



# Alachua County Board of County Commissioners Staff Report

**Project Number: 2020051106**

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## Preliminary Development Plan for Tara Greens 2

**SUBJECT:** Tara Greens 2

**DESCRIPTION:** 80-unit single-family attached subdivision

**AGENT/APPLICANT:** JBrown Professional Group, Inc.

**PROPERTY OWNER:** HA Fisher

### PROPERTY DESCRIPTION:

Location	North of NW 8 <sup>th</sup> Lane and East of NW 143 <sup>rd</sup> St.
Parcel Numbers	04291-005-000
Section/Township/Range	34/9/18
Land Use	Medium Density Residential
Zoning	R-2
Acreage	10.00

### CHRONOLOGY:

Application Submittal	05/11/2020
Insufficiency Report Sent	06/02/2020
Application Resubmitted	06/29/2020
Sufficiency Determination	07/15/2020
Preliminary Development Plan Hearing	09/08/2020

**STAFF RECOMMENDATION:** Recommend **approval** of the Preliminary Development Plan and Resolution DR-20-33 and issuance of a Preliminary Certificate of Service Compliance (CLSC) for **Tara Greens 2**.

**BoCC ACTION:** TBD

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**DESCRIPTION OF PROPOSED PLAN:**

The proposed Preliminary Development Plan is for an 80-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).

**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 80 lots on 10.0 acres, which is a gross density of 8 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 Preliminary Development Plan is consistent with the Future Land Use Element.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

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

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**GENERAL DEVELOPMENT STANDARDS**

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*.

The Preliminary Development Plan demonstrates that the block perimeter is 621 linear feet for Block 1 and 1,753 linear feet for Block 2, and 1,942 linear feet for Block 3.

**NATURAL AND HISTORIC RESOURCES PROTECTION**

**CONSERVATION AREAS**

There are no conservation areas associated with this property.

**LANDSCAPING AND BUFFERING**

There are no project boundary buffers required for the proposed development.

**OPEN SPACE**

ULDC Section 407.52 - *Minimum open space requirement* 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 on the subject property nor on adjacent properties. There is designated non-conservation Open Space adjacent to the south within Tara

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Greens (Phase 1). There is an existing treed area running north south through this subject property and adjacent to the north and south. The Preliminary Development Plan proposes 10 percent (1.0 acre) along the eastern boundary to provide connectivity to the designated Open Space to the south. The area is 75 feet wide, exceeding the minimum average width of 50 feet.

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 contain existing trees and will be further reviewed with the Final Development Plan for compliance with access requirements.

**TREE PRESERVATION**

ULDC 406.12 (a)(3) *Development applications* requires a minimum of five percent of existing tree canopy to be retained for Traditional Neighborhood Developments. The proposed Preliminary Development Plan demonstrates preservation of 1.23 acres of the existing 4.89 acres, which is 25.31 percent, of existing trees on the subject property. Continuation of this tree preservation area can be continued to the north should those parcels come in for development in the future.

**STREET NETWORK STANDARDS**

According to ULDC 140 (a) *Street Network Standards* for developments containing 25 or more residential units, 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. For a development containing only one access, an emergency service access shall be provided and maintained in addition to the primary access [ULDC 407.140 (a)(6)].

The proposed project provides one main access point that will connect to the existing street within Tara Greens Phase 1, which provides connection to NW 136<sup>th</sup> Street in Arbor Greens as well as access to the west to Strawberry Fields. There are no other

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options for a full functional access at this time. An emergency access will be provided to an existing easement within Tara Green Phase 1. The street network system will also stub to the north, continuing the north/south connection from Phase 1 and allow future development to connect as well.

The Preliminary Development Plan also proposes a pedestrian network consistent with ULDC 407.142 (a) *Pedestrian network standards*. The network is in a connected block pattern with intersections of pedestrian facilities at least every 600 feet. The internal street network will have 6-foot-wide sidewalks on both sides of the streets. There will also be 8-foot-wide multi-use paths that connect mid-block to the properties to the north as well as the south, where there is an existing pedestrian facility.

**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. This will be reviewed with the Final Development Plan

**STORMWATER MANAGEMENT**

Location for two stormwater management systems as well as a pre-treatment basin is shown on the Preliminary Development Plan. The stormwater management systems will be reviewed for consistency with ULDC Chapter 407 Article 9 *Stormwater Management* with the Final Development Plan.

**TRANSPORTATION**

The County has adopted a Multi-modal Transportation Mitigation program. The project will be required to enter into an MMTM agreement with the Board of County Commissioners prior to Final Development Plan. For transportation concurrency, a Preliminary Certificate of level of Service Compliance (PCLSC) is not required for development in the urban cluster as concurrency will be satisfied with a MMTM agreement per ULDC 407.118(c)1.

**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 15, 2020 is based on findings that this project will require 11 elementary school student stations in the Southwest Alachua SCSA, 5 middle school student stations in the Ft. Clarke SCSA, and 6 high school student stations in the Buchholz SCSA.

The applicant will receive a Preliminary Certificate of Level of Service Compliance (CLSC) with the approval of the Preliminary Development Plan.

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**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, and Resolution DR-20-33, and issuance of a Preliminary CLSC for **Tara Greens 2**.

**Comments to be addressed with the Final Development Plan:**

1. The final Open Space Management Plan should be updated to comply with 407.57, ULDC regarding access to open space.
2. Please ensure stormwater basins are designed in accordance with 407.43.2 ("Stormwater management facilities shall be designed to resemble natural areas in form and function..."), 407.92(a) ("...stormwater management systems shall be designed to blend into public open spaces and shall resemble natural areas to the greatest extent possible") and 407.92(b)2 ("Retention/detention basins shall be of irregular shape and shall have no parallel sides, unless approved by the county engineer, in which case additional landscaping and barriers may be required").
3. High quality heritage trees in good condition should be mitigated on an inch for inch basis and all other lower quality heritage trees on a one for one basis with a 2" tree.
4. Please use ITE 10th Edition Trip Generation Manual for the trip generation.

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5. As this parcel is at much lower elevations than surrounding properties it is of particular concern that at your Final level DRC submittal you provide topo survey and drainage area information to comply with ULDC 407.97(b)1-4 which states: "The following information, plans and supporting data must be included with the applicant's final development plan: (b) A map of the project that shows the following information:
  - (1) Project boundary;
  - (2) A topographic survey of the area subject to development impact certified to the appropriate entity that meets the technical standards of Florida Administrative Code 5J-17.052 and is signed and sealed by a Florida Professional Surveyor mapper (PSM). The survey shall depict the existing topography of the project at one-foot contour intervals and existing spot elevations with the existing drainage patterns clearly established;
  - (3) Additional off-site topographical information may be needed to adequately identify drainage patterns;
  - (4) The drainage boundary of the area of any lands outside the project limits contributing runoff to the project for both pre-development and post-development .
6. At your final submittal show all areas of the subdivision that will be substantially filled (2 ft depth and greater) to achieve functional roadway and drainage infrastructure and structural finished floor elevations. Ensure that a note is included on the paving, grading and drainage plans as well as the plat stating (that for all substantially filled lot numbers) "Shall require bearing capacity testing in accordance with Florida Building Code Sec. 1804.2.2 regarding questionable soils.
7. Ensure that FFE's for all structures adjacent to SMF's comply with ULDC 407.91(e)11 which states: "All structures adjacent to stormwater management facilities shall be designed with a minimum finished floor elevation of one foot above the design high water elevation of the basin and shown as such on all related development plans and plats." Provide FFE labels on the PGD plans and the plat for these structures.
8. Ensure that roadway and SMF design high water elevations comply with ULDC 407.91(e)21 which states: "All roadways proposed to be connected to a stormwater management basin must be designed so that the edge of pavement is at or above the basin's design high water elevation for the 100-year critical storm event up to the 100-year 24-hour storm event."
9. Be aware of the requirement of ULDC 406.57(d) Minimum elevation. All residential structures on existing lots of record must have the lowest floor elevated a minimum of one foot above the base flood elevation for that site. This standard may be applied to the DHW elevation of your stormwater management

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facility. Please provide the FFE's of all existing structures on lots in Strawberry Fields that are adjacent to your proposed SMF.

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.