



Alachua County Board of County Commissioners Staff Report

Project Number: DR23-000003

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

SUBJECT: Town of Tioga South Annex TND

DESCRIPTION: Traditional Neighborhood Development with up to 500 residential units and a minimum of 35,000 sf non-residential

AGENT/APPLICANT: JBPro, Inc.

PROPERTY OWNER: Town of Tioga, LLC; Dibros Corporation

PROPERTY DESCRIPTION:

Location:	1303 SW 143 rd Street
Parcel Numbers:	04413-000-000, 04413-005-000, 04417-001-000
Land Use:	Low Density Residential
Zoning:	R-1A
Acreage:	221.78

CHRONOLOGY:

Application Submitted:	01/03/23
Insufficiency Reports Sent:	01/27/23; 05/26/23; 09/28/23; 12/04/23; 02/29/24; 06/14/24
Application Resubmitted:	05/01/23; 09/05/23; 10/30/23; 02/05/24; 04/15/24; 06/11/2024
Sufficiency Determination:	08/06/2024
BoCC Hearing:	08/27/2024

STAFF RECOMMENDATION: Approval of the Preliminary Development Plan and Resolution DR-24-32



Alachua County Board of County Commissioners Staff Report

DESCRIPTION OF PROPOSED PLAN:

The Preliminary Development Plan (PDP) is for a Traditional Neighborhood Development (TND) containing a mixed-use development with associated infrastructure and Open Space. The residential portion of the proposed development at full build-out will consist of a maximum of 500 residential units. In addition, there will be a minimum of 35,000 square feet (sf) of non-residential uses permitted in Article 2, Chapter 404 of the Unified Land Development Code (ULDC).

The site is located to the east of SW 143rd Street where it terminates at SW 15th Avenue; the site extends to the east and will connect to existing Town of Tioga development. The western portion along SW 143rd Street currently operates as a tree farm. The existing Town of Tioga development is to the north as well other residential development; large agricultural lots are to the east and west; Hickory Sink Strategic Ecosystem is to the south.

SW 15th Avenue is a county designated scenic road to the west of this project (across SW 143rd Street).

According to Table 402.44.1 *Development Thresholds* single or multi-family residential developments that exceed 25 dwelling units require approval by the Board of County Commissioners (BoCC). The proposed Preliminary Development Plan exceeds the threshold established in ULDC Section 402.44 and requires BoCC approval.

Project Summary

Detailed analysis for TND requirements is provided in relevant sections of this staff report, but a summary of some of the primary considerations include:

- The project area would allow for a maximum of 1,094 residential units. However, the applicant is proposing a **maximum of 500 units**. This provides an **overall density of 2.26 dwelling units per acre**. The non-residential entitlements are calculated based on the number of units and will be a minimum of 35,000 sf and a maximum of 135,000sf.
- The applicant is proposing to limit the height to 3-stories within the western 150 feet of the site (from SW 143rd Street).
- The subject parcel is located within the Hickory Sink Strategic Ecosystem; 100 percent of the ground-truthed strategic ecosystem resources are within the project site and that area is designated as a Conservation Management Area (CMA).
- There is a 64-inch tree located along the proposed southernmost entrance road from SW 143rd Street (Road J). This tree is proposed to be saved but has a



Alachua County Board of County Commissioners Staff Report

portion of right-of-way within the dripline. Detailed information on staff recommendation for this tree is in the *Tree Preservation* section of this report.

- A minimum lot size, in lieu of a buffer, will be required on the perimeter of the site adjacent to the large residential/agricultural lots.
- Several public comments have been provided regarding this project's connection to SW 143rd across from SW 15th Street, which is a county designated scenic road. Citizens have requested that the connection point be moved further north. Details of the traffic study are provided in the *Transportation Analysis* section of the report. In general, staff supports the connection as proposed with a note that the intersection treatment will be analyzed at Final Development Plan review to potentially provide a roundabout design that will discourage cut through traffic on SW 15th Ave.

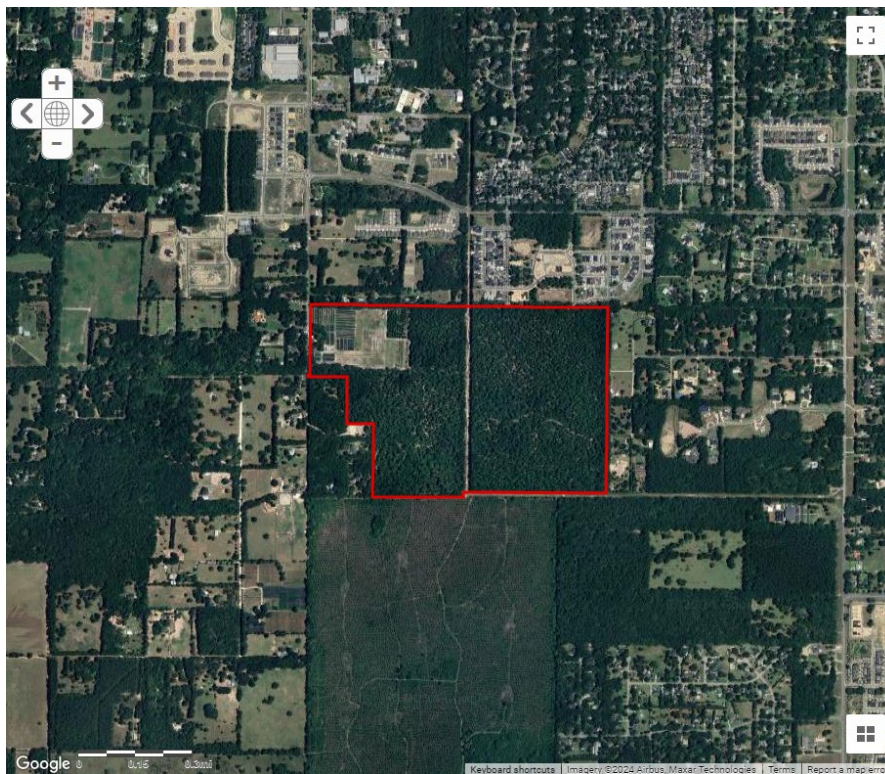


Figure 1: Aerial of Site

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable



Alachua County Board of County Commissioners Staff Report

policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

The subject property is designated Low Density Residential on the Future Land Use Map 2040. Low Density Residential allows residential densities of 1-4 dwelling units per acre (DU/Acre). However, the subject property is allowed to develop with residential densities allowed by the Low Density Residential future land use or as a Traditional Neighborhood Development (TND) as outlined in Policy 1.3.2.1. The Preliminary Development Plan is required to comply with the policies outlined in Policy 1.6 for Traditional Neighborhood Developments.

Policy 1.6.3 states, Traditional Neighborhood Development shall provide:

- a. A village center, as provided in Policy 1.6.4 and subsequent policies,*
- b. Compact, mixed use development to allow for the internal capture of pedestrian, bicycle and vehicular trips,*
- c. A pedestrian and bicycle friendly environment that encourages walking and bicycling as a primary means of mobility within the development and between adjacent developments,*
- d. A gridded street network that emanates from the village center that allows for multiple route choices, reduces the distance between uses to encourage walking and biking, and connects with adjacent developments,*
- e. Funding for express transit service consistent with the frequency and span of service specified within the Transportation Mobility Element,*
- f. On-street parking and screening of off-street surface parking.*

The proposed Preliminary Development Plan provides a central point and village center. The central block and gridded street network will provide a pedestrian and bicycle friendly environment within the TND. The following is an analysis of the residential densities to support this TND.

Policy 1.6.5.1 states, the density for Traditional Neighborhood Developments shall be as follows:

- a) Within the transit supportive area, minimum of four (4) units per acre, or the minimum density of the underlying land use category, whichever is greater,*
- b) The density for areas outside the transit supportive area shall be consistent with the underlying land use category,*
- c) For TNDs that are not contiguous with a planned Rapid Transit or Express*



Alachua County Board of County Commissioners Staff Report

- Transit Corridor, an additional four (4) units per acre within the transit supportive area are allowed,*
- d) *For TNDs contiguous with a Rapid Transit or Express Transit Corridor, an additional eight (8) units per acre within the village center and six (6) units per acre within the transit supportive outside of the Village Center are allowed.*

The 221.78-acre subject property (including utility easement; density is not assigned to the easement) is allowed a maximum of 8 du/acre (minimum of 4 du/acre plus additional 4du/acre for TNDs not contiguous to a Rapid Transit or Express Corridor proximity) within the TSA; 4 du/acre is the maximum for outside the TSA. **Therefore, a minimum of 382 dwelling** units is required and a maximum of 1,089 units is allowed. **The PDP caps the maximum allowed to 500 residential units.** The intent is to develop approximately 343 single-family homes and 157 multi-family units.

Policy 1.6.5.2 states, To ensure a mixture of uses, the following non-residential square footage (heated and cooled) is required:

- a) *Provided at least 10,000 square feet of non-residential square feet of non-residential uses, plus*
- b) *A minimum of 50 square feet of non-residential uses for every 1 residential unit.*
- c) *A maximum of 250 square feet of non-residential uses for every 1 residential unit shall be allowed.*
- d) *For projects that provide 100% of the allowable underlying land use density, an additional 10,000 square feet of non-residential development is allowed with an additional 10,000 square feet of non-residential development allowed for each one (1) unit per acre above the 100% of the underlying land use.*
- e) *For projects contiguous with a Rapid Transit or Express Transit Corridor an additional 25,000 square feet of non-residential development is allowed.*
- f) *To encourage infill and redevelopment, the square footage of existing non-residential uses may either be utilized to meet the requirements above or be in addition to the above requirements.*

The range allowed for this TND (based on the minimum of 382 units) is 35,000 sq. ft. to 135,000 sq. ft. of non-residential uses. This range includes the minimum 50 sq and the maximum 250 sf per residential unit; subsections d-f above are not applicable.

Additional Comprehensive Plan policies include:



Alachua County Board of County Commissioners Staff Report

Future Land Use Policy 1.4.1.4 which states that urban development shall incorporate design techniques to promote integration with adjacent neighborhoods and enhance the quality of the living environment. Techniques include transitional intensity (types of uses), stepped density, buffering, boundaries, landscaping, and natural open space. (c) requires that special attention be provided to the design of development and neighborhood edges, which shall be designed to be integrated into the surrounding community.

- A 30-foot-wide buffer will be provided along SW 143rd Street with a sidewalk for pedestrian connectivity. Additionally, a restriction has been placed that no building will be taller than three stories within 150-feet of the western and northern property boundaries. This restriction along with the landscape buffer will create a stepped density toward the neighboring residences.
- **Policy 1.6.4.5** states that any portion of the village center oriented to major external roadways shall provide for an enhanced pedestrian environment including additional planting area between the village center and external collector and arterial roadway, pedestrian facilities, protection from the elements for pedestrians, on-street parking and vehicular access.
- Existing trees along SW 143rd Street are proposed to be preserved. They are above the minimum preservation required and will be incorporated into the design of the Final Development Plan. Additionally, there is a proposed sidewalk along SW 143rd Street and the Village Center blocks will require 10-foot multi-use paths integrated into the blocks to comply with the block perimeter requirement. This will promote the enhanced pedestrian environment along with the proposed landscape buffer.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

According to Section 403.02.5 for Traditional Neighborhood Developments and Transit Oriented Developments, *New development within any of the single or multi-family zoning districts, except for RE, shall comply with the following requirements.*

(b) Projects that are not contiguous to a designated rapid transit or express transit corridor but contain three hundred (300) or more residential units shall be developed as a TND in accordance with Chapter 407 Article VII or shall be located within an activity center.



Alachua County Board of County Commissioners Staff Report

The subject property is designated R-1a zoning and is not contiguous to either a Rapid or an Express Transit corridor. The amount of units proposed (500) requires a TND. The proposed Preliminary Development Plan meets the threshold outlined in Section 403.02.5. As stated above in the analysis of the Future Land Use Element, this project proposes the densities and intensities required in Table 407.64.1 to support Traditional Neighborhood Development. Many of the detailed requirements outlined in Chapter 407 Article 7 will be provided as elements of each phase with Final Development Plan review. A preliminary analysis of this TND based on Article 7; Chapter 407 is provided later in this report.

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.”*

Any non-residential use proposed will be reviewed for compliance with the uses listed in Article 2 Chapter 404, Use Table.

NATURAL AND HISTORIC RESOURCES PROTECTION

Conservation Areas

The majority of the 221-acre Tioga-South project site is located within the Hickory Sink Strategic Ecosystem overlay (right image). As indicated through historical aerials, the northern two thirds of the site was historically converted and maintained as pasture prior to the 1937 aerial flight until 1960. The pasture was then converted to pine plantation silviculture with some selective pine thinning in subsequent years.

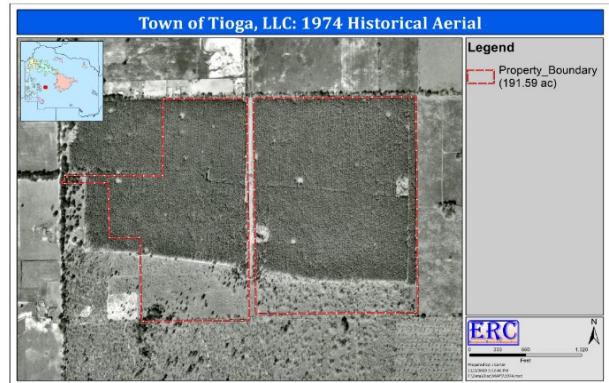
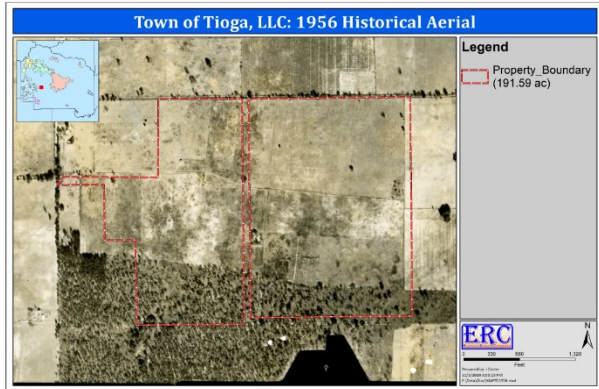


The conversion of native habitat and decades of management for improved pasture and pine silviculture resulted in soil disturbance conducive for the recruitment, generation and regeneration of a host of opportunistic hardwood species, ruderal oldfield grasses and herbs (area referred to as *“Mixed Oak-Successional”* on the bottom 2017 aerial). Common hardwoods include laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), live oak (*Quercus virginiana* Mill.), and sand live oak (*Quercus geminata* Small). In most of the area, the groundcover is dominated by seedlings of the canopy oak species. In spite of being located within a Strategic Ecosystem map overlay, such long-term changes in land use and management activities often result in the



Alachua County Board of County Commissioners Staff Report

reduction or loss of natural resource features that are necessary components to classify the northern two-thirds of the project site as strategic ecosystem.

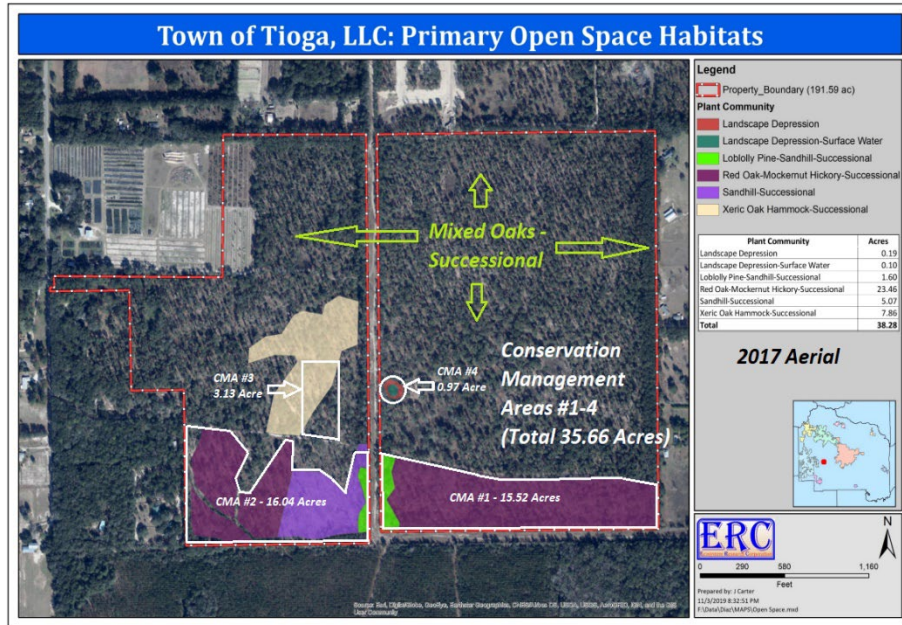


Conservation Management Areas #1 & #2

However, other than periodic harvesting of native pines, there have been minimal land use changes to the southern area (31.5 acres) located between the unimproved east-west access road and the southern property boundary (right aerial). Natural habitat communities in this area include successional xeric habitats comprised of mixed woodland dominated by southern red oak (*Quercus falcata*), mockernut hickory (*Carya tomentosa*), with coverage of large laurel oak (*Quercus hemisphaerica* Bartr.), small turkey oak (*Quercus laevis* Walter) and large specimens of loblolly pine (*Pinus taeda* L.). The 23-acres classified as “Red Oak-Mockernut Hickory-Successional” (purple shade on previous aerial) has dense ground coverage of oak seedlings and sapling-sized red bay (*Persea borbonia* var. *borbonia* [L.] Spreng.). In comparison, the internal 5-acre polygon classified as “Sandhill-Successional” (lavender shade) has substantial native groundcover species including wiregrass (*Aristida stricta* Michx.), pineywoods dropseed (*Sporobolus junceus* [P.Beauv.] Kunth), deerberry (*Vaccinium stamineum* L.), sparkleberry (*Vaccinium arboreum* Marshall), and shiny blueberry (*Vaccinium myrsinites* Lam.). The inter-related mosaic of these unique habitats has resulted in their designation and preservation as Conservation Management Area #1 (CMA #1 – 15.52 acres) and Conservation Management Area #2 (CMA #2 – 26.04 Acres).



Alachua County Board of County Commissioners Staff Report



Conservation Management Area #3

The 7.9-acre habitat classified as “Xeric Oak Hammock-Successional” occurs on an island ridge located within the west central area of the site. The soils in this ridge don’t have restrictive sub-soil characteristics and seasonal high groundwater levels are up to several feet below grade. Even though this habitat area was converted to pasture then planted pines, the combination of soil conditions and sufficient seed source were conducive for the generation and long-term survival of sand live oak (*Quercus geminata* Small), with sparse understory dominated by sparkleberry (*Vaccinium arboreum* Marshall) and reindeer lichen (*Cladonia spp.*). Even though this xeric habitat has unique features, the vegetative species diversity, dimensions and coverage is too diffuse with the adjacent habitat to accurately delineate. As a result, EPD staff collaborated with the environmental consultant (ERC, Pete Wallace) to make a field determination of the higher quality habitat portion as appropriate for strategic ecosystem classification and inclusion into designated Conservation Management Area #3 (CMA #3 – 3.13 Acres).

Conservation Management Area #4

There are no wetlands within the project site, however, there is a surface water feature (0.11-acre) and adjacent buffer (0.86-acre) associated with a small landscape depression next to the utility easement. Combined, these habitats will encompass



Alachua County Board of County Commissioners Staff Report

Conservation Management Area #4 (0.97-acre).

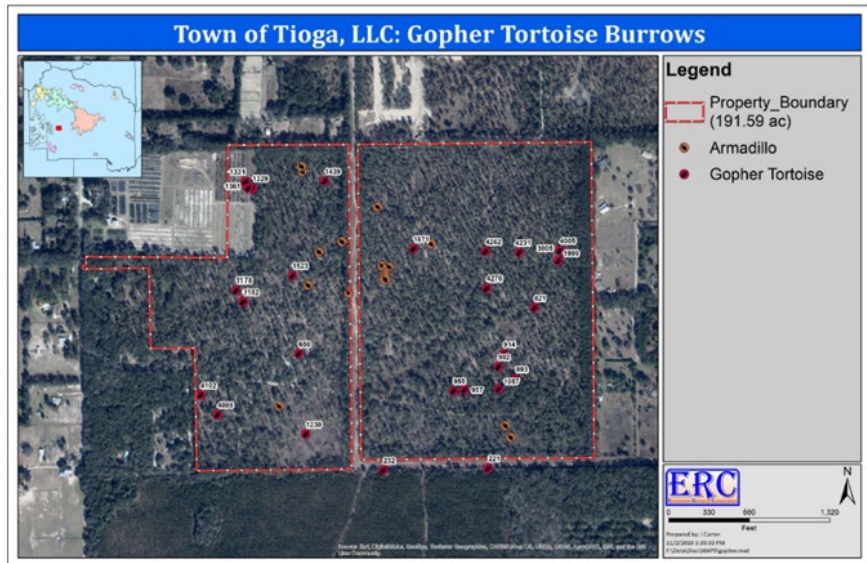
Listed Species

The only evidence of listed species observed within the project site are burrows associated with gopher tortoises (*Gopherus polyphemus*, State Listed - Threatened). There were several burrows identified by Mr. Wallace during his site evaluation in 2019 (right aerial).

A specific condition for gopher tortoise protection will be incorporated into the Final Development Plan staff report stating:

Gopher Tortoise burrows are located on the subject property. The property owner/applicant shall follow all Florida Fish and Wildlife Conservation

Commission guidelines and obtain any required state permits regarding Gopher Tortoise protection, prior to clearing vegetation, grading or filling the site [Sec. 406.05, ULDC; Sec. 406.28, ULDC]. Copies of Gopher Tortoise relocation permits will be provided by the applicant to EPD.





Alachua County Board of County Commissioners Staff Report

Strategic Ecosystem and Special Area Study (SAS)

The preparation of a Special Area Study (SAS) has requirements through the Comprehensive Plan (Policy 6.2.10) and ULDC (Article 5-Chapter 406 and Article 16-Chapter 402). There are criteria stated in the ULDC (Sec. 406.36 (c) and Sec. 406.38) that allow an applicant to seek development approval for specific projects prior to the County's adoption of the SAS scope of work based on *"if the applicant demonstrates that the ecological integrity of the strategic ecosystem will be sufficiently protected, the applicant may proceed as set forth in Chapter 406.38."*

As previously noted, the majority of the Tioga project area is designated as part of the Hickory Sink Strategic Ecosystem. However, based on the Environmental Resource Assessment conducted by Mr. Wallace, **with site evaluation and verification by EPD staff, the total 35.66 acres associated with the four designated Conservation Management Areas represent 100% of the ground-truthed strategic ecosystem resources within the project site.** The design plan for the project also incorporates additional non-Conservation Open Space buffers of the CMAs. Therefore, EPD staff believe the designated CMAs (with approved CMA Management Plan for FDP submittal) adequately and appropriately protects the ecological integrity of the strategic ecosystem resources located within the project site.

Open Space 407.70 (see Sheet PDP C2.0)

Sec. 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. 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*



Alachua County Board of County Commissioners Staff Report

- Promotes connectivity to greenways, trails, public parks, and existing or potential Open Space on adjoining parcels.*

The Conservation Management Area comprises 34.69 acres, which is 15.64 percent of the site and satisfies the Open Space requirement.

Tree Preservation (see Sheet PDP C3.0)

Sec. 406.12 (a) *Development Applications* requires that a minimum of five percent of existing tree canopy be preserved within TNDs. The Tree Preservation Plan (demonstrates that **42.78 acres, or 22.11 percent** the initial canopy, will be preserved.

Sec. 406.12(a)(3) lists characteristics of native trees that are prioritized in determining the minimum required canopy; the first of which is location within a CMA. **The primary tree preservation areas are within the Conservation Management Ares.**

There are additional areas of tree preservation, including a 64-inch live oak (located by Road J). There is an area along the northwest boundary of the site with existing trees along a dirt drive that will remain within a buffer. Additionally, there are areas along the proposed entrance street from SW 143rd Street (Road J) and within the block along SW 143rd Street. These areas are hatched with a pattern to indicate that some drip line impacts may occur with the Final Development Plan review. These trees are above and beyond the best five percent of the site; however, the developer would like to retain the trees and work around them with any potential development.

Sec. 406.12 states that *a tree removal permit authorizing the removal of a high quality specimen trees sixty (60) inches dbh or greater may only be issued 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 and design considerations that minimize impacts to other regulated resources.*

The existing 64-inch tree along the proposed Road J is part of a row of existing trees along an existing dirt driveway that the developer intends to preserve in order to match the canopied entrance road of Town of Tioga at SW 131st Street and Newberry Road. The right-of-way is shown within the protected area of the tree (as well as within the dripline of the surrounding trees). The right-of-way shown is the total width and may not be fully impacted. A note has been added to the plan that states:

Some impacts to the 64-inch tree will be allowed during Final Development Plan review of that phase. Any impacts will need to ensure the health and longevity of the tree, and be consistent with Article II of Chapter 406.



Alachua County Board of County Commissioners Staff Report

ARTICLE 7 CHAPTER 407 FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENTS AND TRANSIT ORIENTED DEVELOPMENT

Development Concepts 407.63 (see Sheets PDP C4.0-5.0)

(a) Central Point

Each TND or TOD shall have a defined Central Point. The Central Point should be located in a plaza, square, or open space, or be denoted by an architecturally significant feature. Measurements of the size of Village Centers and Transit Supportive Areas shall be measured from the Central Point.

The proposed development provides a Central Point located within the Village Center Block 3 in the western portion of the site. Details of this central point will be reviewed with the Final Development Plan.

(b) Village Center

Each TND or TOD shall be designed to include a Village Center that contains the highest densities and intensities of use. The Village Center shall generally extend 1/8 mile from the Central Point and contain a mixture of uses. The Village Center should be designed to provide multiple destinations and to a scale that is comfortable for pedestrians and cyclists.

The Village Center is closer to SW 143rd Street, which is a collector road. However, the applicant has proposed a height limitation of 3-stories for the western 150-feet of the site.

(c) Transit Supportive Area

The Transit Supportive Area shall generally extend ¼ mile from the Central Point and include the Village Center. The Transit Supportive Area shall provide a scaling of density and intensity from the Village Center to surrounding land uses.

The TSA blocks are identified on Sheet 4.0 and meet the block requirements.

The majority of the project is designated as Outside TSA (OTSA) and be subject to subdivision regulations per Sec. 407.69 *Standards for development outside the transit supportive area.*



Alachua County Board of County Commissioners Staff Report

(d) Common Areas

Each TND or TOD shall be designed to provide common areas in the form of plazas, squares, parks, or other open areas. Pervious portions of common areas may be used to satisfy the requirements of Chapter 407 Article 5 Open Space. Common Areas shall be dispersed throughout the development and shall be designed to a scale appropriate for the surrounding development.

This requirement will be met with the designated open space as well as common areas throughout the development. Details will be reviewed with the Final Development Plan. Final Development Plan.

(e) Transportation Network

The transportation network shall be designed to provide circulation for transit vehicles, automobiles, bicycles, and pedestrians. The transportation network shall provide for multiple points of ingress and egress from developments, provide for connection to adjacent developments, and allow for multiple route choices between locations.

The proposed layout of blocks and streets provide adequate right-of-way widths for circulation of automobiles, bicycle paths, and sidewalks.

There will be two connections to the north to the existing Town of Tioga development – SW 133rd Way and SW 136th Street. These will be the connection points for Phase 1 of the development. There are also two connection points shown to SW 143rd street.

Phase 1 will consists of 250 dwelling units, which are all Outside the Transit Supportive Area. For developments containing more than 25 residential units, there shall be a minimum of two functional access points on different sides of the subdivision except where infeasible due to original tract dimensions, topography or existing development patterns. Phase 1 will be constructed in sub-phases and will be evaluated for connection points to existing Town of Tioga development via SW 136th Street and SW 133rd Way. Staff is recommending a condition of approval that both of these connections be made with the first sub-phase of development.

The area to the south of this project is currently undergoing a Special Area Study. If there is developable area adjacent to Town of Tioga South Annex, then a connection point will be evaluated. Staff is also recommending a condition of approval that right-of-way dedication be evaluated prior to finalizing the Conservation Management Area for

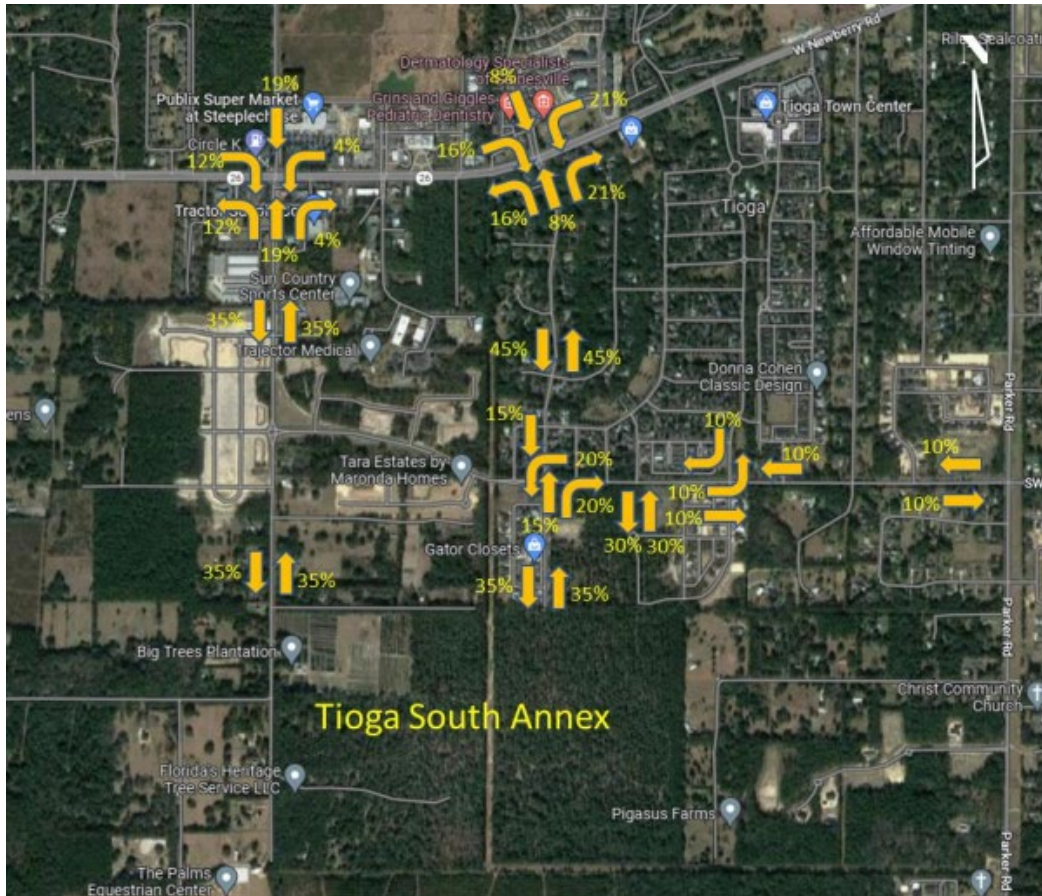


Alachua County Board of County Commissioners Staff Report

the subject property.

Transportation Analysis

A Traffic Impact Study was conducted for this site (see Traffic Impact Study by Hagen Consulting Services, LLC in backup). A typical component of these studies is trip generation and projected trip distribution. The primary connections to the Tioga South TND will be SW 136th Street and SW 133rd Street with Phase 1 and then SW 143rd Street with Phase 2 (250 units)



Trip Distribution Graphic – Page 8 of TIS Report

Regarding SW 15th Street, an excerpt from the report (page 20) reads:

Although the intersection of SW 15th Street/Road J and SW 143rd Street operates at LOS A with the existing two-way STOP control in 2034, there has been some



Alachua County Board of County Commissioners Staff Report

discussion of converting this intersection to a single lane roundabout. The [Hagen Consulting Services, LLC] HCS analysis for this is shown in Table 9 and continues to show the intersection at LOS A. This improvement is not necessitated by the Tioga development traffic, but may be constructed as a future improvement to provide an aesthetic gateway entry to Tioga.

Details of the connection to SW 143rd Street will be evaluated with the Final Development Plan when the road connection point is required.

The intersection analysis provides the following information for required improvements (HCS Traffic Report Page 24):

- Northbound left turn lane at SW 136th Street and Newberry Road will be needed to accommodate development traffic. This improvement will be constructed concurrent with the completion of 60 residential units.
- The intersection of SW 8th Avenue and SW 136th Street and the intersection of SW 8th Avenue and SW 131st Street will be converted to single-lane roundabouts concurrent with the completion of construction of 260 residential units.

Landscaping 407.70

Sec. 407.70 *Open Space and landscaping* requires that when a new TND abuts existing single-family detached residential development either a minimum lot size on the TND perimeter is required or in-lieu of that a 50-foot-wide medium density buffer.

Adjacent parcels to the east and west are agricultural/residential and are in excess of 20,000 sf; therefore, the Tioga TND lots will be required to have a minimum size of 20,000 sf with a minimum width of 110 feet. [407.70 (b)]

A 50-foot wide buffer is provided in a section of the north adjacent to the residences along NW 12th Avenue. It should be noted that NW 12th Avenue is on the Town of Tioga property. The buffer will contain this existing dirt drive. Additionally, there are several existing trees that line this dirt drive and these will remain in addition to the installation of a 6-foot-tall fence along the southern portion of the buffer.

A buffer is also required south of Village Center Block 1 (south of entrance road from SW 143rd Street). Due to the right-of-way alignment and tree preservation, the applicant is requesting to reduce this buffer to 31 feet. There will be a road, not lots, abutting the properties outside of the TND.



Alachua County Board of County Commissioners Staff Report

GENERAL DEVELOPMENT STANDARDS

Setbacks and Height Restrictions

ULDC Table 407.66.1 *Village Center Dimensional Standards* provides for maximum heights as well as build-to lines. A maximum of eight stories is allowed by code for a TND. **However, the applicant has proposed a height limitation of 3-stories for the western 150-feet of the site; four feet is the maximum height everywhere else within the TSA portion. The majority of the site will be Outside TSA areas and will conform to typical subdivision requirements (30 feet – Table 407.67.1).**

Parking Standards

No detailed parking calculations are required as an element of the Preliminary Development Plan. ULDC Chapter 407, Article 7 contains specific standards for on street and off-street parking in a TND that will be evaluated as an element of the Final Development Plan.

Water and Wastewater Services

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services provided by Gainesville Regional Utilities consistent with Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan. This will be further evaluated with the Final Development Plan.

Stormwater Management

Stormwater basin locations are provided for on the plan, detailed stormwater calculations are required as an element of the Final Development Plan.

Basins and stormwater management systems shall be designed to resemble natural areas to the greatest extent possible and shall be of irregular shape and have no parallel sides, according to Sec. 407.92 (b) *Relationship to project design*. This will be further reviewed with the Final Development Plan.

Public School Facilities

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 or adjacent School Concurrency Service Areas (SCSA). This capacity determination dated 6/17/24 is based on findings that this project will require 51 elementary school student stations in the Southwest Alachua SCSA, 26 middle school student stations in the Kanapaha SCSA, and 36 high school student stations in the Buchholz SCSA.



Alachua County Board of County Commissioners Staff Report

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.

DEVELOPMENT PLAN EXPIRATION:

TNDs may establish a phasing schedule up to 10 years as provided in Section 402.130(b) of the ULDC. The Preliminary Development Plan for Town of Tioga South Annex TND will be valid for 10 years from the date of approval by the Board of County Commissioners

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 Preliminary Development Plan for **Town of Tioga South Annex Traditional Neighborhood Development (TND)**, Resolution DR-24-32

Conditions:

1. Connection to both SW 136th Street and SW 133rd Way will be made with the first sub-phase of development.
2. Prior to finalizing the Conservation Management Area (CMA) legal description and management plan, an appropriate location for a full roadway connection to the south shall be identified. The location will be determined to minimize potential impacts to the Hickory Sink Strategic Ecosystem. Dedication of right-of-way (ROW) for the roadway connection shall occur with platting of adjacent lands.

Comments to be addressed with Final Development Plan:

1. Conservation Management Area Management Plan - A CMA Mgmt. Plan will be required as part of the Final Development Plan submittal to address permitted



Alachua County Board of County Commissioners Staff Report

and prohibited activities, habitat management activities and protection methods during and post-construction (refer to Section 406, Article - XVII).

2. A Conservation Easement draft will be required as part of the Final Development Plan application to include CMA's 1-4. If a CE template is needed, please contact Mark Brown (mbrown@alachuacounty.us).
3. Chain link fencing will be required for protection of the 64-inch tree during construction in that area consistent with Sec. 406.12.5 (f): *Alternative fencing requirements - The County may require alternative fencing materials, such as chain link fencing, on a case by case basis where additional protection is necessary due to intensity of development activity, vulnerability of trees or native vegetation to be protected, or similar circumstance.*