



## Legislation Details (With Text)

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**Type:** Consent Item      **Status:** Agenda Ready

**File created:** 7/18/2019      **In control:** Board of County Commissioners

**On agenda:** 8/13/2019      **Final action:**

**Title:** Final Plat for Thornton Place PD - Tara Greens

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Plat\_Tara Greens.pdf, 2. Final Development Plan\_Tara Greens.pdf, 3. Tara Greens\_BoCC Staff Report.pdf, 4. Location\_Tara Greens.JPG, 5. Aerial\_Tara Greens.JPG, 6. Approved Zoning Master Plan\_TaraGreens.pdf, 7. Updated Zoning Master Plan\_Tara Greens.pdf, 8. Adjacent Open Space\_Tara Greens.pdf

Date	Ver.	Action By	Action	Result
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**Agenda Item Name:**

Final Plat for Thornton Place PD - Tara Greens

**Presenter:**

Leslie McLendon

**Description:**

Request approval of the plat for Thornton Place PD - Tara Greens - 68-lot single-family residential subdivision.

**Recommended Action:**

Approve the proposed plat for Thornton Place PD - Tara Greens subdivision based on the recommendation by the Development Review Committee and a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

**Prior Board Motions:**

December 9, 2014: CPA-08-14 - Future Land Use Change from Medium Density Residential (4-8 du/acre) to Medium-High Residential (8-14du/acre)

December 9, 2014: ZOM-07-14; Resolution Z-14-12 Planned Development Approval

**Fiscal Consideration:**

N/A

**Background:**

The Board of County Commissioners approved a Future Land Use change and Planned

Development on December 9, 2014 (ZOM-07-14; Resolution Z-14-12).

The PD allows a maximum of 68 single-family or multi-family units, or a maximum of 100 units of Senior Living or Assisted Living Facility. The approved Zoning Master Plan provided for general development area, internal street network, and general open space areas. The DRC approved a Preliminary Development Plan for this site in 2016 for a 87-unit senior living facility. That Preliminary Development Plan expired.

The current application is for a Preliminary and Final Development Plan and Plat for a 68-unit single-family residential subdivision.

The proposed open space is generally consistent with the approved Zoning Master Plan. Open space consists of natural areas along the northern and southern property boundaries and all of the proposed stormwater management systems are designed to open space basin standards.

The Board of County Commissioners must determine that the Plat is consistent with the Comprehensive Plan, Unified Land Development Code, and the Final Development Plan. The Board of County Commissioners has the authority to approve the reviewed Plat per Section 401.02(e)10.