

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

**Petition:** 22SUB-06DB

**Development Review Board**

**Meeting Date:** 3/9/06

**Reviewed by:** Bedez E. Massey

**Project Name/Description:** Design Plat review for 10 lots on 1.16 acres MOL. Ingleside Village Subdivision. Located between Northwest 17<sup>th</sup> Avenue and Northwest 18<sup>th</sup> Avenue and between Northwest 9<sup>th</sup> Street and Northwest 10<sup>th</sup> Street. Brown & Cullen, Inc., agent for Andrew Kaplan.

**I. Department Comments:**

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

**II. Overall Recommendation:** Approve the petition, subject to the adoption of the attached 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: 2/28/06	Review Type: Design Plat
Review For: Development Review Board	Review Date: 3/9/06	Project Planner: Bedez E. Massey

**APPROVABLE**  
(as submitted)

**APPROVABLE**  
(subject to below)

**DISAPPROVED**

**Description/Location/Agent:** Design plat review for 10 lots on 1.16 acres MOL. Ingleside Village Subdivision. Located between Northwest 17<sup>th</sup> Avenue and Northwest 18<sup>th</sup> Avenue, and between Northwest 9<sup>th</sup> Street and Northwest 10<sup>th</sup> Street. Brown & Cullen, Inc., agent for Andrew Kaplan.

#### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The applicant is requesting design plat approval for 10 residential lots in Block "F" of the Ingleside Subdivision, as recorded in Plat Book "C", Page 2 of the Public Records of Alachua County, Florida. The subdivision is located between Northwest 17<sup>th</sup> Avenue and Northwest 18<sup>th</sup> Avenue, and between Northwest 9<sup>th</sup> Street and Northwest 10<sup>th</sup> 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).

Block "F" of the Ingleside Subdivision presently consists of six lots, some of which are occupied by buildings. The applicant intends to maintain an existing single-family dwelling on the subject property, and demolish the remaining buildings. Approval of this petition will allow the applicant to reconfigure the existing six lots to create a total of 10 lots for single-family residential development. (See Exhibit A.)

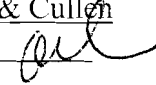
The proposed design plat does not include sidewalks along the abutting rights-of-way. The City Public Works Department has expressed in previous comments labeled Exhibit B that it does not support the provision of sidewalks along the abutting rights-of-way due to the absence of curb and gutter. According to the Public Works Department, the provision of sidewalks under these conditions allows or encourages roadside vehicular parking that causes maintenance and safety problems. Approval of the proposed design plat without sidewalks will require City Commission approval.

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

1. 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.
2. The sheet number shall be provided on the Topographic and Tree Survey, and the name of the survey shall be corrected in the legend on Sheet 1.
3. The design plat shall note that concrete areas beneath pole barn will be removed.

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

Sheet 1 of 1

<b>Petition</b>	<u>22SUB-06DB</u>	<b>Date Received</b> <u>2/28/06</u>	<input checked="" type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	<input type="checkbox"/> Final
<b>Review Date</b>	<u>3/2/06</u>		<input type="checkbox"/> Amendment
<b>Project Name</b>	<u>Ingleside Village Design Plat</u>		<input type="checkbox"/> Special Use
<b>Location</b>	<u>901 NW 17th Ave.</u>		<input type="checkbox"/> Planned Dev.
<b>Agent/Applicant Name</b>	<u>Brown &amp; Cullen</u>		<input checked="" type="checkbox"/> Design Plat
<b>Reviewed by</b>	<u>Onelia Lazzari</u> 		<input type="checkbox"/> Concept

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

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. 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.
2. Please submit an application for a Certificate of Final Concurrency when the final plat is submitted.



# SITE PLAN EVALUATION SHEET


## PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>22SUB-06 DB</u> Review Date: <u>3/3/06</u> Review For: <u>Technical Review Committee</u> Plan Reviewed: <u>3/6/2006</u> Description, Agent & Location: <u>Ingleside</u> <u>Brown &amp; Cullen</u> <u>910 NW 17<sup>th</sup> Ave.</u>	Review Type: <u>Design Plat</u> Project Planner: <u>Bedez Massey</u>
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**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.
2. Please identify the soils delineation line on the legend for the design plat. Can the line be shown with a thinner weight line?

RECEIVED  
 CITY OF GAINESVILLE  
 PLANNING DIVISION



**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

Mar 6, 2006

- 1. Petition 22SUB-06DB  
Brown & Cullen, agent for Andrew Kaplan. Final design review to **replat block F of Ingleside**.  
Zoned: RMF5 (Residential Low Density, 12 du/acre). Located at: 910 Northwest 17 Avenue.  
(Planner, Bedez Massey)

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

**New Services** Please contact Terry Hartley at 393-1459 & schedule a project meeting to discuss utilities.

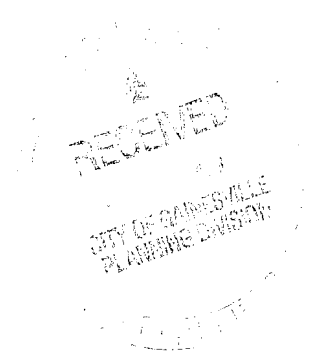
**Water**

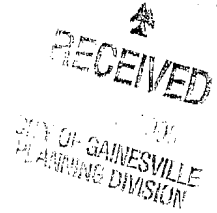
**Sanitary Sewer**

**Electric**

**Gas**

**Real Estate** Electric easements need to be Public utility easements. The minimum size PUE for transformers is 10'X10'.





# SITE PLAN EVALUATION SHEET

**Urban Forestry Inspector 334-2171 – Sta. 27**

Petition: 22SUB-06DB      Review date: 3/2/06 Review For: Technical Review Committee Agent: Brown and Cullen for <b>Ingleside</b> located at 910 NW 17 <sup>th</sup> Avenue.	Review: Final Design Plat  Planner: Bedez.
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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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**NW 9th Street and 18<sup>th</sup> Avenue**

- At the NE corner an existing 50" Laurel Oak is in decline, and a recommendation is to have the tree assessed by a Certified Arborist.
- Two trees will be required for this removal.

**Street Buffer-910 NW 17<sup>th</sup> Avenue**

- A few more trees (2-3) need to be added to the street buffer in front of this existing property.

**Section 30- 251 (7) h**

- For all new development, or redevelopment of the existing property, the applicant needs to remove all invasive nonnative plant species from the property prior to issuance of the certificate of occupancy. (Camphor, Mimosa and other invasive, nonnative plant species.)
- After these trees or plants have been removed additional trees may be required for the street buffers.

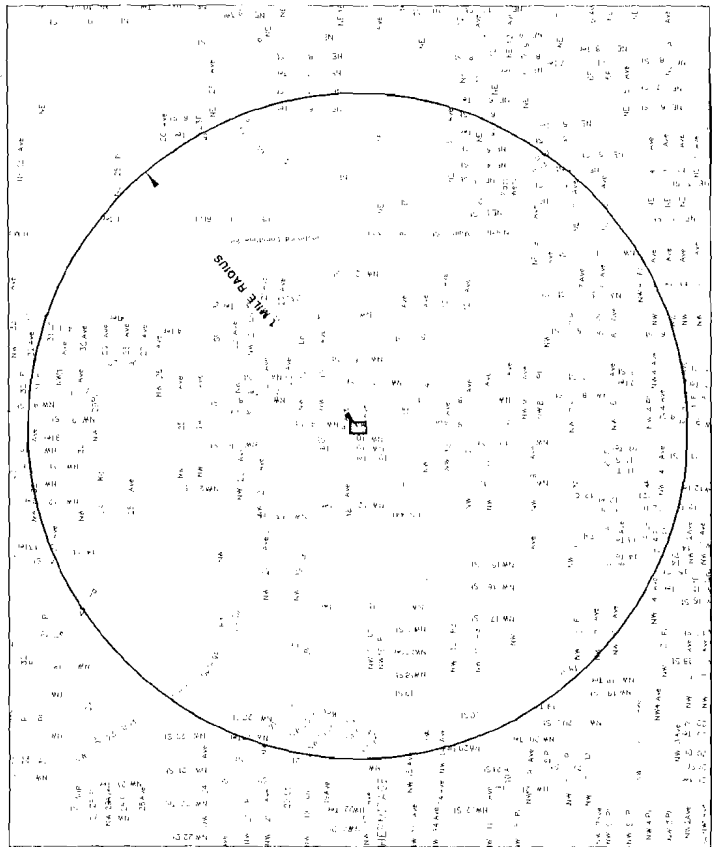
Impact on the Urban Forest will be determined at a later date.

# DESIGN PLAT of INGLESIDE VILLAGE

RECEIVED  
FEB 28 2006  
CITY OF GANESVILLE  
PLANNING DIVISION

**GENERAL NOTES:**

1. REVIEW DESCRIPTION OF THE PROPOSED PROJECT IN PLAT TO BE REVIEWED.
2. THE PROPOSED PROJECT IS SUBJECT TO THE CITY OF GANESVILLE ZONING ORDINANCE AND THE CITY OF GANESVILLE SUBDIVISION AND DEVELOPMENT ORDINANCE.
3. PROPERTY OWNER: CARLINE BROWN, INC.  
2200 W. 10TH ST.  
GAINESVILLE, FL 32609
4. PROJECT NAME: ALL RIGHTS RESERVED TO PL.
5. LOTS: 100 LOTS, 100 AC.
6. MAP: 100 AC.
7. THE PROPOSED PROJECT IS SUBJECT TO THE CITY OF GANESVILLE ZONING ORDINANCE AND THE CITY OF GANESVILLE SUBDIVISION AND DEVELOPMENT ORDINANCE.
8. THE PROPOSED PROJECT IS SUBJECT TO THE CITY OF GANESVILLE ZONING ORDINANCE AND THE CITY OF GANESVILLE SUBDIVISION AND DEVELOPMENT ORDINANCE.
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LOCATION MAP  
SCALE 1"=1000'

1	2	3	4	5	6	7	8	9	10

DESIGN PLAT OF INGLESIDE VILLAGE	
SHEET NO.	SHEET TITLE

PETITION NO. 22SUB-06DB

**BROWN & CULLEN**  
CITY PLANNERS  
INC.

2200 W. 10TH ST.  
GAINESVILLE, FL 32609  
PHONE: 352.339.1111  
FAX: 352.339.1112  
WWW.BROWNANDCULLEN.COM

BCI STANDARD ABBREVIATIONS

- BCI - NUMBER
- BY - NUMBER
- BY - TYPE
- BY - MATERIAL
- BY - METHOD
- BY - LOCATION
- BY - SIZE
- BY - DATE
- BY - NAME
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- BY - NAME

PROPOSED LEGEND

- PROPOSED WATER MAIN
- PROPOSED GAS MAIN
- PROPOSED SANITARY SEWER
- PROPOSED ELECTRICAL
- PROPOSED TELEPHONE
- PROPOSED CABLE TELEVISION
- PROPOSED FIBER OPTIC
- PROPOSED RAINWATER
- PROPOSED SWALE
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED TRAIL
- PROPOSED PARKWAY
- PROPOSED HIGHWAY
- PROPOSED AIRWAY
- PROPOSED CANAL
- PROPOSED DRAINAGE
- PROPOSED EROSION CONTROL
- PROPOSED LANDSCAPE
- PROPOSED SIGNAGE
- PROPOSED LIGHTING
- PROPOSED UTILITIES

EXISTING LEGEND

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SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE	DEPTH	DIAMETER	LENGTH	CONCRETE	SMOOTH	GLASS BLOCK	INSULATION	FOUNDATION	OTHER
1	4'-0"	18"	10'	1	1	1	1	1	1
2	4'-0"	24"	10'	1	1	1	1	1	1
3	4'-0"	30"	10'	1	1	1	1	1	1
4	4'-0"	36"	10'	1	1	1	1	1	1
5	4'-0"	42"	10'	1	1	1	1	1	1
6	4'-0"	48"	10'	1	1	1	1	1	1
7	4'-0"	54"	10'	1	1	1	1	1	1
8	4'-0"	60"	10'	1	1	1	1	1	1
9	4'-0"	66"	10'	1	1	1	1	1	1
10	4'-0"	72"	10'	1	1	1	1	1	1

ELEVATION NOTE

ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

SIGNATURE OF SURVEYOR

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATION THEREUNDER. I AM A LICENSED SURVEYOR IN THE PROVINCE OF ONTARIO.

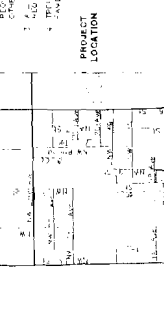
**J.W. BROWN, INC.**  
 Land Surveyors - L.S.R. 3586  
 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7

KAPLAN DEVELOPMENT  
 INGLESIDE VILLAGE  
 DESIGN PLAT

BROWN & CULLEN CIVIL ENGINEERS AND PLANNERS	DATE	NO.	2
CULLEN INC.	DATE	NO.	2
DATE	NO.	NO.	NO.

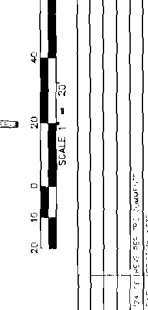
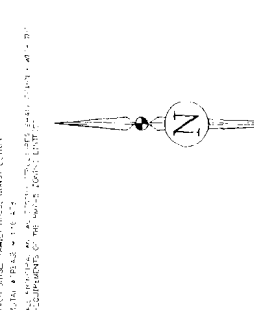
LEGAL DESCRIPTION

ALL RIGHTS RESERVED TO THE SURVEYOR AND HIS EMPLOYERS. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATION THEREUNDER. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7.

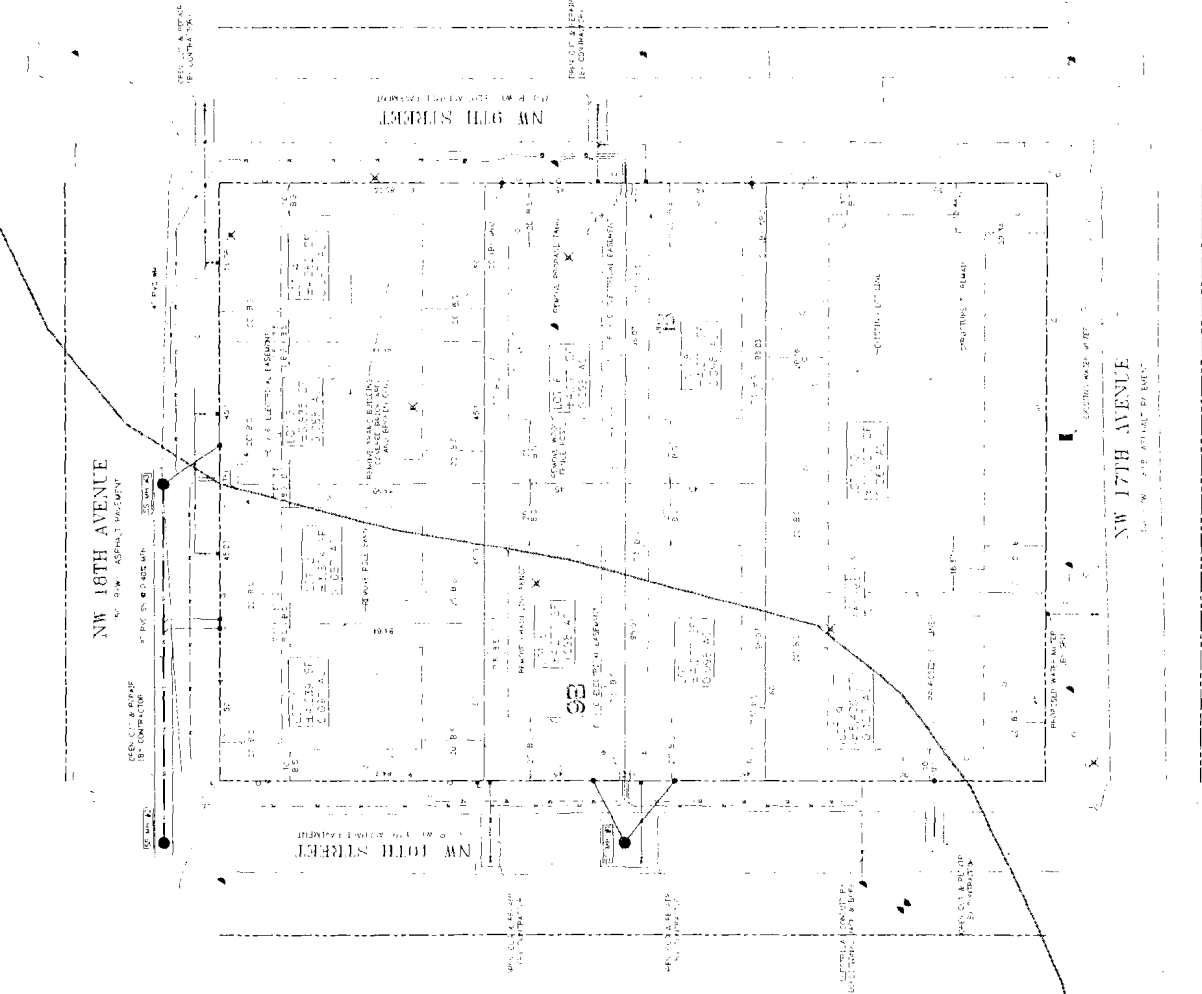


NOTES

1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE REGULATION THEREUNDER.
2. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
3. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7.
4. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES ARE KEPT AT HIS OFFICE AND ARE AVAILABLE FOR INSPECTION AT ANY TIME.
5. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES ARE KEPT AT HIS OFFICE AND ARE AVAILABLE FOR INSPECTION AT ANY TIME.



PRELIMINARY - NOT FOR FINAL RECORDING

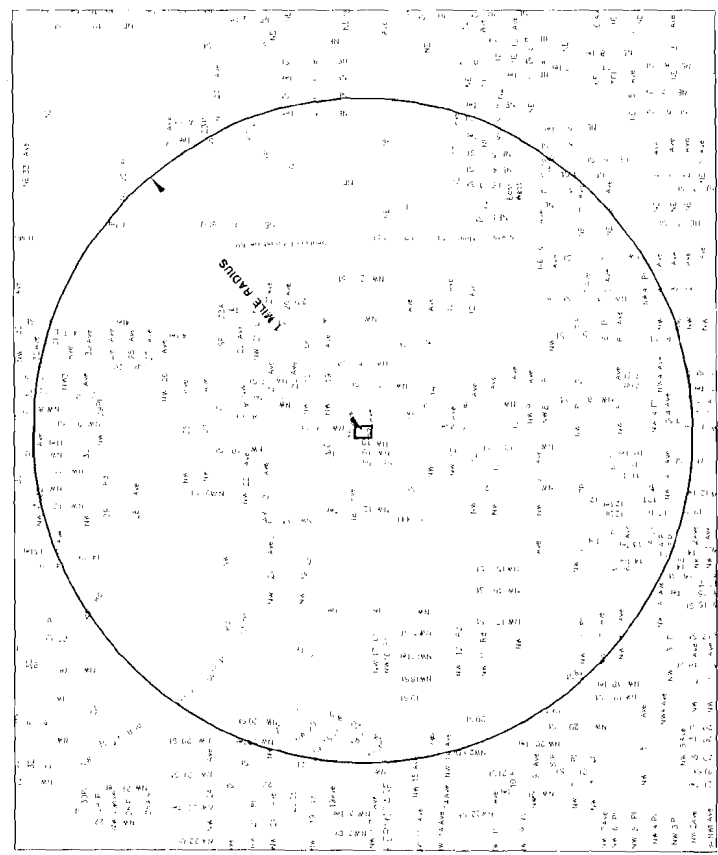






# DESIGN PLAT of INGLESIDE VILLAGE

## INGLESIDE VILLAGE



LOCATION MAP  
SCALE 1"=500'


### GENERAL NOTES:

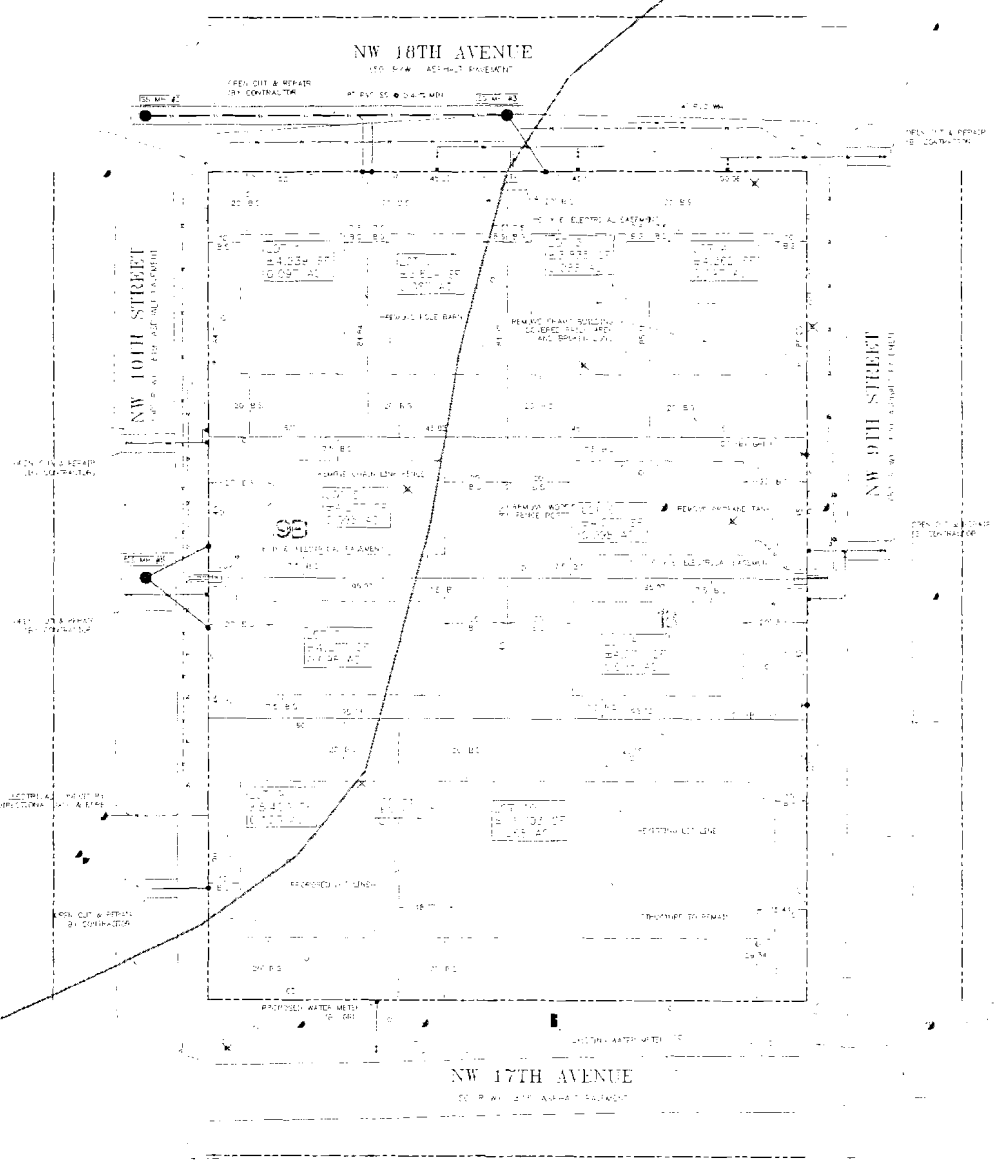
1. ALL LOTS WITHIN THE DESIGNATED AREA SHALL BE SUBJECT TO THE CITY OF GANESVILLE PLANNING DIVISION'S REVIEW AND APPROVAL. THE CITY OF GANESVILLE PLANNING DIVISION IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS OR UTILITIES WITHIN THE DESIGNATED AREA.
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DESIGN PLAT OF INGLESIDE VILLAGE	
SHEET NO.	SHEET TITLE
1	DESIGN PLAT
2	LOCATION MAP
3	GENERAL NOTES

PETITION NO. 22SUB-06DB

**BROWN & CULLEN**  
CITY ENGINEER  
LASC PLANNERS  
INC.

1000 E. 10TH ST., SUITE 100  
GAINESVILLE, FL 32601  
TEL: 352-336-1111  
FAX: 352-336-1112



BCI STANDARD ABBREVIATIONS		PROPOSED LEGEND		EXISTING LEGEND	
HC = NUMBER	PROPOSED FINISH PAVEMENT	---	EXISTING WATER LINE	---	EXISTING WATER LINE
TH = THICK	PROPOSED FINISH PAVEMENT SIDEWALK	---	EXISTING GAS LINE	---	EXISTING GAS LINE
W = WIDTH	PROPOSED DRAINAGE EVIDENCE	---	EXISTING OVERHEAD ELECTRIC	---	EXISTING OVERHEAD ELECTRIC
MIN = MINIMUM	PROPOSED WATER LINE	---	EXISTING HOBBY-OR-WAY	---	EXISTING HOBBY-OR-WAY
MAX = MAXIMUM	PROPOSED SANITARY SEWER LINE	---	EXISTING LOT LINES	---	EXISTING LOT LINES
ADJ = ADJACENT	EXISTING DRAINAGE	---	EXISTING TREE TO REMAIN	---	EXISTING TREE TO BE REMOVED
E = ELEVATION	PROPOSED EDGE OF PAVEMENT	---	EXISTING X	---	EXISTING X
NAD = NORTH ELEVATION	PROPOSED BULLET STREET	---	EXISTING X	---	EXISTING X
PROJ. TO	PROPOSED POLY-ALUMINATE	---	EXISTING X	---	EXISTING X
PROJ. TO	PROPOSED GULCH	---	EXISTING X	---	EXISTING X
PROJ. TO	PROPOSED SANITARY SEWER MANHOLE	---	EXISTING X	---	EXISTING X
PROJ. TO	PROPOSED SANITARY SEWER CLEANOUT	---	EXISTING X	---	EXISTING X
PROJ. TO	PROPOSED WATER METER	---	EXISTING X	---	EXISTING X
PROJ. TO	PROPOSED ELECTRICAL MANHOLE	---	EXISTING X	---	EXISTING X
PROJ. TO	EXISTING OVERHEAD ELECTRIC	---	EXISTING X	---	EXISTING X
PROJ. TO	EXISTING OVERHEAD ELECTRIC	---	EXISTING X	---	EXISTING X
PROJ. TO	EXISTING OVERHEAD ELECTRIC	---	EXISTING X	---	EXISTING X

**TREE LEGEND**

1. ALL TREES TO BE REMOVED BY CONTRACTOR AND REPLANTED WITH SPECIES AND SIZE TO BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.

2. ALL TREES TO BE MAINTAINED BY CONTRACTOR AND REPLANTED WITH SPECIES AND SIZE TO BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.

3. ALL TREES TO BE MAINTAINED BY CONTRACTOR AND REPLANTED WITH SPECIES AND SIZE TO BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.

4. ALL TREES TO BE MAINTAINED BY CONTRACTOR AND REPLANTED WITH SPECIES AND SIZE TO BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.

5. ALL TREES TO BE MAINTAINED BY CONTRACTOR AND REPLANTED WITH SPECIES AND SIZE TO BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.

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9. ALL TREES TO BE MAINTAINED BY CONTRACTOR AND REPLANTED WITH SPECIES AND SIZE TO BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.

10. ALL TREES TO BE MAINTAINED BY CONTRACTOR AND REPLANTED WITH SPECIES AND SIZE TO BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.

**PROJECT LOCATION**

**ELEVATION NOTE**

1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.

3. ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.

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9. ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.

10. ALL ELEVATIONS ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.

**LEGAL DESCRIPTION**

ALL RIGHTS IN THE LAND DESCRIBED AS BEING THEREIN ARE RESERVED TO THE ORIGINAL GRANTOR OR HIS HEIRS, SUCCESSORS AND ASSIGNS.

**NOTES**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF BROWN, IOWA, AND HAS FOUND THAT THE RECORDS SHOW THAT THE LAND DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE RECORDS OF THE COUNTY OF BROWN, IOWA, AND THAT THE BOUNDARIES SHOWN ON THIS SURVEY ARE THE SAME AS THOSE SHOWN ON THE RECORDS OF THE COUNTY OF BROWN, IOWA.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF BROWN, IOWA, AND HAS FOUND THAT THE RECORDS SHOW THAT THE LAND DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE RECORDS OF THE COUNTY OF BROWN, IOWA, AND THAT THE BOUNDARIES SHOWN ON THIS SURVEY ARE THE SAME AS THOSE SHOWN ON THE RECORDS OF THE COUNTY OF BROWN, IOWA.

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9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY OF BROWN, IOWA, AND HAS FOUND THAT THE RECORDS SHOW THAT THE LAND DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE RECORDS OF THE COUNTY OF BROWN, IOWA, AND THAT THE BOUNDARIES SHOWN ON THIS SURVEY ARE THE SAME AS THOSE SHOWN ON THE RECORDS OF THE COUNTY OF BROWN, IOWA.

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**SIGNATURE OF SURVEYOR**

THE DESIGN PLAT HAS BEEN PREPARED BY ARCHITECT AND LANDSCAPE ARCHITECT.

**J.W. BROWN, INC.**  
Land Surveyors - LB# 3586

**KAPLAN DEVELOPMENT**

**INGLESIDE VILLAGE**

**DESIGN PLAT**

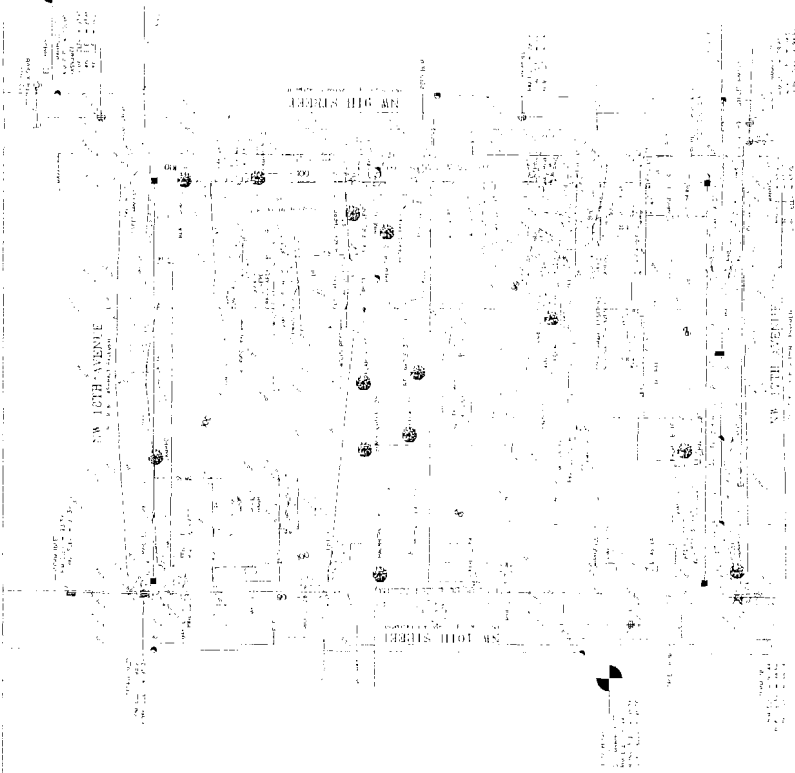
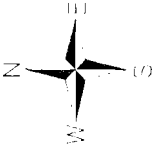
**BROWN & CULLEN & INC.**  
CIVIL ENGINEERS AND LAND PLANNERS

SCALE 1" = 20'

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/1/2008	DESIGN PLAT	J.W. BROWN	J.W. BROWN
2	10/1/2008	DESIGN PLAT	J.W. BROWN	J.W. BROWN

PRELIMINARY - NOT FOR FINAL RECORDING

# TOPOGRAPHIC + TREE SURVEY



## LOCATION MAP R.I.S. ABBREVIATIONS

- TREE
- UTILITY
- ELEVATION
- FENCE
- TITLE
- BEARING
- DISTANCE
- AREA
- VOLUME
- SURFACE
- GRADE
- ELEVATION
- DISTANCE
- BEARING
- AREA
- VOLUME
- SURFACE
- GRADE

## TREE LEGEND

- TREE
- UTILITY
- ELEVATION
- FENCE
- TITLE
- BEARING
- DISTANCE
- AREA
- VOLUME
- SURFACE
- GRADE

## UTILITY NOTE

UTILITY NOTES:

1. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF UTILITIES AS SHOWN ON THIS SURVEY.

## ELEVATION NOTE

ELEVATION NOTES:

1. ALL ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE ELEVATIONS ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF ELEVATIONS AS SHOWN ON THIS SURVEY.

## LEGAL DESCRIPTION

LEGAL DESCRIPTION:

1. ALL LEGAL DESCRIPTIONS SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE LEGAL DESCRIPTIONS ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF LEGAL DESCRIPTIONS AS SHOWN ON THIS SURVEY.

## SURVEY NOTE

SURVEY NOTES:

1. ALL SURVEY DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE SURVEY DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF SURVEY DATA AS SHOWN ON THIS SURVEY.

## TREE NOTE

TREE NOTES:

1. ALL TREE DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE TREE DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF TREE DATA AS SHOWN ON THIS SURVEY.

## FENCE NOTE

FENCE NOTES:

1. ALL FENCE DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE FENCE DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF FENCE DATA AS SHOWN ON THIS SURVEY.

## TITLE NOTE

TITLE NOTES:

1. ALL TITLE DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE TITLE DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF TITLE DATA AS SHOWN ON THIS SURVEY.

## FLOOD NOTE

FLOOD NOTES:

1. ALL FLOOD DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE FLOOD DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF FLOOD DATA AS SHOWN ON THIS SURVEY.

## BEARING NOTE

BEARING NOTES:

1. ALL BEARING DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE BEARING DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF BEARING DATA AS SHOWN ON THIS SURVEY.

## CERTIFIED TO

CERTIFIED TO:

1. ALL CERTIFIED TO DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE CERTIFIED TO DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF CERTIFIED TO DATA AS SHOWN ON THIS SURVEY.

## CERTIFICATE OF SURVEYOR

CERTIFICATE OF SURVEYOR:

1. ALL CERTIFICATE OF SURVEYOR DATA SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY AND RECORD DRAWINGS. THE CERTIFICATE OF SURVEYOR DATA ARE NOT GUARANTEED.

2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURVEYED AREA AND HAS NOTED THE PRESENCE OF CERTIFICATE OF SURVEYOR DATA AS SHOWN ON THIS SURVEY.



J.W. BROWN, INC.  
Land Surveyors

# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>22SUB-06 DB</u>	Review Date: <u>2/16/06</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>2/17/2006</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Ingleside</u>	Project Planner:	
<u>Brown &amp; Cullen</u>	<u>910 NW 17<sup>th</sup> 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

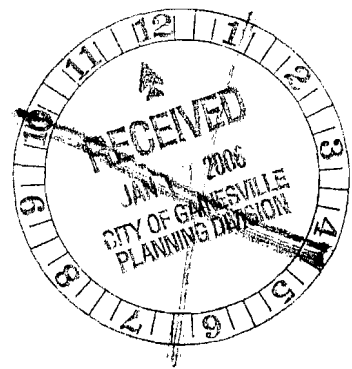
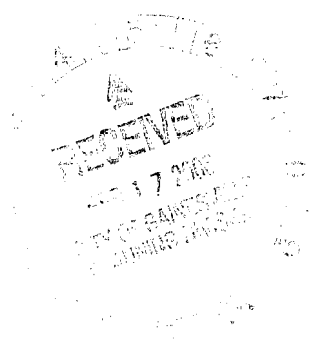
Comments By:



Rick Melzer P.E.  
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. The Public Works Department does not support the construction of sidewalks adjacent to Public right-of-ways which contain non-curb and gutter streets. This allows/encourages roadside vehicular parking which, over time will cause the edge of pavement of the roadway to fail and will cause damage to the sidewalks which are not designed to handle vehicular loading. Handi-cap ramps are an issue as well. Ramps will be required at intersections where new sidewalk is constructed and they will lead to areas that do not currently have sidewalk.
2. Any street tree which are required by the City's Subdivision Ordinance will need to comply with the F.D.O.T.'s clear zone criteria.



*Bede*

**Affected Person Registration Form**

If you will be represented by legal counsel please have your attorney complete this form.

**Property Owner Information:**

Name:(please print) Mireille P. SCHRADER

Address: 1715 NW 10th Terr - Gainesville  
32609

Daytime Phone Number: 374-4813

As an affected person receiving notice of the public hearing on **Petition 22SUB-06DB**, I hereby  
\_\_\_\_\_ request/ \_\_\_\_\_ do not request to be registered as an affected person for the quasi-judicial  
hearing.

Signature: Mireille P. Schrader

Please indicate whether you are for or against this petition: FOR \_\_\_ or AGAINST X (mark "X")

Please indicate whether you are requesting a formal quasi-judicial hearing (mark "X"):  
Yes (formal hearing) X No (informal hearing) \_\_\_\_\_ I do not quite understand

**This form must be returned no less than seven (7) days prior to the meeting when the petition is  
scheduled to be heard if you are requesting a formal quasi-judicial hearing.**

**Attorney Information:**

Name:(please print) \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**Affected Person Registration Form**

**If you will be represented by legal counsel please have your attorney complete this form.**

**Property Owner Information:**

Name:(please print) P. L. Johnson

Address: 1702 N.W. 10th Street

Daytime Phone Number: 352-372-4919

As an affected person receiving notice of the public hearing on **Petition 22SUB-06DB**, I hereby \_\_\_\_\_ request/ \_\_\_\_\_ do not request to be registered as an affected person for the quasi-judicial hearing.

Signature: P L Johnson

Please indicate whether you are for or against this petition: **FOR** \_\_\_ or **AGAINST** X (mark "X")

Please indicate whether you are requesting a formal quasi-judicial hearing (mark "X"):

Yes (formal hearing) \_\_\_\_\_ No (informal hearing) \_\_\_\_\_

**This form must be returned no less than seven (7) days prior to the meeting when the petition is scheduled to be heard if you are requesting a formal quasi-judicial hearing.**

**Attorney Information:**

Name:(please print) \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

334-3259

Re: petition 22 SUB 06 DB  
to City Development Review

I am not requesting  
a formal hearing

Mireille Schrader

M. Schrader

March 7, 06



3. **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 17<sup>th</sup> Avenue and Northwest 18<sup>th</sup> Avenue and between Northwest 9<sup>th</sup> Street and Northwest 10<sup>th</sup> Street

**Board member Russell Ingram declared a conflict of interest in Petition 22SUB-06 DB and abstained from the vote.**

Ms. Bedez Massey was recognized. Ms. Massey presented a map of the site and described it and the surrounding uses in detail. She explained that the applicant was requesting to reconfigure six lots currently located on the development site into 10 lots for single-family homes. She noted that the site and lots were heavily vegetated and there was one vacant single-family home located on the southeast corner, which would be retained as part of the development. She pointed out the location of two accessory structures that would be demolished. Ms. Massey indicated that staff was recommending approval of the design plat subject to the conditions as stated in the board's packets.

Mr. Stuart Cullen, agent for the petitioner, was recognized. Mr. Cullen discussed the site and how the lots, which were essentially one City block, would be reconfigured. He explained that the project did not require any roadway or stormwater construction, however, there would be some utility work to be permitted by GRU. He noted that he would be maintaining as many trees as possible, however, a number of trees would be removed as requested by the City Arborist. Mr. Cullen indicated that the Code required sidewalks for the project, but the Public Works Department had requested that there be no sidewalks in the neighborhood because of the open swale drainage situation, with no existing curb and gutter. He noted that the developer, Mr. Kaplan, would be building all of the houses and the style would be compatible with the neighborhood. He indicated that he agreed with all of staff's comments and would meet the conditions as the project progressed. He offered to answer any questions from the board.

Mr. Frankenberger asked about the general lot size.

Mr. Cullen indicated that the smallest were 35 feet wide and approximately 90 feet long. He noted that the single-family residence on the site was part of the project and was for sale. He explained that the size and type of houses to be constructed would not fare well as rentals in the current market, and he expected them to remain single-family, owner-occupied homes.

Chair Cooper asked if the azalea bushes currently on the site would be removed.

Mr. Andrew Kaplan, petitioner, was recognized. Mr. Kaplan explained that most of the azalea bushes were around the existing house and would not be removed. He pointed out another area in the middle of the site where the azaleas should also be retained.

Mr. Shatkin asked the minimum lot size for the zoning district.

Ms. Massey indicated that the minimum lot size requirement for a single-family dwelling in RMF-5 was 3,500 square feet. She noted that the new lots to be created for the project were approximately 4,000 square feet. She explained that the minimum lot width requirement for the district was 40 feet, except for corner lots, which had to be 50 feet wide.

Chair Cooper opened the floor to public comment.

*These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.*

Mr. Jim Post, property owner in the immediate area, was recognized. Mr. Post cited a concern about sewage disposal for the project. He noted that it had been his experience that the line underneath NW 10<sup>th</sup> Street was under stress and there had been backups at times. He suggested that the developers consider using the line that ran under NW 9<sup>th</sup> Street as an alternative.

Mr. Frankenberger asked who made the decision on the sewer outfalls.

Mr. Cullen indicated that the sanitary sewer plans would be reviewed and approved by GRU. He explained that they ran capacity analysis on the system prior to allowing connections. He noted that if GRU required the connection on NW 9<sup>th</sup> Street, it would be placed there.

Ms. Elizabeth Bolton, resident of the neighborhood, was recognized. Ms. Bolton cited a concern about the notification of the neighbors around the site. She explained that the only notification given was the standard mailing to the nearby residents, which notified them of the present meeting of the DRB. She indicated that, in the past there had been neighborhood meetings on development projects in the area. She stated that she was not opposed to the development, however, there should have been some kind of neighborhood involvement.

Ms. Massey explained that the City notified property owners within 400 feet of the development site and large orange signs were posted on the properties. She indicated that there was also a neighborhood workshop requirement, but developments of 10 or fewer lots were permitted an exemption. She noted that she had received phone calls from individuals who received the notice of the meeting or saw the orange sign posted on the property. She indicated that she explained the project and invited them to come to the Thomas Center and look over the plans for the project.

Mr. Edward Valentine, property owner across the street from the site, was recognized. Mr. Valentine cited a concern about the size of the lots and the proposed density. He stated that other single-family lots in the neighborhood were larger. He agreed that it was a City block and could be developed more densely, but the proposal did concern him.

Mr. Kaplan pointed out that he had experience with both single-family and multi-family development, and he could place a larger multi-family development on the site. He noted, however, a multi-family project would involve off street parking and stormwater retention, which would essentially level the entire site. He indicated that he believed single-family homes were a better use for the property. He explained that there would be two-story homes on the inside lots and single-story homes on the corner lots.

Mr. Shatkin indicated that the board saw many projects that were multi-family infill and a single-family project in the area was interesting. He agreed that the impact on the property was much less with single-family.

Chair Cooper indicated that she agreed with the idea of not providing sidewalks in that particular area.

<u>Motion By:</u> Mr. Frankenberger	<u>Seconded By:</u> Mr. Shatkin
<u>Moved To:</u> Approve Petition 22SUB-06 DB with staff conditions and recommending to the City Commission that the sidewalk requirement be waived.	<u>Upon Vote:</u> Motion Carried 5 - 0 Frankenberger, Shatkin, Higman, Brown, Cooper Abstain: Ingram