



# Town of Tioga South Annex TND

## Preliminary Development Plan

August 27, 2024

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Senior Planner



## Town of Tioga South Annex TND

- TND with maximum of 500 units and minimum 35,000 sf non-residential
- 1303 SW 143<sup>rd</sup> Street
- Approximately 222 acres
- Low Density Residential Future Land Use
- Single-family Residential (R-1A) Zoning District



# Traditional Neighborhood Developments

## Sec. 407.62. Purpose.

(a) *TND*. The TND is intended to provide flexibility in development, encourage a mix of residential housing types, and create the sense of community common in neighborhoods planned in accordance with traditional design principles and the policies of the Comprehensive Plan. Additionally, the design of TNDs allow for mixed-use centers integrated into new residential neighborhoods or combinations of new and existing residential neighborhoods.



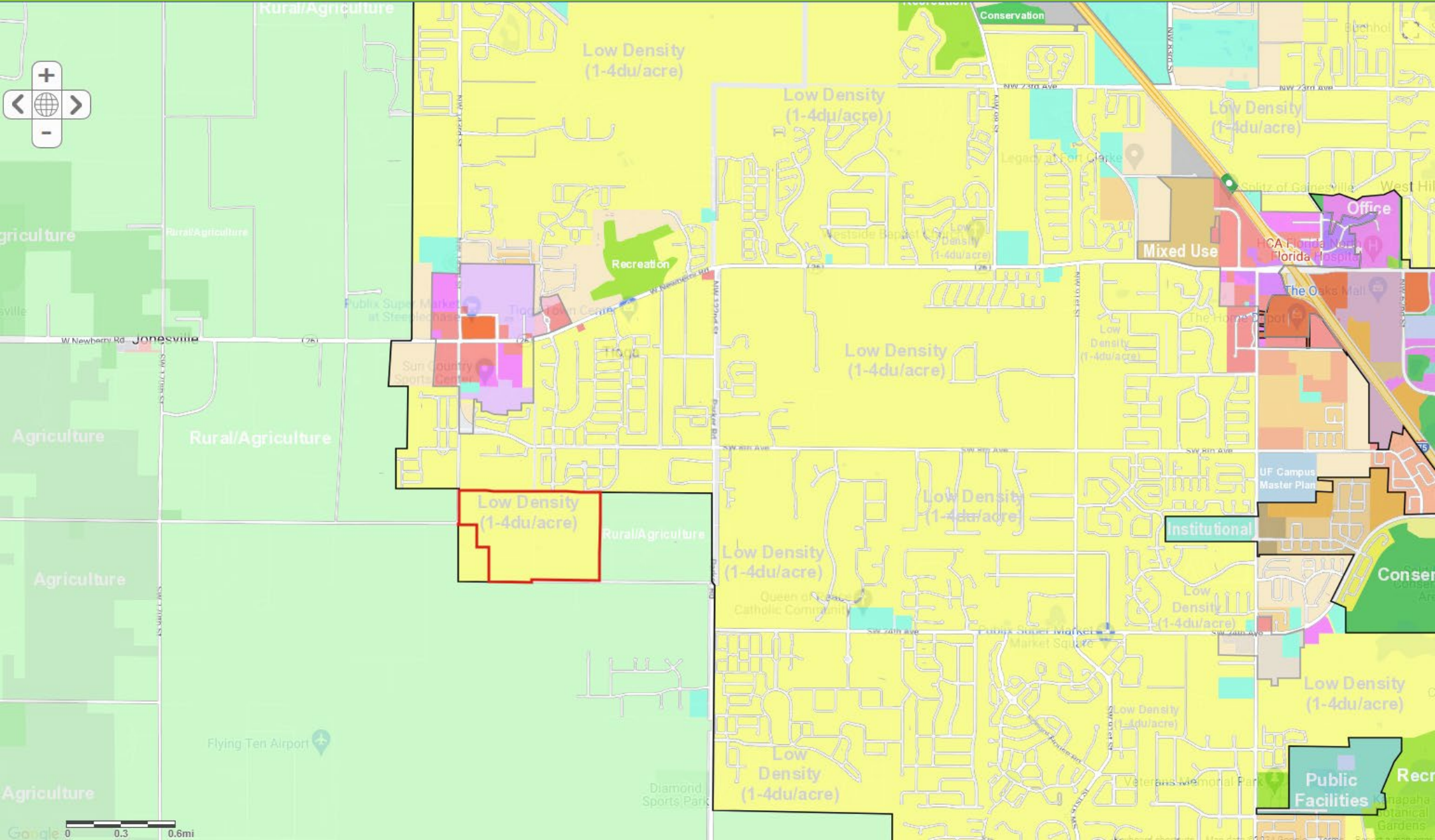
# Traditional Neighborhood Developments

Sec. 403. 02.5 New development within any of the single- or multi-family zoning districts, except for RE, shall comply with the following requirements.

- 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.

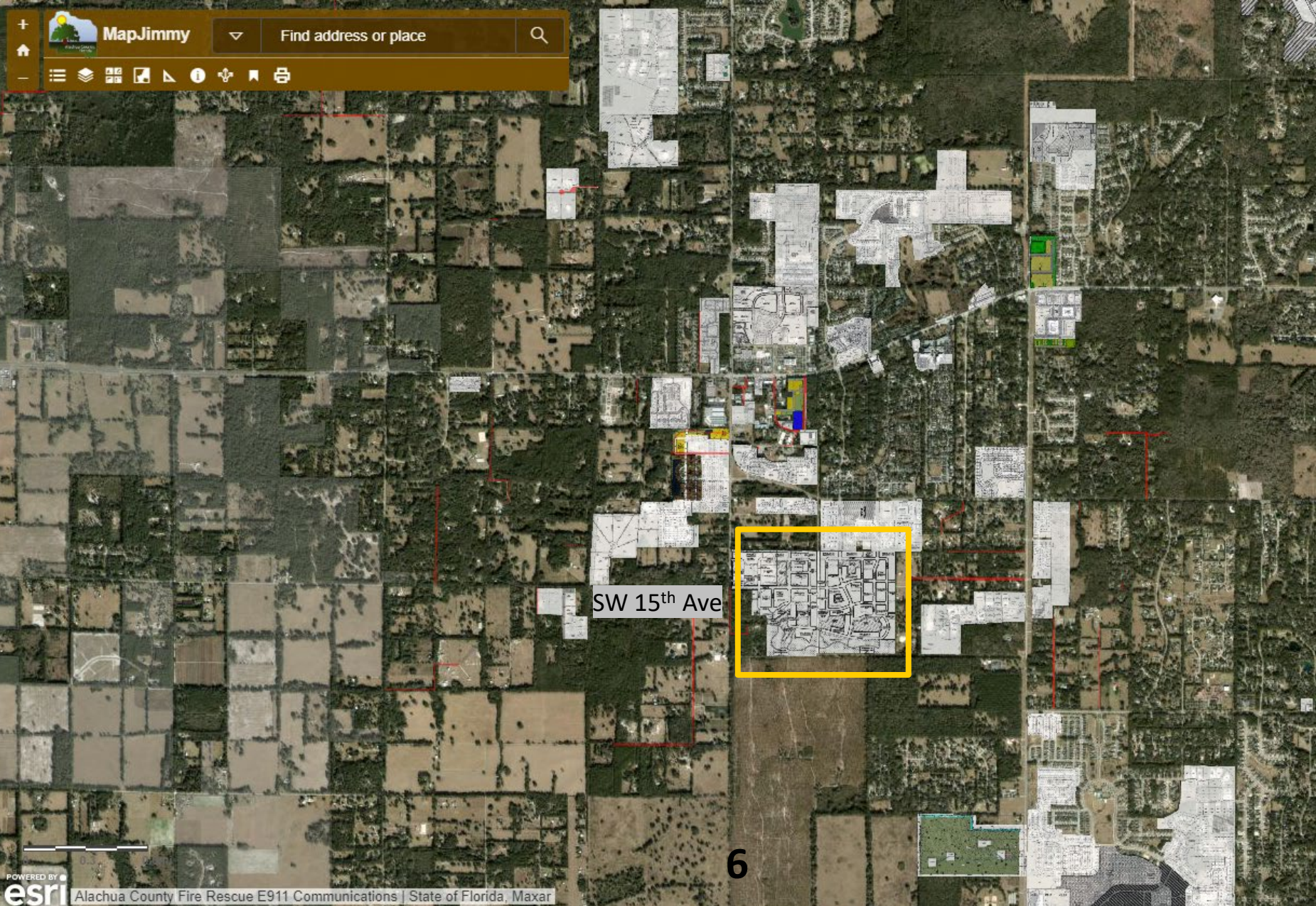


# Location Map – Future Land Use & Urban Cluster Boundary



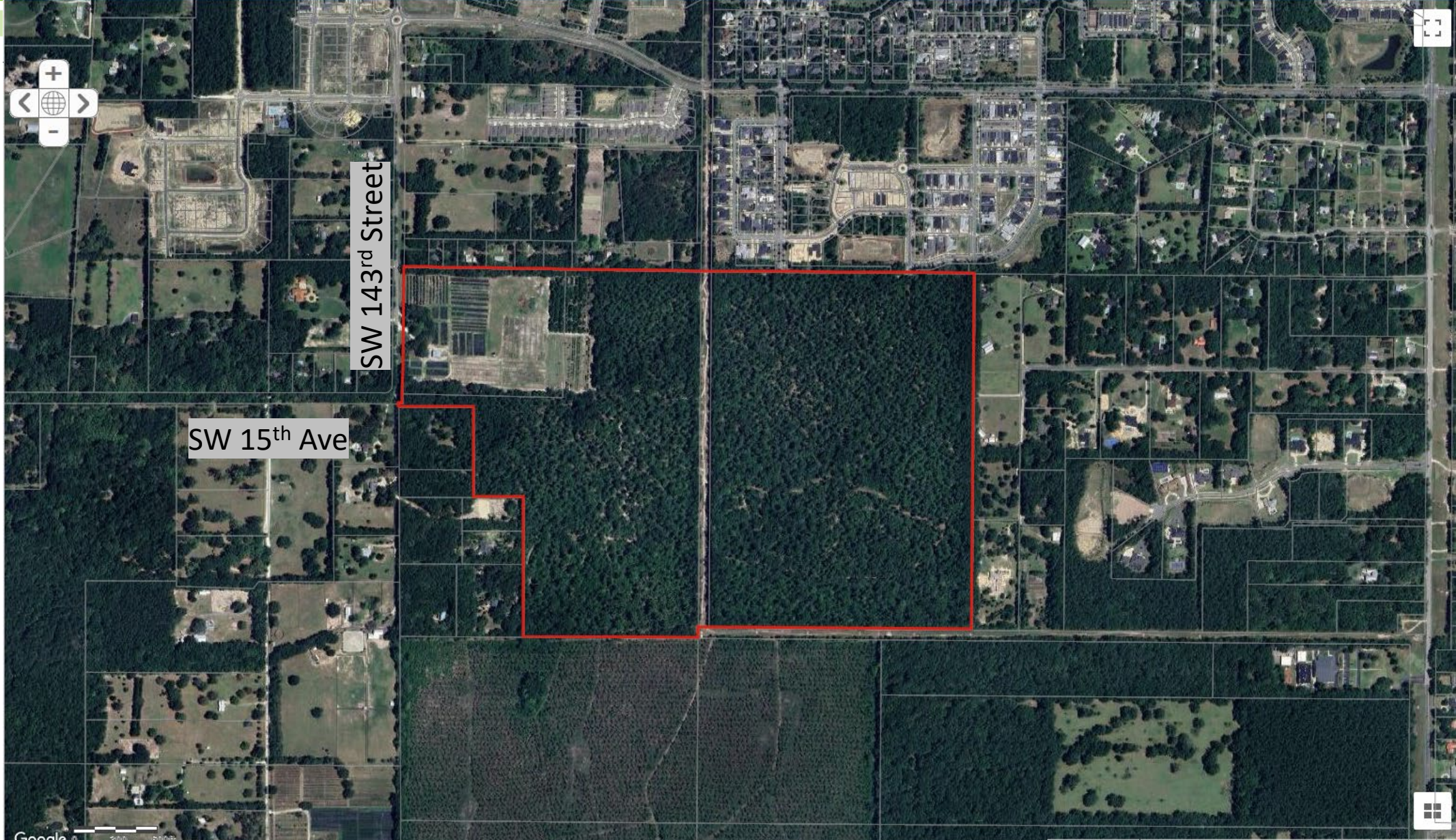


# Location Map – Approved Development



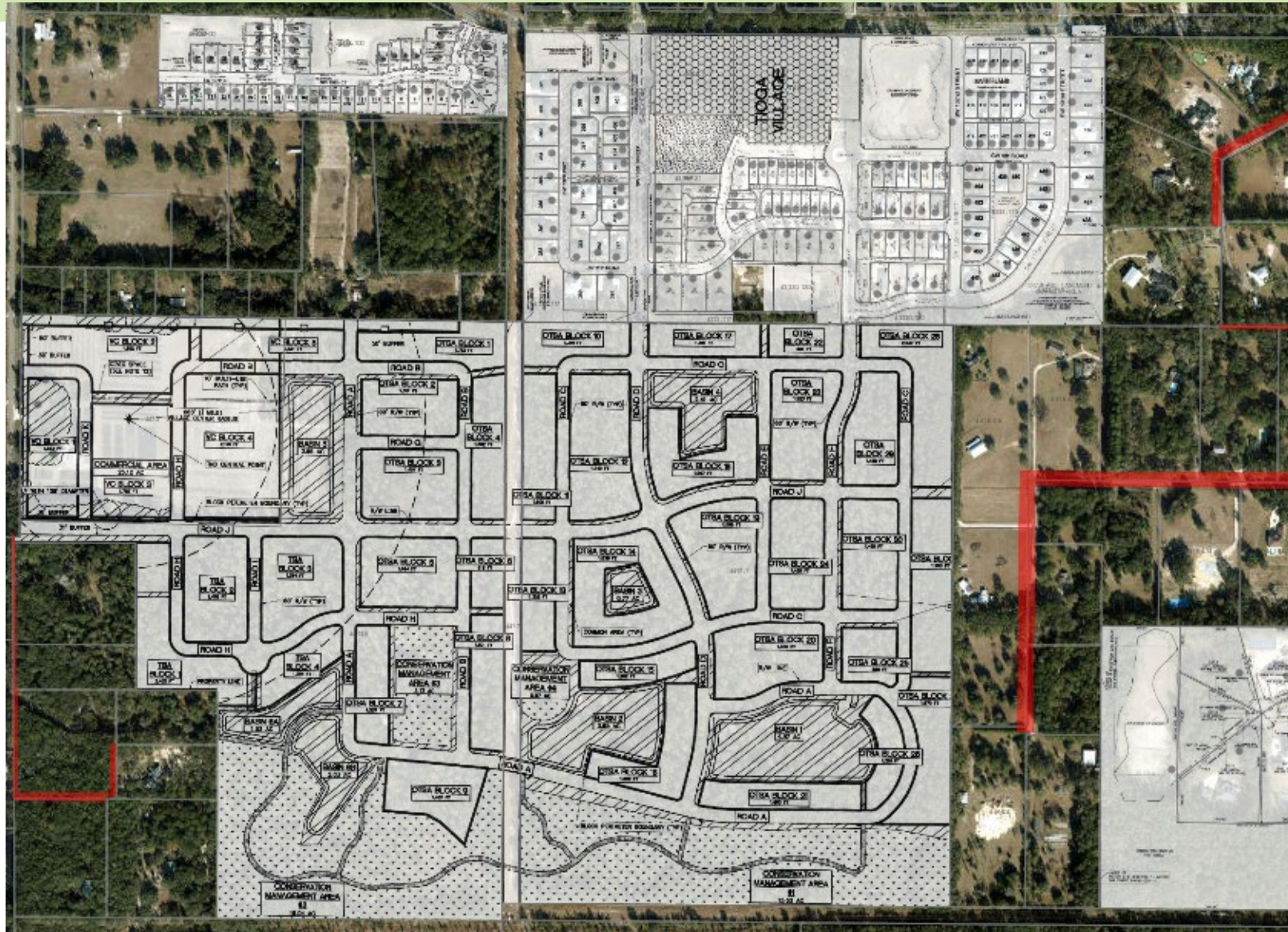


# Aerial Map





# Aerial Map with Approved Development





# Existing Conditions





# Existing Conditions

← 14406 SW 15th Ave  
Archer, Florida  
[View on Google Maps](#)





# Existing Conditions – SW 15<sup>th</sup> Ave Scenic Road



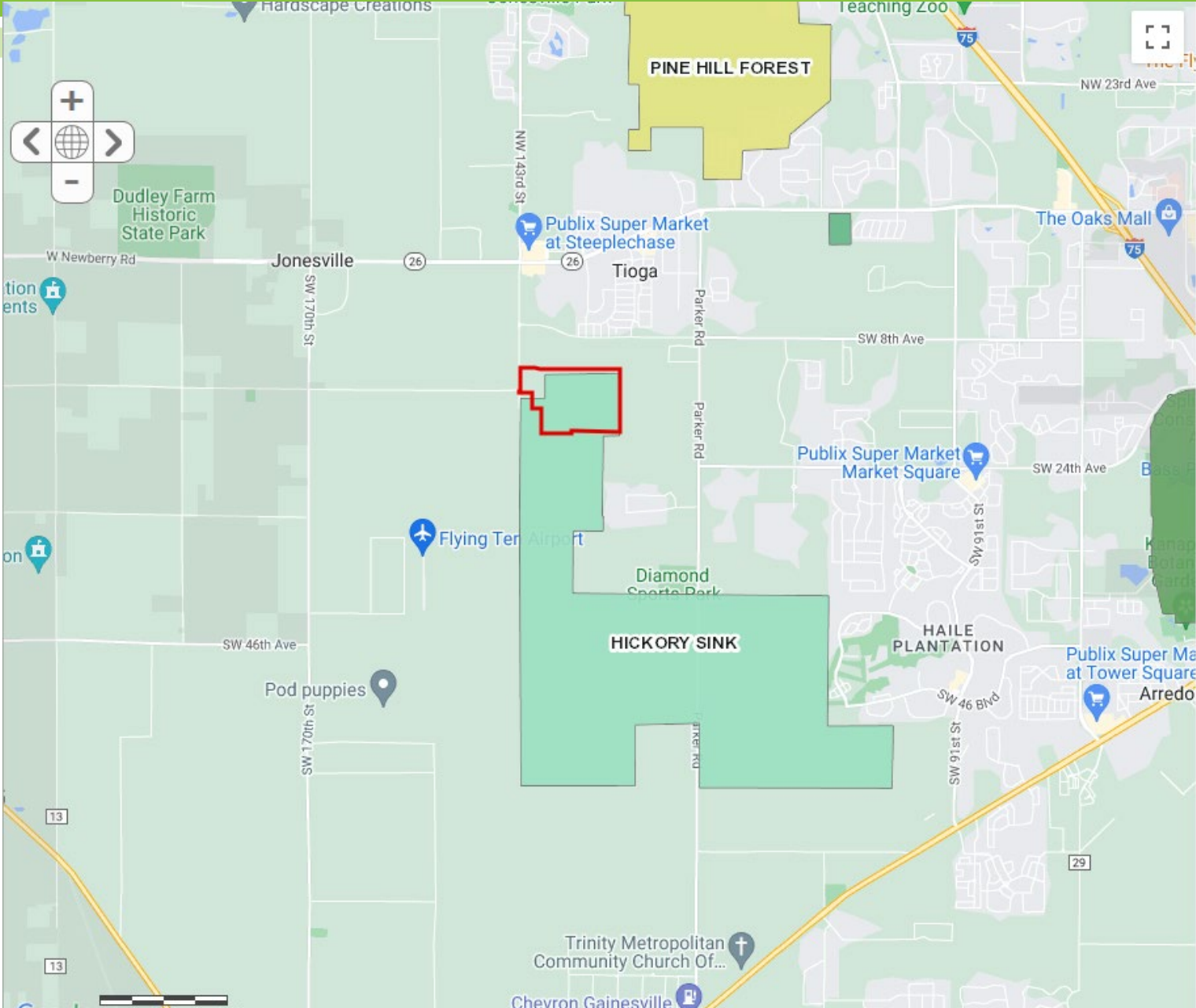


# Existing Conditions – SW 12<sup>th</sup> Ave (private road)

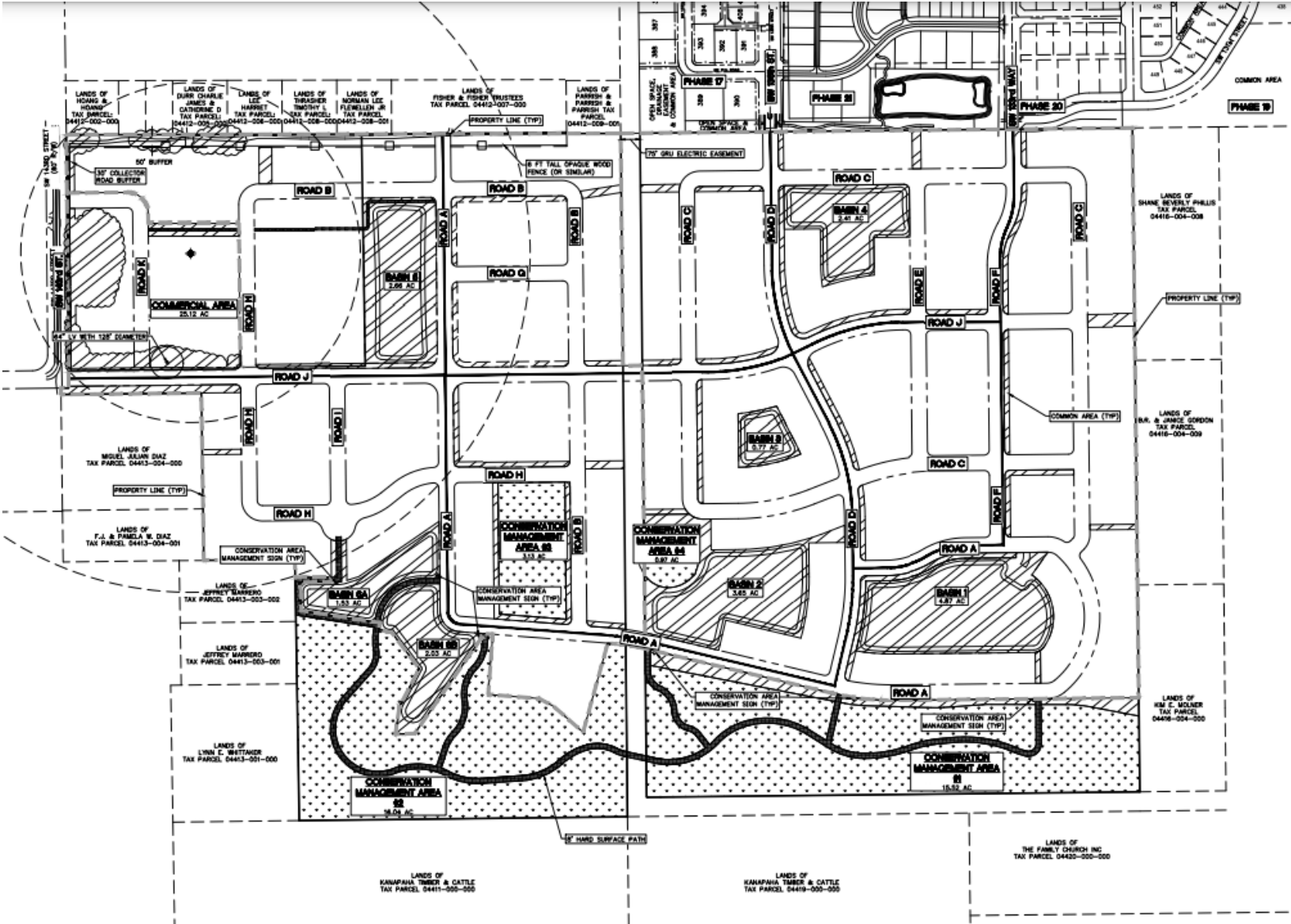




# Strategic Ecosystem



# Open Space – 15.64%



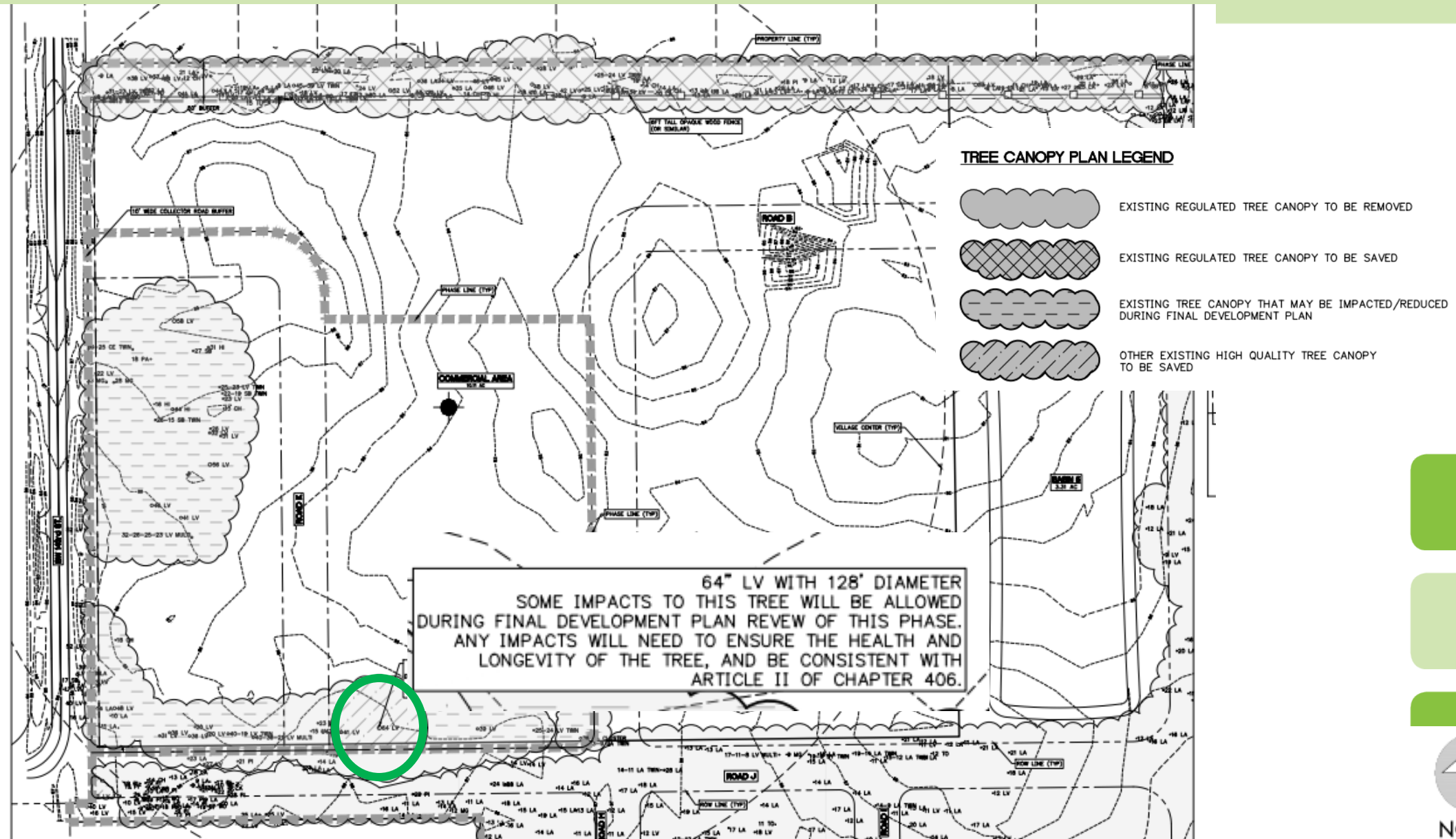


# Tree Canopy Preservation Plan – 22.11%





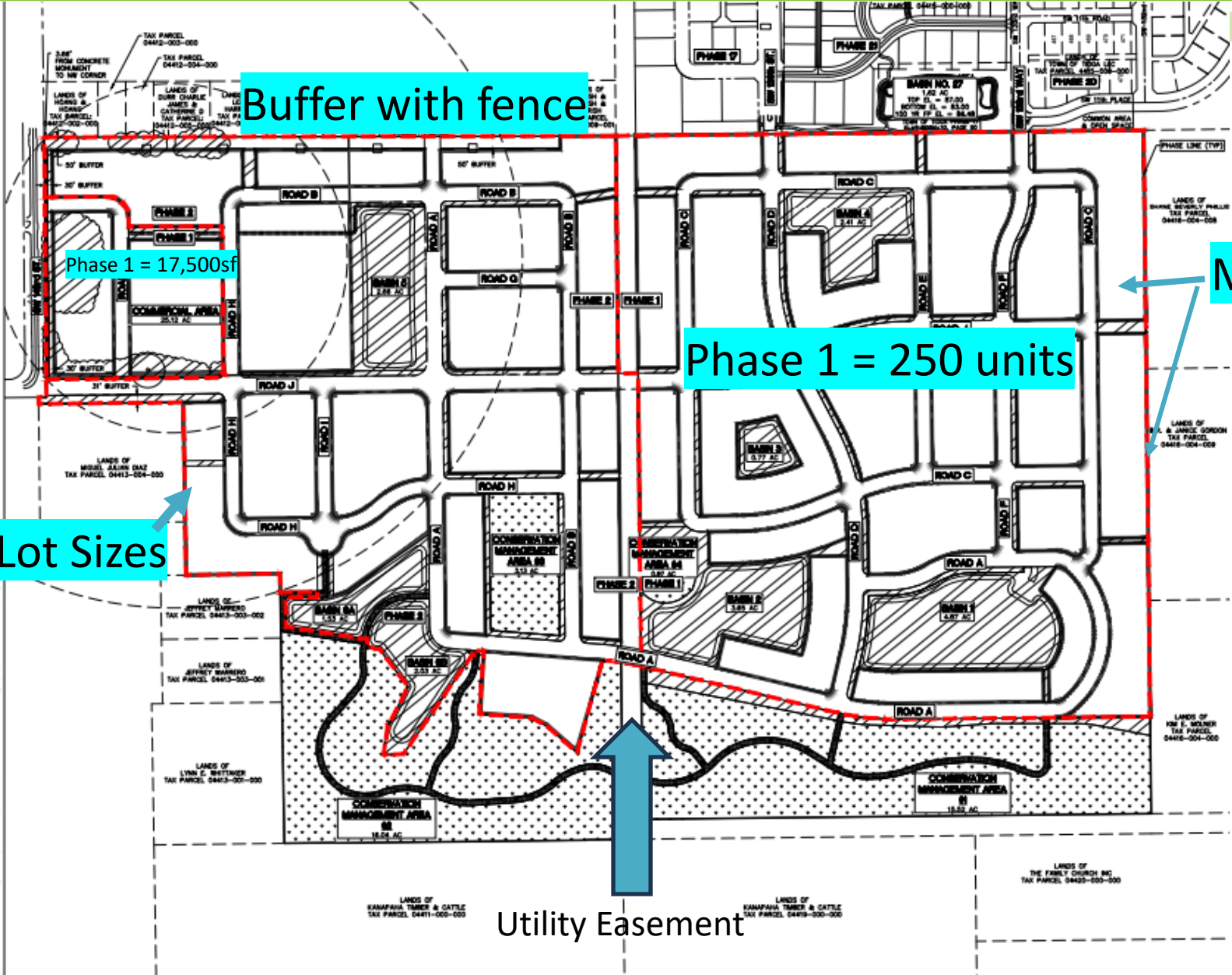
# Tree Canopy Preservation Plan – 64" Tree and Village Center



NORTH



# Preliminary Development Plan



Minimum Lot Sizes

Minimum Lot Sizes

Phase 1 = 250 units

Buffer with fence

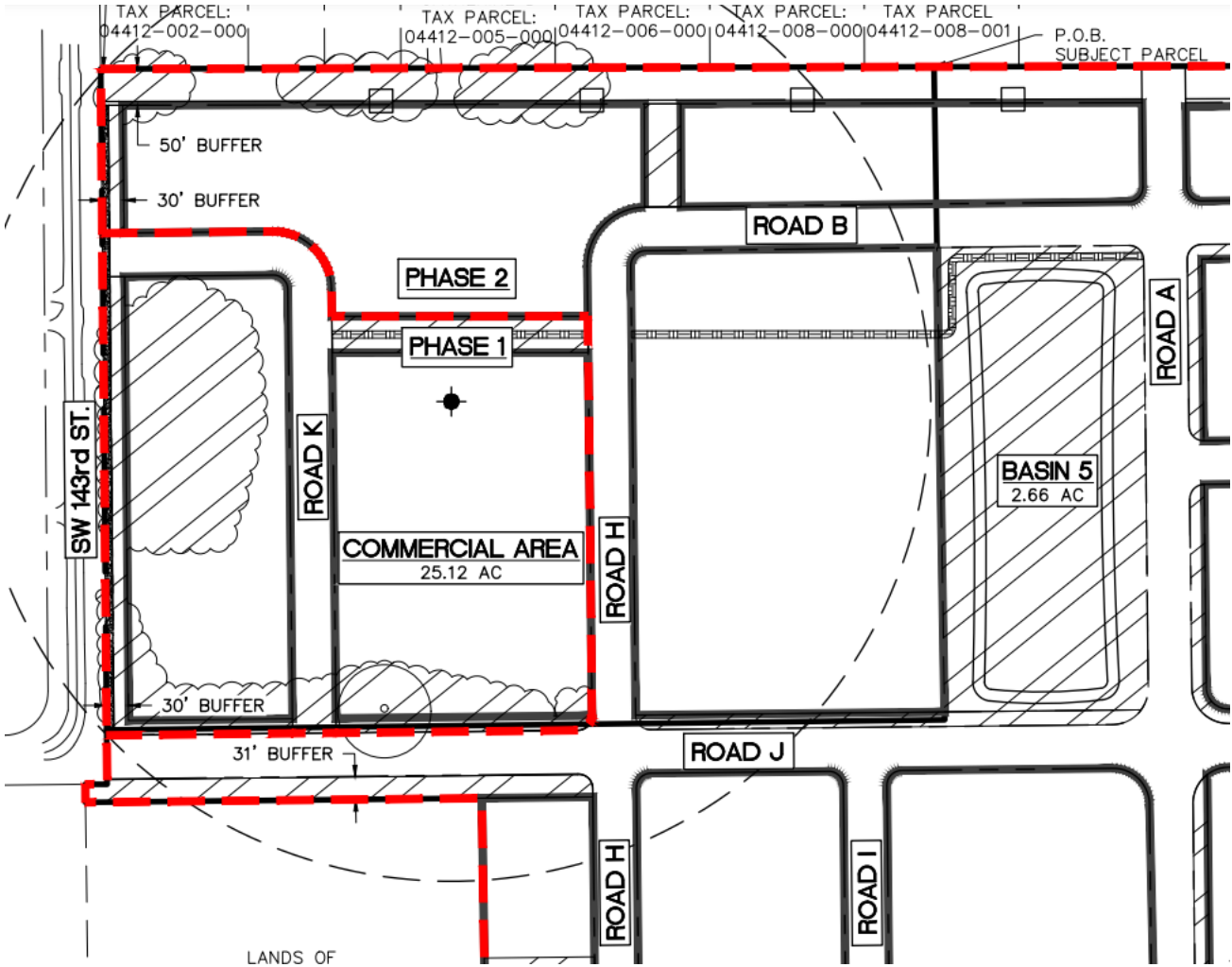
Phase 1 = 17,500sf

Utility Easement





# Preliminary Development Plan – Village Center

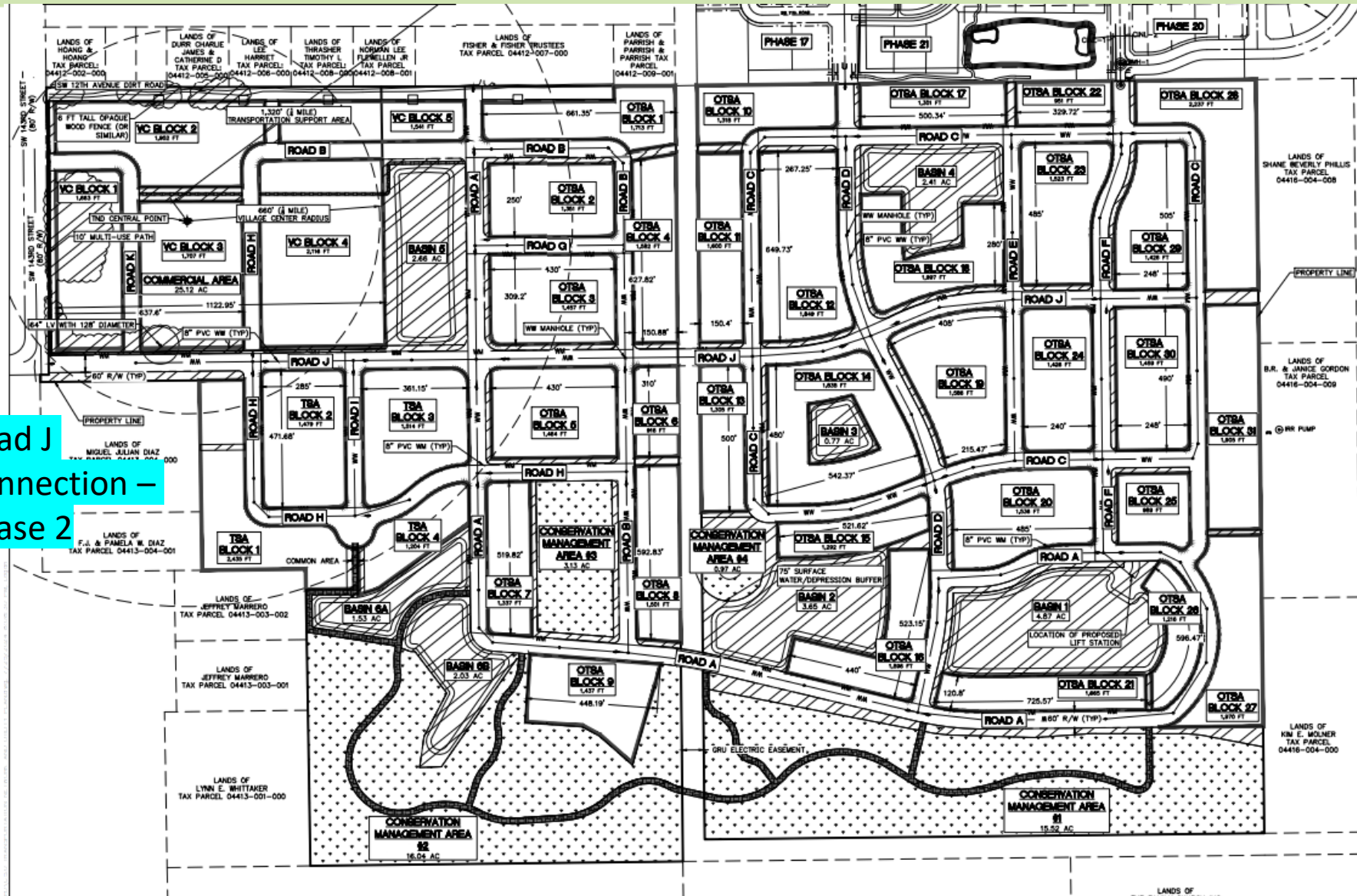


LANDS OF



# Transportation Network

Road J  
Connection –  
Phase 2









# Conditions of Approval:

1. Connection to both SW 136<sup>th</sup> Street and SW 133<sup>rd</sup> 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 for the roadway connection shall occur with platting of adjacent lands.





## Consistency Analysis

Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

## Staff Recommendation

Staff recommends **approval with conditions** of the Preliminary Development Plan for Town of Tioga South Annex TND and Resolution DR-24-32

