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Hearing Date: August 30, 2016
 To: Town of Oakland
 From: Jay R. Marder, Town Planning & Zoning Director
 Subject: Oakland Preserve Comprehensive Plan Amendment

BACKGROUND

Site Data

- a. Application: 16_01_FLUP_REZ_Turnpike_Oakland Preserve
- b. Applicant: Dwight Saathoff
 PFD, LLC
 7575 Dr Phillips Blvd Su 265
 Orlando, FL 32819
- c. Owner: Florida Turnpike/Florida Department of Transportation
- d. Site Location: Generally located East of the Florida Turnpike, South of Oakland Ave, North of SR 50 and West of Jefferson St., totaling 58 +/- Acre
- e. Acreage: +/- 58 acres
- f. Parcel: 20-22-27-0000-00-017; 20-22-27-0000-00-051
- g. Existing Use: Vacant
- h. Existing FLU: Agriculture, Low Density Residential, and Commercial
- i. Proposal:

Change Future Land Use Designation from Agriculture, Low Density Residential and Commercial to Mixed Use Activity Center (MUAC).

Request Summary: The Applicant's stated goal, per letter of intent (attached) is to develop a mixed residential development that ranges from multiple family uses to single family development. This first step of amending the Future Land Use Map to the Mixed Use Activity Center designation will provide the basis to apply for Planned Unit Development zoning. A "bubble concept" plan is attached for information purposes only; it is not a part of this Future Land Use Plan Map Amendment.

Surrounding Land Uses: (photos of the existing area have been provided and attached to this memorandum)

	Existing Future Land Use	Existing Land Use
Site	Agriculture, Low Density Residential, Commercial	Vacant
Northwest	Low Density Residential	Single Family Residential
North	Conservation	Oakland Nature Preserve
East	Low Medium Density	Single Family Residential
West	Industrial	Florida Turnpike and Vacant Land
Southwest	Mixed Use Activity Center, Commercial	Vacant and Retail Commercial (Furniture Store)
Southeast	Rural (Orange County)	Unincorporated area south of State Road 50/Colonial Drive

BACKGROUND

The applicant is requesting a Future Land Use amendment from Commercial and Agricultural Land Use to the Mixed Use Activity Center (MUAC) Land Use Designation that is currently being proposed by staff, as a "new" land use designation for the Town. Note that the Future Land Use Plan Map includes one parcel of MUAC on the west side town. However, there are no policies or text in the Plan until they are adopted. Therefore, this proposed amendment is contingent upon adoption of the text amendment in a separate application. Specifically, the proposed text for MUAC is as follows:

"Mixed Use Activity Center - The Mixed Use Activity Center designation is intended for urban-style mixed development including differing residential densities and nonresidential uses. This designation is appropriate for properties located adjacent to the SR-50/West Colonial Drive Corridor. This mixture allows flexibility for pedestrian and bicycle friendly planned developments. Density and intensity parameters will create walkable and livable communities. The allowable residential density is 3.5 to 55 dwelling units per acre. Group homes, assisted living facilities, and similar alternative residential developments are allowed. Residential Uses Density is calculated as gross density (excluding parking structures), where the gross acreage includes all lands within the parcel boundaries, excluding water bodies.

Nonresidential use intensities, if included in the Planned Unit Development for a particular property, shall not exceed a floor area ratio (FAR) of 2.0. The FAR is calculated based upon the Non-Residential Use, excluding parking structures.

The Planned Unit Development zoning category is required for the MUAC designation and requires design criteria, open space, public amenities and buffer standards in order to ensure compatibility with existing residential areas and, accordingly, such category is consistent with this future land use."

Comprehensive Plan's Vision

In the most current Comprehensive Plan Vision, Figure 2 "Community Vision for Future Development" map dated April 2007 identifies the applicant's parcels as "future mixed use". See attached map.

2013 Vision Planning

In 2013, the Town had a series of community meetings and visioning strategy. An Opportunity Guide Brochure (attached) was created to help promote and identify sites with opportunities for development. The two parcels in this application were "opportunity site 2". As an opportunity site, the Guide Brochure stated "this opportunity site is an ideal location for development of office, multifamily residential, and senior assisted living facilities." The current Comprehensive Land Uses assigned to these parcels would not permit all of the uses identified as desirable uses for this area.

Infrastructure

Town water is available for this location and the Town will have sewer via an interlocal agreement with the City of Clermont.

Public Notification

Proper notifications were submitted in the paper (West Orange Times), August 18, 2016 and meets the notification criteria for a comprehensive plan amendment.

RECOMMENDATION

Recommend that the Oakland Planning and Zoning Board recommend to the Town Commission approval of a Comprehensive Plan Land Use Amendment from Agriculture and Commercial Land Use designation to the new Land Use category (pending approval) of Mixed Use Activity Center based on consistency with the Comprehensive Plan and Vision for the Town.

Attachments:

- Location Map
- Figure 2, Comprehensive Plan
- Comprehensive Plan FLU Map
- Opportunity Guide Excerpt Map
- Applicants Letter of Intent (LOI)
- Oakland Preserve Bubble Plan
- Existing Land Use (photos)
- ~~Ordinance~~

Location Map

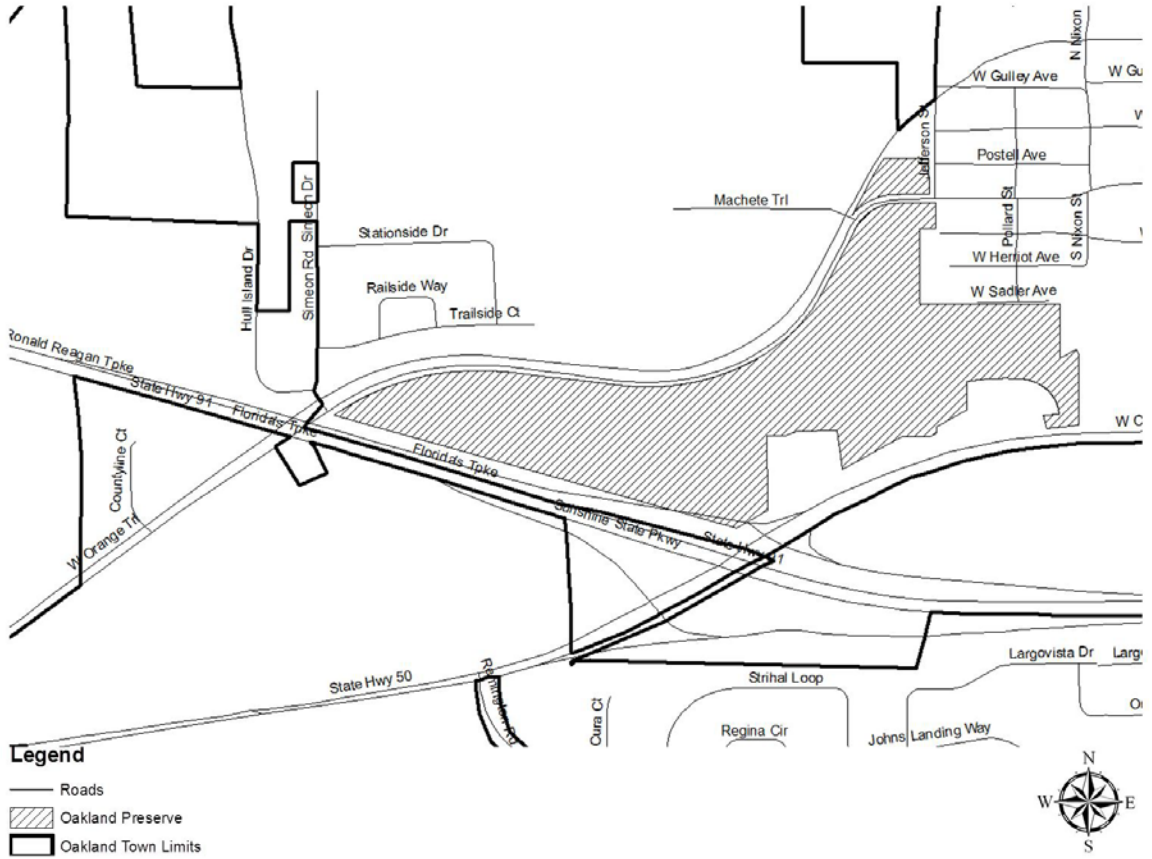
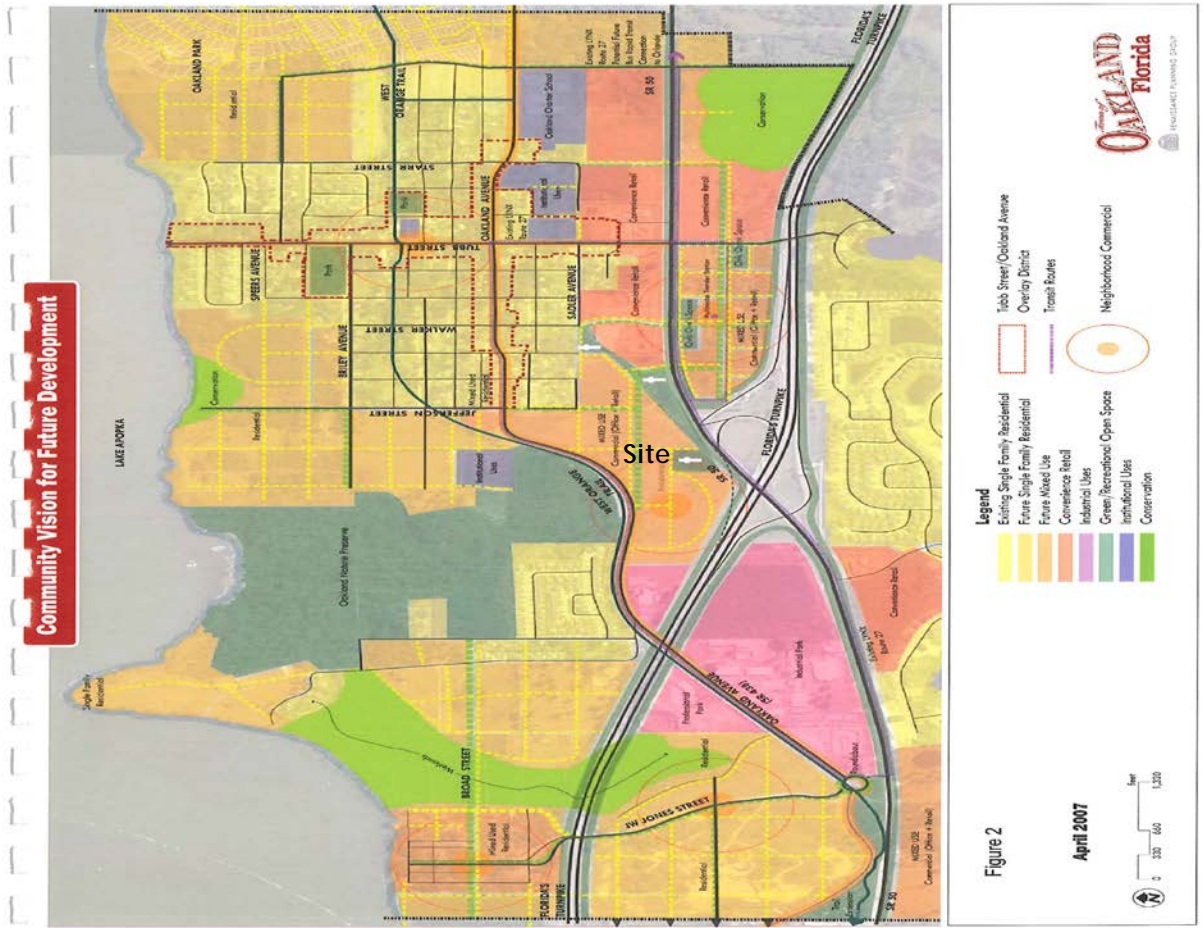
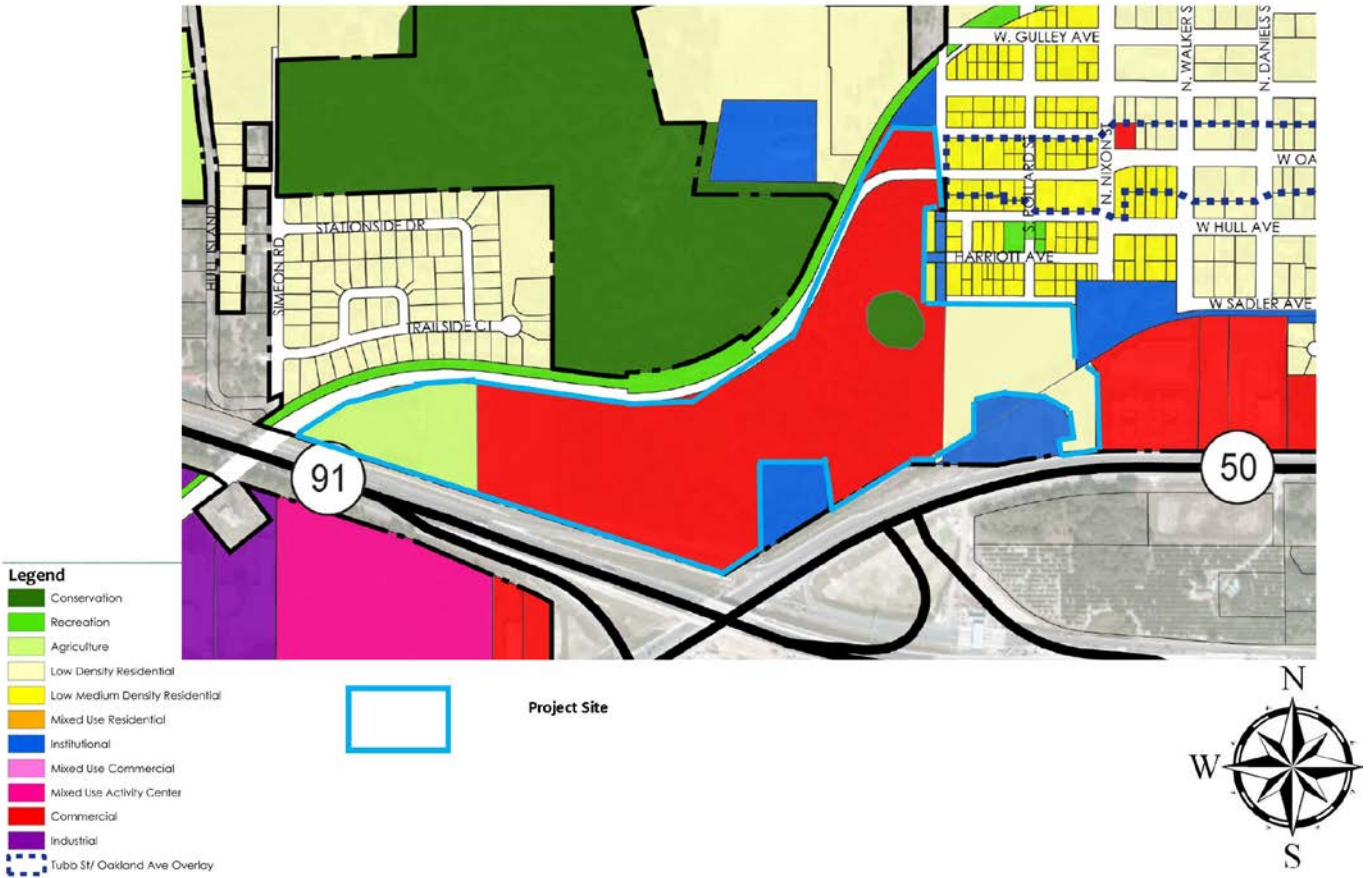


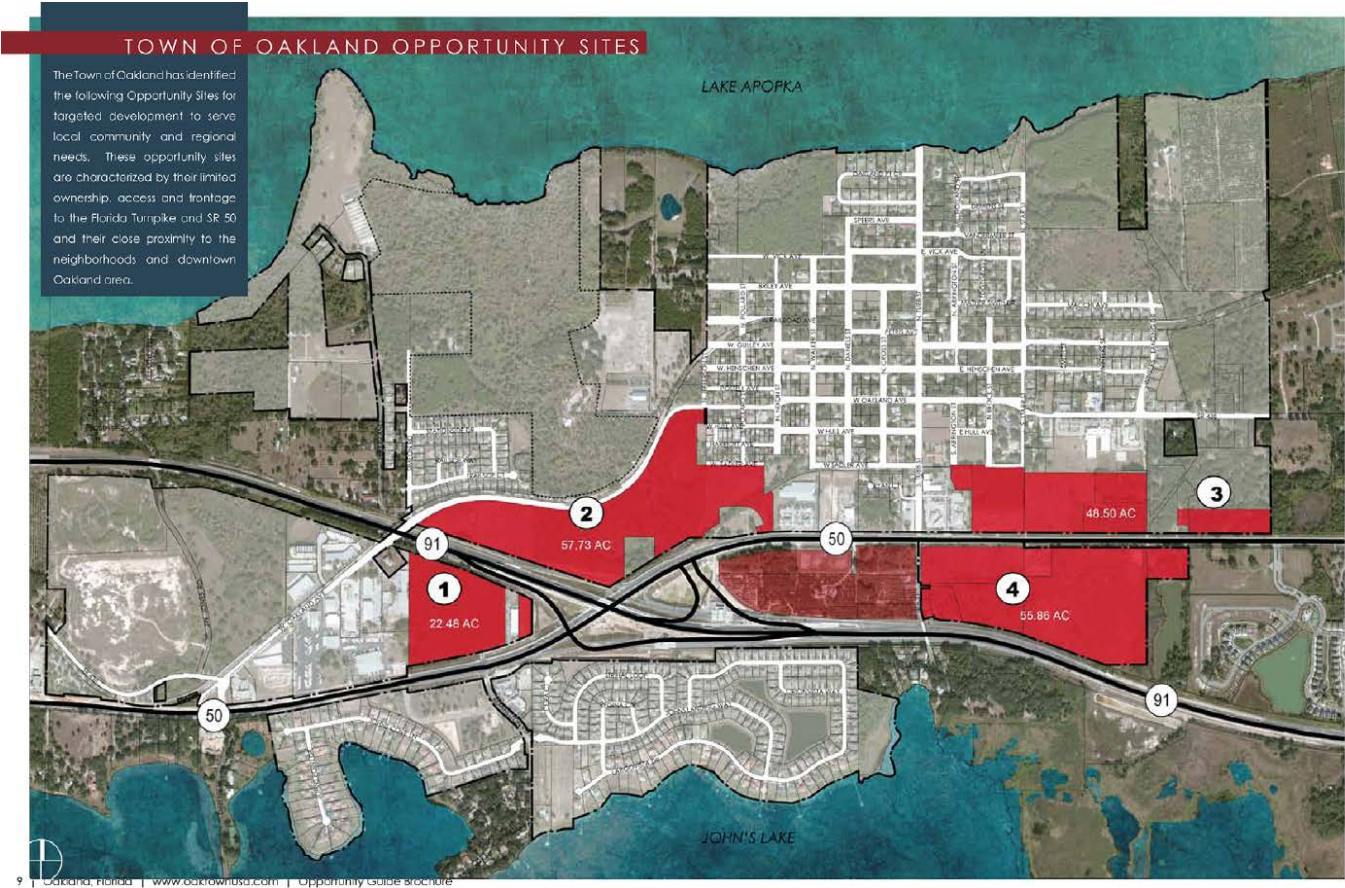
Figure 2, Comprehensive Plan Vision



Comprehensive Plan Future Land Use Map



Opportunity Guide - 2013 Vision – Excerpt



Letter of Intent (LOI)



August 1, 2016

Jay Marder
Town of Oakland, FL
Planning & Zoning Director
220 N. Tubb Street
Oakland, FL 34760

RE: Oakland Preserve

We the applicant hereby submit to the Town of Oakland our request to amend the Future Land Use Map designation and Zoning classification on the following property, generally located east of the Florida Turnpike, South of Oakland Ave, North of SR 50 and West of Jefferson St., totaling 58 +/- Acres:

Parcel 1: 20-22-27-0000-00-017

Parcel 2: 20-22-27-0000-00-051

The current FLUM designation & Zoning classification is C-1 & A-1 / Ag

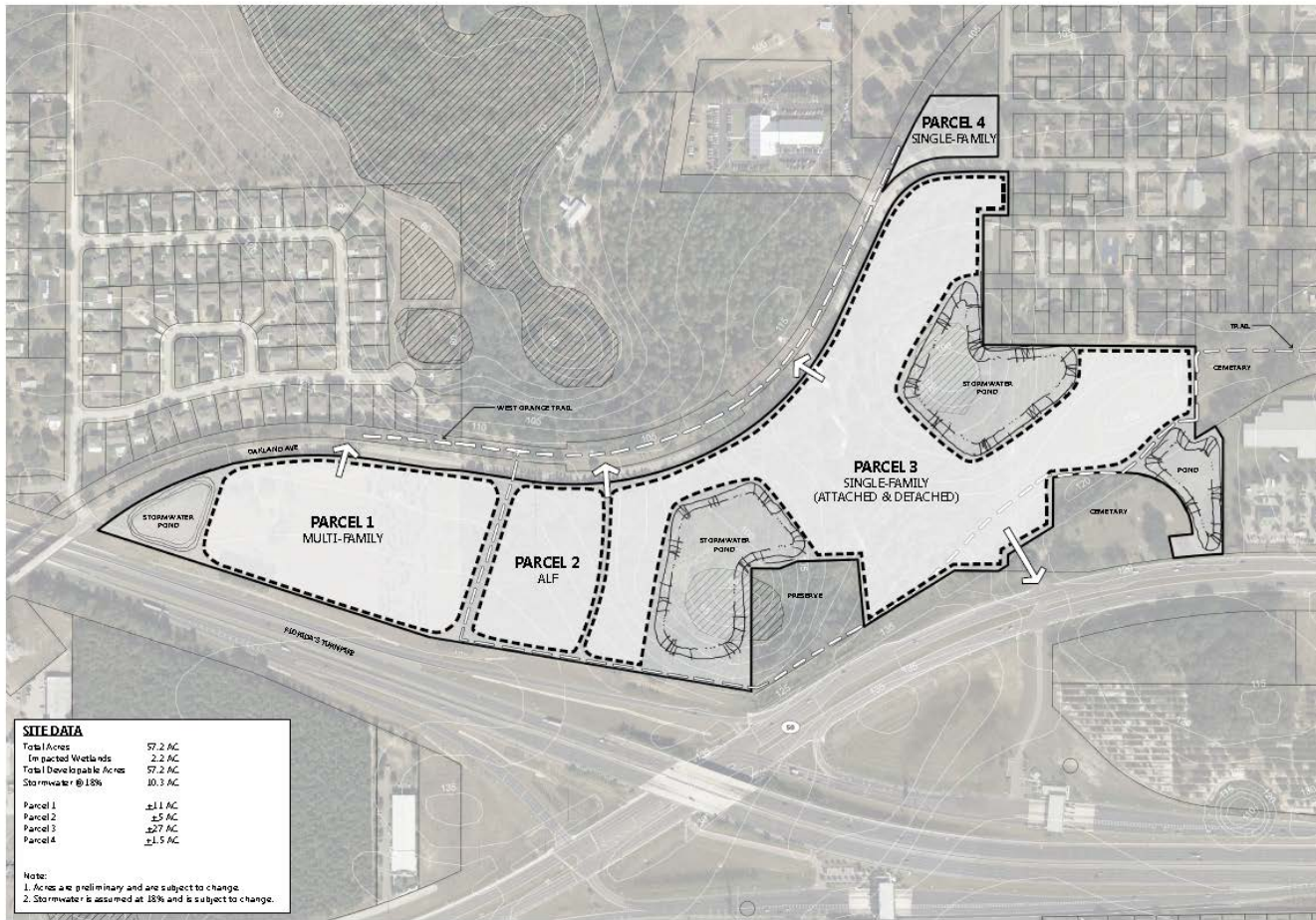
The proposed FLUM designation & Zoning classification is MUAC / PUD

The MUAC land use will allow a mix of uses and permitted maximum densities. Our PUD will include uses and densities that are consistent with those allowed by MUAC. Our intended development plan will, however, focus on an integrated mix of residential use types having varying densities. These uses and densities will transition across the site moving from the western edge with MF adjacent to the Florida Turnpike to the eastern edge with SF adjacent to existing Single Family Development.

The proposed product mix will provide housing options for a range of demographic profiles including entry level, first time move-up, empty nesters, seniors and those needing assisted care.

The amendment from Commercial to MUAC will yield a less intensive development putting less demand on the Town's infrastructure and providing a more desirable adjacent use for existing residents.

Bubble Plan Concept



SITE DATA	
Total Acres	57.2 AC
Impervious Wetlands	2.2 AC
Total Developable Acres	57.2 AC
Stormwater @ 18%	10.3 AC
Parcel 1	±1.1 AC
Parcel 2	±5 AC
Parcel 3	±27 AC
Parcel 4	±1.5 AC

Note:
 1. Acres are preliminary and are subject to change.
 2. Stormwater is assumed at 18% and is subject to change.

OAKLAND APARTMENTS
BUBBLE PLAN
 ORANGE COUNTY • FLORIDA

SCALE IN FEET
 0 100 200

North arrow pointing up.

Existing Land Use (photos)