

980294

**CITY OF GAINESVILLE PLANNING DIVISION  
SUMMARY OF COMMENTS**

**Petition Number: 119SUB-98 DB**                      **Reviewed by: Gene G. Francis**  
**Development Review Board Meeting: July 9, 1998**  
**Project Name/Description: Breckenridge Cluster Subdivision Design Plat**

**I. Department Comments**

- |    |                                  |                             |
|----|----------------------------------|-----------------------------|
| 1. | Planning -                       | Approvable with conditions. |
| 2. | Public Works -                   | “ “ “                       |
| 3. | Gainesville Regional Utilities - | Approvable as submitted.    |
| 4. | Police -                         | ----                        |
| 5. | Fire -                           | Approvable as submitted.    |
| 6. | Gas -                            | “ “ “                       |
| 7. | Building -                       | Approvable with conditions. |
| 8. | Arborist -                       | “ “ “                       |
| 9. | Other - ACDEP -                  | ----                        |

**II. Overall Recommendation**                      The design plat is approvable with conditions.



# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 16, OLD LIBRARY

**222 East University Avenue 334-5023**

Petition No. <u>119SUB-98DB</u>	Date Plan Rec'd: <u>06/30/98</u>	Review Type: <u>Design Plat</u>
Review For: <u>Development Review Board</u>	Review Date: <u>07/09/98</u>	Project Agent:
Description, Agent & Location: <u>Breckenridge Cluster Subdivision</u>		<u>Eng, Denman, &amp; Assoc., Inc.</u>

**APPROVABLE** (as submitted)
                 
  **APPROVABLE** (subject to below)
                 
  **DISAPPROVED**

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By:  <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center;">Gene G. Francis Planner</p>
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#### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to develop a 30 lot "Cluster Subdivision" on 9.43 acres more-or-less. Within cluster subdivisions, the petitioner has the opportunity to reduce lot width, depth, and area. In addition, they are allowed to reduce required building setbacks if approved by the City. If individual lot areas are less than those allowed within the zoning district (8,500 sq.ft.), the petitioner must provide "Cluster Open Space" based on a percentage of reduced lot sizes. The petitioner, in this case, does not have any lots less than 8,500 sq.ft. in size so there is no "cluster open space". The petitioner is proposing a "gated" subdivision having private streets. These streets must meet City design guidelines.

**The design plat is approvable with the following conditions and recommendations;**

1. The rear building setback lines located along the east, west and north property lines must be revised to match the abutting 20 foot setbacks as per code.
2. Lots 28, 29, and 30, backing up to the "Arterial" 39th Avenue, should have their rear setback line drawn at 35 feet from the 39th Avenue right-of-way line or 29 feet from the rear property line. Generally the code requires a 50 rear building setback next to arterials or collectors.
3. Please indicate that there shall be no access from Lots 28, 29, and 30 onto 39th Avenue. I realize that there is to be a wall along the right-of-way but that would not prevent a gate from being installed in the wall.
4. The wall should be drawn on the "General Layout" plan as a continuation of the entrance wall.
5. On the final plat, the petitioner should only indicate what the building setbacks "shall be" except as noted. The petitioner should not write what they are being changed from. That could always change in the future.
6. The information about the Capri cluster subdivisions needs to be revised. The "Public Utilities Easement" needs to be indicated.

**SITE PLAN EVALUATION SHEET**  
**DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION**  
**CURRENT PLANNING ROOM 16, OLD LIBRARY**  
**222 East University Avenue 334-5023**

7. The Planning Division is requesting that the petitioner provide a 5 foot wide sidewalk along at least one side of the private north-south road leading into the subdivision. This request is based upon City Commission guidance and good planning practice. This sidewalk would be consistent with the sidewalk requested for the "Palm Grove" subdivision being developed approximately 10 blocks to the east.


8. In addition, planning staff is requesting that the petitioner provide/allow for pedestrian access to and from Capri Cluster Subdivision through the "Public Utilities Easement" located in the northeast corner of the subdivision.

# SITE PLAN EVALUATION SHEET

## PUBLIC WORKS DEPARTMENT 334-2051 M.S. 58

Petition No. <u>119SUB-98 DB</u> Review Date: <u>7/7/98</u> Review For : <u>Technical Review Committee</u> Plan Reviewed: <u>07/07/98</u> Description, Agent & Location: <u>Breckenridge Subdivision</u> Eng. Denman <u>3714 NW 39<sup>th</sup> Ave.</u>	Review Type: <u>Design Plat</u> Project Planner: <u>Lawrence Calderon</u>
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- APPROVED**  
(as submitted)
 **APPROVED**  
(subject to below)
 **DISAPPROVED**

<input type="checkbox"/> Alachua County driveway permit required <input checked="" type="checkbox"/> Approved for concurrency <input checked="" type="checkbox"/> 25 Yr. critical duration storm event must be analyzed. <input checked="" type="checkbox"/> SJRWMD stormwater permit is required. <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Petitioner must schedule meeting with Public Works Department	Comments By:  <div style="text-align: center;">   <hr style="width: 80%; margin: 0 auto;"/>                 Rick Melzer P.E.                  Development Review Engineer             </div>
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REVISIONS / RECOMMENDATIONS:

1. An F.D.O.T. drainage and driveway connection permit must be obtained before final signoff.  
 ~ A drainage area map needs to be provided with the calculations.
3. The construction plans will be reviewed after the design plat approval.
4. Significant changes have been made to Chapter 177 of the Florida Statutes that are effective July 1, 1998 and will apply to this plat review. See attached document.
5. The City's Engineering Design Manual requires maintenance berms to be at least 15 feet.

**SITE PLAN REVIEW EVALUATION SHEET  
BUILDING INSPECTION DEPARTMENT  
BUILDING CODE ONLY  
334-5055**

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Petition No. : 119SUB-98DB

Review Date: 7-6-98

Description, Agent, & Location: ENG, DENMAN & ASSOCIATES, INC.,  
BRECKENRIDGE SUBDIVISION

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DESIGN PLAT

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Reviewed By BRENDA G. STRICKLAND

\*\*\*\*\*  
The following information is needed for professional evaluation or approval.

\*\*\*\*\*  
The Building Department has no involvement in the Design Plat process.

Raze or housing moving permits will be required for each structure removed.

With any reduction of setbacks, pay special attention to Table 600 for fire resistance and openings.

GAINESVILLE REGIONAL UTILITIES  
DEVELOPMENT REVIEW EVALUATION

Petition No: 119 SUB 98 Item No: 6 Planner: GENE  
Date: \_\_\_\_\_

Project: BRECKENRIDGE SP

Location: 3700 N.W. 39 AVE

Agent/Applicant: ENG, DENMAN & ASSOC., INC.

- Conceptual comments
- Approved as submitted
- Approved w/conditions (as listed below)
- Insufficient information to approve

\*Approval of your plans from the City of Gainesville should not be misconstrued as an approval of your on-site water & sanitary sewer utilities.

NEW SERVICES \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WATER \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SANITARY SEWER \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ELECTRIC \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GAS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


REAL ESTATE \_\_\_\_\_  
\_\_\_\_\_

# SITE PLAN EVALUATION SHEET

## FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No. 119SUB-98 DB	Review Date: <u>07/09/98</u>	Review Type: <u>Preliminary</u>
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>06/30/98</u>	
Description, Agent & Location: <u>3714 NW 39th Ave., Breckenridge Subdiv</u>		Project Planner: <u>Gene Francis</u>

**APPROVABLE**    
  **APPROVABLE**    
  **DISAPPROVED**    
  **CONCEPT**  
 SUBJECT TO COMMENTS

<input type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted. <input type="checkbox"/> Revisions are necessary for plan to meet requirements of Gainesville's Land Development Code, Section 30-160. <input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	Comments By:  <hr style="width: 80%; margin: 0 auto;"/> Thomas Bender Fire Protection Intern
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REVISIONS / RECOMMENDATIONS:



SITE PLAN REVIEW  
City Arborist

PETITION # 119SUB-98 (Eng. Denman & Assoc., Inc.) DATE: July 6, 1998

PROJECT 3714 NW 39 Ave., Breckenridge Subdivision (Gene)

REVIEW Designed plat approval of 30 lots located on 9.43 acres MOL.

Approved

Disapproved

Approved with the following conditions

There are some extraordinary trees near the front of this site, and thanks to a good design, almost all of them can be saved. However, if there are no tree barricades to protect them, they may start a slow decline after construction. Add the note on the plans: *Prior to clearing the rights-of-way for road construction, call the City Arborist at 334-2171 to discuss barricades to be constructed around significant trees.*

Code Sec. 30-251 (2) b. 3. iii requires landscaping a minimum of 25% of the drainage retention area including the shoulders. This landscaping should be more than sod so that Gainesville meets 3.1.2.a. of the Conservation Element of the Comprehensive Plan which calls for a reduction in the turf areas. The design plat for this Cluster Subdivision should include a landscape plan for the drainage retention basin.

Code Sec. 30-261 requires the subdivider to establish one street tree for every 150 feet of roadway or easement. Trees must be planted within 5' of the ROW or PUE. Indicate on the plans that this will happen, who will be responsible (general contractor, developer, or contract homebuilders), and that the trees will be at least 8' tall, 2" in trunk caliper, and Florida Grade #1 or better.

Impact on the Urban Forest from road construction only: Trees to be removed = 18  
Trees to be planted = 10

Submitted by City Arborist, Parks Division, City of Gainesville P.O. Box 490, Sta. 27  
Gainesville, FL 32602 (904-334-2171)

Signature *Thyeg Niederhoyer*

RECEIVED

JUL 06 1998

PLANNING  
DIVISION

# DESIGN PLAT

RECEIVED

6

JUL 07 1998

PLANNING  
DIVISION

## SITE PLAN DEFICIENCIES CHECKLIST

### REVIEWING DEPARTMENTS:

(A.C.E.P.D) - (ARBORIST) - (BUILDING) - (FIRE) - (GAS) - (PLANNING)  
(POLICE) - (PUBLIC WORKS) - (TRAFFIC) - (UTILITIES)

DATE: 6/11/98 PETITION NO.: 119SUB-98 DB

PLEASE RETURN BY 12:00 NOON ON: Tuesday 6-16-98

COMMENTS: Development does not appear to  
be regulated by Alachua County HMMC.

REVIEW: Complete  Approved as submitted

Approved with conditions

Incomplete  Disapproved as submitted

[Signature]  
Signature

June 23, 1998  
Date





"N.W. 37th Drive" Roadway described in "Road Maintenance Agreement" O.R. 204

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	27° 15' 34"	170.00	81.87	81.08	41.74	N 14° 35' 09" W
C2	37° 18' 20"	170.00	81.02	80.35	41.89	N 14° 23' 16" W
C3	27° 15' 34"	170.00	81.02	80.35	41.89	N 14° 23' 16" W
C4	27° 15' 34"	170.00	81.02	80.35	41.89	N 14° 23' 16" W
C5	18° 25' 31"	139.00	70.34	46.39	20.41	N 20° 01' 40" W
C6	09° 29' 24"	139.00	34.44	24.44	2.22	N 10° 45' 19" W
C7	05° 35' 27"	85.00	3.48	3.48	1.74	N 19° 44' 48" E
C8	48° 10' 34"	35.00	20.39	27.88	14.98	N 05° 30' 36" W
C9	27° 15' 34"	170.00	39.50	20.07	18.44	N 14° 23' 16" W
C10	27° 15' 34"	170.00	39.50	20.07	18.44	N 14° 23' 16" W
C11	12° 55' 16"	35.00	8.12	8.10	4.08	N 12° 24' 41" E
C12	26° 58' 28"	35.00	18.35	18.70	8.83	N 07° 39' 13" W
C13	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C14	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C15	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C16	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C17	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C18	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C19	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C20	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C21	48° 10' 34"	35.00	22.28	22.77	11.78	N 01° 05' 16" W
C22	32° 51' 36"	84.00	36.70	36.20	18.87	S 15° 21' 12" W

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C23	09° 29' 24"	35.00	4.40	4.40	2.20	S 27° 15' 34" W
C24	28° 29' 14"	170.00	81.02	80.35	41.89	N 14° 23' 16" W
C25	28° 29' 14"	170.00	81.02	80.35	41.89	N 14° 23' 16" W
C26	28° 29' 14"	170.00	81.02	80.35	41.89	N 14° 23' 16" W
C27	08° 14' 20"	84.00	4.37	4.37	2.19	S 75° 15' 34" W
C28	32° 51' 36"	84.00	36.70	36.20	18.87	S 15° 21' 12" W
C29	32° 51' 36"	84.00	36.70	36.20	18.87	S 15° 21' 12" W
C30	32° 51' 36"	84.00	36.70	36.20	18.87	S 15° 21' 12" W
C31	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C32	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C33	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C34	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C35	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C36	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C37	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C38	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C39	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C40	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C41	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C42	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C43	48° 11' 23"	25.00	21.03	20.41	11.18	N 01° 05' 16" W
C44	28° 29' 14"	170.00	81.02	80.35	41.89	N 14° 23' 16" W

POINT OF BEGINNING  
Found 5/8" Rebar & Cap  
(P.L.S. 4788)

TAX # 6074 Katherine L. Steele, Life Estate  
2.92 Acres

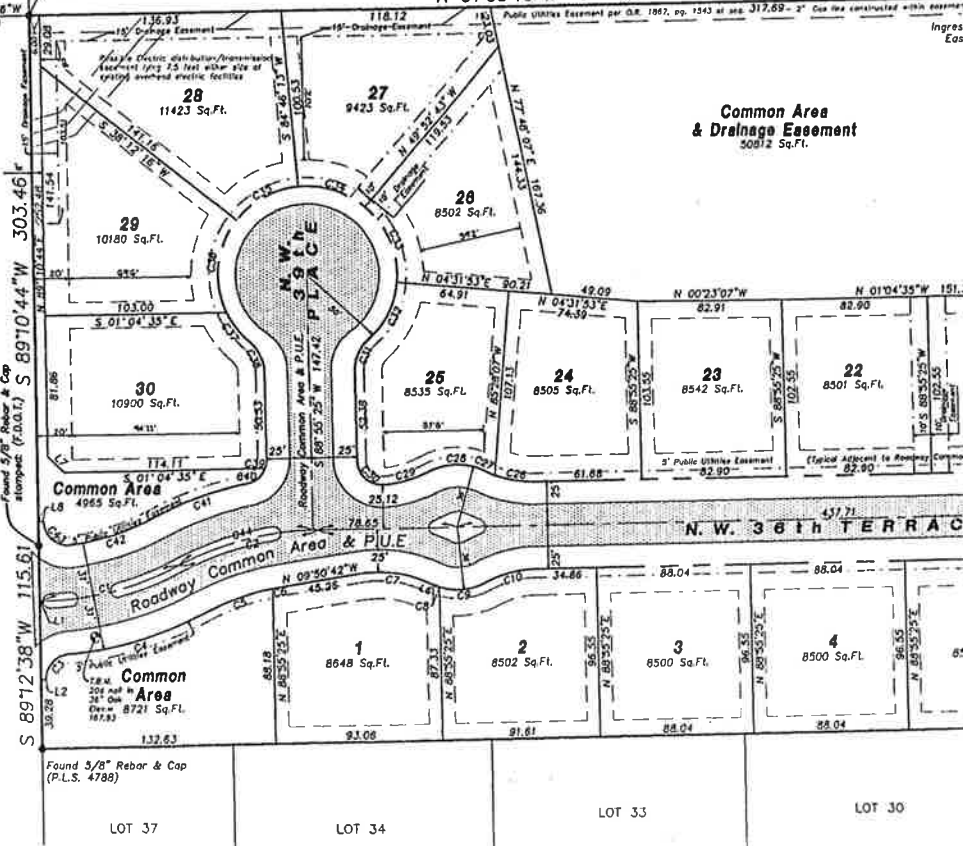
No direct access to N.W. 39th Avenue  
from Lots 28, 29 and 30.

STATE ROAD No. 222 (N.W. 39th Avenue, 100' R/W)  
S 89°10'44"W 303.46'  
S 89°10'44"W 303.46'

BRICK WALL SHALL BE CONSTRUCTED IN 6" WIRE COMMON AREA  
TO SEPARATE LOTS 28, 29, AND 30 FROM N.W. 39th AVENUE

Found F.D.O.T. Plate  
at stamp:  
P.L.S.  
"271+73.32"

Continuation of State Road No. 222  
S 89°12'38"W 115.61'  
S 89°12'38"W 1902.39'



**DIMENSIONAL REVISIONS:**  
DIFFERING FROM RSF1 ZONING:  
SETBACKS --- FRONT: From 20' to 15'  
(UNLESS REAR: From 20' to 10'  
OTHERWISE SIDE: Same, at 7.5'  
SHOWING) SIDE STREET: 10'  
Min. Area --- Same, at 8500 Sq.Ft.  
Min. Width --- Same, at 85'  
Min. Depth --- Same, at 90'

ABUTTING COLLECTOR STREET:  
SETBACK (From Collector R/W) --- 35'

Min. Depth (from Collector R/W) --- 104'

**CLUSTER OPEN SPACE:**

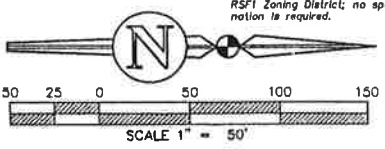
PER CITY OF GAINESVILLE LAND  
DEVELOPMENT CODE, ARTICLE VII,  
Cluster Subdivisions that designate  
"Cluster Open Space" equivalent to  
75% of the area by which any lot was  
reduced below the minimum required by  
the Zoning District in which it is located.

Inasmuch as all the lots shown hereon  
meet the minimum area required by the  
RSF1 Zoning District; no specific  
dimension is required.

A parcel of land situated in the Southeast Quarter (1/4) of Section  
23, Township 9 South, Range 19 East, Alachua County, Florida being  
more particularly described as follows:  
Commence at the Southeast corner of Section 23, Township 9  
South, Range 19 East; thence run South 89 Deg. 12 Min. 38 Sec. West  
along the centerline of State Road No. 222 (Northwest 39th Avenue),  
a distance of 1902.39 feet to a Florida Department of Transportation  
plate marking the Point of Intersection of said centerline; thence  
run South 89 Deg. 10 Min. 44 Sec. West, continuing along said  
centerline, a distance of 303.27 feet; thence run North 01 Deg. 03  
Min. 16 Sec. West, a distance of 50.00 feet to a rebar and cap  
(P.L.S. No. 4788) on the North right-of-way line of said State Road  
No. 222 and the POINT OF BEGINNING; thence continue North 01 Deg. 03  
Min. 16 Sec. West along the East line of that certain parcel of land  
as described in Official Records Book 1933, page 361 of the public  
records of Alachua County, Florida, a distance of 578.74 feet to a 1  
inch iron pipe at the Northwest corner of said certain parcel;  
thence run North 89 Deg. 34 Min. 23 Sec. East along an extension of  
and the South line of that certain parcel of land as recorded in  
Official Records Book 1620, page 1500 of said public records, a  
distance of 174.77 feet to a 1 inch iron pipe at the Southeast  
corner thereof; thence run North 01 Deg. 01 Min. 31 Sec. West along  
the East line of said certain parcel and the east line of those  
certain parcels described in Official Records Book 1689, page 488  
and Official Records Book 2021, page 2112 of said public records  
respectively, a distance of 681.79 feet to a concrete monument  
(P.L.S. No. 4788) at the Northeast corner of said parcel per Official  
Records Book 2021, page 2112; thence run North 88 Deg. 48 Min. 30 Sec.  
East, a distance of 242.80 feet to a sandstone monument at the Northeast  
corner of "Himberly Estates - Myrick's Addition" as per Plat Book  
7, page 20 of said public records; thence run South 01 Deg. 04  
Min. 35 Sec. East along the West line of said "Himberly Estates",  
a distance of 113.61 feet to a Florida Department of  
Transportation rebar and cap (P.L.S. No. 4788) on the  
aforementioned North right-of-way line of State Road No. 222; thence  
run South 89 Deg. 12 Min. 38 Sec. West along said North right-of-way  
line, a distance of 113.61 feet to a Florida Department of  
Transportation rebar and cap at the Point of Intersection; thence  
run South 89 Deg. 10 Min. 44 Sec. West, continuing along said North  
right-of-way line, a distance of 303.46 feet to the POINT OF  
BEGINNING.

**STANDARD ABBREVIATION**

AAA	= ALSO KNOWN AS	NE	= NORTHEAST
APPROX	= APPROXIMATELY	NW	= NORTHWEST
ASPH	= ASPHALT	O-R	= OFFICIAL RECORD
AVE	= AVENUE	O/W	= OFFSET
BVD	= BOULEVARD	PAK	= PARCEL
BVY	= BACKWATER VALVE	P.B.	= PLAT BOOK
CB	= CHORD BEARING	P.C.	= POINT OF CURVATURE
CD	= CHORD DISTANCE	P.D.	= POINT OF DISCONTINUITY
CE	= CENTERLINE	P.F.	= POINT OF BEGINNING
CH	= CHORD	P.L.S.	= PUBLIC UTILITIES
CONC	= CONCRETE	P.L.U.	= POLYURETHANE
COR	= CORNER	R	= RANGE
C.P.	= CONCRETE MONUMENT	REB	= REINFORCED
C.P.E.	= CORRUGATED POLYURETHANE	R/W	= RIGHT OF WAY
D	= DELTA ANGLE	S/D	= SOUTHWEST
DE	= DRAINAGE EASEMENT	SEC	= SECTION
ELEC	= ELECTRIC	SE	= SOUTHEAST
ELEV	= ELEVATION	SI	= STATE ROAD
ESW	= EAST FOLLOWING PAGES	S/N	= SOUTHWEST
EXT	= EXTENSION	TYP	= TYPICAL
FD	= FLOOD	TR	= TRAIL
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	TRC	= TRAIL CROSSING
HC	= HOODS CEMENT TRANSPORTATION	TRF	= TRAIL FENCE
ID	= IDENTIFICATION	TRW	= TRAIL WALL
INT	= INTERSECTION	TRX	= TRAIL CROSSING
INT. SID.	= INTERIOR SIDEWALK	UNCL	= UNCLASSIFIED
INT. W.F.	= INTERIOR FINISH FLOOR	UNCL	= UNCLASSIFIED



Containing 9.43 acres or 410,537.37 square feet, more or less.

08/25/98  
06/11/98

