



City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



December 23, 2008

TO: Planning Board Members

FROM: Debbie Banks, Assistant Planning Director

A handwritten signature in black ink, appearing to read "DB", written over the "FROM:" line.

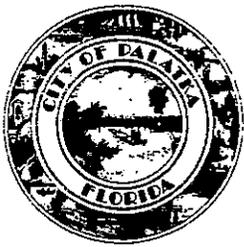
RE: Staff Report for Oaks Landing Rezone/Planned Unit Development
Overlay Request

Jim and I are still working on the staff report for this case. I am enclosing the bound submittal by Kimley-Horn and Associates that includes the applications and background material for your review. Our Municipal Code requires us to review the rezoning request under those guidelines but the Planned Unit Development request must be reviewed under the guidelines of the Section 94-3 which pertain to conditional uses.

We will send the staff report under separate cover next week. Notices have been sent to all property owners on Lundy Road within the 150' perimeter as required by Code and the advertisement ran in the Daily News on the 20th.

Please feel free to contact Jim with any questions. I will be out of town until January 4th, 2009.

Thank you!



City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



As an owner of adjacent property, you are hereby notified of a pending action before the Planning Board which may be of concern to you:

PUBLIC NOTICE

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on **January 6, 2009** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to rezone from County Planned Unit Development to City R-3 (Multi-family residential) with a Planned Unit Development overlay.

Location: Lundy Rd. parcels 18-10-27-0000-0060-0000 and 13-10-26-0000-0280-0000
Owner: Held Investment Properties, LLP
Case: PB 08-41

All interested parties are invited to attend this public hearing.

Debbie Banks
Assistant Planning Director

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING & ZONING DEPARTMENT AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

PB 08-41
CHRISTINE R + GEORGE W KELLEY
PO BOX 381
PALATKA FL 32178

PB 08-41
CSX TRANSPORTATION
500 WATER ST (C910)
JACKSONVILLE FL 32202

PB 08-41
Debra Massey
4041 Browns Landing Rd.
Palatka, FL 32177

PB 08-41
ARC OF PUTNAM COUNTY INC (THE)
1209 WESTOVER DR
PALATKA FL 32177

PB 08-41
THOMAS H + MARGARET D SANDERS
P O BOX 962
PALATKA FL 32178

PB 08-41
CHARLES M TEMPLE
2507 LUNDY RD
PALATKA FL 32177

PB 08-41
ROBERT L + BARBARA G HARRIS
2404 LUNDY RD
PALATKA FL 32177

PB 08-41
JOEL D WILLIS
2500 LUNDY RD
PALATKA FL 32177

PB 08-41
PRESTON B + KIMBERLY B SLOAN
2601 FAIRWAY DR
PALATKA FL 32177

PB 08-41
CITY OF PALATKA
201 N 2ND ST
PALATKA FL 32177

PB 08-41
ERIC E + BRENDA R MACGIBBON
102 12TH TEE TRAIL
PALATKA FL 32177

PB 08-41
ALICE MACGIBBON + BRIAN E KEITH
104 EDMORE TR
PALATKA FL 32177

PB 08-41
ROBERT L + BARBARA G HARRIS
2404 LUNDY RD
PALATKA FL 32177

PB 08-41
CHERYL L MCCRORY
1093 A1A BEACH BLVD #143
ST AUGUSTINE FL 32080

PB 08-41
JAMES + CAROL ANN BLOODSWORT
2407 LUNDY RD
PALATKA FL 32177

PB 08-41
TERRENCE L + VALERIE M PARKER REV
104 12TH TEE TRAIL
PALATKA FL 32177

PB 08-41
ELWORTH KEARNEY
2403 LUNDY RD
PALATKA FL 32177

PB 08-41
Douglas & Evelyn Williams
435 S 8th Ave.
Mount Vernon, NY 10550

**Planning Board regularly scheduled meetings
for calendar year 2009.**

Note: Please mark your calendars for the following regularly scheduled meetings at 4:00pm for the coming year. Our Agendas are already planned through May. Every Board member's attendance and input is vital to the City of Palatka's growth.

January 6, 2009

February 3, 2009

March 3, 2009

April 7, 2009

May 5, 2009

June 2, 2009

July 7, 2009

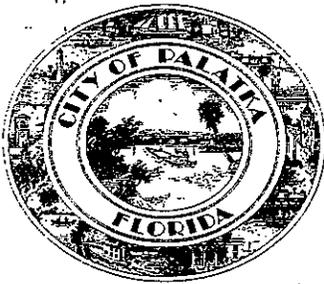
August 4, 2009

September 1, 2009

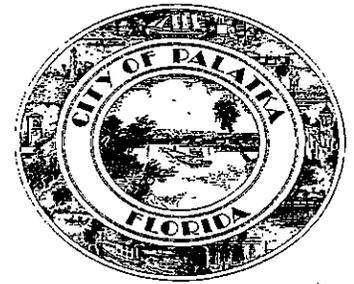
October 6, 2009

November 3, 2009

December 1, 2009



City of Palatka
Building & Zoning Department
201 N. Second Street
Palatka, FL 32177



Phone (386) 329-0103 * Fax (386) 329-0172

Memorandum

Date: December 30, 2008
To: Planning Board Members
From: Jim Lee, Planning Director
RE: PB 08-41 Request to rezone from County Planned Unit
Development to City R-3 (multi-family residential) with a Planned
Unit Development overlay

~~~~~  
Please see the attached Staff Report for the above referenced case, as advertised for the January 6<sup>th</sup> 2009 Planning Board meeting that was not included in the Agenda packet sent to you on December 23, 2008.

If you have any questions or if I can be of further assistance please contact me at (386) 329-0103.

Wishing you and yours a Happy New Year!

**PLANNING BOARD REPORT**  
**January 6, 2009 Regular Meeting**

**A. SUBJECT:** Case: # 08-41

**Address:** Lundy Road (Oaks Landing)

**Parcel:** 18-10-27-0000-0060-0000 and 13-10-26-0000-0280-0000

**B. REQUEST:** Request to rezone from County Planned Unit Development to City R-3 (Multi-Family Residential) with a Planned Unit Development Overlay

**C. BACKGROUND:**

**Property Owner:** Held Investment properties, LLP

**Agent:** Lara Diettrich, Kimley-Horn and Associates, Inc.

**Zoning:** In 2005, the subject parcel was annexed from Putnam County to the City of Palatka. Upon inclusion into the City of Palatka, the City had not assigned a land use or zoning designation to the subject parcel. Its land use has since been approved as Residential/Medium Density. The applicant proposes a zoning designation of R-3 (Multi-Family Residential) with a Planned Unit Development (PUD) Overlay.

**Acreage:** 15.51

**Surrounding Zoning:** North – Residential (R-1), Agriculture (AG), and Residential (R-1AA)  
South – Residential (R-1), Residential Mobile Home (RMH), and Agriculture (AG)  
East – Conservation  
West – Residential (R-1AA), and Residential (R-1)

**Adjacent Uses:** North – Golf Course and residential  
South – Residential  
East – Conservation Area  
West - Residential

**Advertisement:** Ran 12-20-08

**Notices to Surrounding Owners:** Mailed 12-8-08

**History:**

Held Investment Properties, LLP, (the “Applicant”) had applied for a Large Scale Land Use Amendment, which was approved through the Evaluation and Appraisal Report (EAR) process on July 10, 2008, by the City Commission. In addition, the applicant proposes a zoning designation of R-3 (Multi-Family Residential) and a PUD (Planned Unit Development Overlay). The application is submitted to the City with the intent to rezone parcel numbers 18-10-27-0000-0060-0000 and 13-10-26-0000-0280-0000 for the purpose of proposing a rezoning designation change from the existing Putnam County’s PUD to the City of Palatka’s R-3 (Multiple-Family Residential) and a PUD (Planned Unit Development Overlay), as defined by the City of Palatka Municipal Code.

The intent of the applicant is to propose a multi-family golf course residential concept located on 15.42 acres in the City of Palatka, adjacent to the City of Palatka Golf Course. The applicant had submitted a Large Scale Land Use Amendment requesting Medium Density Residential (MED RES) that was transmitted to the Department of Community Affairs (DCA) December 29, 2006. The City of Palatka’s Comprehensive Plan states that MED RES allows for a maximum of 10 dwelling units per acre, which would allow for up to 154 dwelling units, however, the applicant and City Staff, in conjunction with recommendations from the City Commission, have drafted conditions and a development agreement limiting the subject

property through the PUD to allow up to 120 multi-family residential units, limiting the subject property to 7.74 dwelling units per acre. In addition, more than half of the subject property (65% or 10.02 acres) is being committed to open space, providing tree preservation, sidewalks, golf cart paths and roads.

The companion Land Use Amendment 2006-046 for this Rezoning Application was approved by Palatka's City Commission and transmitted in December of 2006. However, after the Department of Community Affairs (DCA) informally reviewed the land use amendment, they returned the land use amendment along with comments to the City of Palatka based on requirements for the City's need to update their Evaluation and Appraisal Report (EAR) prior to accepting any transmitted land use amendments. Land Use Amendment #2006-046 was included in the City's EAR Based Amendments which was approved July 10, 2008.

**D. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, R-3 (MULTI-FAMILY RESIDENTIAL) APPLICATION**

**Rezoning requirements**

When pertaining to the rezoning of land, the report and recommendations of the Planning Board to the City Commission shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable (from Sec. 94-38(f)(1) of the Palatka Municipal Code):

- a. Whether the proposed change is in conformity with the comprehensive plan.*

**FUTURE LAND USE ELEMENT**

**Goal 1 9J-5.006(3)a; F.S. 187.201(16)3**

**Preserve and protect the City's natural resources and quality of life by establishing a pattern of development that is harmonious with the City's natural environment and provides a desired lifestyle for City residents.**

**Staff Analysis:** The proposed multi-family residential golf course concept is anticipated to complement the golf course in keeping with its open space, given that 8.53 of the 15.51 acres are being maintained in their existing natural state. In addition, the proposed development lends itself to the residential neighborhood by allowing for substantial natural buffers.

**Policy A.1.1.4**

**By June 1, 2009, the City's Subdivision and Zoning Code shall be reviewed and where necessary revised to address drainage and stormwater issues as identified in the Public Facility Element; open space requirements as addressed in the Recreation and Open Space Element; and on-site traffic flow and vehicle parking as addressed in the Traffic Circulation Element.**

- A. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element.**
- B. On-site traffic will, at a minimum, require that adjacent commercial, high density / medium density (or combinations thereof) properties provide interconnections to reduce requirements for road trips.**
- C. Parking requirements shall be specified in terms of number of parking space units per type and size of facility.**

**Staff Analysis:** In reference to "A," with this methodology in place, in relation to the proposed development, there would be approximately 309 persons (2.58 PPH x 120 dwelling units) inhabiting the residential development at maximum capacity on 15.51 acres which provides for approximately 20 persons per acre. The PUD includes open space and passive recreation areas. Recreational amenities and space, including an amenity center cabana with approximately 1,200 square feet and a pool having approximately 4,500 square feet of a deck amenity. In addition, there are approximately 2.2 acres of a forested park

like area at the front of the project. No tree removal is planned in this area and in keeping with park settings, there will be pathways, sitting areas and tables for residents use.

The Recreation and Open Space Element does not contain Goals, Objectives and Policies that speak to open space requirements with regards to residential development, however, the proposed development does provide for significant open space in its Master Development Plan (MDP). The subject parcel consists of 15.51 acres with 120 dwelling units to be developed on-site. The City of Palatka's Comprehensive Plan's Future Land Use Element "Analysis (p.A-6)"; Section A. "Factors that Affect Development;" Part 1. "Population;" Subpart b. "Methodology;" Subset (4) "Persons Per Household (PPH) Average Household Size states:

**The City experienced a PPH of 2.35 in 1990. The City's PPH average has remained around 2.40 for the past 20 years. Bureau of Business and Economic Research (BEER) projects that the PPH will remain 2.40 through 2020. However, methodology used for determining level of services and demand for public facilities as identified in the Public Facilities Element uses a PPH of 2.58.**

In reference to "B," the applicant has worked with City and County staff to come to agreements for infrastructure improvements. (See Attachment A which is Oaks Landing Residential (R-3) and Planned Unit Development Rezoning Applications)

In reference to "C," the proposed development provides for 2.2 parking spaces per unit, having the vast majority of spaces provided for on the first floor of each building. These spaces will predominantly be reserved for residents. Visitor parking spaces adjacent to buildings and internal on-street parallel parking have been provided and will be in compliance with ADA access design guidelines.

**Policy A.1.1.7 9J-5.006(3)(c)2**

**The City Building Official shall not issue a building permit or other final development order, or issue final plat approval, until it has been certified that infrastructure facilities and services exist or shall be available pursuant to an executed development agreement to satisfy demands generated by the development in accordance with adopted City levels of service standards. By June 1, 2008, the City shall incorporate into the land development regulations a method for establishing transportation proportionate fair share.**

**Availability of infrastructure will be certified through the Building Official issuing a "Certificate of Concurrency."**

**Staff Analysis:** The applicant has worked with City and County staff over the course of the time between the submittal in 2006 to current date to provide infrastructure improvements that are not only directly related to the proposed development but exceed what is required. A draft of a Development Agreement was submitted, approved by the Planning and City Commissions, and transmitted to the Department of Community Affairs. (See Attachment A)

**Policy A.1.3.2 9J-5.006(3)(c)2, 7**

**By June 2008, the Building Official shall review the City's Zoning Code and Subdivision Regulation to ensure that current buffering and separation standards between land uses of different densities or intensities of use remain sufficient to ensure compatibility between uses, or mitigate the effects of more dense / intense uses on less dense / intense uses.**

**Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring capability between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include:**

**Noise and sight incompatibility -- screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 80 percent.**

**Staff Analysis:** The buffering between the proposed development and the adjacent properties meets the requirements of the Zoning Code (Table 94-304A. – Option 3).

**Objective A.1.8**                      **9J-5.006(3) (b)9; F.S. 187.201 (16) (b) 3**

Upon Plan adoption, the City shall establish a program that provides the means for innovative development planning. The end goals of the program are to provide:

**Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;**

**Development that is adopted to natural features in the landscape such as wetlands, vegetation and habitat, and which avoids the disruption of natural drainage patterns, and**

**A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.**

**Staff Analysis:** The proposed development provides for internal infrastructure connecting it to Browns Landing Road/Lundy Road with only one ingress/egress. The development design is created to promote pedestrian friendly living as well as utilization of the City of Palatka’s Golf Course. The site has extensive open space with the preservation of a large portion of the existing tree canopy as well as green space connectivity throughout the site plan.

There are no wetlands detected on the site. The subject property is elevated from a range of 70 feet to 20 feet towards the southeastern portion of the property, meeting the CSX Railroad which lies at 10-35 feet in elevation. The subject site and its surrounding properties are located within the Flood Zone “X”, which according to the Flood Insurance Rate Map (FIRM), represents “areas outside the 500-year flood”. The closest flood zone is located across the CSX railroad to the east. There are no limitations on the site related to the flood zone.

**Policy A.1.8.2**                      **9J-5.006(3)(c)5**

The Land Development Regulations shall include provisions for Planned Unit Developments as an optional overlay designation. PUDs shall be permitted within any land use area through land use amendment procedures defined in s. 163.3187, Florida Statutes.

**Staff Analysis:** The applicant proposes R-3 (Multi-Family Residential) and a PUD (Planned Unit Development Overlay).

**Policy A.1.9.3**                      **9J-5.006 (3) (c) 7**

Land Development Regulations adopted to implement this Plan shall be based on the following land use standards:

**A.      Land Use Districts**

**Residential**

**Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types.**

**Medium Density (231 acres) – provides for a range of densities up to 10 units per acres.**

**B.      Overlays**

1. Planned Unit Developments

Typical uses of the PUD may be.....Planned Unit Development may be applied as an optional overlay district over any underlying land use. Use of the PUD overlay will require a land use amendment in accordance with s. 163.3187, F.S.

**Staff Analysis:** The applicant has an approved land use designation of Medium Density Residential which allows for the development of a multi-family residential golf course concept providing for 120 dwelling units which complies with the City of Palatka’s Comprehensive Plan in that the Medium Density Residential land use category provides for a development to consist of up to 10 dwelling units per acre. In addition, the applicant proposes a zoning designation of R-3 (Multi-Family Residential) and a PUD (Planned Unit Development Overlay).

Policy A.1.11.5

The property known as “Oaks Landing” shall have a land use designation of Residential / Medium Density with a maximum gross density of 7.75 units per acre and a maximum number of units of 120 dwelling units.

**Staff Analysis:** This Policy is a result of the subject parcel’s land use amendment being transmitted with the EAR and approved on July 10, 2008.

TRAFFIC CIRCULATION ELEMENT:

Policy B.1.1.1. 9J-5.007(3)(c)1

The statewide minimum acceptable operating level of service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.

The City hereby adopts the following LOS standards for each listed facility type:

- a) principal arterials – LOS C
- b) collectors and minor arterials – LOS D
- c) local city streets – LOS D
- d) Florida Intrastate Highway System  
LOS B – Rural  
LOS C – Urban and transition urban

**Staff Analysis:** As the project is located in the southeastern quadrant of the City of Palatka, traffic entering and exiting the site must access the project from the north and west. The most direct route to access the project site is via Browns Landing Road/Lundy Road from Edgemoor Street. To evaluate the worst case scenario, it is assumed that all project traffic will only access the project site from the north via the Edgemoor Street to Browns Landing Road/Lundy Road route. In order to access the major commercial centers in the City of Palatka, project traffic will be able to utilize Edgemoor Street or Moseley Avenue/Fairway Drive for connectivity to the City roadway network. As project traffic must utilize Edgemoor Street to access Browns Landing Road/Lundy Road it is assumed that most project traffic will utilize Edgemoor Street over Moseley Avenue/Fairway Drive; therefore the project traffic distribution is assumed to have a 70/30 split with 70 percent of traffic utilizing Edgemoor Street and 30 percent of traffic utilizing Moseley Avenue/Fairway Drive. Based on further calculations, it is estimated that all of the study roadway links are expected to operate at level of service C.

Policy B.1.1.6 9J-5.007(3)c(3)

The City will require developers to comply with City road design standards and to pave all internal roadways for all

new subdivisions and participate in access road improvements. The City has until June, 2008 to include the standards under the street portion of the code to address those situations not covered by the subdivision portion of the code.

**Staff Analysis:** The proposed development will have paved internal roadways. Per conditions agreed to by City and County staff and the applicant, which are stated in the draft development agreement, the developer will make those additional roadway improvements to Lundy Road. (See Attachment A)

**HOUSING ELEMENT:**

**Policy C.1.7.1**                      **9J-5.010(3)(c)(3)**

The City shall enforce current provisions regarding the elimination of non-conforming land uses to include all uses which are inconsistent with the Future Land Use Map 2020 or cannot be made compatible with adjacent land uses. New development or redevelopment shall require buffering between land uses of different densities or intensities of use that are sufficient to ensure compatibility between land uses.

**Staff Analysis:** The subject parcel has a land use designation of medium density residential. In addition, the subject parcel is bounded by: Residential (R-1), Agriculture (AG) and Residential (R-1AA), with uses of a public golf course and residential to the north; Conservation, with a state park use to the east; and Residential (R-1AA) and Residential (R-1), with residential uses to the west; and Residential (R-1), Residential Mobile Home (RMH), and Agriculture (AG), with residential uses to the south.

The buffering between the proposed development and the adjacent properties meets the requirements of the Zoning Code (Table 94-304A. – Option 3).

*b. The existing land use pattern.*

**Staff Analysis:** The surrounding community consists of residential development having a mixture of single-family and multi-family dwelling units. The surrounding area contains existing developments and is made up of zoning districts within proximity to the subject parcel that are similar if not exceeding in density to the applicant's request.

The following information represents three existing developments, identifying their ranges of zoning districts and density, and their approximate distances to the subject parcel:

High Density Residential Level R-3: an existing multi-family residential development which allows for 10 to 18 units per acre and is located within 3,600 feet of the proposed development;

Medium Density Residential Levels R-2, R-3, R-4 (MH) and PUD: an existing multi-family residential development which allows for 8 units, 31 units, and 5 mobile homes per acre and is located within 2,400 feet of the proposed development; and

High Density Residential Level R-3: an existing multi-family residential development which allows for 31 units per acre and is located within 1,200 feet of the proposed development.

*c. Possible creation of an isolated district unrelated to adjacent and nearby districts.*

**Staff Analysis:** This application proposes no creation of an isolated district, as the applicant's request is compatible with the surrounding development.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*

**Staff Analysis:** At the time of building permit application; this project will be reviewed for concurrency. Electric power is provided by FPL and potable water and sewer are provided by the City of Palatka. Potable water and wastewater lines are available near the project site. A 6" water main and fire hydrant are located in front of the project site on the west side of Browns Landing Road aka Lundy Road. An 8" force main is located at the intersection of Browns Landing Road and Edgemoor Street.

The proposed multi-family residential development is in proximity and serviced by the following schools: Moseley Elementary (E) School, Beasley Middle (M) School, and Palatka High School (HS). Based on the Putnam County School District and Department of Education, school facility student stations availability in these schools will not be adversely impacted by the development.

The Putnam County School Board Area Director, Mike Pegg and Governmental Affairs, Philip L. Leary, AICP, have determined that this proposed development would not exceed concurrency capacity levels from generated students.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;*

**Staff Analysis:** There are no illogically drawn boundaries that would conflict with the proposed development.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.*

**Staff Analysis:** The property that makes up Oaks Landing was originally located within the jurisdiction of Putnam County. Previously being zoned Agriculture prior to January 24, 1984, the Putnam County Board of County Commissioners (BOCC) approved a Planned Unit Development (PUD) to allow for 65 multi-family dwelling units on 16.4 acres. Later that same year, September 12, 1984, the Planning Commission approved an amendment to the PUD per Ordinance Number 75-6 to allow for 30 single family dwelling units. There was no development agreement or time limit established within the guidelines of the PUD. On February 12, 1988, Ordinance 88-1 was adopted to replace Ordinance 75-6, which does not address previous rezoning where no development had occurred. Incidentally, Ordinance 75-6 had no reversion clause included.

On May 11, 1993, Putnam County Board of County Commissioners approved general policies to allow administrative vesting determinations all pending on whether or not "A PUD approved without an expiration date 'prior to' (policy 1) or 'on or after' (policy 2) December 19, 1986 will determine their vesting rights and status of development with respect to the County taking action to process what [they] find to be an appropriate zoning category." A Letter of Request regarding the current status of subject parcels was sent to Peter Brown, former County Planner from Ray Spofford on behalf of the request from the previous owner Ben Bates. The response came back on August 24, 1993 stating the following:

Putnam County Comprehensive Plan Ordinance 91-30, Policy A.1.9.3.B(1)c. The four part test for determining vested development:

Policy 2. A PUD approved without an expiration date prior to December,

19, 1986, which has not been initiated by the time that the Planning, Zoning, and Building staff review such cases is not vested. The County will take action to process a rezoning on the property to appropriate category.

In 2005, the subject property was annexed to the City of Palatka.

Therefore, the “changed or changing conditions that make the passage of the proposed amendment necessary” have already been reviewed and approved by the City of Palatka through the EAR process on July 10, 2008. The previously approved land use amendment was necessary for two reasons. First, the subject parcel had no land use designation upon annexation and still had yet to be assigned one. The applicant worked with City staff to incorporate the parcel into the EAR, as **Policy A.1.11.5** allowing for the parcel to have a land use designation of Residential/Medium Density. Secondly, the City of Palatka has a need for mid to higher-end market-rate housing. In addition, this proposed development is adjacent to the City’s golf course which supports mid to higher-end residential development and promotes additional contiguous users.

*g. Whether the proposed change will adversely influence living conditions in the neighborhood.*

**Staff Analysis:** This project will not adversely impact the surrounding properties. The proposed development is to be of mid to higher-end residential character. In addition, the subject site is adjacent to the City of Palatka Golf Course. The golf course serves as a City amenity, providing recreation for the residents and visitors of the City of Palatka. The golf course is in need of a regular increased stream of revenue. The proposed residential development would provide for a multi-family golf course residential concept, allowing for course access with golf carts, connective trails and preserved open space. In turn, this stimulates additional golf course revenue for the City of Palatka.

Per conditions agreed to by City and County staff and the applicant, which are stated in the draft development agreement, the developer has agreed to make additional roadway improvements to Lundy Road that will be a positive improvement on the substandard existing roadway.

In prior years, the applicant has engaged in public dialogue with the surrounding community residents and golf course management with regards to the project through public meetings and hearings. There have been several meetings held between the applicant and City/ County staff in the further development of the proposed project.

*h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*

**Staff Analysis:** All concurrency reviews will be conducted at permit issuance. Based on the analysis conducted and included in the TIA, the project does not impact any deficient roadway links.

**Policy B.1.1.1. 9J-5.007(3)(c)1**

**The statewide minimum acceptable operating level of service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.**

**The City hereby adopts the following LOS standards for each listed facility type:**

- a) principal arterials – LOS C
- b) collectors and minor arterials – LOS D
- c) local city streets – LOS D
- d) Florida Intrastate Highway System  
LOS B – Rural

**LOS C – Urban and transition urban**

**Staff Analysis:** As the project is located in the southeastern quadrant of the City of Palatka, traffic entering and exiting the site must access the project from the north and west. The most direct route to access the project site is via Browns Landing Road/Lundy Road from Edgemoor Street. To evaluate the worst case scenario, it is assumed that all project traffic will only access the project site from the north via the Edgemoor Street to Browns Landing Road/Lundy Road route. In order to access the major commercial centers in the City of Palatka, project traffic will be able to utilize Edgemoor Street or Moseley Avenue/Fairway Drive for connectivity to the City roadway network. As project traffic must utilize Edgemoor Street to access Browns Landing Road/Lundy Road it is assumed that most project traffic will utilize Edgemoor Street over Moseley Avenue/Fairway Drive; therefore the project traffic distribution is assumed to have a 70/30 split with 70 percent of traffic utilizing Edgemoor Street and 30 percent of traffic utilizing Moseley Avenue/Fairway Drive. Based on further calculations, it is estimated that all of the study roadway links are expected to operate at level of service C.

**Policy B.1.1.6                    9J-5.007(3)c(3)**

**The City will require developers to comply with City road design standards and to pave all internal roadways for all new subdivisions and participate in access road improvements. The City has until June, 2008 to include the standards under the street portion of the code to address those situations not covered by the subdivision portion of the code.**

The proposed development will have paved internal roadways. In addition, the developer, per conditions agreed to by the City and the applicant stated in the draft development agreement, constitute roadway improvements to Lundy Road. (See Attachment A)

*i. Whether the proposed change will create a drainage problem.*

**Staff Analysis:** Any new development associated with this request will be required to meet all requirements of the St. Johns River Water Management District as part of the permitting process.

*j. Whether the proposed change will seriously reduce light and air to adjacent areas.*

**Staff Analysis:** This change will not reduce light or air to adjacent areas; the existing setbacks and maximum impervious area limitations serve to prevent the reduction of light or air to adjacent areas.

*k. Whether the proposed change will adversely affect property values in the adjacent area.*

**Staff Analysis:** This project will not adversely impact the surrounding properties. The proposed development is to be of mid to higher-end residential character. In addition, the subject site is adjacent to the City of Palatka Golf Course. The golf course serves as a City amenity, providing recreation for the residents and visitors of the City of Palatka. The golf course is in need of a regular increased stream of revenue. The proposed residential development would provide for a multi-family golf course residential concept, allowing for course access with golf carts, connective trails and preserved open space. In turn, this stimulates additional golf course revenue for the City of Palatka.

In prior years, the applicant has engaged in public dialogue with the surrounding community residents and golf course management with regards to the project through public meetings and hearings. There have been several meetings held between the applicant and City/County staff in the further development of the proposed project.

*l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in*

*accord with existing regulations.*

**Staff Analysis:** This project will have the potential of being a stimulus to the golf course and other surrounding developments. In addition, there are significant improvements that are being made to the infrastructure related to this project.

*m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

**Staff Analysis:** This rezoning does not constitute a grant of special privilege.

*n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

**Staff Analysis:** This property was never given a zoning designation upon its annexation from Putnam County to the City of Palatka under the City ordinances per section “f” of this report.

*o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

**Staff Analysis:** The population continues to increase in the northeast region of Florida which encourages growth of residential and commercial development, infrastructure, and public facilities. The City of Palatka and Putnam County are bedroom communities to St. Johns, Clay, Flagler and Volusia Counties, meaning that there is a sizable population within the City and County that leave to enter into other cities and counties for employment purposes. This draws more residential population to reside in the City of Palatka due to the median home price. This in turn creates the need for additional residential development.

In addition, the subject site is adjacent to the City of Palatka Golf Course. The golf course serves as a City amenity, providing recreation for the residents and visitors of the City of Palatka. The golf course is in need of a regular increased stream of revenue. The proposed residential development would provide for a multi-family golf course condominium concept, allowing for course access with golf carts, connective trails and preserved open space. In turn, this stimulates additional golf course revenue for the City of Palatka.

*p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

**Staff Analysis:** The subject site is adequate for the proposed residential development. The unique feature of the site is its direct proximity to the City of Palatka Golf Course for residential development.

*q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

**Staff Analysis:** This parcel is not located in a Historic District.

## **E. SUMMARY**

**Staff Analysis:** It is staff’s opinion that the request for an R-3 (Multi – Family Residential) zoning district for the site is consistent with the City of Palatka Comprehensive Plan and the other criteria identified in Section 94-38(f) (1) of the Palatka Municipal Code.

**G. STAFF RECOMMENDATION**

**Staff Analysis:** Approval of the rezoning request to R-3, (Multi-Family Residential) zoning district.

**H. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, PUD (PLANNED UNIT DEVELOPMENT OVERLAY) APPLICATION**

The Palatka Municipal Code requires that the Planning Board review any request for a PUD under the requirements of Section 94-3. Before the application can be approved, the Planning Board shall make a written finding that the granting of the PUD will not adversely affect the public interest and certifying that the specific requirements governing the individual PUD, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- a. Compliance with all applicable elements of the comprehensive plan.*

**FUTURE LAND USE ELEMENT**

**Goal 1 9J-5.006(3)a; F.S. 187.201(16)3**

**Preserve and protect the City's natural resources and quality of life by establishing a pattern of development that is harmonious with the City's natural environment and provides a desired lifestyle for City residents.**

**Staff Analysis:** The proposed multi-family residential golf course concept is anticipated to complement the golf course in keeping with its open space, given that 8.53 of the 15.51 acres are being maintained in their existing natural state. In addition, the proposed development lends itself to the residential neighborhood by allowing for substantial natural buffers.

**Policy A.1.1.4**

**By June 1, 2009, the City's Subdivision and Zoning Code shall be reviewed and where necessary revised to address drainage and stormwater issues as identified in the Public Facility Element; open space requirements as addressed in the Recreation and Open Space Element; and on-site traffic flow and vehicle parking as addressed in the Traffic Circulation Element.**

- A. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element.**
- B. On-site traffic will, at a minimum, require that adjacent commercial, high density / medium density (or combinations thereof) properties provide interconnections to reduce requirements for road trips.**
- C. Parking requirements shall be specified in terms of number of parking space units per type and size of facility.**

**Staff Analysis:** In reference to "A," with this methodology in place, in relation to the proposed development, there would be approximately 309 persons (2.58 PPH x 120 dwelling units) inhabiting the residential development at maximum capacity on 15.51 acres which provides for approximately 20 persons per acre. The PUD includes open space and passive recreation areas. Recreational amenities and space, including an amenity center cabana with approximately 1,200 square feet and a pool having approximately 4,500 square feet of a deck amenity. In addition, there are approximately 2.2 acres of a forested park like area at the front of the project. No tree removal is planned and there will be pathways, sitting areas and tables for residents use.

The Recreation and Open Space Element does not contain Goals, Objectives and Policies that speak to open space requirements with regards to residential development, however, the proposed development does provide for significant open space in its Master Development Plan (MDP). The subject parcel consists of 15.51 acres with 120 dwelling units to be developed on-site. The City of Palatka's Comprehensive Plan's Future Land Use Element "Analysis (p.A-6)"; Section A. "Factors that Affect Development;" Part 1. "Population;" Subpart b. "Methodology;" Subset (4) "Persons Per Household (PPH) Average Household Size states:

**The City experienced a PPH of 2.35 in 1990. The City's PPH average has remained around 2.40 for the past 20 years. Bureau of Business and Economic Research (BEBR) projects that the PPH will remain 2.40 through 2020. However, methodology used for determining level of services and demand for public facilities as identified in the Public Facilities Element uses a PPH of 2.58.**

In reference to "B," the applicant has worked with City and County staff to come to agreements for infrastructure improvements. (See Attachment A)

In reference to "C," the proposed development provides for 2.2 parking spaces per unit, having the vast majority of spaces provided for on the first floor of each building. These spaces will predominantly be reserved for residence. Visitor parking spaces adjacent to buildings and internal on-street parallel parking have been provided and will be in compliance with ADA access design guidelines.

**Policy A.1.1.7                      9J-5.006(3)(c)2**

**The City Building Official shall not issue a building permit or other final development order, or issue final plat approval, until it has been certified that infrastructure facilities and services exist or shall be available pursuant to an executed development agreement to satisfy demands generated by the development in accordance with adopted City levels of service standards. By June 1, 2008, the City shall incorporate into the land development regulations a method for establishing transportation proportionate fair share.**

**Availability of infrastructure will be certified through the Building Official issuing a "Certificate of Concurrency."**

**Staff Analysis:** The applicant has worked with City and County staff over the course of the time between the submittal in 2006 to current date to provide infrastructure improvements. A draft of a Development Agreement was submitted, approved by the Planning and City Commissions, and transmitted to the Department of Community Affairs. (See Attachment A)

**Policy A.1.3.2                      9J-5.006(3)(c)2, 7**

**By June 2008, the Building Official shall review the City's Zoning Code and Subdivision Regulation to ensure that current buffering and separation standards between land uses of different densities or intensities of use remain sufficient to ensure compatibility between uses, or mitigate the effects of more dense / intense uses on less dense / intense uses.**

**Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring capability between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include:**

**Noise and sight incompatibility -- screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 80 percent.**

**Staff Analysis:** The buffering between the proposed development and the adjacent properties meets the requirements of the Zoning Code (Table 94-304A. – Option 3).

**Objective A.1.8**                      **9J-5.006(3) (b)9; F.S. 187.201 (16) (b) 3**

Upon Plan adoption, the City shall establish a program that provides the means for innovative development planning. The end goals of the program are to provide:

**Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;**

**Development that is adopted to natural features in the landscape such as wetlands, vegetation and habitat, and which avoids the disruption of natural drainage patterns, and**

**A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.**

**Staff Analysis:** The proposed development provides for internal infrastructure connecting it to Browns Landing Road/Lundy Road with only one ingress/egress. The development design is created to promote pedestrian friendly living as well as utilization of the City of Palatka’s Golf Course. The site has extensive open space with the preservation of a large portion of the existing tree canopy as well as green space connectivity throughout the site plan.

There are no wetlands detected on the site. The subject property is elevated from a range of 70 feet to 20 feet towards the southeastern portion of the property, meeting the CSX Railroad which lies at 10-35 feet in elevation. The subject site and its surrounding properties are located within the Flood Zone “X”, which according to the Flood Insurance Rate Map (FIRM) represents “areas outside the 500-year flood”. The closest flood zone is located across the CSX railroad to the east. There are no limitations on the site related to the flood zone.

**Policy A.1.8.2**                      **9J-5.006(3)(c)5**

The Land Development Regulations shall include provisions for Planned Unit Developments as an optional overlay designation. PUDs shall be permitted within any land use area through land use amendment procedures defined in s. 163.3187, Florida Statutes.

**Staff Analysis:** The applicant proposes R-3 (Multi-Family Residential) (R-3) and PUD (Planned Unit Development Overlay).

**Policy A.1.9.3**                      **9J-5.006 (3) (c) 7**

Land Development Regulations adopted to implement this Plan shall be based on the following land use standards:

**A. Land Use Districts**

**Residential**

**Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types.**

**Medium Density (231 acres) – provides for a range of densities up to 10 units per acres.**

**B. Overlays**

**1. Planned Unit Developments**

**Typical uses of the PUD may be.....Planned Unit Development may be applied as an optional overlay district over any underlying land use. Use of the PUD overlay will require a land use**

**amendment in accordance with s. 163.3187, F.S.**

**Staff Analysis:** The applicant has an approved land use designation of Medium Density Residential which allows for the development of a multi-family residential golf course concept providing for 120 dwelling units which complies with the City of Palatka's Comprehensive Plan in that the Medium Density Residential land use category provides for a development to consist of up to 10 dwelling units per acre. In addition, the applicant proposes a zoning designation of R-3 (Multi-Family Residential) and a PUD (Planned Unit Development Overlay).

**Policy A.1.11.5**

**The property known as "Oaks Landing" shall have a land use designation of Residential / Medium Density with a maximum gross density of 7.75 units per acre and a maximum number of units of 120 dwelling units.**

**Staff Analysis:** This Policy is a result of the subject parcel's land use amendment being transmitted with the EAR and approved on July 10, 2008.

**TRAFFIC CIRCULATION ELEMENT:**

**Policy B.1.1.1. 9J-5.007(3)(c)1**

**The statewide minimum acceptable operating level of service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.**

**The City hereby adopts the following LOS standards for each listed facility type:**

- a) principal arterials – LOS C
- b) collectors and minor arterials – LOS D
- c) local city streets – LOS D
- d) Florida Instate Highway System  
LOS B – Rural  
LOS C – Urban and transition urban

**Staff Analysis:** As the project is located in the southeastern quadrant of the City of Palatka, traffic entering and exiting the site must access the project from the north and west. The most direct route to access the project site is via Browns Landing Road/Lundy Road from Edgemoor Street. To evaluate the worst case scenario, it is assumed that all project traffic will only access the project site from the north via the Edgemoor Street to Browns Landing Road/Lundy Road route. In order to access the major commercial centers in the City of Palatka, project traffic will be able to utilize Edgemoor Street or Moseley Avenue/Fairway Drive for connectivity to the City roadway network. As project traffic must utilize Edgemoor Street to access Browns Landing Road/Lundy Road it is assumed that most project traffic will utilize Edgemoor Street over Moseley Avenue/Fairway Drive; therefore the project traffic distribution is assumed to have a 70/30 split with 70 percent of traffic utilizing Edgemoor Street and 30 percent of traffic utilizing Moseley Avenue/Fairway Drive. Based on further calculations, it is estimated that all of the study roadway links are expected to operate at level of service C.

**Policy B.1.1.6 9J-5.007(3)c(3)**

**The City will require developers to comply with City road design standards and to pave all internal roadways for all new subdivisions and participate in access road improvements. The City has until June, 2008 to include the standards under the street portion of the code to address those situations not covered by the subdivision portion of the code.**

**Staff Analysis:** The proposed development will have paved internal roadways. In addition, the developer, per conditions agreed to by the City and the applicant stated in the draft development agreement constitute roadway improvements to Lundy

Road. (See Attachment A)

**HOUSING ELEMENT:**

**Policy C.1.7.1**                      **9J-5.010(3)(c)(3)**

**The City shall enforce current provisions regarding the elimination of non-conforming land uses to include all uses which are inconsistent with the Future Land Use Map 2020 or cannot be made compatible with adjacent land uses. New development or redevelopment shall require buffering between land uses of different densities or intensities of use that are sufficient to ensure compatibility between land uses.**

**Staff Analysis:** The subject parcel has a land use designation of medium density residential. In addition, the subject parcel is bounded by: Residential (R-1), Agriculture (AG) and Residential (R-1AA), with uses of a public golf course and residential to the north; Conservation, with a state park use to the east; and Residential (R-1AA) and Residential (R-1), with residential uses to the west; and Residential (R-1), Residential Mobile Home (RMH), and Agriculture (AG), with residential uses to the south.

The buffering between the proposed development and the adjacent properties meets the requirements of the Zoning Code (Table 94-304A. – Option 3).

**RECREATION AND OPEN SPACE ELEMENT:**

**Staff Analysis:** The Recreation and Open Space Element does not contain Goals, Objectives and Policies that speak to open space requirements with regards to residential development, however, the proposed development does provide for significant open space in its Master Development Plan (MDP). The subject parcel consists of 15.51 acres with 120 dwelling units to be developed on-site. The City of Palatka’s Comprehensive Plan’s Future Land Use Element “Analysis (p.A-6)”; Section A. “Factors that Affect Development;” Part 1. “Population;” Subpart b. “Methodology;” Subset (4) “Persons Per Household (PPH) Average Household Size states:

**The City experienced a PPH of 2.35 in 1990. The City’s PPH average has remained around 2.40 for the past 20 years. Bureau of Business and Economic Research (BEER) projects that the PPH will remain 2.40 through 2020. However, methodology used for determining level of services and demand for public facilities as identified in the Public Facilities Element uses a PPH of 2.58.**

According to this methodology stated above from the Recreation and Open Space Element, the proposed development would provide for housing for approximately 309 persons (2.58 PPH x 120 dwelling units) inhabiting the residential development at maximum capacity on 15.51 acres which provides for approximately 20 persons per acre. The PUD includes open space and passive recreation areas. Recreational amenities and space, including an amenity center cabana with approximately 1,200 square feet and a pool having approximately 4,500 square feet of a deck amenity. In addition, there are approximately 2.2 acres of a forested area at the front of the project. No tree removal is planned, and there will be pathways, sitting areas and tables for residents use.

*b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

**Staff Analysis:** Ingress/egress to the property is from Browns Landing / Lundy Road, which is a County-maintained two lane local road. It is estimated that all of the study roadway links are expected to operate at a level of service C.

Based on the analysis conducted and included in the Traffic Impact Analysis, the project does not impact any deficient roadway links.

*c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.*

**Staff Analysis:** The proposed development provides for 2.2 parking spaces per unit, having the vast majority of spaces provided for on the first floor of each building. These spaces will predominantly be reserved for residents. Visitor parking spaces adjacent to buildings and internal on-street parallel parking have been provided and will be in compliance with ADA access design guidelines.

*d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.*

**Staff Analysis:** Refuse and service areas will be located on the ground floors of the proposed structures so that they are out of site from surrounding properties.

*e. Utilities, with reference to location, availability and compatibility.*

**Staff Analysis:** Electric power is provided by FPL. Potable water and sewer are provided by the City of Palatka. The Developers will design and construct each residence so as to furnish adequate fire protection. Potable water and wastewater lines are available near the project site. A 6" water main and fire hydrant are located in front of the project site on the west side of Browns Landing Road aka Lundy Road. An 8" force main is located at the intersection of Browns Landing Road and Edgemoor Street.

*f. Screening and buffering, with reference to type, dimensions and character.*

**Staff Analysis:** Buffering between the subject parcel and the adjacent residential parcels is provided and is in accordance with Table 94-304A – Option 3 of the Zoning Code. This Option provides for a 20' undisturbed buffer and does not require additional planting, fencing, or berms.

*g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.*

**Staff Analysis:** Traffic signage will be provided per County and City Code development requirements. A main entry sign will be provided with a design style matching the architecture of the complex.

*h. Required yards and other open space.*

**Staff Analysis:** The PUD includes open spaces and passive recreation areas. Recreational amenities and space, including an amenity center cabana with approximately 1,200 square feet and a pool having approximately 4,500 square feet of a deck amenity. In addition there are approximately 2.2 acres of a forested area at the front of the project. No tree removal is planned in these areas. Pathways, seating areas and tables are planned for residence use.

*i. General compatibility with adjacent properties and other property in the district.*

**Staff Analysis:** The proposed development is compatible with the surrounding properties and other properties in the

district, consisting of multi-family residential developments having medium and high density.

*j. Any special requirements set out in the schedule of district regulations for the particular use involved.*

**Staff Analysis:** This application meets the requirements of the other applicable sections of the Palatka Municipal Code for Planned Unit Developments. These include Section 94-232 Permitted Uses, Section 94-233 Development Standards, and Section 94-234 Unified Control.

*k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.*

**Staff Analysis:** The subject parcel is not located within a historic district.

## **I. SUMMARY**

**Staff Analysis:** It is staff's opinion that the request for a PUD (Planned Unit Development Overlay) for the site is consistent with the City of Palatka's Comprehensive Plan and the other criteria identified in Section 94-3 of the Palatka Municipal Code. The request also meets the intent of Article IV, Planned Unit Developments, of the Palatka Municipal Code by encouraging the development of large tracts of land as planned neighborhoods or communities, preserving the natural amenities of the land by encouraging scenic and open areas within residential areas, and provides an environment of stable character compatible with surrounding residential areas.

In addition to meeting the criteria identified in Section 94-3 and Article IV, Planned Unit Development, this request is consistent with Section 94-235 (c), Review and Approval Procedures of the Palatka Municipal Code. This includes consistency with the City of Palatka Comprehensive Plan, compatibility with the surrounding area, and increased open space over conventional development for the future residents.

## **J. STAFF RECOMMENDATION**

Staff recommends approval of this request with the following conditions:

1. All standards, conditions, criteria and infrastructure improvements indicated in Attachment A, Oaks Landing Residential (R-3) and Planned Unit Development Rezoning Applications, dated July 6, 2007, are part of this approval.
2. All standards, conditions, criteria and infrastructure improvements indicated in this report are part of this approval.
3. This approval is based on the site plan entitled, "Oaks Landing, Multi-Family Residential Concept- Alternative 4" which is a part of Attachment A, Oaks Landing Residential (R-3) and Planned Unit Development Rezoning Applications, dated July 6, 2007.
4. The number of residential units is limited to 120 units with a maximum gross density of 7.75 units per acre.
5. The majority of the infrastructure improvements and appropriate timing are included in the Draft Development Agreement dated December 1, 2006, and a part of Attachment A, Oaks Landing Residential (R-3) and Planned Unit Development Rezoning Applications, dated July 6, 2007. This Draft Development Agreement will need to be updated and presented to the City Commission no later than the second public hearing on this request.