



Alachua County Development Review Committee Staff Report

Project Number: 2010050301

Final Plat Oakmont Planned Development (PD) Phase 1, Unit 1a

SUBJECT: Oakmont Phase 1, Unit 1a

DESCRIPTION: Final plat of Phase 1, Unit 1a for 41 lots

AGENT/APPLICANT: Causseaux, Hewett, & Walpole

PROPERTY OWNER: Oakmont at Gainesville, LLP

PROPERTY DESCRIPTION:

Location: 12000 block of SW 24th Avenue
Parcel Numbers: 04427-000-000 (a portion of)
Section/Township/Range: 13/10S/18
Land Use: Residential Low Density
Zoning: Planned Development (PD)
Acreage: 199.64 (59.97)

CHRONOLOGY:

Zoning ZOM-10-09 Approved:	12/08/09
Revised Final Development Plan Approval:	07/19/07
Final Plat Submittal (Phase 1 Unit 1a):	05/03/10
Insufficiency Report Issued:	05/21/10
Final Plat Resubmitted:	06/08/10
Sufficiency Determination:	06/16/10
Final Plat Hearing:	07/01/10

STAFF RECOMMENDATION: **Recommend the DRC recommend approval of the final plat to the Board of County Commissioners**

DRC ACTION: **Recommend to Board of County Commissioners approval of the final plat of Phase 1, Unit 1a per staff's recommendation.**

Alachua County Development Review Committee Staff Report

DESCRIPTION OF PROPOSED PLAN:

This application is for a final plat for Oakmont Phase 1, Unit 1a. A revised final development plan was approved by the Development Review Committee on July 19, 2007 and a revised final plat was approved by the Board of County Commissioners on August 28, 2007 for Phase 1, Unit 1 (203 lots on 199.64 acres). That plat was never recorded. The revised construction permit was issued for Phase 1, Unit 1 on January 15, 2008. Construction for Phase 1, Unit 1 is not proposed to be changed with this request and construction is currently on-going.

Rather than recording the entire plat that was approved in 2007, the applicant submitted an application prior to the plat expiration to plat a portion of the site for Phase 1, Unit 1a which was approved by the DRC on June 5, 2008 and by the BoCC on July 8, 2008. This plat received an extension pursuant to Senate Bill 360 and is due to expire on July 8, 2011.

However, the applicant wishes to reconfigure Phase 1, Unit 1a and the proposed plat will replace all previous plats. It is for 41 lots on 59.97 acres.

The development plan for Phase 1, Unit 1 remains valid and this plat of Phase 1, Unit 1a complies with the development plan. This action does not change the final development plan and does not require the infrastructure construction to be phased, only the phasing of when lots are recorded. All improvements approved as elements of Phase 1, Unit 1 will be completed per the Final Development Plan approval.

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 Oakmont PD was approved by the BoCC and found to be consistent with the future land use of Low Density Residential on the property. The maximum approved density of the entire PD is 1.8 dwelling units per acre (du/acre), which is within the density range of 1-4 du/acre allowed by the Low Density Residential future land use. The approved revised final development plan for Phase 1, Unit 1 has an overall density of 1.02 units per acre

Alachua County Development Review Committee Staff Report

(203 lots on 199.64 acres). The density for Phase 1, Unit 1 as a whole is considerably lower because it includes the conservation easement and much of the common area for the development.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT

The Final Plat complies with the previously approved Revised Final Development plan, PD conditions and the zoning master plan approved with the Oakmont Planned Development.

NATURAL AND HISTORIC RESOURCES PROTECTION

Conservation Areas

The approved development plan of Phase 1, Unit 1 contains a large population of listed species (gopher tortoises) and a number of significant geologic features. All of the gopher tortoises are proposed to be relocated to a 45.93-acre conservation management area on the site, which has been done within the development impact area. The management area is designated as open space and is placed under a conservation easement by the Florida Fish and Wildlife Conservation Commission (FWC). The conservation easement was recorded with the Alachua County Clerk of Circuit Court on December 4, 2006. A Conservation Management Area Plan approved with the Revised Final Development Plan approval of Phase 1, Unit 1. Several of the most significant sinkholes on the site are incorporated into the conservation management area. Multiple smaller depressions and chimney features on the site, including two located to the south of the amenity center, will be filled in order to allow development or eliminate safety hazards.

The conservation area is not part of the revised final plat, but will be platted in a future submittal. The conservation easement has been recorded.

Open Space

All development is required to provide a minimum of 20% pervious open space as defined in Chapter 407, Article 5 of the ULDC. The previously approved development plan demonstrates that 40.8 percent of the site (Phase 1, Unit 1) or 81.43 acres is designated as open space; this includes the 45.93 acre conservation management area that has been recorded as a conservation easement.

Each final plat for those areas approved in Phase 1, Unit 1 will include a portion of the

Alachua County Development Review Committee Staff Report

previously approved open space areas. There should be no change in the amount or location of open space. The previously approved open space areas will be recorded with each plat, consistent with the approved development plans of Phase 1, Unit 1.

PLAT REQUIREMENTS:

Per ULDC 402.61, approval of the plat shall expire without further action of the BoCC unless the plat has been recorded within one year of the date of Board approval of the plat. The proposed Final Plat is consistent with the previously approved final development plan of Phase 1, Unit 1.

The proposed Final Plat meets the requirements set forth in Section 407.83 of the ULDC for *Plat Document Requirements*. The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapter 402 Article 12 of the ULDC.

A construction permit has been issued and construction has begun. A recorded plat is required prior to the issuance of building permits per ULDC 402.53 (c)(2): "No development order, development permit, building permit, tree clearing permit or construction permit or other similar permit may be issued until a plat has been approved by the Board of County Commissioners. No building permit may be issued for any newly created lot until the plat is recorded with the Clerk of the Circuit Court of Alachua County."

STAFF RECOMMENDATION:

Staff recommends the DRC recommend approval to the BoCC of the Final Plat for Oakmont PD, Phase 1, Unit 1a, project number 2010050301.