

# Town of OAKLAND Florida

**To:** Planning and Zoning Board  
**From:** Jay R. Marder, Town Planning & Zoning Director  
**Subject:** Bayview at Johns Lake Preliminary Subdivision Plan  
**Meeting Date:** July 19, 2022

## Site Data

- a. Project Name: Bayview at Johns Lake
- b. Applicant/Owner: Venue Development LLC
- c. Land Total Area: 7 acres
- d. Existing Uses: Vacant, Residential
- e. Proposal: Preliminary Subdivision Plan with 20 Single Family Lots
- f. Tax Parcel ID Numbers: 29-22-27-0000-00-042; 29-22-27-0000-00-034

## Location Map/Aerial



## Request Summary

The Applicant requests approval of 20 single family home lots.

## Comprehensive Plan Consistency

Based on the Comprehensive Plan's Low Density Residential land use designation for the neighborhood in the Oakland Future Land Use Plan, the housing density permits up to 3.49 dwelling units per acre. The proposed density is approximately 2.8 dwelling units per acre.

## Zoning and Design Districts

The site is Zoned R-1A, Single Family Residential and included as "Neighborhood General" in the Town's Design Districts. The proposed lots are consistent with standards for the Neighborhood General Design District set forth in the Zoning Code. Homes will be constructed pursuant to the Town's Design Guidelines.

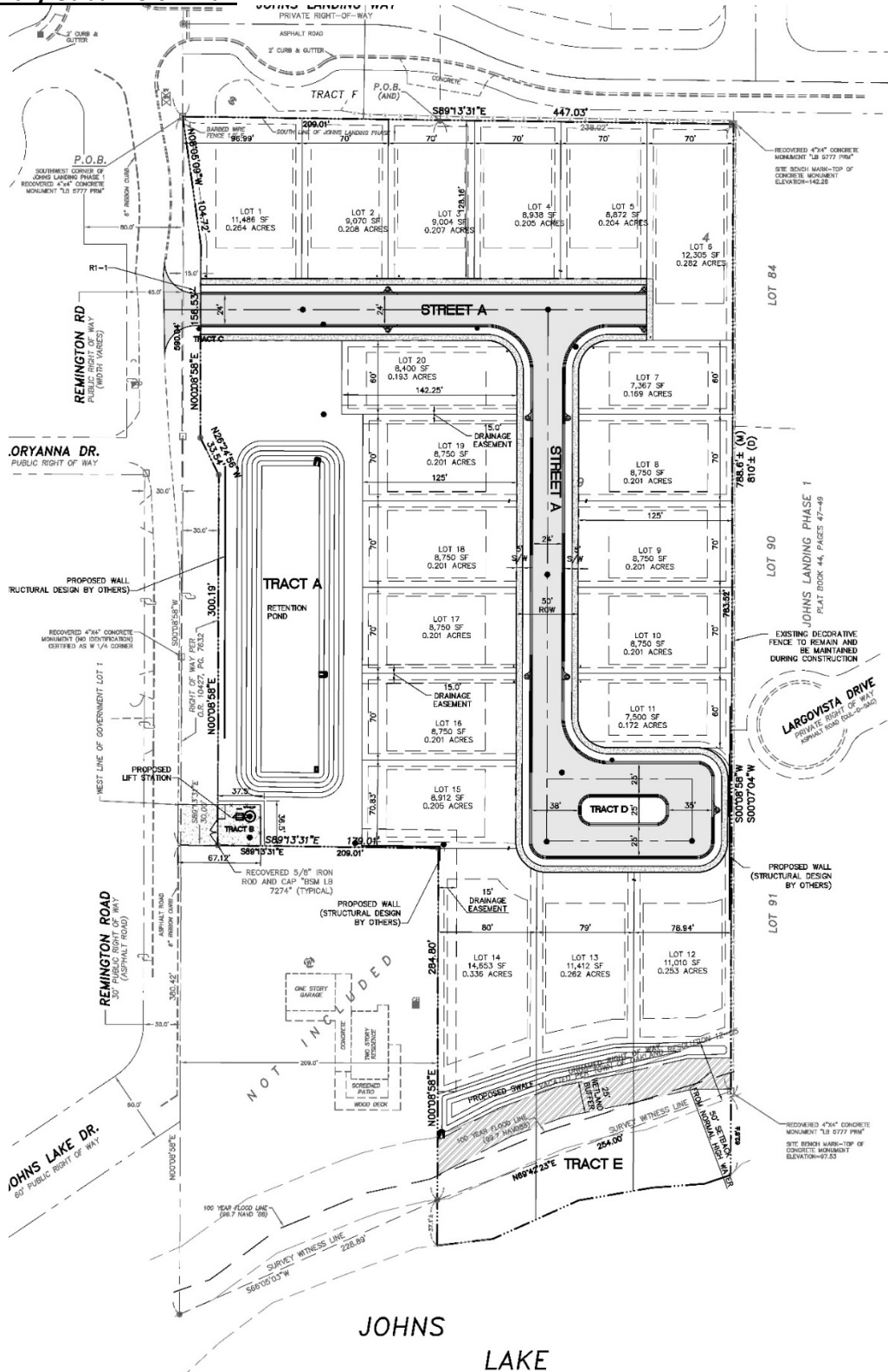
**Utilities and Services**

The PSP reflects use of the Town's central water and sewer systems. The proposed water lines will be looped with the adjacent Johns Landing subdivision.

**Traffic**

The traffic impact of 20 single family homes is considered de minimis, i.e., no significant impact.

**Preliminary Subdivision Plan**



### **Stipulations**

The following two requirements are recommended stipulations for approval:

1. As noted above, the potable water line shall be connected to the existing line on Largo Vista Drive to create a beneficial looped system; this may involve the Town's Public Works Director working with neighboring property owners; and
2. Certain pavement and drainage improvements deficiencies to Remington Road have been identified and shall be corrected by the Developer in cooperation with the Town, specifically Public Works.

### **Recommendation**

Recommend that the Planning and Zoning Board recommend that the Town Commission approve the Preliminary Subdivision Plan for Bayview at Johns Lake based on compliance with the Zoning Code and with the following stipulations:

1. Connect proposed potable water line to the existing line on Largo Vista Drive to create a beneficial looped line; and
2. Provide certain pavement and drainage improvements to Remington Road in cooperation with the Town.

Attachments:

Bayview at Johns Lake Preliminary Subdivision Plan