



Alachua County Board of County Commissioners Staff Report

Project Number: 2021100403

Plat for Oakmont PD Phase 5A

SUBJECT: Oakmont PD Phase 5A

DESCRIPTION: Re-approval of a Plat (148 lots)

AGENT/APPLICANT: Causseaux, Hewett, and Walpole, Inc.

PROPERTY OWNER: CC Oakmont, LLC

PROPERTY DESCRIPTION:

Location	12100 block SW 24 th Avenue
Parcel Numbers	Portion of 04427-000-000
Land Use	Low Density Residential
Zoning	Planned Development

CHRONOLOGY:

ZOM-02-21	06/08/2021
Application Submittal	06/07/2021
Insufficiency Report Sent	06/25/2021
Application Resubmitted	09/07/2021
Insufficiency Report Sent	09/24/2021
Application Resubmitted	10/04/2021
Sufficiency Determination	10/20/2021
Final Development Plan Hearing	11/04/2021
BoCC Hearing	12/14/2021
BoCC Hearing (after expiration)	03/26/2024

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Final Development Plan. Staff **recommends the DRC recommend approval of the Plat** to the BoCC.

DRC ACTION: **Approved with conditions the Final Development Plan and recommended the BoCC approve the Plat**

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DESCRIPTION OF PROPOSED PLAN:

The Development Review Committee (DRC) approved the Final Development Plan in November 2021 and recommended approval of the plats for Phase 5A and 5B. The Board of County Commissioners (BoCC) approved the plats for phases 5A and 5B on December 14, 2021.

Unified Land Development Code (ULDC) Section 402.60 (b) states the developer shall file the plat, bearing the signatures of all applicable County representatives, for recording with the Clerk of the Circuit Court of Alachua County no later than two (2) years from the date of final approval by the BoCC.

The developer filed the plat for phase 5A (northwest corner of Oakmont) within the required two-year timeframe. However, phase 5B has not been recorded and is now expired.

This application seeks BoCC reapproval of phase 5B so that the developer can then record the plat and obtain building permits.

The Preliminary Development Plan for Oakmont Planned Development (PD) was approved by the DRC on August 6, 2015. There have been final development plans for five phases to date. The final development plan and the plats for Phase 5A and 5B were approved in 2021; construction then commenced. Building permits cannot be obtained until a plat is recorded. The applicant is requesting BoCC reapproval in order to start the two-year timeframe again and be able to obtain building permits.

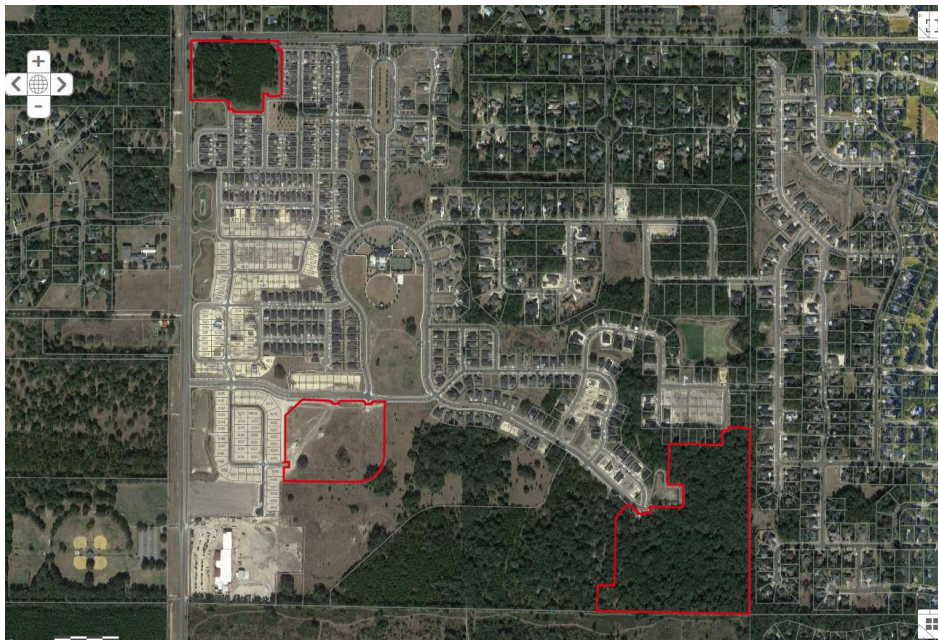


Figure 1: Phase 5B is northwest corner; Phase 5A is the other two outlined shapes

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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 subject parcel is within the Low Density Residential Future Land Use designation, which allows for a density range of 1-4 dwelling units per acre. The Oakmont PD was originally approved in 2005 and the most recent PD amendment was approved by the Board of County Commissioners on June 8, 2021 (ZOM-02-21). The PD allows for a maximum of 999 units. The Oakmont PD is a total of 556 acres, which provides for a gross residential density of 1.8 dwelling units per acre. The PD is consistent with the future land use designation of the property. Phase 4 was approved with 164 units; Phase 3, Unit 1a was approved with 155 units; Phase 2 was approved with 138 units and 203 units were approved with Phase 1. The 178 units proposed with all of Phase 5 brings the total to 838 lots on 478.78 acres, which is 1.75 du/acre on the portions developed to date.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The most recent Zoning Master Plan was approved by the Board of County Commissioners on 06/08/2021 (ZOM-02-21; Res Z-21-3). This most recent amendment reduced lot sizes and made a few minor revisions to the notes on the ZMP to correct or clarify outdated information. As a planned development, Oakmont must conform to the standards defined by the approved Zoning Master Plan (ZMP) and conditions. The proposed Phase 5 contains 178 residential units (5A is 30 units; 5B is 148 units) which is allowed by the approved phasing table.

The approved ZMP allows for single-family residential uses within several types of "land use classifications" that have defined minimum lot sizes in order to accommodate a range of housing sizes.

The Zoning Master Plan was approved with several conditions. The conditions have all either previously been met or will be required with future phases.

Staff finds the proposed final development plan to be consistent with the PD zoning and the conditions outlined in the approved Zoning Master Plan.

CONSERVATION AREAS

There are no conservation areas within this phase of Oakmont PD.

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PLAT REQUIREMENTS

The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapter 402 Article 12 of the Unified Land Development Code of Alachua County.

DEVELOPMENT PLAN EXPIRATION

According to Section 402.47(b), an approved Final Development Plan or phase of a development plan shall expire unless a construction, building or other required permit has been issued within 12 months of the date of final approval. Applications for extension of time limit may be processed pursuant to Article 6 of Chapter 402 of the ULDC.

PLAT EXPIRATION:

According to Section 402.61, approval of a plat shall expire without further action of the BOCC unless the plat has been recorded within two (2) years of the date of BOCC approval of the plat. In order to avoid expiration, all plat documents outlined in Subsection 402.60(a) above must be complete and accepted by the County to obtain the signatures of County officials at least thirty (30) days prior to the two-year expiration date.

STAFF RECOMMENDATION

Staff has found the proposed Final Development Plan to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code, and the approved Zoning Master Plan for ZOM-02-21 and Resolution Z-21-3

Staff recommended **approval with conditions of the Final Development Plan**

Staff recommended the **DRC recommend approval of the Plat to the BoCC** for Oakmont Phase 5A.

DRC ACTION AND RECOMMENDATION

The DRC approved the Final Development Plan with conditions and recommended approval of the Plat to the BoCC

Conditions:

1. The FEMA LOMR is required prior to recording of the Phase 5A Plat.