

Description

This petition requests amendment of the Oak Hammock at the University of Florida planned development (PD), which is a PD for a continuing care retirement community that was approved by the Board of County Commissioners on February 8, 2000 by Resolution Z-00-4. It was annexed into the City in 2003. The PD was amended by City of Gainesville Ordinance No. 040665 on June 13, 2005.

This planned development is on an approximately 136-acre property located south of SW Williston Road (State Road 331) at 5100 SW 25th Boulevard. Please see the general location map on the previous page and the attached aerial photograph (see Exhibit B-1). See Table 1 for information on adjacent existing uses, zoning and land use. The Oak Hammock at the University of Florida planned development has Office land use and PD zoning, and is within the Idylwild/Serenola Special Study Area (see Exhibit B-2, Comprehensive Plan GOPs).

The PD zoning designation has an expiration date of February 3, 2016 (extended to this date by the attached Emergency Declaration Development Order Extension dated October 27, 2014. See Exhibit A-1, Development Order Extensions.). This planned development has substantially completed the internal project infrastructure and has constructed approximately 75 percent of the total number of units allowed by the current PD ordinance. Please see the PD Layout Plan at the end of Exhibit C-1 (Application and Planned Development Report – Oak Hammock at the University of Florida).

This proposed PD amendment is primarily for an extension of the build out date to 10 years from February 3, 2016 due to market conditions. In an e-mail dated November 24, 2014 from Jonathan A. Cormin, Executive Vice-President of PRAXEIS (Oak Hammock's management company) to Clay Sweger of eda engineers-surveyors-planners, inc., agent for the applicant, Mr. Cormin explained that:

“Oak Hammock is requesting a 10-year extension of the Planned Development zoning ordinance in order to provide Oak Hammock an adequate time period to complete the build-out of the project, based on market conditions. Since the original approval in 2000, the market for senior living facilities has changed, resulting in a greater market need for long term care facilities and services. Oak Hammock is planning to meet this market need by expanding skilled nursing beyond that originally projected in 2000. This is reflected in the proposed modifications to the PD Layout Plan.

The changing market preferences, in addition to an overall market slowdown of development due in large part to the economic recession that began in 2008, lead Oak Hammock to request the time extension to successfully complete buildout.”

A minor increase in square footage to the principal building within Oak Hammock is proposed (an 11,400 square foot increase from 1,087,000 to 1,098,400) in order to accommodate the proposed increase from 60 to 73 in the number of skilled nursing units. A related decrease in the number of home sites from 100 to 94 will result in no change in the approved number (458) of equivalent total units (based on the PD's adopted density equivalent in which one independent

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living unit (home site or apartment) is equivalent to 2.5 assisted/memory impaired/skilled nursing units).

Other amendments to the Oak Hammock at the University of Florida planned development are needed to reflect the current state of the PD regarding infrastructure improvements completed and units constructed, and to delete outdated statutory references and references to Alachua County regulations.

Key Issues

- The proposed 10-year extension of the build-out date, 11,400 square-foot increase in allowable area of the PD's principal building, and a 6-unit decrease in the number of home sites coupled with a 13-unit increase in the number of skilled nursing units reflect market changes (slowdown of development due the economic recession that began in 2008, and increased demand for long term care facilities and services since PD approval in 2000).
- The existing Planned Development (Ordinance No. 040665) and the associated PD layout map (Zoning Master Plan approved by County Resolution Z-00-4 in 2000) need to be updated to reflect: the current state of the PD regarding infrastructure improvements completed, the units constructed, and consistency changes to bring the PD under applicable City of Gainesville regulations.
- The proposed amendments to the Oak Hammock PD are consistent with the Gainesville Comprehensive Plan and with the purpose and objectives of the Planned development zoning district.

Basis for Recommendation

In considering this proposed planned development amendment for approval, the City Plan Board and the City Commission shall evaluate the proposal in consideration of the following criteria:

1. Conformance with the PD Objectives and Comprehensive Plan

The proposed, revised conditions conform with the objectives of the Planned development zoning district (see Exhibit B-5) and the Comprehensive Plan (see Exhibit A-3, Comprehensive Plan GOPs). Regarding conformance with the objectives of the Planned development zoning district, Oak Hammock is an example of an outstanding and innovative development that provides integration of housing types and accommodation of changing lifestyles per Section 30-211 (b) (1). It provides a continuum of care and accommodates changing lifestyles through its mix of units that range from independent living to assisted living to skilled nursing. The proposed decrease in independent living units and increase in skilled nursing units also conforms with Section 30-211 (b) (2): Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

The proposed PD amendment is consistent with all applicable requirements of the Idylwild/Serenola Special Area, including but not limited to Future Land Use Policy 4.7.7 of the

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Future Land Use Element of the Comprehensive Plan, which states that “The City shall protect existing residential neighborhoods from encroachment of incompatible land uses in the Idylwild/Serenola Special Area; promote compatible land uses on adjacent properties; and encourage the type and intensity of land uses that are consistent and compatible to the natural characteristics of the land.” The proposed PD amendment will have no impact on the surrounding properties and will not change any of the natural area, buffer or setback requirements of the PD.

2. Concurrency

There will be no impact on concurrency because the proposed PD amendment does not change the equivalent total number of units (458) that are allowed for the approved Oak Hammock PD. The Oak Hammock PD has substantially completed its required infrastructure, including the construction of two roadway connections from Williston Road to the PD (SW 25th Blvd. and SW 29th Drive) plus the installation of a traffic light at the intersection of SW 25th Blvd. and Williston Road.

The property is currently served with water and wastewater by Gainesville Regional Utilities via existing systems constructed by the developers of Oak Hammock. The proposed PD amendment will not increase the equivalent total number of units and will therefore have no impact upon the adopted levels of service for potable water, wastewater, or for water supply. Similarly, there will be no impact upon the adopted levels of service for recreation. Public schools will not be impacted because of the age-restricted nature (age 55 and above) of the planned development.

3. Internal and External Compatibility

The proposed amendment to the Oak Hammock PD will not generate additional impacts and it therefore will have no impact upon the internal and external compatibility of this existing, approved PD. As previously explained, there is no increase in the approved number (458) of equivalent total units. The increased square footage (an 11,400 square foot increase from 1,087,000 to 1,098,400) needed for the 13 additional skilled nursing units will be within the area designated on the approved PD layout plan (“Zoning Master Plan” approved in 2000) for this use and will thus have no impact on internal or external compatibility.

4. Intensity of Development

The proposed PD amendment will slightly increase the development intensity of this planned development that was originally approved by Alachua County in 2000 (Resolution No. Z-00-4) and annexed into the City of Gainesville in 2003. An 11,400 square-foot increase (from 1,087,000 to 1,098,400 square feet, an increase of approximately 1.01 percent) is proposed for the PD’s principal building in order to accommodate the proposed increase of 13 skilled nursing units (from 60 to 73). (Note: as previously explained, a related decrease in the number of home sites from 100 to 94 will result in no change in the approved number (458) of equivalent total units for this continuing care retirement community.)

5. Useable Open Spaces, Plazas and Recreation Areas

The proposed PD amendment does not impact useable open spaces, plazas or recreation areas of this approved, existing planned development.

6. Environmental Constraints

There are no environmental constraints that pertain to the proposed PD amendment. As stated in the November 12, 2014 memorandum (Exhibit B-4) from the City's Environmental Coordinator, the "original review and approval given to the project by County staff in 2000 provided the survey and data base consideration of environmental resources which are comparable with current City policies and regulations for environmental protection. The provisions for significant upland habitat and the extent of the area protected through the approval process are roughly equivalent with the protection and management which could be expected from current City Natural and Archaeological Resource (NAR) regulations..."

7. Internal and External Transportation Access

The internal and external transportation access for this PD development will not change as a result of the proposed PD amendment.

8. Provision for the Range of Transportation Choices

The proposed PD amendment will not increase the number of trips generated by the PD and will have no impact upon the range of transportation choices for the Oak Hammock PD. The PD amendment will not increase the overall density (i.e., it will not change the total unit count based on the PD's adopted density equivalent in which one independent living unit (home site or apartment) is equivalent to 2.5 assisted/memory impaired/skilled nursing units) within the project and therefore it will not generate additional trips.

Impact on Affordable Housing

This proposed text amendment will have no impact on the supply of affordable housing in Gainesville.

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Respectfully submitted,



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Table 1**Adjacent Existing Uses**

North	Single family dwelling; undeveloped; commercial (fire extinguishers; pest control; electrical supply); office
South	Single family residential
East	Power line easement; vacant land
West	Vacant land

Adjacent Zoning and Land Use

	Land Use Category	Zoning Category
North	Williston Road (SR 331); Office; Alachua County: Institutional; Office/Residential	General office district (OF); Alachua County Residential Professional
South	Alachua County Estate Residential (1 unit per 2 acres)	Alachua County Residential Estate (1 unit per 2 acres or less)
East	Alachua County Medium Density Residential (greater than 8 and less than or equal to 14 units per acre)	Alachua County Single Family Residential (1-4 units per acre)
West	Alachua County: Institutional; Office/Residential	Alachua County Residential Professional

List of Appendices

Appendix A PD Amendment

- Exhibit A-1 Development Order Extensions
- Exhibit A-2 Proposed Revised Conditions – Oak Hammock Planned Development (PD)
- Exhibit A-3 Comprehensive Plan GOPs

Appendix B Supplemental Documents

- Exhibit B-1 Aerial Photograph
- Exhibit B-2 Existing Zoning
- Exhibit B-3 Existing Land Use
- Exhibit B-4 Memo from Environmental Coordinator
- Exhibit B-5 LDC Sec. 30-221 – Planned development district. Purpose and intent
- Exhibit B-6 LDC Sec. 30-224 - Amendments to approved planned development

Appendix C Application and Neighborhood Workshop information

- Exhibit C-1 Application and Planned Development Report – Oak Hammock at the University of Florida. (Note: Proposed PD Layout Plan is on last page of this exhibit.)