

060578

City of Gainesville
Department of Community Development
Current Planning Division
Summary of Technical Review Committee Comments

Petition: 22SUB-06DB

Development Review Board

Meeting Date: 9/14/06

Reviewed by: Bedez E. Massey

Project Name/Description: Design Plat review for 9 lots on .89 acres MOL. Ingleside Village Subdivision. Located between Northwest 17th Avenue and Northwest 18th Avenue and between Northwest 9th Street and Northwest 10th Street. Brown & Cullen, Inc., agent for Andrew Kaplan.

I. Department Comments:

1. **Planning:** Approvable with conditions.
2. **City Engineering:** No comments received.
3. **Solid Waste:** No comments.
4. **Gainesville Regional Utilities:** Approvable with conditions.
5. **Building:** Approvable as submitted.
6. **Fire:** Approvable as submitted.
7. **Police:** No comments received.
8. **Arborist:** Approvable as submitted.
9. **A.C.E.P.D.:** No comments received.

II. Overall Recommendation: Approve the petition, with staff 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. 22SUB-06DB	Date Plan Rec'd: 9/5/06	Review Type: Design Plat
Review For: Development Review Board	Review Date: 9/14/06	Project Planner: Bedez E. Massey
-		

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

Description/Location/Agent: Design plat review for 9 lots on .89 acres MOL. Ingleside Village Subdivision. Located between Northwest 17th Avenue and Northwest 18th Avenue, and between Northwest 9th Street and Northwest 10th Street. Brown & Cullen, Inc., agent for Andrew Kaplan.

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

On April 10, 2006, the City Commission granted the applicant design plat approval for 10 residential lots on 1.16 acres MOL in Block "F" of the Ingleside Subdivision, as recorded in Plat Book "C", Page 2 of the Public Records of Alachua County, Florida. The subject property is located between Northwest 17th Avenue and Northwest 18th Avenue, and between Northwest 9th Street and Northwest 10th Street. The applicable land use and zoning designations are RL (Residential low-density: up to 12 units per acre) and RMF-5 (Multiple-family medium density residential districts). The City Commission approved the design plat with staff conditions and granted the applicant a waiver from the City's sidewalk requirement.

Block "F" of the Ingleside Subdivision presently consists of six lots, some of which are occupied by buildings. The applicant's original proposal was to reconfigure the six lots to create a total of 10 lots for single-family residential development. An existing single-family residential structure on the subject property was to be maintained, and the remaining buildings were to be demolished.

Since the April 10, 2006 public hearing, the applicant has filed for staff approval of a lot split that will instead subdivide the subject property into 2 lots (Lot A and Lot B). According to the lot split application (Petition 117LSP-06CD) currently under separate review, the applicant would like to retain the existing single-family residential structure on Lot A. Lot B will remain vacant until approved for subdividing into 9 residential lots, each to contain one single-family dwelling unit. The proposed design plat for these 9 residential lots is being processed under the same petition number assigned to the previously approved design plat for 10 residential lots: Petition 22SUB-06DB.

The proposed design plat does not include sidewalks along the abutting rights-of-way, since the provision of sidewalks was not supported in previous comments from the City Public Works Department due to the absence of curb and gutter. According to the Public Works Department, the provision of sidewalks under these conditions would allow or encourage roadside vehicular parking that causes maintenance and safety problems. Approval of the proposed design plat without sidewalks will require City Commission approval.

A neighborhood workshop is not required since less than 10 single-family dwelling units are proposed.

Planning staff finds the petition approvable, subject to the following conditions:

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"


306 Northeast 6th Avenue 334-5023

Development Plan Evaluation
Petition 22SUB-06DB
Page 2

1. Approval of Petition 22SUB-06DB shall be subject to the approval of the associated lot split filed with the City Planning Division under Petition 117LSP-06CD. Approval of the Petition 117LSP-06CD shall occur prior to Petition 22SUB-06DB being placed on the City Commission agenda.
2. Note 6 on Sheet 1 of the design plat must be changed to reflect the correct Tax Parcel Number of the lot to be subdivided. The Tax Parcel Number shall be consistent with the associated lot split filed with the City Planning Division under Petition 117LSP-06CD, as approved by the City.
3. The legal description on Sheet 2 and the survey on Sheet SUR-1 of the design plat shall be consistent with the associated lot split filed with the City Planning Division under Petition 117LSP-06CD, as approved by the City.
4. The total acreage provided in Note 3 on Sheet 2 of the design plat shall be consistent with the associated lot split filed with the City Planning Division under Petition 117LSP-06CD, as approved by the City.
5. Sheet SUR-1 should be labeled as the Boundary Survey only for the subject property, and the location and vicinity maps on all sheets of the design plat must reflect the configuration of the subject property resulting from the approval of Petition 117LSP-06CD.
6. Sidewalks at least five feet in width are required on all streets abutting the subject property. City Commission approval must be granted to exempt the applicant from this sidewalk requirement.
7. Please be reminded that each lot is subject to a maximum lot coverage of 35 percent.
8. Please be reminded that Title Opinions must be submitted to the City Planning Division, and reviewed and approved by the City Attorney, before a final plat is placed on the City Commission agenda.

**CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 1

Petition	<u>22SUB-06DB</u>	Date Received	<u>9/5/06</u>	<input checked="" type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<u>9/6/06</u>
Project Name	<u>Ingleside Village Design Plat</u>			<input type="checkbox"/> Final
Location	<u>901 NW 17th Ave.</u>			<input type="checkbox"/> Amendment
Agent/Applicant Name	<u>Brown & Cullen</u>			<input type="checkbox"/> Special Use
Reviewed by	<u>Onelia Lazzari</u>			<input type="checkbox"/> Planned Dev.
				<input checked="" type="checkbox"/> Design Plat
				<input type="checkbox"/> Concept

Approvable (as submitted)
 Approvable (subject to below)
 Insufficient Information
 PD Concept (Comments only)
 Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

NOTE: When the final plat is submitted, please contact Onelia Lazzari so that a TCEA Zone B Agreement can be prepared. The Agreement and payment must be received prior to the final plat going to the City Commission.

Also, please submit an application for a Certificate of Final Concurrency when the final plat is submitted.



City of Gainesville
Solid Waste Division
Plan review

Date 8-23-06

Project Number; 22SUB-06PB

Project Name; Ingleside Village

Reviewed by; Paul F. Alcantar Steve Joplin

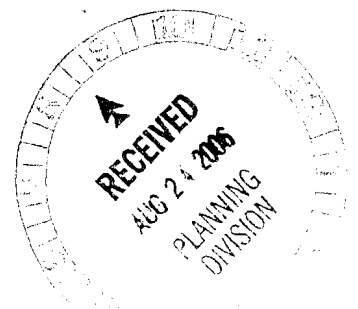
Comments Too preliminary for comment at this time.

Approved

Approved with conditions

Disapproved

Paul F. Alcantar Date 8/23/06





**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

Sep 11, 2006

9 Petition #22SUB-06DB

Brown & Cullen, Inc., agent for Andrew Kaplan. Design plat review for 10 lots on 1.16 acres MOL. Zoned: RMF5, Residential Low Density, 12 du/acre, **Ingleside Village**. Located between Northwest 17th Avenue and Northwest 18th Avenue and between Northwest 9th Street and Northwest 10th Street. (Planner, Bedez Massey)

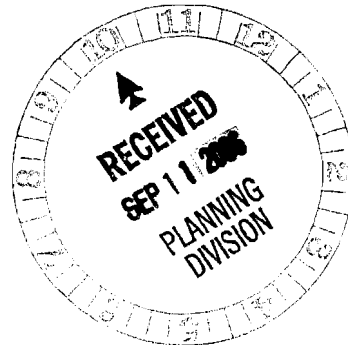
- Conceptional Comments
- Conditions/Comments
- Approved as submitted
- Insufficient information to approve

**New
Services**

Center PUE between lots 2 & 3 over the transformer.

Because of the trees the transformer is approved as shown on the corner of lot 3 but the PUE needs to be centered so that the PUE surrounds the transformer.

**Water
Sanitary
Sewer
Electric
Gas
Real
Estate**



SITE PLAN EVALUATION SHEET

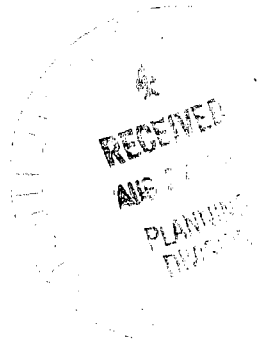
BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 22SUB-06DB	Review Date: <u>8/16/06</u>	Review Type: <u>Subdivision</u>
Review For : <u>Development Review Board</u>	Plan Reviewed: <u>8/16/200</u>	
Description, Agent & Location: <u>Brown & Cullen, Ingleside, 910 NW 17 Avenue</u>	Project Planner: <u>Bede Massey</u>	

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

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.	Comments By: <i>Brenda G. Strickland</i> Brenda G. Strickland Plans Examiner
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REVISIONS / RECOMMENDATIONS:



SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

<u>Petition No.:</u> 22SUB-06DB	<u>Due Date:</u> 8/24/2006	<u>Review Type:</u> Preliminary Final
<u>Review for:</u> Technical Review Staff Meeting	<u>Review Date:</u> 8/15/2006	<u>Project Planner:</u> Bedez Massey
<u>Description:</u> Ingleside Village area of NW 17 Av and NW 9 ST		

Approvable

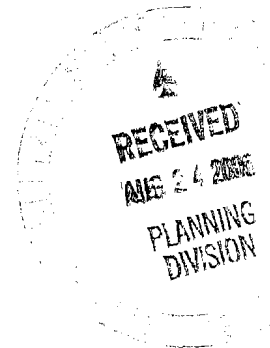
Approvable
Subject to Comments

Disapproved

Concept

<input type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.	<u>Comments By:</u> <i>M. F. Wilder</i> _____ MF Wilder, #233 Fire Inspector
<input type="checkbox"/> Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.	
<input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	

Revisions/Recommendations:




SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27-Second Review

Petition: 22SUB-06DB Review date: 9/7/06 Review For: Technical Review Committee Agent: Brown and Cullen for Ingleside located at 910 NW 17 th Avenue.	Review: Final Design Plat Planner: Bedez
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APPROVED **APPROVED** **DISAPPROVED**
 (as submitted) (with conditions)

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
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Approved as submitted.

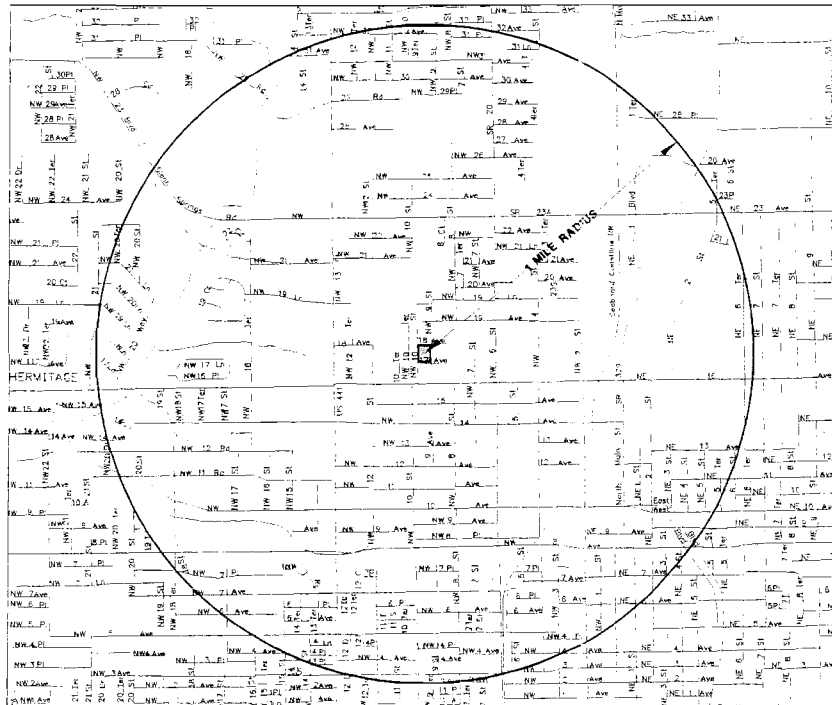


Impact on the Urban Forest was determined on 8/23/06.

DESIGN PLAT

of

INGLESIDE VILLAGE



LOCATION MAP
SCALE: 1"=1000'

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GENERAL NOTES:

- PROJECT DESCRIPTION: THE PROJECT IS A PROPOSED PLAT OF 1 EXISTING LOT TO CREATE 9 RESIDENTIAL LOTS. NO FACILITY CONSTRUCTION IS PROPOSED.
- PROPERTY OWNER(S): KAPLAN DEVELOPMENT
PO BOX 13892
GAINESVILLE, FL 32604
PHONE (352) 371-2728
- ENGINEER: BROWN & CULLEN, INC.
2530 NW 43RD ST
GAINESVILLE, FL 32606
PHONE (352) 375-8999
- FUTURE LAND USE: ALL PROPERTY IS RL
- ZONING: ALL PROPERTY IS RMF-5
- TAX PARCEL: 09268 (PENDING LOT SPLIT MAY MODIFY)
- UTILITIES: THERE IS EXISTING POTABLE WATER AND SANITARY SEWER SERVICE ADJACENT TO THE SITE. DEVELOPMENT OF EACH HOUSE WILL TIE INTO THESE SERVICES.
- NATURAL OR MANMADE FEATURES: THERE ARE NO SIGNIFICANT NATURAL OR MANMADE FEATURES ON THE SITE, EXCEPT ONE HOUSE TO REMAIN.
- TREES: A NUMBER OF TREES EXIST ON THE SITE. THE PROPOSED IMPROVEMENTS WILL ONLY REMOVE APPROXIMATELY 3 REGULATED TREES.
- DRAINAGE: THE SITE IS SURROUNDED BY PUBLIC R/W DRAINAGE FACILITIES ARE NOT PROPOSED.
- SOILS: THE SOIL TYPES ARE SHOWN ON THE DESIGN PLAT. GROUNDWATER IS EXPECTED TO BE MORE THAN SIX FEET DEEP.
- STREETS: NO ADDITIONAL STREETS ARE PROPOSED.
- TRIP GENERATION DATA: THE SITE IS LOCATED IN THE TOCA ZONE B. THE SITE WILL CREATE 38 NET NEW AVERAGE DAILY TRIPS, 3 NET NEW AM PEAK HOUR TRIPS, AND 4 NET NEW PM PEAK HOUR TRIPS. THE PROJECT MUST MEET CONCURRENTLY MANAGEMENT ELEMENT POLICY 1.6 STANDARD. THE DEVELOPER WILL MAKE A PAYMENT TO THE CITY TO MEET THE STANDARD.

DESIGN PLAT OF INGLESIDE VILLAGE	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	DESIGN PLAT
SUP-	BOUNDARY AND TREE SURVEY

PETITION NO. 22SUB-06DB

	BROWN & CULLEN INC.	CIVIL ENGINEERS REG. LAND PLANNERS
	2530 N.W. 43rd Street Gainesville, Florida 32604 PHONE: (352) 375-8999 FAX: (352) 375-6222 E-MAIL: brc@brown-cullen.com St. of Fla. Reg. of Prof. Eng. (Lic. No. 4426)	

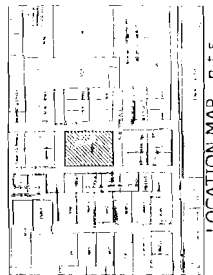
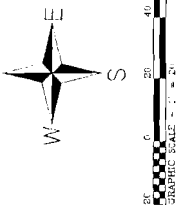
RECEIVED
SEP 5 2006
PLANNING
DIVISION

SHEET 1 OF 2

AUG 3 2006

DUNNWAY SURVEY & LUI SPLIT

IN SECTION 32, T 95, R 20E
ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION:
PARENT PARCEL:
 ALL OF B.L.O. OF INTEREST SURROUNDING
 500' x 150' TRACT OF LAND BEING PART OF
 500' x 150' TRACT OF THE PUBLIC RECORDS OF
 ALACHUA COUNTY, FLORIDA

PARCEL A: BEGINS AT THE INTERSECTION OF THE
 WEST-OF-WAY TRINCE WITH THE
 SUBDIVISION AS RECORDED IN P.A. BOOK 7, PAGE 1
 COUNTY, FLORIDA, AND BEGINS SHOWN IN SECTION
 32, TOWNSHIP 95 NORTH, RANGE 20 EAST, CITY OF
 TALLAHASSEE, FLORIDA, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

PARCEL B: BEGINS AT THE INTERSECTION OF THE
 INTERSECTION OF THE WEST-OF-WAY TRINCE WITH
 THE LINE OF N.W. 9TH STREET (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE OF N.W. 17TH AVENUE (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE A DISTANCE OF 130.00 FEET, THENCE WITH
 WESTERLY BEARING OF N 89° 45' 21" W, DISTANCE
 130.00 FEET, TO THE POINT OF BEGINNING.

PARCEL C: BEGINS AT THE INTERSECTION OF THE
 WEST-OF-WAY TRINCE WITH THE
 SUBDIVISION AS RECORDED IN P.A. BOOK 7, PAGE 1
 COUNTY, FLORIDA, AND BEGINS SHOWN IN SECTION
 32, TOWNSHIP 95 NORTH, RANGE 20 EAST, CITY OF
 TALLAHASSEE, FLORIDA, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

**POINT OF BEGINNING COMMENCE AT THE
 INTERSECTION OF THE WEST-OF-WAY TRINCE WITH
 THE LINE OF N.W. 9TH STREET (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE OF N.W. 17TH AVENUE (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE A DISTANCE OF 130.00 FEET, THENCE WITH
 WESTERLY BEARING OF N 89° 45' 21" W, DISTANCE
 130.00 FEET, TO THE POINT OF BEGINNING.**

**ALL OF B.L.O. OF INTEREST A SURROUNDING
 500' x 150' TRACT OF LAND BEING PART OF
 500' x 150' TRACT OF THE PUBLIC RECORDS OF
 ALACHUA COUNTY, FLORIDA, LESS THE FOLLOWING
 DESCRIBED PARCEL:**

PARCEL A: BEGINS AT THE INTERSECTION OF THE
 WEST-OF-WAY TRINCE WITH THE
 SUBDIVISION AS RECORDED IN P.A. BOOK 7, PAGE 1
 COUNTY, FLORIDA, AND BEGINS SHOWN IN SECTION
 32, TOWNSHIP 95 NORTH, RANGE 20 EAST, CITY OF
 TALLAHASSEE, FLORIDA, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

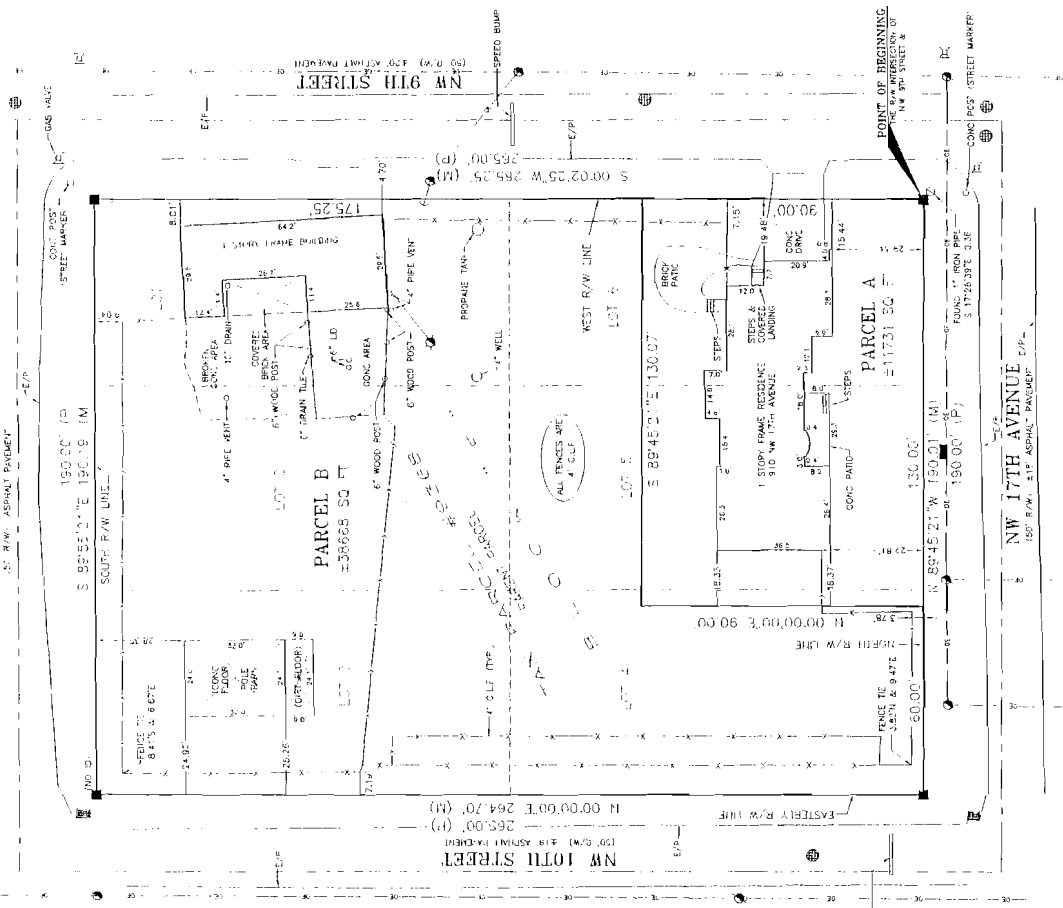
**POINT OF BEGINNING COMMENCE AT THE
 INTERSECTION OF THE WEST-OF-WAY TRINCE WITH
 THE LINE OF N.W. 9TH STREET (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE OF N.W. 17TH AVENUE (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE A DISTANCE OF 130.00 FEET, THENCE WITH
 WESTERLY BEARING OF N 89° 45' 21" W, DISTANCE
 130.00 FEET, TO THE POINT OF BEGINNING.**

**ALL OF B.L.O. OF INTEREST A SURROUNDING
 500' x 150' TRACT OF LAND BEING PART OF
 500' x 150' TRACT OF THE PUBLIC RECORDS OF
 ALACHUA COUNTY, FLORIDA, LESS THE FOLLOWING
 DESCRIBED PARCEL:**

PARCEL A: BEGINS AT THE INTERSECTION OF THE
 WEST-OF-WAY TRINCE WITH THE
 SUBDIVISION AS RECORDED IN P.A. BOOK 7, PAGE 1
 COUNTY, FLORIDA, AND BEGINS SHOWN IN SECTION
 32, TOWNSHIP 95 NORTH, RANGE 20 EAST, CITY OF
 TALLAHASSEE, FLORIDA, BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

**POINT OF BEGINNING COMMENCE AT THE
 INTERSECTION OF THE WEST-OF-WAY TRINCE WITH
 THE LINE OF N.W. 9TH STREET (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE OF N.W. 17TH AVENUE (A 50.00 FOOT
 HIGH-CUT-WAY) TRINCE WITH THE
 LINE A DISTANCE OF 130.00 FEET, THENCE WITH
 WESTERLY BEARING OF N 89° 45' 21" W, DISTANCE
 130.00 FEET, TO THE POINT OF BEGINNING.**

**ALL OF B.L.O. OF INTEREST A SURROUNDING
 500' x 150' TRACT OF LAND BEING PART OF
 500' x 150' TRACT OF THE PUBLIC RECORDS OF
 ALACHUA COUNTY, FLORIDA, LESS THE FOLLOWING
 DESCRIBED PARCEL:**



BEARINGS NOTE:
 ALL BEARINGS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

TITLE NOTE:
 THIS OFFICE HAS NOT ABSTRACTED THE
 RECORDS ON RECORDS THAT WAS
 ABSTRACTED BY ANOTHER SURVEYOR
 CERTIFIED HEREIN.

FENCE NOTE:
 ALL FENCES SHOWN WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

CONCRETE MARKERS:
 ALL CONCRETE MARKERS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

WOOD MARKERS:
 ALL WOOD MARKERS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

IRON NAILS:
 ALL IRON NAILS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

IRON PIPES:
 ALL IRON PIPES WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

IRON RODS:
 ALL IRON RODS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

IRON WELLS:
 ALL IRON WELLS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

IRON TANKS:
 ALL IRON TANKS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

IRON BARS:
 ALL IRON BARS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD NOTE:
 ALL FIELD NOTES WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD BOOKS:
 ALL FIELD BOOKS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD MAPS:
 ALL FIELD MAPS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD PLATS:
 ALL FIELD PLATS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD SURVEYS:
 ALL FIELD SURVEYS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD MEASUREMENTS:
 ALL FIELD MEASUREMENTS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD CALCULATIONS:
 ALL FIELD CALCULATIONS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD CHECKS:
 ALL FIELD CHECKS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD CORRECTIONS:
 ALL FIELD CORRECTIONS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD ADJUSTMENTS:
 ALL FIELD ADJUSTMENTS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD REVISIONS:
 ALL FIELD REVISIONS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD AMENDMENTS:
 ALL FIELD AMENDMENTS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

FIELD CANCELLATIONS:
 ALL FIELD CANCELLATIONS WERE OBTAINED
 BY MEANS OF AN AUTOMATIC THEODOLITE
 WITH A READING OF RECORD AS SET FORTH
 IN THE FIELD BOOKS OF ALACHUA COUNTY,
 FLORIDA.

CERTIFIED TO:
 1) BROWN, HAKER & OWEN, INC.
 2) BROWN, HAKER & OWEN, INC.
 3) BROWN, HAKER & OWEN, INC.
 4) BROWN, HAKER & OWEN, INC.
 5) BROWN, HAKER & OWEN, INC.

CERTIFICATE OF SURVEYOR:
 I, **BROWN, HAKER & OWEN, INC.**, A
 CORPORATION OF THE STATE OF FLORIDA,
 DO HEREBY CERTIFY THAT THE
 FOREGOING IS A TRUE AND CORRECT
 REPRESENTATION OF THE SURVEY
 MADE BY ME OR UNDER MY SUPERVISION
 IN ACCORDANCE WITH THE
 PROVISIONS OF CHAPTER 173,
 FLORIDA STATUTES, AND CHAPTER 173A,
 FLORIDA STATUTES.

BROWN, HAKER & OWEN, INC.
 SURVEYORS
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SITE PLAN EVALUATION SHEET

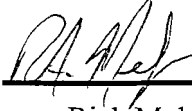
PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>22SUB-06 DB</u>	Review Date: <u>10/2/06</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>10/5/2006</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Ingleside</u>		Project Planner:
<u>Brown & Cullen</u>	<u>910 NW 17th Ave.</u>	<u>Bedez Massey</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input checked="" type="checkbox"/> Alachua County Environmental Review Required <input type="checkbox"/> Alachua County Environmental Review Not Required <input type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input type="checkbox"/> SJRWMD stormwater permit is required. <input type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input checked="" type="checkbox"/> Approved for Concurrency	Comments By:  Rick Melzer P.E. Development Review Engineer
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REVISIONS / RECOMMENDATIONS:

1. The utility connections proposed within City right-of-way must be inspected by Public Works Construction Inspectors.

Petition 22SUB-06DB – Brown & Cullen, Inc., Agent for Andrew Kaplan. Design plat review for 9 lots on 0.89 acres MOL. Zoned RMF-5 (Residential low density, 12 du/acre). Located between Northwest 18th Avenue and between Northwest 9th Street and Northwest 10th Street.

Bede Massey, Planner gave Staff presentation and stated this Board approved a request to divide this land into 10 lots in April 2006 and the City Commission approved the plat design, however the applicant has decided to have a lot split approval to divide land into 2 lots to have an existing single family structure remain on site and the other lot will be divided into 9 separate lots. Ms. Massey further stated that Staff suggests approval with conditions and recommendations.

Myanna Anderson, petitioner's agent gave a presentation and stated they agree with Staff's conditions and recommendations. Andrew Kaplan, Petitioner's agent stated that this was the exact same plan the Board saw last time and is just removing the one lot from the subdivision process by doing a lot split so that they can sell the house and proceed with their development.

Motion By: J. T. Frankerberger	Seconded By: Stephen Boyes
Moved To: Approve with Staff conditions and recommendations	Upon Vote: Carried 5 – 0. (Russell Ingram abstained from vote, voiced conflict of interest and submitted form.)