



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000034

**Final Development Plan for
Steeplechase Town Center**

SUBJECT: Final 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: 08/04/2025
Insufficiency Reports: 08/26/2025, 10/21/2025
Sufficiency Determination: 12/02/2025
Development Review Committee Hearing: 12/18/2025

STAFF RECOMMENDATION: Approval with conditions

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Final Development Plan for approximately 25,000 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. 12,200 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 55 inches after receiving Final Development Plan approval by the DRC. This application includes a landscape plan identifying the remaining 55 inches in addition to additional mitigation required as part of proposed tree removal with this application.

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

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 Final Development Plan is consistent with the Future Land Use.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The final development plan proposes uses such as a restaurant, professional office, and general retail. These potential uses are allowed by right in the subject property’s zoning districts.

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 59 inches have been replanted within the stormwater basin at the south end of the parcel. The property owner signed a consent order, and one stipulation is that the remaining 55 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. This Final Development Plan includes a landscape plan that includes the remaining 55 inches required by the consent order.

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).

Sec. 406.13 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 126 inches. 82 inches of which are required per the Final Development Plan’s canopy removal and 55 inches of which satisfy the consent order outlined above.

There is deficit of 11 inches which will require a fee-in-lieu payment of \$1,430 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

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.

The proposed buildings are designed to front NW 143rd Street, a public roadway, and the private drive aisles on the north sides of Buildings 1 and 3. Parking is shown to the rear of these buildings, within the “block” created by the existing private drive aisles that circulate traffic through the existing uses.

Pedestrian infrastructure is shown along the south side of the south drive aisle, the south side of the north drive aisle, and a portion of the west side of the east drive aisle. These sidewalks connect the proposed development to a 10-foot wide multi-use path along the property’s NW 143rd Street frontage.

Architectural

Staff reviewed the proposed elevations for the Steeplechase Town Center in Jonesville for compliance with Sections 407.68 and 407.105 of the Unified Land Development Code (ULDC).

There are three proposed buildings whose primary facades face NW 143^d Street. All three buildings exhibit a similar design vocabulary, all being single-story retail structures with flat roofs and parapet walls. All feature brick facing as their primary facade material on all elevations with cast stone below the water line on the pilasters between storefronts. All facades feature large amounts of glazing on the storefront entry areas as well as canopies above the entries. Buildings one and two also feature an arcade between the two buildings with additional storefront units using similar entrance/canopy areas.

The proposed development meets all design criteria found in Chapters 407.68 and 407.105 of the ULDC.

Parking

Table 407.14.2 requires 4.5 spaces/1000 SF of retail sales and services. The total required number of spaces is 112 spaces. The plan provides 115 spaces total. Applicants are permitted to increase or decrease the number of required spaces by up to 10% without additional study. 10% of 112 spaces is 11 spaces. The additional three spaces provided falls within the 10% addition/reduction allowance per 407.14.

Outdoor Lighting

All commercial developments must submit a photometric plan for review per Chapter 407, Article XIV – Outdoor Lighting. A photometric plan was not included with this application, but staff did not identify the missing material until the item was placed on the DRC agenda. Therefore, a special condition has been added to the Final Development Plan that will require the application to obtain Photometric Plan approval prior to issuance of the Construction Permit:

1. The applicant must obtain approval of a photometric plan consistent with Chapter 407, Article XIV – Outdoor Lighting via an Administrative Development Plan review before Public Works will issue a Construction Permit. The Administrative Development Plan application must include the approved Landscape Plan identifying light fixture locations to avoid conflicts with plantings.

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 are identified on the landscape plans consistent with those outlined in Section 407.43.1(d)(1)(a-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.

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.

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” are accessible by pedestrian infrastructure shown along the south side of the south drive aisle, the south side of the north drive aisle, and a portion of the west side of the east drive aisle. These

sidewalks connect the proposed development to a 10-foot wide multi-use path along the property's NW 143rd Street frontage.

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.

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 with conditions** of the Final Development Plan for Steeplechase Town Center

CONDITIONS:

- 1) The applicant must obtain approval of a photometric plan consistent with Chapter 407, Article XIV – Outdoor Lighting via an Administrative Development Plan review before Public Works will issue a Construction Permit. The Administrative Development Plan application must include the approved Landscape Plan identifying light fixture locations to avoid conflicts with plantings.
- 2) Prior to issuance of Construction Permit, pay tree mitigation of \$1,430 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide a revised plan demonstrating compliance with tree mitigation requirements.
- 3) 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].