

TO: City of Gainesville
Development Review Board

Item Number: 3.

FROM: Planning and Development Services Department

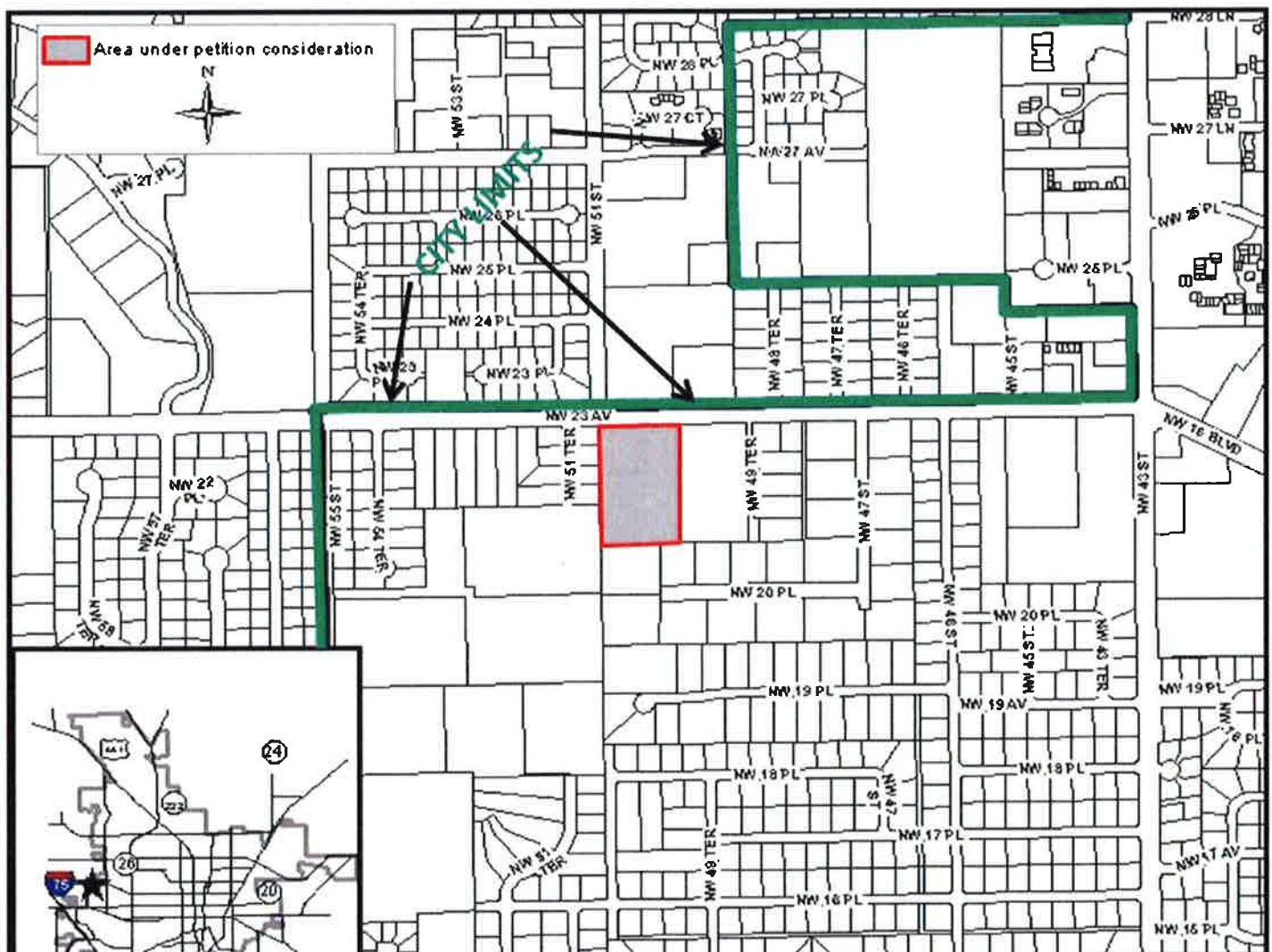
DATE: November 22, 2016

SUBJECT: Petition DB-16-124 SUB. JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner. Design plat review for a cluster subdivision. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 5041 NW 23rd Avenue.

Recommendation:

Forward a recommendation to the City Commission approving the design plat, Petition DB-16-124 SUB with conditions and recommendation listed in the staff report and the TRC comments.

Map 1. General Location Map of Wiltshire Cluster Subdivision



Map 2. Aerial Map: General Location of Wiltshire Cluster Subdivision



PROJECT ANALYSIS

PROJECT DESCRIPTION:

JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner. Design plat review for a cluster subdivision. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 5041 NW 23rd Avenue.

PROPERTY DESCRIPTION:

Address/Parcel: 5041 NW 23rd Avenue.
Acreage: Total site 233,917 square feet (5.37 Acres)
Land Use: Single-family Residential
Zoning: RSF-1 (Single-family residential district 3.5 du/acre).

Special Features:

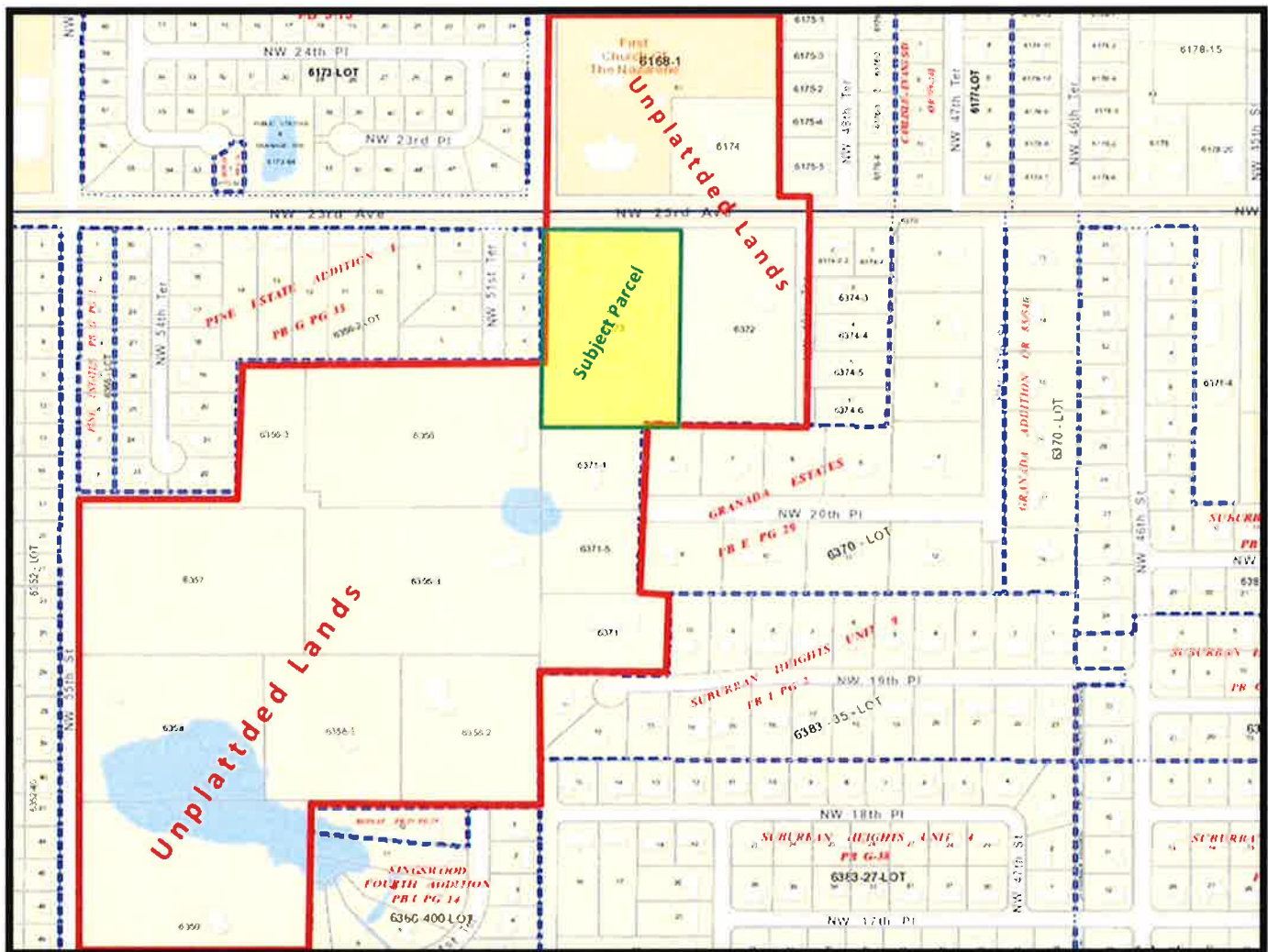
The subdivision is located on the northwestern edge of the City in a general residential area with a combination of formally subdivided and non-plated acreage lots. It is a redevelopment of a once rural parcel used by one family which will be repurposed into a 13-lot single-family plated subdivision.

Agent/Applicant: JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner.
Property Owner: Linda Hess,
Related Petitions: None

GENERAL DESCRIPTION AND KEY ISSUES:

This petition addresses a request to subdivide a 5.37 acre parcel into 13 single-family lots with a private road plus additional parcels for stormwater management, common areas, landscaping, utilities and other amenities. The property is one of a few remaining older rural parcel created by meets and bounds and improved with one single-family dwelling. Parcels in the unplatted areas range in size from about one quarter acre to 11 plus acres. The property lies on the northwest edge of the city and is surrounded by a number of formally platted traditional subdivisions which contains lots varying in size from about one quarter acre to 1 acre in size. The subject parcel is currently improved with one single-family dwelling which will be demolished and replaced with 13 quarter-acre lots, see Map 2.

**Map 3.
Wiltshire Cluster Subdivision Relative to Surrounding Lands.**



The subject property sits on the south side of NW 23rd Avenue with approximately 390 feet of frontage; it is about 600 feet deep. The property has a single-family land use and a zoning of RSF-1 (Single-family residential, 3.5 dwelling units per acre) yielding an allowable total of approximately 19 dwelling units; 13 units are proposed for the development resulting in a density of 2.4 units per acre. The property is part of a predominantly residential area sitting just west of the NW 43rd Street/NW 23rd Blvd. business activity center. The property's location along NW 23rd Avenue, gives it easy access to the major road network and surrounding residential, commercial, civic, educational and recreational services in the area.

The design of the subdivision extends a private road from NW 23rd Avenue, a distance of about 700 feet with newly created lots fronting the private street in an east/west orientation. The road ends in a cul-de-sac providing turn around movement for local automobile and service vehicles.

The key issues of this petition are:

1. Compliance with the basic development standards of the RSF-1 zoning district.
2. This subdivision is proposed as a Cluster Subdivision of the "Infill" classification
3. The subdivision is requesting two modifications: lot width and minimum yard setback.
4. Providing required sidewalks along roadways to facilitate pedestrian/bicycle circulation and interconnection to the roadway system.
5. Satisfying the spatial separation and other requirements for providing utilities and infrastructure to the subdivision.
6. Meeting acceptable standards for establishing the relationship of individual lots to public or private streets.
7. Providing suitable ingress/egress routes to the subdivision for delivery of services such as solid waste, utilities and fire protection services.
8. Providing a compatible landscaping plan, protecting existing tree canopy and managing valuable tree species in relationship to the proposed development.
9. Consistency and compatible of the proposed subdivision with the policies and standards of the Comprehensive Plan and the Land Development Code.

Role of DRB in Subdivision Review

Review of design plat by the development review board shall include consideration of staff findings, and evidence and testimony from the general public. The board shall determine if the proposed subdivision is in conformance with the general goals and objectives of the city with respect to the officially adopted comprehensive plan; the city's official roadway map; existing zoning requirements, including amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels and water supply; maintenance of the tree canopy levels identified in the comprehensive plan; control of invasive non-native plant species; protecting environmental features; provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan including landscaping of stormwater management basins; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location and width of streets, the provision of high quality shade trees along the streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement and the present or future development of abutting property.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed project is a residential subdivision with a single-family land use which is consistency with the use and density requirements of the Comprehensive Plan. The development is characterized as "*an infill single-family development on the edge of the city where the basic infrastructure and facilities necessary to service a residential development are already in place. The location is within close proximity to employment, shopping,*

education, civic, recreation and financial services. Access to private and public transportation facilities is readily available. This makes the area an ideal location to accommodate population growth. The development has easy access to the general roadway network and is within close proximity to a variety of useful services serving residential uses. Those characteristics offer the potential for an interconnected and socially integrated community and to a large extent emphasize the goals, objectives and policies of the Comprehensive Plan”.

The type of development is a cluster subdivision which is intended to discourage urban sprawl and therefore consistent with Goal 1 and Objective 1.5 of the Comprehensive Plan; those specifically advocate creating and maintaining housing choices; improving the quality of life within the City; facilitating a superior, sustainable development pattern; and maintaining housing choices. Policy 1.1.1 encourages complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents. Although the subdivision does not itself contain the commercial components listed above, its residential component is one of the strong elements that contribute towards maintaining a vibrant activity center and an integrating community.

Policy 1.1.2 addressed the creation of neighborhoods and housing that are within easy walking distances to jobs, daily residential services and other related activities. Policy 1.1.3 supports neighborhoods that offer diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries; this is an attribute of the proposed subdivision.

Objective 2.1 encourages redevelopment, promotes compact, vibrant urbanism, improves the condition of blighted areas, and fosters compact development patterns that promote transportation choice. Those are all hallmark characteristics of the proposed subdivision. Objective 4.2 espouses the protection of low-intensity uses and encourages a healthy coexistence and integration of various land uses. This subdivision proposes a residential development which is within close proximity to other residential, offices, recreation, education and commercial uses.

LAND DEVELOPMENT CODE:

The development is primarily regulated by the development standards included in the RSF-1 zoning district and the supplementary standards such as landscaping, parking, stormwater management, roadways, access and general requirements. The project is also subject to the criteria for subdivisions. The project complies with most of the development standards of the RSF-1 district but utilizes the options available to cluster subdivisions and is requesting two modifications. One modification relates to the side setback and the other pertains to the minimum lot width.

Condition 1.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.

Individual Lot Standards

The subdivision is proposed as an infill cluster subdivision which affords it the option of modifying the typical standards in order to overcome some of the limitations of implementing an infill development. Given the fixed size, shape, width and configuration as well as the existence of adjacent improved parcels, the subdivision is proposing modified lot widths of 75 feet, front setbacks of 15 feet and side setbacks of 5 feet instead of the traditional requirement of 85 feet wide, 20 feet front and 7.5 feet side setbacks typical of the RSF-1 standards. The modifications are governed by the implemented width and side setback standards of the adjacent lots; none of the requested modifications are in conflict with the adjacency requirements. The lots to be modified within

density of 2.4 units per acre which is well below the allowable density of 3.5 dwelling units per acre prescribed in the RSF-1 zoning district. It is also within the range of units, 3.5 to 8 dwelling units per area, allowed by the single-family land use classification of the Comprehensive Plan.

Street Widths:

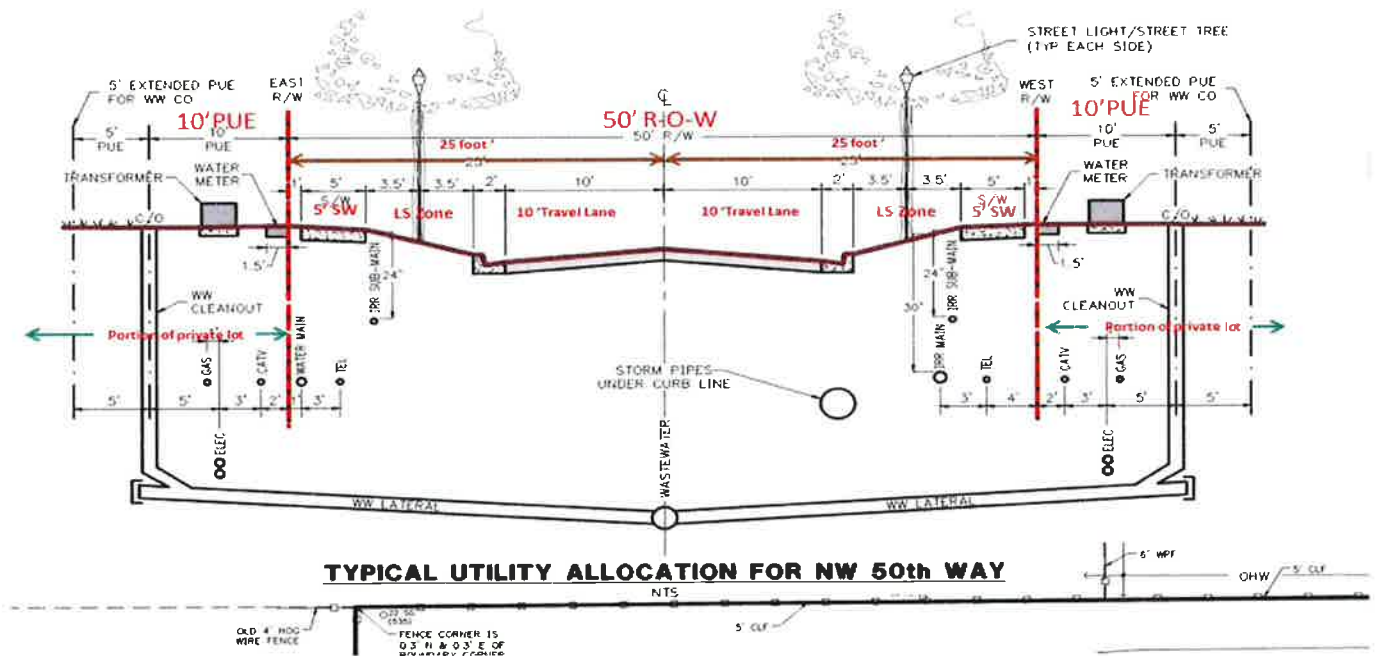
Streets are required to have a minimum width to provide for adequate traffic volume, street tree, public convenience, safety, and to adequately serve the uses intended. The require width varies depending on the roadway type but typically, local streets are required to have a right-of-way width of 50-feet, 24 feet of paved driving lane, plus additional easements to accommodate utilities. The proposed subdivision has provided a design cross-section, Map 4, indicating compliance with the requirements. The applicant is proposing a travel lane width of 10 feet which has been approved by Public Works.

The roadway systems within the subdivision are intended to be constructed as private streets. Notwithstanding, all roadway construction shall be in accordance with the standards as specified in the Public Works Design Manual. Roadway widths may be modified by the staff upon a determination that the required standards cannot be met and the requests are approved by the DRB and City Commission

Condition 4.

Except as modified under this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

**Map 5.
Wiltshire Cluster Subdivision Typical Roadway Cross Section.**



Pedestrian and Bicycle facilities:

The Comprehensive Plan strongly encourages complete and integrated communities as expressed in Policy 1.1.1. Policies 3.1.4 and 3.1.5 also encourages bicycle and pedestrian access to adjacent properties, requiring connectivity or stub-outs for future connections to adjacent developments. This subdivision is proposing full sidewalks along both sides of the internal street provided to serve the lots. Sidewalks exist along NW 23rd Avenue but it is not clear that existing sidewalks are in proper condition and that they meet the minimum required width.

Based on the location of the subject property and nature of surrounding developments there are limited opportunities for pedestrian interconnectivity between developments.

Condition 5.

Sidewalks along the property line fronting NW 23rd Avenue shall meet the minimum standards and conditions of Alachua County. Prior to final plat approval, the applicant shall provide documentation from Alachua County indicating that the existing sidewalks are acceptable.

Dedication of right-of-way.

The roadway system within the subdivision is intended to be constructed as a private street. Notwithstanding, all roadways construction shall be in accordance with the standards as specified in the Public Works Design Manual. Roadway widths may be modified by the staff upon a determination that the required standards cannot be met and the requests are approved by the DRB and City Commission

Condition 6.

Except as modified under this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

Condition 7.

During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-way and/or available easement within the subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.

Condition 8.

Signage for the subdivision shall be in accordance with the adopted sign ordinance.

Off-street Parking, Loading and Unloading:

The code requires that developments must provide parking for automobiles, bicycles, motor-cycles, scooter and loading/unloading areas. This requirement is not typically addressed during subdivision review and is expected to be accommodated on each lot within the subdivision with additional parking provided for guest and general activities at the common activity area or on-street. This subdivision is not proposing any separate parking areas; guest parking will be accommodated within the individual driveway of each lot or as on-street parking.

Tree Preservation and Landscaping:

The development proposal will include street trees along the private roadway as well as along NW 23th Avenue in conformance with code requirements. Some of the existing trees will remain on site and the high quality ones which will be removed shall be mitigated accordingly. Details of tree removal and planting shall be determined during Construction Drawing and Final Plat review.

Condition 9.

During Construction Drawing review, a landscape plan shall be proposed to provide suitable landscaping along the north side of the internal roadway.

Condition 10.

The developer shall provide mitigation for removal of high quality heritage trees in accordance with the requirements stated in the Land Development Code.

Condition 11.

At the sole expense of the developer lighting shall provide in all the rights-of-way similar to standards for public street lighting requirements.

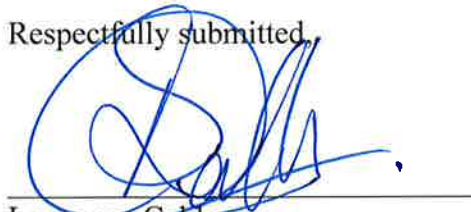
Condition 12.

All accessory structures shall comply with the setback lines as shown on the approved plat.

Conclusion:

The lots within the subdivision are designed off a 700-foot private cul-de-sac that extends from NW 23th Avenue south into the development. All lots run perpendicular to the street except for those at the end of the cul-de-sac which are designed with a curved front to accommodate the turning radius. The development includes internal sidewalk along the main street connecting to existing sidewalks along NW 23rd Avenue. The development reflects consistency with several of the goals, objectives and policies of the Comprehensive Plan as listed above. Staff has included comments and conditions which are necessary to ensure full compliance. Given implementation of those conditions, subject to legislative approval, the proposed development will be fully consistent and compatible with the requirements of the Comprehensive Plan and the Land Development Code.

Respectfully submitted,



Lawrence Calderon
Lead Planner

List of Attachments

Attachment A – Technical Review Committee Comments

Attachment B – Comprehensive Plan and Land Development Code References.

Attachment C – Application and Neighborhood Workshop Information

Attachment D – Response to TRC comments

Attachment E – Subdivision Drawings for Review by the DRB

Development Plan Review Conditions:

Condition 1.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.

Condition 2.

Lots within the subdivision may have a side setback of five (5) feet providing such lot does not have an adjacent side to side relationship with a lot in the adjacent subdivision.

Condition 3.

Lots within the subdivision may have a minimum lot width of seventy-five (75) feet and a front setback of 15 feet, subject to the criteria of the Cluster Subdivision ordinance.

Condition 4.

Except as modified under this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

Condition 5.

Sidewalks along the property line fronting NW 23rd Avenue shall meet the minimum standards and conditions of Alachua County. Prior to final plat approval, the applicant shall provide documentation from Alachua County indicating that the existing sidewalks are acceptable.

Condition 6.

Except as modified under this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

Condition 7.

During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-way and/or available easement within the subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.

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At the sole expense of the developer lighting shall provide in all the rights-of-way similar to standards for public street lighting requirements.

Condition 12.

All accessory structures shall comply with the setback lines as shown on the approved plat.

Attachment "A"TECHNICAL REVIEW COMMITTEE COMMENTS

PLANNING & DEVELOPMENT SERVICES DIVISION
 THOMAS CENTER BUILDING "B"
 306 NE 6TH AVENUE (352)334-5023

PETITION NO. <u>DB-16-124 SUB</u>	DATE PLAN RECEIVED: 10/18/2016	REVIEW TYPE: <input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other: Land Use
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 11/04/2016	
	REVIEW LEVEL: N/A	
PROJECT DESCRIPTION: JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner. Design plat review for a cluster subdivision. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 5041 NW 23 rd Avenue. (Lawrence)	PROJECT PLANNER: Lawrence Calderon	
PROJECT LOCATION: Located at 5041 NW 23 rd Avenue.	PROPERTY AGENT: JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner	

RECOMMENDATIONS/REQUIREMENTS/COMMENT

Planning Comments
Lawrence Calderon, Lead Planner,
352-334-5023

November 15, 2016

1. Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal and the construction of improvements are expressly prohibited.
2. Proposed residential subdivisions must meet the level of service standards adopted in the comprehensive plan. Proof of meeting these standards shall exist in the form of a certificate of preliminary concurrency or certificate of conditional concurrency reservation.

*TRC COMMENTS**(CONTINUED)*

3. Within 60 days after development review board approval, the subdivider shall file with the planning and development services department at least three copies of the approved design plat, including the modifications, if any, imposed by the development review board. Should the plat not be so filed within that period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission. In granting an extension, the city commission may attach such other restrictions or conditions as the commission deems appropriate to serve the public interest. In the case of residential subdivisions, the city commission may vote to grant extensions for design plat review of up to six months only and only if the subdivider possesses a valid, unexpired certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation, as appropriate. Further extensions for city commission review of design plats for residential subdivisions shall require a new concurrency review.
4. The city commission shall review the recommended design plat and consider findings made by the development review board and/or staff. The city commission shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the officially adopted comprehensive plan; existing zoning requirements, including all amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, sustaining the urban forest, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle, vehicle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, function and width of streets, their consistency with the goal of developing a multimodal transportation network and providing sufficient space for street trees both above and below ground, their interaction with the overall transportation system and relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement and the present or future development of abutting property.
5. The commission may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the design plat if it is not in compliance. If disapproved, the design plat must be redesigned before resubmission for approval.
6. Effect of approval. Approval of the design plat by the city commission is a preliminary development order. It shall not constitute acceptance of a final plat but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. The preliminary development order shall expire and be of no further effect 12 months from the date of approval unless a final plat is filed for approval or the time is extended with appropriate conditions by the city commission prior to expiration;
7. Sidewalks along NW 23rd Avenue shall be in accordance with the requirements of Alachua County.
8. Please note that signs are no longer allowed within the right-of-way.
9. Please confirm that legal description is accurate and representative of the subject parcel.
10. Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal and the construction of improvements are expressly prohibited.
11. Existing structures on the development site must be removed prior to approval.
12. Please coordinate with Public Works and the Building for proper allocation and naming of the proposed streets and addresses for the plat.

GRU Comments (Not Approved)
Wendy Mercer, TSS III, 352-393-1413

GRU comments are being provided to the applicant in the form of redline markups of the plans.

TRC COMMENTS
(CONTINUED)

W/WW: Approved

GRUCom: Approved

Electric: Not Approved. Location of the southern transformer must be adjusted. The Electric PUEs are required to 20 feet wide. OFI-Primary UJB should be 2.5' x 4'.

Gas: Approved. Gas casings are to be shown on the construction plans and final plat.

Real Estate: Not Approved. Please see comments emailed on Nov. 1, 2016.

Environmental Comments (INSERT REVIEW RESULT)

Mark Brown, Environmental Coordinator

E-mail: brownmm@cityofgainesville.org; Phone: 352-393-8692

Concurrency Comments (Approvable subject to below)

Jason Simmons, Concurrency Planning, 334-5022

1. Prior to receiving a final development order, this development must sign a TMPA Zone B Agreement for the provision of 3 Transportation Mobility element Policy 10.1.6 criteria.

Urban Forestry Comments (Approvable as submitted)

Earline Luhrman, Urban Forestry Inspector, 393-8188

11/1/16

1. Approvable as submitted as a design plat cluster subdivision.

**Public Works Review (Approvable as submitted) - please see transit comment below
352-334-5070**

TRANSIT:

Funds for improvements at near bus stops.

Building Department Comments

Linda Patrick, Plans Examiner (PX934), 334-5050

patricklr@cityofgainesville.org

Fire and Life Safety Services (Approvable)

Tom Burgett, Fire Inspector, 334-5065

Approvable

Hazardous Materials - ACEPD (No comments posted)

Agustin Olmos, Water Resources Supervisor, PE, 264-6800

GPD Crime Prevention Unit Comments (Approvable)

Dr. Richard Schneider, rschnei@ufl.edu

Design Plat: no photometric data

Attachment “B”

Comprehensive Plan and Land Development Code References.

COMPREHENSIVE PLAN REFERENCES

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Objective 1.1 Adopt urban design principles that adhere to timeless (proven successful), traditional principles.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.

Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2 The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6 The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City’s central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

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Policy 1.2.10 The City should amend the Land Development Code to require that multiple-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.

Policy 1.2.11 The City should allow home occupations in all residential areas provided they do not generate excessive traffic and parking. Home occupations should be regulated through the Land Development Code.

Objective 1.3 Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.

Policy 1.3.1 When feasible, neighborhood centers should be designed to include a gridded, interconnected street network lined with street-facing buildings and buildings at least 2 stories in height.

Policy 1.3.2 Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.

Policy 1.3.3 Centers should, to the extent feasible, contain a range of mixed land use types preferably within a one-quarter mile area including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly, and medical uses. The uses should be compact and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

Policy 1.3.4 Centers should be designed so that densities and building heights cascade from higher densities at the core of mixed-use districts to lower densities at the edges.

Policy 1.3.5 Parking lots and garages should be subordinated and limited in size.

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Policy 1.4.1 Office complexes at least 10 acres in size shall, when feasible, include retail, service, and residences. Any retail or service uses should primarily or exclusively serve those employed within the complex.

Policy 1.4.2 The City should require strategies such as traffic calming and transportation demand management to reduce traffic impacts experienced by residences in mixed-use areas.

Policy 1.4.3 Mixed-use developments should emphasize transit design and compatible scale, especially when facing each other on a street.

Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the

center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

LAND DEVELOPMENT CODE REFERENCES

Sec. 30-65.2. - Urban mixed-use district 2 (UMU-2).

- (a) Intent. The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:
- (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
 - (2) Encourage quality redevelopment and the renovation of existing structures;
 - (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
 - (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations;
 - (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy; and
 - (6) Promote infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridded street network and sidewalk connections.
- (b) Administration.
- (1) Required compliance. All development shall comply with these zoning district regulations except as otherwise provided by variance of the board of adjustment or by board modification, or administrative modification, as described below.
 - (2) Modifications.
 - a. Board modification. The appropriate reviewing board shall have the authority to grant modifications limited to the build-to line, building frontage, building relationship to the street, building articulation and design, landscape zone, sidewalk zone and streets/blocks standards as are set forth in this section, where the board finds by substantial competent evidence that:

1. The proposed development offers unique/alternative compliance that meets the intent of the UMU-2 zoning district; the requested modification is the minimum necessary to allow reasonable development of the site; and the requested modification is not injurious to the public health, safety and welfare; or
 2. An undue hardship, owing to conditions peculiar to the land or structure and not the result of the action of the applicant, would result from strict adherence to the standard; or
 3. The sidewalk zone or landscape zone cannot be constructed due to restrictions by the governmental entity responsible for the street where the sidewalk or landscaping is proposed.
- b. Administrative modification. The city manager or designee shall have the authority to grant limited modifications, as set forth below, where the city manager or designee determines that the proposed development meets the intent of the UMU-2 zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to the following:
1. Build-to lines: Modification not to exceed three feet beyond the required build-to line.
 2. Glazing: Reduction of no more than ten percent of the required glazing.
 3. First floor height: Reduction of no more than four feet of the required minimum height.
 4. Sidewalk zones: Reduction of no more than two feet from the required width, provided that a minimum five feet of unobstructed width is maintained.
 5. Landscape zones: Reduction of no more than one foot from the required width, provided that the required root space is allocated for street trees.
 6. Building frontage: Allowance of insets in the building façade for the purpose of providing pedestrian forecourts, courtyards, plazas, cafes or other public outdoor gathering areas. The allowance for the inset may be up to 20 feet in length and greater than five feet in depth and up to ten feet in depth. In addition, insets for high quality heritage trees may be allowed up to the required area to protect the tree.
- c. In granting a modification, the reviewing board or administrator may impose any reasonable additional conditions, restrictions or limitations deemed necessary or desirable by the board or administrator to preserve and promote the intent of the UMU-2 zoning district.
- d. All requests for modifications shall be submitted in writing with the application for development review on forms provided by the city. The

request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan. If denied, there is no further administrative appeals process.

- (3) Effect of regulations. Where this section specifically addresses a requirement and it is in conflict with other provisions of this land development code, the requirement of this section shall govern. Where this section does not specifically address a requirement, the applicable provisions of the land development code shall apply.
- (4) This zoning district applies only to land zoned UMU-2 and located within the University Heights, Archer Triangle, and Urban Village areas. These areas are depicted in Figures 1.0, 1.1 and 1.2.
- (5) All figures referenced in this section are located at the end of this section.

(c) Uses.

(1) Permitted uses by right are as follows:

SIC	Uses	Conditions
	Compound uses	
	Single-family dwellings	
	Rowhouses	
	Multi-family dwellings	Minimum and maximum densities are set forth in the Dimensional Requirements Table in this section
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests	
	Dormitory	Must not abut property designated single-family on the future land use map

	Rooming houses and boarding houses	In accordance with article VI
	Consolidated apartment management offices	
	Bed and breakfast establishment	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential development and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Adult day care homes	In accordance with article VI
	Family day care homes	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Outdoor cafes	In accordance with article VI
	Eating places	
	Repair services for household needs	
	Specialty T-shirt production	
	Structured parking	In accordance with subsection (f)(3) below
	Rehabilitation centers	In accordance with article VI
	Research and development in the physical,	

	engineering and life sciences	
	Light assembly, packaging, and manufacturing associated with research and development in the physical, engineering and life sciences	
	Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities	
	Scooter sales	Only within enclosed buildings in accordance with section 30-67(g). Facilities to service scooters are permitted as an accessory use when such facilities do not exceed 45% of the gross floor area of the enclosed building.
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
GN-078	Landscape and horticultural services	
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-523	Paint, glass, and wallpaper stores	

GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply	
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN-598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
Div. J	Public administration	Excluding correctional institutions (IN-9223)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)

GN-701	Hotels and motels	
MG-78	Motion picture	
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports, and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-83	Social services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

(2) Permitted uses by special use permit are as follows:

SIC	Uses	Conditions
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	Alcoholic beverage establishments	In accordance with article VI
	Surface parking (as a principal use)	Only within the University Heights District and in accordance with subsection (f)(3) below

- (3) Prohibited uses: Single-story, large-scale retail uses (defined as a single retail use with a ground floor footprint exceeding 100,000 square feet) are prohibited in the Urban Village.
- (4) Drive-through facilities: Drive-through facilities are prohibited in this district except fronting on SW 34th Street in the Urban Village. Access to a drive-through facility fronting on SW 34th Street may be from another street or from an internal system within a mixed use development. A special use permit is required for all drive-through facilities in the Urban Village. Drive-through facilities are defined as facilities that provide services mechanically or personally to customers who do not exit their vehicles, examples include, but are not limited to, banking facilities, payment windows, restaurant, food and/or beverage sales, dry cleaning and express mail services. The following are not considered drive-through facilities: auto fuel pumps and depositories which involve no immediate exchange or dispersal to the customer, such as mail boxes, library book depositories, and recycling facilities.

(d) Site development requirements.

- (1) All structures shall be located and constructed in accordance with the Dimensional Requirements Table. Accessory structures shall meet all regulations pertaining to principal structures within this district.

Dimensional Requirements Table

	Nonresidential and Vertically Mixed Use Buildings	Single-Family Dwellings	Multi-Family Dwellings, Two-Family Dwellings and Rowhouses
Lot depth (minimum)	90 feet	90 feet	90 feet
Interior side (minimum)	0 feet, or 25 feet when abutting property designated single-family or	5 feet except that, where adjoining lots are developed at the	7.5 feet, or 25 feet when abutting property designated single-family or

	residential low-density on the future land use map	same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet	residential low-density on the future land use map
Rear (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.	10 feet	5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.
Lot coverage (maximum)	N/A	N/A	80%
Building frontage ¹	70% minimum	N/A	70% minimum
Density (minimum) ²	Within University Heights and the Archer Triangle, N/A	N/A	Within University Heights and the Archer Triangle, 10 du/acre
	Within the Urban Village, to be considered mixed-use, a residential development must include a minimum of 10,000 square feet of nonresidential uses; and a nonresidential development must contain a minimum of 3 residential units.		Within the Urban Village, 20 du/acre for new, single-use multi-family development; 10 du/acre for mixed use developments and additions to existing developments.
Density (maximum)	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125	N/A	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125

	du/acre by special use permit.		du/acre by special use permit.
	Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking)		Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking).
Height and Stories	Non-single-family buildings shall have a minimum height of 24 feet.		
	A maximum of six stories is permitted by right. Unless otherwise specified, a maximum of eight stories is permitted by special use permit in all areas except the Power District.		
	Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).		
	Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.		
	Within the Power District, a maximum of three stories is permitted at the build-to line when located adjacent to residentially zoned properties as depicted in Figure 3.1, with a step back of 15 feet per additional building story up to the maximum permitted.		

Notes to Table:

¹ Minor insets (defined as up to five feet in depth) for the purpose of creating articulation and architectural interest in the building façade will be deemed to meet the build-to line and shall be included in computing the building frontage.

² Within University Heights and the Archer Triangle, lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements. Within the Urban Village, lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.

(2) Building relationship to the street or urban walkway. Urban walkways are allowed only in the Urban Village as set forth in section 30-65.2(e)(3)d.

- a. All principal nonresidential buildings are required to have a main entrance facing the street or an urban walkway. If a building fronts both a street and an urban walkway, the main entrance shall face the street. A main entrance shall be indicated on building floor plans by the placement of atriums, lobbies, or other entry rooms at the entrance and through the inclusion of architectural entry features such as, but not limited to, awnings, arcades, columns or archways, and by providing a level of architectural detailing that is comparable to or exceeds other entrances to the building.
- b. Two-family dwellings and rowhouse residential units on the first story shall have a functional entrance on the street or on an urban walkway.
- c. For nonresidential and multiple family residential (except for two family dwellings and rowhouses) buildings, the façade fronting a street or an urban walkway shall have a functional entrance at least every 150 feet.
- d. Sidewalk connections to the public sidewalk must be provided from all building entrances that face the street or an urban walkway. These connections shall provide at least five feet of unobstructed width.
- e. Front porches or covered stoops for multi-family uses.
 1. Two-family dwellings and rowhouse residential units on the first floor along a street or urban walkway shall have individual front porches or covered stoops.
 2. Front porches or covered stoops shall have a minimum surface area of 25 square feet with a minimum depth of five feet and a minimum width of five feet.
 3. Front porches or covered stoops shall be open and not air conditioned.
 4. Front porches may only be screened where they are located behind the build-to line.
- f. Except for a driveway to reach the side yard or rear yard or on-site parking, neither driveways nor surface parking lots are permitted between the sidewalk and a building or between an urban walkway and a building.

Driveways shall be perpendicular to any adjacent street. In the Urban Village, porte cocheres or covered drop-off areas in front of a building may be allowed for hotels, medical facilities, nursing homes, or assisted living facilities. Porte cocheres or covered drop-off areas shall be designed to meet queuing requirements such that vehicular traffic does not overflow out on public streets or sidewalks and does not impede safe and convenient pedestrian circulation at the site.

(3) Building articulation and design.

- a. Glazing. As depicted in Figure 7.0, glazing percentages are calculated by measuring the area of glazing between three feet and eight feet above grade, and dividing it by the total area of the building façade between three feet and eight feet above grade. Required glazing must be at least 80 percent transparent and shall not utilize painted glass, reflective glass or other similarly treated windows. Glazed areas on entrances may be counted towards meeting the minimum glazing requirements.
 1. For multi-family residential uses, the minimum glazing percentage shall be 30 percent for the first story and 20 percent for upper stories, on all street frontages or urban walkways.
 2. For nonresidential uses, minimum glazing percentage shall be 50 percent for the first story on local and urban throughway street frontages and all street frontages in the Urban Village, and 65 percent for the first story on storefront street and principal street frontages. In the Urban Village, nonresidential buildings fronting on an urban walkway shall have a minimum glazing percentage of 50 percent for the first story.
- b. Delineation of stories. The area between the first and second stories along all street frontages shall include architectural detailing, such as, but not limited to, variations in materials or horizontal expression lines, to visually delineate the first and second stories.
- c. First floor height. All multi-story buildings on storefront streets shall have a minimum first story floor-to-floor height of 15 feet.
- d. First floor uses. On principal and storefront streets, buildings shall be designed so that the area of the first floor along the street frontage contains active uses that are oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multifamily residential buildings. Residential units shall not be located directly on the first floor street frontage of buildings on storefront streets.

(e) Public realm requirements.

- (1) Existing streets. The street types referred to throughout this section (local street, principal street, storefront street and urban throughway) are identified and depicted in Figure 2.0 and Figure 2.2.
- (2) Primary frontage streets. Within the Urban Village, primary frontage streets are identified and depicted in Figure 2.3. All buildings with multiple street frontages shall orient the main entrance and the front face to the primary frontage street. If a building fronts both SW 34th Street and another primary frontage street, the main entrance and the front face shall be oriented toward SW 34th Street. In the case of corner lots, corner entrances that front both streets are allowed.
- (3) New streets/blocks.
 - a. Within the University Heights area, subdivisions, minor subdivisions, lot splits, and development that requires development plan review shall be required to include new local streets so that the resulting block(s) will not exceed a maximum block perimeter of 2,000 feet.
 - b. Within the Archer Triangle area, subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50 percent of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2,600 feet.
 - c. Within the Urban Village area, subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50 percent of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2,000 feet.
 - d. Within the Urban Village area, an urban walkway may be used to meet the block perimeter requirements, subject to city approval. An urban walkway is a pedestrian/bicycle pathway that is either: a minimum width of 30 feet with a single contiguous paved area of at least ten feet or a minimum width of 31 feet with a separated (boulevard style) paved area with a minimum contiguous paved area of eight feet on one side and five feet on the other side. Urban walkways must provide a minimum eight-foot landscape zone area on each side of the paved area. Unpaved areas in an urban walkway must be landscaped and may contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained. Cross-sections for urban walkways must be submitted as part of a required circulation plan or as part of a development plan when a circulation plan is not required. The cross-section must illustrate paved area, landscape zone, build-to line and any outdoor uses. An urban walkway may be used as an interim/temporary method for retaining the required area for a future street when an abutting development/redevelopment occurs. In this case, the total

width may be reduced to 25 feet, while maintaining a contiguous minimum paved width of ten feet. The width and cross-section of the urban walkway is subject to review and approval by the city to ensure that future street construction can occur in the area provided. If the urban walkway will be a permanent area, it may be used to count toward meeting open space requirements even if it is later dedicated as a public urban walkway. Notwithstanding the foregoing, in the case where an urban walkway provides access for fire and rescue vehicles, stormwater management, utilities or other public facilities and services, the urban walkway shall be sized and designed to meet the requirements for those facilities and services.

- e. The required local streets, multi-use paths or urban walkways shall be constructed at the expense of the owner/developer as part of the subdivision, minor subdivision, lot split or development, to serve the subdivision, minor subdivision, lot split or development, and shall be constructed according to the appropriate city standards as determined through the development review, subdivision, minor subdivision or lot split process, but may be sited and configured in a manner so that they provide the most appropriate access to the development, subdivision, minor subdivision or lot split. Where a street is planned to continue beyond the extent of a development, subdivision, minor subdivision or lot split, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to edge of the property boundary.

The required local streets or multi-use paths or urban walkways may be dedicated for public right-of-way after construction, if the city desires to accept same for maintenance, or may be privately owned streets, multi-use paths or urban walkways provided the streets, multi-use paths or urban walkways remain open for public ingress and egress.

- f. Notwithstanding any other provision in this chapter, a subdivision, minor subdivision, lot split, or development may receive final approval prior to construction of the required local streets if the city, upon approval of the city commission, has executed a binding agreement with the owner/developer that:
1. Requires the city and/or the Gainesville Community Redevelopment Agency to construct the required local streets as public streets within two years of final approval; and
 2. Provides for the conveyance or dedication of the associated right-of-way from the property owner to the city, at no cost to the city.

The city may enter into such an agreement only when the city determines that doing so would be in the public interest and when the city and/or the Gainesville Community Redevelopment Agency has budgeted legally available funds for the construction of the required local streets. The form

and content of the agreement shall be provided by and acceptable to the city in its sole discretion.

- g. Board modifications may be granted in accordance with section 30-65.2(b)(2)a., with specific consideration given to situations where the construction of a street is limited by: access management standards, regulated environmental features, regulated natural or archeological resources, public stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans for a future city street network, parks, or schools. Where it is determined that it is not possible to construct the streets that would be required to meet block perimeter standards, the block perimeter shall be completed with the provision of sidewalk and bicycle connections or multi-use paths or urban walkways, subject to approval by the city.

(4) Sidewalk zone.

- a. The minimum sidewalk dimensions are set forth in the Streetscape Dimensions Table.
- b. The sidewalk zone shall be continuous and entirely hardscaped by the owner/developer and shall be immediately contiguous to the landscape zone.
- c. Outdoor seating may encroach into the sidewalk zone provided that a minimum unobstructed width of five feet is maintained.
- d. Balconies, marquees, projecting signs, and awnings may encroach into the sidewalk zone up to a distance of half the required sidewalk dimension, provided that they are at least nine feet above the grade of the sidewalk.
- e. The owner/developer shall construct new sidewalks to align with existing sidewalks on abutting properties.

(5) Landscape zone.

- a. There shall be a continuous landscape zone adjacent to the curb which shall meet the dimensions set forth in the Streetscape Dimensions Table. This zone allows the placement of street trees, street furniture and light poles, fire hydrants, traffic signs, bus shelters, bicycle racks, litter receptacles, benches and similar items. In the Urban Village, street trees in the landscape zone may not intrude into the public right-of-way without approval from the governmental entity responsible for the public road.
- b. The owner/developer shall install street trees to meet the spacing requirements set forth in the Streetscape Dimensions Table. All street trees shall be provided a minimum of 140 square feet of root room to a depth of three feet, and shall be planted no closer than ten feet from any building or wall foundation.
- c. The area of the landscape zone between trees shall be hardscape on storefront streets and principal streets. Hardscape is optional for streets

with on-street parking. Street trees shall be planted within a landscaping or grass strip on local streets, urban throughway streets, and all streets in the Urban Village. In the Urban Village, a board modification to allow hardscape within the landscape zone may be requested. Surface openings for trees within tree wells shall be at least 18 square feet. Landscaping utilized between street trees should not exceed 30 inches at mature height.

- d. Where heritage trees are located within the public right-of-way they should be preserved and no new construction placed within the tree root plate. New buildings should be designed so that no more than 25 percent of the crown of these preserved trees is removed. The removal, relocation or replacement of heritage trees shall be in accordance with section 30-258 of the land development code.
- e. Street trees shall meet state department of transportation clear zone requirements, adopted pursuant to F.S. Ch. 316 and adopted by reference in chapter 26 of this Code. A visual example is provided in Figure 6.1, Streetscape with Four-Foot Clear Zone.

(6) Build-to line.

- a. The build-to line shall be measured from the back of curb. Except that, in the Urban Village, the build-to line shall be measured from the property line on swale system streets and from the back edge of the landscape zone on urban walkways.
- b. The build-to-line shall be calculated as the sum of the required landscape zone, sidewalk zone and required setback from the sidewalk zone. Except that, on urban walkways, the build-to line shall be a fixed five feet from the back edge of the landscape zone.
- c. The build-to line standards of this section shall not result in structures being built in the public right-of-way. If the build-to line dimensions result in a build-to line within the public right-of-way, the actual build-to line shall be established at the property line adjacent to the public right-of-way.

(7) Transit facilities. Transit stop facilities shall be within the landscape zone or sidewalk zone or right-of-way and located in accordance with the most current "Regional Transit System Bus Stop Improvement Plan" on file with the Regional Transit System.

Streetscape Dimensions Table

	Urban Throughway and SW 34th Street	Storefront streets	Principal streets	Local streets or private streets ¹	Swale system streets	SW 24 th Avenue
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Landscape zone (minimum)	8 feet	5 feet	5 feet	8 feet	8 feet	8 feet
Street tree spacing	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center	35 feet (minimum) to 50 feet (maximum), on center
Sidewalk zone (minimum)	8 feet	10 feet	10 feet	10 feet	8 feet	8 feet
Build-to-line (nonresidential uses)	25-80 feet setback from the back of curb	20 feet setback from the back of curb	20 feet setback from the back of curb	18 feet setback from the back of curb	15-25 feet setback from the back of right-of-way	20-25 feet setback from the back of curb
Build-to line (residential uses)	30-80 feet setback from the back of curb	20 feet setback from the back of curb	25 feet setback from the back of curb	23 feet setback from the back of curb	15-25 feet setback from the back of right-of-way	25-30 feet setback from the back of curb

Note to Table:

¹ Newly constructed local or private streets shall be curb and gutter unless otherwise approved by the city's public works department.

Examples of the landscape zone, sidewalk zone and streetscape scenarios are depicted in Figures 4.0—4.3, Public Realm Requirements and Figure 6.0, Streetscape Scenarios.

Urban Walkway Dimensions Table ¹

Overall Width	Paved Area	Landscape Zone	Build-to Line
30 feet (minimum) for single; 31 feet (minimum) for split boulevard style	10 feet (minimum) for single; or 8 feet (minimum) and 5 feet (minimum) for split boulevard style	8 feet (minimum)	5 feet from back edge of landscape zone

¹ Notwithstanding the standards set forth in this table, in the case where an urban walkway provides access for fire and rescue vehicles, stormwater management, utilities or other public facilities and services, the urban walkway shall be sized and designed to meet the requirements for those facilities and services.

(f) Additional requirements.

(1) Circulation plan.

a. Applicability. All new development or redevelopment on more than 50 percent of development sites in the Urban Village that is greater than two acres in size (including all contiguous lots/parcels) shall submit a circulation plan for the site. Abutting property owners or multiple property owners may submit a binding joint circulation plan that establishes the future circulation system (including bicycle, pedestrian, motorized vehicle, and transit) for a specified area. The joint circulation plan shall provide for all necessary cross-access agreements, deed restrictions, land reservations, or other methods necessary to implement the circulation plan and ensure cross-connectivity that runs with the land. The circulation plan shall be submitted as:

1. A preliminary plan approved by the appropriate reviewing board to guide future development on the site;
2. Part of an application for development plan or planned development rezoning;
3. Part of a master plan (as defined in section 30-161) for phased developments; or
4. Part of a subdivision, minor subdivision, or lot split application.

b. Contents. The circulation plan shall illustrate:

1. The perimeter block size for the proposed development area;
2. Proposed new street or urban walkway locations;

3. General location of developed areas, future phases, and open space;
 4. The connection points to abutting properties including stub-outs where the abutting property is either undeveloped or contains development that presents an impediment to connectivity;
 5. The access point(s) to the existing external roadway network;
 6. Location of proposed stormwater facilities;
 7. Known, regulated environmental features or regulated natural or archeological resources;
 8. Location of existing or proposed transit stops and connections to transit stops;
 9. Street and/or urban walkway cross-sections including locations of on-street parking, landscape zone, bike paths, sidewalk zone, paved area, and the build-to line;
 10. Compliance with the primary frontage street requirements; and
 11. A street frontage hierarchy for new streets in the development to identify where principal building entrances will be located.
- c. Review, expiration, and amendment of a circulation plan. The circulation plan is subject to review and approval by the appropriate reviewing board or by staff when only subject to staff review. A circulation plan shall be valid for the period of a development plan, PD, or other final development order when part of another review. Alternatively, if the circulation plan is a stand-alone plan, it shall be valid for a period of five years unless otherwise specified. The circulation plan expiration date may be extended prior to expiration for good cause with city approval. A circulation plan may be amended by the appropriate reviewing board or by staff when only subject to staff review to account for changed conditions at the site or in the proposed street network in the Urban Village.
- (2) Landscape buffers. All development in this district is exempt from the general landscape buffer requirements in article VIII of the land development code.
- (3) Parking. Other than as required by the Americans with Disabilities Act (ADA) and Florida Accessibility Code (FAC) or other state or federal requirements, there shall be no minimum vehicular parking requirement in University Heights and Archer Triangle. In the Urban Village, the minimum vehicular parking requirement is one space per residential unit and one-half of the required parking for nonresidential uses as provided in the land development code. Scooter parking shall be provided for residential uses at a rate of one space for every four residential units.
- a. Surface parking (as an accessory use).
1. There shall be a maximum vehicular surface parking allowance of one parking space per 400 square feet of gross floor area for nonresidential

uses. There shall be a maximum of one surface parking space per unit for multi-family in the Urban Village. However, there shall be no limit on the number of parking spaces provided in the form of structured parking for residential or nonresidential uses.

2. Surface parking shall be located in the rear or interior side of the building.
 3. Surface parking adjacent to streets shall meet the standards depicted in Figure 5.0, Parking Exhibit. Surface parking adjacent to primary frontage streets in the Urban Village shall meet the standard for principal streets. All other streets in the Urban Village shall meet the standard for local streets.
 4. Surface parking lots shall comply with the landscaping requirements in article VIII of the land development code.
- b. Surface parking (as a principal use). In addition to the special use permit regulations found in Article VII, Division 5, Special Use Permit, this subsection provides additional regulations for surface parking as a principal use within the University Heights Area. If provisions in this subsection conflict with the provisions in Article VII, Division 5, the provisions in this subsection shall prevail.
1. Surface parking shall be permitted only when the surface parking will be replaced with either a building or structured parking in accordance with an approved master plan.
 2. Surface parking shall be paved.
 3. Surface parking shall have either perimeter landscaping in accordance with the landscape regulations as provided in this land development code or perimeter garden walls that create a visual buffer, are at least 25 percent opaque, and do not exceed a height of 72 inches.
 4. Surface parking shall be in compliance with all lighting and stormwater regulations in this land development code.
 5. Any special use permit approved pursuant to this subsection shall be valid for a period not to exceed five years. The city plan board may extend a special use permit approved under this section for an additional period not to exceed five years if the applicant demonstrates that development in accordance with the approved master plan has commenced.
- c. Structured parking.
1. Shall not be located within 100 feet of property designated for single-family use on the future land use map.
 2. Structured parking shall provide architectural detailing on the first and second stories, such as, but not limited to, variations in materials,

framing of wall openings, vertical or horizontal expression lines, pilasters, arches, or railings.

3. Automobiles shall be screened from street view by wall, fence or vegetative matter.
 4. Structured parking adjacent to streets shall meet the standards depicted in Figure 5.0, Parking Exhibit. Within the Urban Village, structured parking on primary frontage streets shall meet the standard for principal streets as depicted in Figure 5.0 including the provision of a minimum of 20 feet of active uses on the first floor.
- d. Bicycle parking.
1. The owner/developer shall provide a minimum of one space per 2,000 square feet of gross floor area for nonresidential uses and one space per three bedrooms for residential uses for bicycle parking.
 2. A minimum of ten percent of the provided bicycle parking shall be located between the building and the street. The remainder shall be located a maximum distance of 100 feet from a building entrance and shall be covered from inclement weather or located within an accessory parking structure.
- e. Vehicular access. Developments may have one curb cut located on each street frontage, except that curb cuts shall not be permitted on storefront or principal streets when access may be provided from a local street or alley.
- (4) Loading areas and dumpsters.
- a. Loading docks shall be prohibited along storefront streets, principal streets, urban throughway streets, and all non-local streets in the Urban Village. If a development has access/frontage only on a storefront or principal street and it is infeasible to provide an alley or other rear loading area on the site, the loading dock must be located in the most unobtrusive location and fully screened from street and sidewalk view.
 - b. Loading dock entrances along the street shall be screened with automatic doors so that the dock and related activities are not visible from the adjacent sidewalk.
 - c. Dumpsters shall be placed at the side or the rear of the building so that they are not visible from the street.
 - d. Dumpsters shall be surrounded by an enclosing wall that is attached to a building. The enclosing wall shall not exceed eight feet in height, and shall be finished or painted with the same material or color as the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch.
- (5) Walls and fences.
- a. Fences made of chain-link (wholly or in part) are prohibited.

- b. The maximum height of fences or walls shall be 40 inches when located within a front or side yard and 72 inches when located within a rear yard.

(6) Mechanical equipment.

- a. Mechanical equipment shall not be permitted between any building and storefront, urban throughway or principal streets or any non-local street in the Urban Village.
- b. Screening (by wall, fence or vegetative matter) that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties. Certain equipment, such as but not limited to, rain barrels or cisterns, shall not require screening provided they are designed to blend with the building and are constructed with the same materials and colors.
- c. Chiller plants and similar utility structures.
 - 1. Chiller plants and similar utility structures shall not be permitted between any building and storefront street, principal street or any non-local street in the Urban Village.
 - 2. Chiller plants and similar utility structures shall provide a minimum 15-foot landscape strip planted with shrubs and trees between the structure and the street or abutting properties.
 - 3. Opaque walls a minimum of six feet in height shall be provided between the structure and the public street.

(7) Signage.

- a. Signs shall be externally lit. Individual letters and symbols may be internally lit or back-lit.
- b. Finish materials shall consist of one or more of the following:
 - 1. Wood (painted or unpainted); or
 - 2. Metal (painted or unpainted); or
 - 3. Painted or rubberized canvas; or
 - 4. Strip lighting with the appearance of neon (including individual channel letter signs that are internally illuminated and may have plastic faces); or
 - 5. Engraving directly on the facade surface; or
 - 6. Wood-like materials; or
 - 7. Lettering on transparent windows or doors; or
 - 8. Vinyl lettering with a painted appearance.

ATTACHMENT “C”

Application and Neighborhood Workshop Information



JBrown Professional Group

160635A

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

September 6, 2016

Mr. Lawrence Calderon, AICP
Lead Planner
City of Gainesville
P.O. Box 490, Station 12
Gainesville, FL 32601

Re: Wiltshire Cluster Subdivision – Design Plat Review

Dear Lawrence:

We are submitting the "Wiltshire Cluster Subdivision" project to the City of Gainesville for Design Plat Review. The project is a new development consisting of 13 new single-family residential units on a 5.37 acre property, along with associated roadway, utility, landscape, and stormwater improvements. An existing single family residence on the property will be demolished.

The project is being submitted as a Cluster Subdivision in order to modify the required RSF-1 side setbacks and lot width requirements. The lots will not be reduced below the minimum lot size, so cluster open space is not required or provided. The First Step Meeting was held on August 18, 2016 and the Neighborhood Workshop was held on September 5, 2016. The following items are attached for the City Design Plat submittal and review:

- 1 Subdivision Application
- 2 Application Fee – Design Plat (not in Enterprise Zone) = \$ 692.00
- 3 Property Owner Affidavit
- 4 Concurrency Application (Long Form)
- 5 Deferral of Treatment Plant Capacity Form
- 6 School Concurrency Application
- 7 Neighborhood Workshop Summary
- 8 Design Drawings – 6 sets (w/ Cover Letters attached) + 2 CD with electronic files

It is expected that these plans will be reviewed by GRU for the generalized utilities, as required by the Design Plat regulations, but formal GRU Utility Plan Review will not occur until the construction drawing review phase.

Please review the attached items and feel free to contact me if you require any additional information or have any questions regarding our submittal documentation.

Sincerely,

A. J. "Jay" Brown Jr., PE
President, JBrown Professional Group Inc.

Cc: Mike Cooper, Spain & Cooper Homes



APPLICATION FOR SUBDIVISION
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
 1st Step Mtg Date: _____ EZ Fee: \$ _____
 Tax Map No. _____ Receipt No. _____
 Account No. 001-660-6680-3401 []
 Account No. 001-660-6680-1124 (Enterprise Zone) []
 Account No. 001-660-6680-1125 (Enterprise Zone Credit) []

CHECK ONE:

Design Final Minor Single lot replat

(See Sec. 30-180 to 30-193 for a definition of the above.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s), if different
Name: Linda R. Hess	Name: JBrown Professional Group Inc.
Address: 3611 NW 24th Blvd., Bldg 9 #101 Gainesville, FL 32605	Address: 3530 NW 43rd Street Gainesville, FL 32606
Phone: 706-506-6222 Fax: N/A	Phone: 352-375-8999 Fax: 352-375-0833
(If additional owners, please include on back)	
INFORMATION CONCERNING SUBDIVISION	
Tax parcel no(s): 06373-000-000	
Subdivision name: Wiltshire Cluster Subdivision	
Parcel location: 5041 NW 23rd Ave., Gainesville, Fl 32606	
Comprehensive Plan designation: SF Zoning: RSF-1	
Gross area of subdivision (in acres): 5.37 Acres	
Total number of lots: 13	
Gross density (lots per gross acre): 2.4	

I certify that the above statements are correct and true to the best of my knowledge.


 Applicant's signature

9-6-2016
 Date

Certified Cashier's Receipt:



**PUBLIC SCHOOL STUDENT GENERATION
CALCULATION FORM FOR RESIDENTIAL
DEVELOPMENT IN CITY OF GAINESVILLE**

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

(352) 334-5022

OFFICE USE ONLY	
Petition No. _____	Application Date: _____

Owner(s) of Record (please print)
Name: Linda R. Hess
Address: 3611 NW 24th Blvd., Bldg. 9 #101 Gainesville, FL 32605
E-mail Address: linda_hess@gmail.com
Phone: 706-506-6222 Fax: N/A

Applicant(s)/Agent(s), if different
Name: JBrown Professional Group, Inc.
Address: 3530 NW 43rd St Gainesville, FL 32606
E-mail Address: jay.brown@jbprogrou.com
Phone: 352-375-8999 Fax: 352-375-0833
(Attach notarized authorization for agent to act on owner's behalf)

PROJECT INFORMATION
1. Project Name: Wiltshire Cluster Subdivision
2. Street address: 4051 NW 23rd Ave., Gainesville, FL 32606
3. Tax parcel no(s): 06373-000-000
4. Size of property: 5.37 acre(s)

Development Data

(If this is a phased development, attach a sheet showing the phasing schedule)

Single Family Residential
 Multi-Family Residential
 Exempt: _____
 Number of Units: 13
 Number of Units: _____
 (See exemptions on page 2)

Level of Review

Design Plat
 Final Plat
 Preliminary
 Final
 Revised
 Staff Review

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: South Gainesville CSA
 Middle: Fort Clarke CSA
 High: Buchholz CSA

EXPLANATION OF STUDENT GENERATION CALCULATION:

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: _____ units x 0.159* Elementary School Multiplier = _____ Student Stations
Middle School: _____ units x 0.080* Middle School Multiplier = _____ Student Stations
High School: _____ units x 0.112* High School Multiplier = _____ Student Stations

MULTI- FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 13 units x 0.042* Elementary School Multiplier = 0.55 Student Stations
Middle School: 13 units x 0.016* Middle School Multiplier = 0.21 Student Stations
High School: 13 units x 0.019* High School Multiplier = 0.25 Student Stations

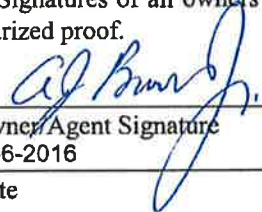
* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

Exempt Developments:

- (a) Existing single-family legal lots of record eligible for a building permit.
- (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
- (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
- (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.5.2.d. of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
- (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.e. of the Public Schools Facilities Element.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) shown in question 3 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures will be accepted only with notarized proof.

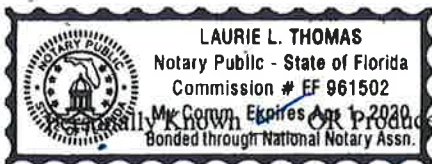


 Owner/Agent Signature
 9-6-2016

 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 6th day of September 2016,
by (Name) Anthony J. Brouen.





 Signature - Notary Public

My Comm. Expires Aug 1, 2020
Bonded through National Notary Assn.
Identification _____ (Type) _____

Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

The application is **approved** based upon the following findings:

Elementary: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Middle: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

High Capacity Required _____ SCSA _____


- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Denied for reasons stated

 Vicki McGrath
 Director of Community Planning
 School Board of Alachua County

 Date

PROPERTY OWNER AFFIDAVIT

Owner Name: Linda R. Hess			
Address: 3611 NW 24 th Blvd. Bldg. 9 #101 Gainesville, FL 32605		Phone: (706) 506-6222	
Agent Name: Anthony J. "Jay" Brown Jr., PE JBrown Professional Group Inc.			
Address: 3530 NW 43 rd St. Gainesville, FL 32606		Phone: (352) 375-8999	
Parcel No.: 06373-000-000			
Acreage: 5.37 Acres	S: 34	T: 9 South	R: 19 East
Requested Action: City of Gainesville Subdivision Permitting and associated County and State agency permitting.			
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
Property owner signature: <i>Linda R. Hess</i>			
Printed name: <u>Linda R. Hess</u>			
Date: <u>9-5-2016</u>			
<p>The foregoing affidavit is acknowledged before me this <u>5th</u> day of <u>September</u>, 2016, by <u>Linda R. Hess</u>, who is/are personally known to me, or who has/have produced _____ as identification.</p>			
NOTARY SEAL _____			
<i>Laurie L. Thomas</i>		Signature of Notary Public, State of <u>Florida</u>	



**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM
(352) 334-5022**

OFFICE USE ONLY	
Petition No. _____	TMPA Zone [] A [] B [] C [] D [] E [] M

TYPE OF CERTIFICATION REQUESTED:
<input type="checkbox"/> Concurrency Determination (non-binding)
<input type="checkbox"/> Certificate of Preliminary Concurrency
<input checked="" type="checkbox"/> Certificate of Final Concurrency
<input type="checkbox"/> Certificate of Conditional Concurrency Reservation

Owner Name(s) (please print)
Name(s): Linda R. Hess
3611 NW 24th Blvd., Bldg. D # 101
Gainesville, FL 32605
E-Mail Address: lindahess@gmail.com
Phone: (706) 506-6222 Fax: N/A
(If additional owners, please include on separate sheet)

Agent(s) Name (please print)
Name: JBrown Professional Group Inc.
Mailing Address:
3530 NW 43rd Street Gainesville, FL 32606
E-Mail Address: jay.brown@jbprogrou.com
Phone: (352) 375-8999 Fax: (352) 375-0833
(Attach notarized authorization for agent to act on owner's behalf.)

PROJECT INFORMATION	
Project Name: Wiltshire Cluster Subdivision	Phase: 1 (Single-Phase)
Location of Project (attach an 8 1/2" x 11" map showing location)	
See Attachment 1	
1. Street address: 4051 NW 23rd Ave. Gainesville, FL 32606	
2. Legal description (may be attached): See Attachment 2	
3. Tax parcel number(s): 03673-000-000	4. Map number(s):
Existing Land Use Category: SF	Existing Zoning: RSF-1

Application for Concurrency Certification & TMPA Review

Is there a proposal to change the zoning and/or land use associated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, indicate petition number(s) associated with change:

PHASING			
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.			
Total Project: Residential units	13	SF	SFA MF
Non-residential (square footage)			
Mixed-use (describe mix)			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached	1	13	5.37	March 2017	Sept. 2017
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date

STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (**NOTE: The trip generation information MUST be attached to this application and shown on the development plan.**) In cases where the City and the applicant show differences in projected trips, the applicant’s calculations must be signed and sealed by the professional engineer registered in the State of Florida. See ATTACHMENT 3

Application for Concurrency Certification & TMPA Review

- 2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. Yes No
Zone A Zone B Zone C Zone D Zone E Zone M
- 3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. Yes No
- 4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.) Submitted under separate cover.
- 5. Does this application involve demolition or re-use of any structure(s)? Yes No

If yes, what is the size of the structure(s) to be demolished or re-used? 1 (unit(s) or square footage) A single-family residence is being demolished

What is the current use of the structure to be demolished or re-used?
Rental Housing

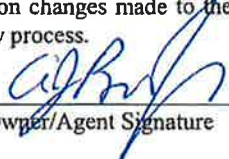
Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?
 Yes No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.) See Attachment 3

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.



Owner/Agent Signature
9-6-2016

Date

STATE OF FLORIDA
COUNTY OF Alachua
Sworn to and subscribed before me this 6th day of September 20 16.



Signature - Notary Public

Personally Known OR Produced Identification _____



TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Program Area

Legend

Transportation Mobility Program Area Sub-Zones

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone M

Gainesville City Limits

City of Gainesville
Gainesville, Florida

Prepared by Planning and
Development Services
November 2012



STAFF USE ONLY

Estimated demand:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ added p.m. peak hour, peak direction trips

Stormwater	(See the Public Works Comment Sheet.)	Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?
------------	---------------------------------------	---

Recreation	_____	Does the project degrade the City's adopted LOS Standards for recreation?
------------	-------	---

Mass Transit	_____	Does the project impact any of the City's adopted LOS Standards for mass transit?
--------------	-------	---

Estimated credits for demolition/redevelopment/re-use:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

STAFF USE ONLY

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed _____

Date _____

Concurrency long form--nf
Revised: 10/24/13

ATTACHMENT No. 1

Location Map



**Wiltshire Cluster Subdivision
@ 5041 NW 23rd Ave.**

ATTACHMENT No. 2

Legal Description

LEGAL DESCRIPTION AS PER O.R.B. 1985, PAGE 416

THE WEST 390 FEET OF THE NORTH 660 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 9 S, RANGE 19 E, CONTAINING 6 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY.



ATTACHMENT 3

Trip Generation Data Wiltshire Cluster Subdivision

I. General Information:

Proposed:

- A. Type of Development: Single Family Residential
- B. Units: 13
- C. ITE Code: 210
- D. ITE Code Type: Single-Family Homes

Existing:

- A. Type of Development: Single Family Residential
- B. Units: 1
- C. ITE Code: 210
- D. ITE Code Type: Single Family Homes

II. Proposed Units Trip Generation:

- A. Daily Trips = 9.52 Trips x 13 Lots = 123.8 = 124 Trips
- B. AM Peak Hour = 0.75 Trips x 13 Lots = 9.75 Trips = 10 Trips
- C. PM Peak Hour = 1.00 Trips x 13 Lots = 13.0 Trips = 13 Trips

III. Existing Units Trip Generation:

- A. Daily Trips = 9.52 Trips x 1 units = 9.52 Trips = 10 Trips
- B. AM Peak Hour = 0.75 Trips x 1 units = 0.75 Trips = 1 Trips
- C. PM Peak Hour = 1.00 Trips x 1 units = 1.00 Trips = 1 Trips

IV. Redevelopment Credit for Demolished Units

- A. Daily Trips = 10 * 1.25 = 12.5 Trips = 13 Trips
- B. AM Peak Hour = 1 * 1.25 = 1.25 Trips = 1 Trip
- C. PM Peak Hour = 1 * 1.25 = 1.25 Trips = 1 Trip

V. Net New Trip Calculations (Proposed – Existing Credit):

- A. Daily Trips = 124 - 13 = 111 Trips
- B. AM Peak Hour = 10 - 1 = 9 Trips
- C. PM Peak Hour = 13 - 1 = 12 Trips

VI. Source: ITE Trip Generation Manual, 9th Edition



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

September 30, 2016

Mr. Lawrence Calderon
Lead Planner
City of Gainesville
Dept. of Doing
P.O. Box 490, Station 12
Gainesville, FL 32627-0490

Re: Wiltshire Cluster Development
Cluster Development Narrative

Dear Mr. Calderon:

As you requested in your review comments provided by email on 9-30-2016, please find below a narrative description of the Wiltshire Cluster Development.

The Wiltshire Cluster is designed in conformance with City of Gainesville Land Development Code Section 30-190, as follows:

1. The development is proposed as an infill development and classified as an Infill Cluster Development.
2. The main purpose of utilizing the cluster development regulations for this project is to provide flexibility in design, specifically to allow for lesser building setbacks and lot widths than are required in the straight RSF-1 Zoning category.
3. The Wiltshire Cluster Development does not reduce any lot sizes below the minimum lot area required by RSF-1 (8,500 SF) so no corresponding Cluster Open Space is required or provided.
4. Minimum side interior setbacks are reduced to 5 ft. minimum, which is less than the 7.5 ft. minimum required for RSF-1 zoning.
5. Minimum lot widths are reduced to 75 ft., which is less than the 85 ft. required for RSF-1 zoning.

This should summarize the purpose and intent of the Wiltshire Cluster Subdivision. If you have any additional questions please contact me at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. J. Brown Jr.", is positioned below the "Sincerely," text.

A. J. "Jay" Brown Jr., P.E.
President, Brown & Cullen, Inc.

cc: Mike Cooper, Spain & Cooper Homes, LLC



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

Neighborhood Workshop Summary For Wiltshire Cluster Subdivision (4051 NW 23rd Ave.)

The neighborhood workshop for The Wiltshire Cluster Subdivision was held on Monday September 5th, 2016 at the offices of JBrown Professional Group at 3530 NW 43rd Street, Gainesville, FL 32606. The workshop was noticed in the Gainesville Sun and mailers were sent out to the required property owners in advance of the workshop in accordance with City of Gainesville regulations and requirements. Jay Brown of JBrown Professional Group was in attendance conducting the workshop.

The meeting began at 6:30 PM and Jay Brown presented the preliminary subdivision layout for the project. He explained the meaning of the cluster subdivision and explained various aspects of the projects including, utilities, sidewalks, landscaping, and stormwater. There were nine (9) members of the public in attendance, including the property owner Ms. Linda Hess and her son Tyler. Also in attendance were Mr. and Mrs. Langdon, the property owners to the east of the project; Ms. Grigsby and her daughters who own property to the south; Mr. Joe Dyke, also an adjacent property owner to the south; and Ms. Bowers, another property owner to the south of the project. Mr. Brown indicated the project would be going through the City approval process to the City Plan Board for Design Plat approval and then approval by the City Commission. There were very few comments from the neighbors and they seemed to be relatively pleased with the project as presented. They offered no objections to the project. Several questions were raised by the attendees.

Mr. Dyke wanted to know if stormwater would runoff to the south. He was concerned about stormwater runoff affecting the pond south and west of his property. He was made aware the project's stormwater runs westward not south and it discharges to a proposed stormwater basin, which will treat the stormwater and provide capacity for the 100 year storm.

The neighbors to the south expressed concern about their overhead electric line which runs behind their property and just south of the proposed subdivision. They wondered if there was any way that since Wiltshire will provide underground electric service they could be connected for reliability to their overhead lines. Jay suggested they discuss this with the GRU Electric Dept.

Ms. Bowers wanted to know if there would be a maximum impervious area allowed on each lot. Jay indicated that by regulation there was no maximum, yet the impervious area of each lot is limited by building setbacks and the lot

impervious area would be included in the design of the stormwater management system.

The neighborhood meeting was adjourned at approximately 7:45 PM.

The following items are attached to further document the Neighborhood Workshop.

- 1) Meeting sign-in sheet
- 2) Preliminary Site Layout and Drawings presented at the workshop
- 3) Copy of Newspaper Advertisement
- 4) Copy of Public Notice Mailed



JBrown Professional Group

160635A

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Wiltshire Cluster Subdivision (5041 NW 23rd Ave.)

Neighborhood Workshop

September 05, 2016 @ 6:30 p.m.

Sign-In Sheet

Name	Company / Agency	Email / Phone
Jay Brown	JBrown Professional Group	Jay.Brown@jbprogroup.com (352) 375-8999
Kenneth & Gertrude Langdon	home owner	352-372-2122
T Yee Hsu		352-339-9555
Current address: Linda R. Hsu	3611 NW 24 Blvd apt 101 5041 G.V. LLC F32605	Funders4you@aol.net 706-506-6222
PHOEBE BOWERS		376-7735
SIGRID GRIGSBY		376-7459
Joe DYKE		edyke@cox.net
Polly Grigsby (Grigsby)		active@aol.com 352-246-6865
Susan Powers		susan.pwrs@gmail.com

Gainesville Sun | www.gainesville.com | Thursday, August 10, 2016

Public Notice

A Neighborhood Workshop will be held to discuss the construction of a new residential subdivision. The new subdivision will be located at 5041 NW 23rd Ave. on a 5.4 acre property within the City of Gainesville (Tax Parcel 06356-000-000), the subdivision will include up to 13 lots. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the project, and to seek comments. The meeting will be held on Monday, September 5, 2016 @ 6:30 pm in the JBrown Professional Group Office Building, at 3530 NW 43rd St., Gainesville, FL 32606.

Contact person: Jay Brown, P.E. @ JBrown Professional Group Inc. (352) 375-8999.

CF GH033516

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Gainesville, FL 32606

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Gainesville, FL 32606

Rec'd 8-22-16

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Wiltshire Subdivision
Non-Native Plant Removal Plan

(10-18-16)

1. Ardisia Crenata, common name Coral Ardisia (Ardisia), is a non-native plant that is persistent throughout the understory of the wooded property. It is listed as a Category 1 invasive plant by the Florida Exotic Pest Plant Council.
2. The Ardisia will need to be contained or removed completely in order for new landscape plantings to be installed and thrive within the project.
3. The non-native Ardisia plant removal will be provided in a phased approach. The 1st phase will occur during the initial infrastructure phase of the construction project, where the Ardisia will be removed from the roadway right-of-way and common areas. The 2nd phase will involve removal of the Ardisia within the residential lots. This will occur as construction commences on each lot, on a lot by lot basis.
4. The removal of the Ardisia will take place using 2 different methods. Method 1 is mechanical and involves either hand-pulling, cutting, or burning the plants. Method 2 involves the use of herbicides to destroy the plants. The larger plants are better eradicated by hand pulling, whereas dense seedling layers may be eradicated effectively through the use of herbicide treatment. It is anticipated that a combination of these 2 methods will be the most effective in eradicating the Ardisia plant community.
5. Herbicide treatment should consist of a broadcast spray of a glyphosate (Roundup) or triclopyr-ester (Garlon 4 or Turflon Ester) and may be effective generally at a 2-3% solution. Triclopyr herbicide (Garlon 3A or Turflon Amine or Brush-B-Gone) is also very effective, especially on larger, more mature specimens. A low-volume basal application mixed with an oil diluent has shown very promising results. Triclopyr applications containing 18% basal oil is effective.
6. All Ardisia plant removal utilizing herbicide shall be performed using manufacturer recommendations for application rates and frequency of treatment.

Sources:

- 1) University of Florida/IFAS - Center for Aquatic & Invasive Plants, "Ardisia Crenata"
<https://plants.ifas.ufl.edu/plant-directory/ardisia-crenata/>
- 2) "Triclopyr", Weed Control Methods Handbook, The Nature Conservancy, 7K, by M. Tu, C. Hurd, R. Robison, J. M. Randall.
<http://www.invasive.org/gist/products/handbook/20.triclopyr.pdf>



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October 18, 2016

Mr. Lawrence Calderon
Lead Planner
City of Gainesville
Dept. of Doing
P.O. Box 490, Station 12
Gainesville, FL 32627-0490

Re: Wiltshire Cluster Development – Petition No. DB-16-124SUB
Design Plat Re-Submittal

Dear Mr. Calderon:

Please find attached the re-submittal for the Wiltshire Cluster Development. The following items are included with this submittal:

- (1) Cover Letter with responses to City's 9-30-16 comments
- (6) Sets of revised drawings with cover letters attached (for City)
- (3) Sets of revised drawings with cover letters attached (for GRU)
- (1) Cluster Subdivision Narrative Letter, dated 9-30-16
- (1) Preliminary Stormwater Calculations
- (2) Non-Native Plant Removal Plan

This re-submittal addresses the comments provided to us by email on 9-30-2016. Below you will find the comments provided along with our responses for how we addressed each comment.

Planning Dept.

1. Please provide a narrative explaining the concept of the proposed subdivision and how it fits the cluster subdivision concept.
Response: A separate letter prepared 9-30-16 was prepared to explain how Wiltshire addresses the cluster subdivision concept. A copy is attached.
2. Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal and the construction of improvements are expressly prohibited.
Response: Understood. A note to this affect was added to Sht. 1 of the Design Plat drawing set.
3. Proposed residential subdivisions must meet the level of service standards adopted in the comprehensive plan. Proof of meeting these standards shall exist in the form of a certificate of preliminary concurrency or certificate of conditional concurrency reservation.
Response: So noted.
4. Within 60 days after development review board approval, the subdivider shall file with the planning and development services department at least three copies of the approved design plat, including the modifications, if any, imposed by the development review board. Should the plat not be so filed within that period, no

preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission. In granting an extension, the city commission may attach such other restrictions or conditions as the commission deems appropriate to serve the public interest. In the case of residential subdivisions, the city commission may vote to grant extensions for design plat review of up to six months only and only if the subdivider possesses a valid, unexpired certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation, as appropriate. Further extensions for city commission review of design plats for residential subdivisions shall require a new concurrency review.

Response: This is understood.

5. The city commission shall review the recommended design plat and consider findings made by the development review board and/or staff. The city commission shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the officially adopted comprehensive plan; existing zoning requirements, including all amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, sustaining the urban forest, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle, vehicle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, function and width of streets, their consistency with the goal of developing a multimodal transportation network and providing sufficient space for street trees both above and below ground, their interaction with the overall transportation system and relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement and the present or future development of abutting property.

Response: This is understood.

6. The commission may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the design plat if it is not in compliance. If disapproved, the design plat must be redesigned before resubmission for approval.

Response: This is understood.

7. Effect of approval. Approval of the design plat by the city commission is a preliminary development order. It shall not constitute acceptance of a final plat but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. The preliminary development order shall expire and be of no further effect 12 months from the date of approval unless a final plat is filed for approval or the time is extended with appropriate conditions by the city commission prior to expiration.

Response: This is understood.

8. Please note that signs are no longer allowed within the right-of-way.
Response: There is not any plan to have City right-of-way within the project and the adjacent NW 23rd Ave. right-of-way is Alachua County property. The project is proposing to place the neighborhood sign within the private common area in the entry island.
9. Please provide information on the plat related to the required and proposed density.
Response: The density information is included on Note 1 of Sht. 1 of the Design Plat.

10. It appears that the parcel is 4.798 acres with a zoning of RSF-4 which would lead to approximately 38 total.
Response: The parcel is 5.37 acres and is zoned RSF-1. The density is 2.42 units / acre.
11. Please confirm that legal description is accurate and representative of the subject parcel.
Response: The legal description provided on the design plat is the correct legal description.
12. Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal and the construction of improvements are expressly prohibited.
Response: So noted, and Note 8 has been added to Sht. 1 of the Design Plat.
13. Existing structures on the development site must be removed proper to approval.
Response: So noted, and Note 9 has been added to Sht. 1 of the Design Plat.
14. Please show setback lines on the plat for each lot.
Response: The setback lines have been added to the Design Plat.
15. Statement Note 6 should indicate setbacks for accessory structures.
Response: So noted, and Note 9 has been added to Sht. 1 of the Design Plat.
16. Concerning the total number of lots; it is recommended that separate parcels or lots be created for the drainage area and the facilities area. This would facilitate management of the maintenance agreement and bonding for the Stormwater if the City will ultimately be responsible for maintenance.
Response: Per discussions at the TRC Meeting, the Common Area parcels have been Labeled Common Area "A", "B", and "C".
17. Per Sec. 30-183 (2)(m) the following is required: "A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities and recreation/open space areas, and greenways, within one mile of the tract."
Response: This is provided as Sht. 2 of the Design Plat.
18. Please note that per requirements of Sec. 30-183, below; if the plat does not intend to comply with those requirements, you must request a specific modification and the basis for the request. In general the application must clearly list the specific areas where modifications are requested; this is not clearly depicted.
Response: Please see the Cluster Development narrative letter. All setback modifications are shown on the Design Plat.
19. The design plat process requires the following: The name, address and telephone number of the property owner and of any agent of the property owner involved in the subdivision of the property.
Response: These are provided on Sht. 2 of the Design Plat.
20. Please coordinate with Public Works and the Building for proper allocation and naming of the proposed streets and addresses for the plat.
Response: We have tried to get the Street name identified but E911 addressing will not provide us the new street name at this time.
21. Please indicate the need for a Cluster Subdivision and the type of Cluster Subdivision: Environmental or Infill?
Response: Please see the Cluster Subdivision narrative letter. The type is Infill.
22. Within a Cluster Subdivision you may not have lots with side or rear setbacks less than that required for the abutting property.

Response: On the east and south sides this applies. Therefore, on lots 1 – 8 the adjacent abutting rear setback lines have been provided at 20 ft., which is the required underlying zoning rear setback.

23. Please show the front setbacks for the lots relative to the property lines and easements. All setbacks should be shown for Lots 4 to 9.

Response: All the setbacks for all lots are provided on Sht. 1 of the Design Plat.

24. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be complete as specified in the management plan prior to the issuance of the first certificate of occupancy and yearly inspections for three years to assure that infested areas have remained at less than ten percent of the initial population. Please confirm that a plan for the elimination and future control of invasive non-native plant species from the site has been removed.

Response: A plan has been developed and is provided as a separate attachment.

Concurrency

1. This development is located in Zone B of the Transportation Mobility Program Area (TMPA) and must meet all relevant Transportation Mobility Element Policy 10.1.4 and 10.1.6 criteria. Based on the estimated average daily trip generation, it appears this development will need to meet 3 Policy 10.1.6 criteria. Please indicate how this development will meet the required criteria.

Response: A TMPA payment will be made to meet the 10.1.6 Zone B criteria.

2. There is no redevelopment credit beyond the trip credit for the single-family dwelling. The net new trip calculations are 114 for the daily trips, 9 for the AM peak hour, and 12 for the PM peak hour. Please remove the redevelopment credit calculations from the trip generation data and amend the net, new trips information accordingly.

Response: The Trip Generation calculations have been revised as requested. An updated Concurrency Form has been submitted to City staff.

City Urban Forester

1. The Slash pine trees are not regulated until they are in 20" in diameter so please remove the pine tree from the tree removal list and you will not need to mitigate for these removal. (six pine trees total).

Response: They have been removed.

2. The Laurel or Water oak trees over 30" will not require inch-for-inch replacement just a 2:1 replacement on site or a fee. So, please remove the inch-for-inch requirement listed in the tree removal table.

Response: The table has been revised as requested.

3. Any tree removals on the lots after the Construction Drawings approval will require a tree removal permit from the City Arborist, if regulated. (Please add this note).

Response: This note has been added as Note 4 on Sht. 5 of the Design Plat.

4. Please indicate the shade trees in the retention on the shoulders of the basin due to the trees might die, if planted in the bottom of the basin.

Response: The trees are anticipated to survive as this basin is designed to be a dry basin.

5. The proposed shade trees along NW 23rd Avenue are required to be proposed in 65-gallon containers.
Response: These trees are required to be 65 Gallon per Landscape Note 3 on Sheet 5 of the Design Plat.
6. The tree mitigation fee will need to be updated due to my comments concerning the Pine, Laurel and Water oak trees.
Response: The fee calculation has been updated.
7. Please make sure there are 7.5 feet separation from utilities and 15 feet from over-head primary electric line.
Response: The trees are designed to meet these separations.

Public Works Dept.

1. Approval from the Alachua County Public Works Department is required for the proposed access to NW 23rd Ave.
Response: So noted.

STORMWATER MANAGEMENT:

2. Please provide stormwater calculations.
Response: These have been provided with the resubmittal.

TRANSIT:

3. Funds for bus stop improvements at/near stop
Response: Any fund payments required could be used for bus stop improvements.

INSPECTIONS:

4. Verify the following notes are included in the design plans;
 - a. All work within or on City owned or maintained facilities, ROW or easement will require as-built plans. As-built plans should show the constructed conditions of the City owned or maintained area and be performed by a Florida Licensed Professional Surveyor and Mapper.
Response: This note has been added to Sht. 4 of the Design Plat.
 - b. The Contractor shall provide the City with an as-built survey of the retention / detention basin and associated structures, prepared by a registered land surveyor. The survey shall be submitted on paper copy and electronically (.pdf Autodesk CAD)
Response: This note has been added to Sht. 4 of the Design Plat.
 - c. Any construction in the City of Gainesville Public ROW will require permits from the Public Works Department prior to beginning work. A MOT permit is required for any activity in the ROW the either directly or indirectly affects vehicular or pedestrian traffic.
Response: There is no City right-of-way on this project.
 - d. Open cut restoration shall be performed in accordance with FDOT Index 307, and using the flowable fill option
Response: There is no City right-of-way in this project.

e. Please provide a typical cross section of the roadway design with detail.

Response: The Typical Roadway Section has been added to Sht. 2.

f. Is this to become a City street? If so further comments may be made in next submittal review.

Response: The Wiltshire roadway is common area and not a City street.

Fire & Life Safety Services

1. Please add a note to the cover sheet: The development shall comply with The Florida Fire Prevention Code. [Gainesville Fire Prevention and Protection Code Section 10-5(a) & (b)]

Response: The note has been added to Sht. 3 of the Design Plat.

2. Please add a note to the cover sheet: Fire hydrants and stabilized surfaces shall be in service prior to the accumulation of combustibles on site. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16.4.3)]

Response: The note has been added to Sht. 3 of the Design Plat.

3. Please add a note to the cover sheet: The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance.

[Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16)]

Response: The note has been added to Sht. 3 of the Design Plat.

GRU

1. GRU comments are being provided to the applicant in the form of redline markups of the plans.

Response: GRU comments were received from the Electric, Water-Wastewater, and Land Rights Depts. and revisions have been made to address these comments.

We have attempted to carefully address each of the staff comments. If you need any additional information or if you have any other questions please call or email me at any time.

Sincerely,



A. J. "Jay" Brown Jr., P.E.
President, Brown & Cullen, Inc.

cc: Mike Cooper, Spain & Cooper Homes, LLC

Attachment “D”
Response to Comments



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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October 18, 2016

Mr. Lawrence Calderon
Lead Planner
City of Gainesville
Dept. of Doing
P.O. Box 490, Station 12
Gainesville, FL 32627-0490

Re: Wiltshire Cluster Development – Petition No. DB-16-124SUB
Design Plat Re-Submittal

Dear Mr. Calderon:

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Response: Please see the Cluster Subdivision narrative letter. The type is Infill.
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Response: A plan has been developed and is provided as a separate attachment.

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Response: A TMPA payment will be made to meet the 10.1.6 Zone B criteria.

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Response: The Trip Generation calculations have been revised as requested. An updated Concurrency Form has been submitted to City staff.

City Urban Forester

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Response: They have been removed.

2. The Laurel or Water oak trees over 30" will not require inch-for-inch replacement just a 2:1 replacement on site or a fee. So, please remove the inch-for-inch requirement listed in the tree removal table.

Response: The table has been revised as requested.

3. Any tree removals on the lots after the Construction Drawings approval will require a tree removal permit from the City Arborist, if regulated. (Please add this note).

Response: This note has been added as Note 4 on Sht. 5 of the Design Plat.

4. Please indicate the shade trees in the retention on the shoulders of the basin due to the trees might die, if planted in the bottom of the basin.

Response: The trees are anticipated to survive as this basin is designed to be a dry basin.

5. The proposed shade trees along NW 23rd Avenue are required to be proposed in 65-gallon containers.
Response: These trees are required to be 65 Gallon per Landscape Note 3 on Sheet 5 of the Design Plat.
6. The tree mitigation fee will need to be updated due to my comments concerning the Pine, Laurel and Water oak trees.
Response: The fee calculation has been updated.
7. Please make sure there are 7.5 feet separation from utilities and 15 feet from over-head primary electric line.
Response: The trees are designed to meet these separations.

Public Works Dept.

1. Approval from the Alachua County Public Works Department is required for the proposed access to NW 23rd Ave.
Response: So noted.
- STORMWATER MANAGEMENT:
2. Please provide stormwater calculations.
Response: These have been provided with the resubmittal.
- TRANSIT:
3. Funds for bus stop improvements at/near stop
Response: Any fund payments required could be used for bus stop improvements.
- INSPECTIONS:
4. Verify the following notes are included in the design plans;
 - a. All work within or on City owned or maintained facilities, ROW or easement will require as-built plans. As-built plans should show the constructed conditions of the City owned or maintained area and be performed by a Florida Licensed Professional Surveyor and Mapper.
Response: This note has been added to Sht. 4 of the Design Plat.
 - b. The Contractor shall provide the City with an as-built survey of the retention / detention basin and associated structures, prepared by a registered land surveyor. The survey shall be submitted on paper copy and electronically (.pdf Autodesk CAD)
Response: This note has been added to Sht. 4 of the Design Plat.
 - c. Any construction in the City of Gainesville Public ROW will require permits from the Public Works Department prior to beginning work. A MOT permit is required for any activity in the ROW the either directly or indirectly affects vehicular or pedestrian traffic.
Response: There is no City right-of-way on this project.
 - d. Open cut restoration shall be performed in accordance with FDOT Index 307, and using the flowable fill option
Response: There is no City right-of-way in this project.

e. Please provide a typical cross section of the roadway design with detail.

Response: The Typical Roadway Section has been added to Sht. 2.

f. Is this to become a City street? If so further comments may be made in next submittal review.

Response: The Wiltshire roadway is common area and not a City street.

Fire & Life Safety Services

1. Please add a note to the cover sheet: The development shall comply with The Florida Fire Prevention Code. [Gainesville Fire Prevention and Protection Code Section 10-5(a) & (b)]

Response: The note has been added to Sht. 3 of the Design Plat.

2. Please add a note to the cover sheet: Fire hydrants and stabilized surfaces shall be in service prior to the accumulation of combustibles on site. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16.4.3)]

Response: The note has been added to Sht. 3 of the Design Plat.

3. Please add a note to the cover sheet: The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16)]

Response: The note has been added to Sht. 3 of the Design Plat.

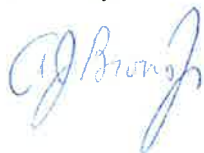
GRU

1. GRU comments are being provided to the applicant in the form of redline markups of the plans.

Response: GRU comments were received from the Electric, Water-Wastewater, and Land Rights Depts. and revisions have been made to address these comments.

We have attempted to carefully address each of the staff comments. If you need any additional information or if you have any other questions please call or email me at any time.

Sincerely,

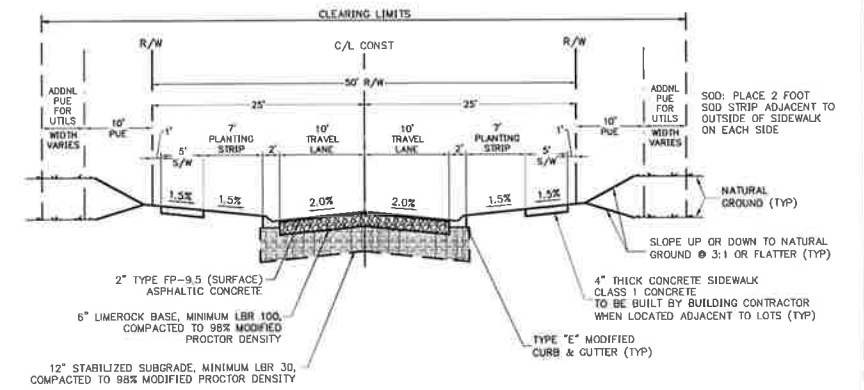
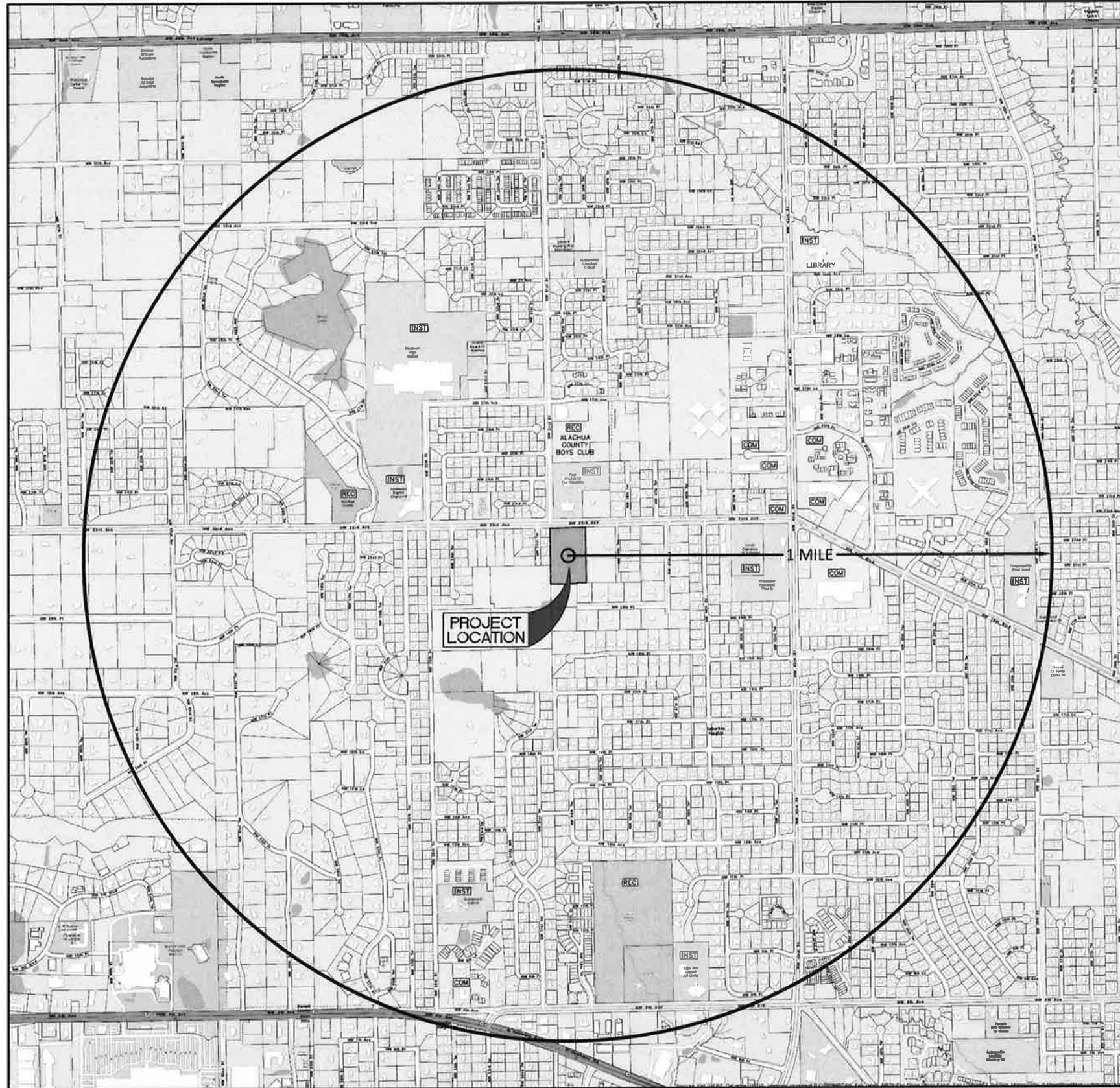


A. J. "Jay" Brown Jr., P.E.
President, Brown & Cullen, Inc.

cc: Mike Cooper, Spain & Cooper Homes, LLC

Attachment “E”

Subdivision Drawings for DRB Review



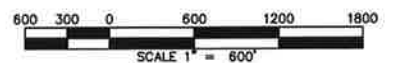
TYPICAL ROADWAY CROSS-SECTION FOR ROAD 'A'
DESIGN SPEED 25 MPH / PEAK ADT 124
NTS

NOTES:

1. PROPERTY OWNER: THE CURRENT PROPERTY OWNER IS:
MS. LINDA R. HESS
17 DENSHIRE DRIVE SE
ROME, GA 30161-4082
(706) 291-7063
2. DEVELOPER:
WILTSHIRE 352, LLC
MR. MICHAEL COOPER, MANAGING MEMBER
2750 NW 43rd ST., SUITE 101
GAINESVILLE, FL 32606
(352) 376-6372
3. ENGINEER & SURVEYOR:
JBROWN PROFESSIONAL GROUP
3530 NW 43rd STREET
GAINESVILLE, FL 32606
(352) 375-8999
ENGINEER: A.J. "JAY" BROWN, JR., P.E.
SURVEYOR: NICHOLAS DIGRUTOLO, P.S.M.
4. THERE ARE NO CREEKS, FLOOD PLAINS, PONDS, LAKES, SIMKHOLES, WETLANDS, WATERCOURSES, WELLFIELD MANAGEMENT ZONES, MAJOR AQUIFER RECHARGE AREAS, OR LANDS WITHIN THE FLOODPLAIN AND FLOOD CHANNEL AS SHOWN ON THE COMMUNITY DETERMINED FLOOD CONTROL MAPS AND FEMA.
5. THIS MAP SHOWS ALL LANDS LOCATED WITHIN 1 MILE OF THE SUBJECT PROPERTY AND IDENTIFIES RESIDENTIAL, COMMERCIAL, AND RECREATION/OPEN SPACE AREAS AND GREENWAYS. ALL PROPERTIES ARE RESIDENTIAL UNLESS DENOTED AS OTHERWISE BY THE LEGEND BELOW.
6. THE PROJECT FALLS WITHIN CITY OF GAINESVILLE TMAP BORE B. IN ORDER TO MEET THE COMP. PLAN POLICY 10.1.6 CRITERIA THE PROJECT WILL BE RESPONSIBLE TO MAKE A TMAP PAYMENT BASED ON THE PROJECT TRIP GENERATION.

LEGEND:

- COM COMMERCIAL PROPERTY
- INST INSTITUTIONAL PROPERTY
- REC RECREATIONAL PROPERTY



CLIENT: **WILTSHIRE 352, LLC**
GAINESVILLE, FLORIDA

PROJECT: **WILTSHIRE CLUSTER SUBDIVISION**



3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbrgroup.com
Fla. Board of Professional Engineers CA No. 30495

PROJ. MANAGER: AJB
DRAWN BY: RLW
PROJ. #: 351-16-02
DATE: OCTOBER 2015

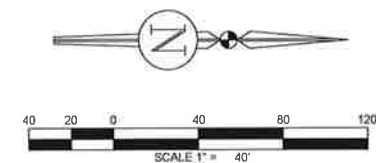
SCALE: 1" = 600'
A: J. "JAY" BROWN, JR., P.E.
FL PE NO. 43879

SHEET TITLE
GENERAL LOCATION MAP

SHEET NO.
2

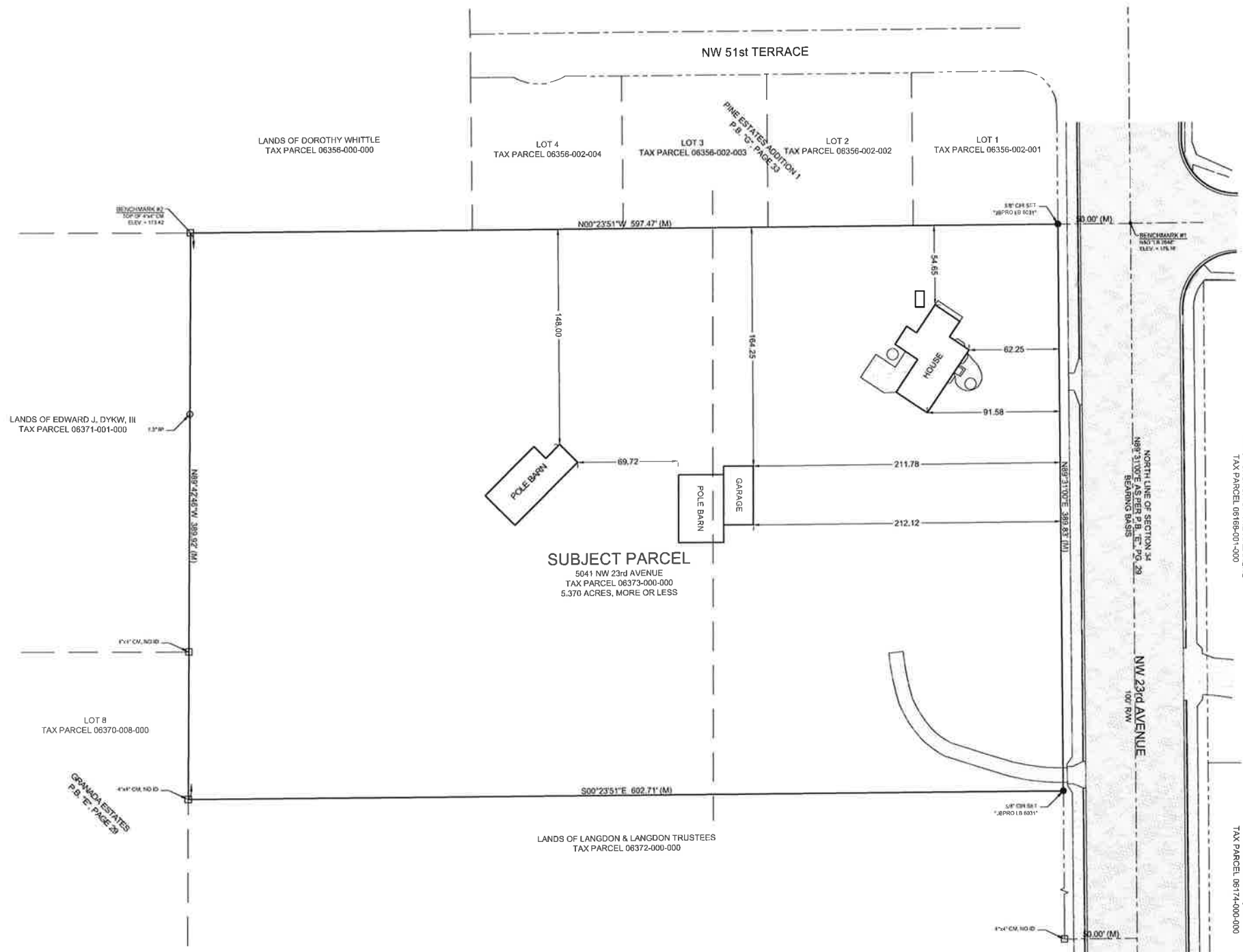
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION AS PER O.R.B. 1985, PAGE 416

THE WEST 390 FEET OF THE NORTH 860 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 9 S, RANGE 19 E, CONTAINING 6 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY.



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST AS DESCRIBED IN PLAT BOOK "E", PAGE 29, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUS OPERATING REFERENCE STATION "GNVL".
3. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED BETWEEN 17 JUNE AND 14 JULY, 2016.
4. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE AND BASED ON GAINESVILLE REGIONAL UTILITIES MAPS AND LOCATION MARKS PROVIDED BY OTHERS.

ABBREVIATIONS - BOUNDARY

- (D) = DEED
- (M) = MEASURED
- BLDG = BUILDING
- CIR = CAPPED IRON ROD
- CM = CONCRETE MONUMENT
- ELEV = ELEVATION
- ID = IDENTIFICATION
- INC = INCORPORATED
- IP = IRON PIPE
- IR = IRON ROD
- JBPRO = J.BROWN PROFESSIONAL GROUP
- LB = LICENSED SURVEYING BUSINESS
- LLC = LIMITED LIABILITY CORPORATION
- LLP = LIMITED LIABILITY PARTNERSHIP
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NO = NUMBER
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- RLS = REGISTERED LAND SURVEYOR
- RAW = RIGHT-OF-WAY
- U.S. = UNITED STATES

SYMBOL LEGEND - BOUNDARY

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- TAX PARCEL LINE
- FENCELINE
- NAIL AND DISK FOUND
- IRON ROD OR PIPE FOUND
- CAPPED IRON ROD SET "JBPRO LB8031"
- CONCRETE MONUMENT FOUND
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- DIRT DRIVEWAY

REVISIONS		
#	DATE	DESCRIPTION
1	8/2/2016	CORRECTED SHEET NUMBERING
2	8/5/2016	ADDED ADDITIONAL TOPO
3	8/24/2016	CORRECTED SUBJECT PARCEL NUMBER
3	8/25/2016	CORRECTED VARIOUS TREE SPECIES

Prepared By:

JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 376-8999 • FAX: (352) 376-0833
E-MAIL: contact@jbrgroup.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER SJ-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS6708
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

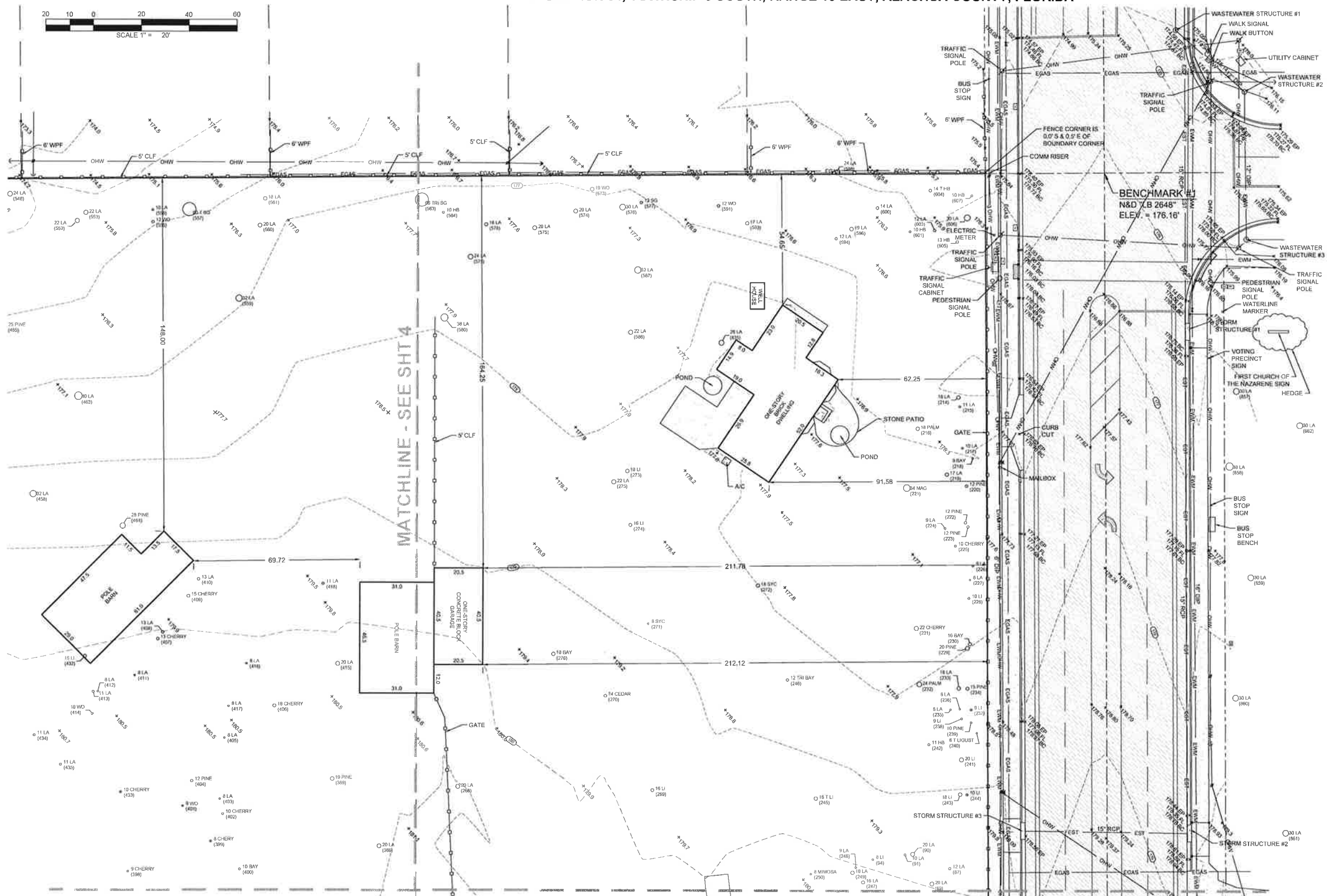
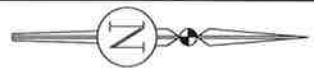
NICHOLAS DIGRUITTOLO, P.S.M.
Professional Surveyor & Mapper

5041 NW 23rd AVENUE

BOUNDARY SURVEY	
CERTIFIED TO:	
Spain & Cooper Homes	
Scale:	1"=40'
Proj. No.:	1351-16-02
Drawn:	N. DiGruttolo
Checked:	N. DiGruttolo
Draw. Name:	1351-16-02-SFT
Draw. Date:	7/13/2016
Field Book:	3
Pages:	19
Sheet:	SUR-1

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA



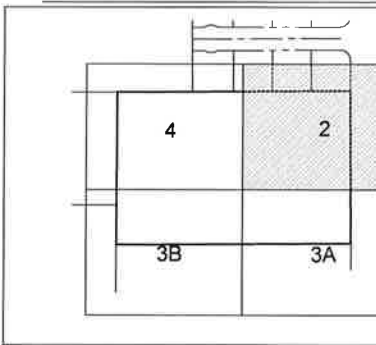
ABBREVIATIONS - TOPOGRAPHIC

- ABDN = ABANDONED
- BC = BACK OF CURB
- BLDG = BUILDING
- CIP = CAST IRON PIPE
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- CMP = CORRUGATED METAL PIPE
- CPE = CORRUGATED POLYETHYLENE
- CTRL = CONTROL
- DIP = DUCTILE IRON PIPE
- ELEV = ELEVATION
- EP = EDGE OF PAVEMENT
- EX = EXISTING
- EUE = EXISTING UNDERGROUND ELECTRIC
- EWV = EXISTING WATER MAIN
- EWWM = EXISTING WASTE WATER
- FL = FLOW-LINE OF GUTTER
- INV = INVERT ELEVATION
- OHW = OVERHEAD WIRE
- PVC = POLYVINYL CHORIDE
- RCP = REINFORCED CONCRETE PIPE
- LCU = LAKE CITY UTILITIES
- MISC = MISCELLANEOUS
- SHT = SHEET
- ST = STORMWATER
- STA = STATION
- WPF = WOOD PRIVACY FENCE
- WW = WASTEWATER
- TREES:
 - CPM = CREPE MYRTLE
 - HA = HACKBERRY
 - LA = LAUREL OAK
 - LI = LIVE OAK
 - LIGUST = LIGUSTRUM
 - MAG = MAGNOLIA
 - SG = SWEETGUM
 - SYC = SYCAMORE
 - WO = WATER OAK
 - T = TWIN
 - M = MULTI-TRUNK

SYMBOL LEGEND - TOPOGRAPHIC

- BOUNDARY LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS MAIN
- EXISTING STORM DRAIN
- EXISTING TELECOMMUNICATIONS LINE
- EXISTING WASTE WATER
- EXISTING WATER MAIN
- FENCE LINE
- PAVEMENT MARKING
- WETLAND LINE
- RIGHT-OF-WAY LINE
- VEGETATION LINE
- ⊕ BACKFLOW PREVENTER
- ⊕ BENCHMARK
- ⊕ FIRE HYDRANT
- ⊕ GUY WIRE
- ⊕ LIGHT ON UTILITY POLE
- ⊕ SEWER CLEANOUT
- ⊕ TRAFFIC SIGNAL HANDHOLE
- ⊕ TREE (DIAMETER & SPECIES)
- ⊕ UTILITY POLE (CONCRETE)
- ⊕ UTILITY POLE (WOOD)
- ⊕ VALVE
- ⊕ WASTEWATER MANHOLE
- ⊕ WATER METER
- ▨ ASPHALT PAVEMENT
- ▨ CONCRETE PAVEMENT
- ⊕ 132.2 SPOT ELEVATION ON NATURAL GROUND
- ⊕ 132.21 SPOT ELEVATION ON HARD SURFACE
- 132 CONTOUR LINE

KEY MAP - TOPOGRAPHIC SURVEY



5041 NW 23rd AVENUE

STORM STRUCTURE TABLE

STRUCTURE #1 - CURB INLET	STRUCTURE #2 - CURB INLET	STRUCTURE #3 - CURB INLET
THROAT ELEV. = 175.92'	THROAT ELEV. = 177.97'	THROAT ELEV. = 178.08'
E. INV. = 170.9'	S. INV. = 171.0'	N. INV. = 171.2'
W. INV. = 170.9'	W. INV. = 171.0'	

WASTEWATER STRUCTURE TABLE

STRUCTURE #1 - MANHOLE	STRUCTURE #2 - MANHOLE	STRUCTURE #3 - MANHOLE
RIM ELEV. = 174.62'	RIM ELEV. = 175.77'	RIM ELEV. = 175.92'
LID PAVED SHUT	SW. INV. = 164.60'	N. INV. = 164.65'
INVERTS INACCESSIBLE	E. INV. = 164.52'	W. INV. = 164.60'

Prepared By:

JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3630 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbrgroup.com

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Florida License No. LS6708
Certificate of Authorization No. LB8031

SEE SHEET 1 FOR CERTIFICATION

NICHOLAS DIGRUTTULO, P.S.M.
Professional Surveyor & Mapper

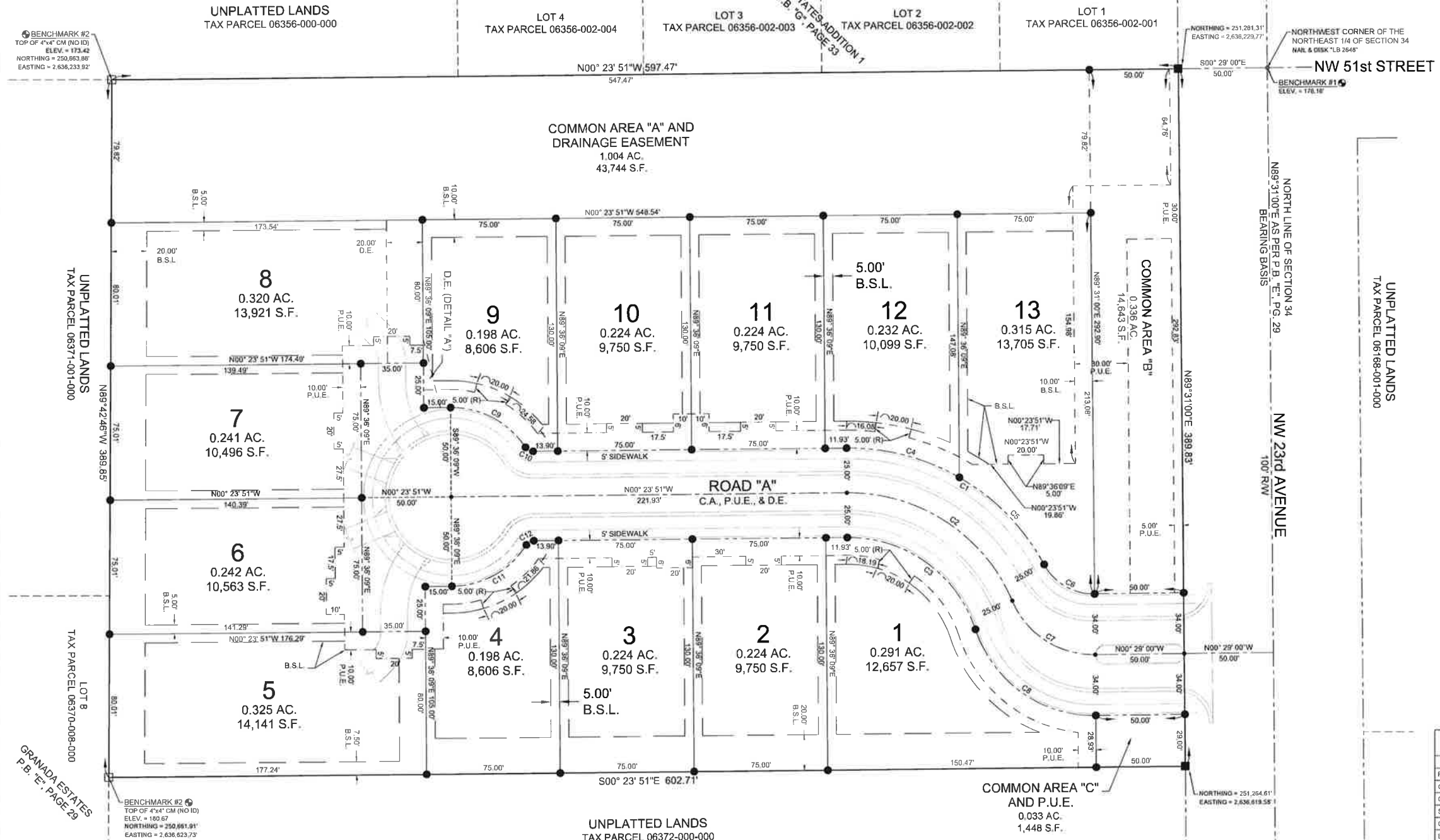
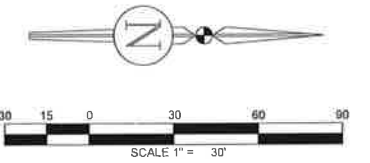
TOPOGRAPHIC SURVEY	
CERTIFIED TO:	Scale: 1"=20'
	Proj. No.: 351-16-03
	Drawn: N. Digruttulo
	Checked: N. Digruttulo
	Comp. Date: 11-25-2016
	Draw. Date: 11-25-2016
	Field Book: 3
	Pages: 19
	Sheet: SUR-2

DESIGN PLAT OF "WILTSHIRE CLUSTER SUBDIVISION"

LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

(NOT FOR FINAL RECORDING)

TAX PARCEL 06373-000-000
LEGAL DESCRIPTION AS PER O.R.B. 1985, PAGE 416
 THE WEST 390 FEET OF THE NORTH 660 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 9 S, RANGE 19 E, CONTAINING 6 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY.



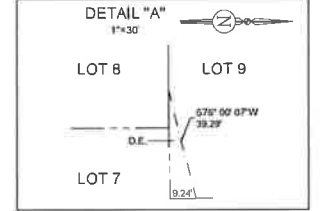
Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	135.20'	125.00'	061° 58' 14"	128.70'	S30° 35' 16"W
C2	117.43'	100.00'	067° 17' 02"	110.80'	S33° 14' 40"W
C3	94.62'	75.00'	072° 17' 17"	88.47'	S35° 44' 48"W
C4	66.11'	125.00'	030° 18' 06"	65.34'	S14° 45' 12"W
C5	69.09'	125.00'	031° 40' 08"	68.21'	S45° 44' 19"W
C6	34.36'	31.72'	062° 03' 23"	32.70'	N30° 32' 42"E
C7	58.79'	50.00'	067° 22' 11"	55.46'	N33° 12' 05"E
C8	88.76'	70.27'	072° 22' 26"	82.98'	N35° 42' 13"E
C9	49.69'	50.00'	056° 56' 39"	47.67'	S28° 04' 28"W
C10	4.97'	5.00'	056° 56' 39"	4.77'	N28° 04' 29"E
C11	49.69'	50.00'	056° 56' 39"	47.67'	N28° 52' 11"W
C12	4.97'	5.00'	056° 56' 39"	4.77'	S28° 52' 11"E

ABBREVIATIONS

(R) = RADIAL
 AC. = ACRES
 B.S.L. = BUILDING SETBACK LINE
 C.A. = COMMON AREA
 D.E. = DRAINAGE EASEMENT
 NTS = NOT TO SCALE
 O.R.B. = OFFICIAL RECORDS BOOK
 NO. = NUMBER
 P.B. = PLAT BOOK
 P.U.E. = PUBLIC UTILITIES EASEMENT
 RW = RIGHT-OF-WAY
 S.F. = SQUARE FEET

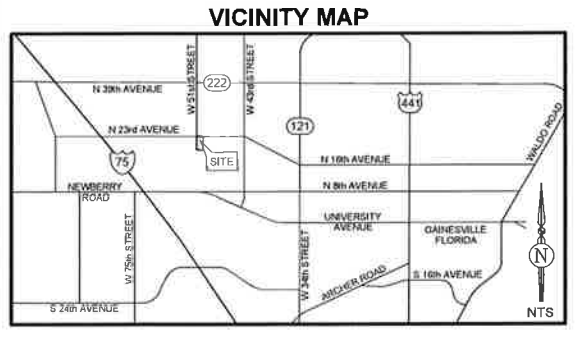
SYMBOL LEGEND

— BOUNDARY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY LINE
 - - - RIGHT-OF-WAY CENTERLINE
 - - - TAX PARCEL LINE
 ○ NAIL AND DISK FOUND
 ○ NAIL AND DISK SET "PCP JBPRO LB8031"
 ○ 5/8" CAPPED IRON ROD SET "JBPRO LB8031"
 ○ CONCRETE MONUMENT FOUND
 ○ 4"x4" CONCRETE MONUMENT SET "PRM JBPRO LB8031"
 ▨ ASPHALT PAVEMENT
 ▨ CONCRETE PAVEMENT
 C ARC LENGTH



INDEX OF DRAWINGS
WILTSHIRE

DRAWING TITLE	DRAWING NO.
PLAT	1
GENERAL LOCATION MAP	2
GENERAL UTILITY PLAN	3
STORMWATER MANAGEMENT PLAN	4
GENERAL LANDSCAPE PLAN	5
BOUNDARY AND TOPOGRAPHIC SURVEY	SUR-1 TO SUR-4



NOTES

- THE PROPOSED SUBDIVISION IS 5.37 ACRES AND HAS A TOTAL OF 13 BUILDING LOTS. THE LOT DENSITY IS 13/5.37=2.42 UNITS/ACRE. THE MAXIMUM DENSITY ALLOWED IN RSF-1 ZONING IS 3.5 UNITS/ACRE.
- PLAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS WILL BE SET AT AN UNDETERMINED FUTURE DATE.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUS OPERATING REFERENCE STATION "GNVL".
- THE PROPERTY IS ZONED RSF-1. ALL ADJACENT LANDS SHOWN ARE ALSO ZONED RSF-1.
- THE PROPERTY LAND USE IS SF (SINGLE-FAMILY). ALL ADJACENT LANDS SHOWN ARE ALSO LAND USE SF.
- BASED ON THE CLUSTER SUBDIVISION REGULATIONS THAT ALLOW VARIATION IN THE RSF-1 ZONING SETBACKS AND LOT WIDTH, THE BUILDING SETBACKS AND LOT WIDTHS SHALL BE ESTABLISHED AS FOLLOWS:
 BUILDING SETBACKS (EXCEPT AS OTHERWISE NOTED):
PRIMARY STRUCTURES
 FRONT = 15 FEET
 SIDE = 5 FEET
 REAR = 10 FEET
SECONDARY STRUCTURES
 FRONT = 15 FEET
 SIDE = 5 FEET
 REAR = 7.5 FEET
 MINIMUM LOT WIDTH = 75 FEET
- CLUSTER OPEN SPACE IS NOT REQUIRED SINCE NO LOTS ARE REDUCED BELOW THE MINIMUM REQUIRED LOT SIZE OF 8,500 S.F.
- PRIOR TO THE RECORDING OF AN APPROVED FINAL PLAT, OR PRIOR TO THE CONDITIONAL APPROVAL OF A FINAL PLAT, CLEARING AND GRUBBING OF LAND, TREE REMOVAL AND CONSTRUCTION OF IMPROVEMENTS ARE EXPRESSLY PROHIBITED.
- EXISTING STRUCTURES ON THE DEVELOPMENT PARCEL MUST BE REMOVED PRIOR TO RECORDING OF THE PLAT.

REVISIONS

#	DATE	DESCRIPTION
1	10/18/2016	REVISED & RE-SUBMIT TO CITY OF GAINESVILLE FOR REVIEW
2		
3		
4		

Prepared By:

JBrown Professional Group Inc
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING
 3530 NW 43rd Street • Gainesville, Florida 32606
 PHONE: (352) 376-8999 • FAX: (352) 376-0833
 E-MAIL: contact@jbrgroup.com

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Florida License No. L56708
 Certificate of Authorization No. LB8031
 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

NICHOLAS DIGRUTTULO, P.S.M.
 Professional Surveyor & Mapper

DESIGN PLAT

CERTIFIED TO:

Scale: 1"=30'
 Proj. No.: 351-16-02
 Drawn: N. DiGruttulo
 Checked: N. DiGruttulo
 Date: 351-16-02-CAD
 Date: 3/5/2016
 Field Book: 3
 Pages: 10
 Sheet: 1 of 5

PETITION NO. DB-16-124SUB