



Alachua County Development Review Committee Staff Report

Project Number: DR23-000033

Final Development Plan and Plat for Tara Larga

SUBJECT: Tara Larga
DESCRIPTION: 101-lot subdivision
AGENT/APPLICANT: JBPro, Inc.
PROPERTY OWNER: Kevin R. Powers

PROPERTY DESCRIPTION:

Location 1190 Block of SW 8th Avenue
Parcel Numbers 04423-001-000
Land Use Low Density Residential (1-4 du/acre)
Zoning Residential Single Family (R-1A)
Acreage 28.03 Acres

CHRONOLOGY:

Preliminary Development Plan Hearing	01/24/2023
Application Submittal	06/05/2023
Insufficiency Report Sent	06/28/2023
Application Resubmitted	10/02/2023
Insufficiency Report Sent	10/27/2023
Application Resubmitted	12/04/2023
Insufficiency Report Sent	12/22/2023
Application Resubmitted	02/05/2024
Sufficiency Determination	03/13/2024
Final Development Plan Hearing	03/28/2024
Final Development Plan Approval	03/28/2024

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan for Tara Larga.

DRC RECOMMENDATION: The DRC approved with conditions the Final Development Plan and **recommended approval of the Plat to the BoCC.**

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Final Development Plan for 101 single-family units on approximately 28.03 acres with associated infrastructure improvements and open space. This property is in the Urban Cluster. The Preliminary Development Plan was approved by the Board of County Commissioners on January 24, 2023.

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 project proposes 101 lots on 28.03 acres, which is a gross density of 3.6 dwelling units/acre (du/ac). Policy 1.3.2.1 (a) of the Future Land Use Element defines the Low Density Residential Future Land Use category as between 1 and 4 du/ac.

Policy 1.3.7.1 allows for single family attached and detached uses. The approved Preliminary Development Plan allows for single family detached units only and only single family detached units are proposed in the Final Development Plan.

The proposed Final Development Plan is consistent with the Future Land Use Element.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The subject property carries the Residential Single Family (R-1A) zoning district, and the proposed use is consistent with Chapter 404.

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NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION MANAGEMENT AREAS AND MANAGEMENT PLAN

The Preliminary Development Plan identifies two geologic features on the site. One of the features is significant and is designated as a Conservation Management Area (CMA). The Final Development Plan is consistent with the Preliminary Development Plan and provides a call out for a CMA buffer fence and signs noting the activities that are prohibited in the CMA. The CMA is also delineated on the plat.

The fence is a four-foot tall, black chain link fence, according to the Final Development Plan and is shown around the perimeter of both geologic features on the subject property.

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.

The total development is 28.03 acres; therefore, 2.8 acres of open space is required. The Final Development Plans identify 2.9 acres of open space, located on the southern portion of the parcel. The CMA makes up 0.66 acres of the total open space including its buffer.

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,

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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 Final Development Plan includes a note which states that “the proposed Open Space consists of 2.90 acres of property which is comprised of natural wooded area. There is a hard surface path connecting the sidewalk adjacent to SW 119th Way through the Open Space to the sidewalk adjacent to SW 120th Terrace, which terminates north of Stormwater Basin 1. The stormwater basin is not included within the Open Space.

TREE PRESERVATION

The Final Development Plan retains a total of 25.82 percent of existing tree canopy. The ULDC allows developments that reach 90 percent of the maximum allowable density to save 10 percent of existing tree canopy. This allowance is included to promote higher density within the urban cluster.

This Final Development Plan retains a larger percentage of existing tree canopy, than required, due to the Conservation Management Areas included on the subject property.

ULDC 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 812 inches. 428 inches are included with Phase 1 and 812 inches are included in Phase 2.

There is still a remaining deficit of 69 inches which will require a fee-in-lieu payment of \$8,970.00 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.

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GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

The lots setbacks are Front 10 feet, Front Garage 20 feet; Rear 10 feet; Interior Side 5 feet; Street Side 10 feet; Accessory Building Rear 7.5 feet; Accessory Building Interior Side 5 feet; Accessory Building Street Side 10 feet and are provided for on the Master Development Plan and meet the requirements of ULDC Table 403.07.02.

LANDSCAPING AND BUFFERING

The proposed Final Development Plan and Landscape Plan both identify appropriate buffers and plantings. There is a 10-foot wide collector road buffer along SW 8th Avenue, made up of existing trees and new plantings. There is also a five-foot wide agriculture buffer along the eastern boundary of the property due to active ag uses on the adjacent parcel. This buffer is required to have 10 shrubs planted per 100 feet (Table 407.43.2). The landscaping plans identify all other required plantings for pedestrian walkways, streets, and 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.

SIGNAGE/RESIDENTIAL SUBDIVISION ENTRY STRUCTURES

There is one monument signed proposed and it is properly located outside of the 10-foot collector road buffer.

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STREET NETWORK STANDARDS

The layout and design of streets within the development have been designed to meet the requirements of Article XIII Chapter 407 of the ULDC *Access Management and Street Network Standards*. Block lengths were evaluated with the Preliminary Development Plan and are consistent with standards “Outside the Transit Supportive Area.” The proposed plan shows connections on two sides of the development. A connection to SW 8th Ave on the north end of the development as well as connections to existing stubs for SW 11th Place and SW 12th Lane to the west. There are stubs for potential future development on SW 11th Place, SW 12th Lane, and SW 15th Place to the east, and on SW 119th Way to the south.

The following condition of approval will be applied to the plan: No Certificates of Occupancy for permits issued on lots within Phase 2 shall be issued prior to a Certificate of Completion for Phase 2. The Growth Management Department shall be responsible for informing the Building Official of this requirement, consistent with Section 111.6 of the Florida Building Code Chapter 1 Amendments included in Section 331.03 of the County's Code.

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.

Phase one of the development connects to a Gainesville Regional Utilities lift station located on a less and accept parcel neighboring the subject parcel. Phase two will connect to phase one via a stub within the SW 119th Drive right-of-way.

STORMWATER MANAGEMENT

The stormwater management facility complies with the requirements of Article 407, Article 9.

SPECIAL IMPROVEMENT DISTRICTS

Per Ordinance No. 2022-16 and ULDC Section 407.83 (d) adopted on October 25, 2022 this development Plan “Tara Larga Phases 1 and 2” is subject to creation of a Special Improvement District (SID) for future general maintenance and capital improvements of the infrastructure dedicated to the public. A copy of the Resolution document demonstrating the establishment of the SID shall be provided by the developer prior to the Plat approval by the Board of County Commissioners.

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

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capacity determination dated July 26, 2023 is based on findings that this project will require 12 elementary school student stations in the Southwest Alachua SCSA, 6 middle school student stations in the Kanapaha SCSA, and 9 high school student stations in the Buchholz SCSA.

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.

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.

PLAT REQUIREMENTS

The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapter 402 Article 12 of the Unified Land Development Code of Alachua County.

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.

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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 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.

PLAT EXPIRATION:

According to Section 402.61, approval of a plat shall expire without further action of the BOCC unless the plat has been recorded within two (2) years of the date of BOCC approval of the plat. In order to avoid expiration, all plat documents outlined in Subsection 402.60(a) above must be complete and accepted by the County to obtain the signatures of County officials at least thirty (30) days prior to the two-year expiration date.

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 Tara Larga Phases 1 & 2.

Staff recommends the DRC recommend **approval** of the Plat to the BoCC for Tara Larga Phase 1 & 2.

DRC RECOMMENDATION

The DRC approved with conditions the Final Development Plan and **recommended approval of the Plat to the BoCC.**

CONDITIONS

1. No Certificates of Occupancy for permits issued on lots within Phase 2 shall be issued prior to a Certificate of Completion for Phase 2. The Growth Management Department shall be responsible for informing the Building Official of this requirement, consistent with Section 111.6 of the Florida Building Code Chapter 1 Amendments included in Section 331.03 of the County's Code.
2. Prior to issuance of Construction Permit, pay tree mitigation fee of \$8,970 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.
3. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or

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federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

4. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
5. 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.