

Alachua County

Office of Planning and Development Staff Report

ZONING VIOLATION HISTORY: None.

STAFF RECOMMENDATION: Approval with amended conditions and bases as noted in the staff report.

PC RECOMMENDATION: Approval with amended conditions and bases as noted in the staff report (5-0)

Analysis of Request

Background

This application is to amend a residential Planned Development to allow the changes to the zoning master plan phasing schedule as proposed by the applicant. The Oakmont Planned Development is located southeast of the intersection of SW 24th Avenue and Parker Road (SW 122nd Street), and is approximately 556 acres in size. The PD is approved for 999 single-family detached and attached units, yielding a gross density of 1.8 units per acre. The Urban Cluster Boundary runs along the southern and western boundaries of the planned development. The phasing schedule expires in June 2015 and the applicant wishes to extend it until 2025 as a single phase development. The Board can only extend phasing schedules a maximum of 10 years from the date of hearing. Therefore, the phasing schedule can only be extended until August 2024 (with an anticipated hearing date of August 2014). The applicant also wishes to amend setbacks for residential development, allow public events at the commons area and permit the construction of model homes as part of the development.

Alachua County Office of Planning and Development Staff Report

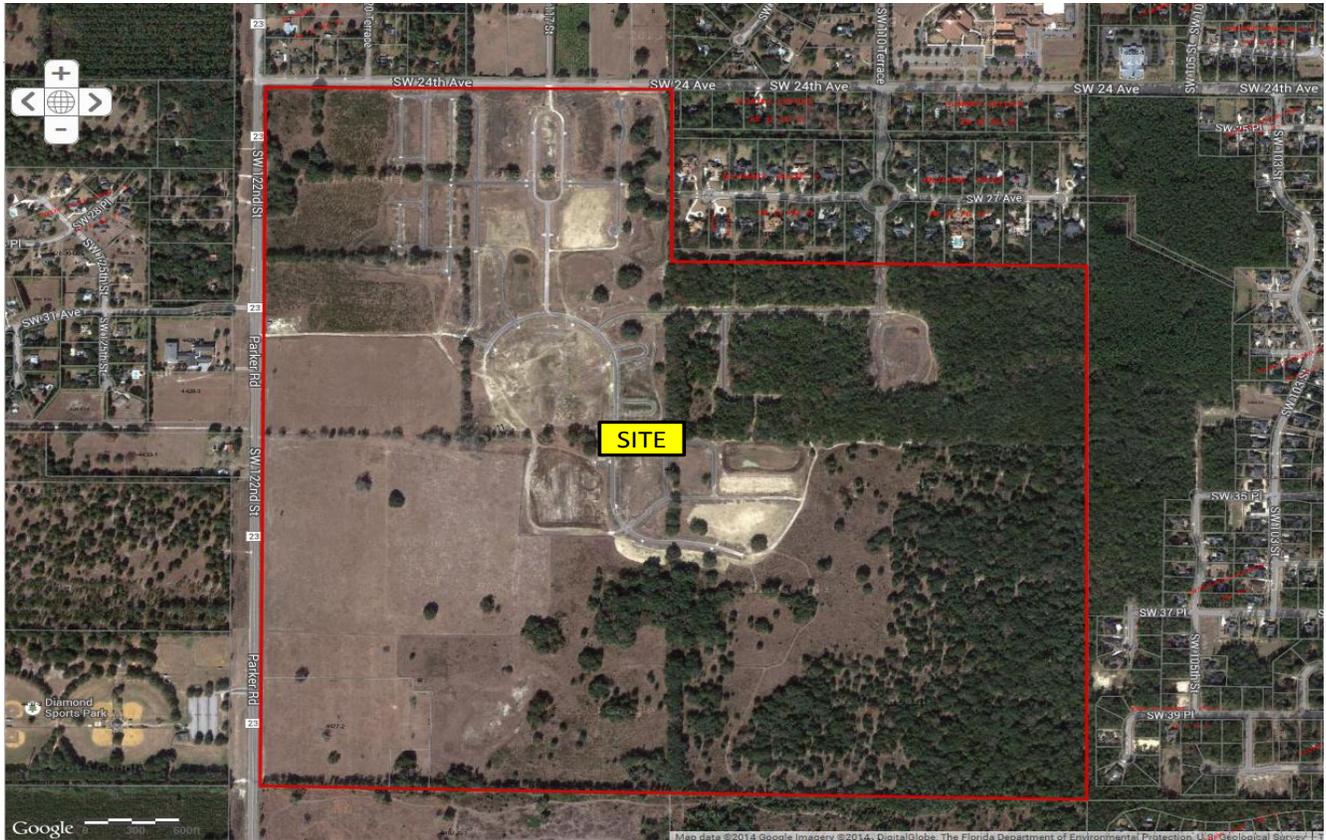


Figure 1. – Aerial view of the Project Site and Surrounding Development

To the east and north are developed urban residential areas. Across SW 24th Avenue are several single family residences on large lots (2-4 acres) developed within the RE-1 zoning district. The developing Wiles Plantation subdivision is adjacent to the east. The last phases of this subdivision are currently in the development review process, and two roadway stub-outs are being proposed from this development to the Oakmont property. Haile Plantation Planned Development is adjacent to the southeast. Across Parker Road to the west is the Parker Place subdivision which was developed with 1-acre lots within the Agriculture zoning district, prior to the adoption of the 1991 Comprehensive Plan. Also across Parker Road are Parker Road Baptist Church and the Diamond Sports Park recreational facility. Directly to the south is the 640-acre undeveloped agricultural property. The properties outside the Urban Cluster have a land use designation of 'Rural/Agriculture', with the exception of Parker Road Baptist Church to the west, which has an 'Institutional' designation. Adjacent properties within the Urban Cluster have a designation of 'Low Density Residential', with the exception of Queen of Peace Church and Academy to the north, with an 'Institutional' designation.

Alachua County

Office of Planning and Development Staff Report

Levels of Service

Adopted Level of Service (LOS) standards found in the Alachua County Comprehensive Plan will not be impacted by the proposed PD amendment request. No additional impacts will occur from the request to amend the phasing schedule, permit model homes or allow public events. No additional development is being requested and adopted LOS standards found in the Plan will not be impacted.

Comprehensive Plan and Unified Land Development Code Consistency

The applicant has requested to amend the phasing schedule for the Oakmont PD to permit a single (overall) phase for the entire development that would run through June 2025. Staff notes that the Board can only extend the phasing schedule a maximum of 10 years from the hearing date. The following is a staff analysis of the consistency of this application with Alachua County Comprehensive Plan.

Staff notes that **Policy 1.1.5(b)** of the Future Land Use Element states that development within Urban Residential Designations per Policy 1.3.2.1 that are 300 or more units shall either be a Traditional Neighborhood Development (TND) or located within an Activity Center. The Oakmont Subdivision meets this criterion, being approved for 999 residential units. However, there is a specific policy within the implementation section of the Future Land Use Element (Policy 7.1.7) that is in conflict with this policy. Specifically, Policy 7.1.7(c) limits the overall density of the southern 480 acres of parcel 04427-000-000 to no more than 2 units per acre. This policy is in conflict with those policies for TND's that require minimum densities of 4 units an acre or greater (Policy 1.6.5.1) in certain portions of the TND. Staff finds, however, that the parcel specific policies found in 7.1.7 prevail in this case.

Policy 1.2.4 of the Future Land Use Element states that *all new residential development in the urban cluster shall be economically and efficiently served by supporting community facilities and services such as streets, utilities, public educational facilities and public protection. These areas shall connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1 of the Potable Water and Sanitary Sewer Element.* The proposed changes to the phasing schedule will not impact Levels of Service as identified in the Comprehensive Plan. There are sufficient facilities available to serve this development in accordance with Policy 1.2.4. The Oakmont PD will be connected to centralized potable water and sanitary sewer systems. Model homes will eventually be converted to residential units and will thus be counted as part of the 999 residential unit maximum called for in the PD.

Policy 1.3.2 of the Future Land Use Element provides for gross residential densities within the Urban Cluster. Policy 1.3.2.a states that the Low Density land use designation shall

Alachua County

Office of Planning and Development Staff Report

provide for a density of between one to four dwelling units per acre. The proposed PD will be developed at an overall density of 1.79 units per acre.

Policy 1.5.2 of the Future Land Use Element states that *in addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:*

- a. *local streets;*
- b. *police, fire and emergency medical service protection;*
- c. *pedestrian and bicycle network*

There is capacity on local streets for this proposal. The proposed master plan for the Oakmont PD provides a system of local streets as well as bicycle and pedestrian networks as required by the Alachua County Unified Land Development Code (ULDC).

This request is also consistent with the Alachua County Comprehensive Plan Future Land Use Element **Policy 7.1.2**. These policies state that proposed changes in the zoning map shall be considered in light of the availability and capacity of public facilities required to serve the development and the relationship of the proposed development to existing development in the vicinity. The location of the subject parcel falls within the Urban Cluster boundary and any development on this site will be required to connect to central water and sewer service. The site is in close proximity to recreational facilities. The request is to amend an existing phasing schedule within an approval zoning master plan. In addition, the request for model homes is consistent with Chapter 404.26 the ULDC and these units will eventually be converted to residences once buildout of the PD has occurred. No additional development beyond that previously approved by the Board is being proposed as part of this request. The proposed zoning amendment is thus consistent with Policy 7.1.2 of the Alachua County Comprehensive Plan as well as the Comprehensive plan as a whole.

Staff Recommendation

Staff recommends **approval** of ZOM-03-14. New language in the conditions section is shown via underline while deleted language is shown via ~~striketrough~~. The following amendments shall be incorporated into the PD master plan:

- Amendments to the phasing schedule of the PD shall call for a completion date of August 12, 2014.
- An amenity center shall be allowed as a permitted use within the 'Active Recreation Facilities' category
- An amphitheater shall be allowed as a permitted use within the 'Public Use Facilities' category

Alachua County

Office of Planning and Development Staff Report

- The amenity center land use classification shall be established and shall permit a maximum building height of 35 feet with architectural projections of up to 25 feet above the peak of the roof line.
- The table for setbacks shall read as follows:

8.

MINIMUM SETBACK REQUIREMENTS

LAND USE	REAR LOT LINE	SURROUNDING PROPERTY LINES	SIDE LOT LINE	FRONT LOT LINE	RIGHT-OF-WAY LINES	OTHER RESIDENTIAL BUILDINGS	PRESERVATION/ CONSERVATION AREAS
SINGLE-FAMILY	10'	N/A	0'	5'	5'	N/A	N/A
ACCESSORY BUILDING	5'	N/A	5'	5'	5'	N/A	N/A

NOTE: SINGLE-FAMILY HOMES SHALL MEET THE MINIMUM FIRE SEPARATION DISTANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE

Conditions:

1. Preliminary and Final Development Plan approval shall be required by the Development Review Committee. The Development Plan shall be consistent with the zoning master plan reviewed and approved by the Board of County Commissioners and shall address compliance with these conditions and the requirements of Section 403.17 - Planned Development (PD) District in the Land Development Code.
2. The maximum number of residential dwelling units shall be 999.
3. The final location of internal roadways and lot configurations may be adjusted to minimize the impacts to existing flood plains located within the limits of the property.
4. The PD shall be served by publicly owned centralized water and sewer systems. Where feasible, reclaimed water from Gainesville Regional Utilities shall be used for irrigation throughout the development.
5. The applicant shall comply with all federal, state, and local laws, rules, regulations, and ordinances, now and hereafter in force, which may be applicable to the use of the site. Concurrency requirements for parks, drainage, stormwater management, solid waste, water and sewer, and mass transit shall be met as a condition of final development plan approval. Violation of any of the terms and conditions of this permit shall be grounds for suspension or revocation by the Board of County Commissioners.
6. Ten feet of additional right-of-way (R/W) shall be dedicated along the frontage of SW 24th Avenue and SW 122nd Street. The applicant shall provide sketches and legal descriptions of this property to allow for the proper deed preparation or the R/W must be dedicated with the platting of the appropriate phase of the development.
7. The developer shall be responsible for the construction of an eight-foot wide asphaltic concrete, off-street bike path on the south side of SW 24th Avenue and the east of SW 122nd Street across the entire frontage of the property. The applicant shall also be

Alachua County

Office of Planning and Development Staff Report

responsible for the construction of an eight-foot wide asphaltic concrete, off-street bike bath on the south side of SW 24th Avenue from the northwest corner of the property to the existing end of the bike path at SW 100th Street. The bike path construction may be phased with the construction of the development but the bike path phasing must be such that the bike path connection is constructed along SW 24th Avenue, or SW 122nd Street to connect from the existing bike path at SW 100th Street to any vehicular access connection to SW 24th Avenue or SW 122nd Street.

8. An exclusive left-turn lane or a roundabout supported by an accepted roundabout justification report must be provided on SW 122nd Street at the primary entrance.
9. An exclusive right-turn taper, or a roundabout supported by an accepted roundabout justification report, must be provided for northbound traffic turning east into the development at the primary entrance on SW 122nd Street. The developer shall be responsible for conducting a speed study to determine if it is necessary to lower the posted speed on this section of SW 122nd Street as the Oakmont project begins to develop.
10. An exclusive left-turn lane, or a roundabout, must be provided on SW 24th Avenue at the primary entrance.
11. Both primary entrances must be designed to provide one ingress and two egress lanes (exclusive right- and left-turn lanes). Single ingress and egress lanes may be provided if shown as warranted in an accepted roundabout justification report.
12. The master plan must be revised to show a minor-access connection to SW 27th Avenue which is currently stubbed out of the west side of the Biltmore, Phase 2 development and at least two stub-out connections to the undeveloped properties south of this site.
13. The developer shall be responsible for the addition of a southbound left-turn lane at the SW 122nd Street approach to SW 24th Avenue.
14. Certificates for Level of Service Compliance be limited to ten years for the entire buildout and limited per phase in accordance with detailed traffic studies that show growth rates on the affected roadway segments. At the end of each phase, a trip generation audit be performed to validate the traffic study's findings and assumptions.
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.

Alachua County

Office of Planning and Development Staff Report

16. The developer shall convey by warranty deed a twenty (20) acre parcel as depicted on the zoning master plan to the School Board of Alachua County to be used only for the construction of a public elementary school
17. The developer shall notify all contractors and subcontractors involved in construction on this site that construction truck traffic shall be prohibited on SW 91st Street from SW 24th Avenue to Newberry Road.
18. The emergency ingress/egress, pedestrian/bicycle ingress/egress and vehicular egress on southwest 122nd street shall be provided prior to development of more than 250 total units within the development.
19. The primary access on southwest 122nd street shall be provided prior to development approval of more than 500 total units within the development.
20. The emergency ingress/egress and pedestrian/bicycle ingress/egress located on southwest 24th avenue shall be provided when the adjacent residential area is developed.
21. All other external vehicular connections will be provided when the adjacent portions of the planned development are approved.
22. At the option of the Oakmont developer, roadway improvements specifically required in Conditions 10 & 11 for the primary SW 24th Avenue entrance may be substituted for an appropriately designed and justified roundabout. A roundabout justification study shall be performed and submitted to county staff at the time of development plan review and in accordance with Florida Department of Transportation (FDOT) manual on Uniform Traffic Studies (MUTS).
23. The developer shall be responsible for the acquisition of any additional right-of-way (R/W) along the frontage of SW 24th Avenue or SW 122nd Street necessary for the installation of any roundabouts. The applicant shall provide sketches and legal descriptions of this property to allow for the proper deed preparation or the R/W must be dedicated with the platting of the appropriate phase of the development.
24. Builders shall be permitted to provide model homes within the PD consistent with ULDC Section 404.26 with the following exceptions: a maximum of 10 model homes may be provided at any time within the PD and model homes may be provided within the PD until such time as all residential units have been constructed.
25. Temporary community uses and events such as: block parties, concerts, fundraisers, farmer's markets, seasonal festivals, holiday celebrations, art shows, homeowners

Alachua County

Office of Planning and Development Staff Report

association events or other related activities and events shall be permitted in the amenity center and amphitheatre areas of the PD. These temporary events may include private road closures. Public road closures are subject to approval by the Alachua County Public Works Department. Any residents impacted by road closures shall be notified a minimum of 2 weeks prior to the date of the event. No temporary event shall occur prior to 6 a.m. (including set up time) of later than 11:30 p.m. (including take down time). All signage for temporary events shall comply with Chapter 407, Article 3 (signs) of the Unified Land Development Code. Community events may not infringe on single family residential lots.

Bases:

1. Staff notes that **Policy 1.1.5(b)** of the Future Land Use Element states that development within Urban Residential Designations per Policy 1.3.2.1 that are 300 or more units shall either be a Traditional Neighborhood Development (TND) or located within an Activity Center. The Oakmont Subdivision meets this criterion, being approved for 999 residential units. However, there is a specific policy within the implementation section of the Future Land Use Element (Policy 7.1.7) that is in conflict with this policy. Specifically, Policy 7.1.7(c) limits the overall density of the southern 480 acres of parcel 04427-000-000 to no more than 2 units per acre. This policy is in conflict with those policies for TND's that require minimum densities of 4 units an acre or greater (Policy 1.6.5.1) in certain portions of the TND. Staff finds, however, that the parcel specific policies found in 7.1.7 prevail in this case.
2. **Policy 1.2.4** of the Future Land Use Element states that *all new residential development in the urban cluster shall be economically and efficiently served by supporting community facilities and services such as streets, utilities, public educational facilities and public protection. These areas shall connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1 of the Potable Water and Sanitary Sewer Element.* The proposed changes to the phasing schedule will not impact Levels of Service as identified in the Comprehensive Plan. There are sufficient facilities available to serve this development in accordance with Policy 1.2.4. The Oakmont PD will be connected to centralized potable water and sanitary sewer systems. Model homes will eventually be converted to residential units and will thus be counted as part of the 999 residential unit maximum called for in the PD.
3. **Policy 1.3.2** of the Future Land Use Element provides for gross residential densities within the Urban Cluster. Policy 1.3.2.a states that the Low Density land use designation shall provide for a density of between one to four dwelling units per acre. The proposed PD will be developed at an overall density of 1.79 units per acre.

Alachua County

Office of Planning and Development Staff Report

4. **Policy 1.5.2** of the Future Land Use Element states that *in addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:*
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5. This request is also consistent with the Alachua County Comprehensive Plan Future Land Use Element **Policy 7.1.2**. These policies state that proposed changes in the zoning map shall be considered in light of the availability and capacity of public facilities required to serve the development and the relationship of the proposed development to existing development in the vicinity. The location of the subject parcel falls within the Urban Cluster boundary and any development on this site will be required to connect to central water and sewer service. The site is in close proximity to recreational facilities. The request is to amend an existing phasing schedule within an approval zoning master plan. In addition, the request for model homes is consistent with Chapter 404.26 the ULDC and these units will eventually be converted to residences once buildout of the PD has occurred. No additional development beyond that previously approved by the Board is being proposed as part of this request. The proposed zoning amendment is thus consistent with Policy 7.1.2 of the Alachua County Comprehensive Plan as well as the Comprehensive plan as a whole.

Staff and Agency Comments

Department of Environmental Protection: No comments

Department of Public Works: The Public Works Department has no objections to the 10 proposed model homes for use at the Oakmont site as long as the traffic generated by the model homes do not affect the residences and do not create any hazardous situation in the public ROW.

Traffic/Concurrency: No comments