



ALACHUA COUNTY
Department of Growth Management
Staff Report

Project Number: DR25-000061

Preliminary Development Plan for Chesnut Townhomes Subdivision

SUBJECT: Up to 72 lot subdivision with single family attached lots and associated infrastructure

APPLICANT/AGENT: eda, Inc.

PROPERTY OWNER: J&W Parker Properties

PROPERTY INFORMATION: Address: 5872 SW 79th Way
Parcel Numbers: 07053-001-000, 07053-000-000
Future Land Use: Medium Density Residential
Zoning: R-1B
Acreage: 10.04

CHRONOLOGY: Application Submittal: 12/01/2025
Insufficiency Report: 12/19/2025;
Application Resubmittal: 02/02/2026;
Sufficiency Determination: 04/02/2026
BoCC Hearing: 04/28/2026

STAFF RECOMMENDATION: Approval of the Preliminary Development Plan

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Preliminary Development Plan for an up to 72 lot subdivision with single family attached homes on approximately 10.04 acres with associated infrastructure improvements. These properties are located in the Urban Cluster. The subject property is north and east of the Chesnut Village subdivision, west of Park Lane Planned Development, and south of the Valwood subdivision.

Sec. 402.44 *Thresholds for development review* requires Board of County Commission approval for proposed development that meets or exceeds 25 dwelling units. The purpose of the Preliminary Development Plan is for the Board of County Commissioners 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.



Aerial view of subject property

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 property has the Medium Density Residential Future Land Use designation. Policy 1.3.2.1 (b) of the Future Land Use Element defines the Medium Density Residential Future Land Use category as greater than four to less than or equal to eight dwelling units/acre – therefore a minimum of 40 units is required and a maximum of 80 units is allowed for this 10.04 acre site.

The project proposes 72 lots on 10.04 acres, which is a gross density of 7 dwelling units/acre (du/ac) and is consistent with the Medium Density Residential Future Land Use designation.

Policy 1.3.8 allows for single family attached and detached uses as well as multi-family residential dwellings in the Medium Density Residential Future Land use. The proposed Preliminary Development Plan proposes single family attached uses and is consistent with the Comprehensive Plan.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The R-1B zoning district implements the Medium Density Residential Future Land Use and requires a density of 4-8 dwelling units/acre (Table 403.07.1). Single-family attached and detached dwellings are allowed in the R-1b zoning district; the applicant proposes single family attached units. The proposed number of units (72) and type of dwelling unit is consistent with the zoning district and use regulations standards.

Natural and Historic Resources Protection

Open Space

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. ULDC Section 407.54 - *Open Space Areas* requires the following:

- (a) When land development involves a parcel that contains regulated historic and natural resources, the open space requirement shall first be fulfilled with these areas.
- (b) After the requirements of Subsection (a) above have been met, any additional required open space shall be located to minimize the fragmentation of a development project's open space areas. Open space designated per this section shall have an average width of no less than fifty (50) feet and shall be located within the development in a location that best meets the following goals:

- 1) Augments Conservation Management Areas or Open Space on adjoining parcels

- 2) Promotes preservation of other tree canopy to meet the requirements of Article II, Chapter 406.
- 3) Promotes connectivity to greenways, trails, public parks, and existing or potential open space on adjoining parcels.

The total proposed Open Space for this site is 15.8%. There are existing trees, including two Landmark Live Oaks, that are now protected Conservation resources and are the first areas to be prioritized for the Open Space. Proposed Open Space also includes other existing trees and the area around the existing buildings that will be utilized as community buildings. There has been some area omitted from the Open Space to allow the repurposing of the existing homes and structures for the amenities of the subdivision.

According to ULDC Sec. 407.56 - *Open Space Uses*, Open Space shall either be left in a natural condition or provide accessible spaces such as community gardens, community fields, greens or pocket parks.

Tree Preservation

The overall site is largely pasture, but there are two Landmark Live Oaks (55-inch - tag #17 - in northern part of property and a 64-inch- tag #5 - in the western portion) proposed to be preserved and are circled in red on all development plan sheets. The appropriate Tree Protection Zone (TPZ) is provided for these trees and is consistent with Sec. 406.14 *Tree protection requirements for development plan applications*. Sheet C140 – Tree Canopy Preservation Plan – demonstrates that the proposed impacts to the TPZ is less than the maximum 50 percent allowed per Sec. 406.14(d)(2). Details will be evaluated with the Final Development Plan to ensure no further impacts are allowed.

There are additional trees around the homestead that will be preserved for an overall 35 percent preservation of existing tree canopy. The minimum typically required is 20%, however, since this project proposes to meet 90 percent of the allowed density, the minimum tree preservation would only be 10 percent for this project per Sec. 406.14 (b) – *Minimum preservation required*.

GENERAL DEVELOPMENT STANDARDS

Urban Cluster

This site is within the Urban Cluster, and Sec. 405.44 requires that single-family residential development meet the standards for Outside Transit Supportive Area. This standard is in Sec. 407.69 and requires that blocks have a maximum block perimeter of 2,000 linear feet. The proposed Preliminary Development Plan is consistent with this standard (Sheet C110 – General Development Plan).

Setback and Height Restrictions

Setbacks will be reviewed with the Final Development Plan for consistency with Table 403.07.2 *Setback Requirements for Residential Lots*. The front or street side setback is 10 feet; rear is 10 feet; and minimum side setbacks do not apply to single-family attached units.

Landscaping and Buffering

Sec. 407.43.1 establishes required buffers; no project boundary buffers are required since the adjacent uses are also single-family residential. Landscaping requirements of the streets and stormwater management facilities will be a required element of Final Development Plan review.

Street Network Standards

The layout and design of streets within the development have been designed to meet the requirements of Article XIII Chapter 407 of the ULDC Access Management and Street Network Standards. Site access will be provided via two existing street stub-outs—SW 79th Way and SW 60th Avenue. These were constructed as part of Chestnut Village Phases 1 and 2 and abut the subject property. The connections will serve as the required ingress and egress points.

Stormwater Management

Stormwater management facilities are proposed in the western part of the site. They will be reviewed for compliance with ULDC Article 407, Article 9 as well as Administrative Code Chapter 77 Article 3 for water quality with the Final Development Plan.

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 January 22, 2026 is based on findings that this project will require 9 elementary school student stations in the Southwest Alachua SCSA, 5 middle school student stations in the Kanapaha SCSA, and 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.

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

Staff recommends **approval** of the Preliminary Development Plan for Chesnut Townhomes Subdivision.

Comments to address with the Final Development Plan:

Growth Management

1. For residential subdivisions; any proposed entry feature, wall or signage must be shown on the Final Development Plan.

Environmental Protection Department

2. Please set up a meeting with Mary Szoka, Water Quality Environmental Engineer, prior to preparing the Final Development Plan submittal in order to discuss Low Impact Design (LID) opportunities for alternative compliance to LID rule in lieu of increasing disturbed area for the construction of pre-treatment basins that appear to be proposed in the Preliminary design plans.
3. Include the following 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).

4. 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. Please use the template calculations table provided on the Irrigation Code website:
<https://alachuacounty.us/Depts/epd/WaterResources/CodesAndCompliance/Pages/Irrigation-Design-Standards.aspx>
5. Please submit HOA documents and ensure compliance with Section 406.59.1(a)1, ULDC and Chapter 77, Article VI

6. Please include the following language in the HOA documents: Permanent irrigation systems shall not be required and the use of temporary irrigation systems for establishment shall be encouraged. When provided, the use of permanent irrigation shall be minimized, and systems must comply with Chapter 77, Article VI, Landscape Irrigation Design and Maintenance Standards. All other provisions of the Water Quality Standards and Management Practices as set forth in Chapter 77 of the Alachua County Code of Ordinances shall also be followed, including limits on the use of fertilizer, operation and maintenance of the automatic irrigation system, and Florida-Friendly Landscaping provisions.

Public Works

7. A Traffic Impact Analysis report with approved methodology shall be required at time of Final Development Plan
8. The applicant has indicated that the east west connector road connecting SW 80th Avenue and SW 79th Way will be public. Per Ordinance No. 2022-16 and Section 407.83 (d) adopted on October 25, 2022, this development plan is subject to the creation of a Special Improvement District (SID) for future general maintenance and capital improvements of the infrastructure dedicated to the public. A copy of the Resolution document demonstrating the establishment of the SID shall be provided by the developer prior to the Plat approval by the Board of County Commissioners. Alternatively, the roadway can be built to County standards and by providing a Public Access easement.
9. When landscape plans are provided, please include details to mitigate future root sidewalk conflicts with root barriers or alternative strategies if planted within 6 feet of sidewalks or other infrastructure.