



Alachua County Development Review Committee Staff Report

Project Number: DR24-000022

Revised Final Development Plan and Plat for Springhills SW Quad Phase 1 - Hammock's Reserve Subdivision

SUBJECT: Hammock's Reserve - Springhills SW Quad Phase 1

DESCRIPTION: Revised Final development plan for 140 single family attached units – modifications to grading

AGENT/APPLICANT: eda consultants, inc.

PROPERTY OWNER: Yadda Property Holdings I, LLC

PROPERTY DESCRIPTION:

Location	3000 block NW 98 th Street
Parcel Numbers	Potion of 06233-014-005
Land Use	Medium Density Residential; Conservation
Zoning	R-2
Acreage	36.58

CHRONOLOGY:

PDP Approval:	05/25/21
FDP Approval:	04/06/23
Application Submittal	04/01/24
Insufficiency Report Sent	04/26/24; 05/31/24
Application Resubmitted	05/26/24; 06/03/24
Sufficiency Determination	07/03/24
Revised Final Development Plan	07/18/24
Hearing	

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Revised Final Development Plan and recommend the DRC recommend approval of the plat to the BoCC for Hammock's Reserve subdivision.

DRC ACTION: Approved the Revised Final Development Plan and **recommended the BoCC approved the Revised Plat.**

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DESCRIPTION OF PROPOSED PLAN:

The Board of County Commissioners (BoCC) approved a Preliminary Development Plan for what was termed the Springhills Southwest Quad (SW Quad). Comprehensive Plan policies require this area to be master planned. The approval was for up to 149 residential units, and up to 455,000 sf total of non-residential uses for the office, business park, and industrial portions of the site.

The Development Review Committee approved previously approved a 140-lot subdivision in April 2023 and the Board of County Commissioners subsequently approved the Plat. A Construction Permit has been issued for this site; the Plat has not been recorded. The applicant has modified some of the grading of the site, shifted boundaries for some of the units and added an additional lot for an amenity center. The proposed NW 97th Blvd through the site is also lengthened with this application to serve the industrial area (future applications) and an additional stormwater basin is provided. An area for a stockpile and temporary access road to the stockpile in the eastern portion of the overall site is also proposed. Otherwise, the general layout of the Revised Final Development Plan is the same as previously approved.

The proposed Revised Final Development Plan is the first phase of the development for the residential portion only. Future phases will include the office, business park, and light industrial uses.



Figure 2: Phase 1 Outlined in Red

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

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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 portion shown on the Preliminary Development Plan for the residential subdivision carries the Medium Density Residential Future Land Use (FLU) designation.

Policy 1.3.8 - The Medium Density Residential future land use designation provides for a gross density of four to eight dwelling units per acre. It allows small lot single family residential detached and attached dwellings, and multi-family residential dwellings. Approximately 21.6 acres of the site has this land use designation. A range of 86-172 is allowed. The Preliminary Development Plan was approved for a maximum of 149 units. The Final Development Plan proposes 141 lots (one for an amenity center) and is consistent with the Future Land Use.

Additionally, this project is located within the Springhills Activity Center and there are several specific Comprehensive Plan text policies related to it.

2.2.1(a) Land Use

(7) The undeveloped portions of the southwest quadrant with Medium Density Residential, Warehouse/Distribution, Light Industrial and Conservation future land use designations shall be master planned and will include the following:

- (a) Approval of the site as one Preliminary Development Plan (PDP) with allowance for multiple phases /Final Development Plan submittals in compliance with the PDP*
- (b) Provision of centralized open space based on site environmental characteristics, including a Conservation Management Area (CMA) management plan*
- (c) Master-planned stormwater facilities serving the entire project (spanning over multiple land use districts)*
- (d) No fewer than two fully functioning access points on different sides of the development shall be provided. Specific access point locations shall be determined during development plan review.*
- (e) Application of a 100-foot natural vegetative buffer along the southern property line of parcel 06233-014-005.*
- (f) Exemption from Activity Center design requirements (Policies 2.1.4 – 2.1.12) related to development in the Warehouse / Distribution and Light Industrial future land*

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use areas.

(g) Exemption from TND requirements for development within the Warehouse / Manufacturing and Light Industrial future land use areas and Medium Density Residential future land use area for development under 150 units.

Two fully functioning access points are provided - one on NW 98th Street and NW 97th Boulevard will be extended into the site from the north.

The residential development is also exempt from TND standards if under 150 units, which this project is.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The subdivision portion of the development carries the R-2 (Residential 4-8 dwelling units per acres) zoning district. This zoning district implements the Medium Density Future Land Use.

General proposed uses include single-family attached residential, which is an allowed use in Chapter 404.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

Approximately 29.2 acres, or 25% of the site, in the southern area of the site is designated as a Conservation Management Area (CMA) and the Conservation Easement has been recorded.

OPEN SPACE

Open Space was previously established with the Conservation Management Area and is 25.1 percent of the entire site covered by the Preliminary Development Plan (52.7% of Phase 1). **No changes are proposed.**

TREE PRESERVATION

Sec. 406.12 (a)2 *Tree Protection Standards* requires that development plans be designed such that a minimum of 20 percent of the tree canopy shown on the most recent aerials of the property available at the time of the application is retained.

Additionally, 406.12 states that:

A tree removal permit authorizing the removal of high quality specimen trees 60 inches diameter at breast height (dbh) or greater may only be issued upon demonstration by the applicant that the development activity cannot occur in any other location on the site, or that removal is unavoidable due to site conditions

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that minimize impacts to other regulated resources.

The Final Development Plan was approved with 40.5 percent of existing trees to be preserved, which was consistent with the Preliminary Development Plan. The primary area of tree preservation is the CMA. Additionally, there are two trees larger than 60-inches within phase one shown to be preserved with the Final Development Plan and **no changes are proposed.**

The Revised Final Development Plan does propose a stockpile area in the eastern undeveloped areas of the overall SW Quad; there are two trees greater than 60-inches in the general area of the stockpile that will have tree barricades to ensure no encroachment from construction traffic.

GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

Setbacks will be consistent with zoning district requirements and the appropriate notes are provided on the plat. Setbacks will be reviewed with the building permit.

URBAN CLUSTER DESIGN

Policy 2.2.1 (a)(7) *Land Use* exempts this project from meeting Activity Center or TND design.

LANDSCAPING AND BUFFERING

Policy 2.2.1(a)(9)b requires a 100-foot-wide natural vegetation buffer along the southern property line of the subject parcel adjacent to Haufler Estates Subdivision. This was previously established with the Conservation Area. The required buffer on the southern boundary of the industrial portion will be evaluated with any development plan for that area.

The Revised Final Development Plan includes an additional stormwater management facility to serve the entrance road. It is appropriately landscaped.

The Revised Final Landscape Plan demonstrates that 51.32 percent of the phase 1 site will have canopy coverage, which exceeds the minimum 30 percent required in Sec. 407.4(n) *Landscape and planting plan objectives*. Street trees are appropriately provided and the stormwater management facilities are appropriately landscaped.

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

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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 went into effect 4/1/16. All new irrigation systems installed in unincorporated Alachua County now require County approval prior to installation, which includes a review fee and site plan. All systems will then go through an inspection process. The Alachua County Irrigation Professional Portal has been created to allow irrigation professionals to submit required documents and pay fees entirely online. For those who are not online, required information may be submitted on paper in person at the EPD office at 408 West University Ave in Gainesville, 8:30-5:00 Monday through Friday. For more information about the Landscape Irrigation Efficiency Code and for a list of helpful resources, we encourage you to click [HERE](#). For more information, contact Water Resources staff at 352-264-6800 or at Irrigation@AlachuaCounty.us.

STREET NETWORK STANDARDS

The proposed project provides two connections, one onto NW 98th Street and a second will connect to NW 97th Blvd, which will be extended into the project. The residential street network is then provided from these two main roads.

A sidewalk will also be constructed along NW 98th Street along the frontage of the subject property and will continue to the south to NW 27th Place (Haufler Estates).

WATER AND WASTEWATER SERVICES

The development is within the Urban Cluster and will 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 are five stormwater management facilities to serve this project. The basins are designed to meet Chapter 407 Article 9 *Stormwater Management*. They are appropriately landscaped and are of irregular shape with no parallel sides.

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.

PUBLIC SCHOOL FACILITIES

No changes are proposed to the number of units/students; School Board staff previously determined there is adequate school capacity. The Alachua County School Board staff has reviewed the proposed development for student impacts for compliance

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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 capacity determination dated July 5, 2022 is based on findings that this project will require 17 elementary school student stations in the Southwest Alachua SCSA, 8 middle school student stations in the Fort Clarke SCSA, and 13 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.

According to Sec. 402.61 the developer shall file the plat, bearing the signatures of all applicable county representatives, for recording with the clerk of the circuit court of Alachua County no later than two years from the date of final plat approval by the county commission.

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

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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), 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.

STAFF RECOMMENDATION

Staff has found the proposed Final Development Plan to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code, and the approved Preliminary Development Plan.

Staff recommends **approval with conditions** of the Final Development Plan for Hammock's Reserve – Phase 1 of Springhills SW Quad

Staff recommends the DRC recommend **approval** of the Plat to the BoCC for Hammock's Reserve – Phase 1 of Springhills SW Quad

DRC ACTION AND RECOMMENDATION

Approved with conditions the Revised Final Development Plan and **recommended the BoCC approve the Revised Plat.**

CONDITIONS

1. With the revised Construction Permit, provide a sketch and legal for a Public Access Easement for the MUP running south of Basin 5 and the portion of SW 97th Blvd that is not part of the plat.
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.

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4. Prior to the installation of a new permanent irrigation system or substantial modification to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the online Alachua County Irrigation Professional Portal. The irrigation system shall comply with Article II of Part II, Title 7, Chapter 79 of the Alachua County Code.