

## **RESOLUTION Z-19-8**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, FOR A MINOR AMENDMENT TO THE OAKMONT PLANNED DEVELOPMENT WITH A FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (1 TO 4 DWELLING UNITS/ACRE) ON TAX PARCEL NUMBER 04427-000-000, ON APPROXIMATELY 534 ACRES LOCATED AT 3289 SW 122<sup>ND</sup> STREET.*

WHEREAS, Zoning Application ZOM-08-19, a request for a minor amendment to the Oakmont Planned Development has been duly filed and was considered by the Alachua County Board of County Commissioners at its regular meeting of September 10, 2019;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOM-08-19, a request by CHW, Inc., agent for CC Oakmont, LLC, owners, for a minor amendment to the Oakmont Planned Development, located at 3289 SW 122<sup>nd</sup> Street on Tax Parcel Number 04427-000-000, as summarized in the attached exhibit, is hereby approved with the following conditions and bases:

## **Conditions**

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. Concurrency 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 (R/W) shall be dedicated along the frontage of SW 24<sup>th</sup> Avenue and SW 122<sup>nd</sup> 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 24<sup>th</sup> Avenue and the east of SW 122<sup>nd</sup> 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 24<sup>th</sup> Avenue from the northwest corner of the property to the existing end of the bike path at SW 100<sup>th</sup> 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 24<sup>th</sup> Avenue, or SW 122<sup>nd</sup> Street to connect from the existing bike path at SW 100<sup>th</sup> Street to any vehicular access connection to SW 24<sup>th</sup> Avenue or SW 122<sup>nd</sup> Street.
8. An exclusive left-turn lane or a roundabout supported by an accepted roundabout justification report must be provided on SW 122<sup>nd</sup> 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 122<sup>nd</sup> 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 122<sup>nd</sup> Street as the Oakmont project begins to develop.
10. An exclusive left-turn lane, or a roundabout, must be provided on SW 24<sup>th</sup> 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 27<sup>th</sup> Avenue which is currently stubbed out of the west side of the Biltmore, 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 122<sup>nd</sup> Street approach to SW 24<sup>th</sup> 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 91<sup>st</sup> Street from SW 24<sup>th</sup> Avenue to Newberry Road.

18. The emergency ingress/egress, pedestrian/bicycle ingress/egress and vehicular egress on southwest 122<sup>nd</sup> street shall be provided prior to development of more than 250 total units within the development.

19. The primary access on ~~southwest~~ Southwest 122<sup>nd</sup> ~~street~~ Street shall be

~~provided~~receive a certificate of completion prior to ~~development approval~~the  
recording of the plat that contains the ~~of more than 500<sup>th</sup> total units within the~~  
~~development.~~

20. The emergency ingress/egress and pedestrian/bicycle ingress/egress located on southwest 24<sup>th</sup> 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 24<sup>th</sup> 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 24<sup>th</sup> Avenue or SW 122<sup>nd</sup> 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

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 amphitheatre 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) or 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.

## **Bases**

- 1. Section 402.89(a) of the Unified Land Development Code** states that an amendment to a planned development *“shall be considered minor where it will not cause an expansion to the existing use or additional impacts to surrounding properties, natural resources, or public infrastructure.”*

The proposed amendment to the Oakmont PD is related to the timing of required road access construction and will not cause an expansion to the existing use or additional impacts to surrounding properties, natural resources or public infrastructure.

- 2. Policy 1.4.1.3 of the Future Land Use Element** states: *“Planned developments, subdivisions, traditional neighborhood developments and transit oriented developments designed for phasing shall embody proper access, circulation, drainage, open space and utilities for each phase to ensure viability at all stages of development”.*

The Oakmont PD is a 999 unit residential development with multiple phases.

The upcoming phase will exceed the 500<sup>th</sup> unit, which will trigger the construction of the access road to SW 122<sup>nd</sup> St. The proposed amendment keeps this requirement in place; however, as worded, it grants the developer the ability to construct the road concurrent with the approval of the upcoming phase rather than being required to build the road completely prior to starting the approval



process for the next phase.

- 3. Policy 7.1.7 of the Future Land Use Element** specifically describes the development of parcel 04427-000-000. The proposed minor PD amendment is consistent with the requirements found in this policy, viz. that an overall development plan has been submitted for development within the (formerly) 480 acres comprising this parcel; that all development be connected to centralized sanitary sewer and potable water supply; and that the parcel be developed at an average density of not more than two (2) dwelling units/acre.

DULY ADOPTED in regular session this 10<sup>th</sup> day in September, A.D., 2019.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_

Charles S. Chestnut, IV, Chair

ATTEST:

\_\_\_\_\_

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

\_\_\_\_\_

(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS

 \_\_\_\_\_

Department of Growth Management

Authorized Designee

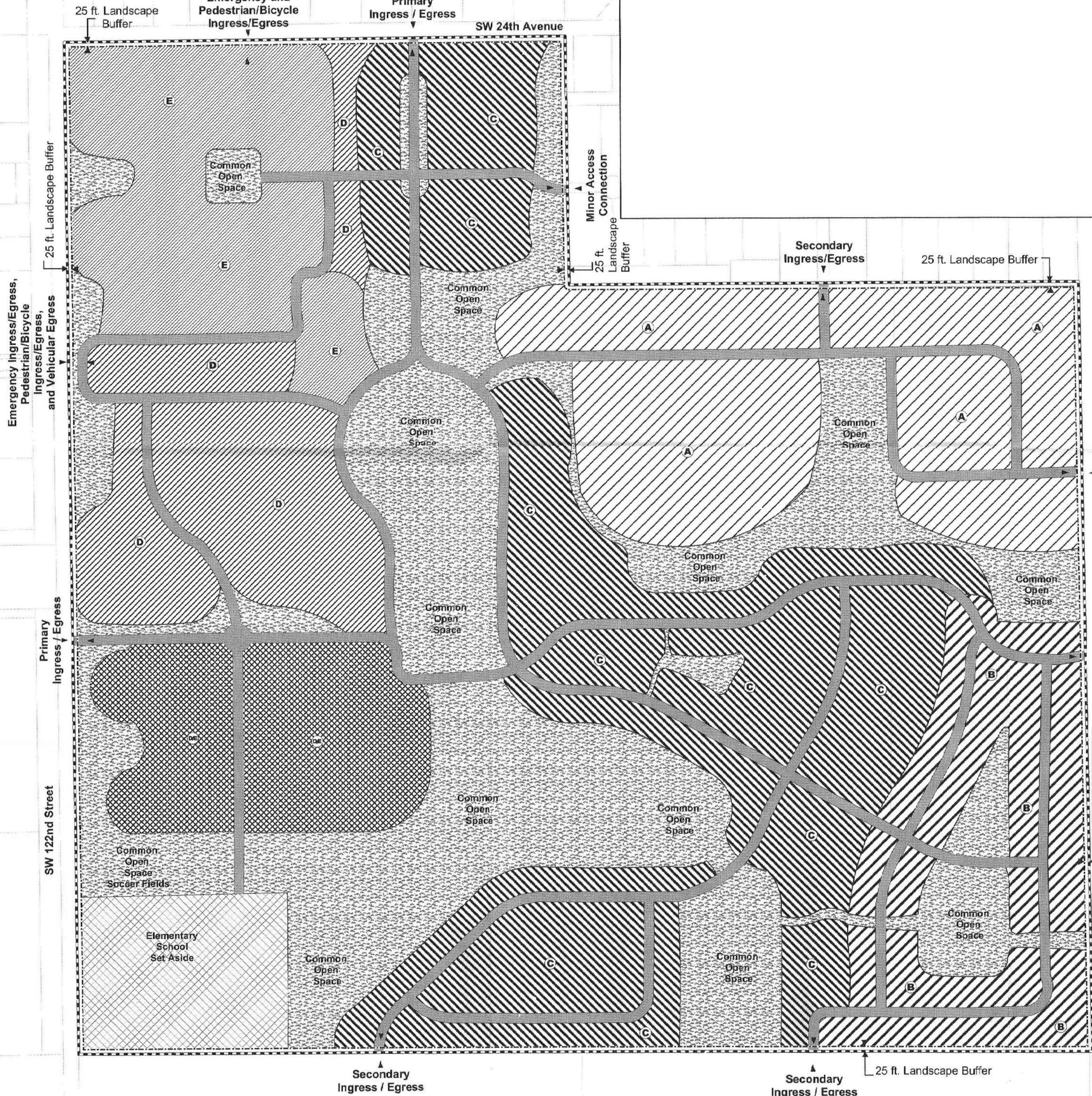
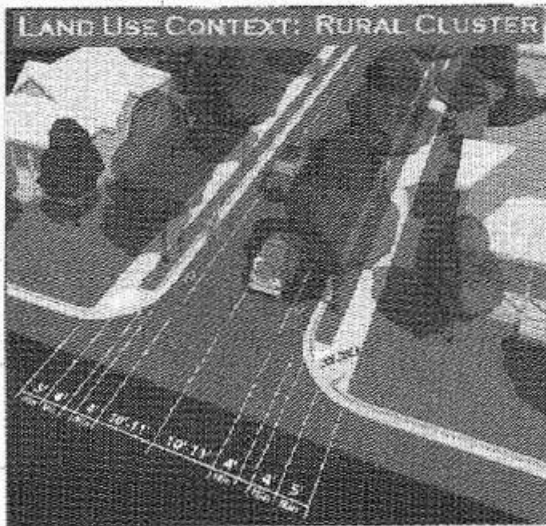
## **EXHIBIT A**

All of Section Thirteen (13), Township Ten (10) South, Range Eighteen (18) East, less the North one-half (N ½) of the Northeast one-quarter (1/4) of said section and less road right-of-way.

**Figure 1: Image of Legal Description**



Graphic Representation of Typical Street Sections



DEVELOPMENT SPECIFICATIONS

- 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, SO LONG AS THE TOTAL CUMULATIVE ALLOCATION OF USES AMONG THE VARIOUS LAND USE AREAS REMAINS WITHIN THE APPROVED TOTAL ACREAGE INDICATED HEREIN.
- 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.
- NO EXISTING OR PROPOSED CONSERVATION OR PRESERVATION AREAS ARE LOCATED ON THE PROPOSED SITE. THE LARGE COMMON OPEN SPACE IN THE SOUTH CENTRAL PORTION OF THE SITE MAY BE CONFIGURED FOR COMMON OPEN SPACE SPECIES AND STORMWATER FACILITIES.

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	6.3
	C		112	20.1
	D		44	7.9
	D/E		34	6.1
COMMON OPEN SPACE	-	OPEN SPACE AND STORMWATER MANAGEMENT FACILITIES	157	28.3
			20	3.6
ELEMENTARY SCHOOL SET ASIDE RIGHT-OF-WAY	-	ELEMENTARY SCHOOL 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 UDC CHAPTER 406, ARTICLE 5. IN ADDITION, THE REQUIREMENTS SET FORTH BY AMENDMENTS TO THE COMPREHENSIVE PLAN (ADOPTED APRIL 2002) FOR COMMUNITY GREEN SPACE (POLICY 2.1.12) AND PREVIOUS OPEN SPACE (POLICY 5.2.2) ARE ALSO MET.
- OPEN SPACE AREAS MAY INCLUDE DEVELOPED AND RESOURCE-BASED RECREATION, COMMON OPEN SPACE, NATURAL AREAS, AND BICYCLE AND PEDESTRIAN PATHWAYS, THE SPECIFIC LOCATION OF WHICH CANNOT BE FINALIZED UNTIL A DETAILED SITE PLAN IS COMPLETED.
- POINTS OF INGRESS/EGRESS ARE SCHEMATIC AND EXACT LOCATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.

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
SINGLE-FAMILY	A	43,500	150'	290'	35'
	B	15,000	100'	150'	
	C	10,400	80'	130'	
	D	7,800	60'	100'	
	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

MINIMUM SETBACK REQUIREMENTS

LAND USE	REAR LOT LINE	SURROUNDING PROPERTY LINES	SIDE LOT LINE	FRONT LOT LINE	RIGHT-OF-WAY LINES	OTHER RESIDENTIAL 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

STREET STANDARDS

STREET TYPE	MIN. R/W WIDTH	MIN. C/W 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	NO	NO	N/A

GENERALIZED PHASING SCHEDULE

PHASE	PHASE COMPONENTS	UNITS	COMPLETION BY
1	A/B/C/D/E	999 Units	August 2024

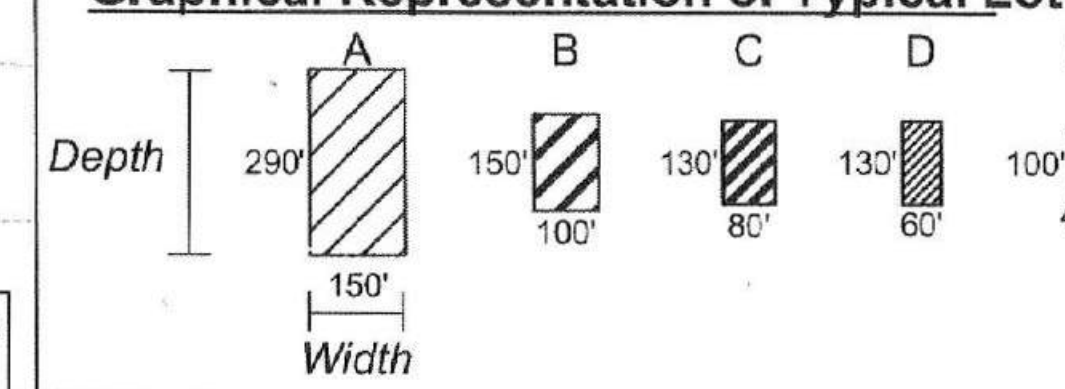
- LANDSCAPE BUFFERS WILL CONSIST OF A COMBINATION OF HEDGES AND SHRUBS WHERE EXISTING VEGETATION WOULD NOT SUFFICE. THE SPECIFIC FLORAL COMPOSITION OF THE LANDSCAPE ELEMENTS WILL BE CONSISTENT WITH CHAPTER 406 OF THE ALACHUA COUNTY LAND DEVELOPMENT CODE. BUFFERS MAY INCLUDE ORNAMENTAL WALLS AND/OR FENCES.
- 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 10-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 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 12<sup>TH</sup> AVENUE AND SW 122<sup>ND</sup> 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 24<sup>TH</sup> AVENUE, A PEDESTRIAN/BICYCLE ACCESS TO EXISTING EXTERNAL PUBLIC FACILITIES SHALL BE PROVIDED ALONG WITH THE EMERGENCY INGRESS/EGRESS. ON SOUTHWEST 122<sup>ND</sup> 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 \_\_\_\_\_

Graphic Representation of Typical Lot



Legend

- Project Site
- Alachua County Tax Parcels
- Landscaped Buffer
- Right of Way
- Common Open Space
- Elementary School Set Aside

Residential

- A - 150' x 290' min.
- B - 100' x 150' min.
- C - 80' x 130' min.
- D - 60' x 130' min.
- E - 40' x 100' min.
- Mixed D & E

