

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

Petition Number: 167SUB-00 DB	Reviewed by: Gene G. Francis
Development Review Board Meeting: December 14, 2000	
Project Name/Description: East Side Oaks Subdivision	

I. Department Comments

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

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

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. <u>167SUB-00DB</u>	Date Plan Rec'd: <u>12/05/00</u>	Review Type: <u>Design Plat</u>
Review For: <u>Development Review Board</u>	Review Date: <u>12/14/00</u>	Project Agent:
Description, Agent & Location: <u>East Side Oaks Subdivision</u>		<u>Eng, Denman & Assoc.</u>

APPROVABLE (as submitted)

 APPROVABLE (subject to below)

 DISAPPROVED

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

The petitioner is proposing to subdivide property that has been developed with (6) duplexes and a single family residence on the east side of NE 21st Terrace, an existing private street. The existing (6) duplexes will be placed on 6 new lots and the single family residence will be located on Lot # 7. Lots 8-18 will be new lots for 11 single-family detached dwelling units located west of NE 21st Terrace. The property in question is zoned RMF-5, which allows single-family dwelling units on lots at least 4,000 sq.ft. in area and 50 feet wide. Duplexes are also allowed on lots that are at least 75 feet wide and 90 feet in depth. All of the lots in this subdivision, "East Side Oaks" are at least 140 feet in depth. The width of the duplex lots range between 79'-96'. The existing private street will be upgraded to meet City specifications and dedicated to the City of Gainesville through the platting process. Although there was previous Board discussion about creating a through-street, the City Public Works Department has indicated that that could not be accommodated because the private street and the public street (also NE 21st Street) are not aligned but not offset by the required 150 feet. The petitioner is providing 5 foot wide sidewalks along both sides of the street as now required by code and a 10 foot wide (gated) emergency access to NE 3rd Avenue north of the cul-de-sac.

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

1. Planning staff would like for the petitioner to locate their new streetside sidewalks away from the edge of the street itself, if possible, shifting it to the outer limits of the right-of-way. If the sidewalk can't be shifted on the east side of the street due to existing conditions, it should be done on the west side at least.
2. If possible, the petitioner should clearly indicate what the "Center Line" off-set is between the two NE 21st Streets.
3. It should be clearly understood (and noted) that the new lots should not be cleared until individual lots are ready to be developed.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

4. Note # 4 on the Design Plat has several mistakes due primarily to changes made to the design plat since the initial submittal.
5. There should be a note on the design plat and final plat that there shall be no direct access to East University avenue from Lots # 1 & 18 and also no direct access from Lots # 7 & 8 to NE 3rd Avenue.
6. All reference to building setbacks must be excluded from the "Final Plat".
7. There are several small errors in Note # 1 on sheet 1 of 4 dealing with "Cluster Subdivision" and sidewalk on west side only, not both sides.
8. Please clarify the sidewalk and gate detail by shading the sidewalk.
9. Be sure that the construction plans include landscape plans for the water retention area along with street trees.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>167SUB-00DB</u>	Review Date: <u>12/11/00</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>12/11/00</u>	<u>Design Plat</u>
Description, Agent & Location: <u>East Side Oaks Subdivision</u>	Project Planner:	<u>Gene Francis</u>
<u>Eng. Denman</u>	<u>NE 21st Terrace</u>	

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm event must be analyzed.
- SJRWMD stormwater permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:



Rick Meizer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. A vehicular connection will not be permitted onto NE 3rd Ave. due to the alignment with NE 21st Terrace north of NE 3rd Ave. The City of Gainesville Land Development Code requires that all driveways must align evenly or be offset a min. of 150 Ft.



DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

Dec 11, 2000

1 Petition 167SUB-00 DB

Eng, Denman & Associates, Inc., agent for Harvey Pleiman. Design plat review for 18 lots on 2.69 acres MOL. Zoned: RMF-5 (residential low density 12 du/acre). East Side Oaks Subdivision. Located in the vicinity of NE 21st Terrace and East University Avenue. (GENE)

Conceptual Comments

Approved as submitted

Approved w/conditions

Insufficient information to approve

**New
Services**

Water

**Sanitary
Sewer**

Electric

Gas

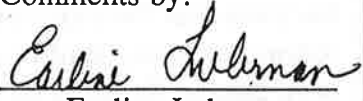
**Real
Estate**

SITE PLAN EVALUATION SHEET

CITY ARBORIST 334-2171 – Sta. 27

Petition: 167SUB-00 DB	Review date 12/06/00	Review: Design Plat Review Planner: Gene
Review For: Technical Review Committee Agent: Eng, Denman & Associates, Inc., for <u>East Side Oaks Subdivison</u> at NE 21 st Terrace and East University.		

APPROVED (as submitted) APPROVED (with conditions) DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
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Sheet 2 of 4

Paving, Grading and Drainage Plan

Please show the trees to be planted on the Paving, Grading and Drainage sheet.

Required Trees must be planted. Nine trees (Bald Cypress, Southern Magnolia, River Birch, or Live Oak) in 30-gallon containers must be planted around the drainage retention basin. Either hose bibs within 100' of each tree or an automatic irrigation system must be specified to ensure they receive adequate water.

Shade trees from the Gainesville tree list must be planted on 50' centers on both sides of the right-of-way to provide street shade. They can be planted on or within 5' of the right-of-way and can either be installed at the time the infrastructure is completed or when the homes are built and as the Certificates of Occupancy are applied for. The selected alternative and agency responsible must be identified on the design plat.

To make sure that the above requirements are met, the following comments should be added to the plans:

The City Arborist at 334-2171 is to be included in the approval process for the construction documents.

Call the Parks Division at 334-2171 for an on-site meeting to discuss how water and sewer installation can be accomplished with minimal damage to existing trees.

The owner/developer (you decide which and specify on the plan) agrees to establish the required shade trees as articulated in Code Section 30-261 (b). This entails, at a minimum, one shade tree for every 50' of road way, on both sides of the road way within 5' of the right-of-way or on the public right-of-way. Such trees will be Florida Grade #1 in 30-gallon containers.

The owner/developer (again, you decide which and specify on the plan) agrees to advise all contractors building individual homes on the platted lots that all Heritage trees (trees larger than 20" in diameter) which are within the legal setbacks of individual home sites are protected and may not be removed without a permit obtained from the Parks Division (334-2171).

No trees may be removed from the site until after the construction drawings have been submitted to the Building Department and applications for construction permits have been made. Trees to be preserved within 15' of the proposed right-of-way must have barricades which meet City regulations as specified in Sec. 30-255 of the Land Development Code. Call the Parks Division at 334-2171 to schedule a barricade inspection prior to beginning any site clearing. Initial site clearing will only be for removal of trees and vegetation necessary to install roads, sidewalks, and utilities.

All sod used for landscaping on this project must have the Division of Plant Industry Certification showing that it is free of noxious weeds.

Impact of the Urban Forest will be determined later.

EAST SIDE SUBDIVISION GAINESVILLE,

DEVELOPMENT DATA

1. PROJECT DESCRIPTION

- THE PROPOSED PROJECT CONSISTS OF THE 18 LOT CLUSTER SUBDIVISION OF WHICH 7 OF THE PROPOSED LOTS ALREADY HAVE BUILDINGS. THERE IS AN EXISTING PAVED ROAD (NE 21st TERRACE) WITH ASSOCIATED DRAINAGE. THE PROPOSED NEW 11 LOTS WILL HAVE A NEW STORMWATER FACILITIES AND A NEW SIDEWALK WEST OF THE EXISTING ROAD IS PROPOSED.
- THE SUBDIVISION DOES NOT HAVE UNDERGROUND STORAGE TANKS OR MUCK POCKETS OF SOIL MATERIAL.
 - THE SUBSURFACE SOIL OF THE SUBDIVISION CONSISTS PRIMARILY OF MILLHOPPER SOIL AND SMALL AREAS OF WAUCHULA AND NEWMAN SOIL ACCORDING TO THE SOIL SURVEY OF ALACHUA COUNTY BY THE SOIL CONSERVATION SERVICE. SEE SOIL MAP.
 - THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) IS THE STATE AGENCY FOR THE STORM WATER SYSTEM.
 - PROPERTY TAX PARCEL No's 11234, 11234-1, 11234-2, 11234-3, 11234-4, 11234-5, 11234-6, 11234-7
 - THE PROPERTY IS ZONED SINGLE FAMILY RMF-5
 - THE SUBDIVISION IS NOT LOCATED IN A WELLFIELD, GREENWAY, UPLANDS, NATURE PARK, WETLANDS OR SURFACE WATER DISTRICTS.
 - UTILITIES: WATER, WASTEWATER AND ELECTRICAL SERVICES WILL BE PROVIDED BY GAINESVILLE REGIONAL UTILITIES.
 - THE PROPOSED PROJECT IS LOCATED IN ZONE A OF THE TRANSPORTATION CONCURRENCY EXCEPTION AREA.

TRIP GENERATION

BASED ON ITE MANUAL, 6TH EDITION

EXISTING UNITS: 13 UNITS
PROPOSED UNITS: 11 UNITS

1. AVERAGE DAILY TRIPS:

EXISTING: 9.57 TRIPS/DWELLING UNIT X 13 UNITS = 124.4 TRIPS
PROPOSED: 9.57 TRIPS/DWELLING UNIT X 11 UNITS = 105.3 TRIPS
NET INCREASE = 105.3 TRIPS
50% ENTERING, 50% EXITING

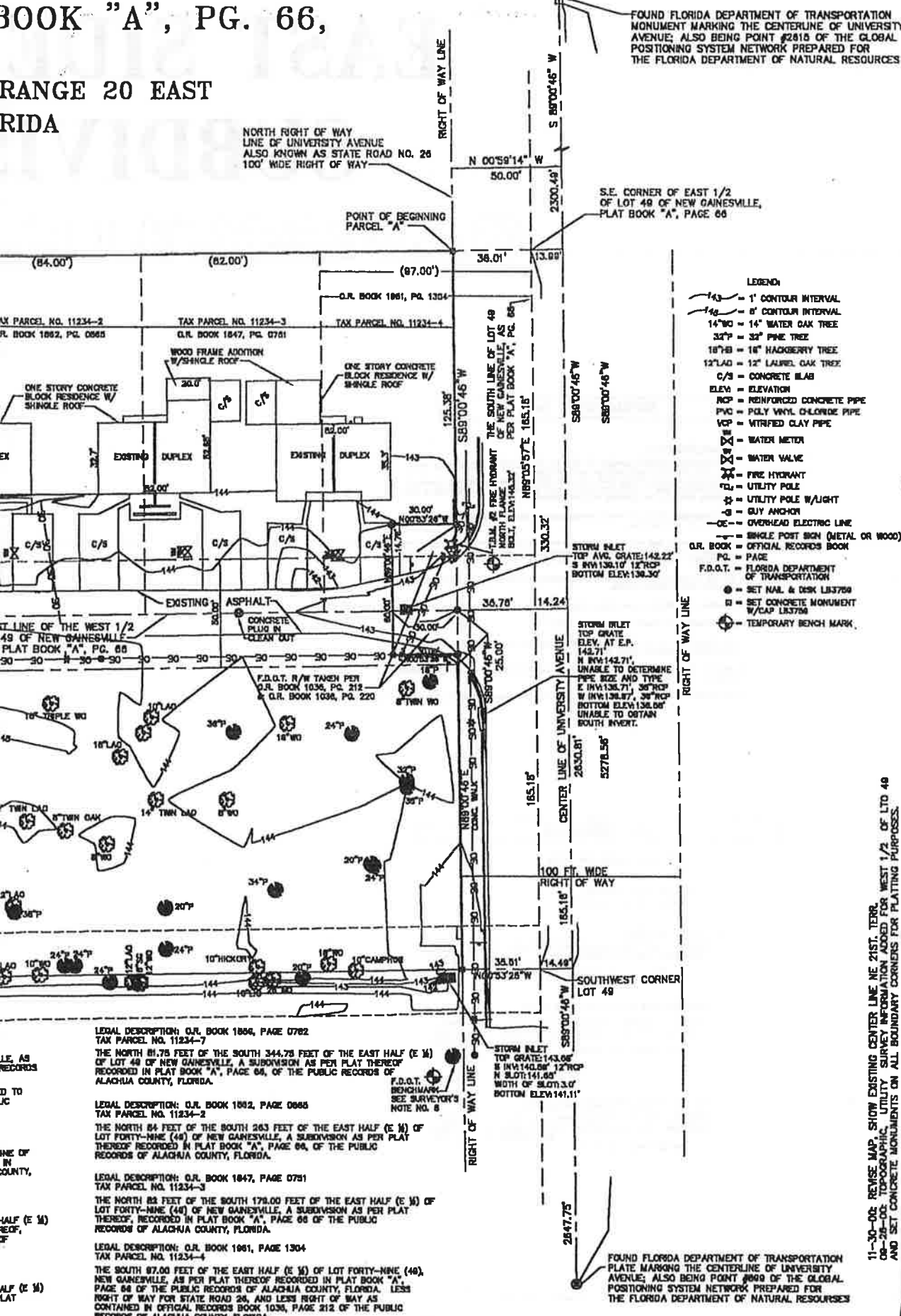
2. A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC:

EXISTING: 0.75 TRIPS/DWELLING UNIT X 13 UNITS = 9.75 TRIPS
PROPOSED: 0.75 TRIPS/DWELLING UNIT X 11 UNITS = 8.25 TRIPS
NET INCREASE = 8.25 TRIPS
25% ENTERING, 75% EXITING

3. P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC:

EXISTING: 1.01 TRIPS/DWELLING UNIT X 13 UNITS = 13.1 TRIPS
PROPOSED: 1.01 TRIPS/DWELLING UNIT X 11 UNITS = 11.1 TRIPS
NET INCREASE = 11.1 TRIPS
64% ENTERING, 36% EXITING

GRAPHIC SURVEY
OF LOT 49
BOOK "A", PG. 66,
RANGE 20 EAST
FLORIDA



JOHN W. MYERS & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING/ CONSTRUCTION SURVEYING
211 S.W. 4TH AVENUE, P.O. BOX 2536 GAINESVILLE, FLORIDA
(352) 371-0842 FAX (352) 371-3141

BOUNDARY SURVEY FOR:
HARVEY PLEIMAN

11-30-00 REVERSE MAP SHOW EXISTING CENTER LINE NE 21ST TERRACE, GAINESVILLE, FLORIDA. UTILITY SURVEY INFORMATION FOR WEST 1/2 OF LOT 49 AND SET CONCRETE MONUMENTS ON ALL BOUNDARY CORNERS FOR PLATTING PURPOSES.

DATE SURVEYED: MAY 23, 1982
DATE DRAWN: 11-10-00
DRAWN BY: J.D.C.
CHECKED BY: J.W.M.
SCALE: 1" = 50'
SHEET 1 OF 1
BOOK NO. M-3187
PROJECT NO. B-408
DRAWING NO. B-408

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

PREPARED BY: _____
DATED: _____
FL. CERT. NO. 3447

LEGAL DESCRIPTION: O.R. BOOK 1866, PAGE 0782
TAX PARCEL NO. 11234-7
THE NORTH 81.75 FEET OF THE SOUTH 344.75 FEET OF THE EAST HALF (E 1/2) OF LOT 49 OF NEW GAINESVILLE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 66, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGAL DESCRIPTION: O.R. BOOK 1062, PAGE 0666
TAX PARCEL NO. 11234-2
THE NORTH 84 FEET OF THE SOUTH 263 FEET OF THE EAST HALF (E 1/2) OF LOT FORTY-NINE (49) OF NEW GAINESVILLE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 66, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

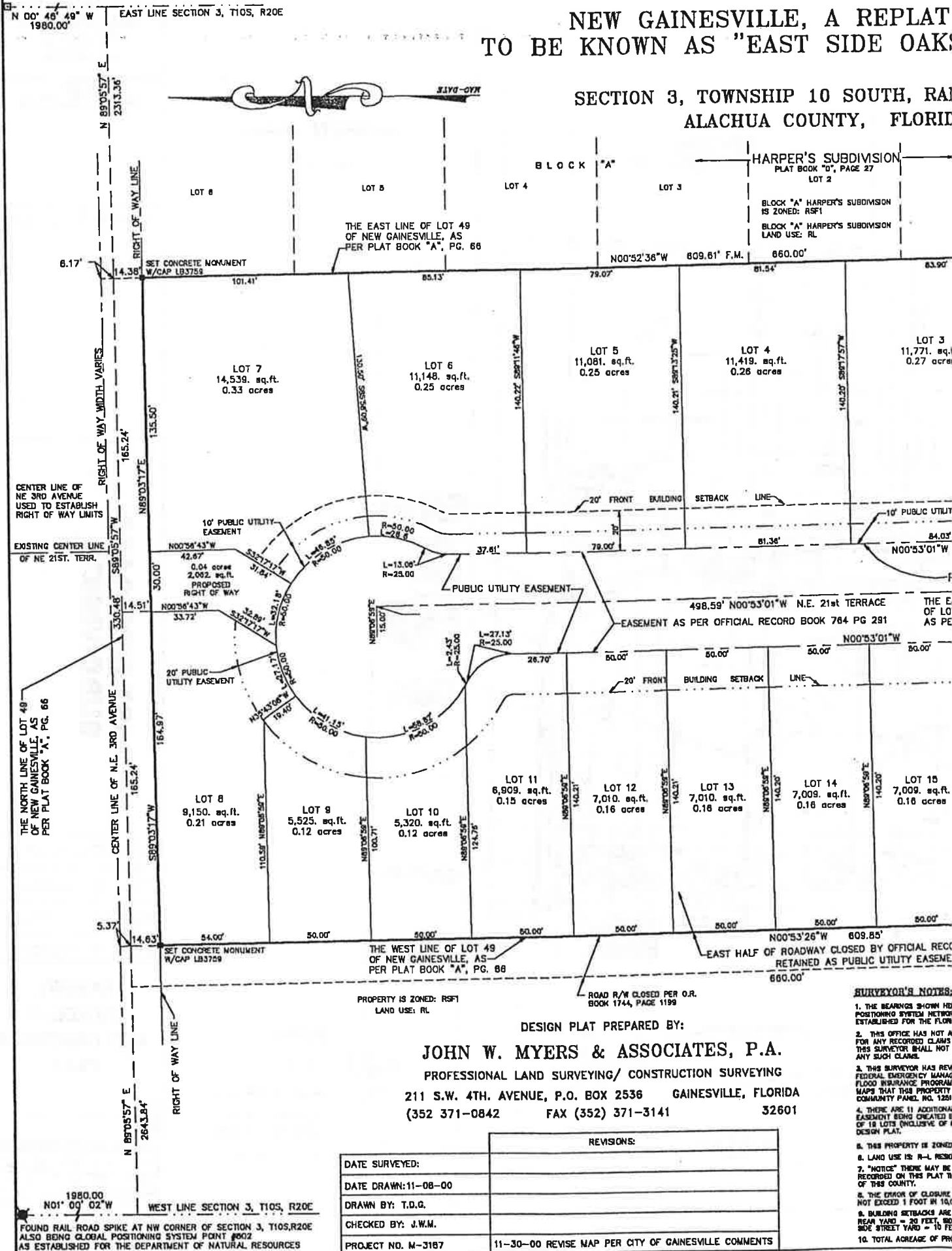
LEGAL DESCRIPTION: O.R. BOOK 1847, PAGE 0751
TAX PARCEL NO. 11234-3
THE NORTH 88 FEET OF THE SOUTH 178.00 FEET OF THE EAST HALF (E 1/2) OF LOT FORTY-NINE (49) OF NEW GAINESVILLE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGAL DESCRIPTION: O.R. BOOK 1961, PAGE 1304
TAX PARCEL NO. 11234-4
THE SOUTH 87.00 FEET OF THE EAST HALF (E 1/2) OF LOT FORTY-NINE (49), NEW GAINESVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS RIGHT OF WAY FOR STATE ROAD 26, AND LESS RIGHT OF WAY AS CONTAINED IN OFFICIAL RECORDS BOOK 1036, PAGE 212 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CONCRETE MONUMENT & PLS #3785
 AT NE CORNER OF SECTION 3, T10S, R20E
 ALSO BEING GLOBAL POSITIONING SYSTEM POINT #806
 AS ESTABLISHED FOR THE DEPARTMENT OF NATURAL RESOURCES

DESIGN PLAT
 -NOT FOR FINAL RECORD
 NEW GAINESVILLE, A REPLAT
 TO BE KNOWN AS "EAST SIDE OAKS"

SECTION 3, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
 ALACHUA COUNTY, FLORIDA



PROPERTY IS ZONED: RSF1
 LAND USE: RL

DESIGN PLAT PREPARED BY:

JOHN W. MYERS & ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYING/ CONSTRUCTION SURVEYING
 211 S.W. 4TH AVENUE, P.O. BOX 2536 GAINESVILLE, FLORIDA
 (352) 371-0842 FAX (352) 371-3141 32601

- SURVEYOR'S NOTES:**
1. THE BEARINGS SHOWN ARE BASED ON THE NATIONAL GRID POSITIONING SYSTEM NETWORK ESTABLISHED FOR THE FLORIDA STATE.
 2. THIS OFFICE HAS NOT AWARE OF ANY RECORDED CLAIMS THAT THIS SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY SUCH CLAIMS.
 3. THIS SURVEYOR HAS REVIEWED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE PROGRAM MAPS THAT THIS PROPERTY IS IN A FLOOD HAZARD ZONE (COMMUNITY PANEL NO. 1281).
 4. THERE ARE 11 ADDITIONAL EASEMENTS BEING CREATED BY THIS DESIGN PLAT.
 5. THIS PROPERTY IS ZONED RSF1.
 6. LAND USE IS: R-L RESIDENTIAL.
 7. "NOTICE" THERE MAY BE RECORDED ON THIS PLAT THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY SUCH CLAIMS.
 8. THE ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
 9. BUILDING SETBACKS ARE: REAR YARD = 20 FEET, SIDE STREET YARD = 10 FEET.
 10. TOTAL ACRES OF PROPERTY IS 1.15 ACRES.

REVISIONS:	

DATE SURVEYED:	
DATE DRAWN: 11-08-00	
DRAWN BY: T.D.G.	
CHECKED BY: J.W.M.	
PROJECT NO. M-3187	11-30-00 REVISE MAP PER CITY OF GAINESVILLE COMMENTS

1980.00
 N01°00'02"W
 WEST LINE SECTION 3, T10S, R20E
 FOUND RAIL ROAD SPIKE AT NW CORNER OF SECTION 3, T10S, R20E
 ALSO BEING GLOBAL POSITIONING SYSTEM POINT #802
 AS ESTABLISHED FOR THE DEPARTMENT OF NATURAL RESOURCES

1. Petition 167SUB-00 DB Eng, Denman & Associates, Inc., agent for Harvey Pleiman. Design plat review for 18 lots on 2.69 acres MOL. Zoned: RMF-5 (residential low density 12 du/acre). East Side Oaks Subdivision. Located in the vicinity of NE 21st Terrace and East University Avenue.

Mr. Gene Francis was recognized. Mr. Francis presented a map of the property and described the proposed subdivision in detail.

Mr. Sergio Reyes, agent for the petitioner, was recognized. Mr. Reyes pointed out the existing properties in the subdivision. He indicated that the proposed new subdivision contained 11 lots and stormwater facilities on the west side of the property. He stated that the petitioner agreed with all of staff's conditions and offered to answer any questions from the board.

Mr. Layon asked if the petitioner had discussed the development with the community organization in that neighborhood.

Mr. Reyes explained that the owner of the property also owned and rented the other properties and had spoken to the residents. He indicated that there had been no objection to the project.

Mr. Borden asked if the proposed right-of-way was only a sidewalk connection to NE 3rd Avenue.

Mr. Reyes indicated that it would be a pedestrian sidewalk and an emergency connection.

Mr. Francis presented photographs of the site and discussed staff's conditions on the project.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Layon	<u>Seconded By:</u> Mr. Boyes
<u>Moved To:</u> Approve Petition 167SUB-00 DB, with staff conditions.	<u>Upon Vote:</u> Motion Carried 5-0 Yeas: Bailey, Borden, Boyes, Layon, Polopolus

