

Appendix B Supplemental Documents



AERIAL PHOTOGRAPH

Name	Petition Request	Petition Number
<p>eda engineers-surveyors-planners, inc., agent for Oak Hammock</p>	<p>Amend the Oak Hammock Planned Development (PD) to: update the PD layout plan, amend the phasing schedule and amend square footage allowances</p>	<p>PB-14-132 PDA</p>



No Scale

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- OF General Office
- ED Educational Services
- CP Corporate Park
- PD Planned Development

Alachua County Zoning Districts

- BH Highway Oriented Business Services
- RP Residential Professional
- RE Residential Estate, 1 unit per 2 acres or less
- R-1A Single Family Residential, 1-4 units per acre

Area under petition consideration



Division line between two zoning districts
City Limits

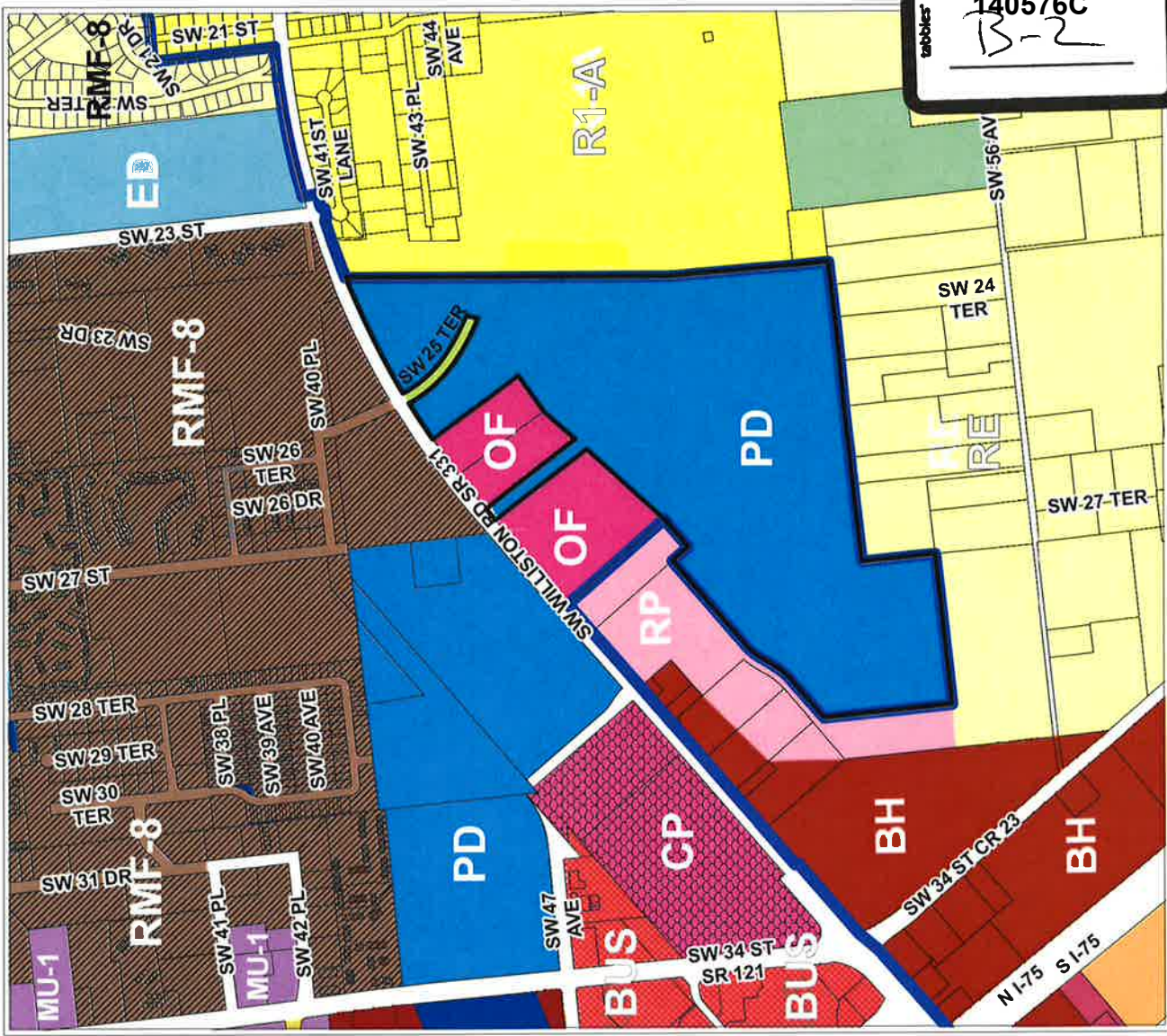


EXHIBIT
140576C
B-2

EXISTING ZONING

Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for Oak Hammock	Amend the Oak Hammock Planned Development (PD) to: update the PD layout plan, amend the phasing and schedule and amend square footage allowances	PB-14-132 PDA



No Scale

City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- PF Public and Institutional Facilities

Alachua County Land Use Designations

- RES-E Estate Residential, maximum of 1 unit per 2 acres
- RES-M/H Medium Density Residential, greater than 8 and less than or equal to 14 units per acre
- O-RES Office/Residential
- O-MED Office/Medical
- COMM Commercial
- INST Institutional

Area under petition consideration

Division line between two land use categories

City Limits

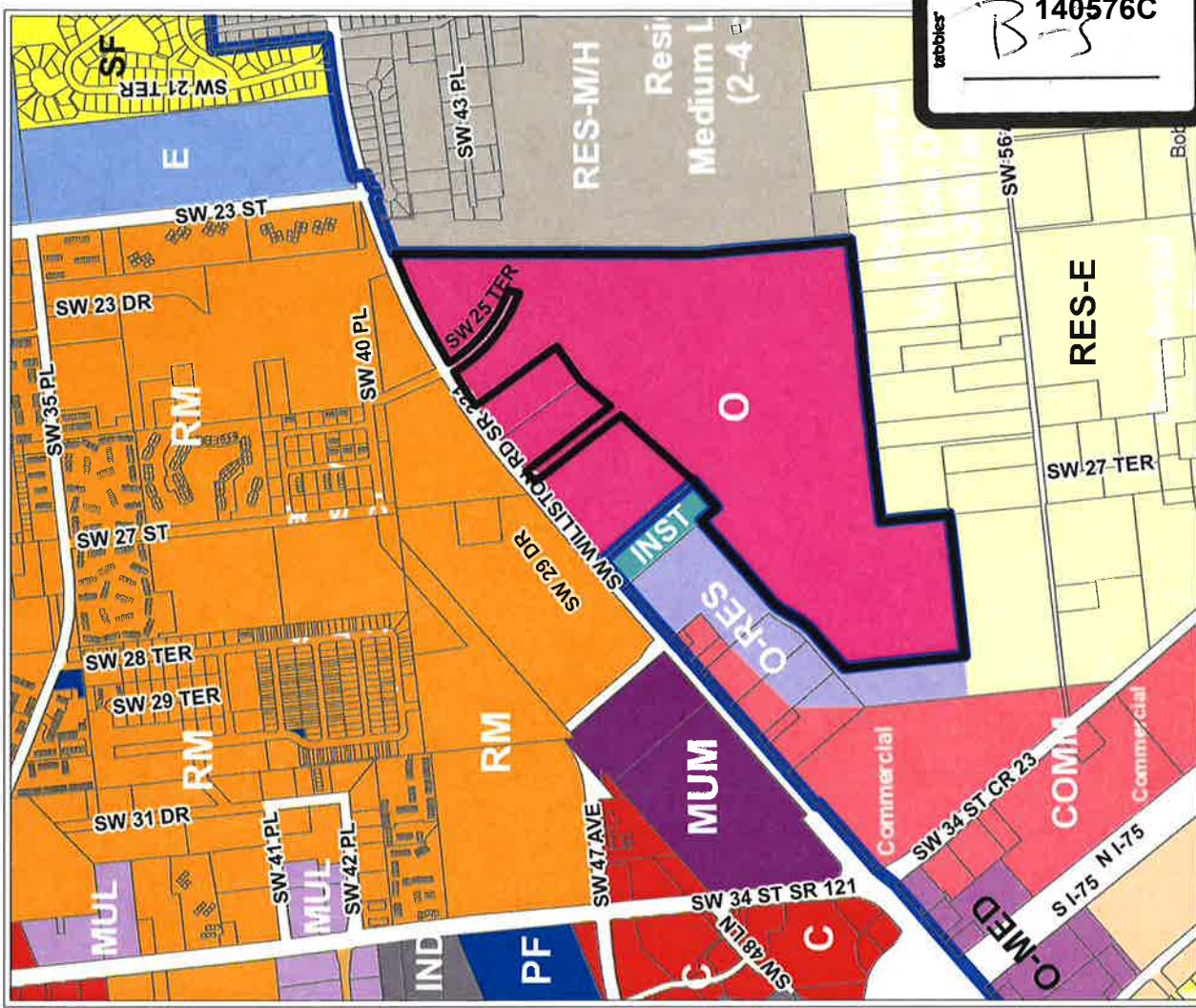
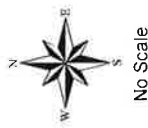


EXHIBIT
140576C
BIS


EXISTING LAND USE	
Name	Petition Request
<p>edda engineers-surveyors-planners, inc., agent for Oak Hammock</p>	<p>Amend the Oak Hammock Planned Development (PD) to: update the PD layout plan, amend the phasing and schedule and amend square footage allowances</p>
	Petition Number
	PB-14-132 PDA



CITY OF GAINESVILLE

INTEROFFICE COMMUNICATION

TO: Dean Mimms, AICP, Lead Planner
Planning and Development Services Department

FROM: John Hendrix, Environmental Coordinator 

SUBJECT: Petition PB-14-132 PBA, Amend the Oak Hammock Planned Development,
Located at 5100 SW 25th Blvd.

DATE: November 12, 2014

The subject petition for proposed amendments to the Oak Hammock Planned Development to update the PD layout plan, and amend the phasing schedule and other development conditions have been reviewed for considerations relating to any environmental resources present on or immediately adjacent which might be regulated by City Land Development Code 30-300 *Surface Waters and Wetlands*, or 30-310 *Natural and Archaeological Resources*.

The 136 acre Oak Hammock PD project area was originally approved by Alachua County in 2000 and adopted by the City of Gainesville in 2005 after annexation. To date, the majority of the infrastructure for the project has been completed, and approximately 75% of the total units have been constructed. The core development area of the project is completed, and areas which had been designated for conservation set-aside or open space were delineated, avoided, and protected. Notably, in complying with Alachua County land use policy and environmental regulations which were applicable at the time of original approval, approximately 40 acres of high quality hardwood forest (Significant Upland Habitat) were preserved in the northeast and east part of the project.

Approximately 32 acres west of Circle Drive (part of the Future Phase II area) in the southwest area of the project have not been developed to date. The PD plan calls for independent living homesite development in this area, and includes a Tree Canopy Area, along with designation of a temporary construction staging area and special buffers. In compliance with Alachua County's Idylwild Serenola Special Area development standards existing in 2000, a delineated Tree Canopy Area conservation area was designated in this southwest area of the project which contained high quality trees in a closed canopy forest. Condition 5 of the approved Planned Development Conditions requires that a minimum of 40% of this Tree Canopy Area be retained.

Although no specific guidance is provided for the location or design of this minimum 40% retained Tree Canopy Area, it is recommended that the form of this forested conservation area will be cohesive and manageable in design such that the tree canopy resource will be sustainable and free from incremental development impacts associated with the approved land use.

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 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, addressing the resource types which exist or could be expected to occur on the site, such as Strategic Ecosystem, Significant Natural Communities, or Listed Species. As such, no additional survey or assessment is considered necessary for the current petition, and the Environmental Coordinator approves the petitioner's Application for Exemption for regulatory review of this Planned Development Amendment. At the time of future proposal of development in the undeveloped southwest area of the property, the petitioner should coordinate with staff to determine the need to perform an updated listed species survey to locate any listed species which may be present at that time, and if applicable, the NAR provisions for listed species protection/management would have to be met.

Exhibit B-5

Planned development district

Sec. 30-211. Purpose and intent.

(a)

Purpose. It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.

(b)

Objectives. The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:

(1)

Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

(2)

Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

(3)

Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features, high quality heritage trees, and scenic vistas.

(4)

Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

(5)

Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

(6)

Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

(7)

Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, streets canopied by large shade trees located within wide tree lawns or in tree wells constructed to allow sufficient space, and formal landscaping along streets and sidewalks.

(Ord. No. 970834, § 1, 6-22-98; Ord. No. 090878, § 3, 6-6-13)

Exhibit B-6

LDC Sec. 30-224. Amendments to approved planned development.

(a)

Except as noted in subsections (b) and (c) of this section, an amendment to an approved PD (except for an extension of a time limit) must be accomplished only by a rezoning petition and ordinance accompanied by a new proposed PD. All appropriate maps, plans and reports submitted with the approved PD layout plan may be resubmitted with the rezoning petition, along with sufficient new maps, plans and reports to clearly and thoroughly indicate the proposed changes, as the new proposed PD layout plan.

(b)

Amendments to the final plan of an approved PD of the following types may be authorized by the development review board during any required development plan review, provided such amendments meet the criteria set forth in article VII, development review process:

(1)

Minor adjustments or shifts in the location and siting of buildings, structures, parking bays and parking spaces;

(2)

Changes in the location of utility tie-ins and solid waste, recycling, and yard trash containers;

(3)

Reductions in the overall density or intensity of structural ground coverage of the development;

(4)

Changes in the location and types of landscape materials, excluding changes in location of buffers;

(5)

Minor changes in the walkway and bikeway systems;

(6)

The addition of accessory structures or utility buildings of less than 1,000 square feet where there are no major changes to the perimeter features of the development;

(7)

The addition of up to ten new parking spaces;

(8)

Any expansion of gross floor area or enlargement of the building envelope which does not require the addition of required parking spaces or alter standards of the PD ordinance; and

(9)

Modifications which do not entail amendments to specific language included within the PD ordinance.

(c)

Amendments to the final plan of an approved planned development of the following types may be authorized by the city manager or designee during any required development plan review, provided such amendments meet the criteria set forth in article VII, development review process:

(1)

Minor adjustments or shifts in the location and siting of buildings, structures, solid waste, recycling, and yard trash containers, parking bays and parking spaces, provided any dumpsite is not located closer to any single-family or multiple-family dwelling;

(2)

Changes in the location of utility tie-ins;

(3)

Changes in the location of landscape materials, excluding changes in the location of buffers, and changes in the types of landscape materials;

(4)

Minor shifts in the walkway and bikeway systems, where necessitated by other elements of site design;

(5)

The addition of screened porches, decks, patios and other unheated and uncooled areas, not including garages, of 500 square feet or less, which are accessory and incidental to a use permitted within the PD;

(6)

Any expansion of gross floor area or enlargement of building envelope which does not exceed 500 square feet, does not add an additional room or rooms, and which does not require the addition of required parking spaces; and

(7)

Reductions in the intensity of structural ground coverage of the development which does not exceed ten percent of the total ground coverage.

(Ord. No. 970834, § 1, 6-22-98)