



## Planning & Development Services

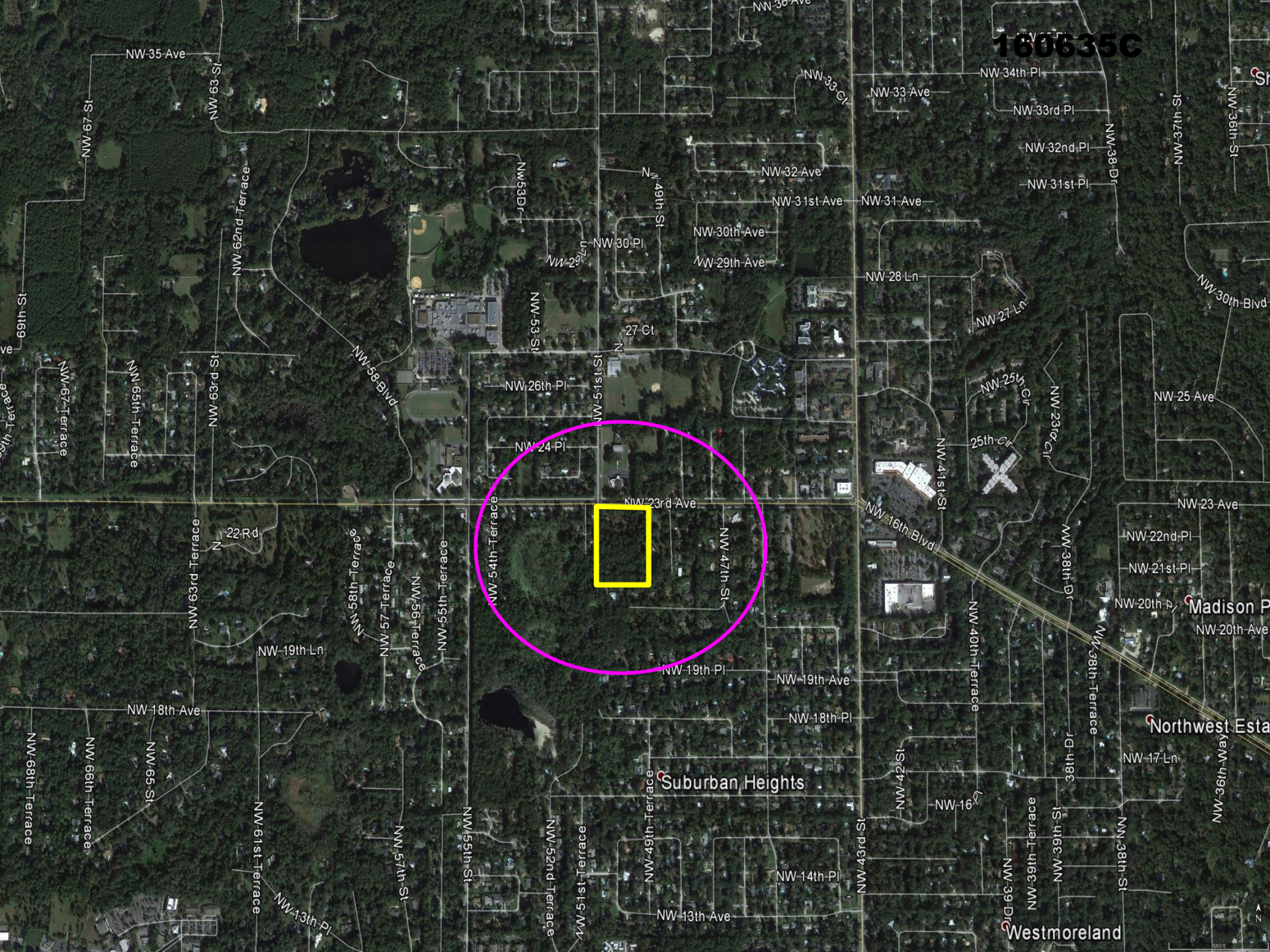
# DB-16-124 SUB

## Design Plat Review for Wiltshire Cluster Subdivision

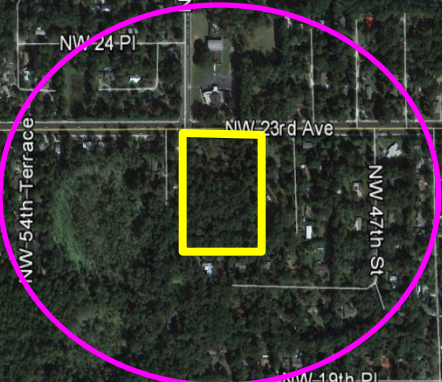
**13 lots on 5.37 acres zoned RSF-1 (Single-Family Residential 3.5 units/acre).**

Legistar No.160635

**1/19/2017**



180635C



Madison P

Northwest Esta

Suburban Heights

Westmoreland

**Gainesville City Limits**

**1606350**

**NW 55th Street**

**Gainesville City Limits**

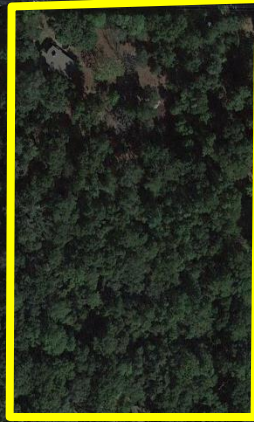
**NW 51st Street**

**NW 23rd Avenue**

**Gainesville City Limits**

**NW 55th Street**

**NW 23rd Avenue**



NW 55th Terrace

NW 54th Terrace

NW 24 Pl

NW 51st Terrace

NW 49th Terrace

NW 48th Terrace

NW 47 Terrace

NW 46h Terrace

NW 47th St

NW 46th St

NW 19th Pl

160635C

NW-53rd-Terrace

NW-24-Pl

NW 5th Street

NW 23rd Avenue

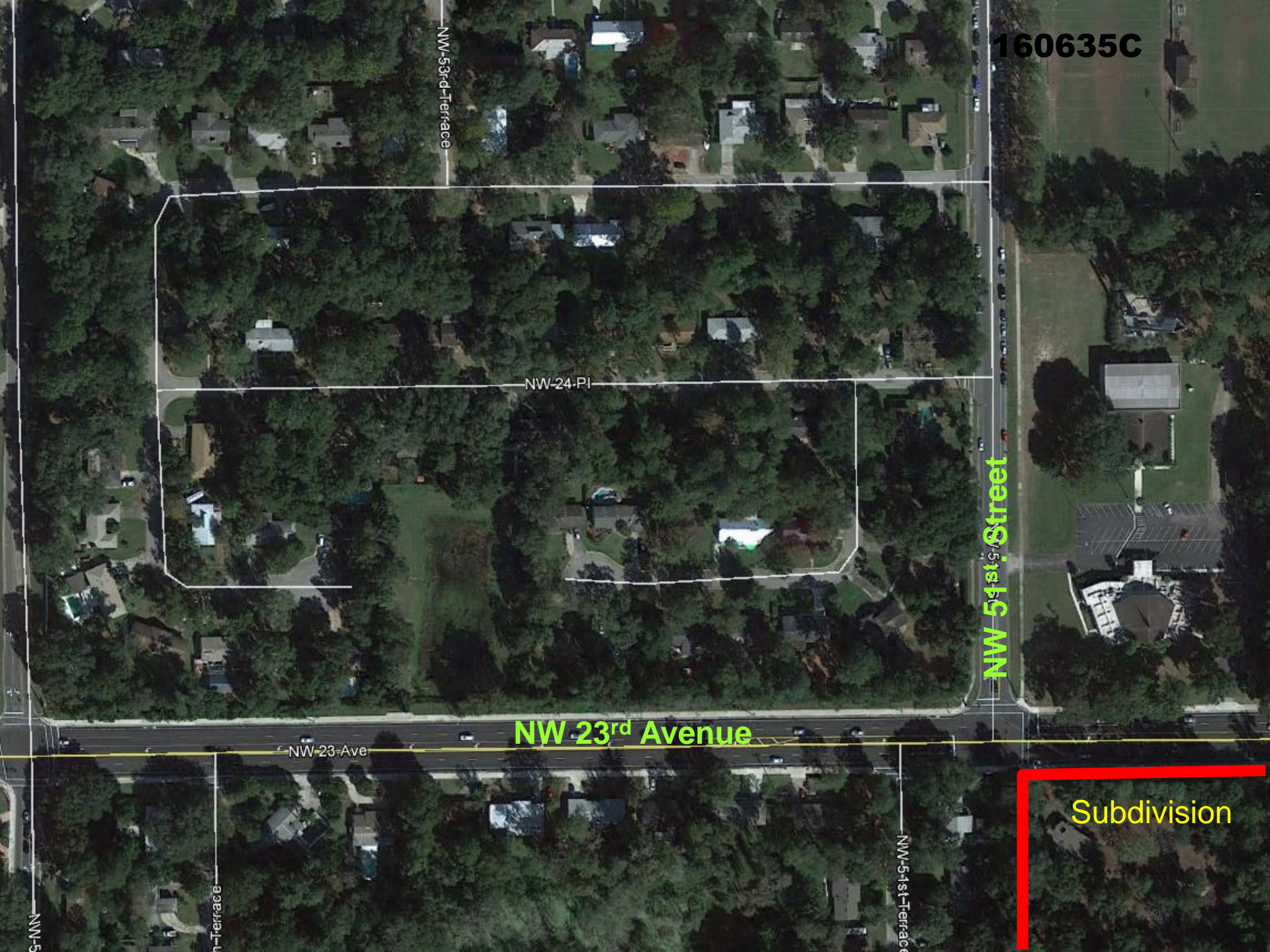
NW-23-Ave

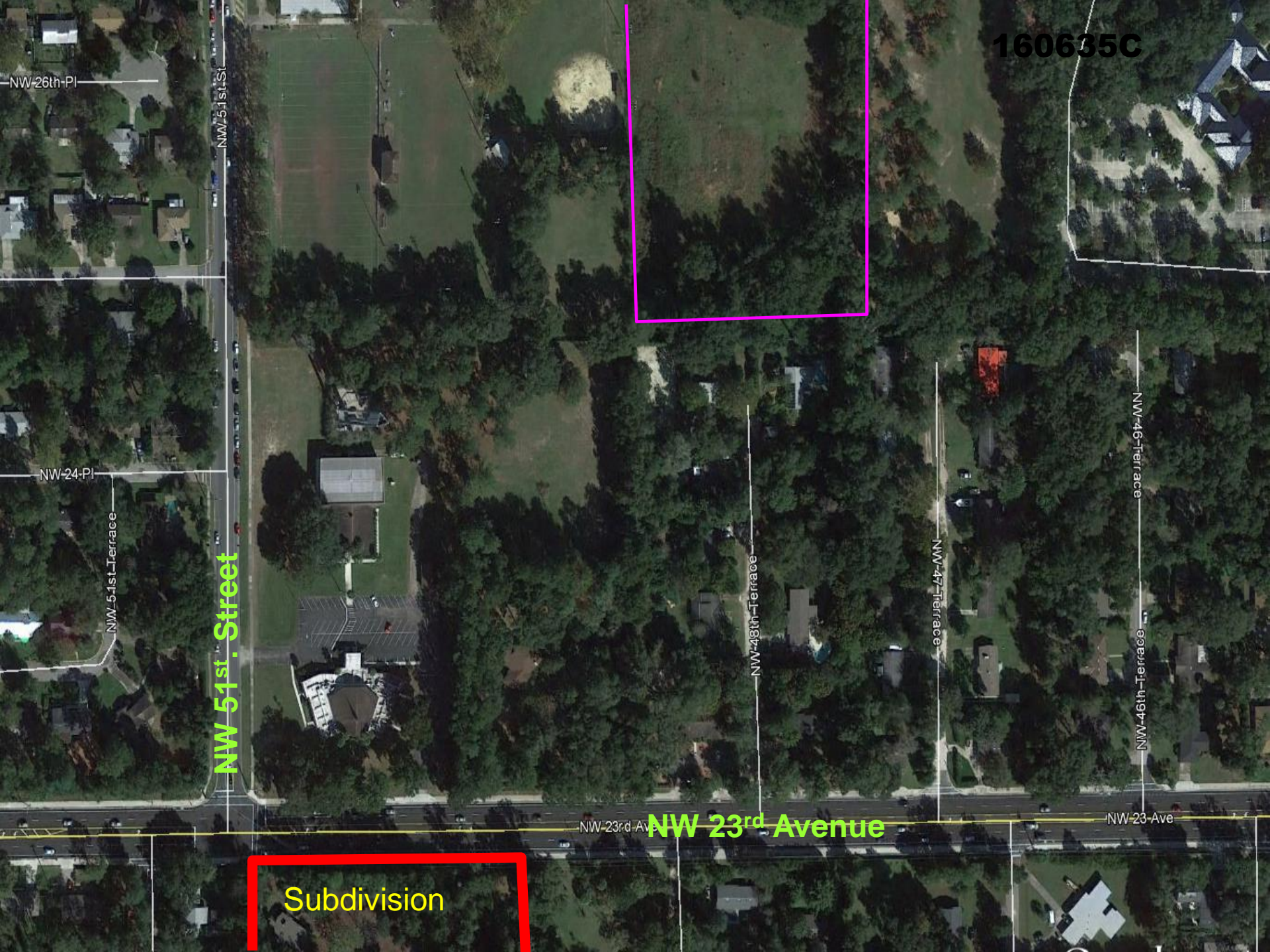
Subdivision

NW-5

n-Terrace

NW-5-1st-Terrace





160635C

NW 51st Street

NW 23rd Avenue

Subdivision

NW 26th Pl

NW 51st St

NW 24 Pl

NW 51st Terrace

NW 48th Terrace

NW 47 Terrace

NW 46th Terrace

NW 23rd Ave

NW 23rd Ave

160635C

NW 23rd Ave

NW 23<sup>rd</sup> Avenue

NW-23-Ave

NW 49<sup>th</sup> Terrace  
NW-49th-Terrace

NW-47th-St

NW-46th-St

Subdivision  
Site



NW 23rd Avenue

NW 23rd Avenue

160635C

NW 23rd Ave



Subdivision Site

NW 55th Street

NW 48th Terrace

NW 54th Terrace

NW 51st Terrace

NW 55th Terrace

NW 55 St

NW 56 Terrace

NW 57 Terrace

NW 19th Pl

NW 18th F

## City of Gainesville Zoning District Categories

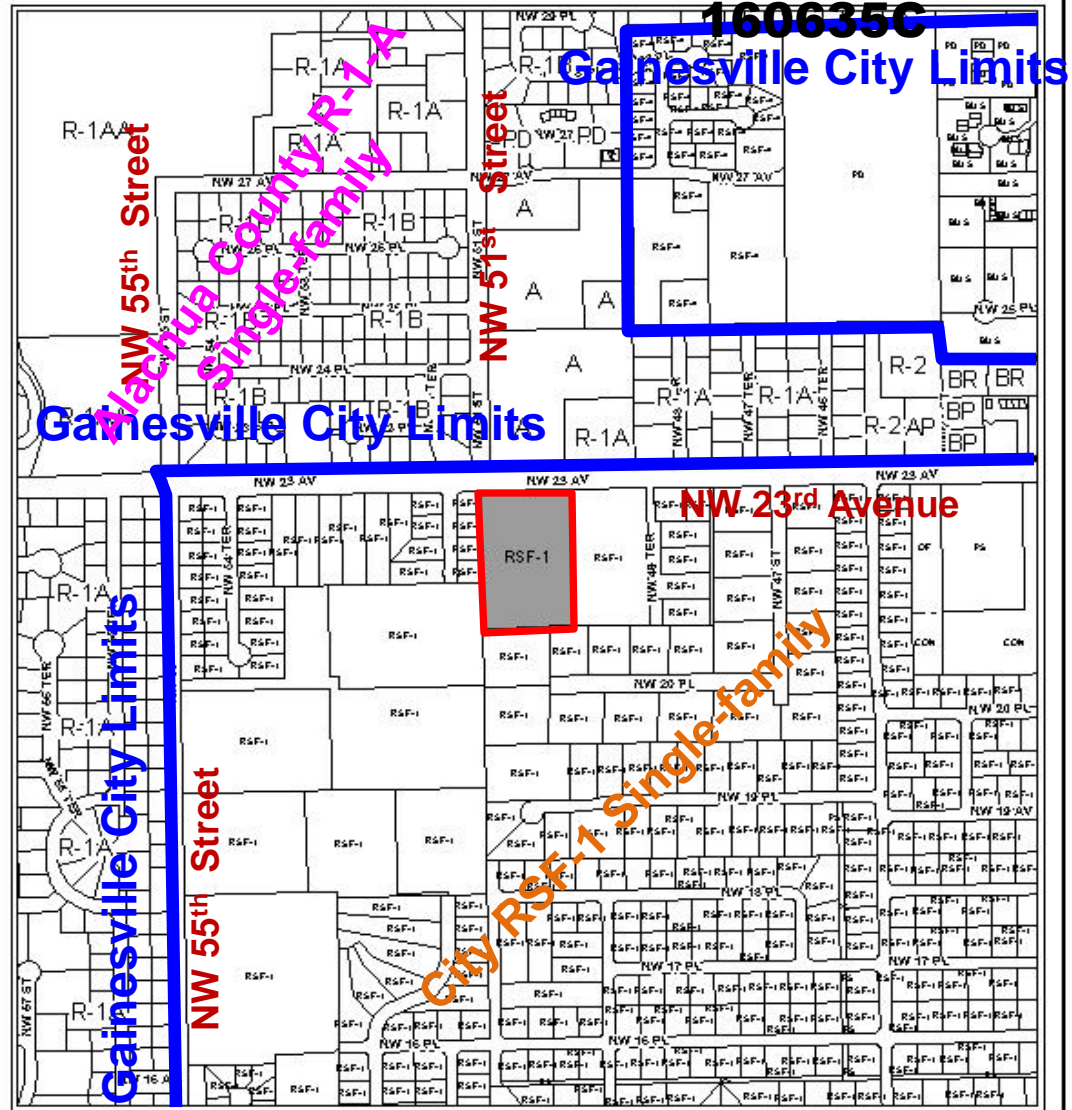
- RSF-1 Single-Family Residential (3.5 units/acre)
- OF General Office
- CON Conservation
- PS Public Services and Operations

## Alachua County Zoning District Categories

- R-1AA Single Family, Low Density (1-3 units/acre)
- R-1A Single Family, Low Density (1-4 units/acre)
- R-1B Single Family, Medium Density (4-8 units/acre)
- R-2 Multiple Family, Medium Density (4-8 units/acre)
- AP Administrative and Professional
- BP Business and Professional
- BR Business, Retail
- PD Planned Development district

Area  
under petition  
on side ration

- - - - - Division line between two zoning districts
- City Limits



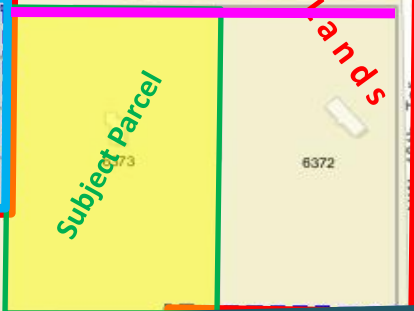
EXISTING ZONING

	Name	Petition Request	Petition Number
	JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner	Design plat review for a cluster subdivision	DB-16-124 SUB





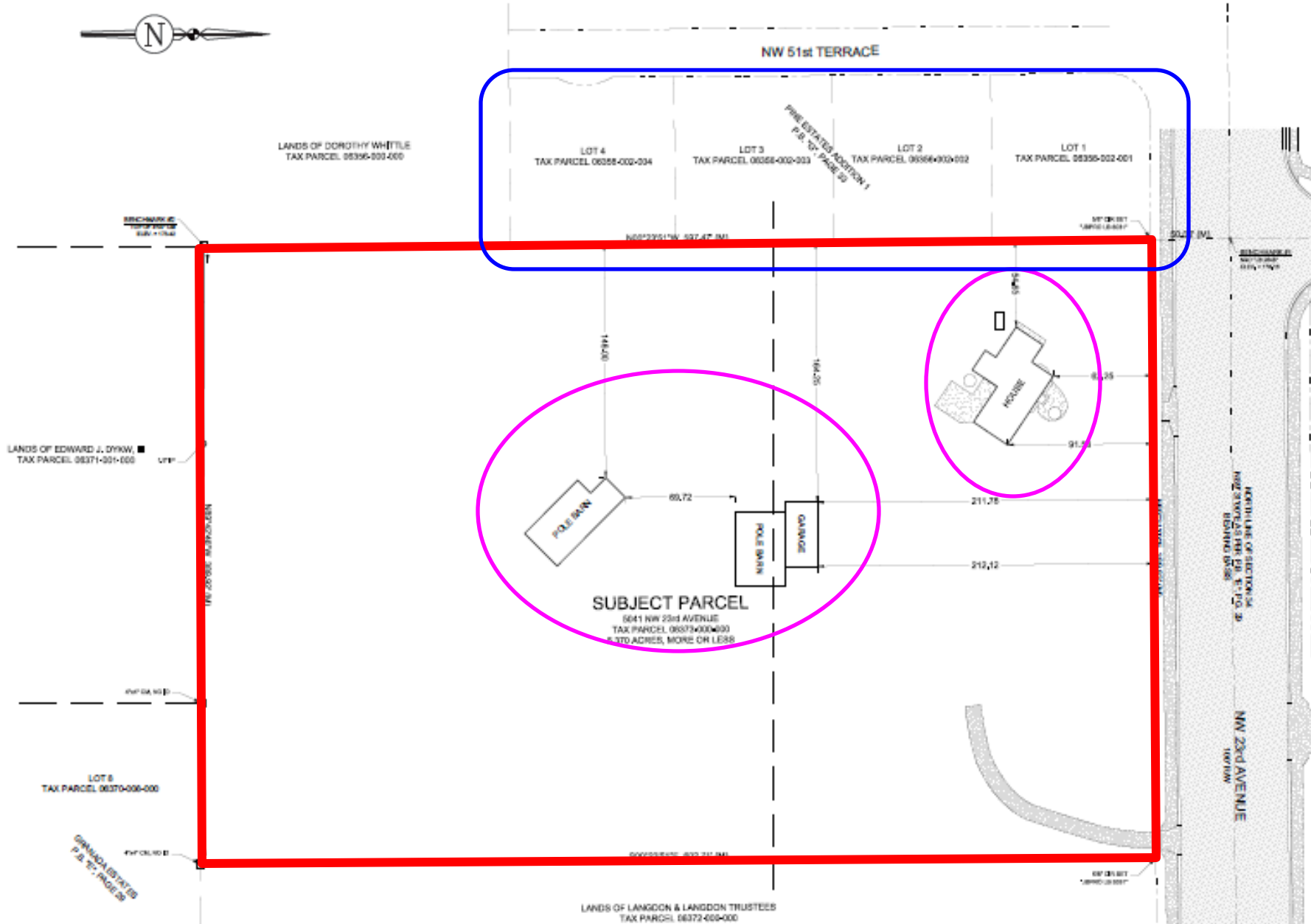
**N. W. 23<sup>rd</sup>. Avenue** **N. W. 23<sup>rd</sup>. Avenue**



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

THE WEST 300 FEET OF THE NORTH 980 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 9 S, RANGE 19 E,  
CONTAINING 8 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY.

**160635C**



LANDS OF DOROTHY WHITLE  
TAX PARCEL 08356-000-000

NW 51st TERRACE

LOT 4 TAX PARCEL 08355-000-004    LOT 3 TAX PARCEL 08356-000-003    LOT 2 TAX PARCEL 08356-000-002    LOT 1 TAX PARCEL 08355-000-001

PRE-ESTABLISHED ADDITION 1  
P. 24 TO 27, PAGE 29

MECHANIC  
TOWNSHIP 9 S, R. 19 E

LANDS OF EDWARD J. DYKOW  
TAX PARCEL 08371-001-000

**SUBJECT PARCEL**  
5041 NW 23rd AVENUE  
TAX PARCEL 08373-000-000  
8.37D ACRES, MORE OR LESS

PORTION OF SECTION 34  
TOWNSHIP 9 S, R. 19 E, 20  
BORING 08355-000-000

NW 23rd AVENUE

LANDS OF LANGDON & LANGDON TRUSTEES  
TAX PARCEL 08372-000-000

GRANDLAKESIDE  
P. 24 TO 27, PAGE 29

# REQUIRED & PROPOSED STANDARDS

		RSF-1	RSF-2	RSF-3	RSF-4	Proposed
Maximum density		3.5 du/a	4.6 du/a	5.8 du/a	8 du/a	2.42 du/a
Minimum lot area		8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.	8,600 - 13,900 sq. ft.
Minimum lot width at minimum front yard setback		85 ft.	75 ft.	60 ft.	50 ft.	75 ft.
Minimum lot depth		90 ft.	90 ft.	90 ft.	80 ft.	130 – 140 ft.
Minimum yard setbacks:						
	Front	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.
	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	5.0 ft.
	Side (street)	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
	Rear	20 ft.	20 ft.	15 ft.	10 ft.	20 ft.
Maximum building height		35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

# DESIGN PLAT OF "WILTSHIRE CLUSTER SUBDIVISION"

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

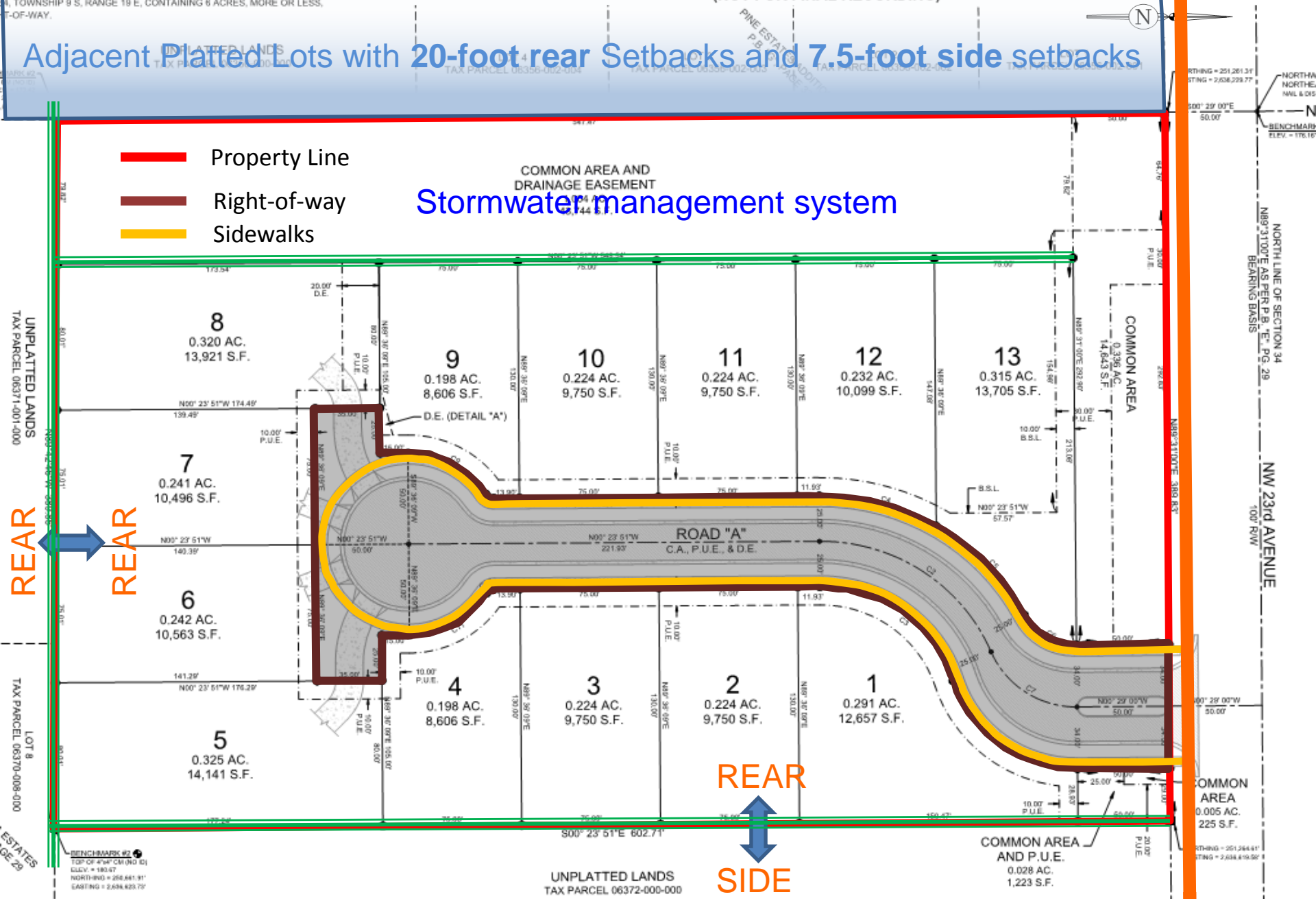
160635C

(NOT FOR FINAL RECORDING)

## Adjacent Platted Lots with 20-foot rear Setbacks and 7.5-foot side setbacks

-  Property Line
-  Right-of-way
-  Sidewalks

### Stormwater management system



REAR

REAR  
SIDE

NORTH LINE OF SECTION 34  
AS PER P.B. "E", PG. 29  
BEARING BASIS  
100' R/W  
NORTH  
NORTH  
NORTH  
NAIL & DIS  
BENCHMARK  
ELEV. = 116.16  
NORTHING = 251,261.31'  
EASTING = 2,038,229.77'  
NORTHING = 251,264.41'  
EASTING = 2,038,419.92'

UNPLATTED LANDS  
TAX PARCEL 06371-001-000  
LOT 8  
TAX PARCEL 06370-008-000

UNPLATTED LANDS  
TAX PARCEL 06372-000-000

COMMON AREA  
AND P.U.E.  
0.028 AC.  
1,223 S.F.

COMMON AREA  
0.394 AC.  
14,843 S.F.

COMMON AREA  
0.005 AC.  
225 S.F.

COMMON AREA AND  
DRAINAGE EASEMENT

ROAD "A"  
C.A., P.U.E. & D.E.

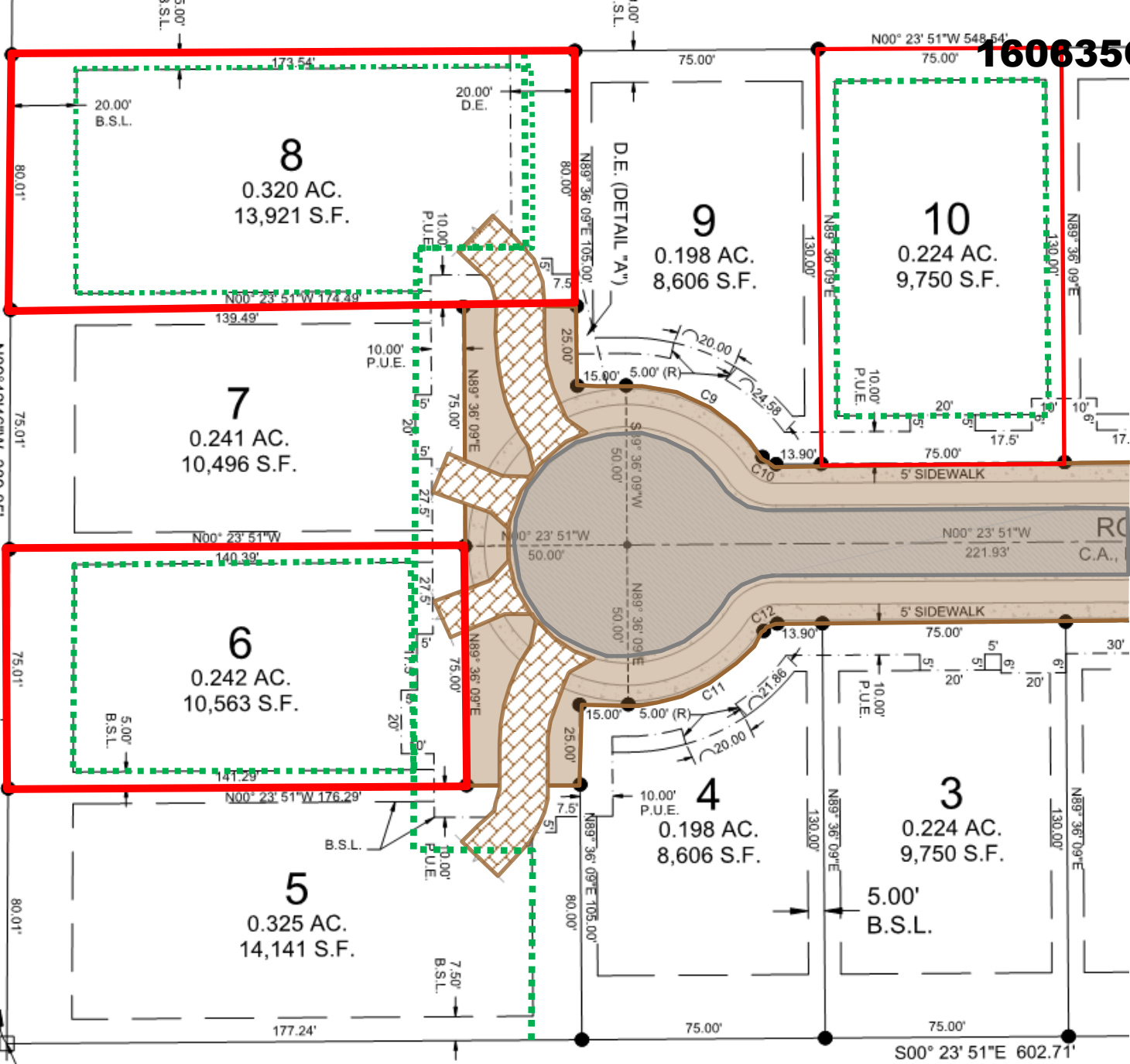
D.E. (DETAIL "A")

BENCHMARK #2  
TOP OF 4"x4" CONCRETE  
ELEV. = 180.67  
NORTHING = 258,661.91'  
EASTING = 2,038,829.79'

160635C

UNPLATTED LANDS  
TAX PARCEL 06371-001-000

LOT 8  
TAX PARCEL 06370-008-000



8  
0.320 AC.  
13,921 S.F.

9  
0.198 AC.  
8,606 S.F.

10  
0.224 AC.  
9,750 S.F.

7  
0.241 AC.  
10,496 S.F.

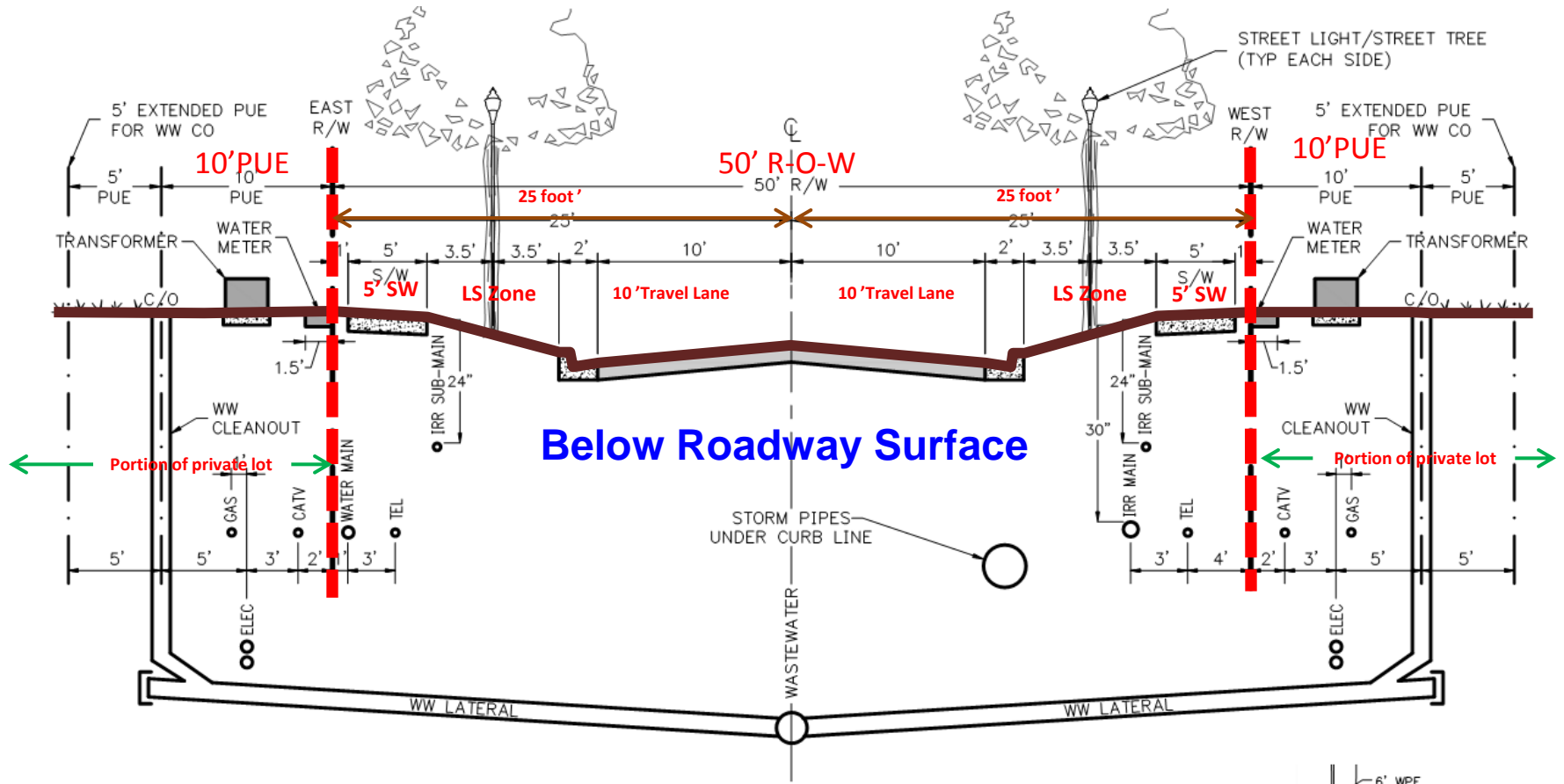
6  
0.242 AC.  
10,563 S.F.

5  
0.325 AC.  
14,141 S.F.

4  
0.198 AC.  
8,606 S.F.

3  
0.224 AC.  
9,750 S.F.

BENCHMARK #2  
TOP OF 4"x4" CM (NO ID)



Below Roadway Surface

**TYPICAL UTILITY ALLOCATION FOR NW 50th WAY**



# DESIGN PLAT OF "WILTSHIRE CLUSTER SUBDIVISION"

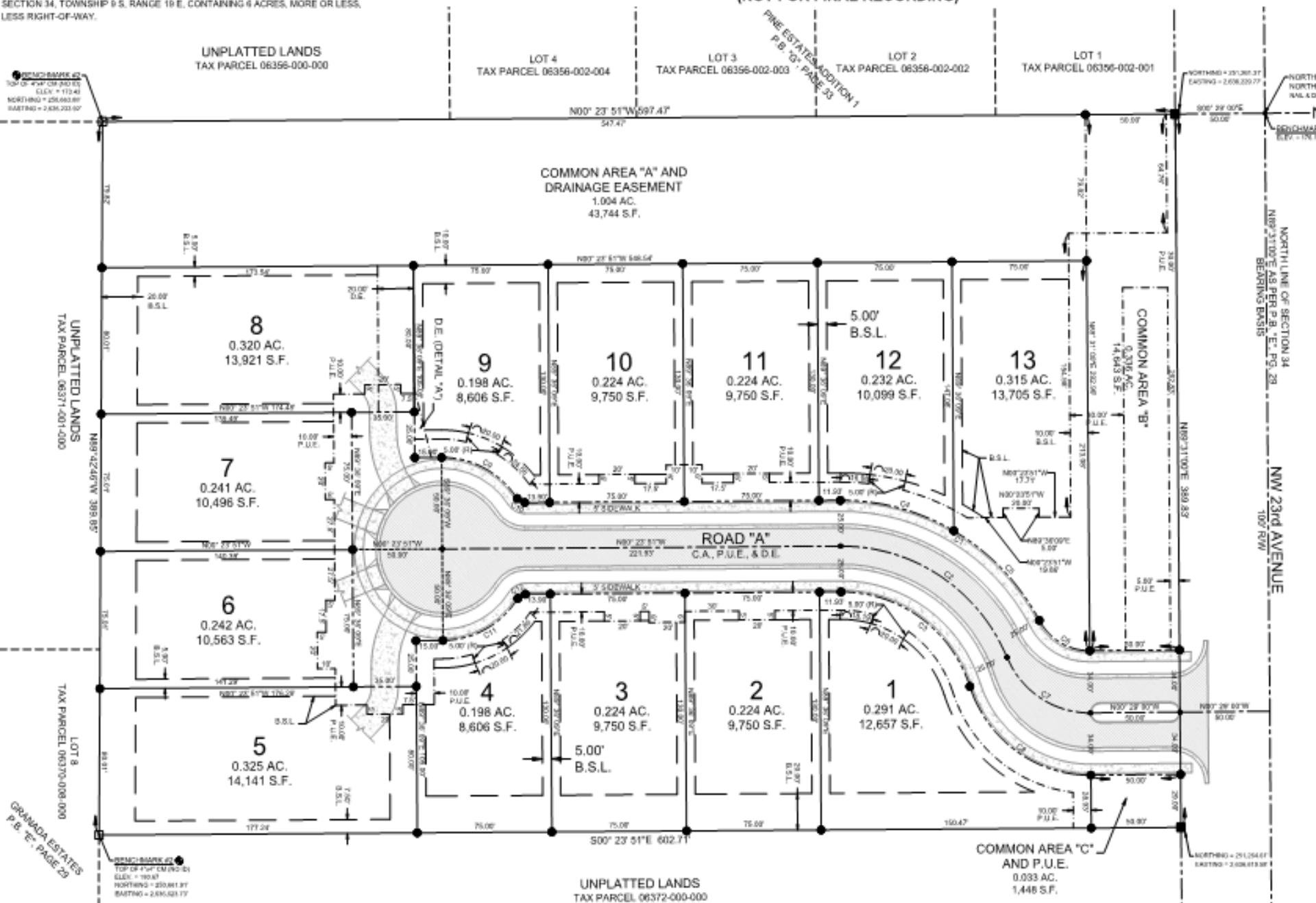
# 160635C

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

### (NOT FOR FINAL RECORDING)

TAX PARCEL 06373-000-000  
 LEGAL DESCRIPTION AS PER O.R.B. 1985, PAGE 416  
 THE WEST 300 FEET OF THE NORTH 600 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 9 S., RANGE 19 E., CONTAINING 6 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY.

PINE ESTATES ADDITION 1  
 P.B. 10, PAGE 23



UNPLATTED LANDS  
 TAX PARCEL 06372-000-000

UNPLATTED LANDS  
 TAX PARCEL 06371-001-000

UNPLATTED LANDS  
 TAX PARCEL 06370-008-000

GRANADA ESTATES  
 P.B. 7E, PAGE 29

NORTHLINE OF SECTION 34  
 BEARING 89° 15' 28" E  
 DISTANCE 100.00 FT

NW 23rd AVENUE  
 100' R.O.W.

NORTHING = 2,008,220.77  
 EASTING = 251,264.07

NORTHING = 2,008,220.77  
 EASTING = 251,264.07

IRON PINE MARK 40  
 TOP OF PUP C/M 2010 01  
 ELEV = 119.40  
 NORTHING = 250,881.87  
 EASTING = 250,023.17

IRON PINE MARK 40  
 TOP OF PUP C/M 2010 01  
 ELEV = 119.40  
 NORTHING = 250,881.87  
 EASTING = 250,023.17

## **APPLICANT'S REQUESTS**

**The applicant is requesting the following modifications based on the criteria allowed for Cluster Subdivisions:**

- 1. Lot widths of 75 feet instead of the required 85 feet.**
- 2. Building front setback of 15 feet instead of the required 20 feet.**
- 3. Building side setbacks of 5 feet instead of the required 7.5 feet. This would apply only to lots which do not have a common adjacent side with an external lot.**



- Staff to City Commission

**Approve the Development Review Board's recommendation.**

Development Review Board to City Commission

**Approve Petition DB-16-124 SUB with staff conditions and comments, including the wetland mitigation.**

Staff to Development Review Board

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

# **STAFF RECOMMENDED CONDITIONS**

## **Condition 1.**

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

## **Condition 2.**

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

## **Condition 3.**

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

# **STAFF RECOMMENDED CONDITIONS**

## **Condition 4.**

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

## **Condition 5.**

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

## **Condition 6.**

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

# **STAFF RECOMMENDED CONDITIONS**

## **Condition 7.**

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

## **Condition 8.**

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

## **Condition 9.**

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

## **Condition 10.**

*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 11.**

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

**160635C**



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