



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

**Project Number: 2020012105**

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***Revised Preliminary Development Plan for Tara St. Augustine***

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**SUBJECT:** Tara St. Augustine

**DESCRIPTION:** Revised Preliminary Development Plan to modify access for a 73-unit residential subdivision

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

**PROPERTY OWNER:** Diocese of St. Augustine, Inc.

**PROPERTY DESCRIPTION:**

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

**CHRONOLOGY:**

ZOM-11-19	11/12/2019
PDP Approved	11/12/2019
Revised Application Submitted	01/20/2020
Insufficiency Report Sent	02/05/2020
Application Resubmitted	02/12/2020
Insufficiency Report Sent	02/17/2020
Application Resubmitted	06/15/2020
Sufficiency Determination	07/01/2020
Preliminary Dev. Plan Hearing	08/11/2020

**STAFF RECOMMENDATION:** Recommend **approval** of the Preliminary Development Plan for Tara St. Augustine

**BoCC ACTION:** TBD

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**DESCRIPTION OF PROPOSED PLAN:**

The BoCC approved a Preliminary Development Plan for this property in November 2019. The Preliminary Development Plan was approved with access to NW 63<sup>rd</sup> Street and an emergency access to the west.

The applicant is now proposing to provide a connection to NW 39<sup>th</sup> Avenue from within the development. The applicant is also proposing a change to the proposed cross-section for NW 63<sup>rd</sup> Avenue that continues to be consistent with the ULDC. There will still be emergency access to the west to the Skilled Nursing Facility Site.

The design overall design and number of units is the same as previously approved with the exception of the additional connection to NW 39<sup>th</sup> Avenue.

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.

The following picture is the previously approved Preliminary Development Plan. The internal north/south drive does not provide a direct connection to NW 39<sup>th</sup> Avenue.

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The picture below is the current proposal, which will provide a right-in/right-out onto NW 39<sup>th</sup> Avenue.



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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 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 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 Revised 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 zoned as R-2 and is consistent with the with the Future Land Use designation of Medium Density Residential. The BoCC approved the rezoning to R-2 in 2019. Single-family attached units are allowed in the R-2 zoning district (UDLC Chapter 404 Article 2 *Use Table*).

**GENERAL DEVELOPMENT STANDARDS**

The subject property is within the Urban Cluster and must therefore develop at a minimum consistent with the design standards of a Traditional Neighborhood Development.

Comprehensive Plan Future Land Use Policy 7.1.33 requires all development within the Urban Cluster to be designed in accordance with Traditional Neighborhood Design standards under Future Land Use Element policies and sub-policies in 1.6.6, Site and Building Design, 1.6.7 Transportation Network, and 1.6.8 Parking. The applicable requirements are providing a maximum block perimeter of 2,000 linear feet consistent with ULDC 407.69 *Standards for development areas outside the transit supportive area* and street cross sections consistent with ULDC Table 407.68.4 *Roadway Design Standards for Transit Supportive Area and Village Center*.

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

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Plan (Sheet C0.10) shows three blocks with block perimeters of 1,167 linear feet; 1,284 linear feet; and 1,491 linear feet.

**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 for the proposed development. Landscape requirements will be reviewed with the Final Development Plan.

**OPEN SPACE**

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.

ULDC Section 407.52 - *Minimum open space requirement* implements the Comprehensive Plan and requires at least 10 percent of the area of any development to be designated as Open Space and delineated on development plans and plats. ULDC Section 407.54 - *Open Space Areas* requires the following:

- (a) When land development involves a parcel that contains Conservation Management Areas, the Open Space requirement shall first be fulfilled with these areas, which shall be protected in accordance with Chapter 406, Article XVII.*
- (b) After the requirements of (a), above, have been met, the Open Space shall be one piece of contiguous land, at the periphery of the development to allow for connection to adjacent Open Space, except as specified in section 407.55. Open Space designated per this section shall have an average width of no less than 50 feet and shall be located within the development in a location that best meets the following goals:*
  - 1. Augments Conservation Management Areas or Open Space on adjoining parcels*
  - 2. Promotes connectivity to greenways, trails, public parks, and existing or potential Open Space on adjoining parcels.*

There are no conservation areas associated with this site. The Open Space plan (Sheet C0.20) demonstrates that 0.9 acres, or 10 percent, of the site will be designated as Community Green Space. This area is in one piece of contiguous land along the

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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.

According to ULDC Sec. 407.56 - *Open Space Uses*, *Open Space shall either be left in a natural condition or provide accessible spaces such as community gardens, community fields, greens or pocket parks. Additionally, the following code applies:*

- (a) Open Space shall be primarily pervious except for limited impervious surfaces associated with bicycle/pedestrian paths and unconditioned structures that augment the Open Space such as gazebos and picnic pavilions. Impervious surfaces associated with hardscaped Civic Space are an allowable Open Space use within a TND or TOD approved per Article VII of this Chapter.*
- (b) Open Space shall not include stormwater retention or detention areas constructed per Article IX of this Chapter. The integration of Low Impact Design (LID) best management practices to manage stormwater runoff shall not eliminate an otherwise qualifying Open Space within a TND or TOD approved per Article VII of this Chapter.*
- (c) Open Space shall not include spoil piles or berms.*

The proposed Open Space will be left in its natural condition and the existing trees will be retained within this area.

ULDC 407.57 *Access to Open Space* states that required *Open Space shall be accessible from the development. Access to Open Space areas shall be provided in the form of hard surfaced paths, when those paths will connect the Open Space to the transportation network and adjacent Open Spaces, parks and bicycle and pedestrian facilities. Impassable fences or obstacles that impede connectivity between adjacent Open Space or greenspace are not allowed. These paths shall be shown clearly on the development plan, maintained, and marked. The level and type of access to a Conservation Management Area will be determined by the adopted Conservation Management Plan.*

Access to the Open Space will be reviewed with the Final Development Plan.

**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

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(USA) boundary and is required to be designed as a TND per ULDC 405.44(a).

The proposed Tree Preservation is the same as previously approved. 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.

**STREET NETWORK STANDARDS**

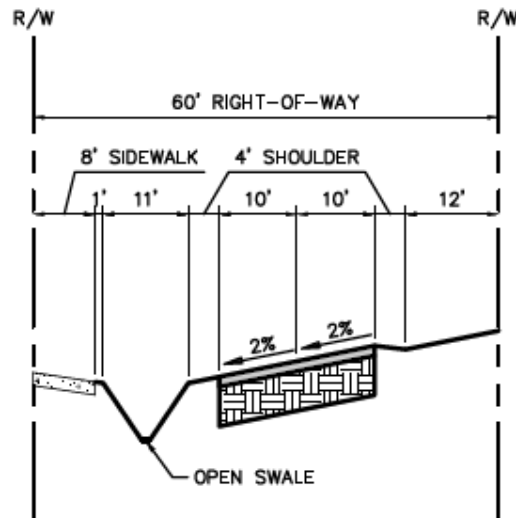
Primary access to this development will be from NW 63<sup>rd</sup> Street and from NW 39<sup>th</sup> Avenue. The NW 39<sup>th</sup> Avenue access will be directionalized with only right-in and right-out access available. NW 63<sup>rd</sup> Street is currently an unpaved road. In the previous approval, the applicant proposed to design this section as a local roadway with in-street bicycle lanes, curb and gutter, and a sidewalk and multi-use path. While that cross-section remains the future intent of the County, current traffic volumes on NW 63<sup>rd</sup> Street do not warrant this full cross-section now.

Instead, the applicant has proposed an interim cross-section that includes a 20 ft. wide asphalt roadway with swales and an 8 ft. multi-use path on the west side of the roadway. This cross-section is consistent with the ULDC and would support likely traffic volumes for this roadway for the foreseeable future. The roadway is required to be constructed to the southern property line, and meet other County construction standards. This local roadway section is not eligible for Multi-modal Transportation Mitigation credit. The roadway would be accepted for maintenance by the County after the required maintenance period and final certification from the Engineer of Record and acceptance by the County.

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.

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**NW 63RD STREET IMPROVEMENTS  
TYPICAL SECTION A-A**

**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 39<sup>th</sup> Avenue by connecting south within the right-of-way of NW 63<sup>rd</sup> Street and through the internal network of the development. Sanitary sewer will be provided through an easement through private property to the east.

**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



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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.

**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 Development Plan for Tara St. Augustine.

Comments to address with Final Development Plan:

1. Ensure that accommodation is made, in both SMF's shown on the east side of the project, for the stormwater runoff associated with the paving of NW 63<sup>rd</sup> Street, and provide drainage easements accordingly.
2. Show the existing grouped mailboxes located on the west side of NW 63<sup>rd</sup> Street, south side of NW 39<sup>th</sup> Avenue to be relocated outside of the County R/W. Coordinate with the US Postal Service regarding this relocation, and provide a paved access parking space with a public utility easement.
3. Coordinate with the appropriate agency for the light pole relocation at the proposed driveway location connection to NW 39<sup>th</sup> Avenue.

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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 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 63<sup>rd</sup> 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 63<sup>rd</sup> 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

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management for NW 63<sup>rd</sup> Street is handled by the on-site stormwater basins with rights to discharge to the basins granted to the County. The facility shall be designed and constructed to the southern property line.

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.
10. Identify the location of any proposed construction trailers and/or temporary stockpiles on the final plan.
11. Provide documentation that GRU and/or Clay Electric has reviewed and approved the utility layout of all utilities with the Final application.
12. For residential subdivisions; any proposed entry feature, wall or signage must be shown on the Final Development Plan.