



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000003
Final Development Plan for
Live Oak Cottages

SUBJECT: Live Oak Cottages – 75 Cottages Units

APPLICANT/AGENT: Yonge Consultants, LLC

PROPERTY OWNER: Keith Napoli

PROPERTY INFORMATION: Address: 2408 NW 143rd Street
Parcel Numbers: 04227-000-000
Future Land Use: Low Density (1-4 du/acre)
Zoning: Residential Single Family (R-1A)
Acreage: 9.39

BoCC ACTION: **Preliminary approved with conditions**
01/28/2025

CHRONOLOGY: Application submittal: 02/03/2025
Insufficiency Reports: 02/28/2025, 04/23/2025,
06/23/2025, 09/04/2025
Sufficiency Determination: 10/02/2025
DRC Hearing: 10/16/2025

STAFF RECOMMENDATION: Approval with conditions

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Final Development Plan for a Cottage Neighborhood with 75 units on approximately 9.93 acres with associated infrastructure improvements. The property is in the Urban Cluster/Urban Services Area. The Board of County Commissioners approved, with conditions, the Preliminary Development Plan on January 28, 2025.

A cottage neighborhood is a type of development provided for in the Comprehensive Plan and Unified Land Development Code (ULDC) that provides for groups of smaller homes built around a common green space. The intent is to provide for creative, diverse and high quality infill development within the Urban Cluster and to promote a variety of housing types and sizes. They are allowed to develop at two times the maximum units per acre of the underlying zoning district designation and are subject to specific design standards which are explained further in this staff report.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the Development Review Committee (DRC) for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this Unified Land Development Code (ULDC), and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance.



Figure 1: Aerial view of existing conditions

CONSISTENCY ANALYSIS:

Alachua County Staff Report
Application DR25-000003
Issue Date: October 9, 2025

COMPREHENSIVE PLAN ANALYSIS:

Future Land Use Objective 1.8 provides for Cottage Neighborhoods and stipulates that they shall be allowed to develop at two times the maximum units per acre of the zoning district designation. The subject property carries the Low Density Residential Future Land use. Policy 1.3.2.1 (a) of the Future Land Use Element defines the Low Density Residential Future Land Use category as between 1 and 4 du/ac. Therefore, a Cottage Neighborhood can have up to 8 du/ac.

The project proposes 75 units on 9.38 acres, which is a gross density of seven (7) dwelling units/acre (du/ac) and is consistent with applicable Future Land Use policies.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The subject parcel carries the R-1A zoning district. Cottage Neighborhoods are allowed as a limited use within Urban Residential land use designations and are subject to standards provided in Sections 407.154 and 407.155 as analyzed below:

Section 407.154. General Requirements:

*(a) **Cottage homes.** A cottage home is a principal residential dwelling constructed within a neighborhood built consistent with the standards in this Article. The homes may be located on individually platted lots or on a common ownership lot that is not platted. Individual cottage homes may not exceed one thousand four hundred (1,400) square feet of conditioned enclosed space. Cottage homes shall consist of detached individual dwelling units only. No attached multi-family dwelling units shall be permitted.*

The clusters of cottages are shown on sheet C-7. They are detached/individual dwelling units limited to 1,400 SF.

*(b) **Size of neighborhood.** Cottage neighborhoods shall be on lots a minimum of two (2) acres in size unless otherwise approved by a special exception. A minimum of four (4) homes and a maximum of fifteen (15) homes are allowed around any common green in a cottage neighborhood. Cottage neighborhoods may also be incorporated within larger subdivisions of land developed consistent with Article VIII of this Chapter. Cottage neighborhoods shall not be permitted inside a subdivision platted prior to March 28, 2023 unless otherwise approved by a special exception.*

The FDP identifies one cluster of five (5) units, one cluster of six (6) units, and eight clusters of eight units, each with a common green.

*(c) **Common buildings.** One (1) community building per neighborhood is allowed. Community buildings may contain, but are not limited to, a club house, a common dining area, kitchen, bathroom, laundry facilities, one (1) sleeping quarters for guests and/or storage. The maximum size of a community building is two thousand five hundred (2,500) square feet.*

One community building and pool is shown on the northeastern corner of the site. The plan identifies that the clubhouse is limited to 2,500 SF.

*(d) **Density.** Per Policy 1.8.3 of the Future Land Use Element, cottage neighborhoods may develop at two (2) times the maximum units per acre of the zoning district designation.*

The density proposed is 7 dwelling units per acre (75 units on 9.38 acres).

*(e) **Access.** Cottage neighborhoods must have direct access to a paved, publicly maintained street. Private roads, drives or alleys within the neighborhood that are connected to a public street and access either the individual homes or common parking lots are allowed consistent with Subsection 407.141(b) multi-family requirements. All private road, drives or alleys shall have a clear width of twenty (20) feet.*

The development has direct access to NW 143rd Street.

*(f) **Emergency access.** For neighborhoods with common parking areas, stabilized access shall be provided such that the farthest distance from a structure to the stabilized surface is one hundred fifty (150) feet. The stabilized access shall be a minimum of ten (10) feet wide and have a clear width of twenty (20) feet.*

The plans include stabilized access that meet the emergency access section of the cottage neighborhood code.

*(g) **Setbacks.** All zoning district setbacks shall be applicable from the property boundaries and not from internal individual platted lots. Required buffers may be located within the setback.*

The zoning district boundaries for principal buildings for the R1-A zoning district are shown around the perimeter of the development plan (10-foot side; 15-foot rear; 15-foot front).

*(h) **Project boundary buffers.** A 15-foot wide low density buffer, consistent with Section 407.43, shall be required along property lines adjacent to existing platted subdivisions or lots in excess of six thousand (6,000) square feet with an existing single-family residence.*

A 15-foot-wide buffer is provided for the plans and is appropriately planted.

*(i) **Landscaping.** Landscaping shall be consistent with Section 407.43.1, Required tree plantings and landscaping of this Chapter.*

Landscaping information is available in the landscaping and buffering section of this staff report.

*(j) **Open Space.** Open Space shall be provided per Article V, Open Space, of this Chapter.*

Section 407.52 - Minimum open space requirement requires at least 10 percent of the area of any development to be designated as Open Space and delineated on development plans and plats. The development provides 2.23 acres, or 23.5 percent, open space through a combination of common greens and tree preservation areas on the parcel.

*(k) **Stormwater.** Stormwater management provision shall be consistent with Article IX, Stormwater Management of this Chapter.*

Stormwater management facilities have been extensively reviewed and are consistent with Chapter 407, Article IX Stormwater Management of the Unified Land Development Code.

*(l) **Maintenance of Open Space, common areas and utilities.** The applicant shall ensure that joint use and maintenance of public Open Space, community facilities, private roads and drives, and all other commonly owned and operated property is guaranteed through a maintenance plan, covenants, deeds and/or homeowners' association by-laws.*

A management company will be utilized to manage the units and maintenance of open space, common areas, community facilities, and private drives.

Section 407.155. Design:

*(a) **Common green.** Each cottage neighborhood shall have at least one common green with multiple common greens allowed. The common green may be counted toward the Open Space required consistent with Section 407.52 and shall be designed to meet the following:*

- (1) Each common green shall include at least four hundred (400) square feet unit fronting that common green.*
- (2) The common green may include stormwater management facilities incorporating low impact design as long as a minimum of four hundred (400) square feet per dwelling unit is usable by the residents for active or passive recreation.*
- (3) Amenities such as community gardens, benches, and pavilions are allowed in the common green.*

There are ten common greens proposed. The Cluster Common Green data table on Sheet C-7 shows that there is at least 400 sf of common green per cottage unit.

*(b) **Porches.** All homes shall include at least one (1) open air covered front entry porch oriented toward the common green. Porches shall be a minimum of seventy (70) square feet. The minimum square footage may be reduced to sixty (60) square feet on cottage homes less than six hundred (600) total gross square feet of conditioned space.*

Each cottage has one (1) open air, covered front entry porch oriented toward the common green. The porch sizes vary but all are greater than 70 SF in size.

*(c) **Parking.** Parking may be provided in a lot or garage. Parking may alternately be co-located with the cottages when accessed by drive aisles. All parking must meet the following standards:*

- (1) A minimum of one and one-half (1.5) spaces per unit shall be provided.*
- (2) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in addition to the required low-density buffer.*

The plan provides 142 parking spaces which is greater than the minimum requirement of 112 (1.5 spaces x 75 units). All parking is internal to the site and not adjacent to neighboring residential property.

*(d) **Pedestrian Access.** A system of interior walkways shall be provided to connect all homes, parking areas, Open Space and any sidewalks along the public street(s) bordering the Cottage Neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.*

The plan identifies sidewalks and interior walkways along the common greens and driveways that connect to the multi-use path along NW 143rd Street.

*(e) **Fencing.** Fencing within the development is limited to a maximum of fifty (50) percent opacity and no greater than four (4) feet in height may be used to delineate private yards, gardens or other areas. Solid fencing may be allowed along external borders not bordering streets.*

There is a note on Sheet C-7 of the Final Development Plan that states all privacy fences are restricted to 4 feet in height between private yards.

Natural and Historic Resources Protection

Conservation Areas and Management Plan

The approximately 10-acre property consists of wooded land, pastureland land, and two residences. The two residences were reportedly constructed in 1939. A Cultural Resource Assessment Survey (CRAS) and an Environmental Resources Assessment (ERA) were submitted as part of the application in accordance with SEC. 406.04 of the Alachua County Unified Land Development Code.

After reviewing the ERA and conducting site reviews, Environmental Protection Department staff concluded that there were no regulated natural resources or significant geologic features located on the property. As a result of the CRAS, two previously recorded historical resources were revisited.

The consultant found the resources to be dilapidated and determined them both to be ineligible for listing on the National Register of Historic Places (NHRP). No archaeological sites were identified. The Florida Department of Historic Resources (DHR) concurred with the survey results and recommendations and found that the proposed project will have no effect on historic properties listed, or eligible for listing, in the NRHP, or otherwise of historical, archaeological, or architectural value. There is a well and septic system associated with the structures that must be properly abandoned prior to new construction.

Open Space

Sec. 407.52 - *Minimum open space requirement* requires at least 10 percent of the area of any development to be designated as Open Space and delineated on development plans and plats. Open Space in cottage neighborhoods is required to be provided per Sec. 407.155. This was analyzed in the Common Green section above. The common greens between units meet the requirements of the cottage neighborhood code total 23.5 percent Open Space.

Tree Preservation

Cottage neighborhood developments must retain five percent of the existing tree canopy per Section 406.14(b)(2). The preliminary development plan demonstrated that 12.7 percent of the existing canopy would be retained with the final development plan. This 12.7 percent is shown on the Final Development Plan and is made up of three live oaks (Tree #746, #779, and #785/786/787).

The BoCC requested that the applicant retain two additional live oaks, Tree #777 and #778. The Final Development Plan retains a total of 46 percent of the existing tree canopy.

Sec. 406.15 *Relocation, Replacement, Mitigation* requires either relocation, replacement, or mitigation for the alteration of regulated trees. Due to the number and size of the trees removed and limited space to replant trees onsite, there is a mitigation deficit. Mitigation by replacement is proposed for 324 inches.

There is still a remaining deficit of 505 inches which will require a fee-in-lieu payment of \$65,650 prior to the issuance of Construction Permit. A fee-in-lieu payment is required when relocation or mitigation by replacement onsite is not feasible and is based on the adopted fee schedule rate of \$130 per caliper inch for the mitigation.

GENERAL DEVELOPMENT STANDARDS

Setback and Height Restrictions

The parcel is in the Residential Single Family (R-1A) Zoning District and is greater than one acre. Therefore, the front and rear setbacks are 15 feet, and the side setbacks are 10 feet. All cottage units are within the setbacks of the zoning district.

Architectural

Staff reviewed the submitted elevations for the Live Oak Cottages clubhouse for consistency with Sections 407.68 and 407.105 of the Unified Land Development Code (ULDC).

The clubhouse is a two-story structure with lap siding. Glazing is a series of 3/1 divided-lite

windows, giving the structure a 'craftsman' look. The roof is finished with architectural asphalt shingles in a series of gables. The clubhouse features deep porches that give the structure a residential feel in keeping with the overall theme of the subdivision. Glazing calculations provided by the designer show that all glazing requirements of the Code have been met.

Based on the elevations submitted, staff finds that the Live Oak Cottages clubhouse meets all requirements found in Chapters 407.68 and 407.105 of the ULDC.

Outdoor Lighting

The application includes a photometric plan that is consistent with Chapter 407, Article XIV Outdoor Lighting.

Landscaping and Buffering

Cottage neighborhoods must provide a 15-foot-wide, medium density buffer when adjacent to a single-family platted subdivisions [Section 407.15(h)]. The plans identify a 15-foot-wide, medium density buffer on the North, South, and West boundaries of the parcel.

Developments that front a collector or arterial road must provide a 10-foot-wide Collector/Arterial Road Buffer [Section 407.43.1(d)(2)]. NW 143rd Street is a collector roadway and a 10-foot wide buffer is provided and includes the plantings outlined in Section 407.43.1(d)(2)(a-c).

The landscape plan also identifies plantings for pedestrian walkways, parking, and stormwater basins that meet requirements of Chapter 407, Article IV – Landscaping.

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.

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. Temporary systems are exempt from the design standard requirements but must register through the Portal.

Signage/Residential Development Entry Structures

There is a single sign on the north side of the entry roadway identified on the development plan.

Street Network Standards

Sec 407.140 (a)(5) Street Network Standards – External Connectivity, for developments containing 25 or more residential units, there shall be a minimum of two functional access points located on different sides of the subdivision except where infeasible due to original tract dimensions, topography, or existing development patterns. For a development containing only one access, an emergency service access shall be provided and maintained in addition to the primary access [ULDC 407.140 (a)(6)].

The proposed project provides a single access point, which aligns with NW 23rd Lane, to NW 143rd Street. A single access point is provided because existing development patterns, and tree protection requirements, do not allow for a second. Access emergency service is provided which also connects to NW 143rd street.

The Final Development Plan also proposes a pedestrian network consistent with Sec. 407.142 (a) Pedestrian network standards. The network is in a connected block pattern with intersections of pedestrian facilities at least every 600 feet. The pedestrian network shall provide direct pedestrian and bicycle pathways within the development and between other developments. A multi-use path is provided along the NW 143rd Street frontage that connects the interior street network with any future development to the east.

Transportation

Mitigation for development resulting from this development plan will be through payment of impact fees prior to issuance of a Certificate of Occupancy.

Stormwater Management

The stormwater management facility complies with Chapter 407, Article IX – Stormwater Management.

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.

Public School Facilities

The Alachua County School Board staff has reviewed the proposed development for student impacts for compliance with the school concurrency management program in accordance with the Inter Local Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). This capacity determination dated March 26, 2024 is based on findings that this project will require nine (9) elementary school student stations in the Southwest Alachua SCSA, five (5) middle school student stations in the Fort Clarke SCSA, and seven (7) high school student stations in the Buchholz SCSA.

The School Board in accordance with their Policy 5120-Assignment Within District will determine specific school assignment for students living in the development area. Student Assignment Rules states “The Superintendent may assign or reassign students on a case-by-case basis to schools or programs located in or out of their assigned zone, for the health, safety, or welfare of the students, other students or staff.” No assurances are given that the assignments will be made to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the District, the use of temporary facilities, and/or the relocation of specific educational programs.

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) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

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

Staff recommends **approval with conditions** of the Final Development Plan for Live Oak Cottages

CONDITIONS:

1. Prior to issuance of Construction Permit, pay tree mitigation fee of \$65,650 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide a revised plan demonstrating compliance with tree mitigation requirements.
2. 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].
3. Debris, litter, and hazardous materials shall be removed from the property and properly disposed of. The contractor shall provide documentation indicating the proper management of any hazardous materials removed from the site. Typical hazardous materials waste streams include: lead paint, lamp ballasts, fluorescent and high-intensity bulbs, mercury switches, batteries, chemicals and electronic waste. Asbestos-containing materials shall be identified and managed in accordance with the applicable State and Federal regulations.

4. Proper abandonment of septic tank systems shall be conducted according to the procedures set forth in Section 64E-6.011, FAC. The owner or operator shall notify the department in writing within forty-five (45) days when a nonresidential septic tank system is no longer in use. [Article XI, Chapter 406, ULDC].
5. Prior to Construction Permit: Gopher Tortoise burrow(s) have been located near the subject property but were not observed onsite during the biological survey. Due to the ongoing potential for new burrows, prior to issuance of a construction permit the applicant shall conduct a 100 percent survey within 90 days of construction. The property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission (FWC) guidelines and obtain any required state permits if Gopher Tortoises are found during the pre-construction survey. Copies of all documents shall be provided to the Alachua County Environmental Protection Department. [Chapter 406.05 & 406.28, ULDC].
6. PONDs analysis is reviewed; final approval can be accepted once the following are provided in support of this analysis to Public Works prior to issuance of Construction Permit:
 - Input parameter calculations for post-development to include Directly Connected Impervious Area (DCIA)
 - Input parameter calculations for pre-development analysis
 - Recovery analysis was provided for treatment and quantity. However, interpretation from PONDs was incorrect and needs to be revised in Table 2 (PDF sheet 11)
 - Pre- and post-development volume and rate analysis were provided. However, volume interpretation from PONDs was incorrect and needs to be revised in Table 3 (PDF sheet 13).
7. Stage and Storage calculations include area from low-lying areas in the development. If these areas are to be considered detention areas, then they need to adhere to stormwater facility requirements in Sections 407.91-92, 407.94-95, and 407.97-100. If not, then they need to be removed. If this affects PONDs analysis as conditionally approved as discussed in Condition 6, then this will need to be revised and resubmitted to Public Works prior to issuance of Construction Permit.

8. In review of the “Typical Section at Retention Pond Along NW 143rd Street”, swale analysis needs to be completed to adhere to clear zone standards and stormwater capacity as discussed in Section 407.141. Public Works staff provided information in the 10/09/25 meeting. If the results of this analysis impact the PONDs analysis conditionally approved as discussed in Condition 6, then the PONDs analysis will need to be revised and resubmitted to Public Works prior to issuance of Construction Permit.
9. Provide calculations of how you arrived at equivalent length and width used in PONDs to Public Works prior to issuance of Construction Permit.
10. The development must dedicate 10 feet of right-of-way to the county for the Multi-Use Path prior to the issuance of Construction Permit.
11. The development must provide a legal description for a public access easement to the Public Works that covers the northern portion of the Multi-Use Path where it deviates from the 10-foot right-of-way dedication. This legal description must be provided prior to the issuance of Construction Permit.