



Alachua County Development Review Committee Staff Report

Project Number: DR24-000042

Revised Final Development Plan for Park Avenue Traditional Neighborhood Development Phase 2b

SUBJECT: Park Avenue at Santa Fe TND Phase 2b

DESCRIPTION: Construction of approximately 3,017 sf office building

AGENT/APPLICANT: Urban Habitats, Inc.

PROPERTY OWNER: Park Avenue Shops LLC

PROPERTY DESCRIPTION:

Location	8200 Block of NW 39 th Avenue
Parcel Numbers	Portion of 06230-032-002
Land Use	Medium Density Residential (>4-8 du/acre)
Zoning	Residential Multi-Family (R-2)
Acreage	1.19 Acres

CHRONOLOGY:

Application Submittal	08/05/2024
Sufficiency Determination	09/04/2024
Revised Final Development Plan	09/17/2024
Hearing	

STAFF RECOMMENDATION: Recommend **approval** of the Revised Final Development Plan for Park Avenue TND Phase 2b.

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for a 3,017sf office building within an existing block of an approved traditional neighborhood development (TND). The building will be constructed just to the north of the cottages. All of the surrounding infrastructure is in place; the application is just for placement of a building within a block.



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 subject property is designated medium density Residential on the Future Land use Map. Medium Density Residential typically allows residential densities of 4-8 dwelling units per acre. The subject property is allowed to develop with residential densities and non-residential intensities as a Traditional Neighborhood Development as outlined in Objective 1.6. This TND was approved for 312 dwelling units and 30,000 sf of non-residential uses. To date 310 dwelling units and 14,250 sf of non-residential uses have been constructed.

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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.

- (a) Projects that are contiguous to a designated Rapid Transit or Express Transit Corridor and that include 150 or more residential units shall be developed as a Traditional Neighborhood Development or Transit Oriented Development in accordance with Chapter 407 Article 7, or located within an Activity Center.*

The subject property is designated multi-family/R-2 zoning, is contiguous to a Rapid Transit and Express Transit corridor, and includes more than 150 residential units. Accordingly, it was approved to develop as a Traditional Neighborhood Development.

According to Section 404.04.5 for Uses within Transit Oriented Developments and Traditional Neighborhood Developments, *Uses allowed within Traditional Neighborhood Developments and Transit Oriented Developments are listed in the Use Table similar to the Zoning Districts. TND/TOD is not a zoning district. Article 7 of Chapter 407 provides further limitations about the location and design of some uses.* Uses will need to comply with those listed in the Use Table.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation resources located on this site.

CONSERVATION MANAGEMENT AREAS AND MANAGEMENT PLAN

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands.

OPEN SPACE

This project was previously approved with 31.62% Open Space that met the code in effect at that time (2012). Sec. 407.55(f) *Exceptions to Open Space Areas* states that *notwithstanding the requirements of 407.54(b), developments with a valid Preliminary Development Plan or Planned Development that identifies Open Space and was approved prior to March 10, 2020 may provide Open Space consistent with the approved Preliminary Development Plan or Planned Development.*

A Preliminary Development Plan was approved in 2012 and a Final Development Plan was approved and constructed. The Open Space has been set-side and no changes are proposed.

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TREE PRESERVATION

Tree preservation was approved with the original Preliminary Development Plan and reviewed with the Final Development Plan for Phase 1. A minimum of 0.37 acres, or 5 percent, of the initial canopy was required to be retained as outlined in Section 406.12(a)(2) *Tree Protection Standards*. Trees were preserved within the required 50-foot-wide buffer as well as specimen trees internal to the site. No changes are proposed with this application and no trees will be removed.

ARTICLE 7 CHAPTER 407 FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

Transit Supportive Area [and Village Center] Design Standards 407.68

(a) Block Perimeter

The proposed office building will be built within an existing block that meets the standards of Sec. 407.68.

(b) Building Orientation and Design

The building is a single story with a hipped roof sheathed in architectural shingles. It is designed to appear like residential units with twin entrances at the street level. The front elevation features board and batten siding while all other elevations feature lap siding. Glazing requirements comply with all criteria found in Sec. 407.68/407.105 *Required design elements*. Both entrances feature porches, again reflecting a residential theme similar to adjoining single-family buildings. Staff finds that the proposed non-residential structure for the Park Avenue TND meets all criteria found in Sections 407.68/407.105.

(c) Parking

Off-street parking in TNDs is not required. Parking is provided along the internal streets for this phase.

(d) Roadway Network Design

The existing internal roadways within the development are designed as streets and meet the design standards specified in Table 407.68.4 *Roadway Design Standards for Transit Supportive Area and Village Center* including street trees and sidewalks. On-street angled parking is provided along all of the internal streets.

OUTDOOR LIGHTING

No changes to outdoor lighting is proposed.

LANDSCAPING AND BUFFERING

No landscaping is proposed or required as part of this phase. Overall tree canopy coverage and landscaping requirements were reviewed with the overall Final Development Plan.

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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.

STORMWATER MANAGEMENT

The existing stormwater management facility was designed to accommodate development for the entire TND and was approved and permitted to comply with Article 9 of Chapter 407 for *Stormwater Management*.

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. The project will receive a Final Certificate of Level of Service Compliance upon approval of the Final Development Plan

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.

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.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b), an approved final development plan shall expire unless a construction, building or other required permit has been issued within 12 months of the date of final approval. Applications for extension of time limit may be processed

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pursuant to Article 6 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

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

Staff recommends **approval** of the Revised Final Development Plan for Park Avenue TND.