

TO: City of Gainesville
Development Review Board

Item Number: 1

FROM: Planning and Development Services Department

DATE: December 22, 2015

SUBJECT: Petition DB-15-52 SUB. Fetner Engineering (Alison Fetner) agent for Gainesville Cohousing LLC, owner. Design Plat review for a Cluster Subdivision. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4751 NW 27th Avenue.

Recommendation:

Staff recommends that the board forward a recommendation to the City Commission to approve the design plat, Petition DB-15-52 SUB with conditions and recommendation listed in the report and the TRC comments.

Map 1. Gainesville Co-Housing Cluster Subdivision Site



PROJECT ANALYSIS**PROJECT DESCRIPTION:**

Design plat review to subdivide a 4.74 acre parcel into single-family lots and other common ownership parcels. The subdivision is proposed as a Cluster Subdivision which affords opportunities to create unique designs, implement infill developments and to request modifications to the some of the typical standards.

PROPERTY DESCRIPTION:

Address/Parcel:	4751 NW 27 th Avenue
Acreage:	Total site 206,474.4 square feet (4.74 Acres)
Land Use:	Single-family Residential
Zoning:	RSF-4 (Single-family residential district 8du/acre).
Special Features:	The subdivision is proposed as a Cluster Subdivision utilizing a unique concept of Cohousing.
Agent/Applicant:	Fetner Engineering (Alison Fetner) agent for Gainesville Cohousing LLC, owner
Property Owner:	Gainesville Cohousing LLC,
Related Petitions:	<u>Petition DB-15-52 SUB</u>

GENERAL DESCRIPTION AND KEY ISSUES:

This petition addresses a request to subdivide a 4.7 acre parcel into 24 single-family lots plus additional parcels for common area and other amenities. The applicant describes the project as follows:

"The proposed Gainesville Cohousing Subdivision is being proposed on an undeveloped 4.74 acre parcel in northwest Gainesville. Cohousing is a concept that is increasingly popular across the country and is a collaborative way of designing and living in a subdivision based on the concept of community. The intent is that residents have the privacy of their own homes with the advantages of a significant amount of open space for community gardening, playgrounds and a common house to provide a social center for the subdivision. Cars are kept on the periphery in order to increase the interaction between the neighbors and create a safe area for children to play. The houses are small and sustainable creating a green community allowing for the maximum amount of open space that is used for gardening, play space and meeting areas to creating an interconnected community that is socially integrated."

The property is located in the northwest quadrant of the City at 4751 NW 27th Avenue. It is one of two large undeveloped parcels in the area. It is surrounded by single-family residential development to the north and south; offices to the east and a recreational area to the west (see Map 1 above). The property has a single-family land use and a zoning of RSF-4 (Single-family residential, 8 dwelling units per acre) yielding a total of approximately 38 dwelling units; 24 units are proposed for the development. 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 fronts a local street which has a short and easy connection to the major east/west and north/south arterials and collector streets

This subdivision is processed as a "Cluster Subdivision" which allows certain sites to be developed without

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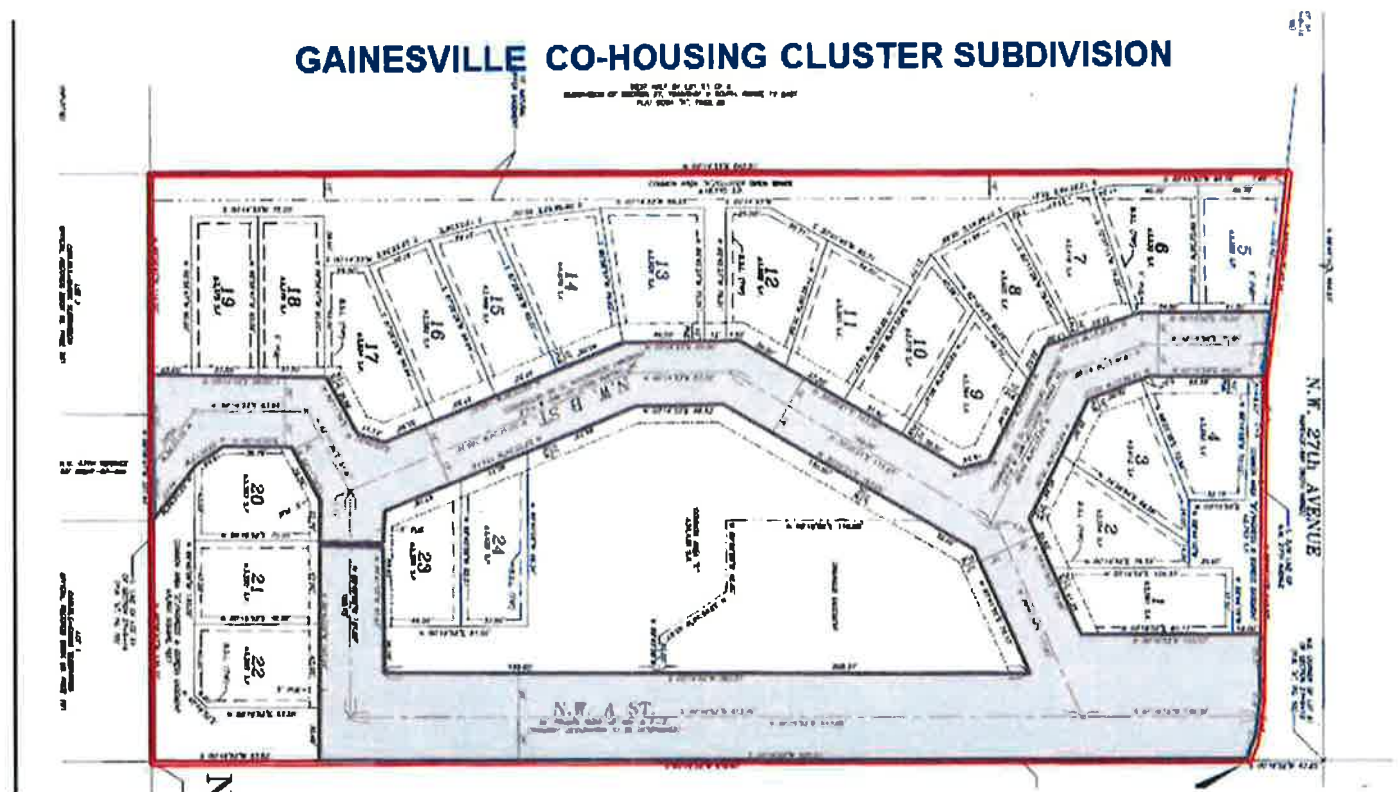
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strict adherence to the zoning code of the City. That process is intended to encourage better site planning than would normally occur through conventional subdivision procedures for unique developments and those containing development constraints

The key issues of this petition are:

1. Compliance with the typical requirements for streets or providing alternate design that would meet the intent and purpose of having standard streets.
2. Satisfying the spatial requirements for providing utilities and infrastructure to the subdivision.
3. Providing acceptable standards for the relationship of individual lots to public or private streets.
4. Meeting minimum lot sizes and development standards or providing acceptable alternatives.
5. Providing adequate access to the subdivision for delivery of services such as solid waste, utilities and fire protection services.
6. Providing a compatible landscaping plan and managing existing tree canopy and valuable tree species in relationship to the proposed development.
7. Providing required sidewalks along roadways to facilitate pedestrian/bicycle circulation and interconnection to the roadway system.
8. Consistency and compatible with the Comprehensive Plan and the Land Development Code.

**Map 2.
Cluster Subdivision Lot Layout**



Role of DRB in Subdivision Review

Review of design plat. The development review board review shall include consideration of staff findings and evidence and testimony from the general public. The board 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; 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, 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 an existing single-family land use which is consistency with the use and density requirements of the Comprehensive Plan. The following words and phrases express the character of the development: *cohousing; collaborative community living; privacy of living; home ownership; open space for community gardening; playgrounds; a common house to provide a social center; increased interaction between neighbors; a safe area for children to play; small and sustainable houses; green community; open space; gardening areas; play space; interconnected and socially integrated community*". Those expressions accurately describe the proposed subdivision and to a large extent emphasize the goals, objectives and policies of the Comprehensive Plan.

The project is also considered a compact urban infill development that discourages urban sprawl. Those features are consistent with Goal 1 of the Comprehensive Plan; creating and maintaining housing choices and improving the quality of life within the City facilitating a superior, sustainable development pattern in the city by creating and maintaining choices in housing. 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; this development pattern is reflected in the proposed subdivision.

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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. Policy 4.2.2 promotes better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications; this development addresses access that conforms to the above policy.

The proposed subdivision is also consistent with the Single-family land use policies of the Comprehensive Plan, the proposed density for the project is 4.79 units per acre which is well within the allowable 8 units per acre.

LAND DEVELOPMENT CODE:

The development is primarily regulated by the development standards included in the RSF-4 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 and more specifically those related to "Cluster Subdivision".

The project complies with the density requirement but does not comply with the minimum lot area, lot width, and depth and setback standards of the RSF-4 district. The applicant is request a modification of the standards through the Cluster Subdivision process to reduce the standards as reflected on the design plat. Planning staff has no objections to the requested reduction provided the applicant can satisfy the requirements for provision of fire safety services and installation of roadways, Stormwater system and the utilities infrastructure.

Condition 1.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code.

Density of the Proposed Subdivision:

The proposed improvement complies with the land use density for the property. The size of the parcel proposed for the subdivision is approximately 4.79 acres to be divided into 24 single-family lots. This yields a density of 5.01 units per acre which is well below the allowable density of 8 dwelling units per acre allowed in the RSF-4 zoning district.

Lot Layout:

The size, width, depth, shape and orientation of lots shall be designed to be appropriate for the subdivision and for the type of development and use contemplated. Lot dimensions and street abutment requirements shall not be less than the minimum standards established in the RSF-4 zoning district, Article IV. Lots in areas shown on the future land use map as single-family shall front on a local street, whenever the lots abut a local street. Where lot sizes are modified, it is required that additional open space be provided equivalent to 75% of the reduction.

The proposed subdivision is requesting modifications to the above standards. The size of lots is reduced to below the 4,300 square feet allowed in the RSF-4 district; lot sizes range from 3,265 to 4,079 square feet. This modification is also allowed under the Cluster Subdivision design provided that no lot is less than 75% of the required lot size.

Lot widths and depths are modified to below the 50 foot and 90 foot respectively; lot width varies between 34 and 47 feet and lot depth ranges from 72 to 103 feet.

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. Typical local streets are required to have a 50-foot width of right-of-way, 24 feet of paved driving lane, plus additional easements to accommodate utilities. This requirement may be varied by the reviewing body based on unique circumstances.

Map 2 depicts the street and lot layout for the subdivision. The co-housing subdivision is requesting a reduction of street width and pavement widths within the subdivision. A subdivision is proposing a reduced width of 36 feet to serve lots within the subdivision and a 50-foot wide main route as the main entrance road to the subdivision. The basis for the request is to accommodate the unique design and shared cooperative vision of the residents of the subdivision. The 36-foot wide roadway is not intended to accommodate automobiles on a regular basis but would be used by the utility vehicles, fire safety vehicles and the occasional vehicle needing to provide special services to the community. The roadway would serve a dual purpose as a bicycle and pedestrian route primarily serving the residents.

Condition 2.

The front building setbacks along all roadways providing utility services shall have a minimum distance of 10 feet.

Pedestrian and Bicycle facilities:

Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas. Sidewalks are provided along the south side of NW 27th Avenue with a connection to the interior roadway system; no additional internal sidewalks are provided. The intent of the design is to utilize the interior roadway system to serve pedestrian and bicycle circulation. One internal sidewalk is provided along the southeast section of the subdivision to offer connectivity to the adjacent commercial development.

Dedication of right-of-way.

The roadway systems within the subdivision are designed as private and intended to be maintained by an established home-owners association. 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 3.

Except as modified under this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual. The roadways shall remain private but shall adhere to all applicable standards and conditions of the design plat.

Utilities easements.

Easements are required with a minimum width of 20 feet along lot lines and must be separated from spacing allocated for street trees and tree lawns. Additional width may be required for sewer or stormwater management easements. Side lot line easements may be decreased to ten feet in width when serving a single

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electric, cable TV, gas or telephone utility. Adequate spacing is required to accommodate utilities, stormwater lines, fire hydrant equipment, facilities for telephone, cable, street trees and other necessary services.

Typically every attempt is made to accommodate utilities within the right-of-way widths. Where they cannot be accommodated within the public or private roadway corridors, easements are required for the provision of the related services. The code requires easements along property lines with a minimum width of 20 feet in addition to necessary spacing for other services. In the case of a single service for cable TV, gas or telephone, a 10-foot wide easement may be placed along the side property line. Given the reduced right-of-ways and significantly reduced front setbacks, special designs must be implemented to accommodate all utilities, street trees and landscaping.

Condition 4.

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

Condition 5.

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

Condition 6.

Prior to receiving final plat approval, the applicant must demonstrate that requested reductions can be implemented in a manner that would allow construction of roadways and sidewalks, placement of utilities and easements, stormwater facilities, provision of solid waste services, fire safety services, landscaping and reasonable separation between buildings.

Off-street Parking, Loading and Unloading:

The code requires that developments 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. This subdivision is not intended to provide parking on the individual lots; the parking requirement for single family dwellings is one per unit.

Condition 7.

Parking shall be provided to comply with the minimum requirements for the uses included within the subdivision. The required number of spaces shall be determined during development plan review for construction of the community facility and the parking areas.

Condition 8.

A common area for the provision of bicycle, scooter and motor-cycle parking shall be provided.

Condition 9.

A common area for the accommodation of community equipment and facilities such as boats and other recreational equipment shall be provided in appropriate areas. Recreational vehicles may not be actively operated within the subdivision.

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Condition 10.

The proposed carports shall have a setback equivalent to the setback requirement established in the RSF-4 zoning district. The carport shall be designed to ensure that the required dimensions of the parking spaces are not compromised.

ZONING DISTRICT REQUIREMENTS

The project does not meet development criteria to ensure consistency with the Land Development Code and compatibility with surrounding developments. The project has been analyzed against those listed criteria with recommendations and conditions to ensure that the project is in compliance with the adopted PD.

Condition 11.

The uses allowed on the property shall be those uses allowed by right and by Special Use Permit in the RSF-4 zoning district.

Condition 12.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code.

Tree Preservation and Landscaping:

The development proposal will be in general compliance with the landscape requirements as proposed in the ordinance. Along the north side of the internal roadway a landscape zone is provide but due to the planned use of solar equipment, the typical tree species will not be installed. Landscaping shall be provided in a manner that is compatible with the need to utilize solar equipment on the adjacent houses.

Condition 13.

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

Condition 14.

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

Condition 15.

A photometric plan for the central activity area and the parking lot shall be provided during development plan review for the specific phase.

Condition 16.

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 17.

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

Condition 18.

The community facilities provided for the subdivision shall be subject to development plan review in accordance with Article VII. Automobile, bicycle and scooter parking and landscaping for the community facility shall be addressed during development plan review.

Staff supports the modifications requested above

CLUSTER SUBDIVISION REQUIREMENTS:

Modifications and Cluster Open Space:

The cluster subdivision allows modifications and variations to the lot area, lot width and depth and minimum yard setback. Street widths and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not have an abutting side or rear yard which is less than that required for the abutting property.

The subdivision is requesting several of the modifications as listed below and complies with the standards for granting those modifications as listed under the cluster subdivision ordinance.

With reference to the west boundary of the subdivision, a portion of the adjacent property is improved and zoned RSF-4 requiring setbacks equivalent to the RSF-4 standards for lots 5, 6 and 7. This requirement is modified since the lots are not actually abutting the adjacent RSF-4. Staff has some minor concerns but considering the limited extent of the condition and the actual code language; staff recommends the setbacks as presented.

The subdivision meets the required Cluster Open Space consistent with the proposed lot size modifications.

The following is a list of changes requested by the applicant.

- (1) We would like to request that the minimum right of way width be allowed to be 30 feet instead of the 50 feet as required by code.
- (2) We would like to request a reduction in the minimum pavement width to 12 feet along the frontage road that will not have traffic and 6 feet along the minor streets off the frontage road. There will be a minimum of 20 foot stabilized area along all street areas so that emergency vehicles and utility vehicles can travel on them. The vehicular area will have a drive width between 18-24 feet.
- (3) We are requesting that sidewalks not be constructed along the streets as the streets will be used as walkways and that is why traffic will not be allowed on the main loop road except for emergencies or special circumstances.
- (4) We would like to request parking along the entrance street in order to only allow for pedestrian traffic throughout the remainder of the streets.

The applicant is also requesting modifications to the following requirements as depicted on the design plat:

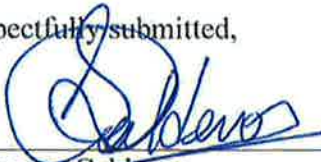
1. lot sizes,
2. setbacks,
3. provision of sidewalks,
4. provision of the landscape zone in some instances,
5. waiver of street tree requirements

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Conclusion:

The proposed subdivision is a unique approach to providing housing and does not fit the letter of the code as presented. The description outlined above lists the unique qualities and intent of the subdivision. However, the overall concept of the development finds a place in the goals, objectives and policies of the Comprehensive Plan and depicts several of the policies of the Comprehensive Plan. The subdivision differs from a regular subdivision in that it cannot comply with literal standards but utilizes the flexibility elements of the Land Development to attain compliance. One such technique is the Cluster Subdivision process; through that process, the applicant is requesting modifications which are feasible, allowed by the code and that would facilitate implementation of the goals and aspirations of a unique section of the community. Staff has reviewed the subdivision proposal against the standards of the Comprehensive Plan, the strict code requirements, and the flexibilities afforded. Staff has determined that subject to legislative approval and implementation of the conditions and comments of the TRC, 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 A1- Technical Review Committee Comments

Attachment A2- Additional GRU Comments

Attachment B – Development Plan Maps - Drawings

Attachment C – Relevant Goals, Objectives and Policies of the Comprehensive Plan

Attachment D – Application and Neighborhood Workshop Information

Attachment E – Response to TRC comments

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.

Condition 2.

The front building setbacks along all roadways providing utility services shall have a minimum distance of 10 feet.

Condition 3.

Except as modified under this petition, all roadways shall be constructed to the standards as specified in the Public Works Design Manual. The roadways shall remain private but shall adhere to all applicable standards and conditions of the design plat.

Condition 4. *During Construction Drawing review, the applicant must demonstrate that all utilities, stormwater, fire services as well as street landscaping can be accommodated within the rights-of-way designed*

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and/or available easement within the subdivision. Failure to comply with all requirements will require a re-consideration of the design plat by the City Commission.

Condition 5.

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

Condition 6.

Prior to receiving final plat approval, the applicant must demonstrate that requested reductions can be implemented in a manner that would allow construction of roadways and sidewalks, placement of utilities and easements, stormwater facilities, provision of solid waste services, fire safety services, landscaping and reasonable separation between buildings.

Condition 7.

Parking shall be provided to comply with the minimum requirements for the uses included within the subdivision. The required number of spaces shall be determined during development plan review for construction of the community facility and the parking areas.

Condition 8.

A common area for the provision of bicycle, scooter and motor-cycle parking shall be provided.

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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.

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

Condition 18.

The community facilities provided for the subdivision shall be subject to development plan review in accordance with Article VII. Automobile, bicycle and scooter parking and landscaping for the community facility shall be addressed during development plan review.

Attachment A1.
TECHNICAL REVIEW COMMITTEE

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

PETITION NO.	DB-15-052 SUB	DATE PLAN RECEIVED:	11/17/15	REVIEW TYPE: <input checked="" type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <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:	12/2/15	
		REVIEW LEVEL:	N/A	
PROJECT DESCRIPTION:	Petition DB-15-52 SUB: Fetner Engineering (Alison Fetner) agent for Gainesville Cohousing LLC, Owner. Design Plat review for a Cluster Subdivision. Zoned: RSF-4 (Single-family residential district 8 units/acre single-family residential district). Located at 4751 NW 27 th Avenue.			PROJECT PLANNER: Lawrence Calderon
PROJECT LOCATION:	Located at 4751 NW 27 th Avenue.			PROPERTY AGENT: Fetner Engineering (Alison Fetner)

RECOMMENDATIONS/REQUIREMENTS/COMMENT

• **Planning Comments**
Lawrence Calderon, Lead Planner, 334-5023

This petition is for design plat as a Cluster Subdivision within the RSF-4 zoning district and satisfies the application requirements. The plat is submitted as a Cluster Subdivision under the criteria as an infill development.

Concerning the actual design proposed:

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.
3. All easement documents must be submitted for review prior to final plat approval.
4. Sidewalks, shall be provided in compliance with the overall intent of the ordinance to facilitate safe pedestrian circulation within and outside the subdivision.

TRC COMMENTS

(CONTINUED)

5. A sidewalk is provided along the main street but no internal sidewalks are provided. Please explain the internal pedestrian circulation in light of the reduced street widths, the separated central community area and the proposal to provide a central solid waste area for all units within the subdivision.
6. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed 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 provided.
7. 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.
8. 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.
9. 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.
10. 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;
11. Lot 5 has a street side-setback of 5 along NW 27th Avenue; staff recommends 10-foot setback along that roadway; the same holds for the front setback of lot 5, lot 6 and lots 18 to 23.

TRC COMMENTS

(CONTINUED)

12. Existing trees shown on platted lots may be removed only after receiving a building permit for development on said lot. Trees shown to be removed within the rights-of-way and drainage basins may be removed during the period of construction of said utilities.
13. Street trees along the north side of "B" Street are not provided to facilitate placement of solar equipment on the adjacent houses. The required trees are placed elsewhere to compensate for trees not placed within the right-of-way. An alternate plan shall be presented during Construction Plan Review.
14. There shall be a connection from the subdivision to SW 47th Terrace. The connection shall be initially be designed for bicycle, pedestrian and emergency access but shall be designed with the potential of a full automobile connection in the future, if required by City of County transportation plans.
15. Modification of street, yard and lot requirements. Modifications and variations to the lot area, lot width and depth, minimum yard setback, street width and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not: Please provide a narrative justifying the modifications to the Cluster Subdivision in accordance with the above.
16. Staff supports the lot modifications as depicted on the plat except that the front setback for all lots shall be 10 feet; lots 5, 6 and 18 to 22 do not comply.
17. Per Sec. 30-190 (e) - Cluster subdivisions.
- No cluster subdivision of 50 acres or less shall have lot sizes that are less than the following for single family districts:

RSF-4 (4,300 square feet minus 25 percent) 3,225 square feet

18. (e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

	RSF-4	Gvl Cohousing
Maximum density	8 du/a	4.79 du/a
Minimum lot area	4,300 sq. ft.	3,265 to 4,079 sq. ft.
Minimum lot width at minimum front yard setback	50 ft.	37.5 to 56.5 ft.
Minimum lot depth	80 ft.	52 to 90 ft.
Minimum yard setbacks:		
Front	20 ft.	10 ft.
Side (interior)	7.5 ft.	5 ft.
Side (street)	7.5 ft.	5 ft.
Rear	10 ft.	5 ft.
Maximum building height	35 ft.	???

TRC COMMENTS

(CONTINUED)

Accessory Structures¹, Excluding Fences and Walls

Minimum front and side yard setbacks	Same requirements are for the principal structure.
Minimum yard setback, rear ²	5 ft.
Maximum building height	25 ft.
Transmitter towers ³	80 ft.

19. Accessory screen enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening materials.
20. One preengineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75% opaque.
21. Other accessory structures shall comply with the building setbacks as stated on the plat.
22. Cluster Open Space Requirement Each cluster subdivision that reduces lot sizes below the minimum area required by the zoning district in which is located shall provide cluster open space to be preserved and maintained for its scenic value, for recreational or conservation purposes and other related uses. This space shall be clearly indicated on the plat by the use of the words "cluster open space." The minimum amount of land to be designated as cluster open space shall be equivalent to 75 percent of the total amount of area by which each lot was reduced below the minimum lot size required in the zoning district plus any required wetland, creeks and associated buffer acreage in which the subdivision is located. Cluster open space is not required unless lot sizes are reduced below the minimum area required in a zoning district.
23. Private ownership. Where open space is not dedicated to the city or public use, it shall be protected by legal arrangements satisfactory to the city attorney sufficient to assure its maintenance and preservation for the purpose(s) intended. Covenants or other legal agreements shall specify, at a minimum, the ownership of the cluster open space, method of maintenance, maintenance of taxes and insurance, compulsory membership and assessment provisions; guarantees that any homeowners' association formed to own and maintain cluster open space will not be dissolved without the consent of the city; and any other provisions deemed necessary by the city attorney to meet the requirements of this section.¹ Please provide documentation to satisfy the above requirements.
24. Please indicate areas that will be constructed as rights-of-way and stormwater during the initial construction phase.
25. The parking and club house facilities will be required to go through separate development plan review.
26. Parking will be required to meet dimensions and standards as prescribed by the Code.
27. Clearing and grubbing is only allowed on the infrastructure portion; individual lots can be cleared only after a building permit is issued.
28. A note shall be placed indicating that the development shall not be a gated community.

GRU Comments (Approvable for DRB, Final Plans will not be approved unless all redlines or

TRC COMMENTS

(CONTINUED)

comments are satisfied)

Neal Beery, GRU New Services, 352-393-1413, newservices@gru.com

Please follow the link below for mark-ups:

https://www.dropbox.com/sh/gl0mquu5r2mt244/AADPdqLZFPmcJtb_1CcP-5cma?dl=0

GRU Water/Wastewater:

See link above for comments

GRU Real Estate:

(Approvable for DRB, Final Plans will not be approved unless all redlines or comments are addressed)

- Needs additional PUEs

GRU Electric: See link above for comments.

GRU Gas: (Approvable)

GRUCom: (Approvable)

Fire and Life Safety Services (Approvable)

Steve Hesson, Fire Inspector, 334-5065

1. Additional review will be required prior to Gainesville Fire Rescue approval of construction plans. The project must comply with the current edition of the Florida Fire Prevention Code and the Gainesville City Code of Ordinances, considering FD access, Fire protection systems, Fire hydrant locations as well as estimated and actual fire flow rates. [Gainesville Fire Prevention and Protection Code Sec 10-5]

Environmental Comments: Approvable as submitted.

John Hendrix, Environmental Coordinator

E-mail: hendrixjw@cityofgainesville.org; Phone: 352-393-8347

Approvable as submitted

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.

Building Department Comments 12/10/15 approvable

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

patricklr@cityofgainesville.org

Approvable

Urban Forestry Comments (Approvable as submitted)

TRC COMMENTS

(CONTINUED)

Earline Luhrman, Urban Forestry Inspector, 393-8188

11/20/15

1.Approvable as submitted.

Public Works Department Comments (APPROVABLE - Subject to Comments)
Erika Morin, GIS Intern, 393-8483, morinek@cityofgainesville.org

Roadway & Site Design : NO COMMENTS - Reviewed by : Rick Melzer (352) 393-8407

Stormwater Management : NO COMMENTS - Reviewed by : Andrew Roberts (352) 393-8408

Transportation Planning : COMMENTS - Reviewed by : Debbie Leistner (352) 393-8412
 1. The response to comments indicate that a sidewalk has been provided from the clubhouse area to the internal pedestrian street. However, it is unclear where this sidewalk is, since it is not shown with the same pattern as the other sidewalks on the plan.

Survey : **COMMENTS** - Reviewed by : Pat Durbin (352) 393-8194
 Surveyor's Note 10 needs to change bearing basis to the North line of Lot 51.
 Add note stating that "Monuments shall be set at all lot corners..." (Ch 177.091 item (9), FSS)
 Is the drainage easement Private? If so, then it needs to be added to Surveyor's note 7. If it is intended to be Public, does the city agree to maintain it? If so then the Dedication needs to add language that states maintenance is limited to storm water function only.

Inspections : NO COMMENTS - Reviewed by : Matt Williams (352) 393-8416

GPD Crime Prevention Unit Comments (INSERT REVIEW RESULT)
Dr. Richard Schneider, rschnei@ufl.edu

Street lighting shall be based on regular standards.
 Lighting for the community center and other activities shall be reviewed during development plan review.

Hazardous Materials - ACEPD (INSERT REVIEW RESULT)
Agustin Olmos, Water Resources Supervisor, PE, 264-6800

No Comments.

Attachment A1.
TECHNICAL REVIEW COMMITTEE

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

PETITION NO.	DB-15-052 SUB	DATE PLAN RECEIVED:	11/17/15	REVIEW TYPE: <input checked="" type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <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:	12/2/15	
		REVIEW LEVEL:	N/A	
PROJECT DESCRIPTION:	Petition DB-15-52 SUB: Fetner Engineering (Alison Fetner) agent for Gainesville Cohousing LLC, Owner. Design Plat review for a Cluster Subdivision. Zoned: RSF-4 (Single-family residential district 8 units/acre single-family residential district). Located at 4751 NW 27 th Avenue.			PROJECT PLANNER: Lawrence Calderon
PROJECT LOCATION:	Located at 4751 NW 27 th Avenue.			PROPERTY AGENT: Fetner Engineering (Alison Fetner)

RECOMMENDATIONS/REQUIREMENTS/COMMENT

• **Planning Comments**
Lawrence Calderon, Lead Planner, 334-5023

This petition is for design plat as a Cluster Subdivision within the RSF-4 zoning district and satisfies the application requirements. The plat is submitted as a Cluster Subdivision under the criteria as an infill development.

Concerning the actual design proposed:

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.
3. All easement documents must be submitted for review prior to final plat approval.
4. Sidewalks, shall be provided in compliance with the overall intent of the ordinance to facilitate safe pedestrian circulation within and outside the subdivision.

TRC COMMENTS

(CONTINUED)

5. A sidewalk is provided along the main street but no internal sidewalks are provided. Please explain the internal pedestrian circulation in light of the reduced street widths, the separated central community area and the proposal to provide a central solid waste area for all units within the subdivision.
6. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed 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 provided.
7. 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.
8. 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.
9. 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.
10. 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;
11. Lot 5 has a street side-setback of 5 along NW 27th Avenue; staff recommends 10-foot setback along that roadway; the same holds for the front setback of lot 5, lot 6 and lots 18 to 23.

TRC COMMENTS

(CONTINUED)

12. Existing trees shown on platted lots may be removed only after receiving a building permit for development on said lot. Trees shown to be removed within the rights-of-way and drainage basins may be removed during the period of construction of said utilities.
13. Street trees along the north side of "B" Street are not provided to facilitate placement of solar equipment on the adjacent houses. The required trees are placed elsewhere to compensate for trees not placed within the right-of-way. An alternate plan shall be presented during Construction Plan Review.
14. There shall be a connection from the subdivision to SW 47th Terrace. The connection shall be initially be designed for bicycle, pedestrian and emergency access but shall be designed with the potential of a full automobile connection in the future, if required by City of County transportation plans.
15. Modification of street, yard and lot requirements. Modifications and variations to the lot area, lot width and depth, minimum yard setback, street width and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not: Please provide a narrative justifying the modifications to the Cluster Subdivision in accordance with the above.
16. Staff supports the lot modifications as depicted on the plat except that the front setback for all lots shall be 10 feet; lots 5, 6 and 18 to 22 do not comply.
17. Per Sec. 30-190 (e) - Cluster subdivisions.
- No cluster subdivision of 50 acres or less shall have lot sizes that are less than the following for single family districts:

RSF-4 (4,300 square feet minus 25 percent) 3,225 square feet

18. (e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

	RSF-4	Gvl Cohousing
Maximum density	8 du/a	4.79 du/a
Minimum lot area	4,300 sq. ft.	3,265 to 4,079 sq. ft.
Minimum lot width at minimum front yard setback	50 ft.	37.5 to 56.5 ft.
Minimum lot depth	80 ft.	52 to 90 ft.
Minimum yard setbacks:		
Front	20 ft.	10 ft.
Side (interior)	7.5 ft.	5 ft.
Side (street)	7.5 ft.	5 ft.
Rear	10 ft.	5 ft.
Maximum building height	35 ft.	???

TRC COMMENTS

(CONTINUED)

Accessory Structures¹, Excluding Fences and Walls

Minimum front and side yard setbacks	Same requirements are for the principal structure.
Minimum yard setback, rear ²	5 ft.
Maximum building height	25 ft.
Transmitter towers ³	80 ft.

19. Accessory screen enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening materials.
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24. Please indicate areas that will be constructed as rights-of-way and stormwater during the initial construction phase.
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27. Clearing and grubbing is only allowed on the infrastructure portion; individual lots can be cleared only after a building permit is issued.
28. A note shall be placed indicating that the development shall not be a gated community.

GRU Comments (Approvable for DRB, Final Plans will not be approved unless all redlines or

TRC COMMENTS

(CONTINUED)

comments are satisfied)

Neal Beery, GRU New Services, 352-393-1413, newservices@gru.com

Please follow the link below for mark-ups:

https://www.dropbox.com/sh/gl0mquu5r2mt244/AADPdqLZFPmcJtb_1CcP-5cma?dl=0

GRU Water/Wastewater:

See link above for comments

GRU Real Estate:

(Approvable for DRB, Final Plans will not be approved unless all redlines or comments are addressed)

- Needs additional PUEs

GRU Electric: See link above for comments.

GRU Gas: (Approvable)

GRUCom: (Approvable)

Fire and Life Safety Services (Approvable)

Steve Hesson, Fire Inspector, 334-5065

1. Additional review will be required prior to Gainesville Fire Rescue approval of construction plans. The project must comply with the current edition of the Florida Fire Prevention Code and the Gainesville City Code of Ordinances, considering FD access, Fire protection systems, Fire hydrant locations as well as estimated and actual fire flow rates. [Gainesville Fire Prevention and Protection Code Sec 10-5]

Environmental Comments: Approvable as submitted.

John Hendrix, Environmental Coordinator

E-mail: hendrixjw@cityofgainesville.org; Phone: 352-393-8347

Approvable as submitted

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.

Building Department Comments 12/10/15 approvable

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

patricklr@cityofgainesville.org

Approvable

Urban Forestry Comments (Approvable as submitted)

TRC COMMENTS

(CONTINUED)

Earline Luhrman, Urban Forestry Inspector, 393-8188

11/20/15

1.Approvable as submitted.

Public Works Department Comments (APPROVABLE - Subject to Comments)
Erika Morin, GIS Intern, 393-8483, morinek@cityofgainesville.org

Roadway & Site Design : NO COMMENTS - Reviewed by : Rick Melzer (352) 393-8407

Stormwater Management : NO COMMENTS - Reviewed by : Andrew Roberts (352) 393-8408

Transportation Planning : COMMENTS - Reviewed by : Debbie Leistner (352) 393-8412
 1. The response to comments indicate that a sidewalk has been provided from the clubhouse area to the internal pedestrian street. However, it is unclear where this sidewalk is, since it is not shown with the same pattern as the other sidewalks on the plan.

Survey : **COMMENTS** - Reviewed by : Pat Durbin (352) 393-8194
 Surveyor's Note 10 needs to change bearing basis to the North line of Lot 51.
 Add note stating that "Monuments shall be set at all lot corners..." (Ch 177.091 item (9), FSS)
 Is the drainage easement Private? If so, then it needs to be added to Surveyor's note 7. If it is intended to be Public, does the city agree to maintain it? If so then the Dedication needs to add language that states maintenance is limited to storm water function only.

Inspections : NO COMMENTS - Reviewed by : Matt Williams (352) 393-8416

GPD Crime Prevention Unit Comments (INSERT REVIEW RESULT)
Dr. Richard Schneider, rschnei@ufl.edu

Street lighting shall be based on regular standards.
 Lighting for the community center and other activities shall be reviewed during development plan review.

Hazardous Materials - ACEPD (INSERT REVIEW RESULT)
Agustin Olmos, Water Resources Supervisor, PE, 264-6800

No Comments.

Attachment "A2"
Additional GRU Comments



Date Routed: 11/18/2015 Utility Construction Plan Review # Plat Dsgn

Plan Review Meeting Date: _____ Comments Due to New Services
(PR1 only) _____ by: 12/2/2015

Return to GRU New Services:
Interoffice -Station A-111 or Email: NewServices@gru.com

PROJECT Gainesville Cohousing
LOCATION 4751 NW 27th Ave
EOR Alison Fetner email:fetnereng@aol.com

- ELECTRIC - Kelly McCoy
- GRUCOM - Mike Chappell
- GAS - Phil Lancaster
- WATER/WASTEWATER - Doug Reich
- LAND RIGHTS - Ann Mullins

REVIEW COMMENTS: NO COMMENTS.

REVIEWED BY: MICHAEL R. CHAPPELL DATE: 11/30/2015 PHONE: (352) 598-6923

E-MAIL: CHAPPELLMR@GRU.COM

- Design Approved
- Not Approved
- This plan is not approved as submitted - other permits or documents required **before** the Utility Construction Permit can be issued - **see page two of this sheet.**
- This plan is approved as submitted.

**Please note that New Services' staff will request
submittal of revisions after completion of review by all utilities.**

For Street Vacation, Design Plat:

- Approvable for DRB
- Not Approvable for DRB
- Approvable for DRB conditional upon approval of Development Plans

BOX #



Date Routed: 11/18/2015 Utility Construction Plan Review # Plat Dsgn 2
Plan Review Meeting Date: _____ Comments Due to New Services
(PR1 only) _____ by: 12/2/2015

Return to GRU New Services:
Interoffice -Station A-111 or Email: NewServices@gru.com

PROJECT Gainesville Cohousing
LOCATION 4751 NW 27th Ave
EOR Alison Fetner email: fetnereng@aol.com

- ELECTRIC - Kelly McCoy
- GRUCOM - Mike Chappell
- GAS - Phil Lancaster
- WATER/WASTEWATER - Doug Reich
- LAND RIGHTS - Ann Mullins



REVIEW COMMENTS: _____

REVIEWED BY: Douglas E Reich DATE: 11/23/15 PHONE: 393-1638
E-MAIL: REICHDE@GRU.COM

- Design Approved
- Not Approved
- This plan is not approved as submitted - other permits or documents required **before** the Utility Construction Permit can be issued - see page two of this sheet..
- This plan is approved as submitted.

Please note that New Services' staff will request submittal of revisions after completion of review by all utilities.

For Street Vacation, Design Plat:

- Approvable for DRB
- Not Approvable for DRB
- Approvable for DRB conditional upon approval of Development Plans

BOX #

W/MW

BEFORE CONSTRUCTION PERMITS ARE RELEASED

- City R/W Use Permit - When any work uses the City's or GRU's property such as a driveway crossing (C of G Ingress Egress Permit)
- FDOT Permit & Indemnification Addendum - Any work performed within a State R/W
Such as utility crossings and extensions
- ACPWD Joint Utility Permit - Any work performed within a County R/W
Such as utility crossings and extensions
- FDEP Permit - Water or Wastewater lines 12" or larger
- Railroad R/W Permit - Any work performed within a RR R/W
- Clay Electric R/W Permit
- Duke Energy R/W Permit
- Off-site Easements to be obtained
- Private Easements to be obtained
- Meter Room Easement to be obtained Water Electric
- Oversizing Agreement & Spreadsheet
- ADF and Peak Calculations Received & Approved - for 1.5" and larger meters
- ISO and NFPA-1 Fire flow Calculations – signed & sealed
- Peak Fire line flow Calculations
- Private or Partial Ownership Agreement
- Reclaimed Water Reimbursement Agreement & documentation
- Lift Station and/or Force Main Rebate Agreement & Spreadsheet
- Grease Trap Permit Application
- Wellfield Protection Permit
- City Commission Approval - GRU Oversizing Share greater than \$50,000
- Alachua County Commission Approval - Utilities to be extended outside of the Urban Service Boundary
- Electric Load Calculations &/or Riser Diagram from licensed PE
- Rental Light Agreement to be signed
- Gas Load Calculation, Btu per hour
- Owner/Developer Utility Agreement Form

Please refer to the Plan Review Application Checklist for a detailed list of requirements to be met prior to GRU Construction Permit issuance.

Updated: 8/29/14

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF LOT 21 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 55, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN S. 89°44'10" E., ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 664.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID NORTH LINE, RUN S. 00°19'52" W., ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 43.75 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 00°19'52" W., ALONG SAID EAST LINE, A DISTANCE OF 616.68 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE DEPARTING SAID EAST LINE, RUN N. 89°24'47" W., ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.44 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N. 00°14'23" E., A DISTANCE OF 642.31 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (RIGHT-OF-WAY WIDTH Varies); THENCE RUN S. 83°31'01" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 0°11'05", A RADIUS OF 730.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 88°28'25" E., 18.77 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 89°44'10" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 18°09'20", A RADIUS OF 121.60 FEET, AND A CHORD BEARING AND DISTANCE OF S. 80°11'39" E., 45.50 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.77 FEET TO THE POINT OF BEGINNING, CONTAINING 4.78 ACRES, MORE OR LESS.

LEGEND:

- 4" x 4" CONCRETE MONUMENT
NO IDENTIFICATION
1" x 1" x 4" CONCRETE MONUMENT
P.M. L.B. 8884
FOUND NAIL & DISK P.L.B. 3048
SET NAIL & DISK L.B. 8884
BRICKWORK SETBACK LINE
ELEV. = ELEVATION
P.B. = PLAT BOOK
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
TYP. = TYPICAL

CURVE TABLE:

Table with columns: CURVE, RADIUS, TANGENT, LENGTH, DELTA, CHORD, CHORD BEARING. Includes data for curves C-1 through C-7.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

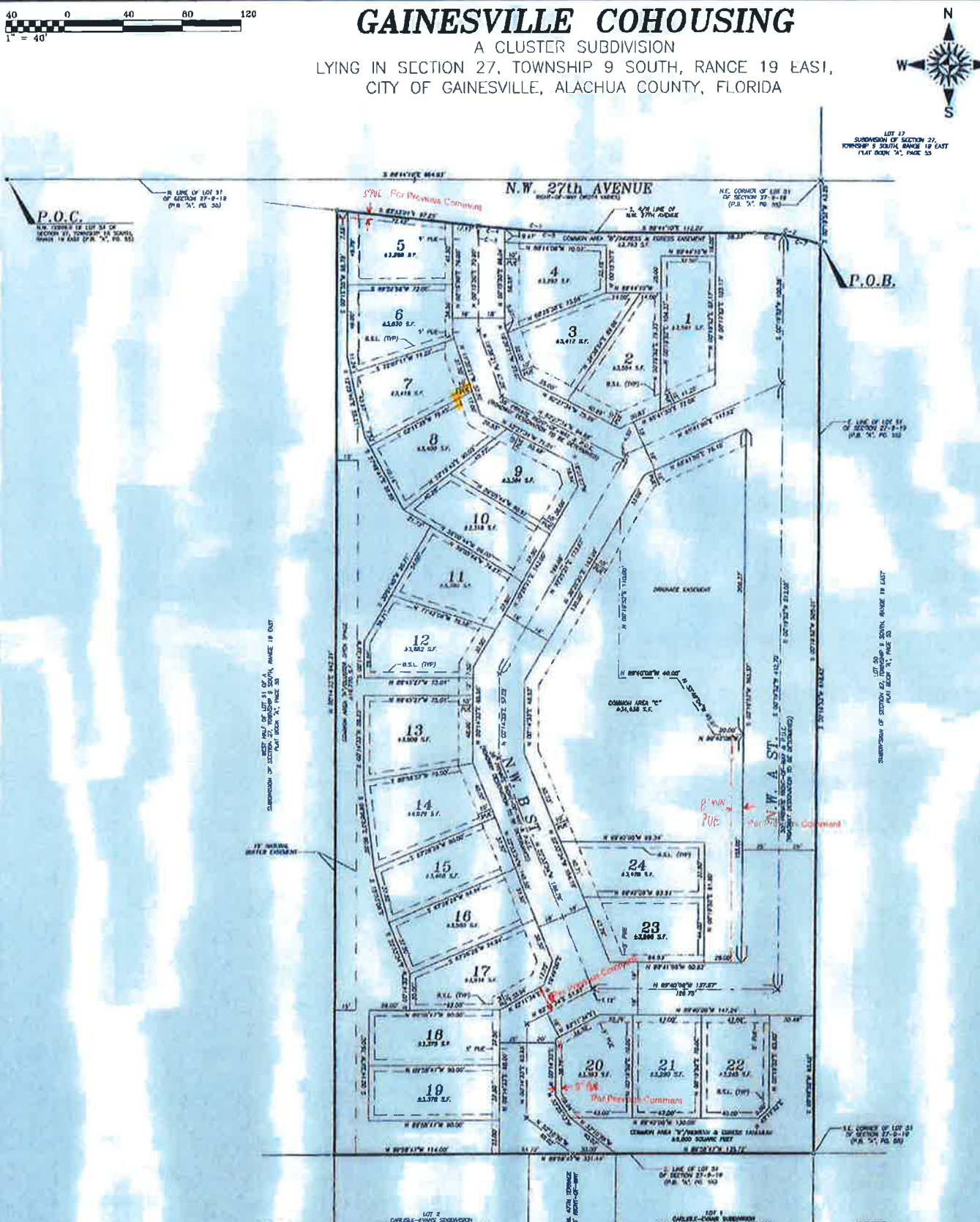
SURVEYOR'S NOTES:

- 1) ALL LOCATIONS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S. 89°44'10" E. FOR THE SOUTH LINE OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST.
2) MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1/10,000'.
3) ALL PERMANENT CONTROL POINTS AND MONUMENTS SHALL BE SET AS PER 177.09(8) AND 177.09(9), FLORIDA STATUTES.
4) BUILDING SETBACKS AS FOLLOWS: (UNLESS OTHERWISE SHOWN): FRONT - 5'; SIDE - 4'; SIDE (STREET) - 4'; REAR - 4'.
5) IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 125107-0292-D, DATED 8/14/2006, THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCANNED FROM SAID MAP. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7) THE COMMON AREAS SHOWN HEREON WILL BE CONVEYED TO THE GAINESVILLE COHOUSING HOMEOWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.

GAINESVILLE COHOUSING

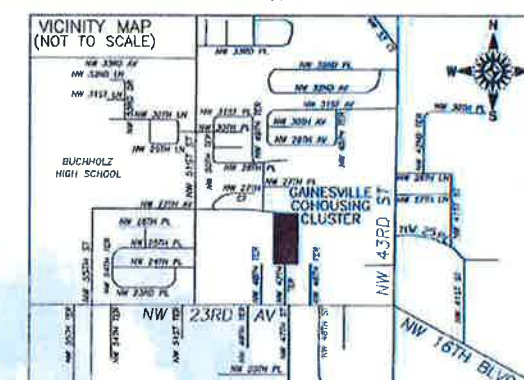
A CLUSTER SUBDIVISION

LYING IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



PLAT BOOK ____, PAGE ____, SHEET 1 OF 1

NOT FOR FINAL RECORDING THIS IS NOT A BOUNDARY SURVEY



OWNERS CERTIFICATION & DEDICATION:

GAINESVILLE COHOUSING, LLC, DOES HEREBY CERTIFY TO BE THE OWNER OF THE LANDS DESCRIBED HEREIN, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED, AND TO BE KNOWN AS "GAINESVILLE COHOUSING", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

Signature line for Brooks H. Nelson, Managing Member, Gainesville Cohousing, LLC.

STATE OF FLORIDA, COUNTY OF ALACHUA:

I HEREBY CERTIFY THAT THE THIS DAY APPROXIMATELY APPARENTLY BEFORE ME, BROOKS H. NELSON, MANAGING MEMBER, GAINESVILLE COHOUSING, LLC, KNOWN TO ME TO BE THE PERSONS HEREIN EXPRESSED AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE THEREIN EXPRESSED.

Signature line for Notary Public, State of Florida, by Commission Expires.

CERTIFICATION OF APPROVAL FOR CITY OF GAINESVILLE, FLORIDA:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

- SUBDIVISION REQUIREMENTS:
CITY SURVEYOR: DATE
ENGINEERING REQUIREMENTS:
DIRECTOR OF PUBLIC WORKS: DATE
ACCEPTED BY THE DEVELOPMENT REVIEW BOARD:
DIRECTOR OF COMMUNITY DEVELOPMENT: DATE
FORM AND LEGALITY OF DEDICATION:
CITY ATTORNEY: DATE
UTILITY REQUIREMENTS:
GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES: DATE
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS:
CITY MANAGER: DATE
ACCEPTED BY CITY COMMISSION:
CLERK OF CITY COMMISSION: DATE
RECORDED AND FILED FOR RECORD THIS: DATE OF 2015.
CLERK: DEPUTY CLERK

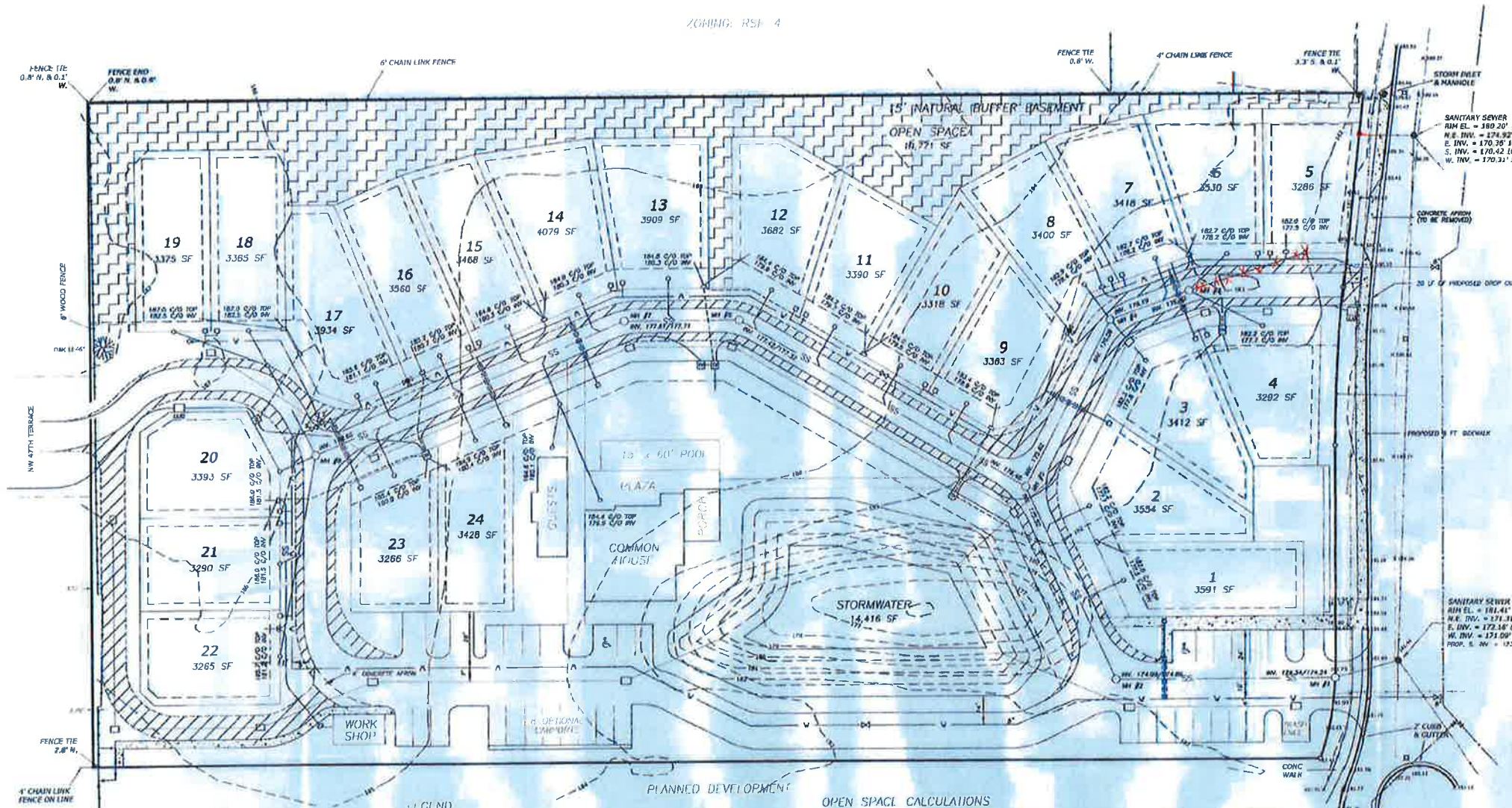
CERTIFICATE OF LAND SURVEYOR:

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "GAINESVILLE COHOUSING", IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION, AND THAT SAID PLAT AND SURVEY CONFORMS WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 112, PART 1, FLORIDA STATUTES.

RECEIVED stamp from BRINKMAN SURVEYING & MAPPING, INC. dated NOV 19 2015. Includes address: 4807 N.W. 8th STREET SUITE 0, GAINESVILLE, FL 32609.

Handwritten notes: Plat Design 2, w/w/w

ZONING: RSI-4



- LEGEND
- UNPAVED STABILIZED AREA (LBR 40) - 1247 SY
 - PAVED ROADS - 3305 SY
 - OPEN SPACE = 19,471 SF
 - SIDEWALKS = 2863 SF
 - TRANSFORMER (42" X 48")
 - SECONDARY ENCLOSURE (17" X 31")
 - 3" PVC (ELECTRICAL CONDUIT)
 - 2.5" PVC (ELECTRICAL CONDUIT)

OPEN SPACE CALCULATIONS

ZONING DISTRICT MIN. AREA OF LOTS = 24 (4300) = 103,200 SF
 CLUSTER AREA LOT TOTALS PROVIDED = 83,580
 DIFFERENCE = 19,620 SF
 MIN. CLUSTER OPEN SPACE REQUIRED @ 75% = 14,715 SF
 CLUSTER OPEN SPACE PROVIDED: 19,771 SF

SOILS-THE SOILS AS EVALUATED BY GSE ON SEPTEMBER 2012 ARE VERY LOOSE SANDY SOILS WITH A WATER TABLE APPROXIMATELY 11.5 FEET BELOW THE SURFACE AND VERY HIGH INFILTRATION RATE OF 36 FEET PER DAY HORIZONTALLY AND 24 FEET PER DAY VERTICALLY.

UTILITIES-WATER AND SEWER ARE READILY AVAILABLE AND A SCHEMATIC OF THE WATER, SEWER AND ELECTRIC ARE SHOWN ON THE ABOVE PLAN. THE WATER WILL BE BROUGHT IN FROM NW 27TH AVE AND LOOPED AROUND THE SUBDIVISION WITH HYDRANTS PLACE WITHIN 500 FEET OF ALL STRUCTURES. FLOW TESTS HAVE BEEN PERFORMED BY GRU ON THE AREA HYDRANTS AND THE FLOWS ARE SUFFICIENT.

INVASIVE SPECIES REMOVAL- THERE ARE NO INVASIVE SPECIES WITHIN THE PROPERTY CURRENTLY. FUTURE INVASIVE SPECIES REMOVAL WILL BE PROVIDED WITH THE FINAL LANDSCAPE PLAN.

FIRE PROTECTION - THE SITE AND BUILDINGS WILL BE DESIGNED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION AND PROTECTION CODE SECTION 10-5(a) & (b).

THIS IS NOT A GATED COMMUNITY

Most of the W/WW comments from 10/12/15 have not been addressed.

ZONING: RSI-4
 LAND USE: RESIDENTIAL
 DENSITY: 24 DW/1,298 = 5.84 DWELLING UNITS PER ACRE
 RSI-4 ALLOWS 9 DWELLING UNITS PER ACRE

Activity	Initials	Date
Designed By	TD	2/15
Drawn By	TD	2/15
Checked By	AAF	3/15

FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
 364 NORTH SR 21, HAWTHORNE, FLORIDA 32840
 PHONE NO. (352) 481-4078 FAX (352) 481-4821
 CA: 26061

DATE: 14-005
 SHEET: C-1

GAINESVILLE COHOUSING, LLC
 CONCEPT LAYOUT

PREPARED BY:
ZAMIA DESIGN
 Landscape Architecture
 3459 NW 13th Avenue
 Gainesville, Florida 32605
 PH. 352-373-9220 Fax 352-845-7717
 LIC. 2600252

PREPARED FOR:
GAINESVILLE CO-HOUSING, LLC
 GAINESVILLE, FL

PROJECT:
GAINESVILLE CO-HOUSING SUBDIVISION

SHEET TITLE:
**DESIGN PLAT
 PLAN REVIEW
 GENERAL LANDSCAPE PLAN**

PROJECT PHASE:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
October 6, 2015

REVISIONS		
NO.	DATE	COMMENTS

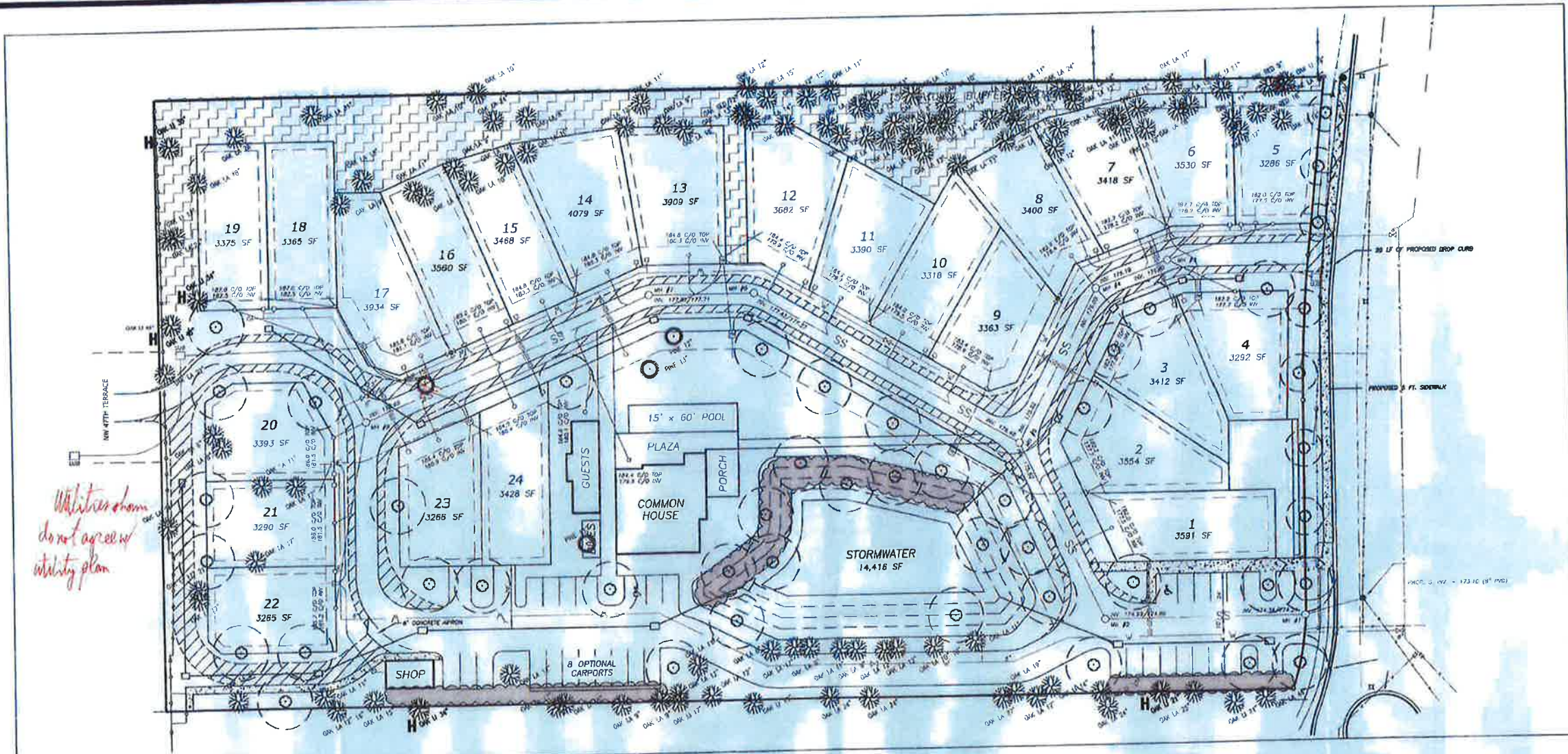
PROFESSIONAL SEAL:

LAWRENCE E. TEAGUE
 FLORIDA: LA0001582

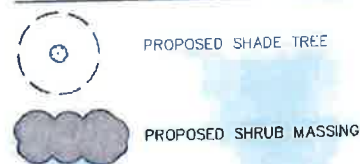
PROJECT NUMBER:
14011.1

DRAWN BY: **LET** CHECKED BY: **LET**

SHEET NUMBER:
L-2



LEGEND



LANDSCAPE NOTES

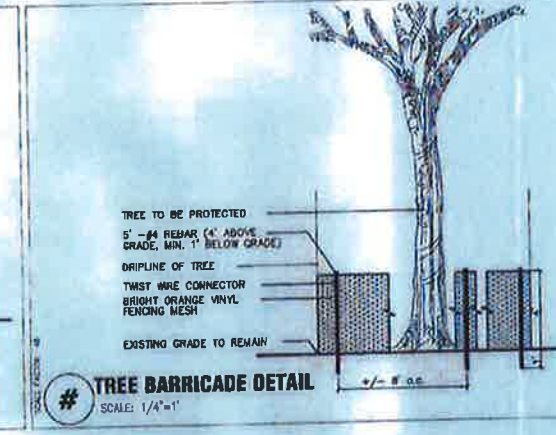
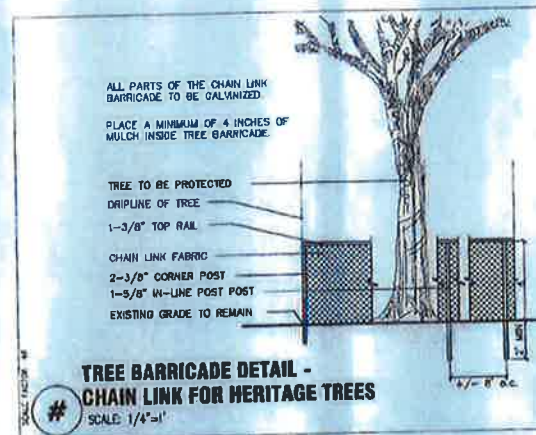
ALL TREES TO MAINTAIN A MINIMUM 7.5 FOOT OFFSET FROM UTILITY LINES.

STORMWATER BASIN PERIMETER EQUALS 560 LF
 $560 / 35 = 16$ TREES
 16 REQUIRED - 9 EXISTING = 7 NEW TREES NEEDED.

TO FACILITATE SOLAR ARRAYS ON THE HOUSES, STREET TREES HAVE BEEN LOCATED ONLY ON THE EAST SIDE OF THE WESTERN LOOP ROAD. THE ADDITIONAL TREES REQUIRED TO MEET THE CODE FOR STREET TREES WILL BE LOCATED THROUGHOUT THE SITE (OPEN SPACES, LOTS AND AROUND THE STORMWATER BASIN).

STREET TREES ALONG NW 27th AVENUE MUST BE UNDERSTORY TREES DUE TO THE OVERHEAD ELECTRIC.

ALL SHADE TREES TO COME FROM THE APPROPRIATE COLUMN OF THE GAINESVILLE TREE LIST.



TREE BARRICADE NOTES

- TREE BARRICADES (BARRIER ZONES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR THE STORAGE OF MATERIALS.
- BARRICADES SHALL BE PLACED AS SHOWN ON THE TREE PRESERVATION PLAN PRIOR TO ANY CLEARING, CRUBBING, DEMOLITION OR CONSTRUCTION ON SITE. WHEREVER POSSIBLE, BARRICADES WILL BE CONSTRUCTED AT THE DRIPLINE.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- PROTECTIVE BARRICADES SHALL REMAIN IN PLACE AND INTACT THROUGHOUT THE CONSTRUCTION PHASE UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN OR CONSTRUCTION NEEDS DICTATE A TEMPORARY REMOVAL THAT WILL NOT HARM THE TREES. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.
- NO CONSTRUCTION EQUIPMENT, MACHINERY, BUILDING MATERIALS, SUPPLIES, FUELS, OR CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.



ATTACHMENT "B"

Development Plan Maps and Drawings

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 55, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

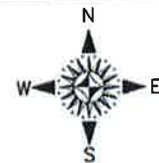
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN S. 89°44'10" E., ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 664.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID NORTH LINE, RUN S. 00°19'52" W., ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 00°19'52" W., ALONG SAID EAST LINE, A DISTANCE OF 618.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID EAST LINE, RUN N. 89°58'47" W., ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.44 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N. 00°14'33" E., A DISTANCE OF 642.31 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN S. 83°33'01" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 6°11'08", A RADIUS OF 730.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 86°30'35" E., 78.77 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 1°08'58", A RADIUS OF 137.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 80°11'39" E., 45.40 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.71 FEET TO THE POINT OF BEGINNING, CONTAINING 4.798 ACRES, MORE OR LESS.



GAINESVILLE COHOUSING

A CLUSTER SUBDIVISION

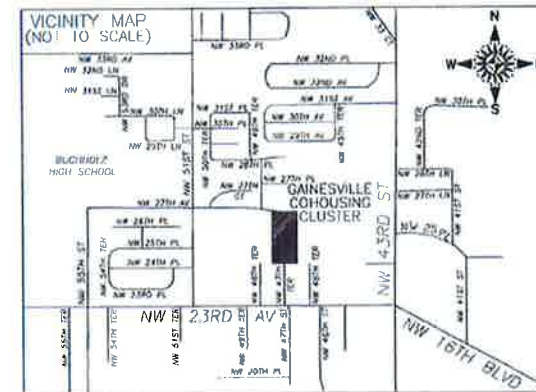
LYING IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



PLAT BOOK _____, PAGE _____

NOT FOR FINAL RECORDING THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 1



LEGEND:

- = FOUND 4" x 4" CONCRETE MONUMENT NO IDENTIFICATION
□ = SET 4" x 4" CONCRETE MONUMENT PER M. L.B. 6894
x = FOUND NAIL & DISK P.L.S. 5548
+ = SET NAIL & DISK L.B. 6894
--- = REMOVED SETBACK LINE
ELEV. = ELEVATION
P.B. = PLAT BOOK
P.G. = PAGE
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY
S.T. = SQUARE FEET
END = TYPICAL

CURVE TABLE:

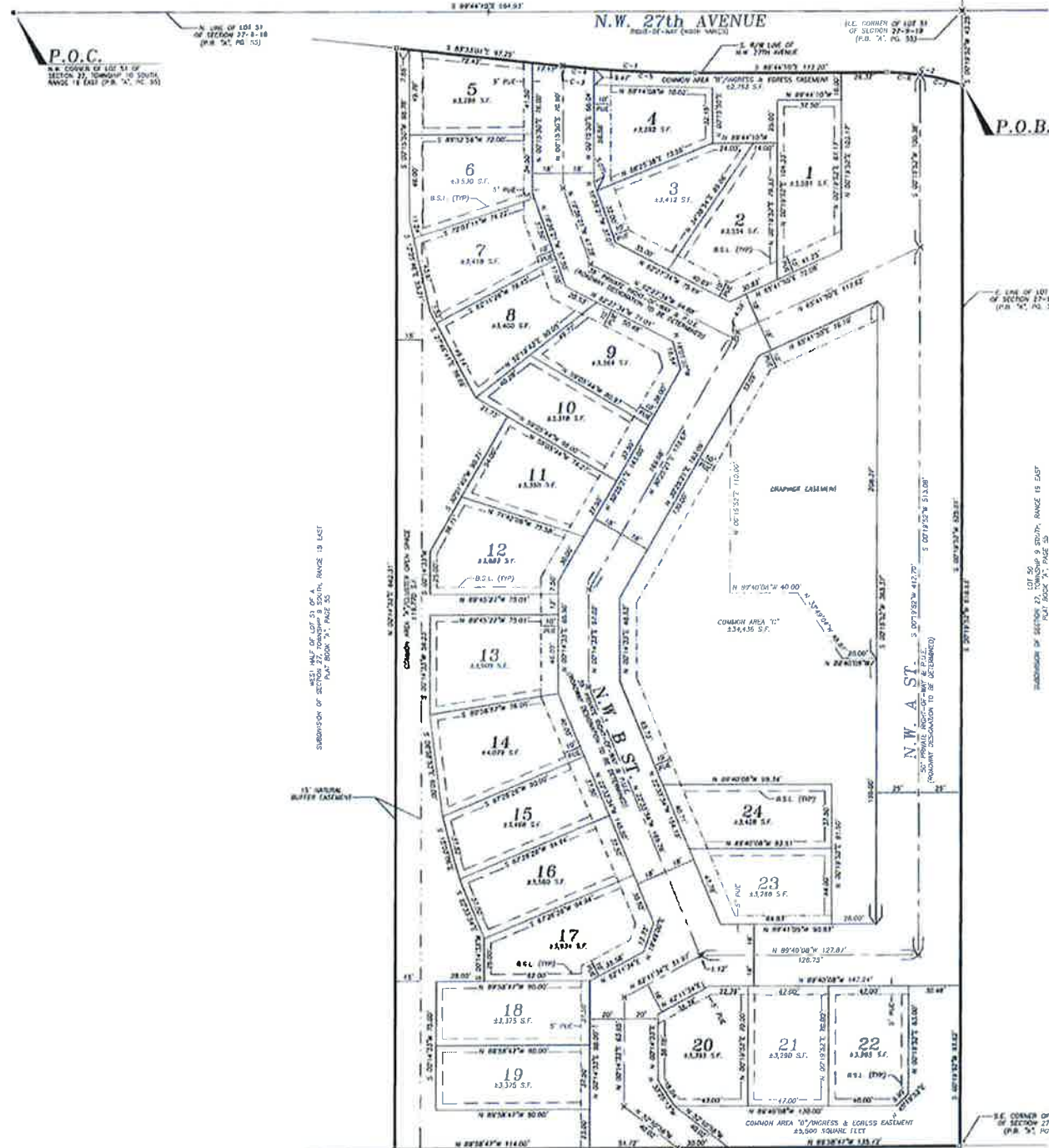
Table with columns: CURVE, RADIUS, TANGENT, LENGTH, DELTA, CHORD, CHORD BEARING. Contains data for curves C-1 through C-7.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S. 89°44'10" E. FOR THE SOUTH LINE OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST.
2) MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1":10,000".
3) ALL PERMANENT CONTROL POINTS AND MONUMENTS SHALL BE SET AS PER 177.091(8) AND 177.091(9), FLORIDA STATUTES.
4) BUILDING SETBACKS AS FOLLOWS: (UNLESS OTHERWISE SHOWN): FRONT - 5'; SIDE - 4'; SIDE (STREET) - 4'; REAR - 4'
5) IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 125107-0292-D, DATED 8/16/2006, THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM SAID MAP. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
7) THE COMMON AREAS SHOWN HEREON WILL BE CONVEYED TO THE GAINESVILLE COHOUSING HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.



OWNERS CERTIFICATION & DEDICATION:

GAINESVILLE COHOUSING, LLC, DOES HEREBY CERTIFY TO BE THE OWNER OF THE LANDS DESCRIBED HEREIN, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED, AND TO BE KNOWN AS 'GAINESVILLE COHOUSING', AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

WITNESSES: BROOKS H. NELSON, MANAGING MEMBER, GAINESVILLE COHOUSING, LLC; WITNESS

STATE OF FLORIDA, COUNTY OF ALACHUA:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BROOKS H. NELSON, MANAGING MEMBER, GAINESVILLE COHOUSING, LLC, KNOWN TO ME TO BE THE PERSONS HEREIN EXPRESSED AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE THEREIN EXPRESSED.

WITNESS BY MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES: _____

CERTIFICATION OF APPROVAL FOR CITY OF GAINESVILLE, FLORIDA:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS.

SURVEYING REQUIREMENTS:

CITY SURVEYOR _____ DATE _____

ENGINEERING REQUIREMENTS:

DIRECTOR OF PUBLIC WORKS _____ DATE _____

ACCEPTED BY THE DEVELOPMENT REVIEW BOARD: _____

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

FORM AND LEGALITY OF DEDICATION:

CITY ATTORNEY _____ DATE _____

UTILITY REQUIREMENTS:

GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES _____ DATE _____

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS

CITY MANAGER _____ DATE _____

ACCEPTED BY CITY COMMISSION: _____

CLERK OF CITY COMMISSION _____ DATE _____

RECEIVED AND FILED FOR RECORD THIS _____ DAY OF _____, 2015.

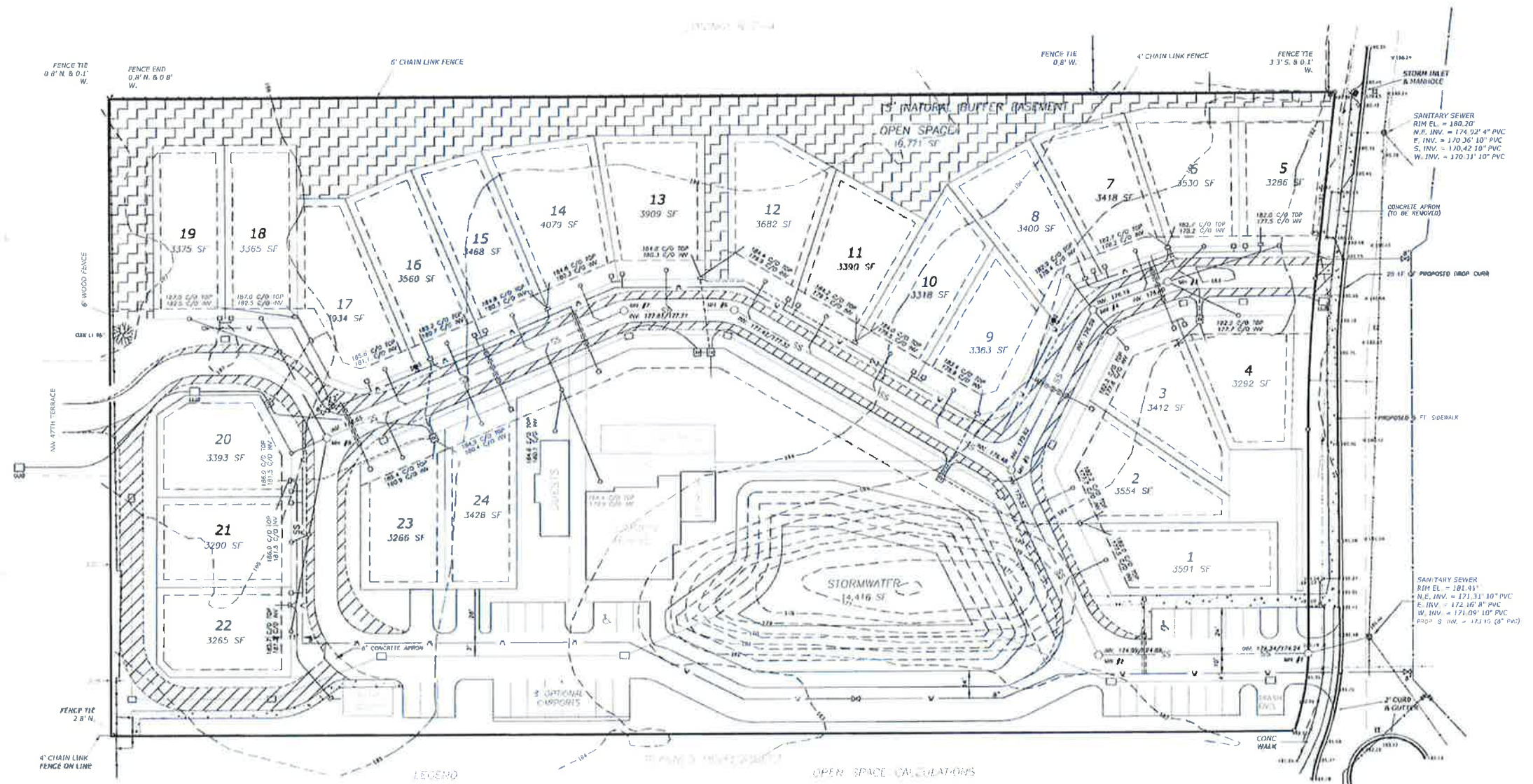
CLERK _____ DEPUTY CLERK _____

CERTIFICATE OF LAND SURVEYOR:

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED 'GAINESVILLE COHOUSING' IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND THAT SAID PLAT AND SURVEY COMPLY WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, FLORIDA STATUTES.

JAMES E. SPYRANAL, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 5582, DATE _____

DRINKMAN SURVEYING & MAPPING, INC. FLORIDA LICENSED BUSINESS NO. 6894, 4507 N.W. 8th STREET SUITE C, GAINESVILLE, FL 32609, PHONE: (352) 374-7707 FAX: (352) 374-8757



- LEGEND**
- UNPAVED STABILIZED AREA (LOR 40) - 1247 SY
 - PAVED ROADS - 3305 SY
 - OPEN SPACE = 19,471 SF
 - SIDEWALKS = 2863 SF
 - TRANSFORMER (42" X 48")
 - SECONDARY ENCLOSURE (17" X 31")
 - 3" PVC (ELECTRICAL CONDUIT)
 - 2.5" PVC (ELECTRICAL CONDUIT)

OPEN SPACE CALCULATIONS

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 CLUSTER AREA LOT TOTALS PROVIDED = 81,580
 DIFFERENCE = 19,620 SF
 MIN. CLUSTER OPEN SPACE REQUIRED @ 75% = 14,715 SF
 CLUSTER OPEN SPACE PROVIDED: 19,771 SF

SOILS—THE SOILS AS EVALUATED BY QSF ON SEPTEMBER 2012 ARE VERY LOOSE SANDY SOILS WITH A WATER TABLE APPROXIMATELY 11.5 FEET BELOW THE SURFACE AND VERY HIGH INFILTRATION RATE OF 36 FEET PER DAY HORIZONTALLY AND 24 FEET PER DAY VERTICALLY.

UTILITIES—WATER AND SEWER ARE READILY AVAILABLE AND A SCHEMATIC OF THE WATER, SEWER AND ELECTRIC ARE SHOWN ON THE ABOVE PLAN. THE WATER WILL BE BROUGHT IN FROM NW 27TH AVE AND LOOPED AROUND THE SUBDIVISION WITH HYDRANTS PLACE WITHIN 500 FEET OF ALL STRUCTURES. FLOW TESTS HAVE BEEN PERFORMED BY GRU ON THE AREA HYDRANTS AND THE FLOWS ARE SUFFICIENT.

INVASIVE SPECIES REMOVAL—THERE ARE NO INVASIVE SPECIES WITHIN THE PROPERTY CURRENTLY. FUTURE INVASIVE SPECIES REMOVAL WILL BE PROVIDED WITH THE FINAL LANDSCAPE PLAN.

FIRE PROTECTION—THE SITE AND BUILDINGS WILL BE DESIGNED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION AND PROTECTION CODE SECTION 10-5(a) & (b).

THIS IS NOT A GATED COMMUNITY

LAND USE RESTRICTIONS:
 DENSITY: 24 UNITS PER ACRE
 MIN. LOT AREA: 4300 SQ. FT.
 MIN. LOT WIDTH: 30 FT.



Activity	Initials	Date
Designed By:	TD	2/15
Drawn By:	ID	2/15
Checked By:	AAF	3/15

**FETNER ENGINEERING
 ENGINEERING, PLANNING & DESIGN**
 364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
 PHONE NO. (352) 481-4076 FAX. (352) 481-4821
 CA: 26061

GAINESVILLE COHOUSING, LLC
 14-005
 C-1
 CONCEPT LAYOUT

Scale	1" = 30'
Revision	n/a
Date	11/17/2015

PREPARED BY:
ZAMIA DESIGN
 Landscape Architecture
 3459 NW 13th Avenue
 Gainesville, Florida 32605
 Ph. 352-373-8220 Fax 866-845-7717
 LC 26000252

PREPARED FOR:
GAINESVILLE CO-HOUSING, LLC
 GAINESVILLE, FL

PROJECT:
GAINESVILLE CO-HOUSING SUBDIVISION

SHEET TITLE:
**DESIGN PLAT
 PLAN REVIEW
 TREE MITIGATION**

PROJECT PHASE:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
October 6, 2015

REVISIONS		
NO.	DATE	COMMENTS

PROFESSIONAL SEAL:

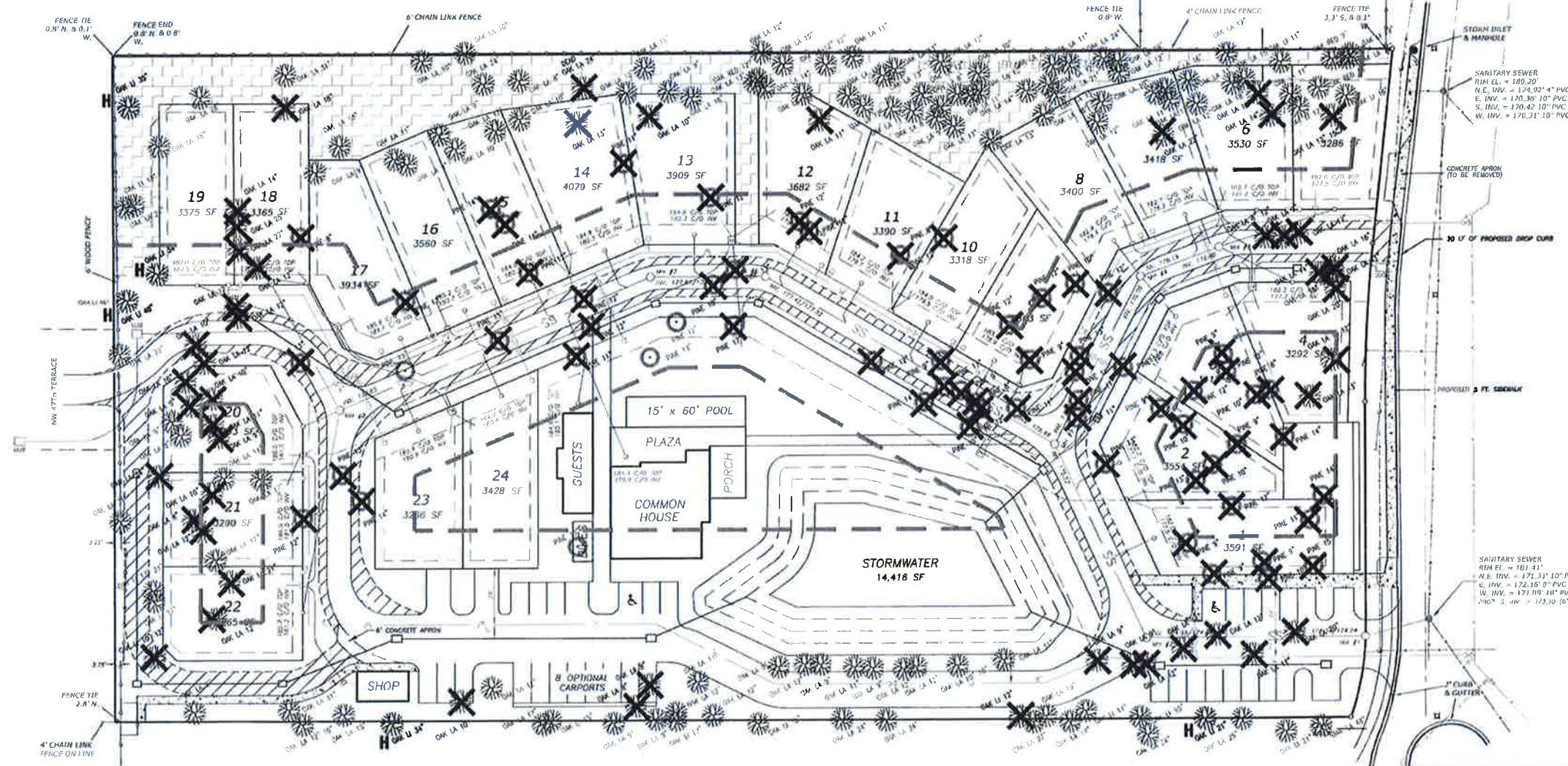
LAWRENCE E. TEAGUE
 FLORIDA: LA0001582

PROJECT NUMBER:
14011.1

DRAWN BY: L.E.T. CHECKED BY: L.E.T.

SHEET NUMBER:

L-1



TREE LEGEND

- EXISTING PINES AND OAKS TO REMAIN
- TREES TO BE REMOVED
- HERITAGE TREE
- 15 FOOT ROW OFFSET

REGULATED TREES IN OR WITHIN 15 FEET OF A R.O.W. OR UTILITY IMPROVEMENT

QTY	TYPE	CALIPER
1	PINUS TAEDA	8"
7	PINUS TAEDA	9"
5	PINUS TAEDA	10"
6	PINUS TAEDA	11"
13	PINUS TAEDA	12"
8	PINUS TAEDA	13"
2	PINUS TAEDA	14"
3	PINUS TAEDA	15"
1	PINUS TAEDA	17"
7	QUERCUS LAURIFOLIA	8"
7	QUERCUS LAURIFOLIA	9"
5	QUERCUS LAURIFOLIA	10"
7	QUERCUS LAURIFOLIA	11"
13	QUERCUS LAURIFOLIA	12"
1	QUERCUS LAURIFOLIA	14"
3	QUERCUS LAURIFOLIA	15"
3	QUERCUS LAURIFOLIA	16"
2	QUERCUS LAURIFOLIA	17"
1	QUERCUS LAURIFOLIA	19"
2	QUERCUS LAURIFOLIA	20"
1	QUERCUS LAURIFOLIA	22"
3	QUERCUS LAURIFOLIA	24"
1	QUERCUS LAURIFOLIA	27"
1	QUERCUS VIRGINIANA	10"
2	QUERCUS VIRGINIANA	12"
1	QUERCUS VIRGINIANA	14"
2	QUERCUS VIRGINIANA	17"
1	QUERCUS VIRGINIANA	21"
2	QUERCUS VIRGINIANA	34"
1	QUERCUS VIRGINIANA	45"

HERITAGE TREES

THE FOLLOWING IS A LIST OF ALL THE HERITAGE TREES FOUND ON THE SITE.
 NONE ARE TO BE REMOVED.

QTY	TYPE	CALIPER
1	QUERCUS VIRGINIANA	21"
2	QUERCUS VIRGINIANA	34"
1	QUERCUS VIRGINIANA	35"
1	QUERCUS VIRGINIANA	45"

NOTES

ALL CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GAINESVILLE LAND DEVELOPMENT CODE.
 REGULATED TREES OUTSIDE OF THE INDIVIDUAL LOT FOOTPRINTS WILL BE MITIGATED 2 FOR 1.





3459 NW 13th Avenue
Gainesville, Florida 32605
Ph. 352-373-8220 Fax 866-845-7717
LC 26000252

PREPARED FOR:
**GAINESVILLE
CO-HOUSING, LLC**
GAINESVILLE, FL

PROJECT:
**GAINESVILLE
CO-HOUSING
SUBDIVISION**

SHEET TITLE:
**DESIGN PLAT
PLAN REVIEW
GENERAL
LANDSCAPE PLAN**

PROJECT PHASE:
**CONSTRUCTION
DOCUMENTS**

ISSUE DATE:
October 6, 2015

REVISIONS		
NO.	DATE	COMMENTS

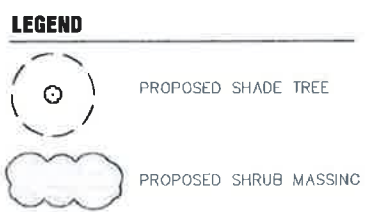
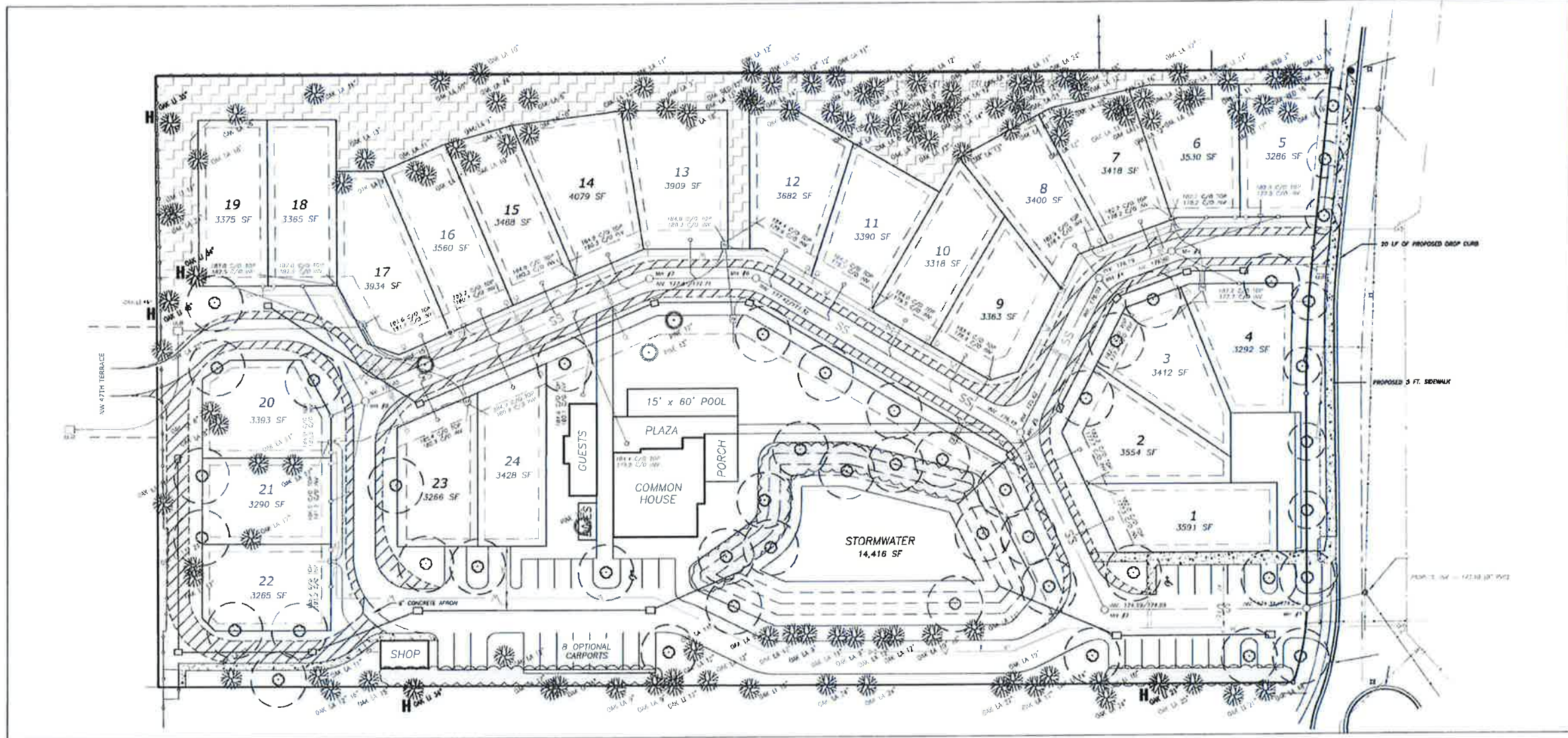
PROFESSIONAL SEAL:

LAWRENCE E. TEAGUE
FLORIDA: LA0001582

PROJECT NUMBER:
14011.1

DRAWN BY: LET
CHECKED BY: LET

SHEET NUMBER:
L-2



LANDSCAPE NOTES

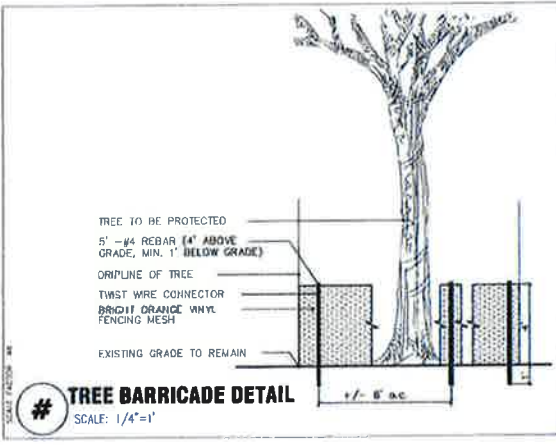
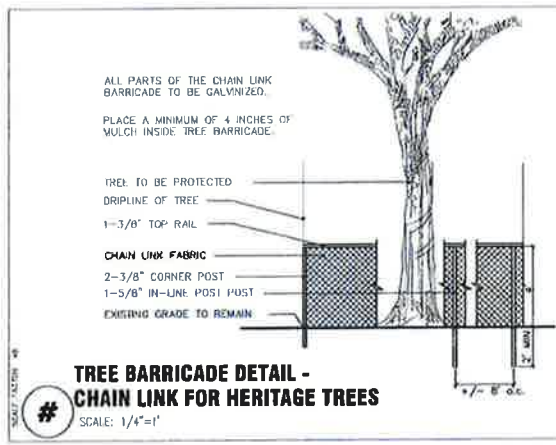
ALL TREES TO MAINTAIN A MINIMUM 7.5 FOOT OFFSET FROM UTILITY LINES.

STORMWATER BASIN PERIMETER EQUALS 560 LF. 560 / 35 = 16 TREES. 16 REQUIRED - 9 EXISTING = 7 NEW TREES NEEDED.

TO FACILITATE SOLAR ARRAYS ON THE HOUSES, STREET TREES HAVE BEEN LOCATED ONLY ON THE EAST SIDE OF THE WESTERN LOOP ROAD. THE ADDITIONAL TREES REQUIRED TO MEET THE CODE FOR STREET TREES WILL BE LOCATED THROUGHOUT THE SITE (OPEN SPACES, LOTS AND AROUND THE STORMWATER BASIN).

STREET TREES ALONG NW 27th AVENUE MUST BE UNDERSTORY TREES DUE TO THE OVERHEAD ELECTRIC.

ALL SHADE TREES TO COME FROM THE APPROPRIATE COLUMN OF THE GAINESVILLE TREE LIST.



TREE BARRICADE NOTES

- TREE BARRICADES (BARRIER ZONES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR THE STORAGE OF MATERIALS.
- BARRICADES SHALL BE PLACED AS SHOWN ON THE TREE PRESERVATION PLAN PRIOR TO ANY CLEARING, GRUBBING, DEMOLITION OR CONSTRUCTION ON SITE. WHEREVER POSSIBLE, BARRICADES WILL BE CONSTRUCTED AT THE DRIPLINE.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- PROTECTIVE BARRICADES SHALL REMAIN IN PLACE AND INTACT THROUGHOUT THE CONSTRUCTION PHASE UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN OR CONSTRUCTION NEEDS DICTATE A TEMPORARY REMOVAL THAT WILL NOT HARM THE TREES. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.
- NO CONSTRUCTION EQUIPMENT, MACHINERY, BUILDING MATERIALS, SUPPLIES, FUELS, OR CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.



Attachment “C”

Land Development Code References.

DIVISION 2. - SUBDIVISIONS AND STREET VACATION^[10]

Footnotes:

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Cross reference— Buildings and building regulations, Ch. 6; housing, Ch. 13; parks and recreation, Ch. 18; streets, sidewalks and other public places, Ch. 23; utilities, Ch. 27.

Sec. 30-180. - Purpose and intent.

This article is intended to provide direction and standards for the division of land in a manner that would facilitate the coordination of land development in accordance with orderly physical patterns; to encourage development of an economically stable and healthful community; to ensure proper identification, monumentation and recording of real estate boundaries; to ensure that adequate and necessary physical improvements of lasting quality will be installed in subdivisions by the subdividers and that taxpayers will not bear this cost; to provide for safe and convenient vehicle, bicycle, pedestrian and transit access; to provide an efficient, adequate and economic supply of utilities and services to new land developments; to prevent periodic or seasonal flooding and to protect groundwater and surface water quality through provision of protective flood control and stormwater management facilities; to help conserve and protect physical and scenic resources; to sustain and replenish the urban forest; to promote the public health, safety, comfort, convenience and general welfare; and to implement the city's comprehensive plan.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 960061, § 2, 6-8-98; Ord. No. 050256, § 1, 4-23-07; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-181. - Requirements of subdivision.

To effectuate the purpose and intent of this article, every subdivision of land or lot split within the city shall be made in accordance with the requirements specified in this article. Except for a minor subdivision or lot split, as provided for in section 30-189, and single lot replatting, as provided in section 30-191, such requirements include a pre-application conference, as provided in section 30-182; obtaining design plat approval, as provided in section 30-183; obtaining construction plan approval, as provided in section 30-184; obtaining final plat approval, as provided in section 30-185; constructing required public improvements, as provided in section 30-188; and supplying bonds or other security for the construction and maintenance of such improvements, as provided in section 30-186. 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 concurrency exemption, certificate of preliminary or final concurrency (as applicable at the particular review stage), or certificate of conditional concurrency reservation.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 4012, § 1, 8-22-94; Ord. No. 960061, § 3, 6-8-98; Ord. No. 050256, § 1, 4-23-07)

Sec. 30-182. - Pre-application conference.

- (a) Required. Prior to the preparation of a design plat, the subdivider shall seek the advice of the city staff to become familiar with the subdivision requirements, city policies and provisions of the comprehensive plan. The subdivider is encouraged to bring plans and data specified in subsection (c) so as to clearly show existing conditions of the site and its vicinity and the proposed layout of the subdivision. It is intended that the procedure will assist the subdivider in preparing a plat which will meet the requirements of this article. This procedure does not require a formal application or fee.
- (b) Prohibited or discouraged designs or improvements. As indicated in this article and further referenced in the design manual, certain practices, designs or improvements are discouraged or prohibited. If prohibited, a modification will be required pursuant to subsection 30-192(c) in order for the same to be allowed. If discouraged, the same may be allowed by the city commission depending on a proper showing of necessity (less than that required for a modification) and the infeasibility of requiring the preferred practices, designs or improvements when applied to the particular circumstances involved.

Sec. 30-183. - Design plat requirements and approval.

- (a) Generally. Following the pre-application conference, the public notice process, and prior to any subdivision of lands, the subdivider shall first obtain approval of a design plat from the development review board and city commission, pursuant to the procedures and specifications provided in this article. 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 is expressly prohibited. Following a pre-application conference on a parcel, the requirements of this subsection (a) become applicable and supersede any other regulation on tree removal.
- (b) Application. To obtain design plat approval, the subdivider shall submit an application and the appropriate filing fee to the planning and development services department, on such form as provided by the department. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in article VII, division 1, of this chapter and including all of the items required by subsection 30-183(e). 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 concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.
- (c) Fees. The fee required with an application for design plat approval shall be in accordance with the schedule set out in Appendix A of the City Code. Such fees are required to defray the cost of filing the application, notifying interested parties, conducting investigations, and holding hearings on the design plat and final plat.
- (d) Developments of regional impact. For any subdivision which is presumed to be a development of regional impact as provided in F.S. Ch. 380 and Chapter 27F, Florida Administrative Code, additional copies of the design plat and a completed application for development approval shall be submitted for filing with the regional planning agency and the state land planning agency.
- (e) Specifications.
 - (1) The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet on linen or stable base film, using a sheet size of 24 inches [by] 36 inches, reserving a three-inch binding margin on the left side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The design plat shall be prepared by a land surveyor, signed and sealed before review, and shall contain the following information:
 - a. Proposed name of the subdivision;
 - b. Name and registration number of surveyor;
 - c. Date of survey approval, north point with bearing or azimuth reference clearly stated in the notes or legend, graphic and written scale, and space for revision dates;

- d. Vicinity map showing location with respect to major roads and acreage of the subdivision;
 - e. Boundary line of the tract by bearings and distances;
 - f. Legal description of the tract to be subdivided;
 - g. Preliminary layout including streets, alleys and easements with dimensions and proposed street names, lot lines with approximate dimensions, land to be reserved or dedicated for public uses, and designation of any land to be used for purposes other than single-family dwellings;
 - h. Total number of lots;
 - i. The front building setback line for each lot; and
 - j. An inscription stating "NOT FOR FINAL RECORDING."
 - k. Sidewalks, on all streets, on both sides, and at least five feet wide. Sidewalks not required on cul-de-sac or dead end or loop less than 100 feet long. Sidewalk required on at least one side of street on cul-de-sac or dead end or loop from 100 to 250 feet long, and for a project in which the closest lots to a connecting street on a cul-de-sac or dead end are at least 1,000 feet from the street it stems from. Sidewalks on both sides on cul-de-sac or dead end or loop greater than 250 feet long.
- (2) The design plat shall also contain or be accompanied by:
- a. 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;
 - b. The exact locations, names and widths of all existing streets, alleys and recorded easements within and immediately adjoining the subdivided lands;
 - c. The location and a general description of any utilities facility on the subdivision tract;
 - d. The invert elevation of existing and proposed sewers;
 - e. The location and size of existing improvements on the subdivision tract;
 - f. The zoning and land use plan designations of lands within the subdivision tract and of abutting property;
 - g. Natural and manmade features on the subdivision tract, including creeks, ponds, lakes, sinkholes, wetlands, watercourses, municipal and community wellfield management zones, major aquifer recharge areas, and lands within the floodplain and flood channel as shown on the community determined flood control maps and FEMA;
 - h. The location of all major tree groupings and identification of all heritage trees by genus and species on the subdivision tract, a designation of which tree groupings and heritage trees are proposed to be removed, and identification by genus and species of all regulated trees located in or within 15 feet of any proposed right-of-way or utility improvement. A generalized landscaping plan that shows the locations of the required shade trees with the appropriate space allocations to meet code requirements for street trees, buffers, retention basins and stormwater management facilities. The design plat and the final plat shall include a statement that all champion and high quality heritage trees shall be preserved or mitigated in accordance with the requirements of this code.
 - i. Stormwater management plan in accordance with section 30-270 and the public works desing manual;
 - j. A soil survey map;
 - k. A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock and groundwater conditions, the location and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets;

- l. A topographic map of the subdivision tract and a minimum of 100 feet or more of the surrounding area as required to determine the offsite drainage and any impacts caused by or related to the offsite drainage. The map shall be prepared by a land surveyor, with maximum intervals of one foot where overall slopes are no more than two percent, two feet where slopes are between two and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988; and
 - m. 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.
 - n. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed 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.
- (3) If the proposed subdivision contains land located within the floodplain as shown on the community determined flood control maps and FEMA maps, the subdivider shall be required to submit topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, boundaries of the land within the floodplain and other pertinent information.
 - (4) If the proposed subdivision includes regulated surface waters or wetlands, or regulated natural and archaeological resources, the subdivider shall be required to submit the following additional information for those areas designated:
 - a. A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.
 - b. Square footage and percent of total subdivision tract to consist of impervious surface.
 - c. A description of strategies to protect or restore environmental features on the subdivision tract.
 - d. Projected on-site and off-site water quality impacts to Outstanding Florida Waters, OFW, which may result from the proposed subdivision.
 - e. Any required set-aside, conservation management area, or mitigation area.
- (f) Officials' examination.
 - (1) Prints of the design plat shall be referred by the planning and development services department to the technical review committee and other applicable departments and agencies for review and findings. The officials involved shall report their findings and recommendations to the planning and development services department.
 - (2) The director of public works or designee shall examine and check the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.
 - (3) The general manager for utilities or designee shall examine and check the design plat for needed utility easements.
 - (4) The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the recommendations of the several agencies above-mentioned and county, state and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.
 - (g) Review of design plat. The development review board review shall include consideration of staff findings and evidence and testimony from the general public. The board 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; 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, 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.

(h) Development review board approval.

- (1) At a scheduled public meeting, the development review board will receive reports on and review the design plat to determine its conformance with all applicable requirements.
- (2) The board may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the plat. Approval of the design plat, subject to conditions, revisions and modifications as stipulated by the board, shall constitute conditional board approval of the subdivision as to the character and intensity of development and the general layout and approximate dimensions of streets, lots and other proposed features. If the design plat is disapproved, the development review board shall indicate the reasons therefor.

(i) City commission review.

- (1) 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.
- (2) 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.

(j) City commission approval.

- (1) 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.

- (2) **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; otherwise, the subdivider must reapply for design plat approval in accordance with the provisions of this chapter. In the case of residential subdivisions, the city commission may vote to grant extensions of up to six months only, and only if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city. The approval of nonresidential subdivisions in no way reserves capacity for the purposes of concurrency.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 960061, § 5, 6-8-98; Ord. No. 990954, § 2, 4-24-00; Ord. No. 990853, § 3, 9-11-00; Ord. No. 050256, § 1, 4-23-07; Ord. No. 120314, § 2, 1-3-13; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-187. - Design standards.

(a) **Flood hazards.**

- (1) A subdivision plat shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation. All subdivisions, or portions thereof, located within a flood channel or floodplain shall meet the requirements of article VIII.
- (2) When any portion of a subdivision lies within the floodplain and/or flood channel as designated on the city's adopted flood control maps, those lines will be approximately shown and the words "CERTAIN PORTIONS OF THIS PLAT LIE WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN" shall be clearly designated on the final plat.

(b) **Lots and blocks.**

- (1) **Generally.** Lots and blocks shall be designed according to acceptable practice for the type of development and use contemplated so as to be in keeping with the topography and other site conditions and provide adequate traffic and utility access and circulation; provide acceptable use of space; and provide privacy, adequate drainage and protection of property.
- (2) **Dimensions.** The size, width, depth, shape and orientation of lots shall be appropriate for the subdivision and for the type of development and use contemplated. Lot dimensions and street abutment requirements shall not be less than the minimum standards established in article IV. Lots in areas shown on the future land use map as single-family or residential planned use district for single-family detached units shall front on a local street, whenever the lots abut a local street.
- a. For development sites of five acres or less, located in an area shown on the future land use map as single-family or residential planned use district, the following standards shall apply. The lot size and dimensions must be generally consistent with abutting/adjacent lots. The minimum lot width of new parcels shall be no less than 75 percent of the average width of adjacent lots, but shall not be required to be greater than 150 feet and may not be less than the minimum required in article IV. Each lot must meet this minimum requirement at the front setback line (as opposed to the minimum front yard setback) and the rear property line. The minimum lot width requirement shall not apply if a 35-foot natural or planted buffer is created as a perimeter buffer around the new development. The perimeter buffer may include stormwater facilities and must be approved by the city commission during design plat review.

- b. The city commission may grant a waiver to the standards listed in a. above for any single lot that is greater than or equal to 1.5 times the required lot size of the zoning district in which the property is located.
 - (3) Side lot lines. Side lot lines shall be, as nearly as practical, at right angles to straight street lines and radial to curved street lines. No lot shall be divided by a municipal boundary.
 - (4) Double-frontage lots. Double-frontage and reverse-frontage lots shall be discouraged except where essential to provide separation of residential development from traffic arterials and collectors or to overcome specific disadvantages of topography and orientation. A landscape buffer screen in accordance with the requirements of subsection 30-188(j) of this chapter, across which there shall be no right of vehicular access, shall be provided on lots abutting the traffic arterial.
- (c) Streets.
- (1) The arrangement, character, extent, width, grade and location of all streets shall conform to the comprehensive plan, particularly any neighborhood elements, now in existence or as may hereafter be adopted, and shall be considered in their relation to existing and planned streets, to topographical conditions, to the provision of wide tree lawns and tree planting to yield shaded streets, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
 - (2) When an appropriate street network is not shown in the comprehensive plan now in existence or as may be hereafter adopted, the arrangement of streets in a subdivision shall provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas unless topographic, traffic volume or other conditions make continuance or conformance to existing streets impractical or undesirable.
 - (3) Each street on the plat shall be designated as one of the following types, based upon the projected traffic count for the street:

a. Street types.

Street Type	Description of Intended Use	Range of Average Daily Trips at Full Development
	(See section 30-23 also for definition)	
Minor local street	Local streets are designed to serve the local community.	Less than 800
	Residences should be designed to front local streets. Local streets should be designed to encourage slow speeds and discourage non-local traffic.	
Major local street	See above.	801 to 1,200
Minor local	Collector streets are designed to carry and distribute traffic between local streets and arterial roadways (see design	1,201 to 3,200

collector	manual).	
Major local collector	See above.	3,201 to 7,000
Minor arterial	Arterial streets are routes that generally serve and interconnect major activity centers in the urban area and/or provide connections between cities.	7,001 to 12,000
Principal arterial	See above.	Over 12,000

- b. Lots fronting on collector streets. Lots fronting on collectors shall be prominently identified on the final plat with substantially the following language: "THE LOT FRONTS ON A MAJOR/MINOR COLLECTOR STREET WHICH IS DESIGNED TO CARRY UP TO XXXXXX VEHICLES PER DAY," with XXXXXX being replaced by the appropriate number.
- c. Lots abutting arterial streets. Lots abutting arterial streets shall comply with subsection 30-187(e).
- (d) Traffic count data.
- (1) The number of annual average trips per day may be obtained from the city traffic engineer.
 - (2) Trip generation rates shall be calculated by a professional engineer using trip generation rates established by the Institute of Transportation Engineers according to accepted engineering practices approved by the city traffic engineer.
- (e) Subdivisions on arterial streets. Where a subdivision abuts or contains an existing or proposed arterial street, the provision by the subdivider of marginal access streets, reverse-frontage lots with planting screen contained in a nonaccess reservation along the rear property lines, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through traffic from local traffic may be required. No lot in any area shown on the land use plan for single-family use or single-family residential PUD at less than eight units per acre shall front on an arterial street.
- (f) Design specifications. The subdivision shall be designed in accordance with specifications delineated in the design manual for intersection design, intersection sight distance, minimum street design and cul-de-sac minimum lengths and turnaround diameters.
- (g) Reserved.
- (h) Reserved.
- (i) Reserved.
- (j) Street access to abutting property. When designated on the official roadway map or determined by the city commission to be needed for proper traffic circulation, access to abutting property shall be provided through the use of a street stub. If such a street stub terminates more than 100 feet from an intersection, it shall be provided with a temporary turnaround which would allow vehicular traffic to turn around safely without having to leave the pavement. Specifications for optional temporary

turnarounds are contained in the design manual. The developer of the abutting area shall pay the cost of restoring the street to its permanent cross section and extending the street at such time as the abutting area is developed.

- (k) Reserved.
- (l) Dedication of right-of-way. Where a proposed subdivision abuts or includes a future transportation corridor alignment or existing transportation corridor that is scheduled for construction shown in the City of Gainesville 1991—2001 Comprehensive Plan or the Florida Department of Transportation 5-Year Transportation Plan or the Alachua County 5-Year Work Program, rights-of-way as needed according to the proposed road type shall be dedicated on each side of the proposed alignment for use as a transportation and utility corridor.
- (m) Alleys. When provided in any district, alleys shall have a minimum right-of-way width of 20 feet.
- (n) Sidewalks and bikeways. Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas.
- (o) Greenway dedication. Where a proposed subdivision contains a designated greenway, the appropriate review board shall determine if there is a rough proportionality between the projected impact of the development on traffic and recreational needs and the nature and amount of property in the development encompassing the greenway. If the board finds the necessary proportionality, a right-of-way or public trail easement shall be dedicated to the city for use as a greenway corridor. The dedication shall correspond with the entire length of the [designated] greenway corridor as it passes through the subject property, and be of sufficient width to comply with design standards as specified in subsection 30-308(a)(2)a.3, pertaining to greenway districts. Such a dedicated corridor may be established for joint use as both a greenway and for required utility or stormwater management facility dedications when such dedications are compatible with the greenway use. In making its determination, the board shall consider the following:
 - (1) Assessed value of the property to be dedicated and proportion to value of entire property;
 - (2) Square footage of property to be dedicated and proportion to area of entire property;
 - (3) Other legal and reasonable uses of property to be dedicated;
 - (4) Impact to otherwise legal and reasonable plans being considered for development of entire property that would be caused by dedication of the property;
 - (5) Estimated increase in transportation demand caused by the development, and estimated amount of automobile trips that would be avoided by having dedication in place;
 - (6) Estimated increase in recreation demands caused by the development.
- (p) Utilities easements. When they are necessary to serve the subdivision, utilities easements shall be provided, with a minimum width of 20 feet, located along lot lines. The location of the utility easements shall not interfere with the required space devoted to street trees and tree lawns. Additional width may be required for sewer or stormwater management easements. Side lot line easements may be decreased to ten feet in width when serving a single electric, cable TV, gas or telephone utility. Rear lot line easements shall be discouraged, unless they are provided along an alley.
- (q) Stormwater management easements. Easements, rights-of-way and stormwater management facilities meeting all requirements of section 30-188 shall be required, upon recommendation of the director of public works.
- (r) Subdivision entrances. Landscaped islands or medians may be permitted within the right-of-way at all subdivision entrances. These areas shall be landscaped with materials from the Gainesville Tree List, [and] street landscape materials which shall be adopted and amended by resolution of the city commission and which list shall be maintained by the planning and development services department. In addition, the landscaped area shall be provided with an irrigation system or a readily

available water supply within 100 feet. Maintenance of subdivision entrance identification and landscaping shall be in accordance with subsection 30-188(g).

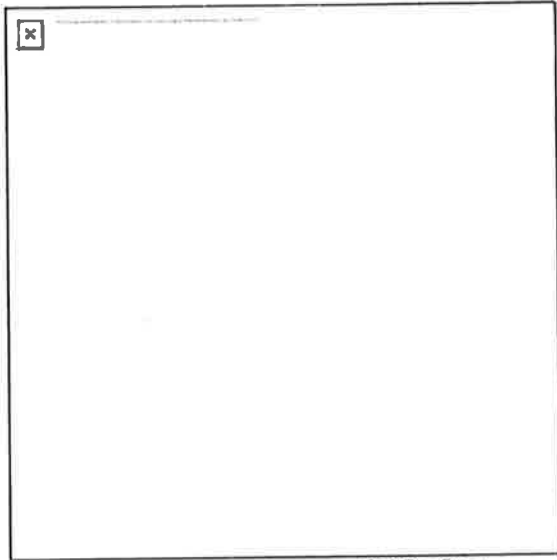
- (s) **Underground utilities.** Provisions shall be made for utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone, cable services, water, sewer and gas, to be constructed and installed beneath the surface of the ground within residential and non-residential subdivisions, unless the city commission determines that soil, topographical or other compelling conditions make such construction unreasonable or impractical. The subsurface mounting of incidental appurtenances, including but not limited to transformer boxes or pedestal-mounted boxes for the provision of utilities, electric meters, back flow preventers and fire hydrants shall not be required.
- (t) **Stormwater facilities.**
 - (1) Easements for maintenance access shall be granted to the city along drainage basins and along all storm sewers. In some circumstances, additional easements may be required by the city manager or designee for maintenance access only.
 - (2) The design of stormwater facilities shall consider the ease of maintenance over the life of the facility.
 - (3) Any appurtenances placed in the right-of-way or within any publicly dedicated drainage basin, such as fountains, landscaping, lighting features, and signs, shall be the sole responsibility of the homeowners association and shall only be installed with express written approval of the city manager or designee. A maintenance agreement shall be required prior to acceptance of the facility by the city.
 - (4) Trees selected from the Gainesville tree list that are identified as appropriate for stormwater basins shall be planted to meet the requirements identified in section 30-253.2.
- (u) **Fire hydrants.** Fire hydrants shall be required in all subdivisions as per plans approved and accepted by Gainesville Regional Utilities and the city fire department.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 950600, § 1, 9-25-95; Ord. No. 960060, § 2, 6-8-98; Ord. No. 960061, § 9, 6-8-98; Ord. No. 991381, § 3, 9-25-00; Ord. No. 050256, § 1, 4-23-07; Ord. No. 090878, § 2, 6-6-13)

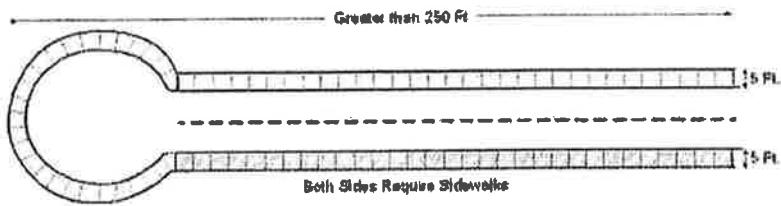
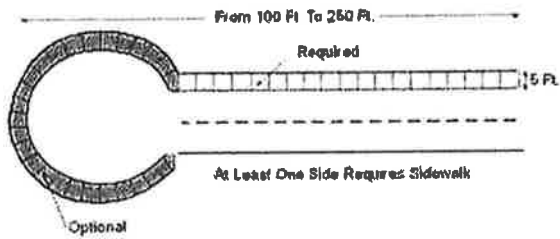
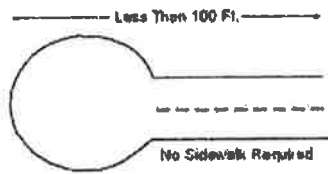
Sec. 30-188. - Required improvements.

- (a) **Generally.**
 - (1) Within 12 months after final plat approval, the subdivider shall construct the improvements enumerated in this section in accordance with the provisions of this chapter, other applicable ordinances and statutes, and such additional standards and specifications as may be adopted from time to time by resolution of the city commission.
 - (2) An engineer shall design the installation of all streets, sidewalks, bikeways, drainage structures, bridges, bulkheads and water and sewer facilities.
- (b) **Monuments.**
 - (1) Permanent reference monuments (PRM's) and permanent control points (PCP's), as defined in F.S. Ch. 177, shall be placed as required by F.S. Ch. 177. PRM's shall be set in the ground so that the upper tip is flush with or no more than one foot below the finish grade.
 - (2) All lot corners shall be designated with a permanent marker such as an iron rod, iron pipe or concrete monument.
 - (3) The land surveyor shall, within one year after city commission approval of the final plat, including conditional approval if applicable, certify that the above-required monuments have been set and the dates they were set.

- (c) Street specifications. Streets shall be designed in accordance with the following:
- (1) Standards contained in the design manual that specify dimensions and construction standards for subgrade, pavement base, wearing surface and minimum pavement width for minor local streets, major local streets, minor local collectors, major local collectors, minor arterials, and major arterials; and
 - (2) Guidelines that address curb and gutter roadways, noncurb and gutter roadways, roadway widths for on-street parking, and the location of sidewalks.
 - (3) Street trees shall be planted along the sides of all streets within the subdivision and on the subdivision side of any contiguous street, meeting the requirements of sections 30-251 and 30-253.1.
- (d) Costs of street improvements.
- (1) It shall be the responsibility of the subdivider to install all local and minor collector streets located within a subdivision. When a major collector or a major or minor arterial street is located within a subdivision, the subdivider shall be required to construct the street, but shall only be required to pay a portion of the construction cost, which portion shall be determined by the ratio that the estimated average daily traffic on the street generated by the subdivision lands at full development bears to the total estimated average daily traffic for the street based on full development of its entire service area. The city shall pay the remaining portion of the street construction costs, but the total dollar liability of the city shall be limited to its proportion of the estimated construction costs prepared by the subdivider and approved by the city commission prior to construction. At its option, the city commission may waive the requirement for construction of the major local collector or major or minor arterial and any associated bikeways or sidewalks, in which case the subdivider's only obligation shall be the dedication of the required right-of-way. Also at its option, when the subdivider's portion of the cost of the major local collector or major or minor arterial exceeds 50 percent, the city commission may permit the construction of a half street by the subdivider.
 - (2) When the average daily trips of a subdivision impact an existing minor or major arterial or major local collector street, it shall be the responsibility of the subdivider to make improvements as necessary to serve the proposed development while maintaining the operating conditions of the affected roadway. These improvements can include, but are not limited to, installation of additional lanes, signalization, associated stormwater management improvements, and the installation of associated bikeway, sidewalk and transit improvements. The city commission may determine the proportional cost of programmed improvements to be allocated to the subdivider.
- (e) Sidewalks and shared use bicycle paths.
- (1) Sidewalks are required on both sides of all streets at least five feet in width, except that subdivisions in the industrial, agriculture, conservation, airport services and public services zoning districts are only required to provide sidewalks on arterial and collector streets, as designated by the city manager. However, land designated as industrial on the city's future land use map shall not be required to provide sidewalks as a required subdivision improvement nor shall a sidewalk be required on a cul-de-sac or dead end or loop street(s) if the cul-de-sac, dead end or loop street(s) is less than 100 feet long. A sidewalk is required on at least one side of the street on a cul-de-sac or dead end or loop street(s) that is between 100 and 250 feet long. Illustrations are shown below. Where required, sidewalks shall be at least five feet in width and maintain a clear width of at least five feet. Whenever a sidewalk intersects with a curbed street, ramps shall be installed to facilitate access to the sidewalks by wheelchairs. Ramps and sidewalks shall be constructed in accordance with the design manual. For a project in which the closest lots to a connecting street on a cul-de-sac or dead end are at least 1,000 feet from the street it stems from, sidewalks are required on at least one side of the street up to the lot nearest to the connecting street.



Cul-De-Sacs



Cul-De-Sacs

- (2) The installation of sidewalks shall be the responsibility of the subdivider and the sidewalks shall be installed prior to the acceptance of the improvements by the city. The subdivider may elect to postpone installation of sidewalks until such time as building permits are issued for 60 percent of the subdivision lots, up to a maximum of five years. However, security for the construction of such sidewalks, in the amount of 150 percent of the estimated costs of construction, shall be provided by one of the methods described in subsections 30-186(a) and (c). In subdivisions, sidewalks along streets fronting common areas such as stormwater basins, entrance streets, or open space must be installed within 12 months of final plat approval (acceptance of improvements by the city), and are not eligible for the above-described postponement provisions.
 - (3) The city manager or designee may grant a waiver to the requirement of installing a streetside sidewalk or the sidewalk width requirement to save a Heritage tree or a regulated tree deemed by the city manager or designee to have special value to the urban forest. Instead, the sidewalk right-of-way is allowed to be re-aligned or a short narrowing of the sidewalk width is allowed. The city manager or designee can approve either a sidewalk less than five feet wide for a distance less than 15 feet, or may require the dedication of additional right-of-way or easement so that the sidewalk can avoid the tree.
 - (4) Where a previously dedicated street forms a boundary of a subdivision, and where adequate right-of-way for the installation of a required sidewalk does not exist, the subdivider must dedicate proper sidewalk areas upon the side of the street abutting the lands subdivided and construct the required facilities.
 - (5) Sidewalk construction in accordance with this section shall be required for each individual lot in a subdivision created after September 11, 2000, prior to being issued a certificate of occupancy.
 - (6) A shared use bicycle path shall be provided in a subdivision wherever designated on the officially adopted trail network plan for the city. Also, subdivisions containing a proposed trail network corridor shall provide a shared use bicycle path and sidewalk system that integrates or links the subdivision with the trail network.
 - (7) Shared use bicycle paths that are required in compliance with the officially adopted trail network plan for the city shall be a minimum of ten feet in width and shall be constructed with an asphaltic concrete wearing surface, one inch in thickness. The pavement base shall be a minimum of three inches of limerock compacted to a density of 95 percent AASHTO T-180 or equivalent as approved by the city engineer. Subgrade shall have a minimum LBR of not less than 30. A ramp shall be provided at every intersection with a curbed street.
- (f) Bridges. Bridges shall be constructed in accordance with design standards delineated in the design manual.
- (g) Permanent development identification signs and structures. Permanent development identification signs and structures for subdivisions may be located in the public right-of-way provided there is compliance with article IX, division 1, of this chapter and provided there is compliance with the following restrictions:
- (1) Maintenance agreement. A maintenance agreement between the city and the subdivision or neighborhood organization or the developer placing the sign in the public right-of-way is required. The agreement shall provide that the subdivision or neighborhood organization or developer, including its successor or assign, is responsible for maintaining the sign and the public right-of-way where the sign is located.
 - (2) Permitted signs and structures with indemnification agreement. If the subdivision or neighborhood organization or the developer enters into an agreement that is acceptable to the city attorney indemnifying the city from any liability, the city may permit structures such as walls, permanent planters, or one single- or double-sided street graphic containing a maximum of 32 square feet of sign area per side, to be placed at the entrance(s) and located in the city's right-of-way.

- (3) Permitted signs with no indemnification agreement. If the subdivision or neighborhood organization or the developer does not or is unable or unwilling to enter into an indemnification agreement with the city that is acceptable to the city attorney, the city will permit an identification sign on the right-of-way at the entrance(s) to the subdivision pursuant to the conditions found in article IX, division 1, of this chapter and the following additional conditions:
- a. One double-sided sign no taller than four feet in height from the ground may be placed in an entrance median. If made of wood, the sign may be no wider than six inches in width, and, if made of masonry, may be one course thick (unreinforced) and no wider than 12 inches, including letters.
 - b. Alternatively, two single-faced signs equal in size may be placed within the right-of-way on each side of an entranceway. Unless mounted on a wall, each face of the subdivision sign shall be no taller than four feet from the ground.
 - c. The sign(s), whether located in a median strip or along the side of the entrance street, shall be located at least four feet behind the face of the median curb.
 - d. Location and materials of the signs must receive approval from the director of public works, city traffic engineer and Gainesville Regional Utilities.
- (h) Stormwater management required. A complete stormwater management system, in conformance with article VIII and this chapter, shall be provided in all areas of the subdivision for handling stormwater runoff within or across the subdivision lands.
- (i) Utilities required.
- (1) Sanitary sewer. The subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be installed by the subdivider prior to the paving of the street and should be designed to operate on a gravity flow basis unless otherwise approved by the utility department.
 - (2) Water supply. The subdivider shall install a system of water mains as approved by the utility department and connect the system to the public water supply. The installation of the mains and connection to each lot shall occur prior to paving of the street.
 - (3) Water and sewer systems.
 - a. New central water and sewer systems where required shall be designed by an engineer in accordance with the regulations of the utilities department, the state department of environmental protection and the county health department, and with standards established in this chapter. Central water and sewer systems shall be designed and constructed for an economic life of not less than 20 years, and the water system shall be designed in accordance with the fire protection requirements provided in chapter 10.
 - b. Fire hydrants shall be connected to mains no less than six inches in diameter; however, the utilities department may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.
 - c. Sufficient storage or emergency plumbing facilities shall be provided to such an extent that the minimum fire flows will be maintained.
- (j) Screening walls and landscaping. Screening separating residential lots from abutting FDOT functionally classified arterial streets and from streets designated by the city commission as arterial streets based on their physical design, moderately long trip length, and existing or anticipated traffic characteristics shall be required in the form of low-maintenance walls, dense plant material or planted earth mounds. Such a screen shall be at least six feet in height and shall be completely in place before required improvements for the subdivision are accepted for maintenance. The responsibility for maintenance of the wall, plant material and earthen mounds shall be conveyed to the neighborhood association established for the maintenance of common property within the subdivision or the subdivider may provide a financial mechanism for such purpose, subject to the approval of the city attorney.

- (k) Erosion and sediment control measures. The city may require the subdivider to utilize grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover and other measures to reduce erosion and sediment. The subdivider shall comply with the requirements of article VIII of this chapter and the design manual concerning erosion and sediment control measures.
- (l) Inspection of improvements.
 - (1) The director of public works and Gainesville Regional Utilities shall be authorized to inspect required improvements during construction to ensure that the work is in accordance with the approved plans and specifications. If any substantial changes are required in the approved plans or specifications during construction, the changes must be submitted for approval of the director of public works and Gainesville Regional Utilities as applicable.
 - (2) The subdivider shall retain a reputable recognized commercial laboratory which shall certify all materials and perform and certify all required density, LBR, concrete or other tests as may be required by the city engineer when reasonably necessary to ensure that all improvements are constructed as per approved plans and specifications.
- (m) Acceptance for maintenance.
 - (1) Prior to acceptance for maintenance by the city, the subdivider shall notify the Gainesville Regional Utilities in writing that all required improvements have been completed. Upon receipt of notice from the subdivider, the director of public works and Gainesville Regional Utilities will make an inspection of the construction work. If work is found to be satisfactorily completed, the city will accept the improvements for maintenance. After a period of one year from the time of inspection, the same city departments will make a final inspection, and, if the workmanship and materials are found satisfactory or if all deficiencies due to faulty workmanship or materials are repaired or corrected, the city will then release the subdivider from his bond on the project.
 - (2) Acceptance for maintenance is intended to mean normal maintenance functions as routinely performed by the city. It shall not include removal of soil accumulations on streets caused by excessive erosion from adjacent lots, either prior to or during building construction within the subdivision. It shall not include damage to any improvements caused by private construction or private utility vehicles within the one-year maintenance period. All decisions regarding abnormal damage or maintenance shall be made by the public works department or Gainesville Regional Utilities, with appeals possible to the city manager.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3944, § 1, 1-24-94; Ord. No. 960061, § 10, 6-8-98; Ord. No. 990853, § 4, 9-11-00; Ord. No. 002471, § 4, 12-9-02; Ord. No. 050159, § 1, 11-28-05; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-190. - Cluster subdivisions.

- (a) Purpose and intent. The purpose of this section is to establish a process by which environmentally sensitive land and infill sites may be developed for residential purposes without strict adherence to the dimensional requirements of the zoning code of the city. The intent is to encourage better site planning than would normally occur by conventional subdivision procedures. Specifically, the objectives are to better preserve valuable open spaces, environmentally sensitive areas, existing tree cover; to provide for infill development where appropriate; to provide for better utilization of land; to provide for zero lot line development; to promote efficiency through design; and to provide for design flexibility to meet changing market conditions. Such development will be accomplished without an overall increase in density otherwise permitted in the zoning district in which the development is located as determined by the minimum lot size.
- (b) Permitted districts; minimum size. A cluster subdivision may be permitted in any zoning district in which single-family dwellings are allowed as a permitted use.

(c) Approval procedure; design standards; name.

- (1) Cluster developments shall be approved in accordance with the procedures established for design plats and final plats under criteria provided in this article. Further, cluster subdivisions involving attached housing in zoning districts that allow such housing types, shall also secure development plan approval in accordance with article VII. Applications for the approval of cluster subdivisions shall be processed in the same manner as design plats.
- (2) Design standards for improvements shall be in accordance with the provisions and regulations of this chapter.
- (3) The name of a subdivision approved pursuant to this article shall be followed by the words "cluster subdivision" which shall become and be made a part of its official name.
- (4) Application for cluster subdivision will be classified as either environmental or infill based on the following criteria:

Environmental—Development site must contain regulated surface waters and wetlands, or regulated natural and archaeological resources, or it must be within a planning parcel that includes regulated natural and archaeological resources.

Infill—Cluster subdivision that provide for infill development where appropriate, provide for better utilization of land, provide for zero lot line development, and/or promote efficiency through design.

- (d) Dwelling types permitted. Except in the RSF-1, RSF-2, RSF-3 and RSF-4 zoning districts, all types of attached and detached single-family residential dwellings may be permitted in a cluster subdivision. In the RSF-1, RSF-2, RSF-3 and RSF-4 districts only single-family detached dwellings will be permitted in a cluster subdivision. Within cluster subdivisions, a variety of lot sizes and architectural typologies shall be encouraged.
- (e) Modification of street, yard and lot requirements. Modifications and variations to the lot area, lot width and depth, minimum yard setback, street width and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not:
 - (1) Have an abutting side or rear yard which is less than that required for the abutting property; and
 - (2) Have a lot width, which is less than 75 percent of the minimum lot width required in the zoning district for the abutting property.

The provisions of subsections (1) and (2) above may be waived if the subdivision provides a 35-foot buffer around the subdivision to which no variance will be permitted.

No cluster subdivision of 50 acres or less shall have lot sizes that are less than the following for single family districts:

RSF-1 (8,500 square feet minus 25 percent) 6,375 square feet

RSF-2 (7,500 square feet minus 25 percent) 5,625 square feet

RSF-3 (6,000 square feet minus 25 percent) 4,500 square feet

RSF-4 (4,300 square feet minus 25 percent) 3,225 square feet

- (f) Number of dwelling units permitted. The total number of dwellings permitted in a cluster subdivision shall not exceed the number of dwelling units, which would have been otherwise permitted by the density standards in the zoning district in which it is located. In the RSF-1, RSF-2, RSF-3, RSF-4, RMF-5 and RC district categories, the permitted number of dwelling units may be calculated by dividing the total land area of the cluster subdivision by the minimum lot size required for the

applicable zoning district. The number of dwelling units shall not exceed the density allowed by the zoning district.

(g) Cluster open space requirement.

- (1) Each cluster subdivision that reduces lot sizes below the minimum area required by the zoning district in which it is located shall provide cluster open space to be preserved and maintained for its scenic value, for recreational or conservation purposes and other related uses. This space shall be clearly indicated on the plat by the use of the words "cluster open space." The minimum amount of land to be designated as cluster open space shall be equivalent to 75 percent of the total amount of area by which each lot was reduced below the minimum lot size required in the zoning district plus any required wetland, creeks and associated buffer acreage in which the subdivision is located. Cluster open space is not required unless lot sizes are reduced below the minimum area required in a zoning district.
- (2) Land area devoted to public or private vehicular streets and sidewalks, rights-of-way and drainage structures shall not be included towards meeting cluster open space requirements except when such land is being jointly used for a greenway corridor as specified by subsection 30-187(o). For the purposes of this section "drainage structures" shall be defined as culverts, storm drains and stormwater retention or detention ponds. Fifty percent of drainage facilities (unfenced) that utilize existing topography, have side slopes that are stabilized by plantings, provide a recreational or aesthetic amenity, provide environmental quality and ecological value, and utilize native plants to create an aquatic or a temporary aquatic type of ecosystem to the development, may be included towards meeting cluster open space requirements. Unless otherwise restricted, cluster open space may contain accessory structures and improvements necessary for the educational, cultural, recreational or social enjoyment of the residents or citizens plus any necessary utility services. The appropriateness of accessory structures will be reviewed and considered in terms of their enhancement of the cluster open space, the purposes as provided in subsection (a) of this section, and the criteria as provided in subsection 30-190(i). Accessory structures may be approved during the design plat review process, or during the development plan review process subject to the provisions of this section and the provisions of article VII. Accessory structures are prohibited within wetlands, creeks, lakes and associated buffers.
- (3) Environmentally significant features such as but not limited to, creeks, creek setback buffers, wetland, wetland setback buffers, flood channels, floodplain areas, major tree groupings and individual trees of significant size must be designated as cluster open space. Notwithstanding any contrary language contained in section 30-301 or other city regulations, all wetlands mitigation for a cluster subdivision must be done on site.
- (4) The cluster subdivision shall strive to protect healthy heritage trees. The restrictive covenants for the cluster subdivision shall require that homes and other improvements are designed to protect the trees.

(h) Ownership of cluster open space.

- (1) Public ownership. Cluster open space may be conveyed to the city unless the city commission finds that the size, location, nature and type of development, or fiscal impact (i.e., the cost and maintenance of development or open space) would make public use undesirable or unnecessary. Such conveyance shall be by statutory warranty deed free and clear of all liens and encumbrances, and shall take place on or before the recordation of the subdivision plat. In some instances, the city commission may authorize the conveyance of the cluster open space by a conservation easement as provided in F.S. § 704.06, when the nature and character of the cluster open space is suitable for such easement. Where the cluster subdivision encompasses lands designated for greenways or other forms of public ownership or access under the recreation; conservation, open space and groundwater recharge; and stormwater management elements of the comprehensive plan, the city may require dedication of such areas to the city as specified by subsection 30-187(o).

- (2) Private ownership. Where open space is not dedicated to the city or public use, it shall be protected by legal arrangements satisfactory to the city attorney sufficient to assure its maintenance and preservation for the purpose(s) intended. Covenants or other legal agreements shall specify, at a minimum, the ownership of the cluster open space, method of maintenance, maintenance of taxes and insurance, compulsory membership and assessment provisions; guarantees that any homeowners' association formed to own and maintain cluster open space will not be dissolved without the consent of the city; and any other provisions deemed necessary by the city attorney to meet the requirements of this section.
- (i) Criteria for review of cluster subdivisions. A cluster subdivision shall provide for better utilization of land and for a total environment, which is improved over that which could be achieved under standard regulations. The applicant must present evidence that the proposed cluster subdivision utilizes the land better than a standard subdivision. If the city commission finds that a subdivision will be improved by the reasonable modification of the location, design or configuration of open space, building lots, streets and parking areas, the subdivision will be modified or denied. The following criteria shall guide the city in review of the proposed subdivision and in making any modifications thereof:
 - (1) Individual lots, buildings, streets and parking areas shall be designed and situated to minimize alteration of the natural site features and topography. A minimum of 50 percent of all heritage trees must be protected.
 - (2) Individual lots, buildings and other structures shall be arranged and situated to relate to surrounding properties and to improve the view from, and the view of, buildings, lots and structures.
 - (3) Individual lots, buildings, streets and parking areas, and any accessory structures and improvements located in the cluster open space, shall be situated to avoid the adverse effects of shadows, noise and traffic on the residents of the site and to minimize the area devoted to motor vehicles.
 - (4) Cluster open space shall include any irreplaceable natural features located on the tract such as, but not limited to, stream beds and adjacent banks, wetlands, flood channels, floodplain areas, major tree groupings and individual trees of significant size.
 - (5) The usability of cluster open space intended for recreation or public use shall be determined by the size, shape, topographic and location requirements of the particular purpose proposed for the open space. Further, such space intended for recreation or public use shall be easily accessible to trail users including the elderly and handicapped, be integrated to form unbroken trail linkages between uses within the subdivision, and take advantage of opportunities to establish off-site linkages to nearby land uses, bikeways, sidewalks and greenways.
 - (6) To the extent practical, lands designated for greenways or other forms of public ownership or access in the conservation, open space or recreation element shall be included as cluster open space and dedicated as specified by subsection 30-187(o).
 - (7) Diversity and originality in lot layout and individual building design shall be encouraged to achieve the best possible relationship between the development and the land. Garage doors if forward facing must be set back at least 20 feet from the back of sidewalk and shall not be forward of the front facade of the building. Sidewalks must be included on both sides of the street internal to the cluster subdivision.
 - (8) To the extent practical, cluster open space shall contain regulated surface waters and wetlands, and set-asides of regulated natural and archaeological resources.
 - (9) When lots abut wetlands or buffer areas, the property owner shall provide a ten-foot building construction setback from those areas for a construction work area, so that wetlands and buffer areas are not disturbed during any construction process.

Sec. 30-51. - Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

- (a) Purpose. The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.
- (b) Objectives. The provisions of these districts are designed to:
 - (1) Protect and stabilize the essential characteristics of such existing development;
 - (2) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;
 - (3) Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;
 - (4) Encourage low density development where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and
 - (5) Discourage any activities not compatible with such residential development.
- (c) Permitted uses.
 - (1) Uses by right.
 - a. Single-family dwellings and customary accessory buildings incidental thereto.
 - b. Occupancy of a single-family dwelling by one family.
 - c. Community residential homes, in accordance with article VI.
 - d. Family child care homes, in accordance with state law.
 - e. Adult day care homes, in accordance with article VI.
 - f. Home occupations, in accordance with article IV.
 - g. Large family child care homes, in accordance with article VI.
 - (2) Uses by special use permit.
 - a. Places of religious assembly, in accordance with article VI.
 - b. Private schools, in accordance with article VI.
 - c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).
- (d) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

(e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

		RSF-1	RSF-2	RSF-3	RSF-4

Maximum density	3.5 du/a	4.6 du/a	5.8 du/a	8 du/a
Minimum lot area	8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.
Minimum lot width at minimum front yard setback	85 ft.	75 ft.	60 ft.	50 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.	80 ft.
Minimum yard setbacks:				
Front	20 ft.	20 ft.	20 ft.	20 ft.
Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.
Side (street)	10 ft.	10 ft.	7.5 ft.	7.5 ft.
Rear	20 ft.	20 ft.	15 ft.	10 ft.
Maximum building height	35 ft.	35 ft.	35 ft.	35 ft.

Accessory Structures¹, Excluding Fences and Walls

Minimum front and side yard setbacks	Same requirements are for the principal structure.
Minimum yard setback, rear ²	7.5 ft.
Maximum building height	25 ft.
Transmitter towers ³	80 ft.

¹ Accessory screened enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening material.

² One preengineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side

property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75 percent opaque.

³ In accordance with article VI.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3955, § 10, 2-14-94; Ord. No. 960060, § 1, 6-8-98; Ord. No. 980990, § 1, 6-28-99; Ord. No. 041268, § 2, 8-22-05; Ord. No. 070619, § 1, 3-24-08)

Attachment “D”

Application and Neighborhood Workshop Information



APPLICATION FOR SUBDIVISION
 Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>DB-15-52 SUB</u>	Fee: \$ <u>510.00</u> ^{AD} <u>786.50</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) <input type="checkbox"/>	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) <input type="checkbox"/>	

MAY - 5 2015

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: <u>Gainesville Cohousing, LLC</u>	Name: <u>Alison Fether</u>
Address: <u>2240 NW 14th Ave</u> <u>Gainesville FL</u>	Address: <u>364 N. State Rd 21</u> <u>Hawthorne, FL</u>
Phone: _____ Fax: <u>352-605-3260</u>	Phone: <u>352-281-9109</u> Fax: <u>32640</u>
INFORMATION CONCERNING SUBDIVISION	
Tax parcel no(s): <u>6164-000-000</u>	
Subdivision name: _____	
Parcel location: <u>4900 BIK NW 27th Ave</u>	
Comprehensive Plan designation: <u>Res</u> Zoning: <u>RSF4</u>	
Gross area of subdivision (in acres): <u>4.73</u>	
Total number of lots: <u>24</u>	
Gross density (lots per gross acre): <u>5.07 lots per Acre</u>	

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

Applicant's signature: Alison Fether

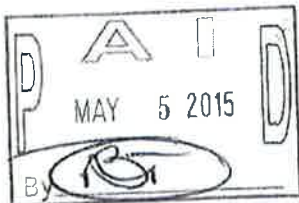
Date: 5-5-2015

Certified Cashier's Receipt: _____

Current Planning Division
 Planning Counter—158

Phone: 352-334-5023

Thomas Center B
 306 NE 6th Avenue



CL1087

WVWVWV U. 11 11

The Associated Press

PORT ST. LUCIE — Police say a man is accused of tossing gasoline on a Port St. Lucie bar bouncer and then lighting him on fire.

Police Sgt. Frank Sabol told Scripts Treasure Coast Newspapers the man had been paying with bounced checks and was told on Sunday night he would have to pay with cash or a debit card. A short time later he was kicked out of Neely's Grög House.

Sabor says the man returned with a cup of gasoline and threw it on the bouncer who was standing at the door. The bouncer and his friend chased the man, and tackled him. The man lit the bouncer on fire and fled in a truck. Police are searching for him.

The bouncer was taken to the hospital with serious burns.



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352-372-4142 gainesville.com

Please Vote Today!
HARVEY BUDD
for City Commission At-Large 1
When we all vote, we win
Paid for by Harvey Budd for City Commission At-Large

Notice of Neighborhood Workshop
For a 24 lot cluster subdivision located at 4751 NW 27th Ave, Gainesville, FL
Date: Thursday, April 30, 2015 Time: 6:00 PM
Place: Barr Systems 4560 NW 27th Ave Gainesville, FL 32606
Contact Person: Alison Felner, P.E., 352-281-9109
Gainesville Housing will be holding a workshop to discuss their plan to develop a 24 lot cluster subdivision with the associated parking, community area and stormwater facilities. The purpose of this workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

PUBLIC NOTICE
A neighborhood workshop will be held to discuss a proposed single family residential subdivision phase at Blues Creek (Unit 5, Phase 2 & 3), including a PD zoning amendment and Design Plat on parcel numbers 06006-052-000 & 06006-002-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.
The meeting will be held on Wednesday, April 29, 2015 at 6:30 p.m. at the Millhopper Branch of the Alachua County Public Library located at 3145 NW 43rd Street, Gainesville, FL 32606.
Contact: Clay Sweger, AICP, LEED AP, cda engineers - surveyors - planners, inc. (352) 373-3541

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3/3/15

Gainesville Co-Housing Neighborhood Meeting Notification List

Neighborhood Workshop Notice
06177-008-000 Gainesville Co-Housing
ROBERT ADAMS
2307 NW 47TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06157-010-019 Gainesville Co-Housing
JAMES ALBRIGHT
2708 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06177-004-000 Gainesville Co-Housing
ARNETT & RATLIFF
2405 NW 47TH TER
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
06157-010-021 Gainesville Co-Housing
KELSEY AUSTIN
2728 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06157-010-022 Gainesville Co-Housing
ANTHONY BARR
2804 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06163-000-000 Gainesville Co-Housing
BARR SYSTEMS INC
4500 NW 27TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06178-009-000 Gainesville Co-Housing
BOOTH & THORNTON H/W
2306 NW 46TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06168-000-000 Gainesville Co-Housing
BOYS CLUB OF GAINESVILLE INC
PO BOX 358452
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06167-000-000 Gainesville Co-Housing
RUTH LEE BROWN
4807 NW 27TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06157-010-010 Gainesville Co-Housing
BURGOS & NARANJO W/H
4814 NW 27TH PL
MAYFIELD, KY 42066

Neighborhood Workshop Notice
06157-010-014 Gainesville Co-Housing
CANNON & FACEY & FACEY
4703 NW 27TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06157-010-015 Gainesville Co-Housing
ERMAL EUGENE CATTERTON TRUSTEE
94 FLOOD RD
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06157-010-016 Gainesville Co-Housing
JOHN CHALKER
4811 NW 27TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06176-002-000 Gainesville Co-Housing
CHAMBERS BERGMAN LLC
4408 NW 70TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06157-010-025 Gainesville Co-Housing
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06177-005-000 Gainesville Co-Housing
CLARK & CLARK
2403 NW 47TH TER
PO BOX 358273
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
06178-015-000 Gainesville Co-Housing
CLARK & JONES & JOHNSON ET AL
% ESTELLE CLARK
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
06175-001-000 Gainesville Co-Housing
COHEN & WHITTAKER W/H
2632 NW 43RD ST STE B-100
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06175-003-000 Gainesville Co-Housing
COX & COX & COX
2308 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06177-010-000 Gainesville Co-Housing
CRUZ & CRUZ
2304 NW 47TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06156-005-000 Gainesville Co-Housing
KIDS ONLY NORTHSIDE DENTAL CLINIC
5209 SW 91ST ST
SAN DIEGO, CA 92120

Neighborhood Workshop Notice
06177-001-000 Gainesville Co-Housing
THOMAS DUNBAR
2407 NW 47TH TER
SAN DIEGO, CA 92120

Neighborhood Workshop Notice
06178-001-000 Gainesville Co-Housing
CHAO-HUNG FENG
2407 NW 46TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06156-006-002 Gainesville Co-Housing
FERBER-LANDIS & LANDIS W/H
5821 NW 83RD TER
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
06168-001-000 Gainesville Co-Housing
FIRST CHURCH OF THE NAZARENE
5020 NW 23RD AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06178-004-000 Gainesville Co-Housing
BOCK FOLKEN
12732 SW 14TH AVE
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
06157-010-013 Gainesville Co-Housing
FREIRE & LUPU H/W
4706 NW 27TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06178-000-000 Gainesville Co-Housing
FURMAN & HENDERSON & HENDERSON
PO BOX 357218
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06164-000-000 **** Gainesville Co-Housing
GAINESVILLE CO-HOUSING LLC
2240 NW 14TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06177-006-000 Gainesville Co-Housing
GONZALES & GONZALES
401 KILLINGSWORTH CIR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06175-002-000 Gainesville Co-Housing
REGINALD HARRIS III
2306 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-018 Gainesville Co-Housing
REGINALD HARRIS JR
2709 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06178-010-000 Gainesville Co-Housing
LUANN HEATER
2402 NW 46TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-012 Gainesville Co-Housing
RODNEY HEATHMAN
4716 NW 27TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-024 Gainesville Co-Housing
HOMEOWNERS' ASSN INC
% KIMBERLY BROWNE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-009 Gainesville Co-Housing
LAWRENCE & SHARON JENNEY
4824 NW 27TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06158-000-000 Gainesville Co-Housing
ALBERTA JONES
4712 NW 27TH AVE
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-007 Gainesville Co-Housing
MICHELLE MANDERINO
4815 NW 28TH PL
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06178-008-000 Gainesville Co-Housing
LESLIE MANIAS
2304 NW 46TH TER
VACAUUKKE, CA 95687

Neighborhood Workshop Notice

06177-003-000 Gainesville Co-Housing
HERBERT McLARTY,
2404 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06176-001-000 Gainesville Co-Housing
HARRIET MEISS TRUSTEE
2405 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-011 Gainesville Co-Housing
PHOEBE OBLON
4726 NW 27TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06178-012-000 Gainesville Co-Housing
WALLACE O'NEAL
2406 NW 46TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06178-002-000 Gainesville Co-Housing
OVERMAN & OVERMAN TRUSTEES
1925 NW 46TH ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06178-003-000 Gainesville Co-Housing
MICHAEL PASCUAL
355 CROSSVILLE CT
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06156-006-001 Gainesville Co-Housing
S L NEW
4909 NW 27TH CT #A
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06177-009-000 Gainesville Co-Housing
DANIEL SALVANO
2305 NW 47TH TER
ROSWELL, GA 30076

Neighborhood Workshop Notice

06178-011-000 Gainesville Co-Housing
J D SANDERS JR
2404 NW 46TH TER
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06176-003-000 Gainesville Co-Housing
NANCY SCHENEWERK
2305 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06177-002-000 Gainesville Co-Housing
HEATHER STAFFORD
2406 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06165-000-000 Gainesville Co-Housing
FREDDIE STONE
5640 GENOA DR
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06175-004-000 Gainesville Co-Housing
NICOLAS VERA
2304 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-020 Gainesville Co-Housing
GLENDA WILLIAMSON
2718 NW 48TH TER
200 SE 70TH ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice
CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Azalca Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Gateway Park
HAROLD SAJVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Greater Northeast Community, The
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Lampighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pine Park
DELORES' BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Suburban Heights
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
 Sugarhill
 CYNTHIA COOPER
 1441 SE 2 TER
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice
 University Park
 JIMMY HARNSBERGER
 402 NW 24 ST
 GAINESVILLE, FL 32604

Neighborhood Workshop Notice
 Pinchbreeze
 JUDITH MEDER
 3460 NW 46 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice
 Ashton
 ASHTON HOMEOWNERS ASSOC
 5200 NW 43 ST STE 102
 GAINESVILLE, FL 32606

Neighborhood Workshop Notice
 Eagle Eyes
 BEATRICE ELLIS
 316 NE 14 ST
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice
 Porters
 INA HINES
 320 SW 5 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice
 University Park
 MEL LUCAS
 620 E UNIVERSITY AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice
 LARRY SCHNELL
 2048 NW 7 LN
 GAINESVILLE, FL 32603

Neighborhood Workshop Notice
 BOBBIE DUNNELL
 3118 NE 11 TER
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice
 STEWART WELLS
 6744 NW 36 DR
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice
 Sutlers Landing
 PETER REBMAN
 3656 NW 68 LN
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice
 University Village
 BRUCE DELANEY
 75 SW 23 Way
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice
 Stephen Foster Neighborhood Assoc, Inc
 SANDRA WATTS KENNEDY
 514 NW 31 LANE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice
 Duckpond
 STEVE NADEAU
 2821 NW 23 DR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice
 Front Porch Florida, Duval
 JUANITA MILES HAMILTON
 2419 NE 8 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice
 School Board
 VICK McGRATH
 3700 NE 53 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice
 Millennium Bank
 DANNY GILLILAND
 4340 NEWBERRY RD
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice
 MAC McEACHERN
 1020 SW 11 TER
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice
 JAMES WOODLAND
 225 SE 14 PL
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice
 BELLINGTON'S CUSTOM SERVICE
 % BRAXTON LINTON
 1907 SE HAWTHORNE RD
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice
 Turkey Creek Forest Owners Assn
 ATTN: RITA SMITH
 8620 NW 13 ST, #210 CLUBHOUSE OFFICE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice
 Forest Ridge/Henderson Heights
 JUANITA CASAGRANDE
 1911 NW 22 DRIVE
 GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice
 Appletree
 CHRIS GARCIA
 5451 NW 35 DR
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice
 Duckpond
 MELANIE BARR
 216 NE 5 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice
 Porters
 RUBY WILLIAMS
 237 SW 6 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice
 University of Florida
 LINDA DIXON
 PO BOX 115050
 GAINESVILLE, FL 32611

Neighborhood Workshop Notice
 Florida Bank
 LAUDE ARNALDI
 PO BOX 5549
 GAINESVILLE, FL 32627

Neighborhood Workshop Notice
 Stephen Foster Neighborhood Assoc, Inc
 MARIA PARSONS
 439 NW 37 AVENUE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice
 Bivens North Association
 PENNY WHEAT
 2530 SW 14 DR
 GAINESVILLE, FL 32608

Neighborhood Workshop Notice
 KAREN BILLINGS
 2123 NW 72 PL
 GAINESVILLE, FL 32653

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Neighborhood Workshop Notice
Phoenix Subdivision
APRIL JONES
3214 SW 26 TERR, Unit B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
Woodland Terrace
JERRY D ROSE
3415 NW 1 COURT
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE - UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

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Attachment “E”
Response to Comments

Gainesville Cohousing DB-15-052 SUB

Response to Comments Dated 10-21-15

11-17-15

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

This petition is for design plat as a Cluster Subdivision within the RSF-4 zoning district. val of the proposed modification will be based on the criteria set out in the code, Section 30-346 (d)(1), addressing “Functional and Safety” improvements to existing structures. This will apply to modifications made both to the site as well as the building.

Concerning the actual design proposed:

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 is expressly prohibited.

So noted.

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.
3. Legal description of the tract to be subdivided; please verify that the legal description is correct and adequately describes the subject property which is the subject of this review.

See design plat including legal description as provided by a Registered Land Surveyor

4. All easement documents must be submitted for review prior to final plat approval.

So noted.

5. Sidewalks, on all streets, on both sides, and at least five feet wide. Sidewalks not required on cul-de-sac or dead end or loop less than 100 feet long. Sidewalk required on at least one side of street on cul-de-sac or dead end or loop from 100 to 250 feet long, and for a project in which the closest lots to a connecting street on a cul-de-sac or dead end are at least 1,000 feet from the street it stems from. Sidewalks on both sides on cul-de-sac or dead end or loop greater than 250 feet long. A sidewalk is provided along the main street but no internal sidewalks are provided. Please explain the internal pedestrian circulation in light of the reduced street widths, the separated central community area and the proposal to provide a central solid waste area for all units within the subdivision. Sidewalks and bikeways. Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas.

We are requesting an exception to this requirement as the majority of the streets will not be accessible to vehicular traffic and will be utilized as pedestrian walkways.

6. 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. Please provide documentation establishing the ownership as stated on the plat, Gainesville Cohousing LLC.

LLC documents will be provided.

7. The zoning and land use plan designations of lands within the subdivision tract and of abutting property. Please show the existing land use and zoning of the subject property.

Please see site plan.

8. A significant number of trees are proposed to be removed on the property. There is a statement that trees within 15 feet of a roadway or stormwater facility will be removed; there is no code basis for this action. Please explain basis for this proposed action.

Utilities are usually installed within this area but if possible any significant trees will be preserved although all the trees within the roadway areas are pines or water oaks and replanting of trees would prove to be more advantageous.

9. A soil survey map; I do not recall seeing a soils map.

A soils report has been submitted with the last two submittals

10. A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock and groundwater conditions, the location and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets; Please provide the above generalized statement.

A note has been added to the plan.

11. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed 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 provided.

A note has been added to the plan.

12. 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.

So noted.

13. 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.

So noted.

14. 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.

So noted.

15. 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;

So noted.

16. Submission and review. The subdivider shall submit multiple sets of plans as necessary to facilitate review by the city. The plans shall be submitted to the planning division during a regular review cycle for development review. Following their reviews, if the construction plans are consistent with the approved design plat and comply with all standards and specifications, public works department and Gainesville Regional Utilities shall notify the subdivider and the planning division within the planning and development services department of construction plan approval. If the construction plans are not consistent with the design plat as approved by the city commission or do not comply with all standards and specifications, the public works department and Gainesville Regional Utilities shall notify the subdivider of:

So noted.

17. (1) Conditional construction plan approval, subject to any necessary modifications which shall be indicated on the plans or attached to them in writing; or

So noted.

18. (2) Disapproval of the construction plans or any portion thereof, indicating in writing the reasons for the disapproval. The subdivider shall be responsible for timely resubmittal of acceptable plans within 12 months from the date of approval of the preliminary development order.

So noted.

19. The property is listed as 4.798 acres. Per the code, Sec. 30-187 (b) (2) - Design standards For development sites of five acres or less, located in an area shown on the future land use map as single-family or residential planned use district, the following standards shall apply. The lot size and dimensions must be generally consistent with abutting/adjacent lots. The minimum lot width of new parcels shall be no less than 75 percent of the average width of adjacent lots, but shall not be required to be greater than 150 feet and may not be less than the minimum required in article IV. Please demonstrate that the subdivision complies with the above requirement; or that other code standards allow for the reduced lot size and the basis for the design.

Please see attached document addressing compliance with "Cluster Subdivision Ordinance"

20. Considering the adjacent street widths, the front setback shall be 10 feet for the following lots: Lots 4, 5, 6, 18, 19, 20, 21 and 22. The street side setback shall be 10 feet for the following lots: Lots 20 and 23.

Due to the streets being used for emergency vehicle use only we feel the proposed setbacks are reasonable. The proposed 36' right of way will allow for ease of this limited access.

21. When an appropriate street network is not shown in the comprehensive plan now in existence or as may be hereafter adopted, the arrangement of streets in a subdivision shall provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas unless topographic, traffic volume or other conditions make continuance or conformance to existing streets impractical or undesirable. This requirement is satisfied by the southern connection to SW 47th Terrace.

22. Application for cluster subdivision will be classified as either environmental or infill based on the following criteria: Please indicate whether cluster subdivision is environmental or infill.

As stated in the submitted summary the subdivision is proposed as an infill subdivision ✓

23. Modification of street, yard and lot requirements. Modifications and variations to the lot area, lot width and depth, minimum yard setback, street width and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not: Please provide a narrative justifying the modifications to the Cluster Subdivision in accordance with the above.

Please see attached document addressing compliance with "Cluster Subdivision Ordinance"

24. Per Sec. 30-190 (e) - Cluster subdivisions.

No cluster subdivision of 50 acres or less shall have lot sizes that are less than the following for single family districts:

RSF-1 (8,500 square feet minus 25 percent) 6,375 square feet

RSF-2 (7,500 square feet minus 25 percent) 5,625 square feet

RSF-3 (6,000 square feet minus 25 percent) 4,500 square feet

RSF-4 (4,300 square feet minus 25 percent) 3,225 square feet

25. (e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

	RSF-4	Gvl Cohousing
Maximum density	8 du/a	4.79 du/a ✓
Minimum lot area	4,300 sq. ft.	3,265 to 4,079 sq. ft.
Minimum lot width at minimum front yard setback	50 ft.	37.5 to 56.5 ft.
Minimum lot depth	80 ft.	52 to 90 ft.
Minimum yard setbacks:		
Front	20 ft.	10 ft.
Side (interior)	7.5 ft.	5 ft.
Side (street)	7.5 ft.	5 ft.
Rear	10 ft.	5 ft.
Maximum building height	35 ft.	30'

Accessory Structures¹, Excluding Fences and Walls

Minimum front and side yard setbacks	Same requirements are for the principal structure.
Minimum yard setback, rear ²	5 ft.
Maximum building height	25 ft.
Transmitter towers ³	80 ft.

26. Accessory screen enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening materials.

So noted.

27. One preengineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75% opaque.

So noted.

28. Other accessory structures shall comply with the building setbacks as stated on the plat.

So noted.

29. Cluster Open Space Requirement Each cluster subdivision that reduces lot sizes below the minimum area required by the zoning district in which is located shall provide cluster open space to be preserved and maintained for its scenic value, for recreational or conservation purposes and other related uses. This space shall be clearly indicated on the plat by the use of the words "cluster open space." The minimum amount of land to be designated as cluster open space shall be equivalent to 75 percent of the total amount of area by which each lot was reduced below the minimum lot size required in the zoning district plus any required wetland, creeks and associated buffer acreage in which the subdivision is located. Cluster open space is not required unless lot sizes are reduced below the minimum area required in a zoning district. Cannot verify how you meet the required open space

Please see summary calculations as provided on the plans.

30. Private ownership. Where open space is not dedicated to the city or public use, it shall be protected by legal arrangements satisfactory to the city attorney sufficient to assure its maintenance and preservation for the purpose(s) intended. Covenants or other legal agreements shall specify, at a minimum, the ownership of the cluster open space, method of maintenance, maintenance of taxes and insurance, compulsory membership and assessment provisions; guarantees that any homeowners' association formed to own and maintain cluster open space will not be dissolved without the consent of the city; and any other provisions deemed necessary by the city attorney to meet the requirements of this section.¹ Please provide documentation to satisfy the above requirements.

Will be provided at final plat

31. There is a shop located on the plat, please explain

This is a workshop for the residents to jointly use.

32. There is a space shown on the left, south side, of the entrance; what is intended use?

This area has been labeled and is the trash enclosure where garbage cans will be placed until pickup day when they will be taken to the curb.

33. There is a label for "8 optional carports", please explain; if they are structures, they must meet setback requirements.

These are future additions and will meet required setbacks

34. Please indicated areas that will be constructed as rights-of-way and stormwater during the initial construction phase.

All areas will be constructed as one phase.

35. The parking and club house facilities will be required to go through separate development plan review.

So noted.

36. Parking will be required to meet dimensions and standards as prescribed by the Code.

So noted.

37. Clearing and grubbing is only allowed on the infrastructure portion; individual lots can be cleared only after a building permit is issued.

So noted.

38. A note shall be placed indicating that the development shall not be a gated community.

Note has been added to the plan

GRU Comments

Michelle Farnsworth, Utility Services Supervisor, 352-393-1413

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

GRU Comments

Neal Beery - GRU New Services TSSIII, 352-393-1452

See comments and redlines here:

https://www.dropbox.com/sh/d2mg7w6xv6vjdcx/AACkkUClj_XjbgSggnZlj2sNa?dl=0

GRU Water/Wastewater:

"Show and label PUEs on layout as marked"

See redlines at link above.

GRU Real Estate:

See redlines in link above, labeled 'RE'

GRU Electric, GRUCom, Gas:
 "Design is approved"

GRU comments have been addressed in revised design plat and site plan. Construction plan approval will include final utility plans addressing all required utility requirements

Fire and Life Safety Services (Approvable with Comments)
Steve Hesson, Fire Inspector, 334-5065

1. Additional review will be required prior to Gainesville Fire Rescue approval of construction plans. The project must comply with the current edition of the Florida Fire Prevention Code and the Gainesville City Code of Ordinances, considering FD access, Fire protection systems, Fire hydrant locations as well as estimated and actual fire flow rates. [Gainesville Fire Prevention and Protection Code Sec 10-5]

2. Prior to finalizing the development design and construction plans, Gainesville Fire Rescue recommends consideration of the following comments, which must be addressed. Additional comments may apply.

----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)]

----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)]

----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)]

----The actual fire flow was not provided. To obtain, complete a Utility Data Request, which can be found on GRU's website @
<http://www.gru.com/WorkWithGRU/ConstructionDevelopment/UtilityDataRequest.aspx>
 Please contact John Worley at:(352)393-1633 with questions.
 [Gainesville Fire Prevention and Protection Code Sec 10-9 (NFPA 1-18.3.1)]

A note has been added to site plan and all other notes and calculations will be included in the construction plan review

Environmental Comments: Approvable as submitted.
John Hendrix, Environmental Coordinator
E-mail: hendrixjw@cityofgainesville.org; Phone: 352-393-8347

subdivision. Within cluster subdivisions, a variety of lot sizes and architectural typologies shall be encouraged.

All dwellings will be detached single-family structures. The lots vary in size but are all relatively small to allow for maximum open space.

(e) *Modification of street, yard and lot requirements.* Modifications and variations to the lot area, lot width and depth, minimum yard setback, street width and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not:

Have an abutting side or rear yard which is less than that required for the abutting property; and

Have a lot width, which is less than 75 percent of the minimum lot width required in the zoning district for the abutting property.

None of the lots directly abut developed properties.

Requested modifications to the requirements are as follows:

	RSF-4	Gvl Cohousing
Maximum density (None)	8 du/a	4.79 du/a
Minimum lot area	4,300 sq. ft.	3,286 to 4,079 sq. ft.
Minimum lot width at minimum front yard setback	50 ft.	37.5 to 56.5 ft.
Minimum lot depth	80 ft.	52 to 90 ft.
Minimum yard setbacks:		
Front	20 ft.	5-10 ft.
Side (interior)	7.5 ft.	5 ft.
Side (street)	7.5 ft.	5 ft.
Rear	10 ft.	5 ft.
Maximum building height(None)	35 ft.	30 ft

All of these modifications are allowed per the Cluster Subdivision Ordinance.

No cluster subdivision of 50 acres or less shall have lot sizes that are less than the following for single family districts:

- RSF-1 (8,500 square feet minus 25 percent) 6,375 square feet
- RSF-2 (7,500 square feet minus 25 percent) 5,625 square feet
- RSF-3 (6,000 square feet minus 25 percent) 4,500 square feet
- RSF-4 (4,300 square feet minus 25 percent) 3,225 square feet

This parcel is zoned RSF-4 and the minimum lot size proposed is 3,240 square feet. All lots are greater the 3,240 sf.

(f) Number of dwelling units permitted. The total number of dwellings permitted in a cluster subdivision shall not exceed the number of dwelling units, which would have been otherwise permitted by the density standards in the zoning district in which it is located. In the RSF-1, RSF-2, RSF-3, RSF-4, RMF-5, and RC district categories, the permitted number of dwelling units may be calculated by dividing the total land area of the cluster subdivision by the minimum lot size required for the applicable zoning district. The number of dwelling units shall not exceed the density allowed by the zoning district.

Per RSF-4, 8 dwelling units are allowed per acre, which on this 4.76 acre parcel would be 38 units, this cluster subdivision is proposing 24 units, which is well below the allowed units per the zoning district.

(g) Cluster open space requirement.

(1) Each cluster subdivision that reduces lot sizes below the minimum area required by the zoning district in which it is located shall provide cluster open space to be preserved and maintained for its scenic value, for recreational or conservation purposes and other related uses. This space shall be clearly indicated on the plat by the use of the words "cluster open space." The minimum amount of land to be designated as cluster open space shall be equivalent to 75 percent of the total amount of area by which each lot was reduced below the minimum lot size required in the zoning district plus any required wetland, creeks and associated buffer acreage in which the subdivision is located. Cluster open space is not required unless lot sizes are reduced below the minimum area required in a zoning district.

The lots are being reduced by 19,620 square feet and 75 % of this is 14,715 square feet. The proposed open space is 19,771 square feet and includes an area along the western property line where the most significant trees are located.

(i) Criteria for review of cluster subdivisions. A cluster subdivision shall provide for better utilization of land and for a total environment, which is improved over that which could be achieved under standard regulations. The applicant must present evidence that the proposed cluster subdivision utilizes the land better than a standard subdivision. If the city commission finds that a subdivision will be improved by the reasonable modification of the location, design or configuration of open space, building lots, streets and parking areas, the subdivision will be modified or denied. The following criteria shall guide the city in review of the proposed subdivision and in making any modifications thereof:

Individual lots, buildings, streets and parking areas shall be designed and situated to minimize alteration of the natural site features and topography. A minimum of 50 percent of all heritage trees must be protected.

There are no natural features and minimal topography on the site and no heritage trees although the significant trees are located in the southwest corner and are within the cluster open space. There is an existing depression, which will be the location of the stormwater basin.

Individual lots, buildings and other structures shall be arranged and situated to relate to surrounding properties and to improve the view from, and the view of, buildings, lots and structures.

The layout is so all the buildings face each other or the common area so you interact with the people you live around creating a social center to the community.

Individual lots, buildings, streets and parking areas, and any accessory structures and improvements located in the cluster open space, shall be situated to avoid the adverse effects of shadows, noise and traffic on the residents of the site and to minimize the area devoted to motor vehicles.

The intent of co housing is to minimize the use of vehicles and to encourage walking and interaction of neighbors. The use of vehicles is discouraged within the concept of the design by requiring vehicles to remain on the periphery of the site.

Cluster open space shall include any irreplaceable natural features located on the tract such as, but not limited to, stream beds and adjacent banks, wetlands, flood channels, floodplain areas, major tree groupings and individual trees of significant size.

There are no significant features on the site although the most significant trees are located in the southwest corner and are included in the cluster open space.

The usability of cluster open space intended for recreation or public use shall be determined by the size; shape, topographic and location requirements of the particular purpose proposed for the open space. Further, such space intended for recreation or public use shall be easily accessible to trail users including the elderly and handicapped, be integrated to form unbroken trail linkages between uses within the subdivision, and take advantage of opportunities to establish off-site linkages to nearby land uses, bikeways, sidewalks and greenways.

The proposed open space provides for a natural walking path along the western property line and is connected to the subdivision from the centrally located common area. There is a proposed sidewalk along the eastern corner, which will allow pedestrian connections to commercial areas.

To the extent practical, lands designated for greenways or other forms of public ownership or access in the conservation, open space or recreation element shall be included as cluster open space and dedicated as specified by subsection 30-187(o).

The open space is not designated as a greenway or for public ownership.

Diversity and originality in lot layout and individual building design shall be encouraged to achieve the best possible relationship between the development and the land. Garage doors if forward facing must be set back at least 20 feet from the back of sidewalk and shall not be forward of the front facade of the building. Sidewalks must be included on both sides of the street internal to the cluster subdivision.

The lots are laid out so they all face the central point of the subdivision the common area, increasing the sense of community among the neighbors. We are requesting that sidewalks not be constructed along the streets as the streets will be used as walkways and that is why traffic will not be allowed on the main loop road except for emergencies or special circumstances.

To the extent practical, cluster open space shall contain regulated surface waters and wetlands, and set-asides of regulated natural and archaeological resources.

There are no wetlands, surface waters or archaeological resources on the site

When lots abut wetlands or buffer areas, the property owner shall provide a ten-foot building construction setback from those areas for a construction work area, so that wetlands and buffer areas are not disturbed during any construction process

There are no wetlands or buffer areas on the site.

Request for Changes to the Requirements of the Subdivision Code

(1) We would like to request that the minimum right of way width be allowed to be 30 feet instead of the 50 feet as required by code.

(2) We would like to request a reduction in the minimum pavement width to 12 feet along the frontage road that will not have traffic and 6 feet along the minor streets off the frontage road. There will be a minimum of 20 foot stabilized area along all street areas so that emergency vehicles and utility vehicles can travel on them. The vehicular area will have a drive width between 18-24 feet.

(3) We are requesting that sidewalks not be constructed along the streets as the streets will be used as walkways and that is why traffic will not be allowed on the main loop road except for emergencies or special circumstances.

(4) We would like to request parking along the entrance street in order to only allow for pedestrian traffic throughout the remainder of the streets.