

SITE

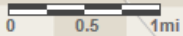
Haile Plantation
Golf and
Country Club

Gainesville
Country Club

Dudley Farm
Historic
State Park

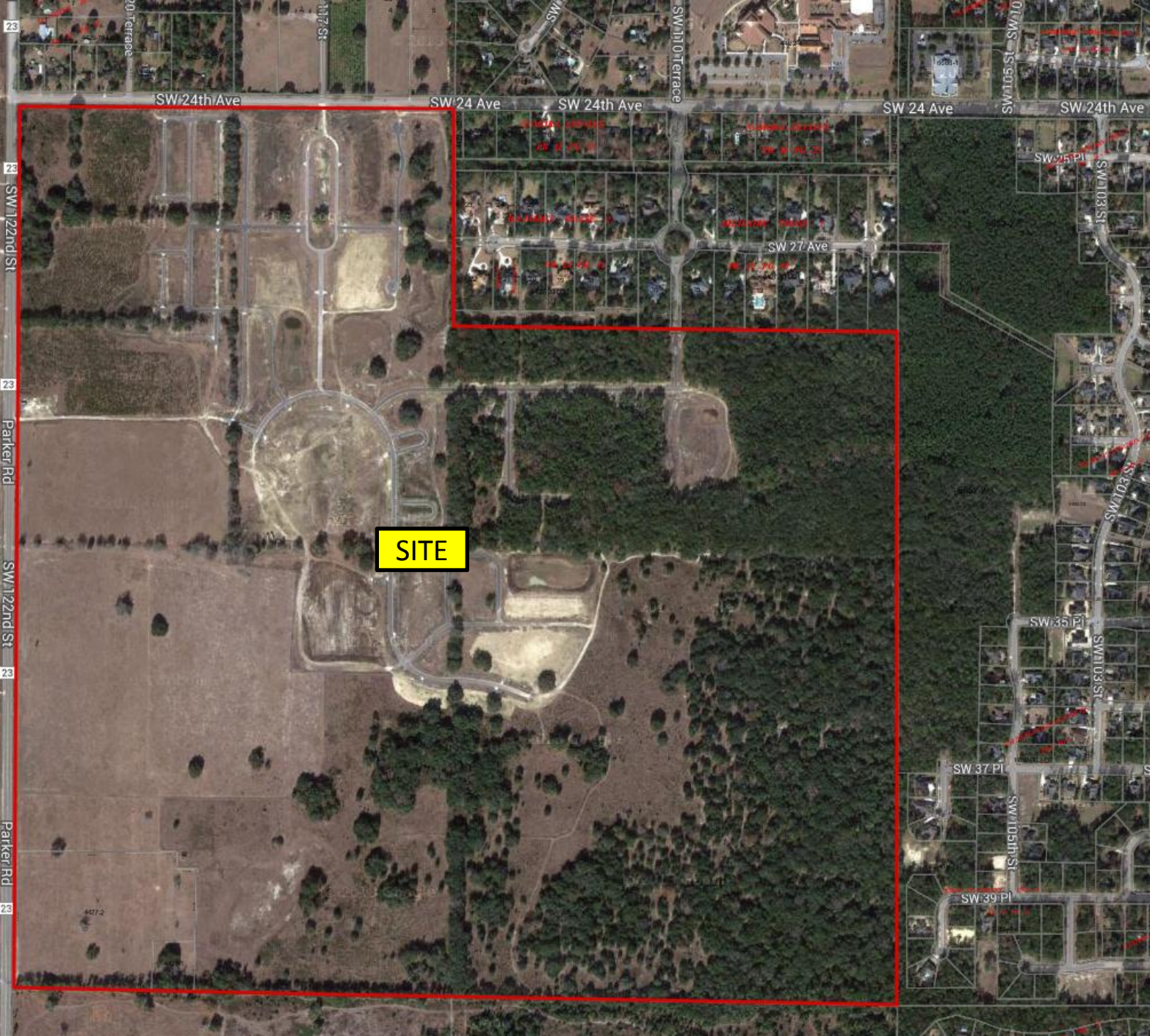
Loblolly
Woods

Lake
Kanapaha



Google

Map data ©2014 Google



SITE



1A
AR-2

A
(county)

RE-1
Z97-AR-2

RE-1
Z97-AR-1

ZOX-02-13

PD
ZOM-01-04

R-1A

A
ZOS-13-09

R-1AA
ZOM-12-01

RE-1
Z97-AR-2

RE-1
ZOM-03-04

R-1AA
ZOM-04-05

SITE

RE-1
Z-07-AR-1

R-1AA
Z97-AR-1

PD
ZOM-14-04
ZOS-19-01

Diamond Sports Park
ZOS-31-99

Hickory Sink

SW 44 Ave

Hale Plantation
Golf and
Country Club

PD
ZOM-14-04



12 Parker Rd

12 SW 122nd St

Parker Rd

12 SW 122nd St

23 Parker Rd

SW 91st St

Institutional

SW 24th Ave

SW 24 Ave

SW 24 Ave

SW 24 Ave

SW 91st St

SITE

Rural/Agriculture

Low Density Residential

Diamond Sports Park

School House Rd

SW 1st St

SW 44 Ave

SW 44 Ave

Haile Plantation Golf and Country Club

SW 104 Terrace

SW 1st St

Hickory Sink

Background

- PD Originally approved in 2005
- 999 units (1 below DRI threshold)
- 10 year buildout timeframe/phasing schedule
- Only one phase has been approved so far with horizontal (road/infrastructure improvements) in place.

Applicant Request

- Extend phasing schedule 10 years
- Applicant request is through June 2025 (10 years from end of existing phasing schedule). However, we can only extend 10 years from Board approval date (August 2014) so phasing schedule would go through August 2024.

Applicant Request

- Model Homes – the ULDC (404.26) permits up to 5 model homes in a development until 90% buildout. The applicant wishes to provide up to 10 model homes given the scope of the development and have these available until complete buildout.

Applicant Request

- Setbacks and Heights – The applicant wishes to reduce interior side setbacks to provide flexibility and allow for additional building height for a proposed amenity center

Applicant Request

- Public events – The applicant may be hosting events in the amenity center area. A condition has been added (Town of Tioga has a similar condition) to address events, hours of operation and road closures.

Staff Recommendation

- Staff finds the proposed PD amendments consistent with the Comprehensive Plan Policies and ULDC regulations outlined in the staff report. Staff recommends that the Commission hear the item and approve the requested PD amendments with the amended conditions and bases as noted in the staff report.