



# ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

**Project Number: DR25-000037**  
**Revised Final Development Plan for**  
**Heartland Dental - Gainesville**

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**SUBJECT:** 4,318 SF Dental Medical Office

**APPLICANT/AGENT:** Common Oak Engineering, LLC

**PROPERTY OWNER:** Parkwood Alachua Land Investments, Inc

**PROPERTY INFORMATION:** Address: 12000 Block of W Newberry Rd  
Parcel Numbers: 04322-002-001  
Future Land Use: Low Density Residential (1-4 du/acre)  
Zoning: Residential Single Family (R-1A)  
Acreage: 1.03 acres

**CHRONOLOGY:** Application submittal: 08/04/2025  
Insufficiency Reports: 09/04/2025  
Sufficiency Determination: 12/04/2025  
Development Review Committee Hearing: 12/18/2025

**STAFF RECOMMENDATION:** Approval

**BACKGROUND AND SUMMARY OF PROPOSED PLAN:**

This application proposes a Final Development Plan for a 4,318 SF dental office on approximately 1.03 acres. The parcel is a part of Block 3 of the Newberry Park Traditional Neighborhood Development (TND) and is in the Urban Cluster.

The Preliminary Development Plan was approved by the Board of County Commissioners (BoCC) in May 2014 for 300 multi-family units and 150,000 SF of non-residential uses at full build out. All residential units have been approved or constructed and, at the time of this application, a total of 63,201 SF of non-residential uses have been approved or constructed.

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 with this ULDC and Comprehensive Plan.



**Figure 1: Aerial Image of Existing Site**

## **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**

The subject property is designated Low Density Residential on the Future Land use Map 2030. Low Density Residential allows residential densities of 1-4 dwelling units per acre (du/acre). The subject property is allowed to develop with residential densities and non-residential intensities as a Traditional Neighborhood Development as outlined in Policy 1.3.2 regarding residential densities and Objective 1.6 for TNDs.

## **UNIFIED LAND DEVELOPMENT CODE:**

### **Zoning District and Use Regulations**

Dental medical offices are not explicitly listed as a use in the ULDC, but are considered Medical Clinics or Labs in Chapter 404, Article II – Use Table. Medical Clinics or Labs are permitted by right in a Traditional Neighborhood Development.

## **Natural and Historic Resources Protection**

### **Conservation Areas and Management Plan**

There is no conservation area associated with Block 3.

### **Open Space**

10 percent Open Space was set aside and reviewed with the Preliminary Development Plan and Final Development Plan for the Traditional Neighborhood Development as a whole.

### **Tree Preservation**

Tree preservation was set aside and reviewed with the Preliminary Development Plan and Final Development Plan for the Traditional Neighborhood Development as a whole.

## **GENERAL DEVELOPMENT STANDARDS**

### **Transit Supportive Area and Village Center Standards**

The proposed building meets the required build-to lines as outlined in Table 407.66.1 Village Center Dimensional Standards. The build-to line for non-residential uses within the Village Center is required to be 15-50 feet.

The proposed building is a single story. The minimum allowed in TNDs is one story, and the maximum is four stories for this TND as approved with the Preliminary Development Plan.

Trash collection facilities must be placed to the rear or side of buildings in TNDs [Section 407.86(b)(6)]. The plan identifies a dumpster central to the block with sufficient access for waste collection. The dumpster is screened according to Section 407.10(b) of the ULDC.

### **Architectural**

Staff reviewed the proposed elevations for the Heartland Dental Clinic for compliance with Section 407.68 and 407.105 of the Alachua County Unified Land Development Code (ULDC).

The proposed clinic is a one-story structure with primary elevations facing Newberry Road (north) and west. The south elevation faces a stormwater retention area while the east elevation faces undeveloped property in that direction (heavily treed). Parking will be provided along the northern facade of the structure facing Newberry Road.

The structure features a flat roof/parapet arrangement with an articulated entry area with a canopy on the north and west facades. The entry area is heavily glazed with storefront windows extending the full height to the canopy. The facades features a variety of materials including EIFS (stucco) siding above the water table, brick facing, horizontal wood siding and metal siding. These are alternated to provide visual interest, especially on the two primary facades. EIFS siding is primarily found on the southern and eastern facades while the other noted materials are alternated on the north and est facades with metal limited to the entry area.

Based on the elevations submitted, the proposed facility meeting the design criteria found in 407.68 and 407.105 of the ULDC.

### **Parking Standards**

Off street parking is not required in Traditional Neighborhood Developments and none is provided. The on-street parking proposed in the overall TND Final Development Plan serves the use.

### **Outdoor Lighting**

A photometric plan that complies with the standards in Chapter 407, Article XIV – Outdoor Lighting was submitted with this application.

### **Landscaping and Buffering**

The landscape plan identifies appropriate plantings for paved vehicular use areas in Section 407.43.2(d), including screening and shading. This section applies to the paved access to the dumpster.

Landscaping for the overall TND, including street trees and stormwater basins was previously approved and planted.

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.

Landscape Irrigation Design and Maintenance Standards, Article II of Part II, Title 7, Chapter 79 of the Alachua County Code has been in effect since 4/1/16 with the latest revision effective 6/12/23. All new irrigation systems installed in Alachua County require County approval prior to installation, with applicable review and inspection fees. Irrigation professionals must submit required documents and pay fees through the [Alachua County Citizenserve Portal](#). For more information about the irrigation design standards and for a list of helpful resources, we encourage you to click [HERE](#), contact Water Resources staff at 352-264-6800, or email [Irrigation@AlachuaCounty.us](mailto:Irrigation@AlachuaCounty.us).

### **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**

Stormwater management facilities were previously reviewed and approved to accommodate all impervious area internal to blocks.

### **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.

### **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.

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 consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Final Development Plan for Heartland Dental - Gainesville