



Alachua County Development Review Committee Staff Report

Project Numbers: 2013021802_PL2; _PL3; _PL4
Final Plats Oakmont Planned Development (PD)
Phase 1, Unit 1b, Unit 1c, Unit 1d

SUBJECT: Oakmont Phase 1 Final Plats
DESCRIPTION: Final plat of Phase 1, Unit 1 b, Unit 1c, Unit 1d
AGENT/APPLICANT: Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER: Oakmont at Gainesville, LLP
PLANNER: Leslie McLendon
PROPERTY DESCRIPTION:
Location: 12000 block of SW 24th Avenue
Parcel Numbers: 04427-000-000 (a portion of)
Section/Township/Range: 13/10/18
Land Use: Residential Low Density
Zoning: Planned Development (PD) Acreage: 130.38

CHRONOLOGY:

| | |
|----------------------------------|----------|
| Zoning ZOM-05-13 Approved: | 03/26/13 |
| Final Development Plan Approval: | 07/11/13 |
| Final Plat Submittals: | 06/17/13 |
| Insufficiency Report Issued: | 07/12/13 |
| Final Plats Resubmitted: | 08/19/13 |
| Minor Comments: | 09/10/13 |
| Final Plats Resubmitted: | 09/12/13 |
| Sufficiency Determination: | 09/18/13 |
| Final Plat Hearing: | 10/03/13 |

STAFF RECOMMENDATION: **Recommend the DRC recommend approval with condition of the final plats to the Board of County Commissioners**

DRC ACTION: **Recommended the Board of County Commissioners approve the plats with one condition.**

Alachua County Development Review Committee Staff Report

DESCRIPTION OF PROPOSED PLAN:

This application is for three final plats for Oakmont Phase 1, Units 1b, Unit 1c, and Unit 1d. A Preliminary and Final Development Plan was approved by the Development Review Committee on July 11, 2013 for the entire Phase 1 Unit 1. A Final Plat was approved by the BoCC for Unit 1a on August 10, 2010 and is still valid through legislative extensions. The applicant is requesting to plat the remainder of Phase 1 Unit 1 in three separate plats accordingly:

- Unit 1b consists of 93 lots on 50.22 acres – Project #2013021802_PL2
- Unit 1c consists of 40 lots on 17.24 acres – Project #2013021802_PL3
- Unit 1d consists of 29 lots on 62.92 acres – Project #2013021802_PL4

All plats work together to be consistent with the approved Phase 1 Unit 1 development plan. However, they must be recorded in “order” (Unit 1b first, Unit 1c second, and Unit 1d third) in order to ensure access requirements are met for all phases of the development.

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 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:

Alachua County Development Review Committee Staff Report

ZONING DISTRICT

The Final Plats comply with the previously approved Final Development plan, PD conditions and the zoning master plan approved with the Oakmont Planned Development.

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.

All of the proposed Final Plats 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.

An approved plat is required prior to any construction or development permit and 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 has found the proposed plats to be consistent with the approved development plan, the Comprehensive Plan, and the ULDC.

Staff recommends the DRC recommend approval with condition to the BoCC of the Final Plats for Oakmont PD, Phase 1 -

Unit 1b for 93 lots project # 2013021802_PL2

Unit 1c for 40 lots project # 2013021802_PL3

Unit 1d for 29 lots project # 2013021802_PL4

CONDITION:

1. The plats must be recorded in the following order:
 - Unit 1b first, Unit 1c second, Unit 1d third