



# Alachua County Development Review Committee Staff Report

**Project Number: DR24-000039**

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## ***Revised Final Development Plan for Buchanan Trails Amenity Center***

**SUBJECT:** Buchanan Trails Amenity Center

**DESCRIPTION:** Amenity center

**AGENT/APPLICANT:** CHW/NV5 Inc.

**PROPERTY OWNER:** Buchanan Trails Partners, LLC

**PROPERTY DESCRIPTION:**

Location: 1485 NW 127<sup>th</sup> Drive  
Parcel Numbers: 04308-001-000  
Land Use: Low Density Residential  
Zoning: R-1A  
Acreage: 1.49

**CHRONOLOGY:**

Revised Final Application Submittal: 08/06/2024  
Insufficiency Report Issued: 08/23/2024  
Application Resubmittal: 09/03/2024  
Sufficiency Determination: 10/02/2024  
Final Development Plan Hearing: 10/17/2024

**STAFF RECOMMENDATION:** **Approval of the Revised Final Development Plan  
for Buchanan Trails Amenity Center**

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## **DESCRIPTION OF PROPOSED PLAN:**

This application proposes a Revised Final Development Plan for an amenity center on 1.49 acres in the approved Buchanan Trails subdivision. The DRC approved the Final Development Plan on March 2, 2023; the Board of County Commissioners approved the Plat on March 28, 2023. The subject area is shown as Tract A on the Phase 1 Plat and was accounted for as a non-residential lot with the Final Development Plan.

The proposed Revised Final Development Plan provides the details of the amenity center including a pavilion, playground, dog park, mail kiosk, and parking.

## **CONSISTENCY ANALYSIS:**

The proposed amenity center is part of an approved residential subdivision that is located within the Urban Cluster. The Future Land Use designation is Low Density Residential allowing for residential development within a density range from one to four dwelling units per acre. 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**

***Policy 1.3.2.1 Urban Residential Densities*** - Areas designated on the Future Land Use Map for gross residential densities of one unit per acre or greater shall be considered as urban in character. There shall be four gross residential density ranges as follows:

(a) *Low Density: One to Four dwelling units per acre*

***Policy 1.3.7.1 Low Density residential land use category shall provide for single residential detached and attached dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) and planned developments may include mixed housing types and mixed uses.***

The approved 176 single-family detached residential lots provide a gross density of 2.66 dwelling units/acre (du/ac). An amenity center is considered as an accessory use to a subdivision, and the proposal will not affect the density.

## **UNIFIED LAND DEVELOPMENT CODE:**

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## **ZONING DISTRICT AND USE REGULATIONS**

The proposed development carries the R-1A zoning district which implements the Low Density Residential Future Land Use (Sec. 403.05 *Single Family Residential Zoning Districts*). The proposed amenity center is considered an accessory use to the subdivision.

## **NATURAL AND HISTORIC RESOURCES PROTECTION**

### **Conservation Areas**

There are no regulated conservation resources on the subject lot. Conservation resources on the overall Buchanan Trails was reviewed and approved separately.

## **GENERAL DEVELOPMENT STANDARDS**

### **Landscaping**

The area of the amenity center lot was accounted for in the Final Development Plan for the subdivision. Trees are proposed to be planted within the amenity center area, and the Landscape Plan demonstrates that appropriate planting area is provided. The parking area also has appropriate shading provided and will have 60% shading in 30 years, which exceeds the minimum 50% required in Sec. 407.43.1(c).

No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The land owner shall submit a Certificate of Compliance, in a form acceptable by the Director, to the County as a condition of issuance of a Certificate of Occupancy.

### **Open Space**

General Open space was approved with the Preliminary Development Plan for Buchanan Trails (15.21%); the amenity center area does not affect the approved Open Space.

### **Tree Preservation**

The approved Final Development Plan demonstrated that 66.4% of trees were retained on the overall site; the amenity center does not affect the tree preservation areas.

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#### **Water and Wastewater Services**

The development is within the Urban Cluster and the Revised Final Development Plan demonstrates connection to central water in order to serve a drinking fountain; no other utilities are proposed or required for this amenity center.

#### **Stormwater Management**

Stormwater management facilities were designed and approved with the overall subdivision. They were designed to accommodate the area of the proposed amenity center.

#### **CONCURRENCY**

A Final 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.

Particularly because House Bill 503 (2012) makes it harder for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant should be advised that conflict with a subsequently issued state or federal permit may cause a need to apply for any amendment to this development plan approval.

#### **DEVELOPMENT PLAN EXPIRATION:**

An approved Final Development Plan or phase of a development plan shall expire unless a complete application for construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of Final Development Plan approval and that such development is continuing in good faith.

#### **STAFF RECOMMENDATION:**

Staff has found the proposed **Revised Final Development Plan** to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code and the approved Final Development Plan for Buchanan Trails.

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Staff recommends **approval of the Revised Final Development Plan** for Buchanan Trails Amenity Center.