



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

Project Number: DR23-000054

**Revised Preliminary Development Plan Over Threshold for
Tara Esmerelda**

SUBJECT: Tara Esmerelda

DESCRIPTION: Revised Preliminary Development Plan Over Threshold to revise a condition relating to secondary access

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

PROPERTY OWNER: Tara Esmerelda, LLC

PROPERTY DESCRIPTION:

Location	14100 block of NW 13 th Ave and the 13900 block of NW 10 th Road
Parcel Numbers	04289-000-000, 04289-100-000, and 04289-100 Lots 001 through 024
Land Use	Low Density Residential (1-4du/acre)
Zoning	R-1A
Acreage	10.03

CHRONOLOGY:

Preliminary Dev Plan Approval	02/23/2021
Application Submittal	10/30/2023
Sufficiency Determination	11/13/2023
BoCC Hearing	12/12/2023

STAFF RECOMMENDATION: Recommend approval with revised conditions of the Revised Preliminary Development Plan and new **Resolution DR-23-39** for Tara Esmerelda

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DESCRIPTION OF PROPOSED PLAN:

The Board of County Commissions approved a Preliminary Development Plan (PDP) in February 2021 for Tara Esmerelda – a 40-lot subdivision. The PDP was approved with the following conditions:

1. A Final Development Plan and Plat may be approved for up to 24 lots until a second fully functional access is provided to serve this development.
2. Provide a 5-foot-wide Ag buffer along the western and eastern property boundaries with the Final Development Plan.

Phase 1 has received Final Development Plan approval for 24 lots from the Development Review Committee (1/06/2022) and plat approval by the BoCC (01/25/2022). The construction Permit was issued (03/08/2022) and horizontal construction has been completed for Phase 1 (roads and stormwater). Building permits have been issued for several homes in Phase 1.

The wording of the first approved condition is that a second fully functional access must be **provided**. Staff interprets this as that a roadway must be completed and open to the public for travel prior to any further approvals for Tara Esmerelda Phase 2. Currently, staff will bring a development plan for Phase 2 to a DRC hearing.

The same developer is also proceeding with plans for Tara Verde (a.k.a Alachua Verde), which is to the east of the Tara Esmeralda property. NW 13th Avenue will continue into the Tara Verde property and then the proposed roads within Tara Verde project connect to the Tara Greens development to the south which connect to the existing roadway network in Arbor Greens and Strawberry Fields. The Board of County Commissioners approved the Preliminary Development Plan for Tara Verde on January 23, 2023. The Final Development Plan is in the staff review process for Final Development Plan and will be scheduled for a future DRC hearing once the plans are found to be code compliant.

The developer would like to be able to mobilize and construct the roads in Tara Esmeralda concurrently with the construction of roads within Tara Verde (pending DRC approval).

The applicant has proposed the following **revised condition** for Tara Esmerelda Preliminary Development Plan:

No building permit application will be accepted for Phase 2 until the Certificate of Completion for the second access through Tara Verde has been issued by the Alachua County Public Works Department.

This condition still serves the same purpose of not having more than 24 homes built

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without a second fully functional access point. The applicant can proceed with submittal of the Final Development Plan and Plat for Phase 2 (DRC hearing and BoCC approval of Plat required), followed by construction of infrastructure if approved. The Building Official will not accept any building permits for homes until a second fully functional road is provided (i.e. constructed and open to the public). Alachua County Public Works Departments issues a Certificate of Completion when this is done. At that time, the developer can proceed with building permits for Tara Esmerelda Phase 2.

The second condition requiring the 5-foot-buffer will remain the same. The buffer was provided along the eastern boundary with Phase 1 and will be evaluated with Phase 2 for the western boundary.



Figure 1: Aerial View of both Tara Esmerelda (western portion) and Tara Verde (eastern portion)

CONSISTENCY ANALYSIS:

No changes are proposed to the layout of the approved Preliminary Development Plan.

If the BoCC approves the revised condition, then nothing physically changes on the plan. A revised condition would allow the developer to proceed with a Final Development Plan for Phase 2 and obtain a Construction Permit. No homes will be built until a second fully functional access point is provided.

If the BoCC does not approve the amended condition, then the 2021 Resolution is still valid and the condition still stands that the developer cannot proceed with a Final

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Development Plan until a fully functional second access point is provided.

DEVELOPMENT PLAN EXPIRATION:

Pursuant to Sec. 402.74 *Time Limitation for Expiration of Development Plans*, 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. A Final Development Plan for Phase 1 was accepted and approved for this project and the general Preliminary Development Plan is still valid.

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 with conditions of the Revised Preliminary Development Plan and Resolution DR-23-39** for Tara Esmerelda.

Condition:

1. No building permit application will be accepted for Phase 2 until the Certificate of Completion for the second access through Tara Verde has been issued by the Alachua County Public Works Department.
2. Provide a 5-foot-wide Ag buffer along the western and eastern property boundaries with the Final Development Plan.