



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000005
Preliminary Development Plan for
Steeplechase Town Center

SUBJECT: Preliminary Development Plan for Steeplechase Town Center, 25,000 sq ft commercial space.

APPLICANT/AGENT: Yonge Development Services, LLC.

PROPERTY OWNER: Special K Holdings, LLC.

PROPERTY INFORMATION: Address: 14217 W Newberry Road
Parcel Numbers: 04344-001-000
Future Land Use: Commercial
Zoning: Highway Oriented Business (BH), Business, Retail Sales, and Services (BR)
Acreage: 3.19 acres

CHRONOLOGY: Application submittal: 03/03/2025
Insufficiency Reports: 03/28/2025, 04/23/2025
Sufficiency Determination: 06/04/2025
Development Review Committee Hearing: 06/18/2025

STAFF RECOMMENDATION: Approval

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Preliminary Development Plan for 24,000 square feet of commercial space on approximately 3.19 acres with associated infrastructure improvements. These properties are in the Urban Cluster/Urban Services Area and the Jonesville Low Activity Centers. 13,000 square feet of commercial space is proposed in the Highway Oriented Business (BH) zoning district. 8,000 square feet of commercial space is proposed in the Business, Retail Sales, and Services (BR) zoning district. The remaining area on the southern end of the parcel is an existing master stormwater basin that collects stormwater for existing development in the area, see Figure 1 below.

The property owner received a Notice of Violation (NOV) from the County on October 14, 2024, for clearing trees on a commercial property without a development plan approved. The property owner signed a stipulated consent order (Recorded Consent, File #24-011563 in back up materials) detailing steps that would bring the property into compliance. One stipulation is that the respondent (property owner) must plant mitigation for 57 inches after receiving Final Development Plan approval by the DRC. This preliminary development approval is the first step in that process.

The purpose of the Preliminary Development Plan is for the Development Review Committee and the applicant to determine the specific characteristics of a site that will influence its design. The Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that will serve the site. Minimum open space areas, and tree protection defined with the Preliminary Development Plan shall be utilized with the Final Development Plan per Unified Land Development Code (ULDC) Section 402.43.



Figure 1

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 ANALYSIS:

Future Land Use Element

This parcel is in the Jonesville Low Activity Center/Employment and has the Commercial Future Land Use (FLU) Designations. FLU Objective 3.1 states that commercial development shall include such uses as retail sales, professional services, business services and storage.

The subject property is within the Jonesville Activity Center in an area developed with a variety of commercial, retail, and related non-residential development. Policy 2.2.7 states “that the area around the intersection of Newberry Road and State Road 241...should be developed as a mixed use center (i.e., commercial, open space, office/business park, institutional, and residential).”

The proposed Preliminary Development Plan is consistent with the Future Land Use.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The plan does not propose specific uses outside of potential end users including a restaurant, professional office, and general retail. These potential uses are allowed by right in the subject property’s zoning districts. Specific details of the uses as they relate to the split zoning on the parcel will be evaluated with the Final Development Plan.

Natural and Historic Resources Protection

Conservation Areas and Management Plan

There are no conservation areas on the site.

Open Space

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (ULDC 407.52 Minimum open space requirement). There are no conservation resources for the subject property, and therefore no Open Space is provided.

Tree Preservation

The County issued a NOV to the property owner on October 14, 2024, for clearing trees on the parcel without an approved development plan. The cumulative inches removed was 114 inches,

of which 57 inches have been replanted. The property owner signed a consent order, and one stipulation is that the remaining 57 inches must be replanted after the DRC approves a final development plan and before a Certificate of Occupancy is issued or within two years of March 8, 2025. The PDP is the first step toward receiving Final Development Plan approval.

Section 406.12(a)(2) states that “development plans...shall be designed such that a minimum of twenty (20) percent of the tree canopy shown on the most recent aerials of the property available at the time of the application is retained.” Due to the above clearing, the canopy shown on recent aerials is not consistent with the trees left after clearing. The County Forester conducted a pre-design onsite inspection to identify the best canopy to remain prior to the unauthorized clearing. The areas shown for preservation coincide with the same native trees identified at that initial inspection. The Forester evaluated the remaining canopy and the plan proposes retaining 20.6 percent of the initial canopy, consistent with the Forester’s original evaluation and Sec. 406.12(a)(2).

GENERAL DEVELOPMENT STANDARDS

Specialty Districts and Activity Centers

Parcels in the urban cluster are required to develop according to TND design standards in Chapter 407, Article VII, unless they are smaller than five (5) acres in size (Section 405.45 - Exceptions to designs standards for certain development types). The parcel is smaller than five (5) acres and therefore is required to meet design standards in Chapter 405, Article II – Activity Center Development and Design Standards.

Activity Center Development and Design Standards

Activity Center Development and Design Standards are generally intended to promote walkable, mixed use developments by placing parking and other supporting infrastructure to the rear or side of buildings and bring buildings to the street edge. These standards will be evaluated with the Final Development Plan.

Landscaping and Buffering

Table 407.43.1, Project Boundary Buffer Standards does not require project boundary buffers between commercial uses. The parcel is surrounded by commercial uses and therefore no project boundary buffer is provided.

Section 407.43.1(d)(1) Arterial or collector street buffers requires all developments located along an arterial or collector street to provide a buffer that averages 10 feet in width with no portion less than 5 feet in width. The plans identify this collector street buffer along SW 143rd Street. Specific planting requirements for the buffer, which are outlined in Section 407.43.1(d)(1)(a-c) will be evaluated with the Final Development Plan.

Access Management

The parcel has access to SW 143rd Street via existing private driveways that form a block-like layout of the parcel. Access to the buildings and parking areas internal to the “block” and the layout of pedestrian facilities will be evaluated with the final development plan.

Stormwater Management

The site will utilize an existing master stormwater management facility on the southern end of the parcel.

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.

General utility connection locations are shown on the plan and will be evaluated further with the final development plan.

DEVELOPMENT PLAN EXPIRATION:

Pursuant to ULDC 402.74 (a) *Time limitation for expiration of development plans*, an approved preliminary development plan or phase of a development plan shall expire unless a complete application for final development plan approval has been accepted by the department within 12 months of the date of preliminary approval.

STAFF RECOMMENDATION:

Staff has found the proposed Preliminary Development Plan consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Preliminary Development Plan for Steeplechase Town Center

Comments for Final:

Growth Management

1. Provide a callout for the location of the 101 fitness building as it relates to the common area/landscape area along the parking area south of 'Parcel C.' This will help staff evaluate the space required for plantings in area.
2. Please identify the "front" of each building in the final development plans.

Environmental Protection Department

3. Please note the following condition of approval that will be applied at Final: A construction permit cannot be issued until the well has been plugged and abandoned and ACEPD has received documentation of that action in the form of a completed well registration form or well completion report [Article XI, Chapter 406, ULDC].
4. Removal of prohibited and discouraged non-native vegetation shall be completed prior to final inspection in accordance with 406.12(a)2, ULDC. No final certificate of occupancy shall be issued until all invasive exotic and discouraged non-native vegetation has been removed [407.49(a)].

Environmental Protection Department: Water Conservation

5. On the final landscape plans, please include updated "Establishment irrigation notes "as follows. Contact Eliana Bardi, ebardi@alachuacounty.us for questions. Irrigation Notes on Plans o A temporary irrigation system is required for all required landscaping to ensure successful establishment. A Temporary Irrigation Guidance Document is maintained by the Environmental Protection Department. Temporary irrigation systems must be removed once the plants are established or within one year, whichever occurs first, per 407.46(a)(1). o A temporary irrigation instead of a permanent system is strongly encouraged. Temporary systems are exempt from the design standard requirements of Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code but must register through the Citizenserve Portal. An added incentive is the avoidance of commercial irrigation systems registration and annual inspection/maintenance requirement. For more information, visit the Irrigation Design Standards website or contact the Alachua County Environmental Protection Department at 352-264-6800. o Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the Alachua County Citizenserve Portal. The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code, which among additional design standards, limit irrigation to 50% of the permeable area. o All irrigation systems must have a functioning rainfall shutoff device set to active even during establishment, per 407.46(a)(3). o Where available, reclaimed water shall be used for landscape irrigation. Use of harvested rainwater or stormwater reuse for irrigation is encouraged. Landscape irrigation wells are discouraged. Abandoned irrigation wells shall be properly plugged by a licensed water well contractor within 30 days of removal of the temporary irrigation system, per 407.46(a)(4). o All irrigation systems shall be designed to promote water conservation by employing methods such as individual low-flow or micro-irrigation supplies for newly planted trees and landscape beds. Trees shall be equipped with

individual bubblers and be separate from other zones to ensure adequate watering is maintained for establishment. o Permanent irrigation systems must be equipped with flow-based leak detection technology, per 407.46(a)(5). o The irrigation system shall be inspected monthly during the establishment period to ensure the landscape is properly watered for establishment. A log of the monthly inspections and actions taken shall be maintained by the entity charged with inspecting the system and submitted to the County upon request. Irrigation schedules shall be adjusted after 60 days to comply with restrictions. Subsequent watering shall be adjusted according to season and as the landscape matures so it can gradually adapt to survive on rainfall once the establishment period ends, per 407.46(a)(6). o Prior to the installation of any irrigation systems within a public right-of-way, a right-of-way use permit shall be obtained from the Alachua County Public Works Department. Such system installation shall meet the construction and inspection standards of the Public Works Department, per 407.46(a)(7).

6. On the final landscape plans, per Section 407.42(b)1, demonstrate total site area, impervious area and permeable area as defined in Section 77.03. A template calculations table is provided on the Irrigation Code website: <https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/pages/irrigation-efficiency-design-and-maintenance-code.aspx>

Public Works

7. Conclusion and Recommendations 1. Bullet two has been discussed at length with the development team. Staff has not requested the extension of the NB left turn lane at SW 143rd Street and SR 26. Staff has required the warranted southbound left turn to be constructed at the site access. Due to the access' proximity to the intersection with SR 26, there is insufficient room on SW 143rd Street to construct this site improvements without overlapping with the NB left turn lane at SR 26. Staff has therefore required that a full three lane section be constructed and striped to lengthen the NB left turn lane.
8. Provide a PAE for the sidewalk going through the southern parcel.
9. Remove the existing driveway and complete the sidewalk along the northern parcel.
10. Provide engineering plans for the improvements recommended in the TIA.