



Alachua County Development Review Committee Staff Report

Project Number: DR24-000019

**Revised Final Development Plan for Newberry Park TND Block 1 Phase 2 – O2b
Kids Office Addition**

SUBJECT: Newberry Park TND Block 1 – O2b Kids

DESCRIPTION: Approximately 11,600 sf office and childcare facility

AGENT/APPLICANT: eda engineers-surveyors-planners, inc.

PROPERTY OWNER: Hitchcock & Sons, Inc.

PROPERTY DESCRIPTION:

Location	11995 West Newberry Road
Parcel Number	04322-001-001
Land Use	Low Density Residential (1-4 du/acre)
Zoning	R-1a
Acreage	0.39

CHRONOLOGY:

Application Submittal	03/04/2024
Sufficiency Determination	04/03/2024
Rev. Final Development Plan Hearing	04/18/2024

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Revised Final Development Plan for Newberry Park TND Block 1 O2b Kids

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for an office and childcare facility within Block 1 of the previously approved Newberry Park Traditional Neighborhood Development (TND).

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 nonresidential at full build-out, which was consistent with the allowances provided for in Policy 1.6 for Traditional Neighborhood Developments. The Final Development Plan for Phase 1 was approved by the DRC in April 2018 for all 300 multi-family units which have since been completed.

The applicant received DRC approval for a childcare facility on the southern portion of Block 1 in 2021. The current proposal will complete Block 1. All of the surrounding infrastructure is currently in place.

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:

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

A childcare facility is allowed as a limited use in a Traditional Neighborhood Development and is subject to the following standards outlined in ULDC 404.31 *Adult or child care centers*:

- (1) Licensing. An adult day care center or child care facility shall be licensed in accordance with Florida Statutes.*

The applicant has indicated that this facility will be licensed in accordance with Florida Statutes.

- (2) Vehicle circulation. In addition to the requirements of Chapter 402, Article II, an applicant for a child care center shall provide a vehicular circulation plan showing onsite queuing and circulation based upon the location and number of patrons that utilize the facility.*

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The facility will utilize the currently constructed on-street parking.

- (2) Recreational facilities. Outdoor recreational facilities shall be located in the rear yard for child care centers within residential zoning districts.*

The fenced play area is located to the south of the building. While this is a residential zoning district, it is an approved TND and will not be adjacent to any residential uses.

- (3) Landscaping. In addition to the landscaping requirements of Article IV of Chapter 407, one additional shade tree per 1,000 square feet of outdoor play or activity area shall be installed.*

Two shade trees are provided in the outdoor play area.

- (4) Setbacks from residential. All stationary play equipment, dumpsters, garbage cans or recycling bins, and similar equipment shall be located at least 50 feet from any abutting residential property line and 25 feet from any abutting multi-family residential property.*

There are no adjacent residential properties.

- (5) Hours of operation. Unless otherwise approved as part of a special exception, adult or child care centers within residential areas shall not operate between the hours of 7:00 p.m. and 6:00 a.m.*

The applicant has indicated that typical hours of operation is 6:30 a.m. to 6:00 p.m.

- (7) Parking. Parking areas for adult or child care centers that are located within the single-family residential districts shall be located to the side or rear of the principal building. Parking areas for child care centers located within traditional neighborhood or transit oriented developments must meet all requirements of Chapter 407, Article VII, Traditional Neighborhood and Transit Oriented Developments.*

Parking is provided via existing on-street parking spaces.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation areas associated with Block 1.

OPEN SPACE

Open Space was previously set aside and reviewed with the Final Development Plan for the overall TND.

TREE PRESERVATION

Tree preservation was previously set aside and reviewed with the Final Development Plan for the overall TND.

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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 two stories tall. The minimum allowed in TNDs is one story, and the maximum is four stories for this TND as approved with the Preliminary Development Plan. This building will count toward the required vertical mixed-use requirement per Sec. 407.66(c)(3) *Mix of uses*.

ARCHITECTURE

Sec. 407.68 of the Alachua County Unified Land Development Code (ULDC) provides criteria for the architectural review of all proposed non-residential construction as part of any new development plan in Traditional Neighborhood Developments (TND's). The primary entrance to the structure will be on the north side of the building, which faces Newberry Road. The west façade faces Parker Road while the south façade faces the existing O2B Kids building and is separated from it by what will become an expanded playground area for the school/daycare. The east façade faces an interior access roadway with additional parking on the street as well as future non-residential development (Block 2). The design language of the building is modernist with intersecting pitched roofs (1/12 roof pitch). The primary siding material is struck (for expansion joints) EIFS (exterior stucco) with contrasting Hardie board lap siding used at the north and south entrance areas. The entrance at the north elevation is further accentuated by a metal canopy. The northeast section of the building is two stories in height with office spaces located on the second floor. The primary facades (north and west) exceed the minimum 50% glazing requirement between 3 and 8 feet along the faced while the east exceeds the minimum 30% requirement. Based on the elevations and plans submitted to the Growth Management office, the Newberry Park O2B Kids fulfills all criteria found in 407.68 for building design.

LANDSCAPING AND BUFFERING

Landscaping for the overall TND including street trees and stormwater basins has been previously approved and planted. These plantings met the requirement for 30 percent of the site to have canopy coverage. The only landscaping required for Block 1 is the additional shade trees required in the play area as required by ULDC 404.31 described above.

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

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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.

WATER AND WASTEWATER SERVICES

The development is within the Urban Cluster and was 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.

STORMWATER MANAGEMENT

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

TRANSPORTATION

The developer has entered into a Multi-Modal Transportation Mitigation (MMTM) agreement with Alachua County in order to mitigate the transportation impact of the proposed development. The project will receive a Final Certificate of Level of Service Compliance upon approval of the Final Development 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.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their

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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), an approved final development plan or phase of a development plan shall expire unless a construction, building or other required permit has been issued within 12 months of the date of final approval. Applications for extension of time limit may be processed pursuant to Article 6 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Revised 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 Revised Final Development Plan for Newberry Park TND Block 1 – O2bKids.

CONDITIONS

1. 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.
2. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
3. Prior to the installation of a new permanent irrigation system or substantial modification to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the online Alachua County Irrigation Professional Portal. The irrigation system shall comply with Article II of Part II, Title 7, Chapter 79 of the Alachua County Code.