



# City of Gainesville Master Report

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

**File Number: 001397**

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**File Type:** Petition

**Status:** Passed

**Version:** 0

**Reference:**

**Controlling Body:** Development  
Review Board

**File Name:** Petition 48SUB-01 DB (B)

**Introduced:** 6/11/01

**Requester:**

**Cost:**

**Final Action:** 6/11/01

**Notes:**

**Title:** Petition 48SUB-01 DB, (Quasi-Judicial). Eng, Denman & Associates, agent for Hillcrest Development Company of Gainesville. Design plat approval of Hillcrest Subdivision, Sixty-four (64) lots on 13.56 acres more-or-less, having a density of 4.72 dwelling units per acre. Located in the 5000 block of Northwest 8th Avenue, north side. Zoned: PD (planned development district) (B)

**Indexes:**

**Sponsors:**

**Attachments:**

### History of Legislative File

Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
City Commission	6/11/01	Approved (Petition)				Pass

**Action Note:** City of Gainesville Senior Planner Bedez Massey gave a presentation.

Chair Tom Bussing recognized Engineer for the petitioner Sergio Reyes who spoke to the matter.



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Petition 48SUB-01 DB, (Quasi-Judicial). Eng, Denman & Associates, agent for Hillcrest Development Company of Gainesville. Design plat approval of Hillcrest Subdivision, Sixty-four (64) lots on 13.56 acres more-or-less, having a density of 4.72 dwelling units per acre. Located in the 5000 block of Northwest 8th Avenue, north side. Zoned: PD (planned development district) (B)

**..Explanation**

The Development Review Board considered a request to approve a design plat of Hillcrest Subdivision, at a public hearing held May 10, 2001. By a vote of 6-0, the Development Review Board approved Petition 48SUB-01 DB subject to staff conditions, plus the following: The petitioner shall consider the impacts of clay and radon during construction, and a note to this effect shall be provided on the design plat, construction drawings and final plat for consideration by home builders.

The petitioner is proposing to subdivide the subject property into sixty-four (64) lots for the construction of detached, single-family residential dwelling units. The City Commission adopted the ordinance rezoning the subject property from RSF-1 (3.5 units/acre single-family residential district) to PD (planned development district) on February 12, 2001. The underlying land use is SF (up to 8 units per acre). In addition to the sixty-four (64) single-family residential lots, the design plat includes paved rights-of-way, sidewalks, stormwater facilities, and common areas that include paved alleys and open space. Landscape material will be provided in these areas for shade, aesthetic reasons and to serve as a perimeter buffer. Unfortunately, most of the existing trees on-site must be removed due to Southern Pine Beetle infestation. Therefore, the owner/developer will be required to plant new trees to fully comply with the landscaping requirements of the PD Ordinance.

**..Fiscal Note**

None

**..Recommendation**

Development Review Board to City Commission - The City Commission approve Petition 48SUB-01DB subject to staff conditions, plus the following: The petitioner shall consider the impacts of clay and radon during construction, and a note to this effect shall be provided on the design plat, construction drawings and final plat for consideration by home builders. DB vote 6-0

Staff to Development Review Board - The Design Plat is approvable with conditions.