

160633B

# Petition DB-16-78 SUB

## Final Plat for

# Heartwood Subdivision

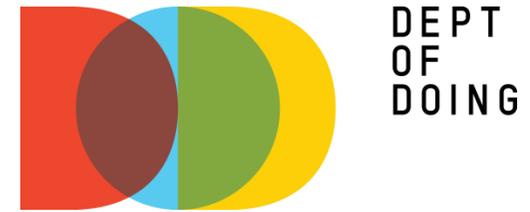
**34 lots on 15.08 acres zoned**

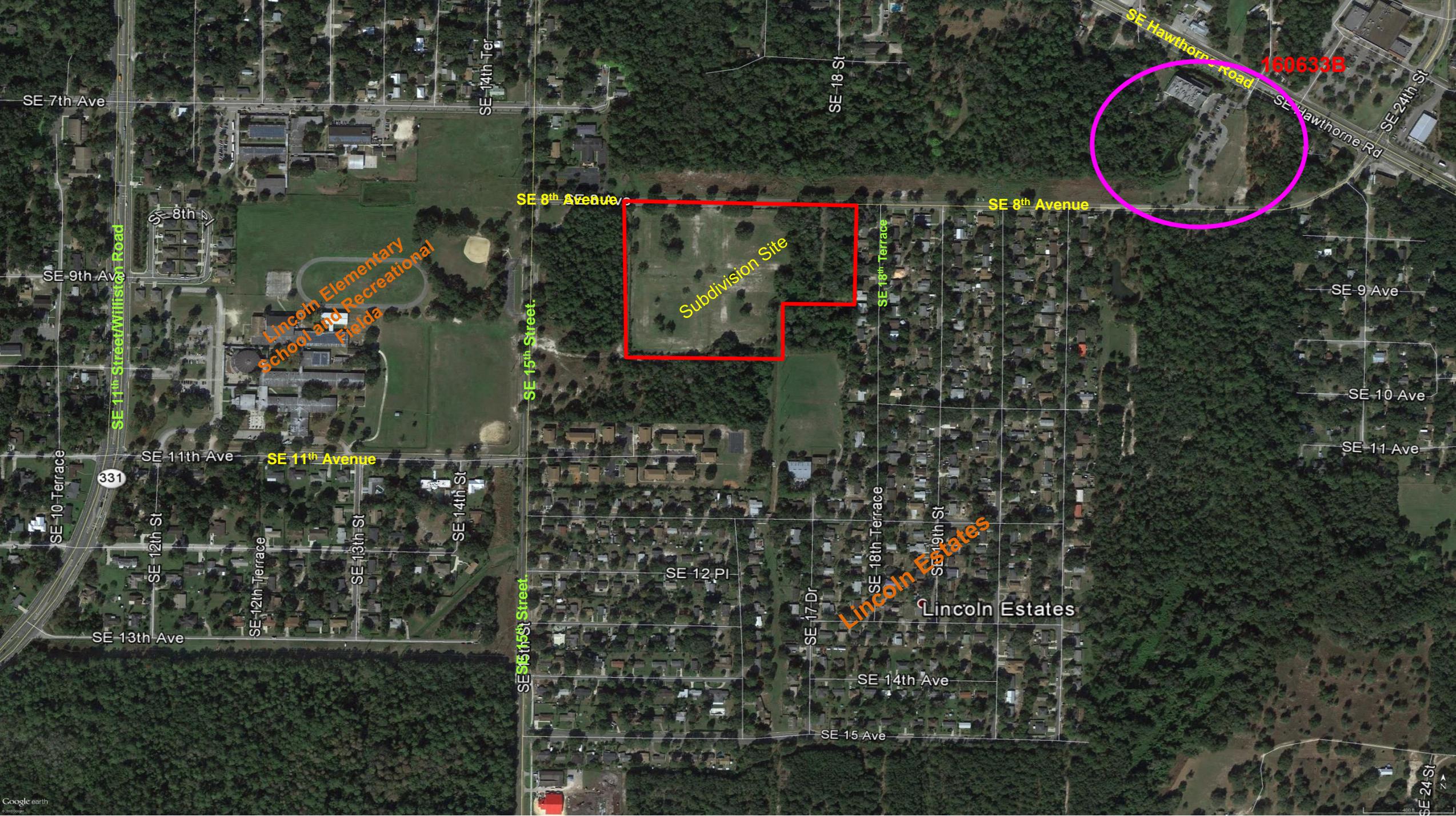
**RMF-5 (Residential Low Density 12 du/acre).**

*City Commission Meeting: January 4, 2018*

*Prepared by Lawrence Calderon*

*Legistar Number: 160633*





Lincoln Elementary  
School and Recreational  
Fields

Subdivision Site

Lincoln Estates

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SE 7th Ave

SE 14th Ter

SE 18 St

SE Hawthorne Road

SE Hawthorne Rd

SE 24th St

SE 8th Avenue

SE 8th Avenue

SE 9 Ave

SE 10 Ave

SE 11 Ave

SE 11th Street/Williston Road

8th

SE 9th Ave

SE 11th Avenue

SE 15th Street

SE 18th Terrace

SE 10 Terrace

331

SE 11th Ave

SE 12th St

SE 14th St

SE 12 Pl

SE 18th Terrace

SE 19th St

Lincoln Estates

SE 13th Ave

SE 12th Terrace

SE 13th St

SE 17 Dr

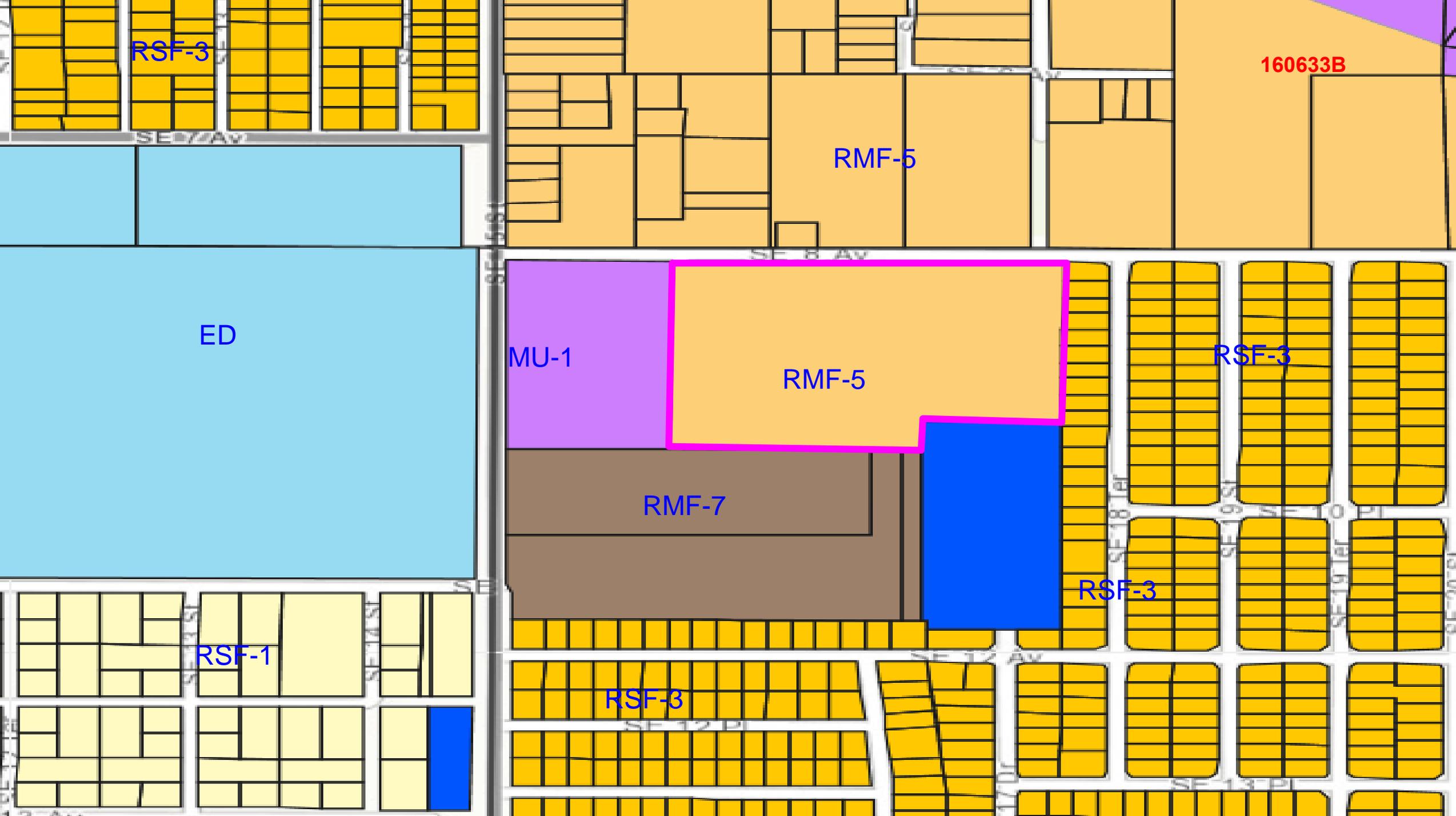
SE 14th Ave

SE 15 Ave

SE 24 St

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RSF-3

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RMF-5

ED

MU-1

RMF-5

RSF-3

RMF-7

RSF-3

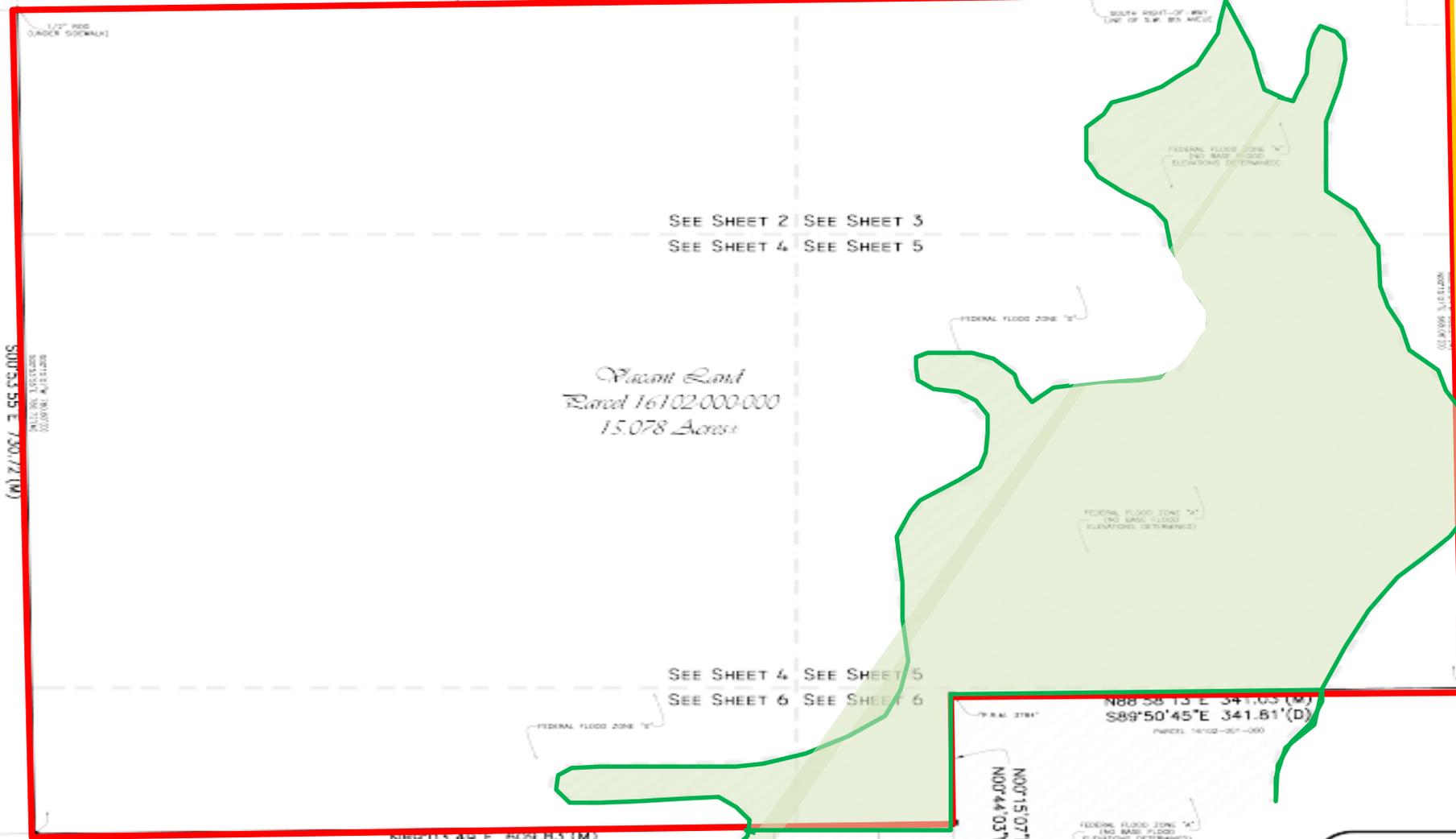
RSF-1

RSF-3

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# S.E. 8<sup>TH</sup> Avenue

# S.E. 18<sup>TH</sup> Terrace



*Recent Land  
Parcel 16102000000  
15.078 Acres*

SEE SHEET 2 SEE SHEET 3  
SEE SHEET 4 SEE SHEET 5

SEE SHEET 4 SEE SHEET 5  
SEE SHEET 6 SEE SHEET 6



Description: (O.R.B. 3636, page 476)  
A tract of land situated in the NW 1/4 of Sect 10, Township 10 South, Range 20 East, Alachua Florida, said tract of land being more particular as follows:  
Commence at the Northwest corner of Sect 10, South, Range 20 East, and run S89°51'12\"/>

*Map of Boundary and  
Lying in Section 10,  
Range 20 East, Alach*

**JBrown**  
PROFESSIONAL SURVEYING AND MAPPING  
1800 N. W. 11th Street - Gainesville, Florida 32609  
Phone: (352) 375-8888 • Fax: (352) 375-8888  
E-Mail: [info@jbsurvey.com](mailto:info@jbsurvey.com)

The use of the property depicted herein and any other information contained herein is for the purpose of providing a visual representation of the property and does not constitute a warranty of any kind. The user of this information is advised that the user should consult with a professional surveyor for any information that may be required to determine the accuracy of the information depicted herein.

Florida Professional Surveyor and Mapper License # 18001  
Florida Professional Surveyor and Mapper License # 18001  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL, REPRODUCED, SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

STEPHEN M. MOWLEN, P.S.M.  
Professional Surveyor & Mapper

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SE 8 Ave

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SE 8th AVENUE

SOUTHEAST 8th AVENUE - 50' WIDE RIGHT OF WAY (NOT INCLUDED)

SE 8th AVENUE

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Phase 1

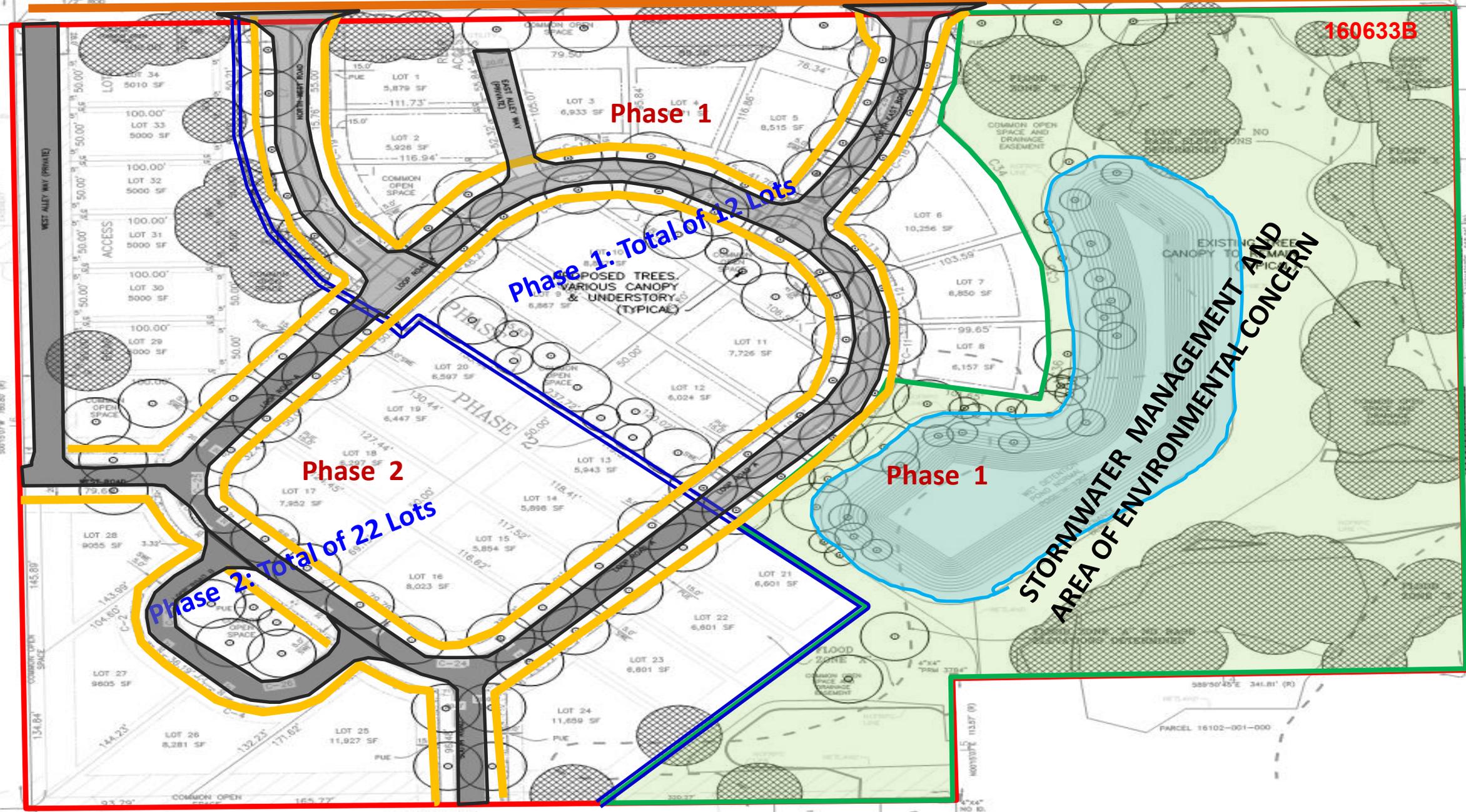
Phase 1: Total of 12 Lots

Phase 2

Phase 2: Total of 22 Lots

Phase 1

STORMWATER MANAGEMENT AND AREA OF ENVIRONMENTAL CONCERN



# REQUIRED & PROPOSED STANDARDS

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Modification request: Allow decreased yard setbacks.

<b>Minimum yard setbacks:</b>	<b>Requested yard setbacks:</b>
Front: 20 ft.	Front: 15 ft. (Lots 1-28), 5 ft. (Lots 29-34)
Side (interior): 7.5 ft.	Side (interior): 5 ft. (Lots 1-34)
Side (street): 10 ft.	Side (street): 5 ft. (Lots 1-34)
Rear: 20 ft.	Rear: 5 ft. (Lots 29-34)

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**Front Setback: 15 ft.**  
**Interior Side and Street Side**  
**Setback 5 ft.**

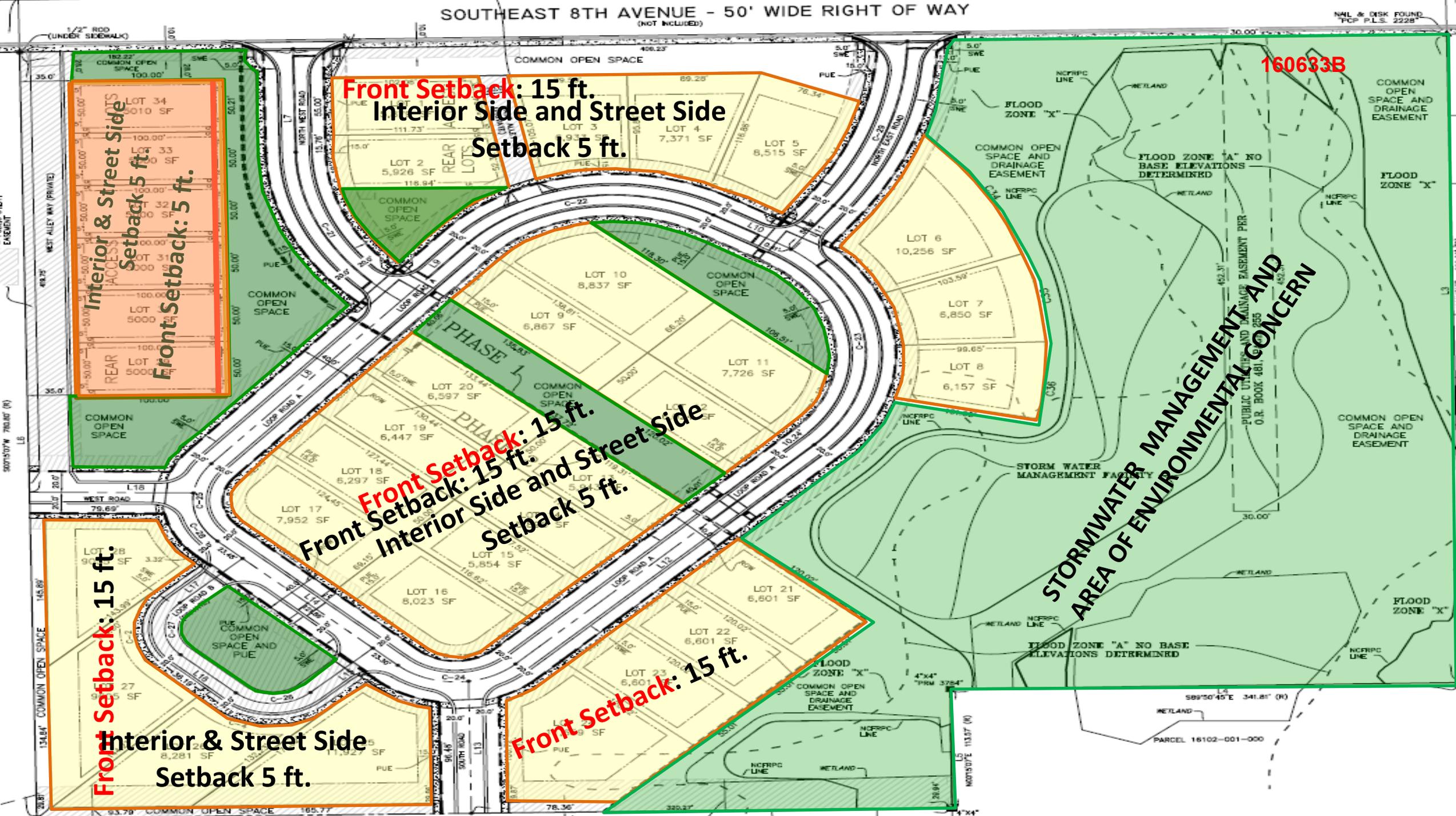
**Interior & Street Side**  
**Setback 5 ft.**  
**Front Setback: 5 ft.**

**Front Setback: 15 ft.**  
**Interior Side and Street Side**  
**Setback 5 ft.**

**Front Setback: 15 ft.**  
**Interior & Street Side**  
**Setback 5 ft.**

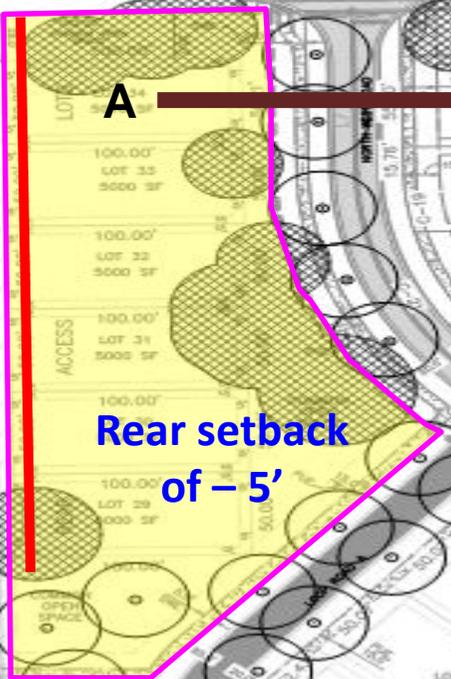
**Front Setback: 15 ft.**

**STORMWATER MANAGEMENT AND**  
**AREA OF ENVIRONMENTAL CONCERN**



SOUTHEAST 8TH AVENUE - 50' WIDE RIGHT OF WAY

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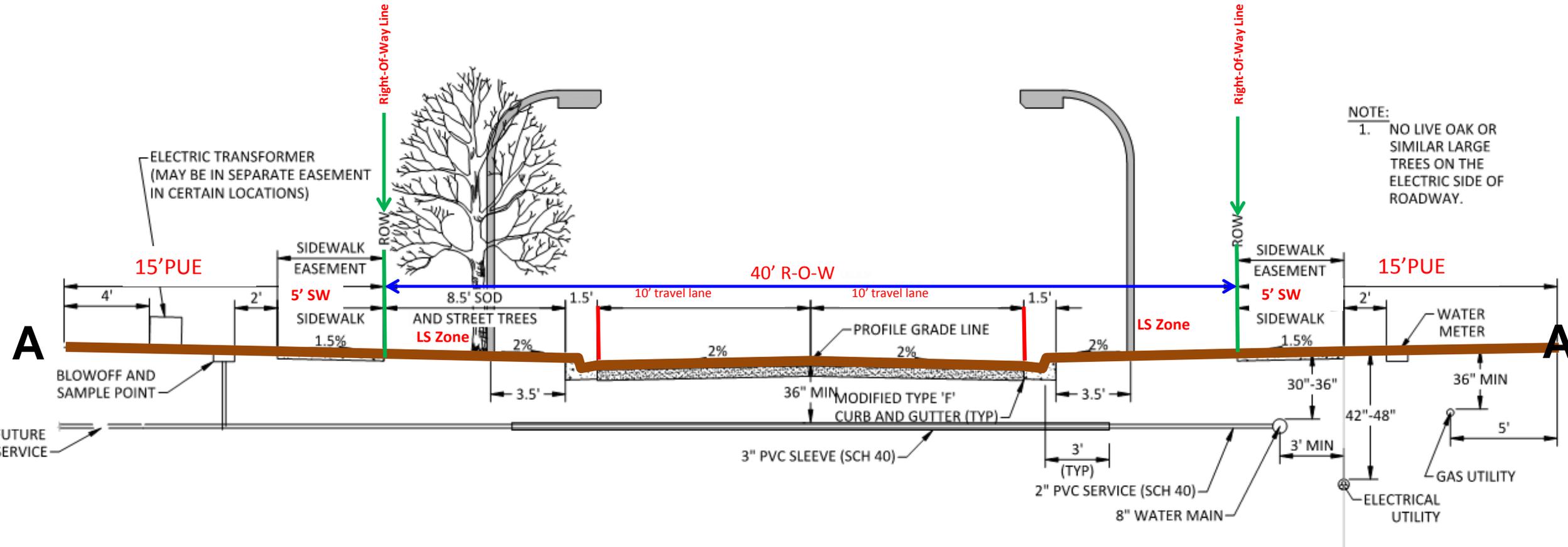


Rear setback  
of - 5'

Rear setback of : 20 ft.

PROPOSED TREES,  
VARIOUS CANOPY  
& UNDERSTORY  
(TYPICAL)

EXISTING TREE  
CANOPY TO REMAIN  
(TYPICAL)



NOTE:  
1. NO LIVE OAK OR SIMILAR LARGE TREES ON THE ELECTRIC SIDE OF ROADWAY.

**NORTH WEST ENTRANCE ROAD TYPICAL ROADWAY CROSS SECTION AND GENERAL ARRANGEMENT OF UTILITIES**

SCALE: 1" = 4'

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COMMON OPEN SPACE

409.23'

89.28'

79.50'

20 ft.  
Rear

Front

5 ft.  
Side

LOT 3  
6,933 SF

LOT 4  
7,371 SF

EAST ALLEY WAY  
(PRIVATE)

105.07'

95.84'

116.86'

Front

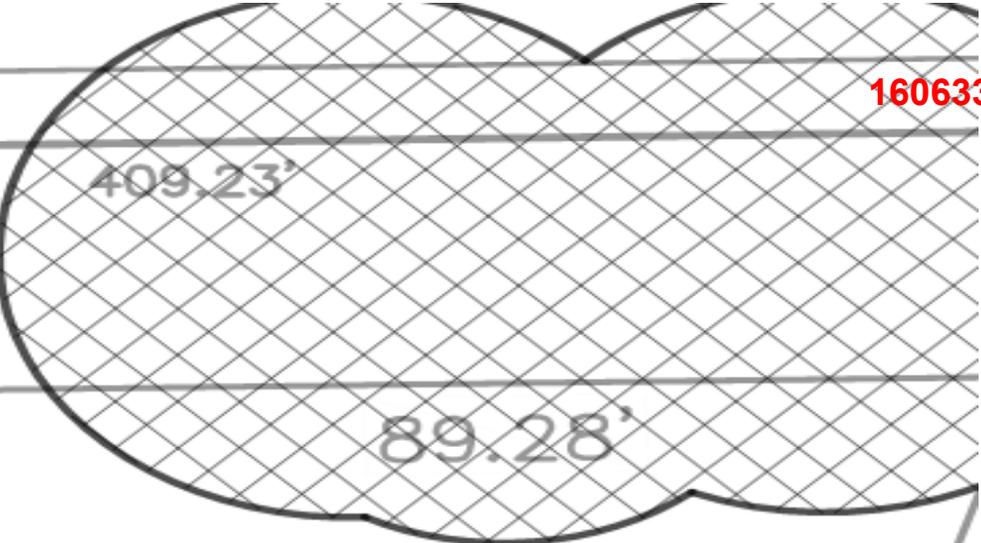
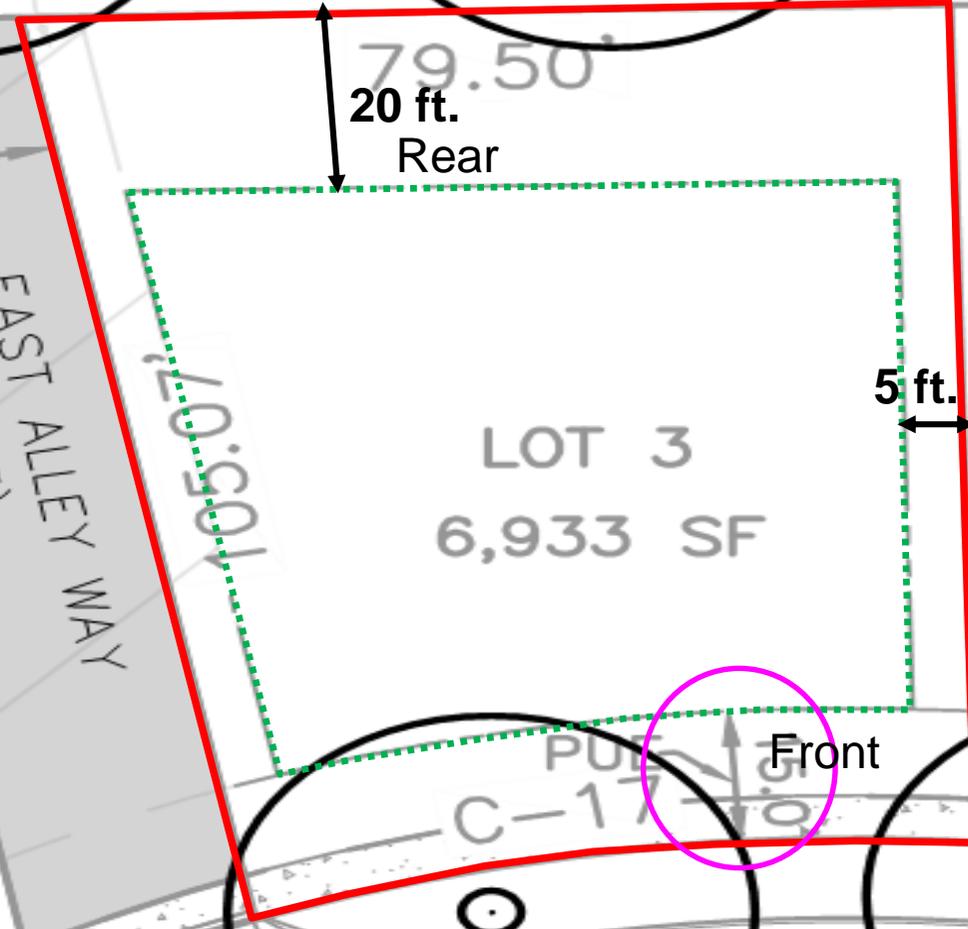
C-17

C-16

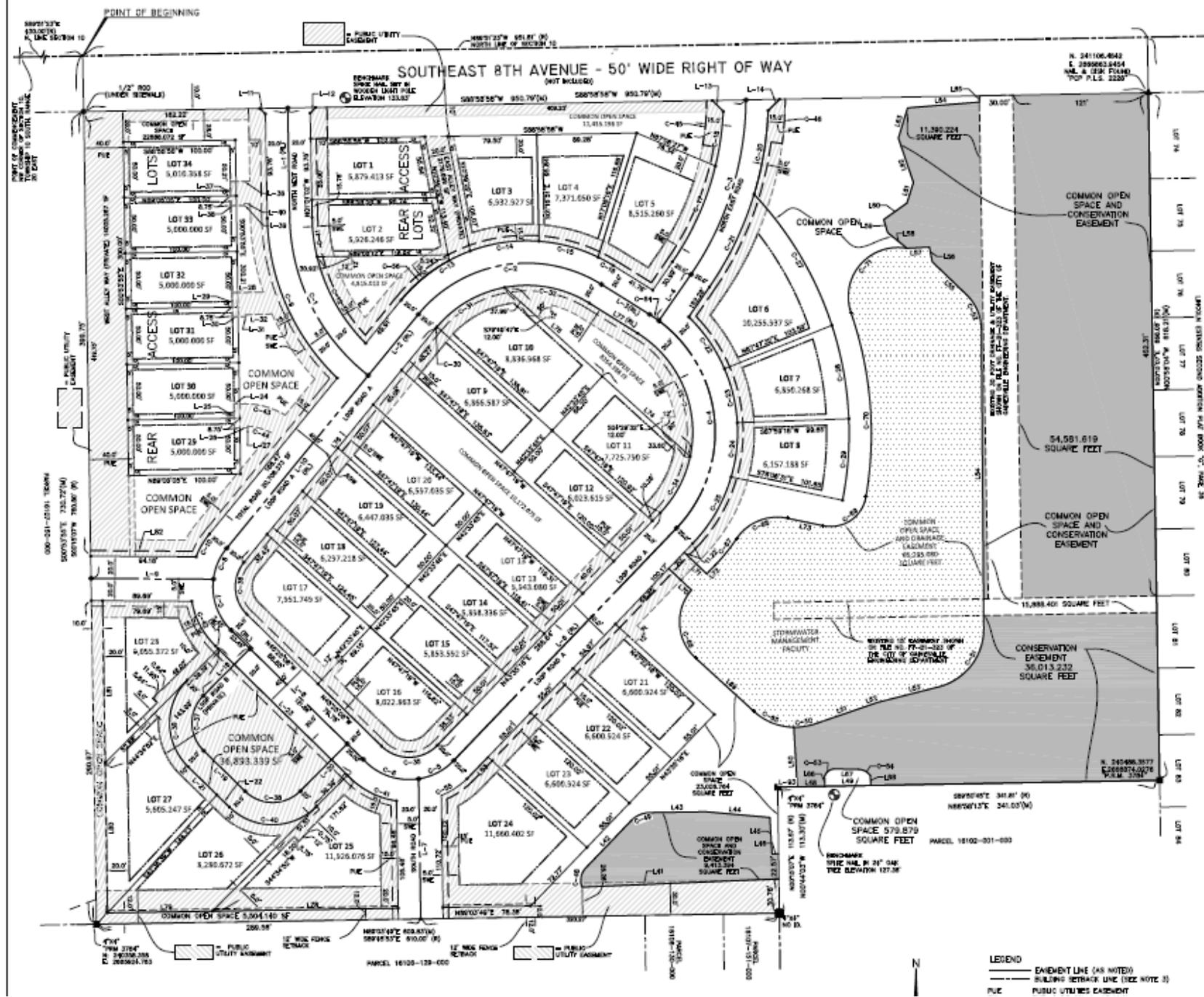
15

20.0'

52.32'



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**COMPLIANCE  
AND  
RECOMMENDATION**  
Petition DB-16-78 SUB

Staff to  
City Commission

▪ Staff to City Commission

Adopt Resolution 160633, approving the Final Plat for Heartwood Subdivision, located at 1717 SE 8<sup>th</sup> Avenue, south side. Implementation of the subdivision shall be subject to the conditions of the Design Plat and stipulations listed on the plat.

# CONDITIONS OF FINAL PLAT APPROVAL

Petition DB-16-78 SUB

## Condition 1.

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*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 minimum setback as listed below for the specified lots:*

*Front : (Lots 1-28) 15 feet, (Lots 29-34) 5 ft.*

*Side (interior): (Lots 1-34) 5 ft.*

*Side (street): (Lots 1-34) 5 ft.*

*Rear: (Lots 29-34) 5 ft.*

## Condition 3.

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

# CONDITIONS OF FINAL PLAT APPROVAL

Petition DB-16-78 SUB

## Condition 4.

*Sidewalks along the property line fronting SE 8<sup>th</sup> Avenue shall meet the minimum standards in terms of width, specification and conditions. Prior to final plat approval, the applicant shall provide documentation demonstrating compliance with specifications of the Design Manual for sidewalks.*

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## Condition 5.

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

## Condition 6.

*The subdivision shall comply with the mitigation requirements for tree removal in accordance with Sec. 30-254 of the Land Development Code.*

# CONDITIONS OF FINAL PLAT APPROVAL

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## Condition 7.

*The subdivision shall comply with the conditions for surface and wetland encroachment as provided in Attachment "G".*

## Condition 8.

*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 9.

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

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SCHOOL  
SPEED  
LIMIT  
15  
ALL  
SCHOOL  
DAYS  
8:00 AM - 5:00 PM  
EXCEPT  
HOLIDAYS



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SE 8<sup>TH</sup> AVE

SE 18<sup>TH</sup> TERR

CITIZENS  
CRIME WATCH  
NEIGHBORHOOD

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S F EAST