



Alachua County Development Review Committee Staff Report

Project Number: DR23-000049

Final Development Plan for Santa Fe Village TOD Phase 1 Florida Recovery Center at UF Health

SUBJECT: Santa Fe Village TOD Phase 1 – Florida Recovery Center at UF Health

DESCRIPTION: Construction of 21-unit treatment facility/apartments, amenity building

AGENT/APPLICANT: CHW, Inc.

PROPERTY OWNER: North Central Florida Hospice, Inc.

PROPERTY DESCRIPTION:

Location	4300 NW 89 th Blvd.
Parcel Numbers	06041-002-002, 06041-002-004, 06041-002-005
Land Use	Mixed-Use
Zoning	Residential Professional (RP)
Acreage	5.5

CHRONOLOGY:

Application Submittal	09/05/2023
Insufficiency Report Sent	09/27/2023
Application Resubmitted	10/30/2023
Sufficiency Determination	11/15/2023
Final Development Plan Hearing	12/07/2023

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan for Santa Fe Village TOD Phase 1 Florida Recovery Center at UF Health

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Final Development Plan for a phase of the Santa Fe Village Transit Oriented Development (TOD). There is an existing office building that will be renovated and included in the treatment facility. Two buildings containing 21 units/75-bedroom rehab facility/apartments will be constructed as well as an approximate 4,175sf amenity building. The plans also provide area for a future building that would complete the block perimeter requirements.

The Board of County Commissioners approved a Preliminary Development Plan (PDP) for Santa Fe Village TOD in 2013. The overall TOD allowed for a maximum of 2,310 residential units and 1,165,000 sf of non-residential gross floor area. It provided for the set-a-side of a conservation management area and a block pattern with internal street network. The Preliminary Development Plan is a master plan for the general build out of the TOD. Existing buildings were included within blocks, including the proposed phase.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the DRC for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this ULDC, and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance with this ULDC and Comprehensive Plan.

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 underlying Future Land Use is Mixed-Use. There are no specific future land use categories for this category. Policy 2.2.1 *Activity Center Plan – Springhills* has policies for this activity center and (a)(2) have specific policies for the Santa Fe Village area. Subsection (a)(2) states that the area designated 'Mixed Used' in the Activity Center shall be a transit oriented development providing a compact, mixed use (both horizontally and vertically), pedestrian and bicycle friendly community designed with the densities and intensities needed to support transit service, reduce per capita greenhouse gas emissions enabling individuals to live, work, play and shop without the need to rely on a motor vehicle as the only means of mobility.

Policy 8.6.3 requires all development located within the Urban Service Area (USA) that is contiguous with a rapid or express transit corridor that exceeds 1,000 dwelling units of 350,000 of non-residential to be developed as a Transit Oriented Development consistent with Objective 1.7 and its policies.

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The proposed project is consistent with the Future Land Use Element.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

According to Sec. 407.64(a) *Traditional neighborhood development, TND's may be located on property with any zoning designation except A, C-1, RE, RM-1, MS, MP, and PD-TDR. The property must also have an urban residential land use designation within the Urban Cluster or be located in an Activity Center in accordance with the Comprehensive Plan.*

The subject property for the overall TND is designated Residential Professional (RP) zoning.

According to Section 404.04.5 for Uses within Transit Oriented Developments and Traditional Neighborhood Developments, *"Uses allowed within Transit Oriented Developments and Traditional Neighborhood Developments are listed in the Use Table similar to the Zoning Districts. TND/TND is not a zoning district. Article 7 of Chapter 407 provides further limitations about the location and design of some uses."*

The Final Development Plan identifies residential and office/rehab facility which are allowed uses.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

Santa Fe Village TOD contains five separate Conservation Management Areas (CMA) totaling 44.93 acres. These CMAs are designated to protect significant upland plant and wildlife habitat, surface waters and wetland buffers, and 100-year floodplain. The Conservation Easements have all been finalized and approved by the BoCC.

TREE PRESERVATION

Required tree preservation was provided for with the Preliminary Development Plan and included 40.48 percent of the entire TOD. This phase does not require any specific tree preservation. However, there is a 50-inch tree that is proposed to be preserved within the block.

Sec. 406.13 *Relocation, Replacement, Mitigation* requires either relocation, replacement, or mitigation for the alteration of regulated trees. Due to the number and size of the trees removed and limited space to replant trees onsite, there is a mitigation deficit. Mitigation by replacement is proposed for 202.0 inches.

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There is still a remaining deficit of 480.5 inches which will require a fee-in-lieu payment of \$62,465.00 prior to the issuance of Construction Permit. A fee-in-lieu payment is required when relocation or mitigation by replacement onsite is not feasible and is based on the adopted fee schedule rate of \$130 per caliper inch for the mitigation.

TRANSIT ORIENTED DEVELOPMENT STANDARDS

Development Concepts 407.63

Sec. 407.63 provides for development concepts such as Central Point, Village Center, Transit Supportive Area, Common Areas, and Transportation Network. These were all reviewed with the Preliminary Development Plan. This phase is within the Village Center portion of the overall TND.

Transit Supportive Area [and Village Center] Design Standards 407.68

(a) Block Perimeter (Sheet C0.02)

The Transit Supportive Area (TSA), which includes the Village Center, shall be designed with a regular block pattern. Sec. 407.68 *Transit supportive area design standards* provides for block perimeter lengths. Standard blocks within the Village Center can have a maximum block perimeter of 1,300 feet; can be extended to 2,000 feet if there is parking interior to the block; and can be extended to 2,700 feet where there is a continuous multi-use path internal to the block.

The proposal combines two of the blocks (VC3 and VC6) that were shown on the PDP. Sheet C0.01 shows the reconfiguration in context of the overall PDP.

The subject project is within the Village Center and has a block length for this project is 1,590. There is internal parking. The proposed and future buildings provide for 76 percent building coverage, meeting the minimum 75 percent required in 407.68(c)2.(a).

(b) Building Orientation and Design

The maximum height approved for the TOD is eight stories. The new residential buildings proposed are three stories. The amenity building will be one story.

Sec. 407.68 provides architectural criteria for non-residential and multi-unit residential construction as part of any new development plan in a Traditional Neighborhood or Transit Oriented development.

The proposed development consists of two three-story residential buildings with a single-story commons building serving both. Both residential buildings employ a similar design vocabulary consisting of differing exterior materials used in varying patterns. These include stucco, horizontal metal panels, stone panels and flat metal panels. This use of different materials creates visual interest along all three floors. This combination of differing materials fully meets the provisions found in Chapter 407.68 of the Unified Land Development Code.

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Glazing calculations provided by the architect show that all glazing requirements found in 407.68 have been met with this application. In addition, a combination of recessed and projecting wall planes meet the intent of the Code by providing visual relief along all elevations. Residential units are intersected by transverse hallways to provide access to all units. Again, this fully meets the intent of the design provisions found in 407.68.

The commons building is a single-story structure that provides a number of functions for the Center including reception, meeting areas, laundry and exercise area. The commons building employs a similar design vocabulary and materials to the residential towers as well as copious glazing that meets all criteria found in Sec. 407.68.

(c) Parking

Off-street parking is not required for TODs according to Sec. 407.68 (c) *Parking*. When provided, there are standards for the maximum amount of parking allowed outlined in Table 407.68.2. For non-residential, a maximum of three parking spaces per 1,000 sq. ft. of gross floor area is allowed; for multi-family a maximum of 0.5 spaces per 400 sq. ft. of gross floor area is permitted. Based on the gross floor area of the residential and non-residential units, a maximum of 36 parking spaces is allowed for the non-residential (not including future building), and a maximum of 52 parking spaces is allowed for the proposed residential. The Final Development Plan provides 14 parking spaces internal to the block. The project is also designed with an internal street network providing on-street parking.

(d) Roadway Network Design

A portion of four new roadways will be built to create the block for this project. All proposed new cross sections are consistent with one of the cross-sections in the approved Santa Fe Village TOD PDP. NW 43rd Lane (south of the existing building) is planned to be a Bus Rapid Transit (BRT) corridor as shown on the approved PDP. However, only a portion of this cross-section will be built at this time to accommodate traffic related to this project. The BRT line will be constructed consistent with phasing in the developer's agreement.

The basin will be modified or relocated at that time as well. A Memorandum of Understanding has been executed between the property owner (North Central Florida Hospice, Inc.) and developer (Santa Fe HealthCare Inc.) acknowledging the future revisions.

Open Space and Landscaping

(a) Open Space Sec. 407.70

Open Space was designated with the Preliminary Development Plan and this phase is not required to have any designated open space.

(b) Landscaping Sec. 407.70

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The proposed Landscape Plan demonstrates 58.7 percent coverage of the paved ground surface area and 30.4 percent canopy coverage for the phase as a whole. Street trees are provided as well as stormwater basin landscaping that meets the requirements of Sec.407.43.2 *Landscape design of stormwater management facilities*.

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 has been in effect since 4/1/16 with the latest revision effective 6/12/23. All new irrigation systems installed in Alachua County require County approval prior to installation, with applicable review and inspection fees. Irrigation professionals must submit required documents and pay fees through the [Alachua County Citizenserve Portal](#). For more information about the irrigation design standards and for a list of helpful resources, we encourage you to click [HERE](#), contact Water Resources staff at 352-264-6800, or email Irrigation@AlachuaCounty.us.

GENERAL DEVELOPMENT STANDARDS

OUTDOOR LIGHTING

The photometric plan demonstrates consistency with Chapter 407 Article 13 *Outdoor Lighting*.

ACCESS MANAGEMENT

The proposed project will be accessed from NW 89th Blvd. A portion of the overall TOD network will be constructed with this phase.

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

There is an existing basin area that will be modified to serve the proposed development. The basin is in an area of future development (bus rapid transit corridor and developable blocks). This will be further modified when that portion of the TOD is

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proposed for development. The TOD Preliminary Development Plan provides for a master basin on the eastern side of the overall project. The stormwater treatment for this block will be relocated to the master basin when that phase come in for development approval. The owners have acknowledged this future modification in a Memorandum of Understanding.

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

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 this project is exempt from school concurrency to its use (only serves adults).

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.

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(4), 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) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a

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construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed 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 Final Development Plan for Santa Fe Village TOD Phase 1 – Florida Recovery Center at UF Health

CONDITIONS

1. Prior to issuance of Construction Permit, pay tree mitigation fee of \$62,465.00 to Alachua County Parks and Conservation Lands, via the Growth Management Department, 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 addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the [Alachua County Citizenserve Portal](#). The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.