



Legislation Text

File #: 20-0605, **Version:** 1

Agenda Item Name:

Tara St. Augustine Revised Preliminary Development Plan

Presenter:

Leslie McLendon/Christine Berish 374-5249

Description:

Request approval of the Revised Preliminary Development Plan for Tara St. Augustine - a 73 unit single-family attached subdivision.

Recommended Action:

Approve the proposed Preliminary Development Plan based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

Prior Board Motions:

Approved a Preliminary Development Plan on November 12, 2019; Resolution 19-40

Fiscal Consideration:

N/A

Background:

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

The applicant is now proposing to provide a connection to NW 39th Avenue from within the development. The applicant is also proposing a change to the proposed cross-section for NW 63rd 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 overall design and number of units is the same as previously approved with the exception of the additional connection to NW 39th Avenue.

The Preliminary Development Plan is for 73-unit single-family attached residential subdivision with associated infrastructure. The property has the Medium Density Residential Future Land Use Designation, which allows 4-8 dwelling units per acre. The site is 9.15 acres, and therefore the gross density is 7.97 units/acre.

The proposed revised preliminary development exceeds the threshold established in Unified Land

Development Code (ULDC) Section 402.44 for review by the Development Review Committee (25 or more units require BoCC approval). Therefore, the Preliminary Development Plan requires approval by the Board of County Commissioners (BOCC).