



# Alachua County Development Review Committee Staff Report

**Project Number: 2019051305**

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## Final Development Plan for Oakmont PD Phase 4

**SUBJECT:** Oakmont PD Phase 4

**DESCRIPTION:** 164 lot residential subdivision

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

**PROPERTY OWNER:** CC Oakmont, LLC

**PROPERTY DESCRIPTION:**

|                        |                                        |
|------------------------|----------------------------------------|
| Location               | 12100 block SW 24 <sup>th</sup> Avenue |
| Parcel Numbers         | Portion of 04427-000-000               |
| Section/Township/Range | 13/10/18                               |
| Land Use               | Low Density Residential                |
| Zoning                 | Planned Development                    |
| Acreage                | 56.92                                  |

**CHRONOLOGY:**

|                                |            |
|--------------------------------|------------|
| ZOM-08-19                      | 09/10/2019 |
| Application Submittal          | 05/13/2019 |
| Insufficiency Report Sent      | 06/03/2019 |
| Application Resubmitted        | 06/10/2019 |
| Insufficiency Report Sent      | 06/27/2019 |
| Application Resubmitted        | 07/29/2019 |
| Sufficiency Determination      | 08/28/2019 |
| Final Development Plan Hearing | 09/19/2019 |
| BoCC Plat Hearing              | 10/08/2019 |

**STAFF RECOMMENDATION:** Recommend **approval with conditions** of the Final Development Plan.

**DRC ACTION:** Approved with conditions the Final Development Plan and **Recommended approval of the Plat to the BoCC**

**BoCC ACTION:** TBD

**Alachua County  
Development Review Committee  
Staff Report**

**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 three phases to date. This application is for final approval of Phase 4, which consists of 164 residential lots on 56.92 acres. This phase consists of lots in the western portion of the PD adjacent to Parker Road (SW 122<sup>nd</sup> Street).

The primary connection to SW 122<sup>nd</sup> Street was approved by the DRC as a separate development plan in April 2019 as SW 34<sup>th</sup> Road. That road and associated basin are proposed to be included within Phase 4.

**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 September 10, 2019 (ZOM-08-19). The PD allows for a 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 consists of 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 bringing the total lot count to 660 lots on 413.65 acres which provides for a gross residential density of 1.60 dwelling units per acre which is consistent with the underlying land use designation.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

As a planned development, Oakmont must conform to the standards defined by the approved Zoning Master Plan (ZMP) and conditions. The proposed Phase 4 contains 164 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 "D". The ZMP specifies that these lots shall have a minimum lot area of 7,800 sf with minimum width of 60 feet and depth of 130 feet. The applicant is proposing that lots 497-560 and 566-603 have a dimension of 50 feet x 115 feet (5,750 sf). ULDC 402.89 (c)5

**Alachua County  
Development Review Committee  
Staff Report**

*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 Zoning Master Plan was approved with several conditions. The conditions have all either previously been met, or will be required with future phases. The conditions related to this phase include the following:

*Condition #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.*

The Final Development Plan for Phase 4 contains the area of the athletic field as shown on the ZMP. The condition language does not specify any improvements for this area. A field is provided with this phase adjacent to the school property. On-street parking will be provided to the east of the field. Timing of the conveyance to the County is not known at this time.

*Condition #19: The primary access on SW 122<sup>nd</sup> Street shall receive a certificate of completion prior to the recording of the plat that contains the 500<sup>th</sup> unit.*

The primary access on SW 122<sup>nd</sup> Street was approved by the DRC in April 2019 (Oakmont SW 34<sup>th</sup> Road). The road is currently under construction. The plat for Phase 4 can be *approved* in order for construction of Phase 4 to commence. Staff has a recommended condition of approval that the plat for Phase 4 not be *recorded* until the access to SW 122<sup>nd</sup> Street received a certificate of completion from Public Works. No building permits for Phase 4 can be issued until the plat is recorded. The plat is valid for two years from the time of BoCC approval (ULDC 402.60 *Filing of a plat approved by the board of county commissioners*). The timing ensures that the access to SW 122<sup>nd</sup> is in place prior to 500 homes.

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

**GENERAL DEVELOPMENT STANDARDS**

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

**NATURAL AND HISTORIC RESOURCES PROTECTION**

**CONSERVATION AREAS**

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

**Alachua County  
Development Review Committee  
Staff Report**

**LANDSCAPING AND BUFFERING**

The ZMP requires a 25-foot-wide landscape buffer along Parker Road (SW 122<sup>nd</sup> Street). This is appropriately shown and landscaped on the Final Development Plan. The Final Development Plan also demonstrates that the area of Phase 4 will have 30.5 percent canopy coverage in 20 years, meeting the requirement of ULDC 407.41 (n) *Landscape and planting plan objectives*.

The stormwater basin associated with Phase 4 was previously “roughed-in” and is proposed to be designed as an open space basin with the appropriate plantings with this phase per ULDC 407.56 *Requirements for stormwater management areas used as open space*. Street trees are also provided along all streets consistent with ULDC 407.43.1 (b) *Street Trees*.

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](mailto:Irrigation@AlachuaCounty.us).

**OPEN SPACE**

All developments are required to provide a minimum of 20% pervious open space as defined in Chapter 407, Article 5 of the ULDC. Phase 4 is providing 12.76 acres, or 22.42% of secondary open space consisting of community green space and stormwater management areas. Phase 1 provided 80.52 acres (42.3%); Phase 2 provided 13.95 acres (22.52%); Phase 3 Unit 1a provided a combination of primary and secondary open space for a total of 24.25 acres, or 23.26%, of that phase. The total open space set aside to date including Phase 4 is 131.48 acres, or 31.76 %.

**TREE PRESERVATION**

ULDC Chapter 406, Article 2 *Trees and Natural Vegetation* requires a minimum of 20%

**Alachua County  
Development Review Committee  
Staff Report**

of existing tree canopy to be retained. There are isolated trees associated with this phase. The Final Development Plan demonstrates that 26.4 percent of the trees will be saved, which consists of one large tree to be preserved within an open space area.

**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.

Condition 19 of Resolution Z-19-8 requires *that the primary access on SW 122<sup>nd</sup> Street shall receive a certificate of completion prior to the recording of the plat that contains the 500<sup>th</sup> unit.* The primary access on SW 122<sup>nd</sup> Street was approved by the DRC in April 2019 (Oakmont SW 34<sup>th</sup> Road). The road is currently under construction. The plat for Phase 4 can be *approved* in order for construction of Phase 4 to commence. Staff has a recommended condition of approval that the plat for Phase 4 not be *recorded* until the access to SW 122<sup>nd</sup> Street received a certificate of completion from Public Works.

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.

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.

**STORMWATER MANAGEMENT**

There is an existing stormwater management facility along SW 122<sup>nd</sup> Street that was approved with SW 34<sup>th</sup> Road. The basin is within this phase and will be modified to meet the open space standards of 407.56 *Requirements for stormwater management areas used as open space.*

Stormwater management complies with the requirements of Chapter 407 Article 9 *Stormwater Management.*

**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

**Alachua County  
Development Review Committee  
Staff Report**

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 Interlocal Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). The capacity determination for Phase 4 dated May 29, 2019, is based on findings that this project will require 23 elementary school student stations in the Southwest Alachua SCSA, 10 middle school student stations in the Kanapaha SCSA, and 13 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 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**

For plat submittals, documents must meet standards in Section 407.83, and Sections 407.84 and 407.87 where applicable.

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

**Alachua County  
Development Review Committee  
Staff Report**

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 approved Resolution Z-19-8

Staff recommends **approval with conditions of the Final Development Plan** for Oakmont Phase 4

Staff recommends the **DRC recommend approval of the Plat to the BoCC** for Oakmont Phase 4.

**DRC RECOMMENDATION**

**The DRC approved with conditions the Final Development plan and recommended approval of the plat to the BoCC** at its September 19, 2019 hearing.

**CONDITIONS**

1. The plat shall not be recorded until Public Works has issued the certificate of completion for SW 34<sup>th</sup> Road (primary access to SW 122<sup>nd</sup> Street).
2. 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 all applicable documents, such as gopher tortoise surveys and relocation reports (§406.28, ULDC).
3. The applicant shall obtain all required state and federal permits prior to

**Alachua County  
Development Review Committee  
Staff Report**

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.

4. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
5. 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.