



Alachua County Development Review Committee Staff Report

Project Number: 2021100403

Final Development Plan and Plat for Oakmont PD Phase 5A and 5B

SUBJECT: Oakmont PD Phase 5A and 5B

DESCRIPTION: 178 lot residential subdivision with associated infrastructure

AGENT/APPLICANT: Causseaux, Hewett, and Walpole, Inc.

PROPERTY OWNER: CC Oakmont, LLC

PROPERTY DESCRIPTION:

Location	12100 block SW 24 th Avenue
Parcel Numbers	Portion of 04427-000-000
Section/Township/Range	13/10/18
Land Use	Low Density Residential
Zoning	Planned Development
Acreage	65.13

CHRONOLOGY:

ZOM-02-21	06/08/2021
Application Submittal	06/07/2021
Insufficiency Report Sent	06/25/2021
Application Resubmitted	09/07/2021
Insufficiency Report Sent	09/24/2021
Application Resubmitted	10/04/2021
Sufficiency Determination	10/20/2021
Final Development Plan Hearing	11/04/2021

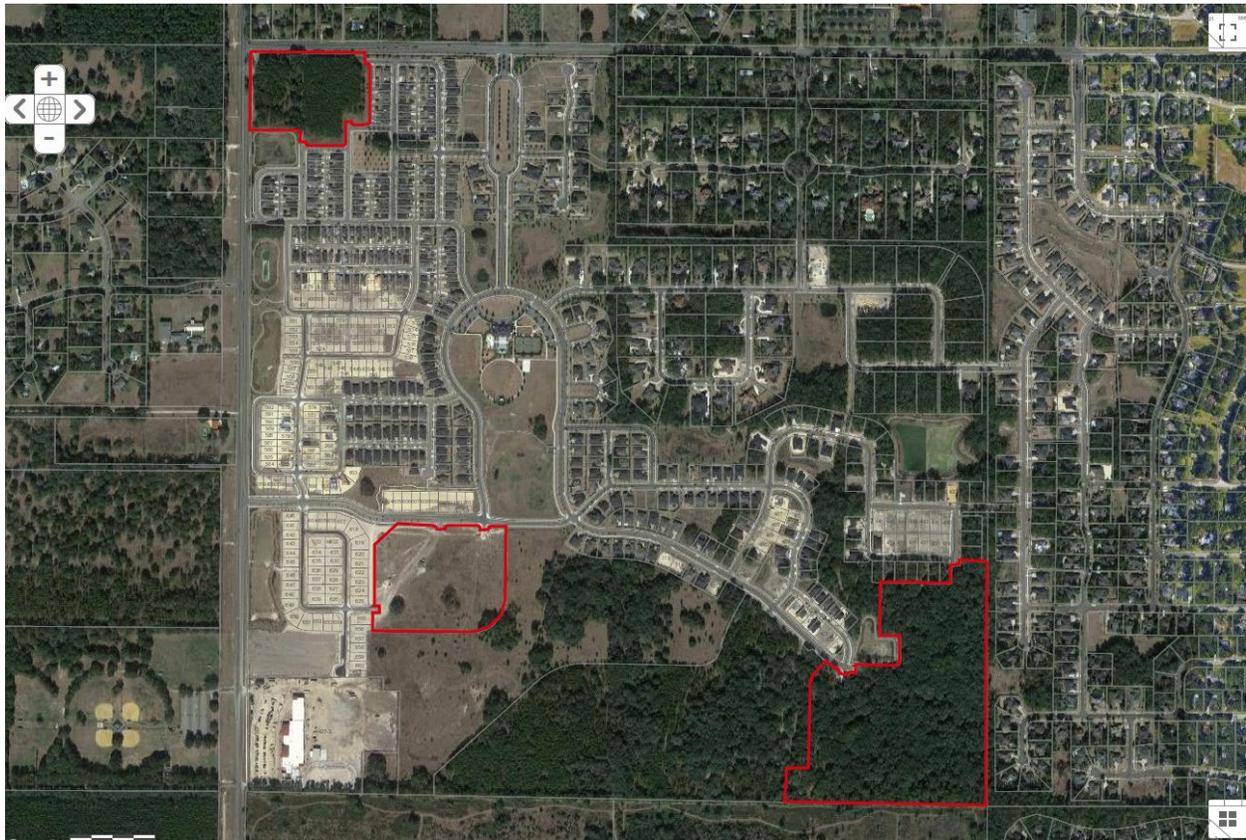
STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan. Staff **recommends the DRC recommend approval of the Plat** to the BoCC.

DRC ACTION: **Approved with conditions the Final Development Plan and recommended the BoCC approve the Plat.**

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DESCRIPTION OF PROPOSED PLAN:

The Preliminary Development Plan for Oakmont Planned Development (PD) was approved by the DRC on August 6, 2015. There have been final development plans for four phases to date. This application is for final approval of Phase 5, which consists of a 5A and a 5B. The phases are in three different areas of the Planned Development and total 178 lots. Phase 5B is in the northwestern corner of the PD, Phase 5A west is to the west of the Gopher Tortoise Preserve, and Phase 5A East is in the southeastern corner of the PD.



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 parcel is within the Low Density Residential Future Land Use designation, which allows for a density range of 1-4 dwelling units per acre. The Oakmont PD was originally approved in 2005 and the most recent PD amendment was approved by the Board of County Commissioners on June 8, 2021 (ZOM-02-21). The PD allows for a

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maximum of 999 units. The Oakmont PD is a total of 556 acres, which provides for a gross residential density of 1.8 dwelling units per acre. The PD is consistent with the future land use designation of the property. Phase 4 was approved with 164 units; Phase 3, Unit 1a was approved with 155 units; Phase 2 was approved with 138 units and 203 units were approved with Phase 1. The 178 units proposed with Phase 5 brings the total to 838 lots on 478.78 acres, which is 1.75 du/acre on the portions developed to date.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The most recent Zoning Master Plan was approved by the Board of County Commissioners on 06/08/2021 (ZOM-02-21; Res Z-21-3). This most recent amendment reduced lot sizes and made a few minor revision to the notes on the ZMP to correct or clarify outdated information. As a planned development, Oakmont must conform to the standards defined by the approved Zoning Master Plan (ZMP) and conditions. The proposed Phase 5 contains 178 residential units which is allowed by the approved phasing table.

The approved ZMP allows for single-family residential uses within several types of “land use classifications” that have defined minimum lot sizes in order to accommodate a range of housing sizes. The proposed final development plan consists of lots within land use area “B”, “E”, “D/E” as shown on the ZMP. The ZMP specifies the dimensions required for each area. Most lots conform to the dimensional requirements. For area “B”, the general lot width should be 65 feet. ULDC 402.89 (c)5 *Minor changes to planned development district approval* allows the DRC to approve changes to lot sizes or dimensions for lots located on the interior of the development. The applicant is proposing that lots 722,726,731,732 have a lot width of 60 feet and lot 834 have a lot width of 63 feet instead of all having the lot width of 60 feet as noted for this land use area on the Zoning Master plan.

The Zoning Master Plan was approved with several conditions. The conditions have all either previously been met, or will be required with future phases.

Staff finds the proposed final development plan to be consistent with the PD zoning and the conditions outlined in the approved Zoning Master Plan.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation areas within this phase of Oakmont PD.

OPEN SPACE

ULDC Section 407.52 - *Minimum open space requirement* requires at least 10 percent

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of the area of any development to be designated as Open Space and delineated on development plans and plats, and the ULDC specifies locations for Open Space. However, for developments with a valid Preliminary Development Plan or Planned Development that identifies Open Space and was approved prior to March 10, 2020, those developments may provide Open Space consistent with the approved Preliminary Development Plan or Planned Development.

The Oakmont PDP was approved in 2015 and is still valid. The proposed Open Space is consistent with the approved Preliminary Development Plan. Phase 5A and 5B is providing 6.97 acres, or 10.70% of secondary open space consisting of community green space and includes buffers and tree preservation areas. The total open space set aside to date, including previous phases, is 138.45 acres, or 28.90% of the PD.

TREE PRESERVATION

ULDC Chapter 406, Article 2 *Trees and Natural Vegetation* requires a minimum of 20% of existing tree canopy to be retained. Phase 5B in the northwest is moderately wooded with regulated trees and Phase 5A East is the southeast is heavily wooded. The Final Development Plan demonstrates that 6.5 acres, or 16% of trees within Phase 5 are preserved. The overall amount for Oakmont PD for phases 1-5 is 43.66 acres, or 22% of trees retained.

ULDC 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 4,675.75 inches. Trees for mitigation by replacement will be planted in the following locations: the proposed basin, common areas as street trees, and one tree on each of the 178 lots. The applicant is also proposing to plant 250 trees within the Gopher Tortoise Conservation Management Area (CMA) as trees for mitigation by replacement. Florida Fish and Wildlife Commission (FWC) manages this area and has agreed in general to the planting of trees in the CMA. A However, a formal plan will still need to be approved for these CMA trees and there is a recommended condition of approval pertaining to this.

There is still a remaining deficit of 3,600.25 inches which will require a fee-in-lieu payment of \$468,032.50 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

SETBACKS AND HEIGHT RESTRICTIONS

The ZMP provides for building setbacks. The development plan and plat identifies setbacks consistent with the approved ZMP.

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LANDSCAPING AND BUFFERING

The ZMP requires a 25-foot-wide landscape buffer along SW 122nd Street and SW 24th Avenue as well as along the perimeter of the site. This is appropriately shown and landscaped on the Final Development Plan for the northwestern portion that fronts Parker Road. The portion 5A East in the southeastern portion of the PD also has the 25-foot-wide buffer and consists of existing trees and vegetation as well as a pedestrian path.

Streets, pedestrian paths, and the proposed stormwater management facility are all appropriately landscaped. The Final Development Plan demonstrates that the area of Phase 5A and 5B will have 38.4 percent canopy coverage in 20 years, meeting the requirement of ULDC 407.41 (n) *Landscape and planting plan objectives*.

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 went into effect 4/1/16. All new irrigation systems installed in unincorporated Alachua County now require County approval prior to installation, which includes a review fee and site plan. All systems will then go through an inspection process. The Alachua County Irrigation Professional Portal has been created to allow irrigation professionals to submit required documents and pay fees entirely online. For those who are not online, required information may be submitted on paper in person at the EPD office at 408 West University Ave in Gainesville, 8:30-5:00 Monday through Friday. For more information about the Landscape Irrigation Efficiency Code and for a list of helpful resources, we encourage you to click [HERE](#). For more information, contact Water Resources staff at 352-264-6800 or at Irrigation@AlachuaCounty.us.

STREET NETWORK STANDARDS

As part of the preliminary development plan, the applicant provided cross-sections that are generally consistent with those of the ULDC. During final development plan the applicant has demonstrated that the cross-sections approved with the preliminary development plan have been appropriately implemented. The streets are continuations of streets within previous phases.

The pedestrian network in this phase of the Oakmont development meets the requirements of Section 407.142 *Minimum design and construction standards for pedestrian networks*. The pedestrian network has a connected block pattern with intersection at least every 600 feet.

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Street types are appropriate for this type of subdivision and for the projected traffic numbers that the streets will accommodate. All of the streets and sidewalks are designed to County standards. The street network as proposed is consistent with the approved zoning master plan conditions, specifications and typical street cross-sections.

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. Utility plans demonstrate that this project will be served by potable water and sanitary sewer.

STORMWATER MANAGEMENT

One new stormwater management facility is proposed within the southeastern phase (Phase 5A East). The basin meets the requirements of Chapter 407 Article 9 *Stormwater Management*. The other phases will be accommodated by existing stormwater management facilities.

TRANSPORTATION

The applicant has previously entered into a Multi-modal Transportation Mitigation agreement with the Board of County Commissioners. That agreement was for the whole of the Oakmont Planned Development and still applies to this phase of development. Therefore, the development will mitigate its impacts on the County's transportation network through the payment of MMTM.

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.

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). The capacity determination for Phase 5a and 5b dated June 11, 2021, is based on findings that this project will require 26 elementary school student stations in the Southwest Alachua SCSA, 12 middle school student stations in the Kanapaha SCSA, and 15 high school student stations in the High Buchholz SCSA.

ADEQUACY OF SCHOOLS

The School Board in accordance with their Policy 5120-Assignment Within District will

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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.

PLAT REQUIREMENTS

The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapter 402 Article 12 of the Unified Land Development Code of Alachua County.

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 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 Final Development Plan to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code, and the approved Zoning Master Plan for ZOM-02-21 and Resolution Z-21-3

Staff recommends **approval with conditions of the Final Development Plan** for Oakmont Phase 5A and 5B

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Staff recommends the **DRC recommend approval of the Plat to the BoCC** for Oakmont Phase 5A and 5B.

DRC ACTION AND RECOMMENDATION

The DRC approved the Final Development Plan and recommended approval of the Plat to the BoCC

CONDITIONS

1. A separate Administrative Development Plan is required to be reviewed and approved for the 250 trees to be planted within the Gopher Tortoise Preserve as referenced on sheet LS-6 of the Final Development Plan set.
2. Prior to issuance of Construction Permit, pay tree mitigation fee of \$468,032.50 to Alachua County Parks and Conservation Lands, via the Growth Management Department, or provide revised plan demonstrating compliance with tree mitigation requirements.
3. There is a scattered population of gopher tortoises within the project area. Development activities cannot commence until the applicant has satisfied all applicable state regulations regarding gopher tortoises, a listed species (§125.022(5) F.S.). Provide EPD with copies of relocation reports (§406.28, ULDC).
4. Each lot shall be inspected for gopher tortoises prior to issuance of a building permit. If active burrows are found, the environmental consultant shall provide EPD documentation of relocation prior to issuance of the building permit.
5. A note will be added on the building permits for lots 739-755 abutting the Conservation Management Area (CMA) that no impervious area runoff, including roof runoff, shall be directed towards the CMA. Similarly, lots 769 and 770 abutting the sinkhole depression within open space shall be sloped away from the feature with no runoff discharged into the feature (including roof runoff).
6. As a condition of DRC approval, home construction on lots 729, 751, 752, 769, 770, 836 and 838 shall be preceded by excavation, soils remediation, compaction, testing and possible further actions based upon recommendations as stated in each lot specific Geotechnical Report provided by GSE Engineering, dated August 2021, provided for each specific lot.
7. The FEMA LOMR is required prior to recording of the Phase 5A Plat.
8. The applicant shall obtain all required state and federal permits prior to

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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.

9. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.

10. 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.