



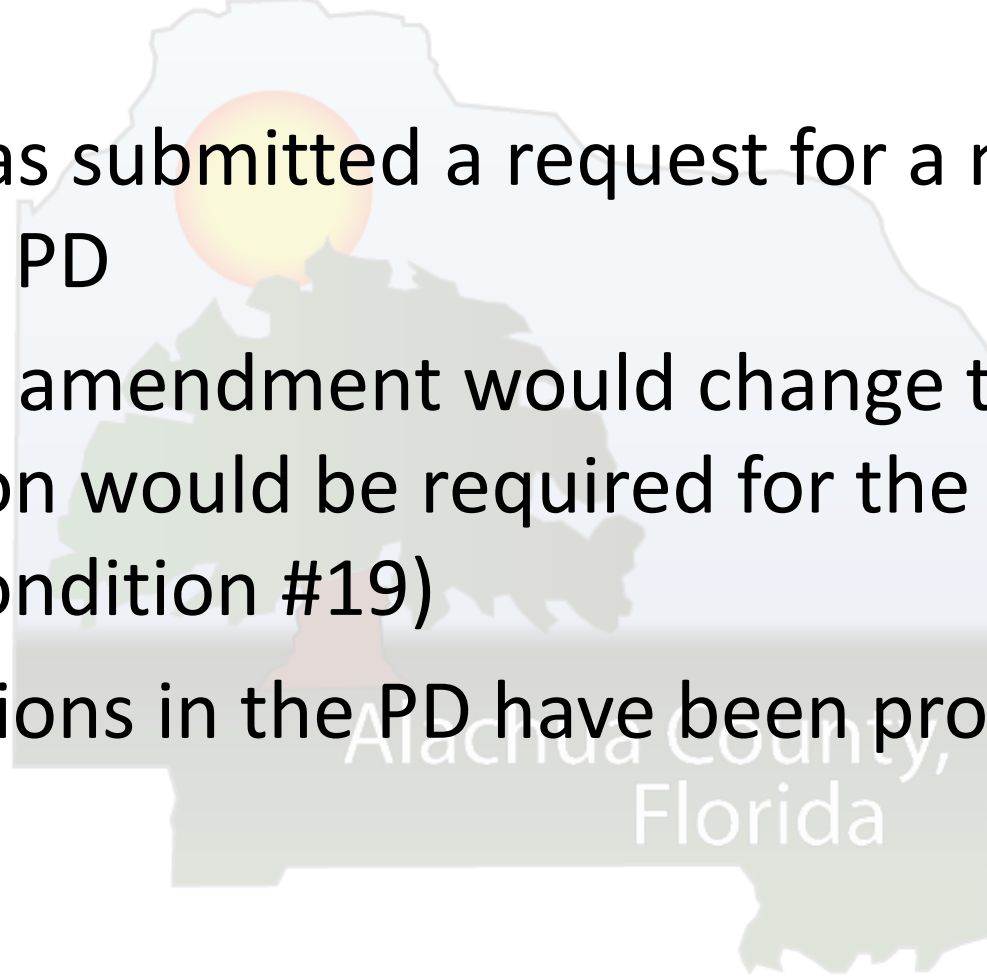
# **ZOM-08-19**

## **Minor Amendment to the Oakmont Planned Development**

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Alachua County Growth Management

# Applicant request

- The applicant has submitted a request for a minor amendment to the Oakmont PD
- If approved, the amendment would change the timing of when road construction would be required for the primary access on SW 122<sup>nd</sup> St. (Condition #19)
- No other conditions in the PD have been proposed to be amended



# Background

- Oakmont PD approved for 999 single-family units
- So far 496 units have been approved
- Condition #19 states that access to SW 122<sup>nd</sup> St. shall be constructed prior to development approval of more than 500 units









**SITE**

**Future access road**

**Aerial Image**





Low Density

Rural/Ag

Low Density

Institutional

Institutional

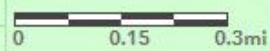
SITE

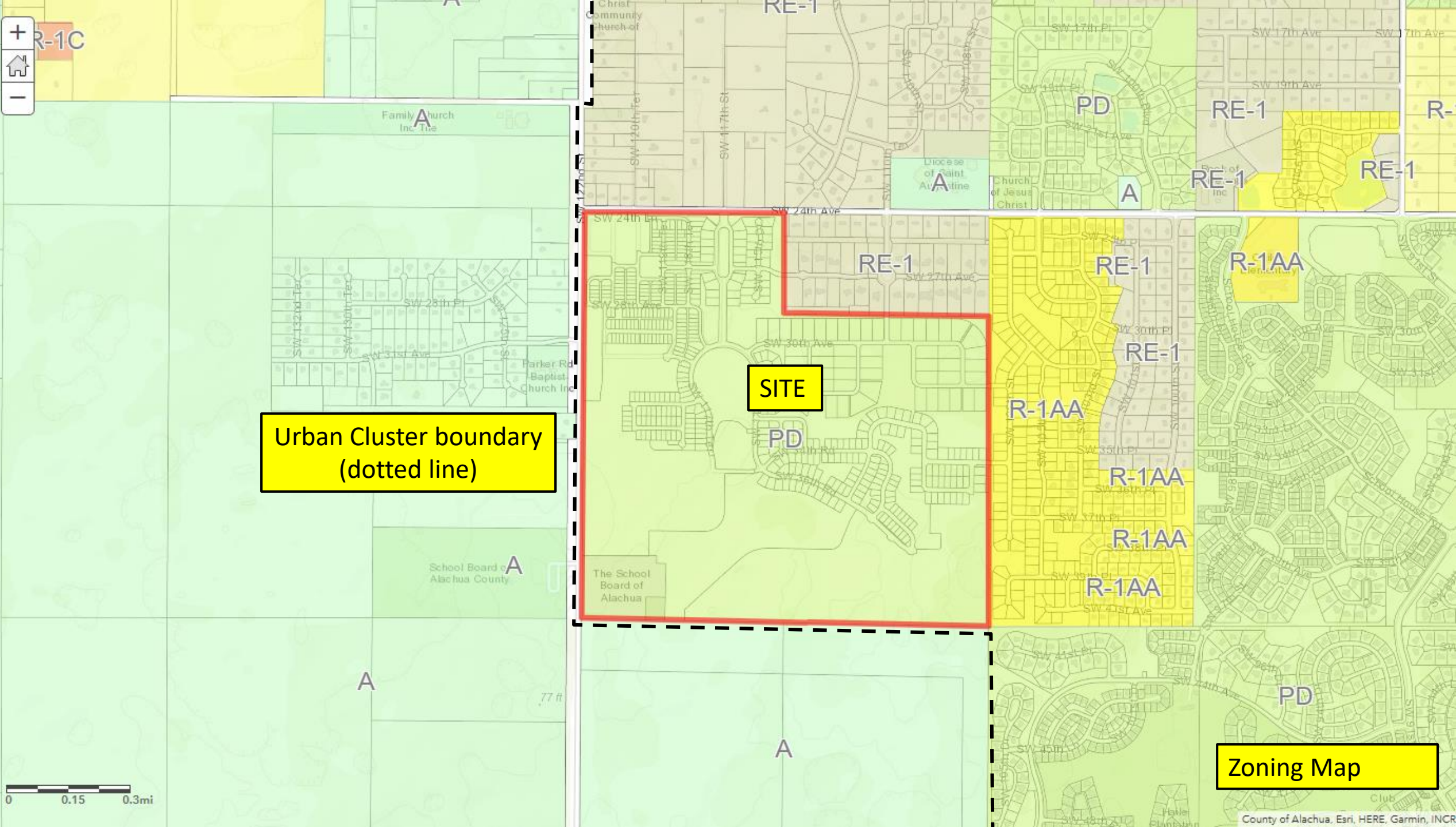
Low Density

Low Density

Rural/Ag

Future Land Use Map





Urban Cluster boundary  
(dotted line)

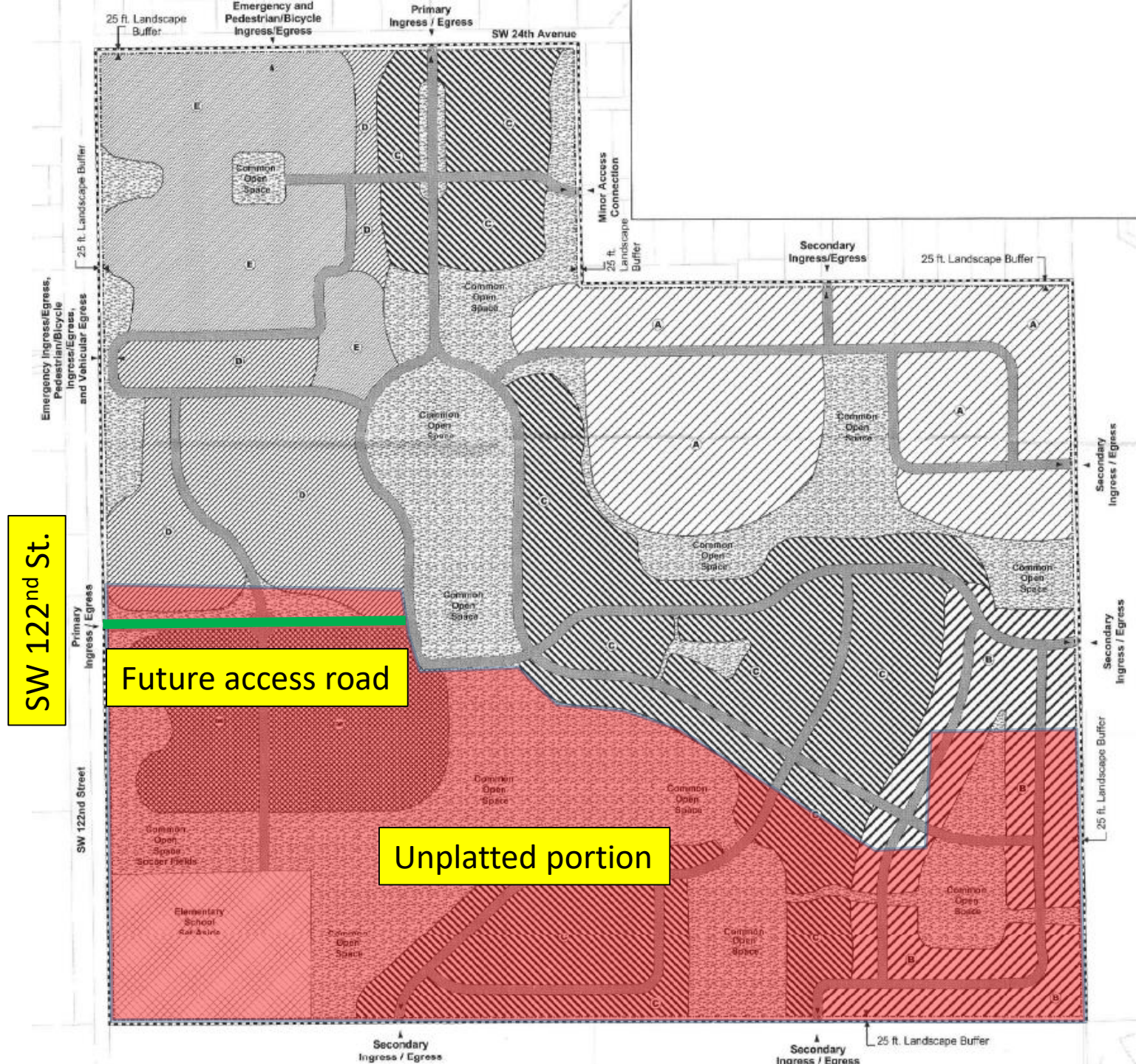
SITE

Zoning Map

0 0.15 0.3mi



# Oakmont PD Zoning Master Plan





# Background

- Staff's recommended language for Condition #19 will not allow dwelling unit #500 and beyond to be built prior to the access road receiving a certificate of completion from PW and having the plat recorded.
- Amendment would provide the developer more flexibility on the timing of the approval process for development; development approval of the access road and Phase 4 could be done together rather than separately

# Applicant's proposed amendment

- 19. The primary access on Southwest 122<sup>nd</sup> Street shall be ~~provided~~ constructed and accessible to the public prior to ~~development approval of more than~~ the recording of the plat of the 500<sup>th</sup> unit. ~~total units within the development.~~



Alachua County,  
Florida



# Staff's proposed amendment

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~~.

Alachua County,  
Florida

# Staff's recommendation

Staff recommends that the Board of County Commissioners **approve ZOM-08-19** with the conditions and bases as listed in the staff report.

