

Alachua County Board of County Commissioners

Plat Item Report **Meeting Date: August 10, 2010 - Summary Item**

Review of Plat: **Oakmont Planned Development (PD)
Phase 1, Unit 1a**

Development Review Committee Rec: Final Approval of Plat

Plat Description: Section 13-T10S-R18E - Located on Tax Parcel Number 04427-000-000 in the 12000 Block of SW 24th Avenue, Causseaux, Hewett & Walpole, Inc. – Agent

Platted Lots: 41 **Parcel Size:** 59.97 acres

Future Land Use Designation: Low Density Residential (1 – 4 Dwelling Units / Acre)

Zoning: “PD” (Planned Development)

Issues:

On July 1, 2010, by consensus, the DRC found the proposed plat to be consistent with all relevant sections of the Comprehensive Plan and the Unified Land Development Code and recommends approval of the Plat to the Board of County Commissioners.

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 but has never been recorded. 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.

Comprehensive Plan Sections

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 (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 Sections

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.

Chapter 410, Article 3, (Defined Terms) defines a Plat as a map, prepared in accordance with F.S. ch. 177, on which the developer's plan for a subdivision is prepared and submitted for approval with the intention of recording it in final form.

Chapter 402, Article 12, (Platting) sets forth the application requirements and review process for plat approval and provides an appeal process for decisions on plats.

Sections 407.83 and 407.85 include specific criteria for plats. The requirements are technical, relating to the preparation of the final document and the placement of monuments on the site. The provisions of this section follow from the statute (F.S. 177, Part I) requirements for plats.

The proposed revised 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. These requirements are consistent with the language contained within the current Comprehensive Plan of Alachua County.

Conclusions

In addition to the above references polices and code provisions, staff has evaluated all other relevant sections and found the subject development plan and plat consistent with

the Comprehensive Plan and Unified Land Development Code. (See attached staff report for additional comments).

Attached: DRC staff report.