

04/052e

VII. ENUMERATION OF DIFFERENCES BETWEEN RSF3 AND THE PROPOSED PD STANDARDS

Parameter	RSF3	LOT 1	LOT 2	LOT 3	LOT 4
Density	5.8 units/ac	6.3 units/ac	8.8 units/ac	8.8 units/ac	4.0 units/ac
Front Setback	20'				
Side Street	15'		N/A	N/A	N/A
Side Interior	7.5'			10.5'/4.2'	
Rear Setback	15'				
Min. Lot W. In	60'	N/A	45.0'	45.0'	
Min. Lot W. C	70'	63.75'	N/A	N/A	N/A
Min Lot Depth	90'				
Min Lot Area	6000 SF		4,928 SF	4,950 SF	
Max Bld Ht.	35'				

TABLE KEY:

 Meets or exceeds RSF3 current zoning

XX.X Does not meet RSF3 current zoning

In – Interior Lot

C – Corner Lot

NOTE: Lot 4 will comply with all the RSF3 Zoning requirements.

BARROW LOT SPLIT

February 9, 2005



Existing 1928 Bungalows, looking NE

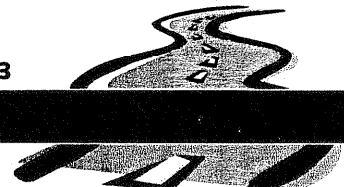


Looking NE from the project site.

309 SE 7th Street, Gainesville, Florida 32601
Phone No. (352) 494-6225 Fax No. (352) 338-0303

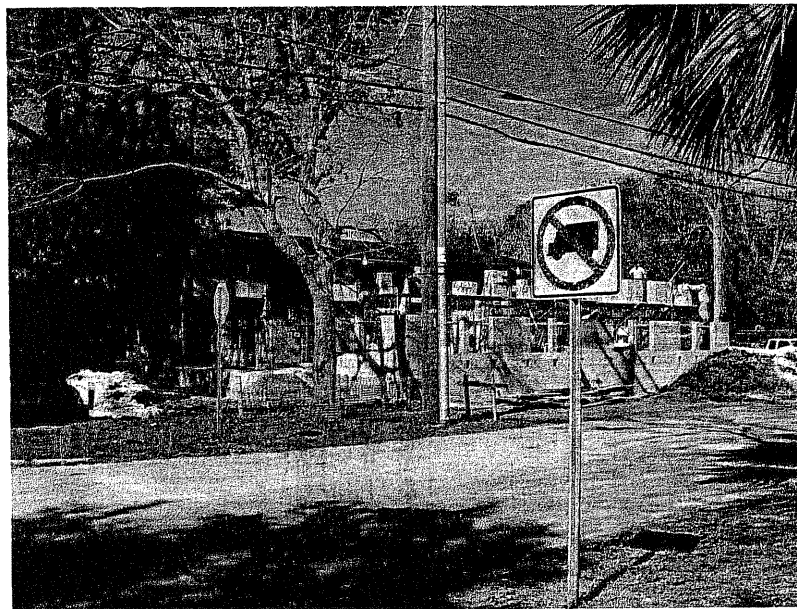
JMJ

JMJ CONSULTING ENGINEERING





Looking SW from the project site.

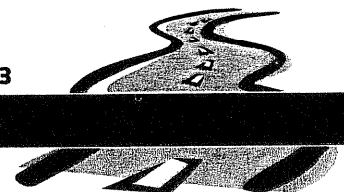


**Looking NW from the project site to
a multi-family project under construction**

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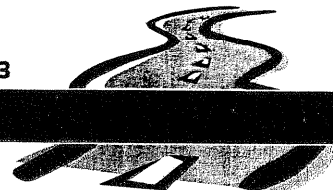


**East elevation of 204 NE 10th Avenue or Lot 1 of the
proposed PD Development.**

309 SE 7th Street, Gainesville, Florida 32601
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JMJ

JMJ CONSULTING ENGINEERING



JMJ
JMJ CONSULTANT ENGINEER, LLC
 Phone No. (321) 494-6225 Fax No. (321) 338-0930
 309 SE 7th Street, Gainesville, Florida 32601

DATE: 02/09/2025
REVISIONS: 2/24/2025
CHECKED BY: JMJ
FILE: JMJ
2004.00

PD LAYOUT PLAN MAP
 BARROW FAMILY PARTNERSHIP
 GAINESVILLE, FLORIDA

SHEET
 PD-3

- PROPOSED SIDEWALK DATA:** FOUR (4) LOTS
- PROPOSED VEHICLE DRIVE AND SIDEWALKS SHALL BE CONSTRUCTED TO SERVE THE PROPOSED DEVELOPMENT. ADDITIONAL SIDEWALKS WILL BE CONSTRUCTED WHEN LOT 4 IS DEVELOPED.
 - PROPOSED USE OF THE STRUCTURES: THE PROPOSED STRUCTURES WILL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES. THE PROPOSED STRUCTURE FOR LOT 4 WILL ALSO BE A SINGLE-FAMILY RESIDENTIAL STRUCTURE. THE PROPOSED STRUCTURES WILL BE COMPATIBLE IN SIZE, LOCATION, SPACING, WITH THE EXISTING STRUCTURES. THE PROPOSED OPEN SPACE WILL BE THE AREA AROUND THE EXISTING STRUCTURES THAT CURRENTLY SERVES AS FRONT, SIDE AND REAR YARD AREAS.
 - PROPOSED ZONING DATA: THE PD CURRENTLY APPLIES IN THE RFS3 ZONING DISTRICT. THE DEVELOPMENT OF THE PROPOSED STRUCTURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RFS3 ZONING DISTRICT EXCEPT AS NOTED HERE.
 - AGRICULTURAL INCOME OF PROPOSED DEVELOPMENT: NONE.
 - ARCHITECTURAL FEATURES AND APPEARANCES: THE ARCHITECTURAL FEATURES AND APPEARANCES SHALL BE REGULATED BY THE HISTORIC PRESERVATION DEPARTMENT OF GAINESVILLE. THE PROPOSED STRUCTURES SHALL BE COMPATIBLE WITH EXISTING STRUCTURES WITHIN THE SURROUNDING NEIGHBORHOOD.
 - PROPOSED ZONING DATA: THE PD CURRENTLY APPLIES IN THE RFS3 ZONING DISTRICT. THE DEVELOPMENT OF THE PROPOSED STRUCTURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RFS3 ZONING DISTRICT EXCEPT AS NOTED HERE.
 - EXISTING SPACES: N/A

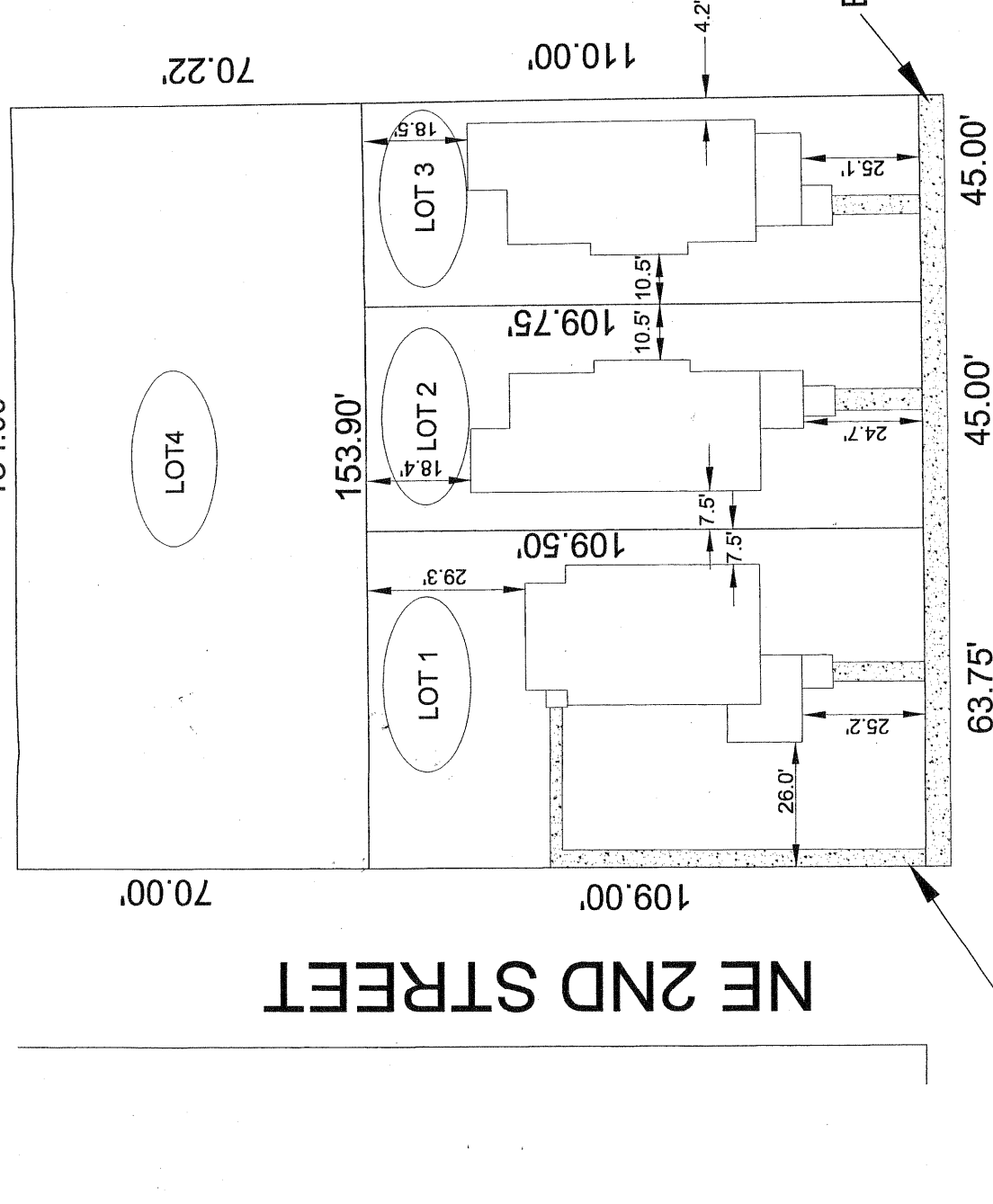
- ZONING REQUIREMENTS ESTABLISHED FOR PD:**
- LOT 4
 6.33 UNIT/AC
- DENSITY: 20.0'
 SETBACKS: 7.5'
 SIDE INTERIOR: 7.5'
 MINIMUM LOT WIDTH: 75.0'
 MINIMUM LOT AREA: 4,200 SF
 MAXIMUM BUILDING HEIGHT: 35.0'
8. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE WEST PROPERTY LINE OF LOT 4 WHEN A BUILDING PERMIT IS OBTAINED. THE SIDEWALK WILL BE COMPLETE PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
9. UTILITIES: POWER SERVICES CURRENTLY EXIST IN CLOSE PROXIMITY TO LOT 4. THESE SERVICES WILL BE ADJUSTED AS NECESSARY TO SERVE LOT 4 AT THE TIME A BUILDING AND ELECTRIC SERVICE PERMIT IS OBTAINED. ALL UTILITIES SHALL BE PLACED UNDERGROUND WHEN A BUILDING PERMIT IS OBTAINED.
10. EXISTING SHARED DRIVEWAY: THE EXISTING SHARED DRIVEWAY WILL BE REMOVED OR A SHARED ACCESS AGREEMENT OBTAINED WITH THE ADJACENT PROPERTY OWNER FOR LOT 4.
11. LANDSCAPE BUFFER REQUIREMENTS: LANDSCAPE BUFFER REQUIREMENTS FOR LOT 4 AS OUTLINED IN THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE WILL BE ESTABLISHED WHEN A BUILDING PERMIT IS OBTAINED.
12. EXISTING STRUCTURE DIMENSIONS: ALL DIMENSIONS SHOWN ON THIS PLAN FOR LOTS 1, 2 AND 3 ARE STRUCTURES TO COMPLY WITH THE REQUIREMENTS OF THE RFS3 ZONING DISTRICT. MODIFICATIONS TO THESE STRUCTURES BEYOND THE REQUIREMENTS OF THE RFS3 ZONING DISTRICT ARE NOT PERMITTED.

NE 10TH AVENUE

EXISTING 5' SIDEWALK

SCALE: 1" = 10'

0 2.5 5.0 7.5 10

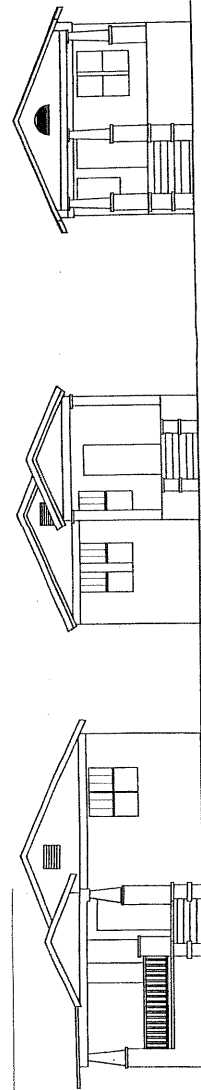


EXISTING SIDEWALK

NE 10TH AVENUE

JOE MONTALTO, JR., P.E.
 PROJECT ENGINEER
 FL REG. NO. 34315
 CERT. OF AUTH. # 00009907

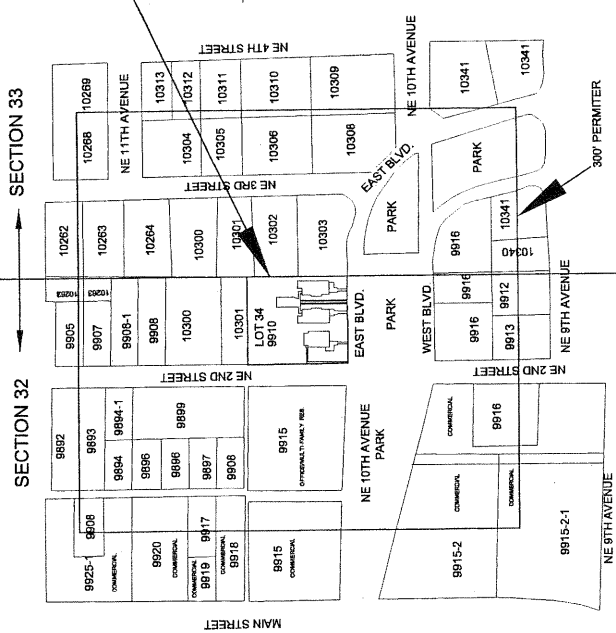
LEGAL DESCRIPTION:



18.5'

SOUTH ELEVATIONS OF EXISTING STRUCTURES FRONTING NE 10TH AVENUE

RANGE 20E TOWNSHIP 09S



* EXCEPT AS NOTED, ALL STRUCTURES WITHIN THE 300 FOOT PERIMETER ARE CURRENTLY RESIDENTIAL
 *999.8 SF DENOTES TAX PARCEL IDENTIFICATION

PETITION NO. 22PDV-05PB

EXISTING LOT CONFIGURATION

204/210/216 NE 10TH AVENUE

N.T.S.

SITE DATA FOR EXISTING LOT:

- OWNER, MARK AND JARY BARROWBROTHERS FOR THE BARROW FAMILY LTD PARTNERSHIP
 309 SE 7th Street, Gainesville, Florida 32601
 PHONE (352) 494-2255 FAX NO. (352) 338-0903
 J.M.J. CONSULTANT ENGINEER, LLC
- AGENCI: JOE MONTALTO, JR., P.E., J.M.J. CONSULTING ENGINEERING, LLC
 PHONE (352) 84-4235
- CURRENT ZONING DATA
 DENSITY: 5.8 UNITS/ACRE
 SETBACK FRONT - 20 FEET
 SETBACK SIDE - 15 FEET
 SETBACK REAR - 15 FEET
 MINIMUM LOT WIDTH: 60 FEET
 MINIMUM LOT DEPTH: 80 FEET
 MINIMUM LOT AREA: 4800 SF
 MINIMUM LOT AREA HEIGHT: 35 FEET
- AGE 34 EXISTING DATA
 THREE (3) HISTORIC SINGLE FAMILY STRUCTURES WERE CONSTRUCTED ON THIS LOT. THE STRUCTURES WERE CONSTRUCTED ON ONE (1) LOT APPARENTLY CONSTRUCTED ON ONE (1) LOT. THE FOLLOWING DATA REFLECTS THE CURRENT LOT DIMENSION AND FEATURES.
 CURRENT SET BACKS:
 SIDE STREET - 25.0 FEET
 REAR - 18.2 FEET
 CURRENT LOT WIDTH: 179.00 FEET
 CURRENT LOT AREA - 27,627 SF = 100R
 EXISTING STRUCTURE DATA:
 LIVING AREA: 2,248 SF
 210 - 1,344 SF
 216 - 1,344 SF
 TOTAL = 4,936 SF = 14.6R
 SIDEWALKS AND DRIVEWAYS: 2,287 SF = 8.3X
 TOTAL IMPERVIOUS AREA: 6,280 SF = 22.8R
 OPEN SPACE = 21,347 = 77.2X
- CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL

SCALE: 1" = 100'



JOE MONTALTO, JR., P.E.
 PROJECT ENGINEER
 FL REG NO. 34315
 CERT. OF AUTH. # 00069507

J.M.J. CONSULTANT ENGINEER, LLC
 309 SE 7th Street, Gainesville, Florida 32601
 Phone No. (352) 494-2255 Fax No. (352) 338-0903

J.M.J. CONSULTANT ENGINEER, LLC

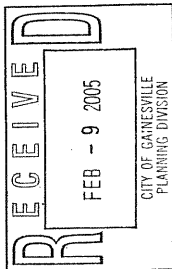
DATE: 02/09/2005
 REVISIONS: 2/24/2005
 CHECKED BY: JMJ
 FILE: 2004.09

DRAWN BY: JMJ
 EXISTING CONDITIONS MAP
 BARROW FAMILY PARTNERSHIP
 GAINESVILLE, FLORIDA

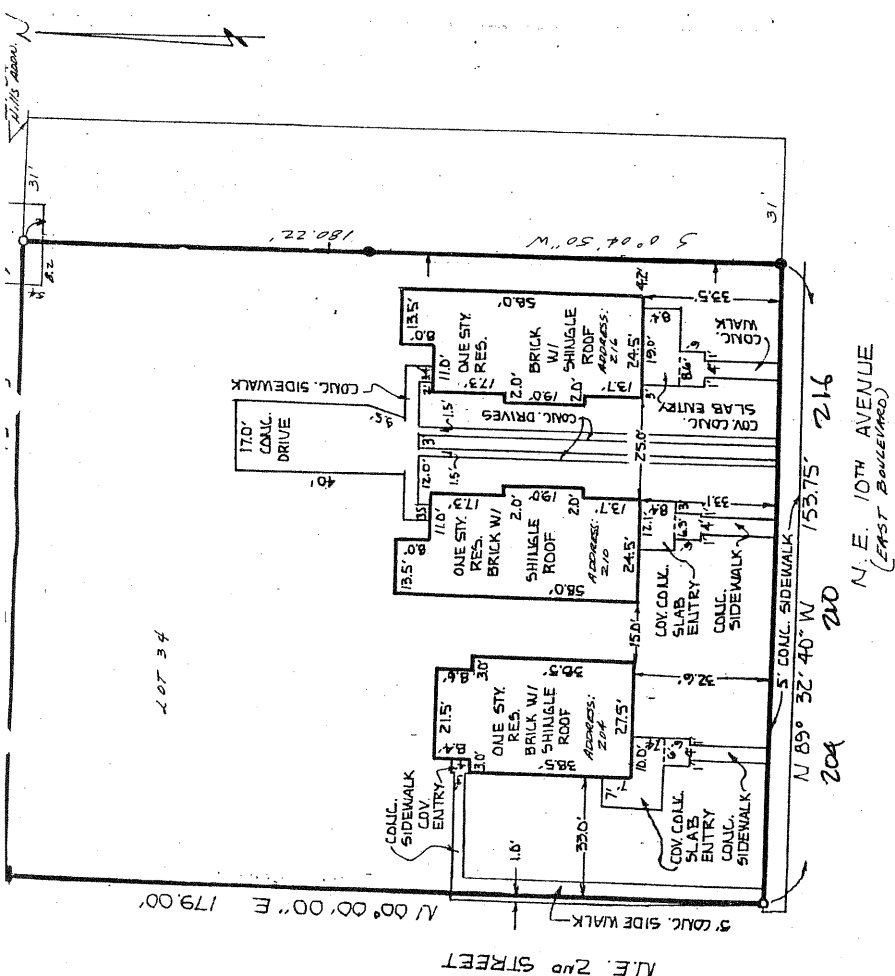
SHEET PD-2

LEGAL DESCRIPTION

Lot Thirty-four (34) North of East Boulevard less East 31 feet thereof in Bill's Addition to the City of Gainesville, Florida, in Section 32, Township 9 South, Range 20 East, according to map or plat thereof as recorded in Plat Book "A", page 71, of the Public Records of Alachua County, Florida.



FOR: MARY B. BARROW



Philip A. Pistorino, P.A.

6724 N.W. 42nd Place, Gainesville, FL 32606 (904) 372-0946

I hereby certify that this is a true representation of a survey performed under my direction and supervision for the purpose shown hereon and that this Plat of Survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.07 Chapter 21 HH-6 F.A.C.



BEARINGS BASED ON ASSUMED DATA. NO OTHER MEASUREMENTS WERE MADE. ANY NOT LOCATED DESCRIPTIONS FURNISHED BY THE CLIENT ARE SUBJECT PROPERTY WITHIN FLOOD PRONE AREA.

PHILIP A. PISTORINO
R.L.S. 04118 FLORIDA

LEGEND: * DEMOTES IRON CORNER AND * DEMOTES IRON CORNER SET

SCALE: 1" = 30'

DATE: 3/20/87

DRAWN BY:

6. **Petition 22PDV-05 PB**

Joe Montalto, Jr., P.E., agent for Mark and Mary Barrow, Trustee. Rezone property from RSF-3 (single-family residential, 5.8 du/acre) to PD (planned development-Single-family Residential) and to create a minor subdivision of 4 lots. Located at 204, 210 and 216 Northeast 10th Avenue in the Northeast Historic District.

Mr. Lawrence Calderon was recognized. Mr. Calderon presented a map of the site and described it in detail. He noted that the property was currently developed with 3 single-family units on one lot. He explained that the applicant wished to create 4 lots, and because those lots could not meet the requirements of the district, the applicant was requesting a Planned Development. He indicated that staff had reviewed the Planned Development ordinance with reference to the request and recommended approval with conditions.

Mr. Joe Montalto, agent for the petitioner, was recognized. Mr. Montalto explained that the houses were constructed on one lot in the 1920's. He indicated that there was a demand for modest size single-family homes in the neighborhood, and there was an opportunity for the three houses to be sold separately. He noted that another lot would also be created. He explained that the proposal conformed to most of the requirements for the existing zoning, except for some of the setbacks. Mr. Montalto offered to answer any questions from the board.

Mr. Gold asked if Mr. Montalto was planning on placing a curb and sidewalk at the intersection and along NE 2nd Street.

Mr. Montalto explained that there was a sidewalk along NE 10th Avenue and part of a sidewalk along NE 2nd Avenue. He explained that it was a condition of the petition that a sidewalk be constructed when the 4th lot is developed. Regarding a curb, he pointed out that NE 2nd street was drained with swales. He indicated that he was not sure if the Public Works Department would consider a change in that section.

Mr. Calderon indicated that he, too, was not sure if Public Works would allow the curb on that section of the street. He stated that he would discuss the matter with them.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Gold
<u>Moved to:</u> Approve Petition 22PDV-05 PB with staff conditions.	<u>Upon Vote:</u> Motion Carried 6 – 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Tecler, Cole