



Agenda Item Summary

File #: 24-00742

Agenda Date: 8/27/2024

Agenda Item Name:

Preliminary Development Plan for Town of Tioga South Annex Traditional Neighborhood Development

Presenter:

Leslie McLendon, 352-374-5249

Description:

Preliminary Development Plan for Town of Tioga South Annex Traditional Neighborhood Development - 500 residential units and a minimum of 35,000 sf non-residential uses

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR-24-32 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

Prior Board Motions:

None

Fiscal Note:

N/A

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

The Preliminary Development Plan is for a Traditional Neighborhood Development with associated infrastructure and open space. The residential portion of the proposed development at full build-out allows for a maximum of 500 residential units and a minimum of 35,000 sf of non-residential uses.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee. According to Table 402.44.1 *Development Thresholds* single family residential subdivisions that exceed 25 dwelling units require approval by

the Board of County Commissioners (BoCC).