

## Alachua County Board of County Commissioners

**Plat Item Report**                      **Meeting Date: November 12, 2013 - Summary Item**

**Review of Plat:**                      **Oakmont – Planned Development (PD) Plats  
Phases 1B, 1C, and 1D**

**Development Review Committee Recommendation: Final Approval of Plats**

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**Plat Description:** Section 13-T10S-R18E - Located on Tax Parcel Number 04427-000-000 at 11000 – 122000 Blocks of SW 24<sup>th</sup> Avenue–Causseaux, Hewett & Walpole, Inc. - Agents.

**Units and Acreage:**

Unit 1B:     93 residential lots on 50.22 acres  
Unit 1C:     40 residential lots on 17.24 acres  
Unit 1D:     29 residential lots on 62.92 acres

**Parcel Size:** 130.38 acres

**Future Land Use Designation:** Low Density Residential (1 to 4 dwelling units per acre).

**Zoning:** “PD” (Planned Development - Residential Single Family)

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**Issues:**

This application is for three final plats for Oakmont Phase 1, Units 1B, 1C, and 1D. The 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 as follows:

Unit 1B consists of 93 lots on 50.22 acres  
Unit 1C consists of 40 lots on 17.24 acres  
Unit 1D consists of 29 lots on 62.92 acres

**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**

**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**

The plat document meets the minimum requirements set forth in Chapter 402 Article 12 of the Unified Land Development Code of Alachua County.

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 plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapters 402, 403, 407, and 410 of the Unified Land Development Code of Alachua County. 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 3 final plats consistent with the Comprehensive Plan and Unified Land Development Code. (See attached staff report for additional comments). The Development Review Committee recommends approval of the Final Plats for Oakmont PD – Phase 1, Units 1B, 1C, and 1D.