio of residential to non-residential development (ULDC 407.130 (d)4). However, ULDC 402(d)4 *Phasing* also allows Final Development Plans to be submitted for portions of a phase. The construction of 97 residential units does not require non-residential at this time.

Future phases will include the non-residential and mixed-use areas in the Village Center and Transit Supportive Area and will be reviewed for consistency with phasing requirements.

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

*Prior to Final Development Plan Review by the Development Review Committee the applicant shall conduct additional geotechnical analysis of certain locations proposed for construction of stormwater management facilities. Locations shall be agreed upon by Environmental Protection Department staff and the applicant prior to submittal of a Final Development Plan. Analysis shall utilize professionally acceptable methods including, but not limited to, ground penetrating radar and/or electrical resistivity imaging. The purpose of such analysis is to determine if voids, cavities, channels, or similar features are present below proposed stormwater management facilities that create significantly elevated risk of solution feature formation or basin collapse. If such features are present, risk shall be reduced or eliminated through relocation of basins, redesign of basins, or through special remediation techniques, as appropriate.*

The required geotechnical analysis was provided with the Final Development Plan. No voids, cavities, channels, or similar features were found to be present below any proposed stormwater management facilities for the proposed project area or future phases.

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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**

The subject properties for the entire TND are designated Low and Medium Density Residential and Rural/Agriculture on the Future Land Use Map 2020. Low Density Residential allows residential densities of 1-4 dwelling units per acre (du/acre). Medium Density Residential allows residential densities of 4-8 du/acre and Rural/Agricultural land use allows a maximum of 1 dwelling unit per 5 acres. The Low and Medium Density Residential properties are allowed to develop with residential densities allowed by the land use or as a Traditional Neighborhood Development (TND) as outlined in Policy 1.3.2.1. The approved Preliminary Development Plan was analyzed for consistency with the density provisions of Policy 1.6.5.1 and was approved with a minimum density of 1.89 du/acre and a maximum gross residential density of 5.04 du/acre. There will only be one lot allowed in the Rural/Ag area. The density within the Village Center and TSA will be a minimum of 4 du/acre and a maximum of 8 du/acre. The area Outside the Transit Supportive Area (OTSA) will develop at a minimum of 1 du/acre and a maximum of 4 du/acre. The range that can be provided within the overall TND is 264 to 653 total units.

The subject Final Development Plan for Phase 1 (Units 1 and 2) is 37.99 acres with a total of 97 dwelling units which provides 2.5 dwelling units per acre in this portion of the phase. The Final Development Plan indicates that the total number of residential units for Phase 1 of the TND will be 250.

No non-residential development is proposed with this application.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

According to Section 407.64(a), "TND's may be located on property with any zoning designation except A, C-1, RE, RM-1, MS, MP, and CD-TDR. The property must also have an urban residential land use designation within the Urban Cluster or be located in an Activity Center in accordance with the Comprehensive Plan."

The subject property is designated R-1a, and R-1b zoning and exceeds the minimum 15 acres required to develop as a TND.

According to Section 404.04.5 for Uses within Transit Oriented Developments and Traditional Neighborhood Developments, *"Uses allowed within Transit Oriented Developments and Traditional Neighborhood Developments are listed in the Use Table*

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*similar to the Zoning Districts. TND/TND is not a zoning district. Article 7 of Chapter 407 provides further limitations about the location and design of some uses."*

The Final Development Plan identifies single-family residential uses with this phase and is consistent with the approved Preliminary Development Plan.

**ARTICLE 7 CHAPTER 407 FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENTS  
AND TRANSIT ORIENTED DEVELOPMENT**

**Development Concepts 407.63 (see Sheet C0.16 – Updated TND Master Plan)**

Section 407.63 provides for development concepts such as Central Point, Village Center, Transit Supportive Area, Common Areas, and Transportation Network. These were all reviewed with the Preliminary Development Plan.

The Central Point and Village Center will be part of future phases. There are six lots and stormwater management facilities shown in the TSA portion of the proposed project. Consistency with density requirements and phasing for the remainder of the TSA will be reviewed with future phases.

The proposed single-family residential phases are primarily located Outside Transit Supportive Area (OTSA).

The requirement for common areas is met through secondary open space with this phase.

407.63 (e) *Transportation Network* requires that the *transportation network be designed to provide circulation for transit vehicles, automobiles, bicycles, and pedestrians. The transportation network shall provide for multiple points of ingress and egress from developments, provide for connection to adjacent developments, and allow for multiple route choices between locations.* The proposed layout of blocks and streets provide adequate right-of-way widths for the circulation of automobiles, bicycle paths, and sidewalks. The street network for this phase is stubbed to provide for the continuation of the street network in future phases consistent with the approved Preliminary Development Plan. Additionally, stubs are provided to adjacent lands to provide for connection to future development.

Sidewalks are typically required to be constructed along the frontage of existing public roads. However, there is no existing or planned sidewalk facility along SW 143<sup>rd</sup> Street for Laureate Village to connect to. Therefore, sidewalk mitigation is proposed. ULDC 400.04 *Applicability* provides for sidewalk mitigation payment in lieu of constructing the sidewalk when it has been determined that no existing or anticipated sidewalk network will be constructed within a reasonable time to which the subject development could connect. The developer, at its option, may pay to the county, in lieu of constructing the

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external sidewalk segment, a cash amount equivalent to the estimated cost of the sidewalk construction. Payment into this fund is used for the construction of bicycle or pedestrian facilities in alternative locations determined by the county. The sidewalk mitigation for this project was determined to be \$84,000, which is to be paid prior to issuance of Construction Permit.

**Areas Outside Transit Supportive Area 407.69**

Areas outside of the TSA are contemplated for single-family residential use. ULDC 407.69 *Standards for development areas outside the transit supportive area* requires that the maximum block perimeter is 2,000 feet. The Final Development Plan demonstrates consistency with this provision. Block perimeters are measures from the back of curb. Conservation areas, topographic constraints and property boundary lines can form the sides of a block (UDLC 407.68).

**Open Space and Landscaping 407.70**

**(a) Open Space 407.70 (see Sheet C0.40)**

There are 7.8 acres, or 20.34 percent, of this phase that is dedicated as open space. The open spaces areas are consistent with the Preliminary Development Plan and is all designated as secondary open space.

**(b) Landscaping 407.70 (see Sheet LS1-LS9)**

A 10-foot-wide street buffer along SW 143<sup>rd</sup> Street is appropriately shown and landscaped. No other buffers are required with this phase. Street trees are provided and the basins are appropriately landscaped to meet requirements of ULDC 407.43.2 *Landscape design of stormwater management facilities*. There is an overall tree canopy coverage of 30.4%, meeting the requirement of minimum 30 percent tree canopy coverage 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

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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](mailto:Irrigation@AlachuaCounty.us).

## **NATURAL AND HISTORIC RESOURCES PROTECTION**

### **Conservation Management Areas and Management Plan**

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands.

### **GENERAL DEVELOPMENT STANDARDS**

Residential areas within the TND must comply with the dimensional standards of 407.67.1. Setbacks are provided for single-family detached units. They are appropriately labeled on the development plan and plat.

### **Signage/Residential Subdivision Entry Structures**

The entry feature is shown on sheet C1.00 of the Final Development Plan. It is adjacent to the primary entrance from the round-a-bout on SW 143<sup>rd</sup> Street and located out of the right-of-way.

### **Tree Preservation**

ULDC 406.12 (a)3 *Development Applications* requires that 5 percent of existing tree canopy be preserved within TNDs. The Preliminary Development Plan was approved with an overall 17 percent tree canopy retention. The Final Development Plan for this portion of Phase 1 demonstrates that 22.7 percent of trees within the phase will be retained. There are several high-quality trees in future phases of development as shown on Exhibit 9A (provided in back-up). The overall TND must demonstrate that the highest quality 5 percent of existing trees will be retained. This will be reviewed with Final Development Plans of future phases to ensure consistency with the approved Preliminary Development Plan and ULDC 406.12(a)3.

### **Water and Wastewater Services**

The project area 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 four stormwater management facilities proposed with this portion of Phase 1. They meet the requirements of Article 407, Article 9 and are landscaped appropriately per ULDC 407.43.2 *Landscape design of stormwater management facilities*.

### **Transportation**

The developer has entered into a Multi-Modal Transportation Mitigation (MMTM)

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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 June 26, 2019 is based on findings that this project will require 14 elementary school student stations in the Southwest Alachua SCSA, six middle school student stations in the Kanapaha SCSA, and eight 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.

## **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 is divided into two units - Units 1 and 2. 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 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 Laureate Village TND - Phase 1, Units 1 and 2.

Staff **recommends the DRC recommend approval of the Plat to the BoCC** for Laureate Village TND - Phase 1, Units 1 and 2.

**DRC RECOMMENDATION:**

**Approved with conditions the Final Development Plan and the following condition regarding the property owners that will be impacted by the development:**

Access be available at all times into the property and if not available, then notice needs to be provided to the people in that area to be able to get in and out of that property.

**Recommend that the BoCC approve the plat.**

**CONDITIONS:**

1. Prior to issuance of Construction Permit - provide sidewalk mitigation payment of \$84,000, along with signed and sealed engineer's cost estimate.
2. Hold the construction permit pending demonstration by the applicant that the open well located near the north side of proposed Stormwater Management Facility No. 3 has been properly plugged and abandoned (see Sheets C0.30 and



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C0.31 of the plan set). A completed well completion report provided to EPD shall satisfy this requirement.

3. Gopher tortoises have been documented within, or in proximity to, the project area. Development activities cannot commence until the applicant has satisfied all 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 (§406.05, ULDC; §406.28, ULDC).
4. 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.
5. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
6. 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.