



## Planning and Development Services

# PB-14-132 PDA

**City Commission  
February 19, 2015**

**Legistar No. 140576**

**Presentation by Dean Mimms, AICP**



AERIAL PHOTOGRAPH



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 schedule and amend square footage allowances	PB-14-132 PDA

### 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

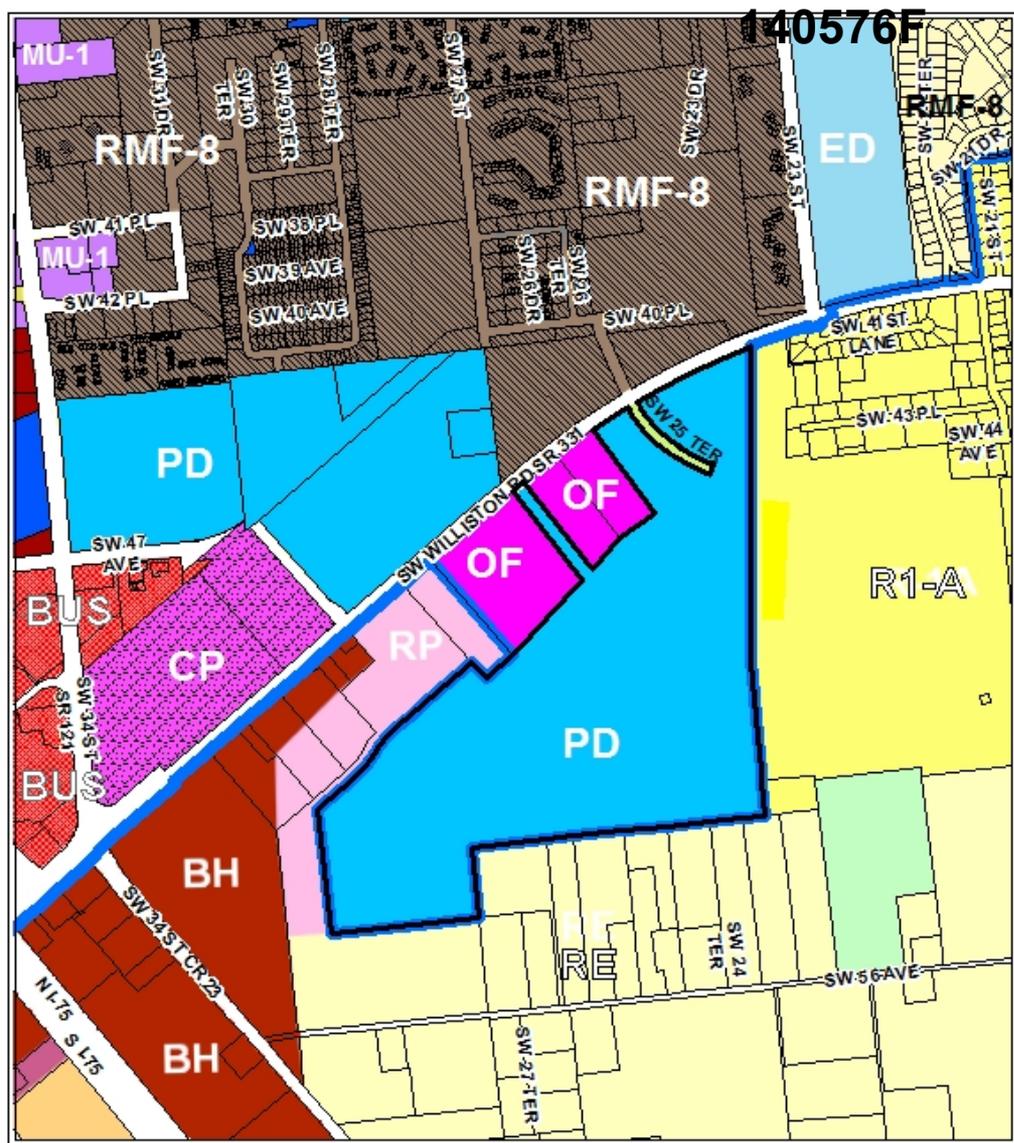
### Alachua County Zoning Districts

- 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

--- Division line between two zoning districts

— City Limits

Area under petition consideration



140576F

### EXISTING ZONING

 No Scale	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

140576F

ILU apartments



**Future Phase II – skilled  
nursing, memory  
support, assisted living**



140576F

Existing skilled nursing,  
memory support, assisted  
living

# Overview

## **Amend Oak Hammock PD (2005 City ordinance) and PD layout plan (2000 County resolution) :**

- **Buildout date extension (10 years from Feb. 3, 2016 date established by Oct. 27, 2014 Emergency Declaration Development Order Extension)**
- **Increase skilled nursing units from 60 to 73 and decrease home sites from 100 to 94**
- **11,400 sq. ft . increase to 1,098,400 sq. ft. in area of principal building to accommodate additional skilled nursing units**
- **Reflect infrastructure completed, units constructed, delete outdated statutory and regulatory references**

# Highlights

- **Conforms w/objectives of PD zoning district.**  
Example of innovative, quality development that provides integration of housing types & accommodation of changing lifestyles (continuum of care: independent living, assisted living, skilled nursing)
- **Consistent w/Comp. Plan: Conforms w/applicable Idylwild Serenola Special Area Plan req'ts of Comp. Plan (e.g., FLUE Policy 4.7.7 re: protecting existing residential neighborhoods from encroachment of incompatible land uses, encouraging types/intensities of uses compatible w/natural characteristics of the land)**

# Highlights

- **No impact on concurrency (no change in equivalent no. of units (458) allowed for the PD)**
- **11,400 sq. ft. increase in building area will be within area designated on approved PD layout plan, thus no impact on internal or external compatibility**
- **No environmental constraints – no change to protected areas**

# Recommendation

## City Plan Board to City Commission

Approve Petition PB-14-132 PDA as recommended by staff. Plan Board voted 4-0

## Staff to City Commission

Approve Petition PB-14-132 PDA as recommended by staff and City Plan Board

## Staff to City Plan Board

Approve Petition PB-14-132 PDA as recommended by staff