



# **Newberry Village Traditional Neighborhood Development (TND)**

## **Preliminary Development Plan**

September 24, 2024

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Development Review Manager



## Newberry Village TND

- TND with maximum of 639 units and 224,750 sf non-residential
- 7600 through 8500 Blocks of West Newberry Road
- Approximately 87.15 Acres
- Mixed Use Future Land Use
- Medium Density (R-2), Medium-High Density (R2-A), High-Density (R-3), Wholesale/Warehousing (BW) 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.



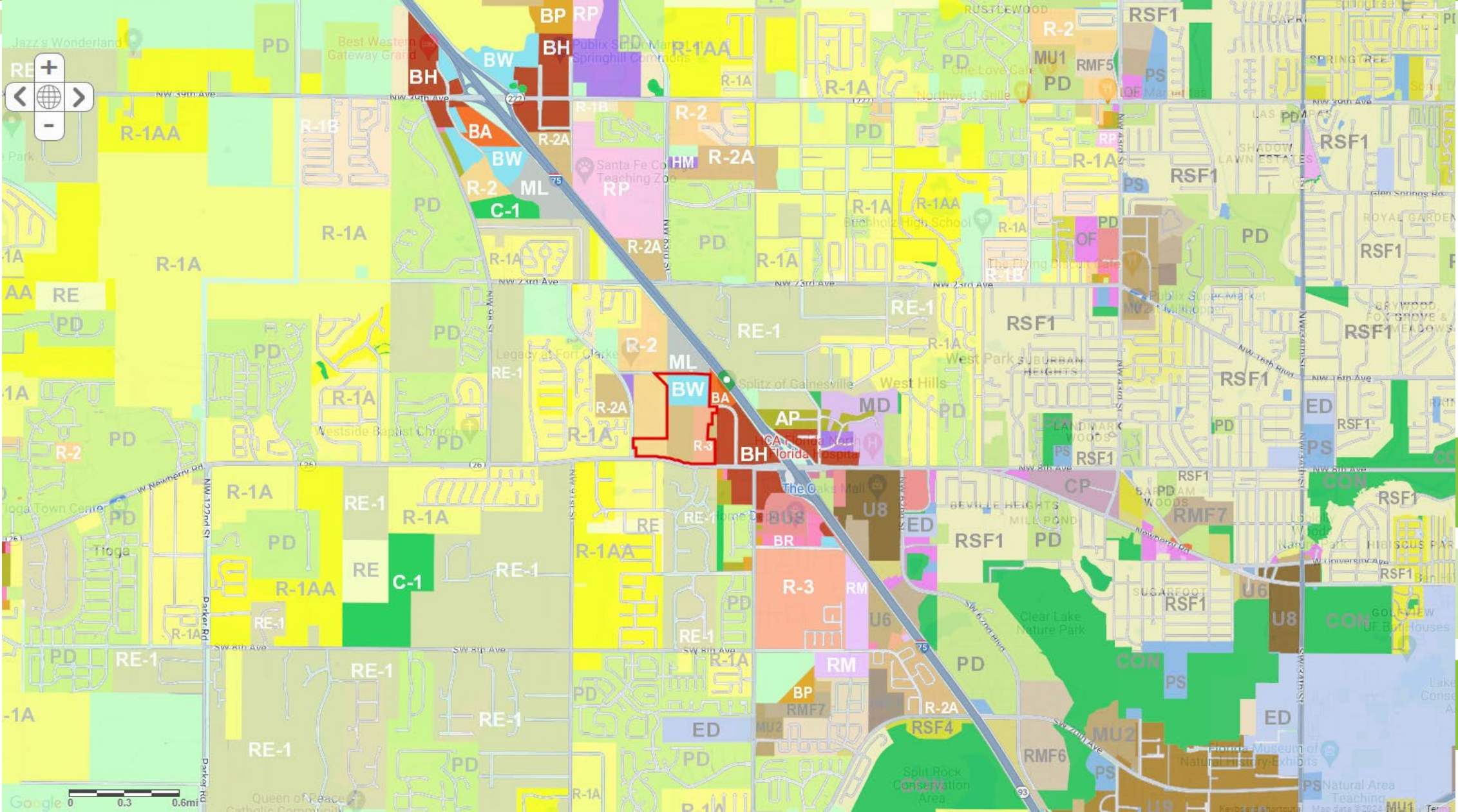
# Traditional Neighborhood Developments

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.

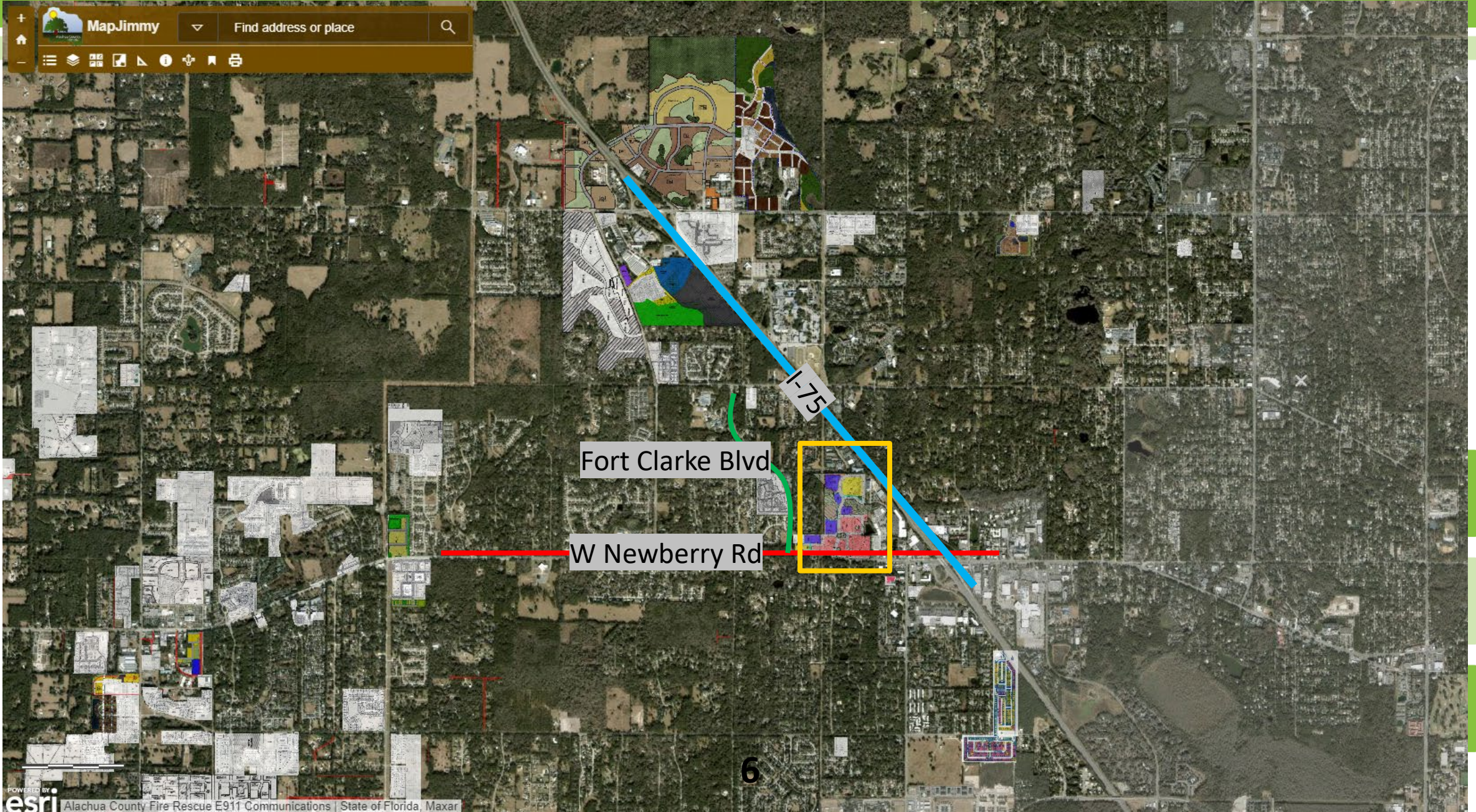
- Projects that are not contiguous to a designated rapid transit or express transit corridor but contain three hundred (300) or more residential units shall be developed as a TND in accordance with [Chapter 407](#) Article VII or shall be located within an activity center.



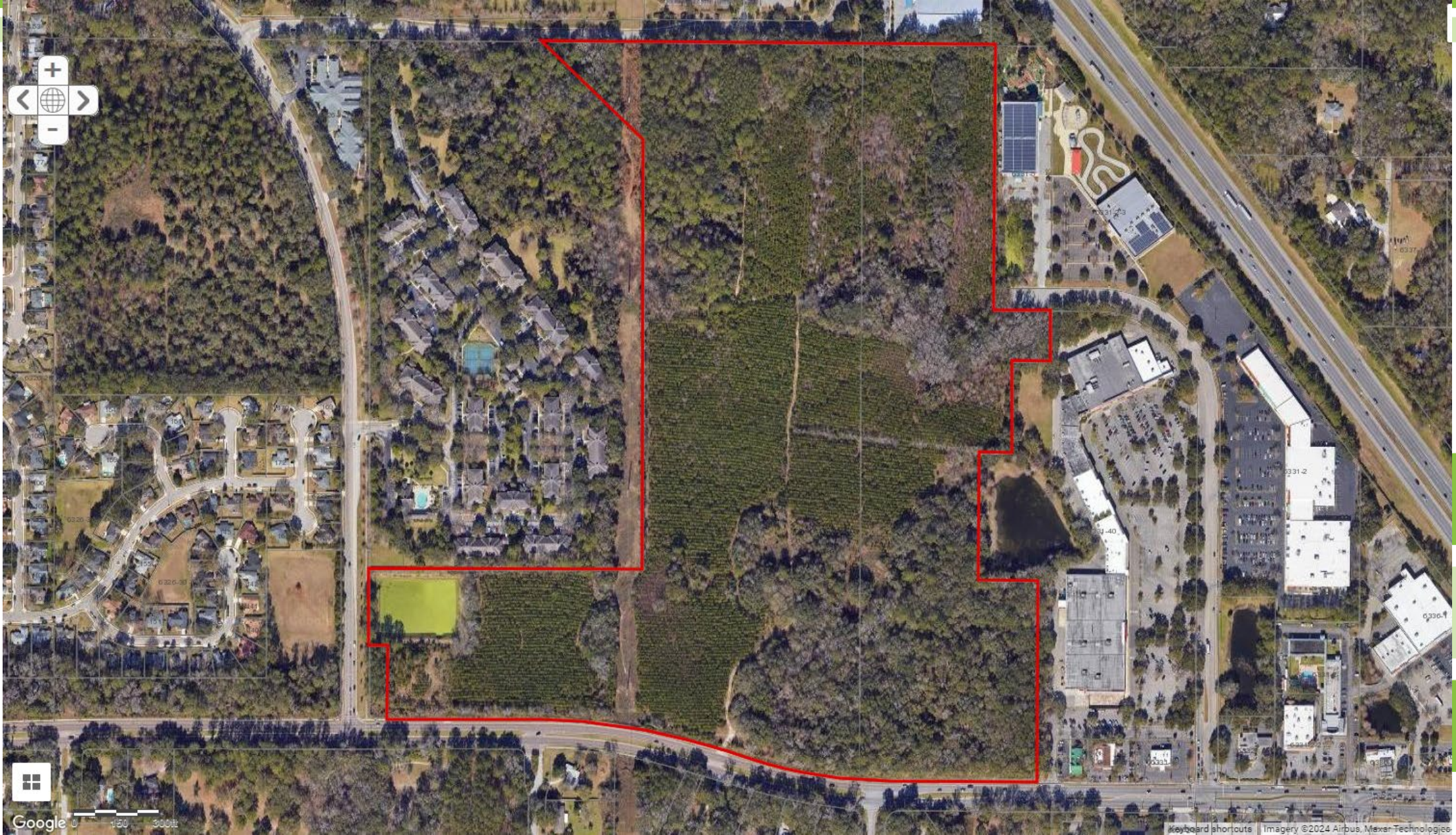
# Location Map – Zoning



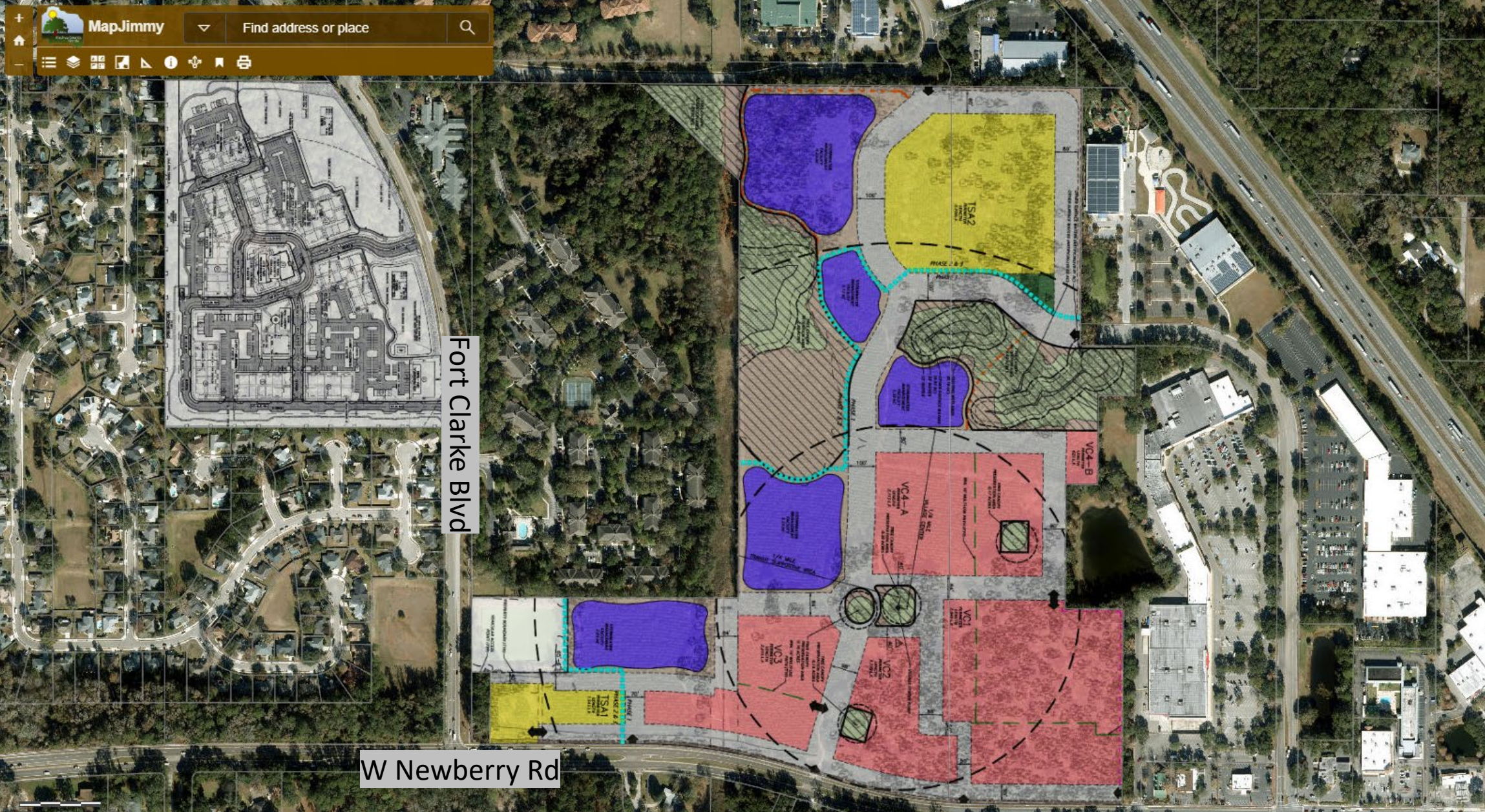
# Location Map – Approved Developments



# Aerial Map



# Aerial Map with Preliminary Development Plan





# Existing Conditions – Newberry Road Entrance



# Existing Conditions – Fort Clarke Boulevard Entrance



# Existing Conditions – NW 76<sup>th</sup> Boulevard Entrance

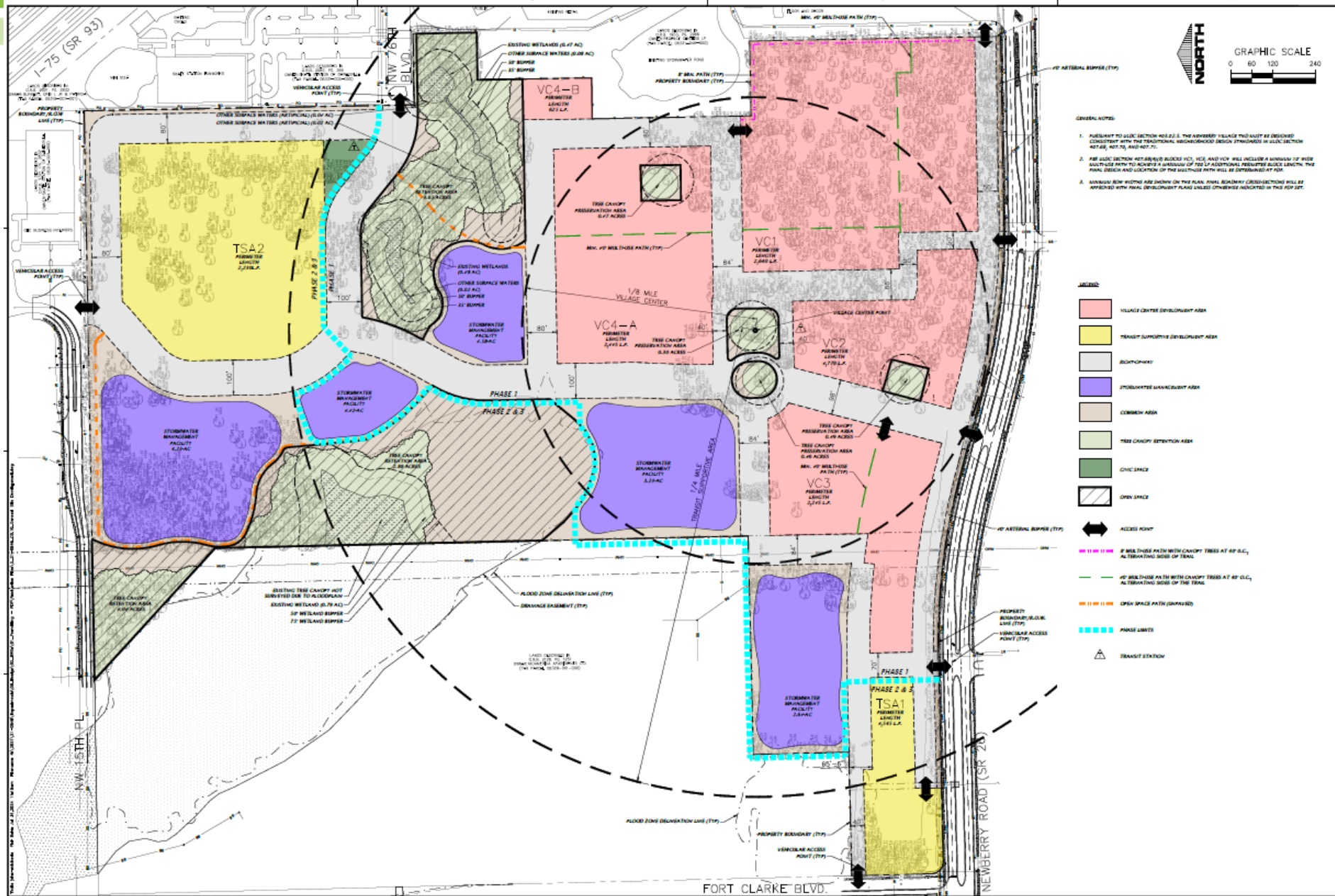


# Existing Conditions – NW 15<sup>th</sup> Place

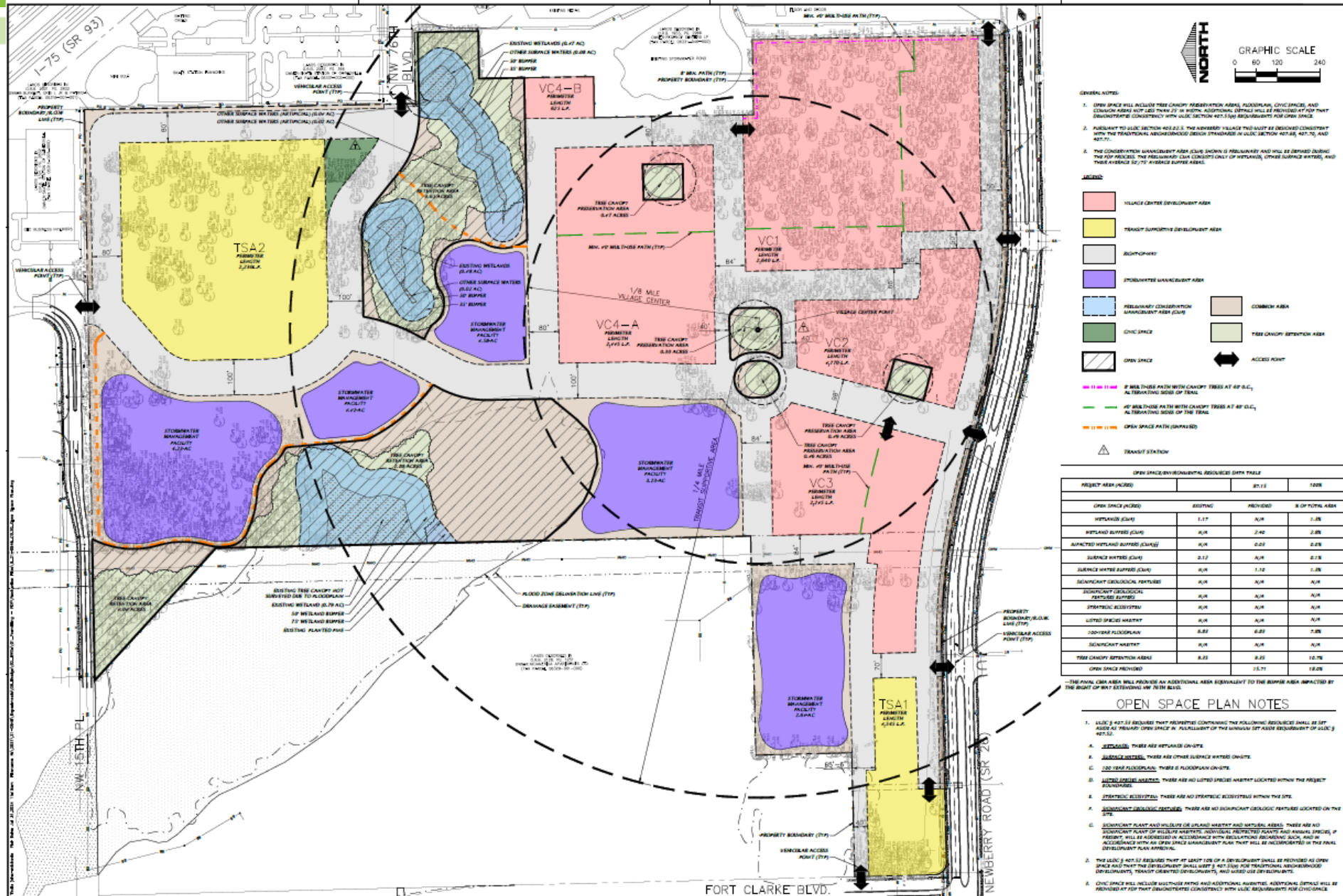
← 8100 NW 15th Pl  
Gainesville, Florida  
Google Street View  
Jun 2022 See more dates



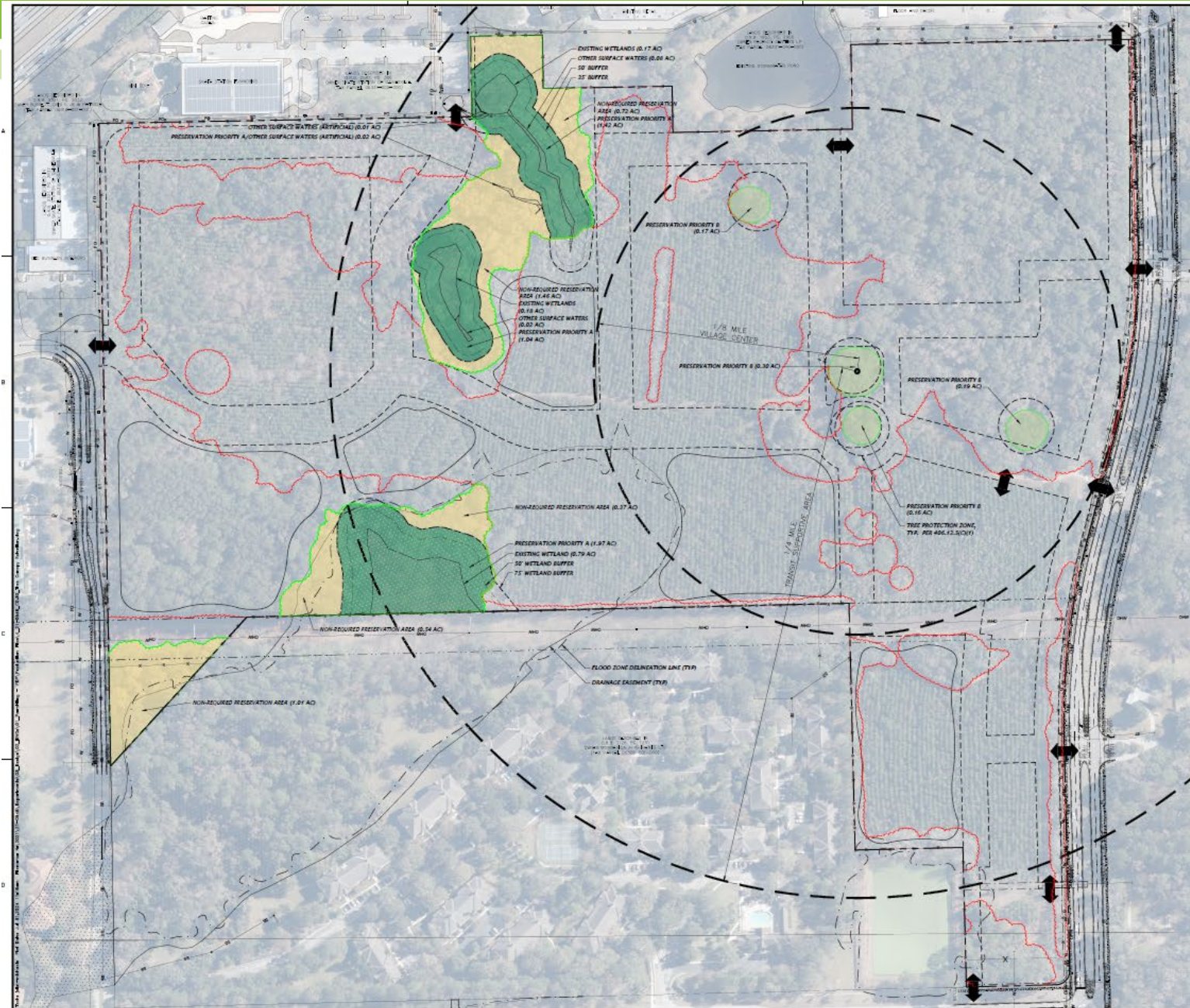
# General TND Master Plan



# Open Space – 18%



# Tree Canopy Preservation Plan – 22.11%



## TREE CANOPY PLAN NOTES

- ULDC § 406.12(a)2 REQUIRES THAT DEVELOPMENT PLANS AND SUBDIVISION PLATS SHALL BE DESIGN SUCH THAT A MINIMUM OF 5% OF THE TREE CANOPY SHOWN ON THE MOST RECENT AERIALS OF THE PROPERTY AVAILABLE AT THE TIME OF APPLICATION IS RETAINED.

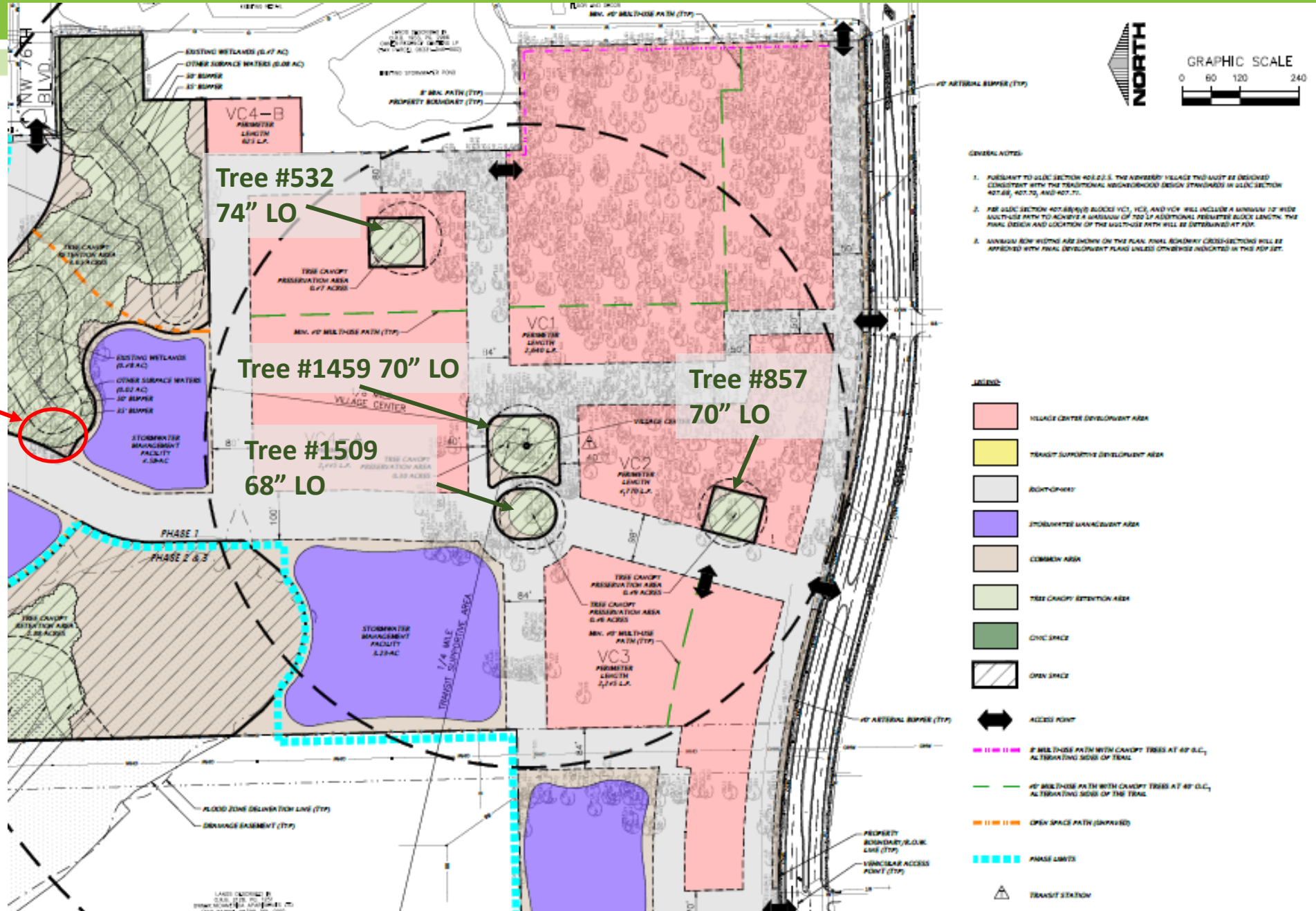
TREE CANOPY (FULL SITE)			
EXISTING (ACRES)	MIN REQUIRED (ACRES)	RETAINED (ACRES)	RETAINED % OF TOTAL
44.53	2.23	9.35	20.9%

RETAINED TREE CANOPY PRESERVATION AREAS		
CANOPY DESCRIPTION/PRIORITY STATUS	RETAINED (ACRES)	RETAINED % OF TOTAL
(A) - WETLANDS, BUFFERS, AND FLOODPLAINS	4.43	9.9%
(B) - TREES 60" AND LARGER	0.82	1.8%
(C) - NON-REQUIRED PRESERVATION AREAS	4.10	9.2%

### LEGEND:

- EXISTING TREE CANOPY ELIGIBLE FOR RETENTION CREDIT
- PRESERVATION PRIORITY A (4.43 AC) (9.9%)  
(CONSERVATION AREAS: WETLANDS, OTHER SURFACE WATERS, AND THEIR 50'/75' AVERAGE BUFFER AREAS)
- PRESERVATION PRIORITY B (0.82) (1.8%)  
(60" TREES OR LARGER)
- ADDITIONAL NON-REQUIRED CANOPY PRESERVATION (4.10 AC) (9.2%)
- TREE PROTECTION ZONE PER 406.12.5(C)(1)

# Tree Canopy Preservation Plan – Trees > 60"

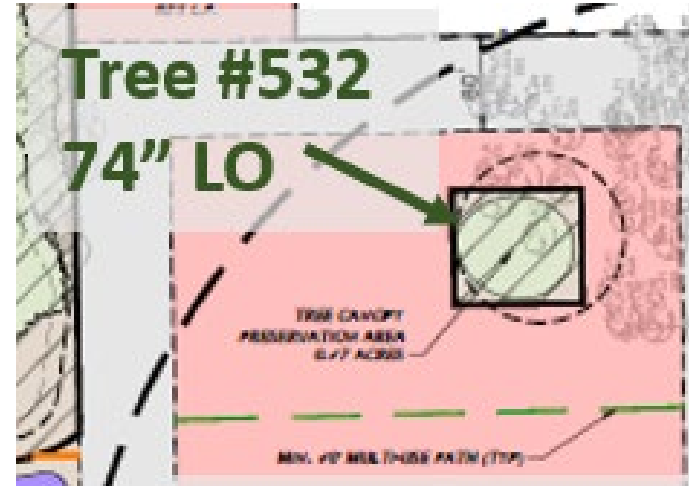


Tree #8316  
67" LO





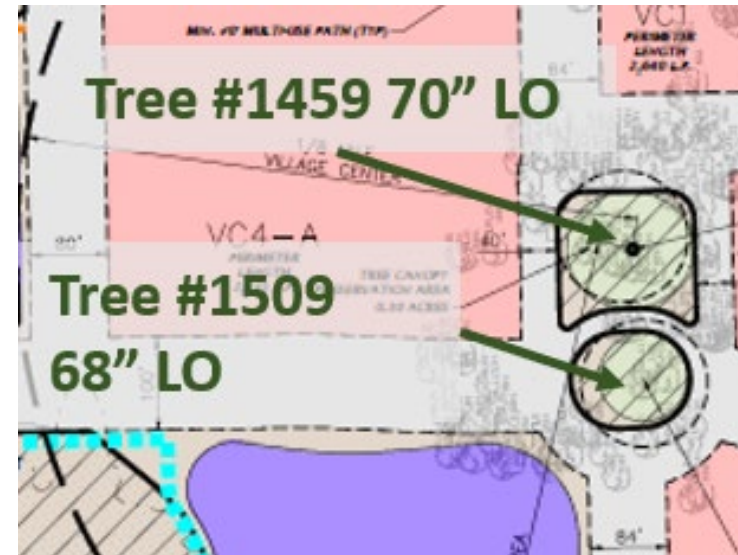
# Tree #532 74" Live Oak



- Tree #532 – 74-inch Live Oak
- Rated 3.5 - Above average health and vigor for its size. Codominant, bark inclusion, 60% crown density, girdling roots



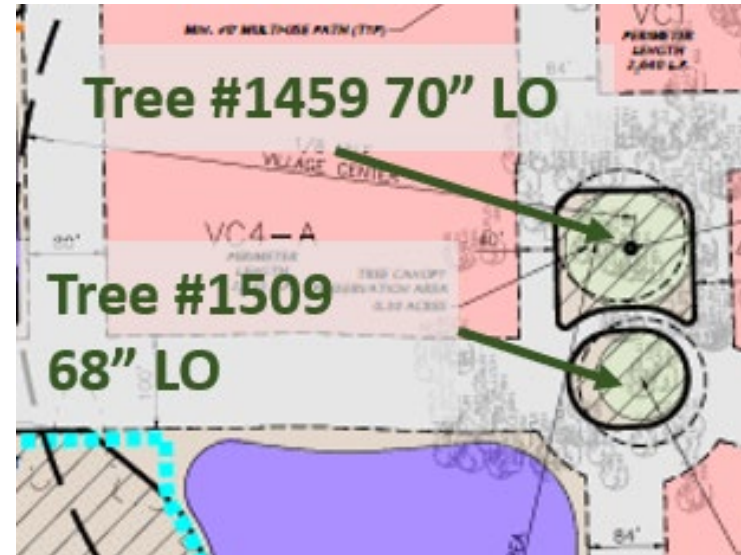
# Tree #1459 70" Live Oak



- Tree #1459 – 70-inch Live Oak
- Rated 3.5 - Above average health and vigor for its size. Codominant trunks, 65% crown density, root flare present.



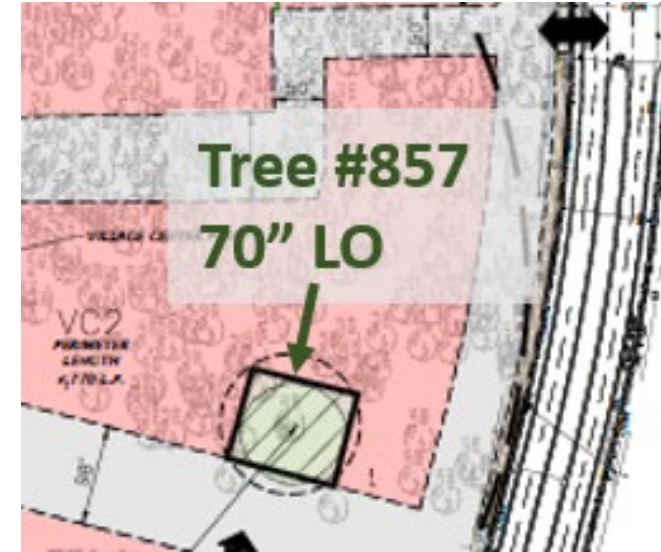
# Tree #1459 70" Live Oak



- Tree #1509 – 68-inch Live Oak
- Rated 3.5 - Above average health and vigor for its size. Canopy structure is even, 60% crown density.



# Tree #857 70" Live Oak



- Tree #857 – 70-inch Live Oak
- Rated 4 – Good health and vigor for its size. Lower dead branches, 65-75% crown density.



## Tree protection areas per Sec. 406.12.5(c)(1)

According to Section 406.12.5(c)(1) for Physical protection during development activities states for undisturbed areas, *“The area to be protected shall be equal to the area of the drip line of the tree unless the County determines a larger area is more appropriate due to the unique nature of the growth habit of the tree or unique site conditions. The required undisturbed area may be up to two (2) feet diameter of protection for every inch of diameter at breast height.”*



# Tree protection areas per Sec. 406.12.5(c)(1)

The plans currently identify the trees over 60 inches dbh saved to the **dripline only**, instead of the two feet of diameter for every inches dbh outlined in Sec. 406.12.5(c)(1).

The following is an outline of the dimensions for protected areas of each **tree if calculated by two feet of diameter for every inch of dbh.**

- Tree #532, 74-inch Live Oak: Protected area circle diameter of 148 feet. This tree has a skewed canopy and thus, following the dripline would not sufficiently protect the critical root zone. Increased root zone protection of the opposite side of the skewed canopy is required.
- Tree #1459, 70-inch Live Oak: Protected area circle diameter of 140 feet
- Tree #1509, 68-inch Live Oak: Protected area circle diameter of 136 feet
- Tree #857, 70-inch Live Oak: Protected area circle diameter of 140 feet. Limited impacts to the west side of the protected area may be allowed due to the location and alignment of the existing right-of-way connection to Newberry Road. Increased root zone protection is required to be undisturbed on the other remaining sides of this tree.



# Conditions of approval – Tree protection areas

- Trees #532 and #1509 must have additional protected areas equal to 2 feet of diameter for every 1 inch of diameter at breast height (dbh). The County may authorize construction impacts to the additional protected areas, per ULDC Section 406.12.5(c)(2). The impacts must not exceed 50% of the additional protected areas. The applicant must identify specific mitigation measures (e.g., mulching, irrigation, and other tree health strategies), as an element of the Final Development Plan, if impacts to the additional protected areas are proposed.
- Tree #1459 must have an additional protected area equal to 2 feet of diameter for every 1 inch of diameter at breast height (dbh). The County may authorize construction impacts to the additional protected areas, per ULDC Section 406.12.5(c)(2). The impacts must not exceed 50% of the additional protected area. The area of the surveyed dripline that extends beyond the additional protected area is credited toward the maximum allowed impacts of the additional protected area. The applicant must identify specific mitigation measures (e.g. mulching, irrigation, and other tree health strategies), as an element of the Final development Plan, if impacts to the additional protected areas are proposed.



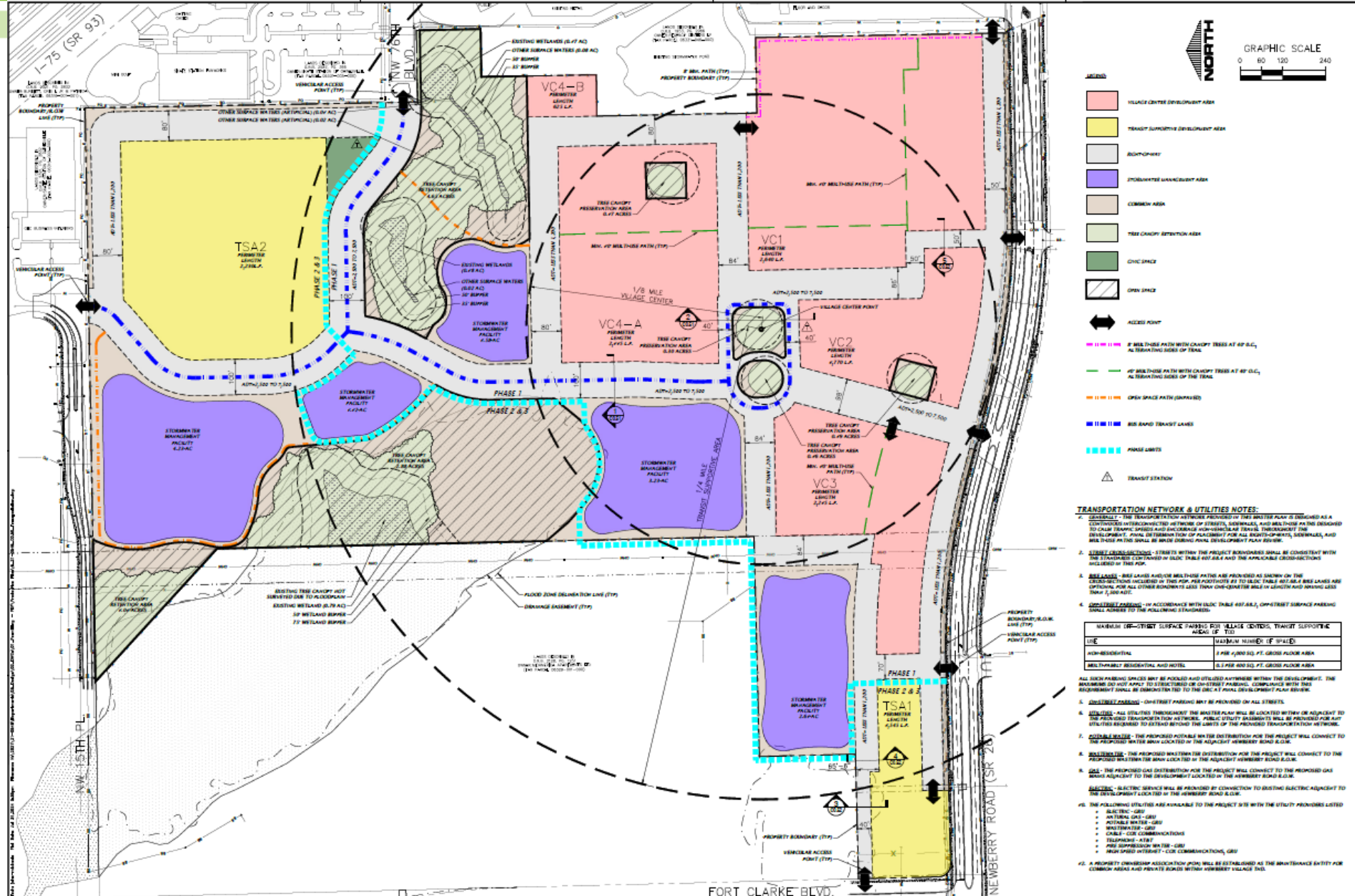
# Conditions of approval – Tree protection areas

- The proposed access point on Newberry Road is impacting the western dripline of tree #857. Tree #857 must have an additional protected area equal to 2 feet of diameter for every 1 inch of diameter at breast height (dbh) on the remaining sides. The County may allow impacts to the north and south side of the additional protected area, per ULDC Section 406.12.5(c)(2), if the east side remains undisturbed at Final Development Plan.





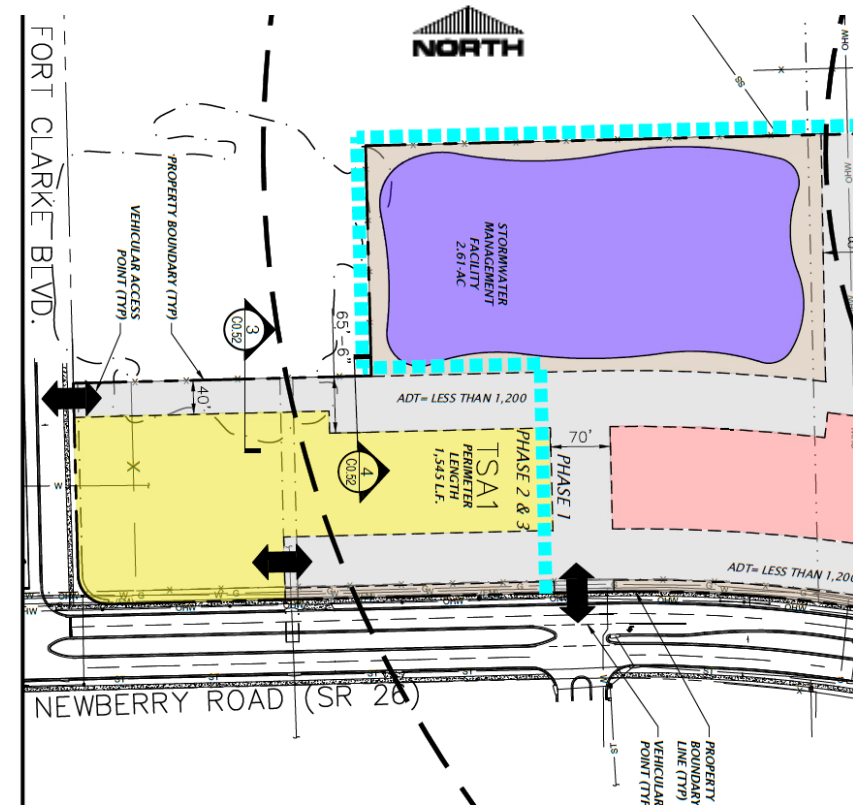
# Preliminary Development Plan – Transportation Network



# Alternative Compliance per Sec. 407.71

Sec. 407.68(c)(2) Transit supportive area design standards.

(b) *Up to two (2) driveways may be provided per block face. However, no block shall have more than six driveways.*



# Conditions of approval - Transportation

- The central/bypass lane within the circular roadway at the southern end of the project must be removed prior to submittal of the Final Development Plan.
- The applicant must provide a complete Traffic Impact Analysis (TIA) with the first Final Development Plan in Phase 2, which evaluates the appropriate mitigation strategy (i.e., signal and roundabout justifications) for the intersection of NW 15<sup>th</sup> Place and Fort Clarke Boulevard. Implementation of the mitigation strategy, approved by the County, must be provided by the application before the county will permit a connection from the development to NW 15<sup>th</sup> Place.
- The applicant must provide a continuous sidewalk, on the north side of the east/west roadway connection to Fort Clarke Boulevard, to exceed the driveways per block face limitation in ULDC Sec. 407.68(c)(2)(c) and provide up to four (4) driveways on the northern block face of TSA1 using Alternative Compliance (ULDC Sec. 407.71). The applicant must construct the east/west sidewalk concurrent with the construction of Block TSA1.
- Any operational and safety improvements required by FDOT access permits are the responsibility of the developer.



## 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 Newberry Village TND and Resolution DR-24-40

