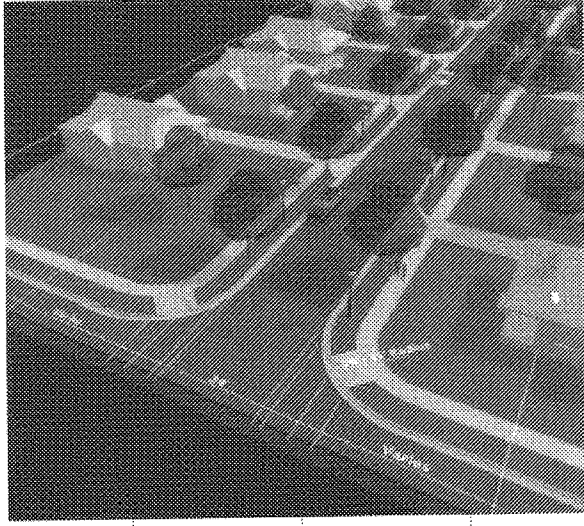
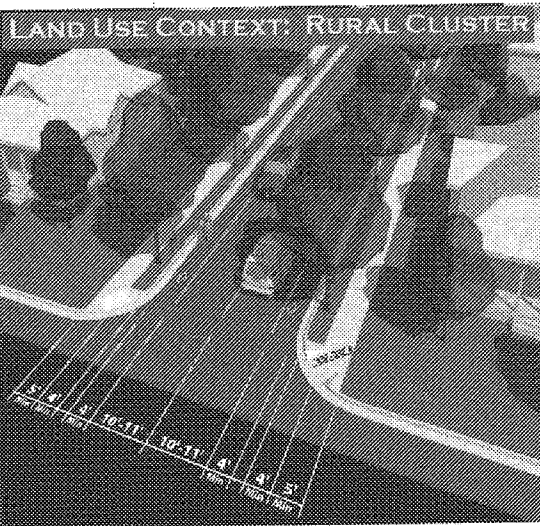




Graphic Representation of Typical Street Sections



Conditions (per ZOM-08-19/Resolution Z-19-8)

1. Preliminary and Final Development Plan approval shall be required by the Development Review Committee. The Development Plan shall be consistent with the zoning master plan reviewed and approved by the Board of County Commissioners and shall address compliance with these conditions and the requirements of Section 403.17 - Planned Development (PD) District in the Land Development Code.
2. The maximum number of residential dwelling units shall be 999.
3. The final location of internal roadways and lot configurations may be adjusted to minimize the impacts to existing flood plains located within the limits of the property.
4. The PD shall be served by publicly owned centralized water and sewer systems. Where feasible, reclaimed water from Gainesville Regional Utilities shall be used for irrigation throughout the development.
5. The applicant shall comply with all federal, state, and local laws, rules, regulations, and ordinances, now and hereafter in force, which may be applicable to the use of the site. Concurrence requirements for parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval. Violation of any of the terms and conditions of this permit shall be grounds for suspension or revocation by the Board of County Commissioners.
6. Ten feet of additional right-of-way (RW) shall be dedicated along the frontage of SW 24th Avenue and SW 122nd Street. The applicant shall provide sketches and legal descriptions of this property to allow for the proper deed preparation or the R/W must be dedicated with the platting of the appropriate phase of the development.
7. The developer shall be responsible for the construction of an eight-foot wide asphaltic concrete, off-street bike path on the south side of SW 24th Avenue and the east of SW 122nd Street across the entire frontage of the property. The applicant shall also be responsible for the construction of an eight-foot wide asphaltic concrete, off-street bike bath on the south side of SW 24th Avenue from the northwest corner of the property to the existing end of the bike path at SW 100th Street. The bike path construction may be phased with the construction of the development but the bike path phasing must be such that the bike path connection is constructed along SW 24th Avenue, or SW 122nd Street to connect from the existing bike path at SW 100th Street to any vehicular access connection to SW 24th Avenue or SW 122nd Street.
8. An exclusive left-turn lane or a roundabout supported by an accepted roundabout justification report must be provided on SW 122nd Street at the primary entrance.
9. An exclusive right-turn taper, or a roundabout supported by an accepted roundabout justification report, must be provided for northbound traffic turning east into the development at the primary entrance on SW 122nd Street. The developer shall be responsible for conducting a speed study to determine if it is necessary to lower the posted speed on this section of SW 122nd Street as the Oakmont project begins to develop.
10. An exclusive left-turn lane, or a roundabout, must be provided on SW 24th Avenue at the primary entrance.
11. Both primary entrances must be designed to provide one ingress and two egress lanes (exclusive right- and left-turn lanes). Single ingress and egress lanes may be provided if shown as warranted in an accepted roundabout justification report.
12. The master plan must be revised to show a minor-access connection to SW 27th Avenue which is currently stubbed out of the west side of the Billmore, Phase 2 development and at least two stub-out connections to the undeveloped properties south of this site.
13. The developer shall be responsible for the addition of a southbound left-turn lane at the SW 122nd Street approach to SW 24th Avenue.
14. Certificates for Level of Service Compliance be limited to ten years for the entire buildout and limited per phase in accordance with detailed traffic studies that show growth rates on the affected roadway segments. At the end of each phase, a trip generation audit be performed to validate the traffic study's findings and assumptions.
15. The developer shall construct a five (5) acre athletic field facility that will be accessible to the public and will be located within the subject site as depicted on the zoning master plan. The developer will convey this facility to the county upon the county's request.
16. The developer shall convey by warranty deed a twenty (20) acre parcel as depicted on the zoning master plan to the School Board of Alachua County to be used only for the construction of a public elementary school.
17. The developer shall notify all contractors and subcontractors involved in construction on this site that construction truck traffic shall be prohibited on SW 91st Street from SW 24th Avenue to Newberry Road.
18. The emergency ingress/egress, pedestrian/bicycle ingress/egress and vehicular egress on southwest 122nd street shall be provided prior to development of more than 250 total units within the development.
19. The primary access on Southwest 122nd Street shall receive a certificate of completion prior to the recording of the plat that contains the 500th unit.
20. The emergency ingress/egress and pedestrian/bicycle ingress/egress located on southwest 24th avenue shall be provided when the adjacent residential area is developed.
21. All other external vehicular connections will be provided when the adjacent portions of the planned development are approved.
22. At the option of the Oakmont developer, roadway improvements specifically required in Conditions 10 & 11 for the primary SW 24th Avenue entrance may be substituted for an appropriately designed and justified roundabout. A roundabout justification study shall be performed and submitted to county staff at the time of development plan review and in accordance with Florida Department of Transportation (FDOT) manual on Uniform Traffic Studies (MUTS).
23. The developer shall be responsible for the acquisition of any additional right-of-way (R/W) along the frontage of SW 24th Avenue or SW 122nd Street necessary for the installation of any roundabouts. The applicant shall provide sketches and legal descriptions of this property to allow for the proper deed preparation or the R/W must be dedicated with the platting of the appropriate phase of the development.
24. Builders shall be permitted to provide model homes within the PD consistent with ULDC Section 404.26 with the following exceptions: a maximum of 10 model homes may be provided at any time within the PD and model homes may be provided within the PD until such time as all residential units have been constructed.
25. Temporary community uses and events such as: block parties, concerts, fundraisers, farmer's markets, seasonal festivals, holiday celebrations, art shows, homeowners association events or other related activities and events shall be permitted in the amenity center and amphitheater areas of the PD. These temporary events may include private road closures. Public road closures are subject to approval by the Alachua County Public Works Department. Any residents impacted by road closures shall be notified a minimum of 2 weeks prior to the date of the event. No temporary event shall occur prior to 6 a.m. (including set up time) of later than 11:30 p.m. (including take down time). All signage for temporary events shall comply with Chapter 407, Article 3 (signs) of the Unified Land Development Code. Community events may not infringe on single family residential lots.

DEVELOPMENT SPECIFICATIONS

| DEVELOPMENT SPECIFICATIONS | | | | |
|--|-------------------------|---|-------------|--------------------|
| 1. THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA ARE NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL THE LAND USE BOUNDARIES DURING DEVELOPMENT REVIEW. | | | | |
| 2. THE CONFIGURATION OF ROADWAYS IS NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS TO THE PLACEMENT AND CONFIGURATION OF ROADS WHEN REQUESTED BY THE DEVELOPER IN ORDER TO ACHIEVE A MODIFIED DEVELOPMENT PLAN. POINTS OF INGRESS/EGRESS ARE SCHEMATIC AND EXACT LOCATIONS WILL BE DETERMINED DURING DEVELOPMENT PLAN REVIEW. | | | | |
| 3. ALLOWABLE LAND USE DATA | | | | |
| LAND USE CLASSIFICATION | ZONING MASTER PLAN AREA | ALLOWABLE USE | NET ACREAGE | PERCENTAGE OF SITE |
| SINGLE-FAMILY (1 DWELLING UNIT PER BUILDING) | A | DETACHED SINGLE-FAMILY | 66 | 11.9 |
| | B | | 36 | 6.5 |
| | C | | 112 | 20.1 |
| | D | | 44 | 7.9 |
| | E | | 34 | 6.1 |
| COMMON OPEN SPACE | -- | OPEN SPACE AND STORMWATER MANAGEMENT FACILITIES | 157 | 28.3 |
| ELEMENTARY SCHOOL SET ASIDE | -- | ELEMENTARY SCHOOL | 20 | 3.6 |
| RIGHT-OF-WAY | -- | RIGHT-OF-WAY | 43 | 7.7 |

- NOTES:
- ALL AREAS MAY CONTAIN STORMWATER MANAGEMENT FACILITIES AND PUBLIC USE FACILITIES.
- COMMON AREAS MAY CONTAIN THE FOLLOWING SUBCLASSIFICATIONS OF OPEN SPACE TYPE USES:
 - A. ACTIVE RECREATION FACILITIES - FIELDS, COURTS, POOLS, FITNESS, AMENITY CENTER, SIMILAR USES
 - B. PASSIVE RECREATION FACILITIES - TRAILS, PATHS, EXHIBITS, SIMILAR USES
 - C. PUBLIC USE FACILITIES - GATHERING PLACES, COMMUNITY PARKS, AMPHITHEATER, SIMILAR USES
 - D. NATURAL AREAS INCLUDING INSTALLED AND PRESERVED LANDSCAPED OPEN SPACE
 - E. BICYCLE AND PEDESTRIAN PATHWAYS
 - F. LANDSCAPING, FENCES, WALLS, BERMS, AND BUFFERS IN AREAS MAINTAINED BY HOMEOWNERS ASSOCIATION
- FIGURES FOR ACREAGE AND RELATIVE PERCENTAGES ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER. A MORE DETAILED BREAKDOWN, INCLUDING RIGHT-OF-WAY CALCULATION, WILL BE PROVIDED DURING DEVELOPMENT PLAN REVIEW.
- THE TERM COMMON OPEN SPACE IS USED TO MEET THE STANDARDS SET FORTH BY ULDC CHAPTER 407, ARTICLE 5.

| LAND USE CLASSIFICATIONS & MINIMUM REQUIREMENTS | | | | | |
|---|-------------------------|-------------------------|---------------------|---------------------|---|
| LAND USE CLASSIFICATION | ZONING MASTER PLAN AREA | MIN. LOT AREA (SQ. FT.) | MIN. LOT WIDTH (FT) | MIN. LOT DEPTH (FT) | MAXIMUM BUILDING HEIGHT (FT) |
| SINGLE-FAMILY | A | 43,500 | 150' | 290' | 35' |
| | B | 7,800 | 65' | 120' | |
| | C | 7,800 | 65' | 120' | |
| | D | 7,800 | 60' | 130' | |
| | E | 4,000 | 40' | 100' | |
| RECREATION/ AMENITY CENTER | COMMON OPEN SPACE | N/A | N/A | N/A | 35', ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 25' ABOVE THE ROOF LINE |

- NOTES: 1. LOT REQUIREMENTS ARE MINIMUMS AND MAY BE EXCEEDED IN ALL LAND USE CLASSIFICATIONS.
2. LOT SIZE MAY VARY UP TO ±20% TO ACCOMMODATE ROAD CURVATURE AND TOPOGRAPHIC CONSTRAINTS.

MINIMUM SETBACK REQUIREMENTS

| LAND USE CLASSIFICATION | REAR LOT LINE | SURROUNDING PROPERTY LINES | SIDE LOT LINE | FRONT LOT LINE | RIGHT-OF-WAY LINES | OTHER PROPOSED BUILDINGS | PRESERVATION / CONSERVATION AREAS |
|-------------------------|---------------|----------------------------|---------------|----------------|--------------------|--------------------------|-----------------------------------|
| SINGLE-FAMILY | 10' | N/A | 0' | 5' | 5' | N/A | N/A |
| ACCESSORY BUILDING | 5' | N/A | 5' | 5' | 5' | N/A | N/A |

NOTE: SINGLE-FAMILY HOMES SHALL MEET THE MINIMUM FIRE SEPARATION DISTANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE

STREET STANDARDS

| STREET TYPE | MIN. R/W WIDTH | MIN. CARTWAY WIDTH | MIN. VEHICLE LANE WIDTH | CURB & GUTTER REQUIRED | SIDEWALK REQUIRED | MIN S/W WIDTH | SHADE TREES REQUIRED | ON-STREET PARKING ALLOWED | BIKE LANES ALLOWED | MIN. BIKE LANE WIDTH |
|--------------|----------------|--------------------|-------------------------|------------------------|-------------------|---------------|----------------------|---------------------------|--------------------|----------------------|
| COLLECTOR | 50' | 20' | 10' | YES | YES | 5' | YES | NO | YES | 4' |
| NEIGHBORHOOD | 36' | 16' | N/A | YES | YES | 5' | YES | YES | NO | N/A |

GENERALIZED PHASING SCHEDULE

| PHASE | PHASE COMPONENTS | UNITS | COMPLETION BY |
|-------|------------------|-----------|---------------|
| 1 | A/B/C/D/E | 999 UNITS | AUGUST 2024 |

- LANDSCAPE BUFFERS WILL CONSIST OF A COMBINATION OF HEDGES AND SHRUBS WHERE EXISTING VEGETATION WOULD NOT SUFFICE. THE SPECIFIC FLORAL COMPOSITION OF THE LANDSCAPE ELEMENTS WILL BE CONSISTENT WITH CHAPTER 407, ARTICLE 4 OF THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE. BUFFERS MAY INCLUDE ORNAMENTAL WALLS AND/OR FENCES.
- SMF DESIGN WILL ENSURE CONFORMANCE WITH CHAPTER 407 STORMWATER MANAGEMENT REQUIREMENTS OF ALACHUA COUNTY'S UNIFIED LAND DEVELOPMENT CODE. FURTHERMORE, THE DEVELOPMENT'S DESIGN WILL TAKE THE 100-YEAR CRITICAL DURATION RAINFALL DEPTH INTO CONSIDERATION. WATER QUANTITY TREATMENT WILL MAINTAIN POST-DEVELOPED RATES OF DISCHARGE TO PRE-DEVELOPMENT RATES AND VOLUME OF DISCHARGE FOR THE 100-YEAR DESIGN STORM EVENT. THE PROPOSED SMF'S ARE DESIGNED TO PERCOLATE THE REQUIRED WATER QUALITY TREATMENT VOLUME WITHIN 72 HOURS AFTER THE STORM EVENT.
- A HOMEOWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT (CDD) WILL BE CREATED TO MAINTAIN AND MANAGE COMMON AND OPEN SPACE AREAS.
- NO OTHER DEVELOPMENT COMMITMENTS EXIST THAT WOULD AFFECT THE AUTHORITY OF THE PLANNED DEVELOPMENT REZONING APPLICATION BEING SUBMITTED HEREIN.
- TWO STUB-OUT CONNECTIONS WILL BE LOCATED ALONG THE SOUTHERN BOUNDARY OF THE OAKMONT SITE AND DEDICATED TO THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT. THE SPECIFIC LOCATION OF THE CONNECTION POINTS WILL BE DETERMINED DURING DEVELOPMENT REVIEW COMMITTEE APPROVAL OF THE FINAL DEVELOPMENT PLAN BASED ON A REVIEW OF THE NATURAL CHARACTERISTICS AND KARST FEATURES OF THE PROPERTY TO THE SOUTH.
- THE EMERGENCY INGRESS/EGRESS POINTS ON SOUTHWEST 24TH AVENUE AND SW 122ND STREET WILL BE A MINIMUM 14 FEET OF CLEAR WIDTH, PROVIDE A PAVED PATH, AND MAY BE GATED AND LOCKED IN ACCORDANCE WITH ACCEPTED PRACTICE OF THE ALACHUA COUNTY FIRE RESCUE DEPARTMENT. ON SOUTHWEST 24TH AVENUE, A PEDESTRIAN/BICYCLE ACCESS TO EXISTING EXTERNAL PUBLIC FACILITIES SHALL BE PROVIDED ALONG WITH THE EMERGENCY INGRESS/EGRESS. ON SOUTHWEST 122ND AVENUE, A VEHICULAR EGRESS AND PEDESTRIAN/BICYCLE INGRESS/EGRESS SHALL BE PROVIDED ALONG WITH THE EMERGENCY INGRESS/EGRESS.

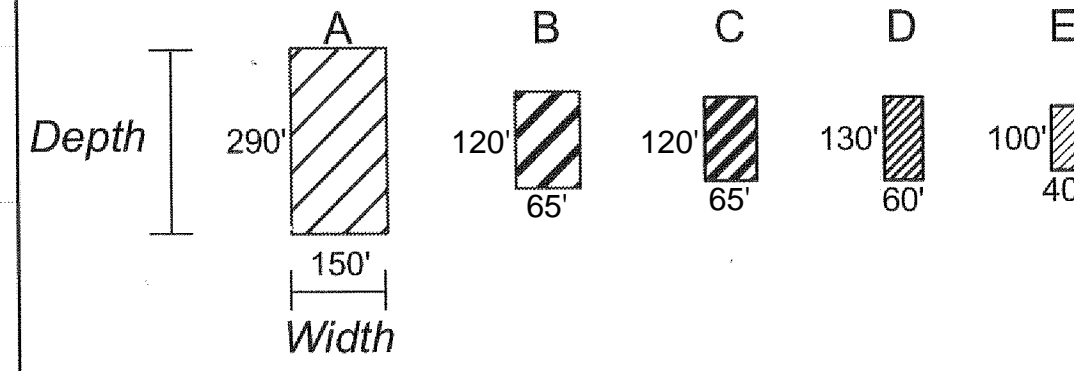
Alachua County
Planned Development
Zoning Master Plan

Application #: _____
Resolution #: _____
BOCC Approval Date: _____
Initials: _____ Date: _____

Growth Management: _____
Public Works: _____
Environmental: _____

Minor Changes: _____
Description: _____ Date: _____

Graphical Representation of Typical Lot



Legend

- Project Site
 - Alachua County Tax Parcels
 - LandScape Buffer
 - Right of Way
 - Common Open Space
 - Elementary School Set Aside
- ### Residential
- A - 150' x 290' min.
 - B - 65' x 120' min.
 - C - 65' x 120' min.
 - D - 60' x 130' min.
 - E - 40' x 100' min.
 - Mixed D & E

