



**ALACHUA COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

Project Number: 2019041501

Preliminary and Final Development Plan for Park's Edge Subdivision

SUBJECT: Park's Edge
DESCRIPTION: 7-lot single-family residential subdivision
AGENT/APPLICANT: Gmuer Engineering, LLC
PROPERTY OWNER: Pace Design and Construction, Inc.

PROPERTY DESCRIPTION:

Location 13429 NW 32nd Place
Parcel Numbers 04215-001-023
Section/Township/Range 26/9/18
Land Use Low Density Residential
Zoning RE-1
Acreage 6.99

CHRONOLOGY:

Application Submittal 05/13/2019
Insufficiency Report Sent 06/03/2019; 08/02/2020; 10/18/2019
Application Resubmitted 07/15/2019; 09/30/2019; 11/25/2019; 01/06/2020
Sufficiency Determination 01/08/2020
Development Plan Hearing 01/23/2020

STAFF RECOMMENDATION: Approval with conditions of the Preliminary and Final Development Plan, Issuance of a Final CLSC, and recommend approval of the plat to the BoCC.

DRC ACTION: Approved with conditions of the Preliminary and Final Development Plan, Issuance of a Final CLSC, and recommend approval of the plat to the BoCC.

BoCC Action: TBD

DESCRIPTION OF PROPOSED PLAN:

This application proposes a Preliminary and Final Development Plan for a 7-lot subdivision on approximately 6.99 acres. These properties are located within the Urban Cluster.

The subject property is a parent tract and is part of an unrecorded subdivision, which means that it is part of a subdivision that has not been officially platted. A Parent Tract (a specific type of Lot of Record) can be divided through the subdivision process, which requires compliance with the Comprehensive Plan and Unified Land Development Code, including review of a preliminary development plan, a final development plan and a plat.

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 7 lots on 6.99 acres, which is a gross density of 1 dwelling unit per acre (du/ac). Policy 1.3.2.1 (a) of the Future Land Use Element allows for a density of 1 to 4 dwelling units per acre in the Low Density Residential Future Land Use category.

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

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

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed development carries the RE-1 zoning district. The RE-1 zoning district allows a density of one dwelling unit per 2 acres to two dwelling units per acre (ULDC Table 403.07.1). This would allow 3.5 to 14 units for this parcel.

The proposed use of single-family residential is consistent with Chapter 404.

GENERAL DEVELOPMENT STANDARDS

Setbacks for this zoning district are provided in Table 403.07.2 *Setback requirements for residential lots*. The typical setbacks vary for lots one acre or greater and those less than one acre. The proposed lots meet or exceed the setback requirements for applicable lots. Building setbacks are greater than the minimums on lots 2, 5, 6, and 7 in order to protect existing tree canopy. There are several large trees on proposed lots and setbacks are proposed that require the buildable area to be outside of the dripline of trees to be preserved.

RESIDENTIAL SUBDIVISION ENTRY STRUCTURES

No subdivision sign is proposed.

NATURAL AND HISTORIC RESOURCES PROTECTION:

CONSERVATION AREAS

There are no conservation resources associated with this site.

LANDSCAPING AND BUFFERING

No project boundary buffers are required.

The landscape plan demonstrates that 40.68 percent of the site will have canopy coverage in 30 years, which meets the minimum 30 percent required in ULDC 407.41(n) and 406.12(a)4. For the purposes of demonstrating canopy coverage, a residential development may count up to 400 sf of canopy coverage per platted lot where it can be demonstrated that a homeowner's association will require the planting and maintenance of trees on lots [ULDC 406.12(a)4]. The landscape plan includes 400 sf per lot in the canopy coverage calculations and the Home Owner Association (HOA) documents provide information on this requirement and the types of trees to be planted. The landscaping that is provided for within the basin is not counted towards this requirement for canopy coverage.

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

OPEN SPACE

Comprehensive Plan 2019-2040 became effective December 13, 2019. Conservation and Open Space Element Objective 5.2 requires that Open Space be provided on at least 10 percent of every development, with exceptions for non-residential and rural/ag subdivisions. Open Space shall first be fulfilled with any conservation areas. After conservation area requirements have been met, then Open Space shall be one piece of contiguous land, at the

periphery of the development to allow for connection to adjacent open space. The Open Space shall be located to best meet the following goals:

- (a) Augment required conservation areas
- (b) Provide accessible Open Space in the form of community gardens, community fields, greens, and pocket parks
- (c) Promote greater accessibility, resource protection, and connectivity by being contiguous or linked through multiuse paths to greenways, trails, public parks, and Open Space on adjoin parcels.

There are no conservation areas associated with this site. The subject parcel is adjacent to the north of Jonesville Park. Open Space is proposed as one contiguous area along the western 30 feet of the project and will connect NW 32nd Place to Jonesville Park. Open Space is also provided interior to the site connecting the interior shared driveway to the wester open space. A paved path will be constructed within the Open Space to provide for connectivity from the existing subdivision to Jonesville Park.

A total of 20.1 percent of the project area is designated as Open Space.

TREE PRESERVATION

There are numerous high quality heritage trees on the subject property. The applicant wanted to preserve as many trees as possible on this property. A minimum of 20 percent of existing canopy is required to be preserved (ULDC 406.12). The development plan demonstrates that 52 percent of existing tree will be preserved. Approximately 30 percent of the canopy is within designated open space. The remaining 22 percent is on proposed lots. Building setbacks are provided for on the lots with tree canopy. All improvements must be located within the building setbacks as shown except for driveways and sidewalks provided they do not have any detrimental impact to the trunk, canopy, or roots of any heritage trees.

There are trees that are not proposed to be preserved and require mitigation. Some plantings are proposed on site that will count towards the mitigation requirements. A total of \$3,705.00 tree mitigation payment is also required. This will be required to be paid to Alachua County prior to Construction Permit.

STREET NETWORK STANDARDS

The proposed subdivision will have direct access to NW 32nd Place, an existing County-maintained local roadway. NW 32nd Place is part of a looped roadway (NW 136 St – NW 32 PI – NW 133 St) that currently serves approximately 30 other residences with two connections to NW 39th Ave, a County-maintained major collector roadway.

ULDC 407.141 (b) *Minimum design and construction standard for streets and drainage systems – Excluded facilities* – provides for an exception to having to meet typical street design standards if the estimated average daily traffic does not exceed 125 trips for single-family detached lots. The proposed 7 would generate less than 125 daily trips. An internal paved driveway is proposed to be constructed and the 7 lots will have access off of this internal drive.

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

ULDC 407.96 *Special criteria for systems within residential subdivisions* states that retention/detention basins shall not be located within platted building lots unless the lot is one acre or greater in size, the soils are well drained and have no confined layers, and the basin is designed slopes 4H:1V or flatter.

Due to the large lots and minimal impervious area, basins are only required for lot grading and building coverage. Four of the seven lots have shallow basins located within the lot with drainage easements. These lots are each over one acre. Maintenance is provided for in the HOA documents.

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. The project will receive a Final Certificate of Level of Service Compliance upon approval of the Final Development Plan.

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 May 22, 2019 is based on findings that this project will require 1 elementary school student stations in the Southwest Alachua SCSA, 1 middle school student stations in the Fort Clarke SCSA, and 1 high school student stations in the Buchholz High 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, 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 to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions of the Preliminary and Final Development Plan** for Park's Edge.

Staff recommends the **DRC recommend approval of the Plat to the BoCC** for Park's Edge subdivision.

DRC RECOMMENDATION

The DRC proved with conditions of the Preliminary and Final Development Plan, Issuance

of a Final CLSC, and **recommended approval of the plat to the BoCC.**

CONDITIONS

1. Prior to issuance of Construction Permit, pay tree mitigation fee of \$3,705.00 to Alachua County Parks and Conservation Lands or provide revised plan demonstrating compliance with tree mitigation requirements.
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.
5. A building spot survey is required for any structure with a slab to ensure that it is within the buildable area.
6. A landscape inspection is required prior to C.O. to inspect for the required planted tree on each lot.