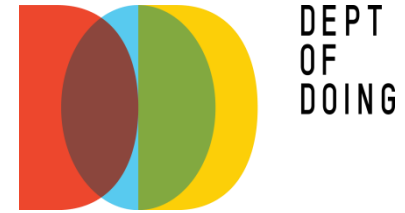


171022B

**City Commission Consider  
Two Additional Conditions for Approval of  
Oaks Preserve Cluster Subdivision  
Design Plat  
Petition DB-18-17 SUB**



Legistar No. 171022

**Design Plat Review** for Oaks Preserve Cluster Residential Subdivision, to create 295 single-family residential lots on 95.17 acres. Located West of SW 50<sup>th</sup> Terrace, between SW Archer Road and SW 57<sup>th</sup> Avenue.

## Two Additional Conditions of Approval Petition DB-18-17 SUB

1. The applicant works with the neighborhood and Alachua County to install traffic calming devices on SW 47<sup>th</sup> Way
2. The applicant prohibits construction traffic from using SW 47<sup>th</sup> Way during construction.



Legistar No. 171022

Staff's Recommendation

STRUCTURAL COURSE  
7: 01

171022B

Adopt the following two conditions to the Design Plat, approved on June 21, 2018.

1. That the applicant works with the neighborhood and the County to install traffic calming devices on SW 47<sup>th</sup> Way;
2. That the applicant prohibits construction traffic from using SW 47<sup>th</sup> Way during construction.

STRUCTURAL COURSE  
TO C)

**DETAIL**  
NOTE

PHASE (TRAFFIC C)  
40)

REQUIRED TO  
MIN. CLEARANCE  
10 FEET OR

PROPOSED ELEVATION  
TOP E.L. = 74.00  
BOTTOM E.L. = 66.00  
CMT-L E.L. = 72.92 (100%+24H)

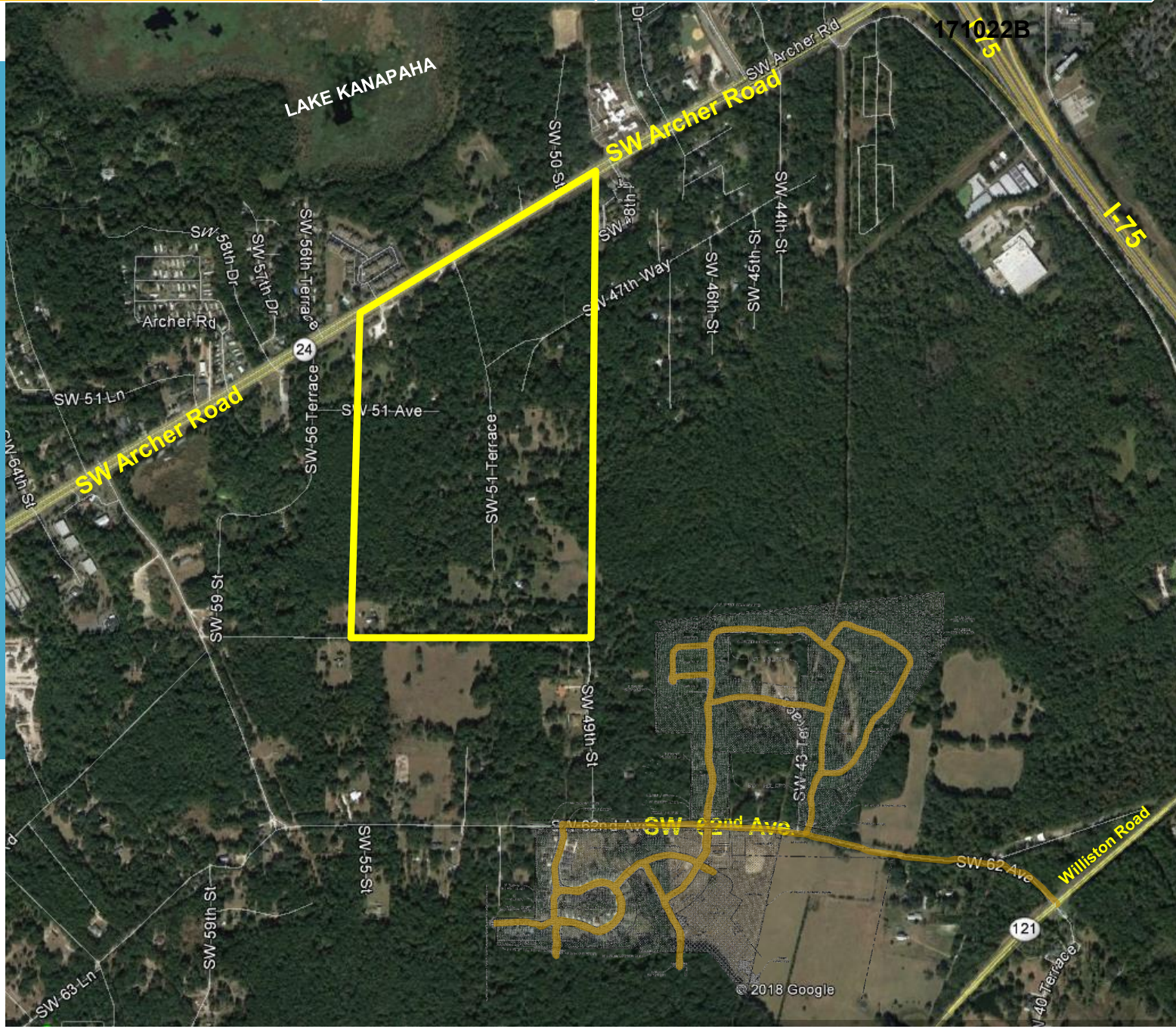
171022B



THE END

# Location Map

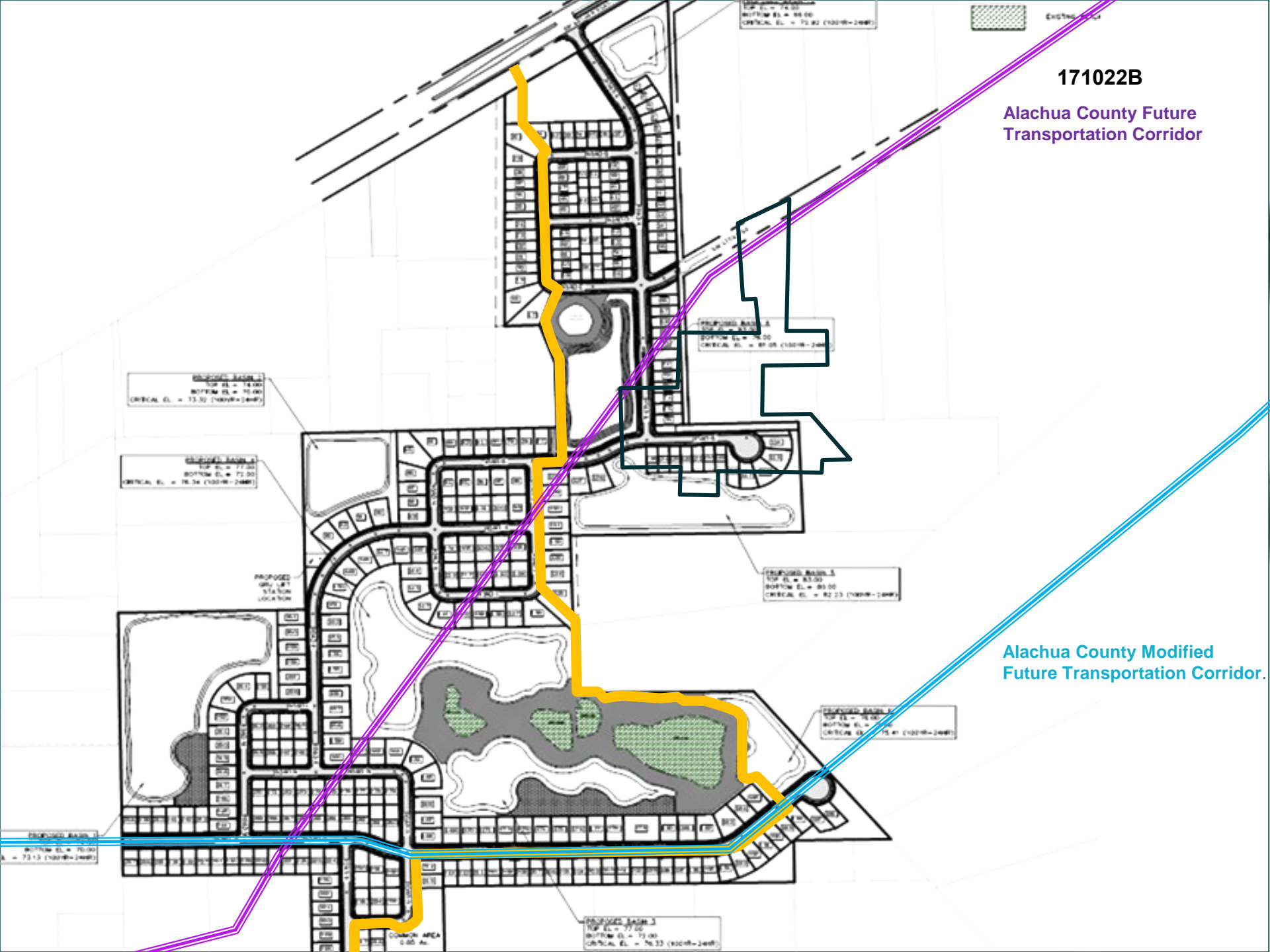
## Oaks Preserve Cluster Subdivision

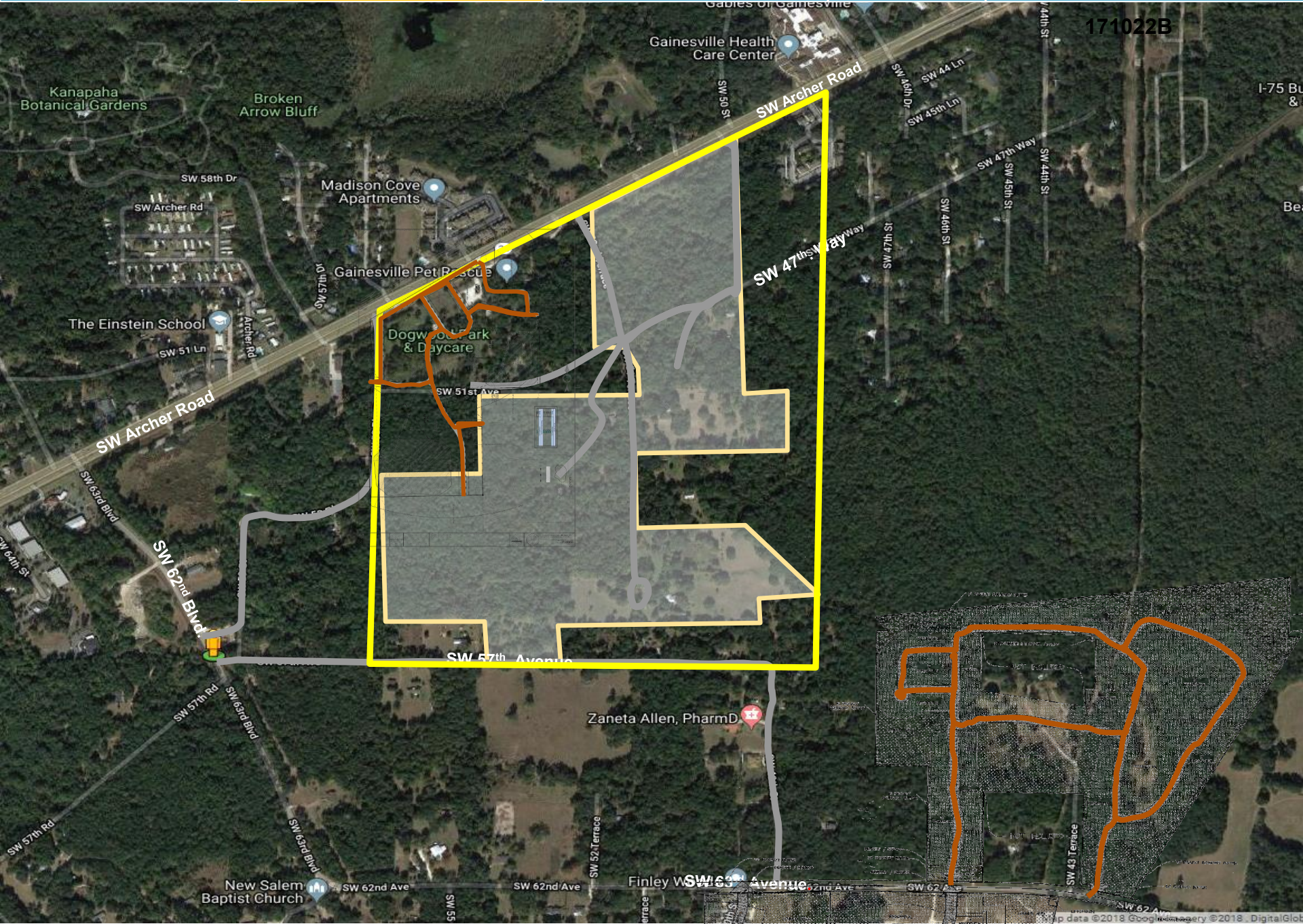


171022B

Alachua County Future  
Transportation Corridor

Alachua County Modified  
Future Transportation Corridor.





171022B

Gainesville Health Care Center

Madison Cove Apartments

Gainesville Pet Rescue

Dogwood Park & Daycare

The Einstein School

Zaneta Allen, PharmD

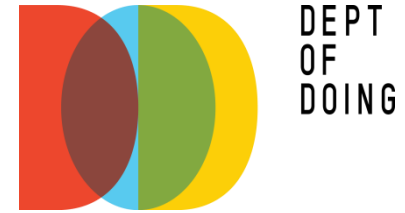
New Salem Baptist Church

Finley

171022B

# Five City Commission Conditions Petition DB-18-17 SUB

1. **The north/south trail: Design and Configuration**
2. **Width of right of way corridor between lots 135 and 136**
3. **Phasing of the subdivision**
4. **Modification of DRB Condition 14**
5. **A 7-foot wide buffered bike lane on Road “Q”;**



Legistar No. 171022



### Condition 4.

The DRB Condition 14 shall be modified as listed below:

Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. If the final report **may** requires modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission **may** shall be required. **based-on-the-extent-of-any proposed redesign.**

ARTICLE CLEARANCE

2.5' SOD AREA

1'

1:4 TYP

AT COURSE

ARTICLE CLEARANCE

ARTICLE CLEARANCE

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ARTICLE CLEARANCE

PROPOSED BASIN 10  
TOP EL. = 74.50  
BOTTOM EL. = 66.00  
CRITICAL EL. = 72.92 (100YR-24HR)

PROPOSED BASIN 9  
TOP EL. = 75.00  
BOTTOM EL. = 66.00  
CRITICAL EL. = 67.63 (100YR-24HR)

PROPOSED BASIN 8  
TOP EL. = 81.00  
BOTTOM EL. = 80.00  
CRITICAL EL. = 82.23 (100YR-24HR)

PROPOSED BASIN 7  
TOP EL. = 74.50  
BOTTOM EL. = 70.00  
CRITICAL EL. = 73.13 (100YR-24HR)

PROPOSED BASIN 6  
TOP EL. = 72.00  
BOTTOM EL. = 72.00  
CRITICAL EL. = 76.33 (100YR-24HR)

EXISTING WETLANDS

PROPOSED 15' BIKETRAIL ROUTE

171022B

- Phase I
- Phase II
- Phase III
- Phase IV
- Phase V

SW 47th Way

Road Q

Road Q

SW 57th Avenue

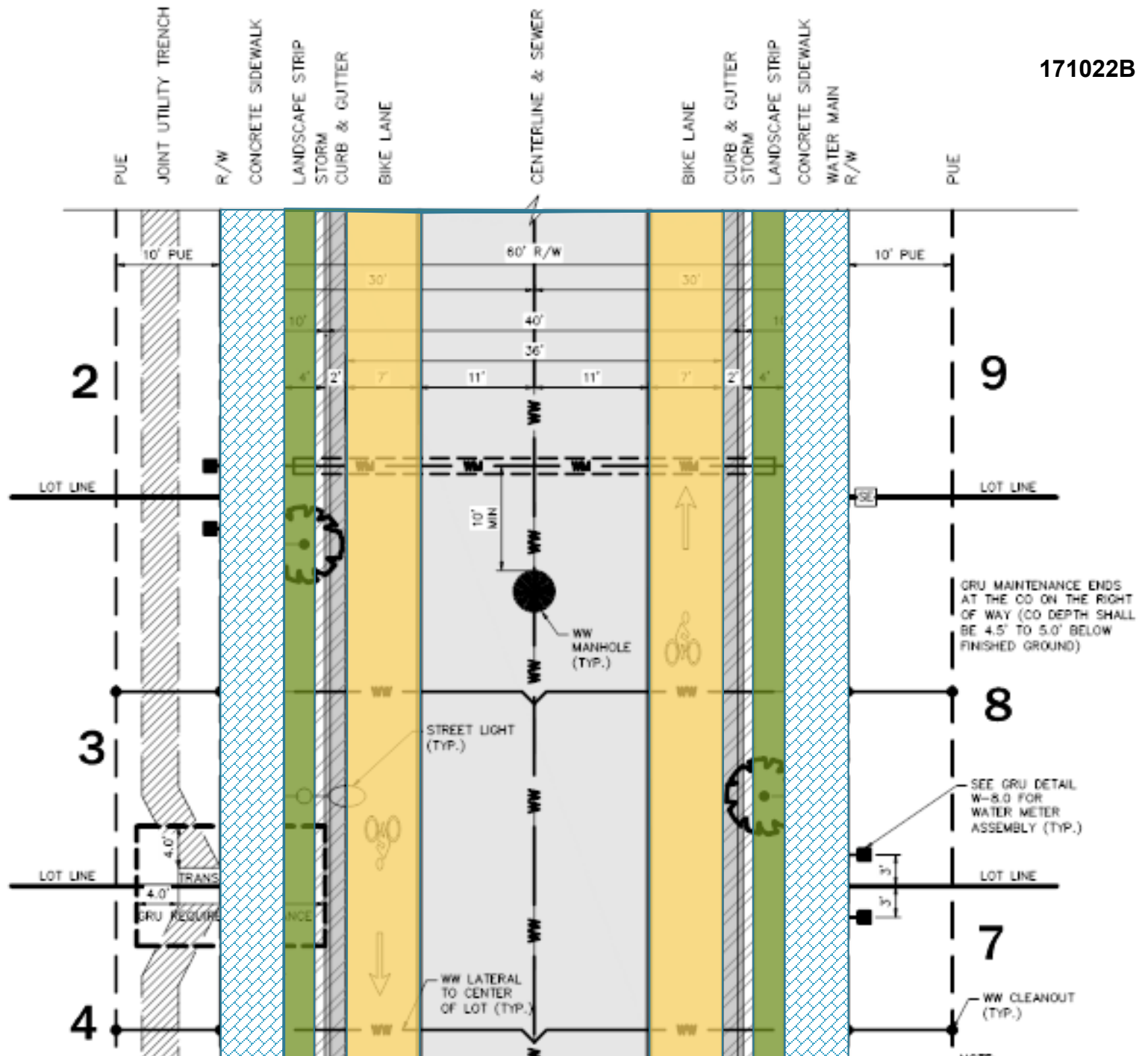
Area of Archeological

PROPOSED BASIN 11  
TOP EL. = 76.00  
BOTTOM EL. = 71.00  
CRITICAL EL. = 75.41 (100YR-24HR)

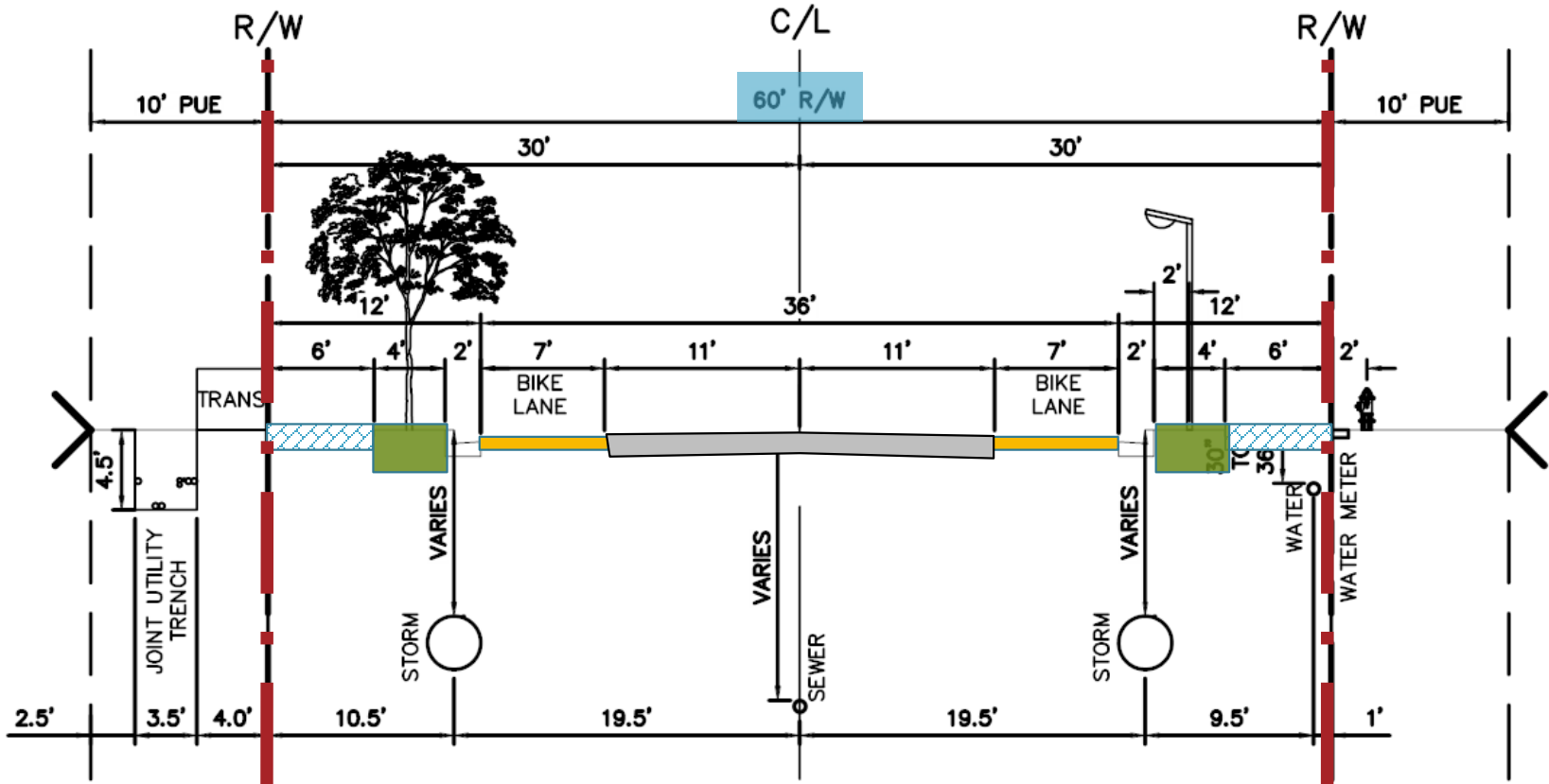
TEMPORARY TURN-AROUND  
FUTURE VEHICULAR CONNECTION

PHASE V

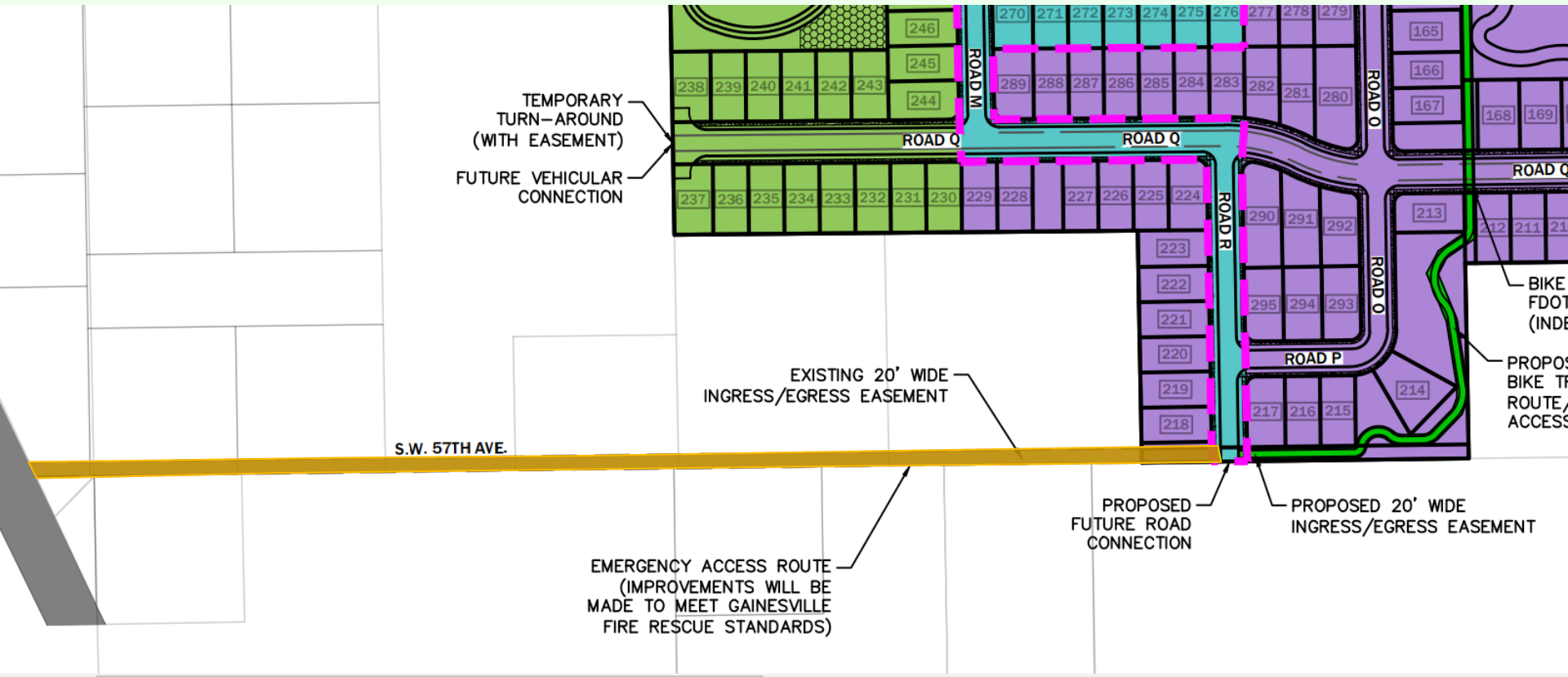
CEMETERY



IT  
LL



**60' RIGHT-OF-WAY WITH BIKE LANE**  
**TYPICAL UTILITY ALLOCATION CROSS SECTION - SECTION F-F**  
 DESIGN SPEED: 35 MPH                      N.T.S.



1. The north/south trail shall be reconfigured to run as an independent route and shall not be designed as a shared path within the proposed rights-of-way. The trail shall be designed as a 10-foot wide multi-use trail and shall be routed at the back of lots.
2. The right of way corridor provided between lots 135 and 136 for access to tax parcels 06952-001-000 and 06952-003-000 shall be expanded to a minimum width of 50 feet.
3. Prior to approval by the City Commission, the subdivision shall be designed to show a second or third phase with a third approved external connection to the closest officially paved roadway.
4. **Condition 14 shall be modified as listed below:**  
**Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. If the final report ~~may~~ requires modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission ~~may~~ shall be required. ~~based on the extent of any proposed redesign.~~**
5. A 7-foot wide buffered bike lane shall be constructed on both sides of Road “Q”; the design shall be resubmitted to the City Commission for final approval.

**FIVE  
CITY  
COMMISSION  
CONDITIONS**



**ADDITIONAL  
CONDITIONS**

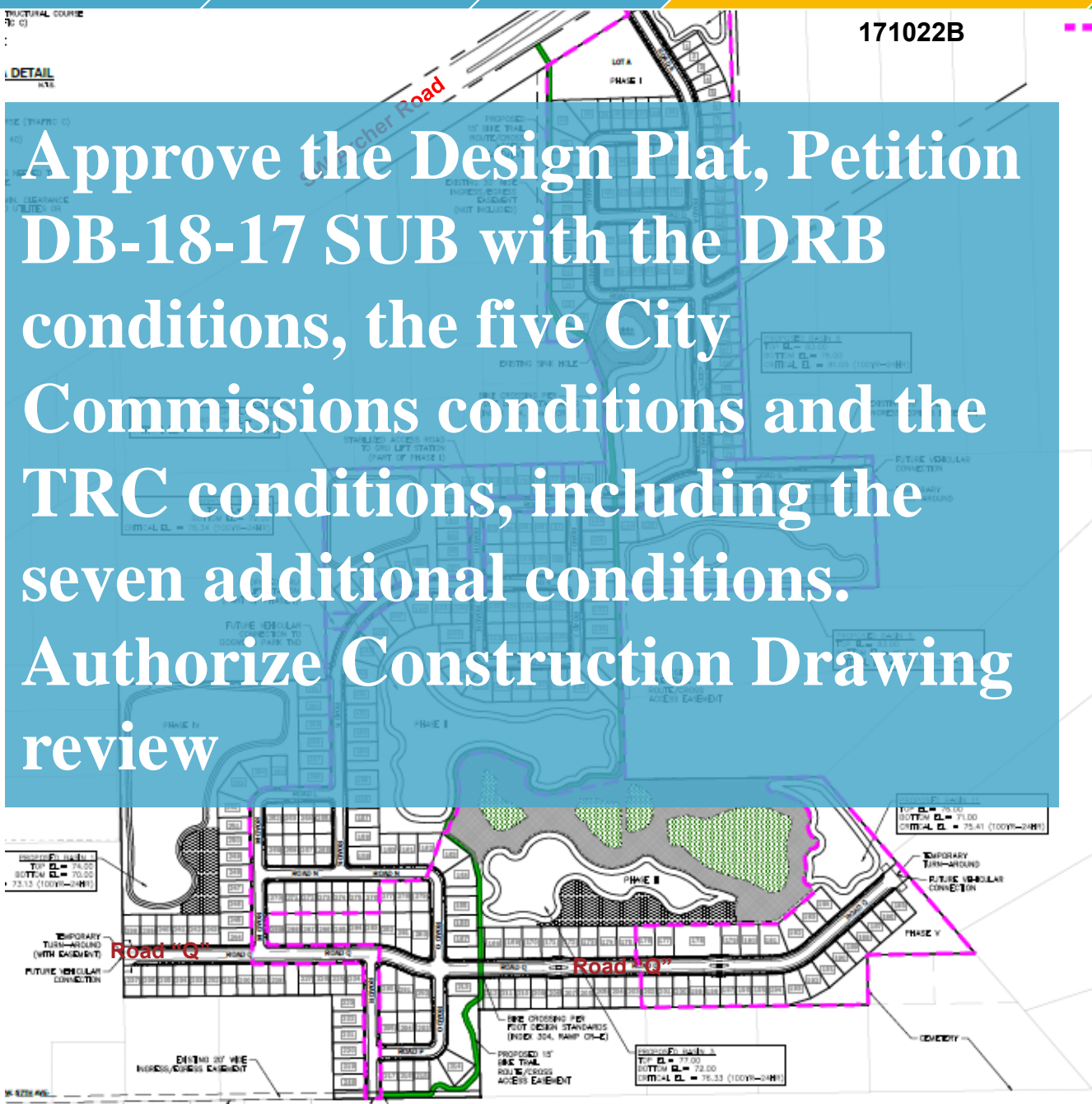
- 1. A construction schedule for the north/south trail shall be required prior to Construction Drawing approval. 171022B**
- 2. An agreement for Maintenance of the north/south trail shall be executed prior to Final Plat Approval.**
- 3. A Cross Access easement on and over the trail shall be granted to the general public**
- 4. The trail shall be extended to the Emergency Access Road on SW 57<sup>th</sup> Avenue.**
- 5. Phasing Schedule:**
  - a. The subdivision shall be implemented in five phases; Phase I shall be constructed first.**
  - b. Final Plat for all other phases may be filed together or individually, providing the required infrastructure is constructed prior to or together with the phase in which it occurs.**
  - c. A Hammer-head design shall be implemented at both ends of Road “Q”; easements shall be granted for the hammer-heads over the two lots on the west end of Road “Q”.**

6. **Traffic calming infrastructure shall be constructed at approved intervals along the length of Road “Q”; location shall be determined during Construction Drawing review.**
7. **The design plat is valid for a period of five years during which time the applicant must obtain final plat approval for all phases. Prior to the expiration date the City Commission may grant an extension at a public hearing. Failure to implement the design plat within the specified period shall render the unconstructed phases null and void.**

171022B

ADDITIONAL  
CONDITIONS

Recommendations



171022B

Approve the Design Plat, Petition DB-18-17 SUB with the DRB conditions, the five City Commissions conditions and the TRC conditions, including the seven additional conditions. Authorize Construction Drawing review





8. Traffic calming infrastructure shall be constructed at approved intervals along the length of SW 47<sup>th</sup> /44<sup>th</sup> Avenues; the location shall be determined during Construction Drawing review after consultation with Alachua County.

171022B

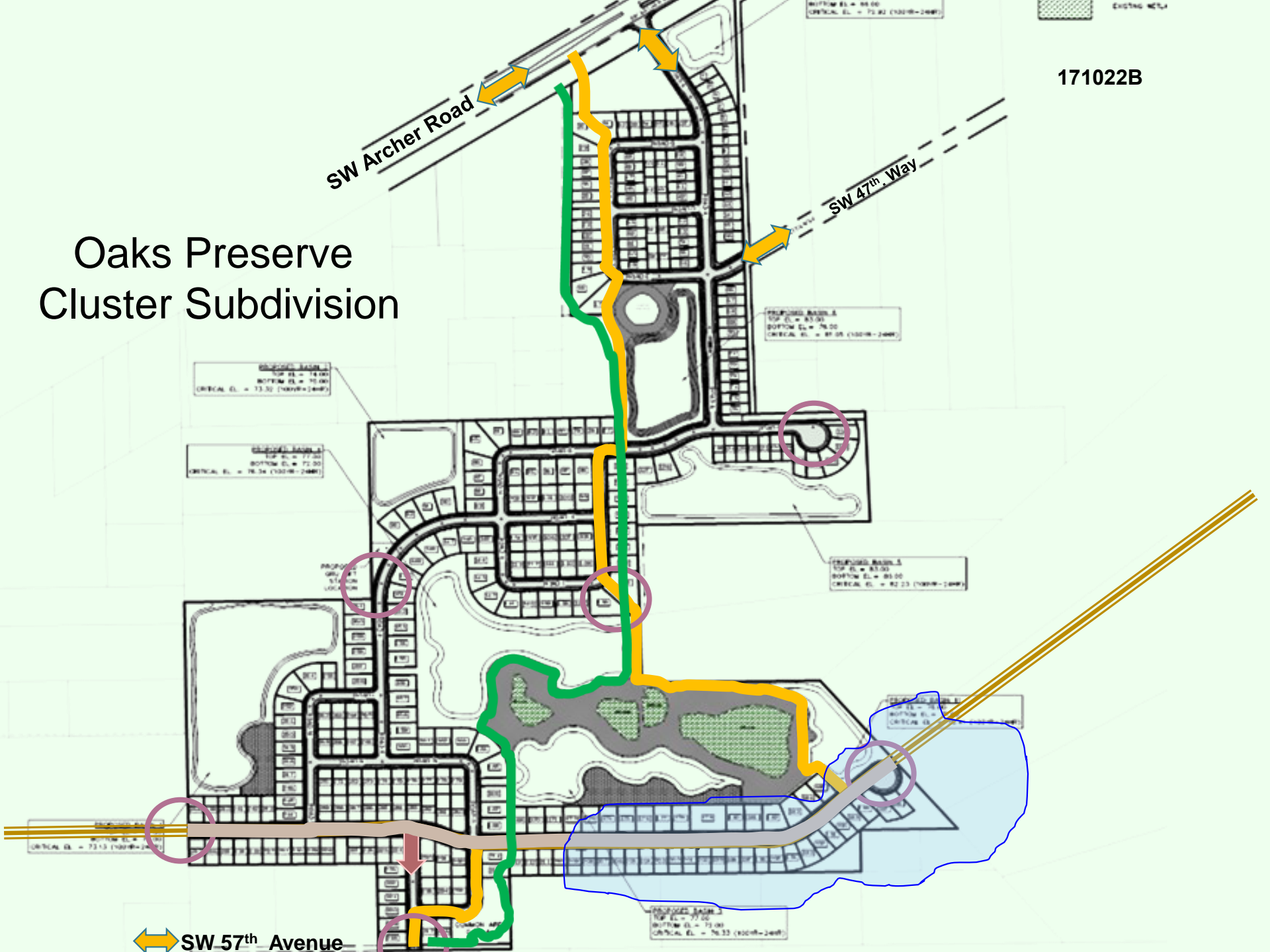
ADDITIONAL  
CONDITIONS



171022B

# Oaks Preserve Cluster Subdivision

171022B



↔ SW 57th Avenue

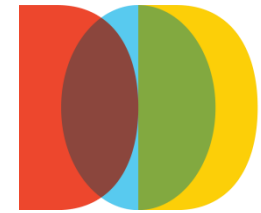
171022B

# City Commission Review Petition DB-18-17 SUB

Design Plat Review for Oaks Preserve Cluster Residential Subdivision, to create 295 single-family residential lots on 95.17 acres. Located West of SW 50<sup>th</sup> Terrace, between SW Archer Road and SW 57<sup>th</sup> Avenue.

DRB Review  
Recommendation to City Commission

**Cluster Subdivision Design Plat  
City Commission Review and Approval**



DEPT  
OF  
DOING

Legistar No. 171022

# Location Map

## Oaks Preserve Cluster Subdivision



LAKE KANAPAHA

SW Archer Road

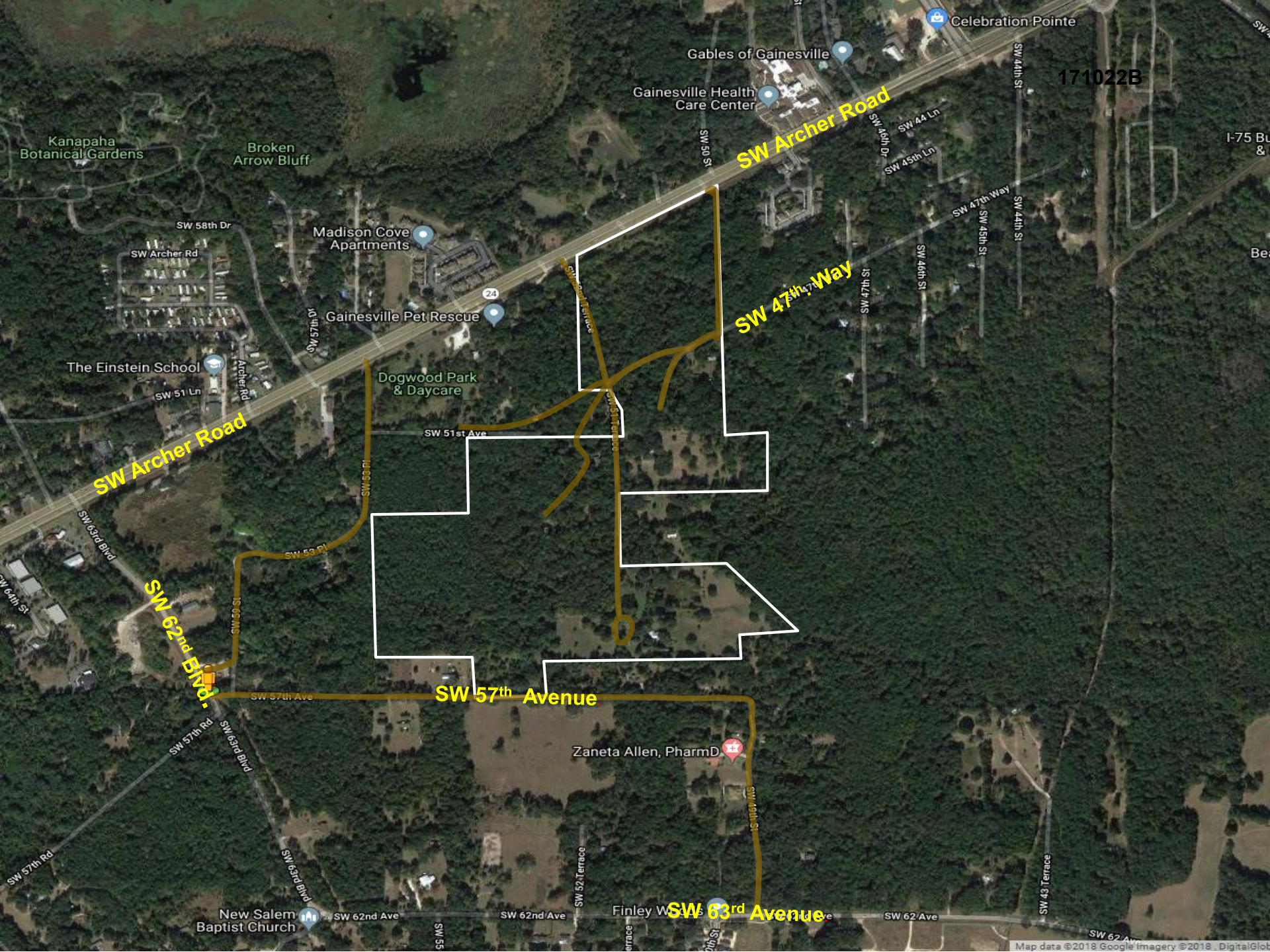
SW Archer Road

SW 62nd Ave

Williston Road

171022B

121



171022B

Gables of Gainesville

Gainesville Health Care Center

Celebration Pointe

Kanapaha Botanical Gardens

Broken Arrow Bluff

SW 58th Dr

Madison Cove Apartments

SW Archer Road

Gainesville Pet Rescue

SW 7th Way

The Einstein School

Dogwood Park & Daycare

SW Archer Road

SW 51st Ave

SW 62nd Blvd

SW 57th Avenue

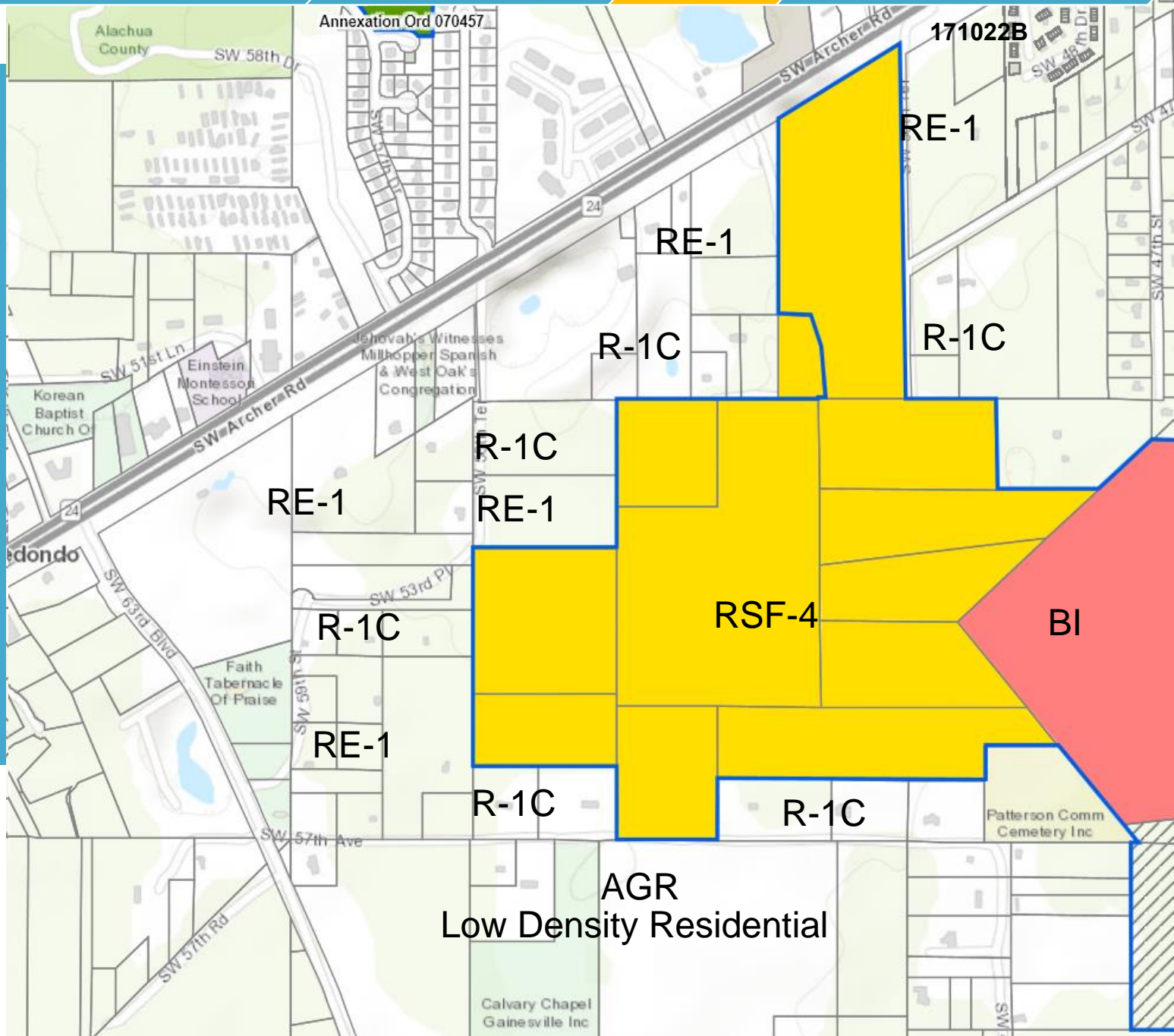
Zaneta Allen, PharmD

New Salem Baptist Church

SW 63rd Avenue

# Land Use and Zoning

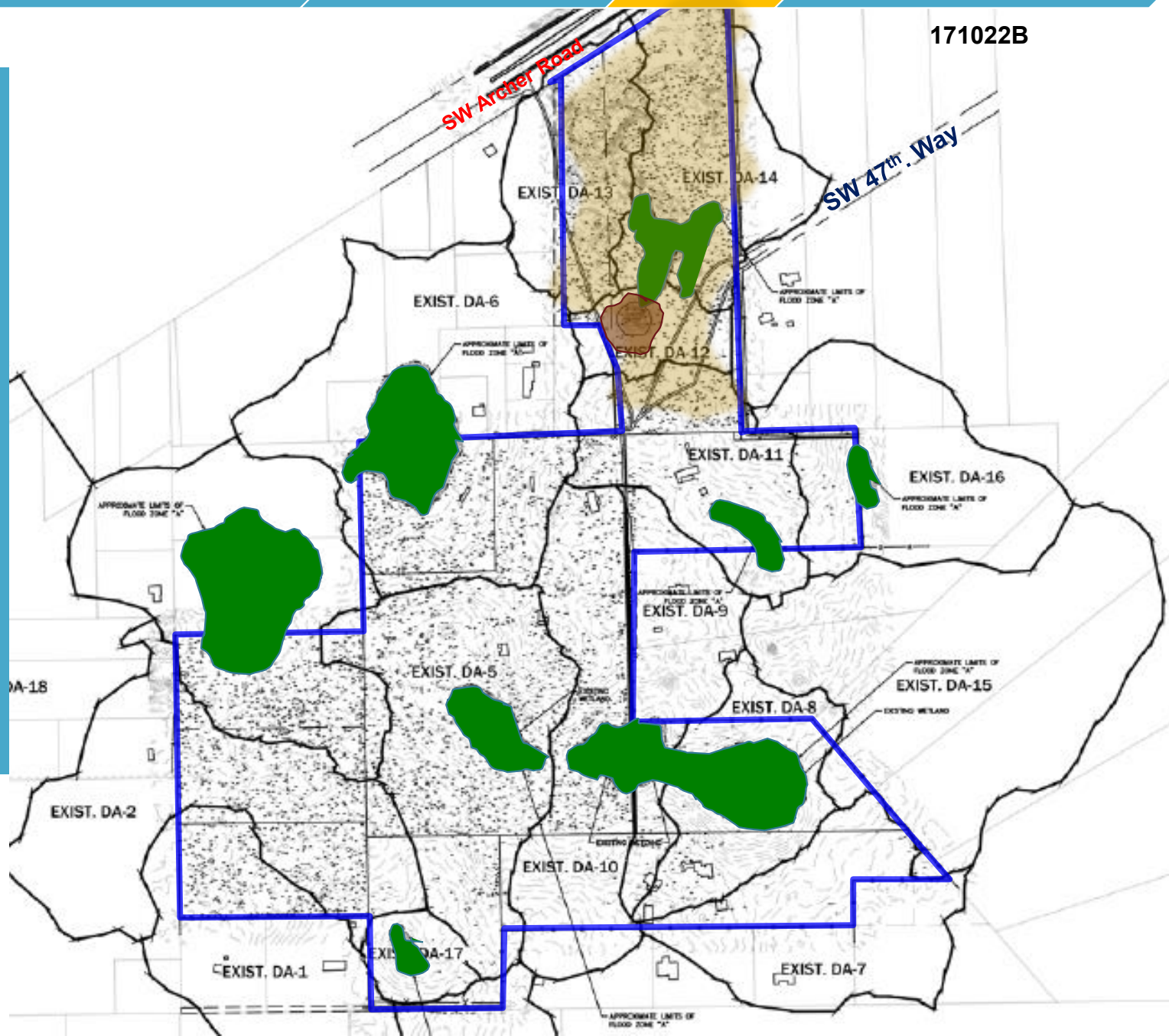
## Oaks Preserve Cluster Subdivision



171022B

# Existing Conditions

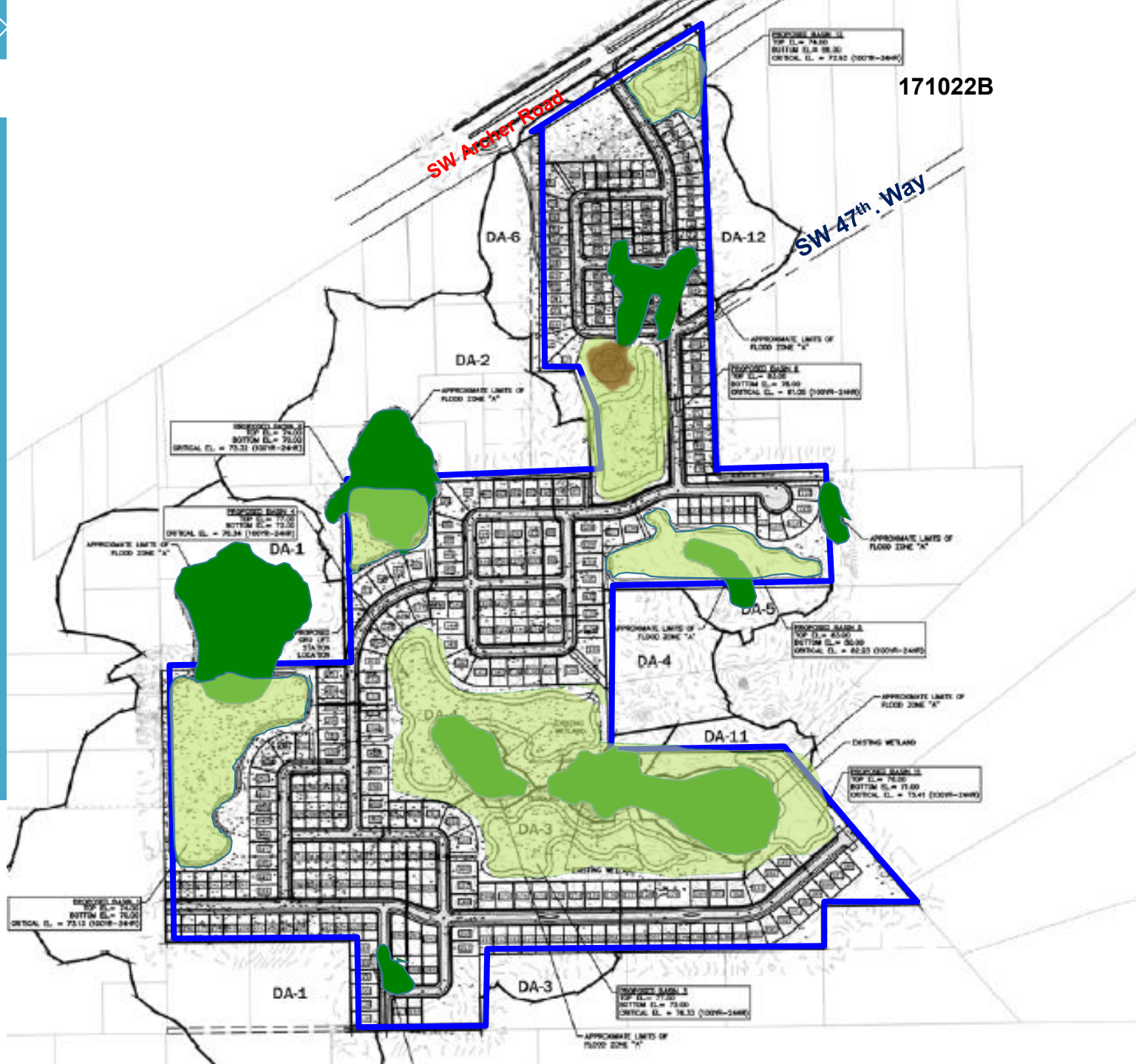
## Oaks Preserve Cluster Subdivision





## Proposed Site Improvements

## Oaks Preserve Cluster Subdivision



# KEY ISSUES RELATED TO THIS PETITION

1. **Consistency and compatibility of the proposed subdivision with the goals, policies and objectives of the Comprehensive Plan and the Land Development Code.**
2. Protection and Maintenance of Environmental Resources
3. **Multi-Modal Transportation Options**
4. Automobile, bicycle and pedestrian Connectivity
5. **Suitable ingress/egress routes ensuring that the health, safety and welfare of property owners are not compromised in the event of emergency situations.**
6. Protection of existing tree canopy and managing valuable tree species.

# Areas of Code Compliance Review 171022B

## APPLICABLE CODE COMPLIANCE REFERENCES

### A. Comprehensive Plan

### B. Cluster Subdivision Standards

### C. Development Standards of RSF-4 Zoning

### D. Other LDR sections such as:

- A. Environmental
- B. Access, pedestrian circulation
- C. Landscaping and Parking
- D. Photometric Plan

**CONSISTENCY  
WITH  
COMPREHENSIVE  
PLAN GOALS,  
OBJECTIVES AND  
POLICIES**



**The concept of the subdivision is consistent with the Goals, Objectives and Policies of the Comprehensive Plan.** 171022B  
Consistent with land use and density policies.

**It promotes urban redevelopment, infill development and discourages blight and urban sprawl.**

Goal 10 TM – Objective 1.5 LU

**Implements the cluster subdivision techniques to protect and nurture natural resources.**

Policy 4.1.1 -

**Protects environmentally sensitive lands, maintains general and functional open spaces and conserves natural and archaeological resources.**

Objective 3.1 LU – Policy 4.1.1 LU

**Encourages developments within close proximity to transit and promotes multi-modal transportation**

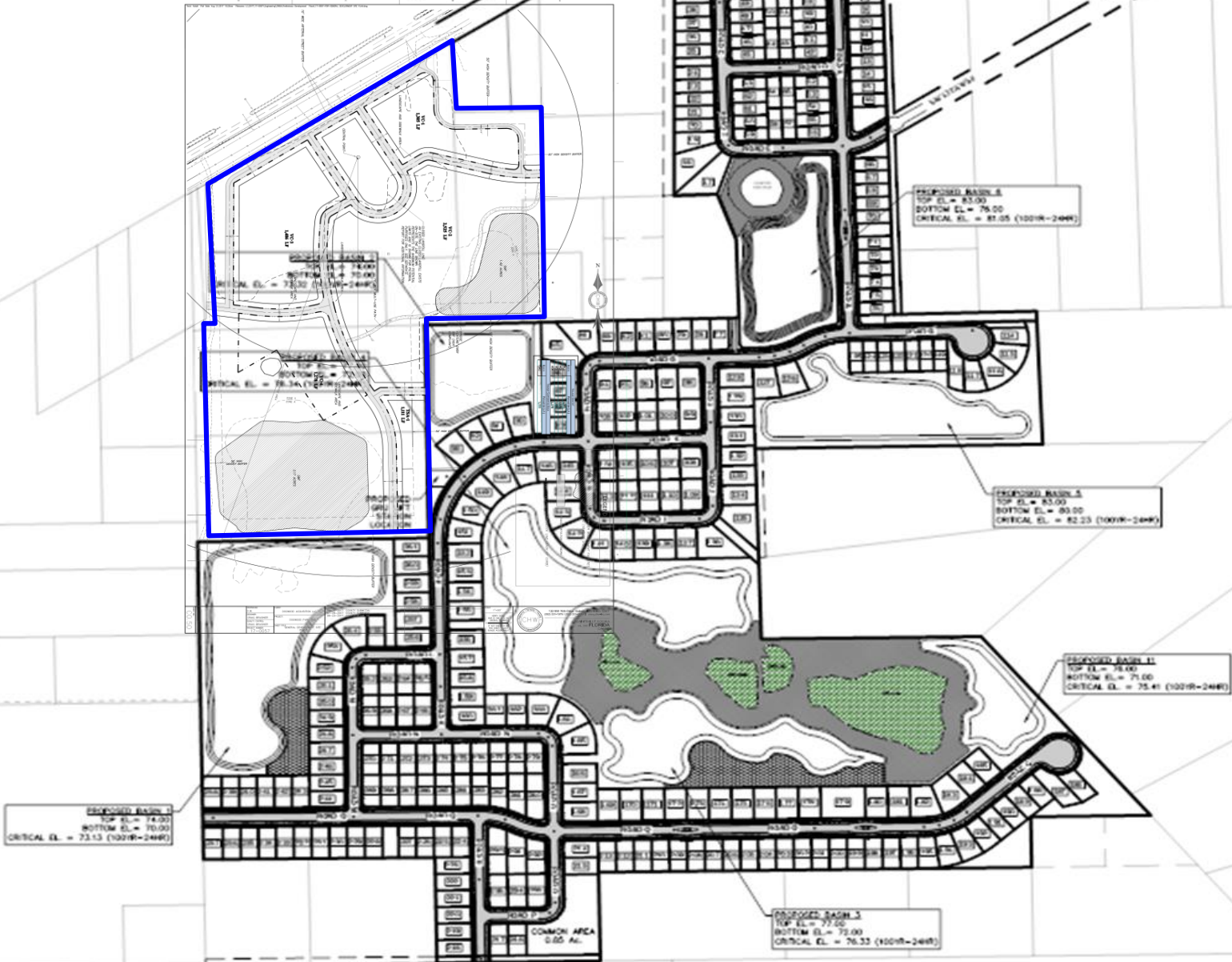
Goal 10 TM – Policy 10.2.5

**Facilitates a variety of transportation choices that afford opportunities for automobile, bicycle, and pedestrian circulation between neighborhoods.**

Policies 1.2.5; 1.2.7 and 1.2.9

**Coordination with local, county, regional and state objectives.**

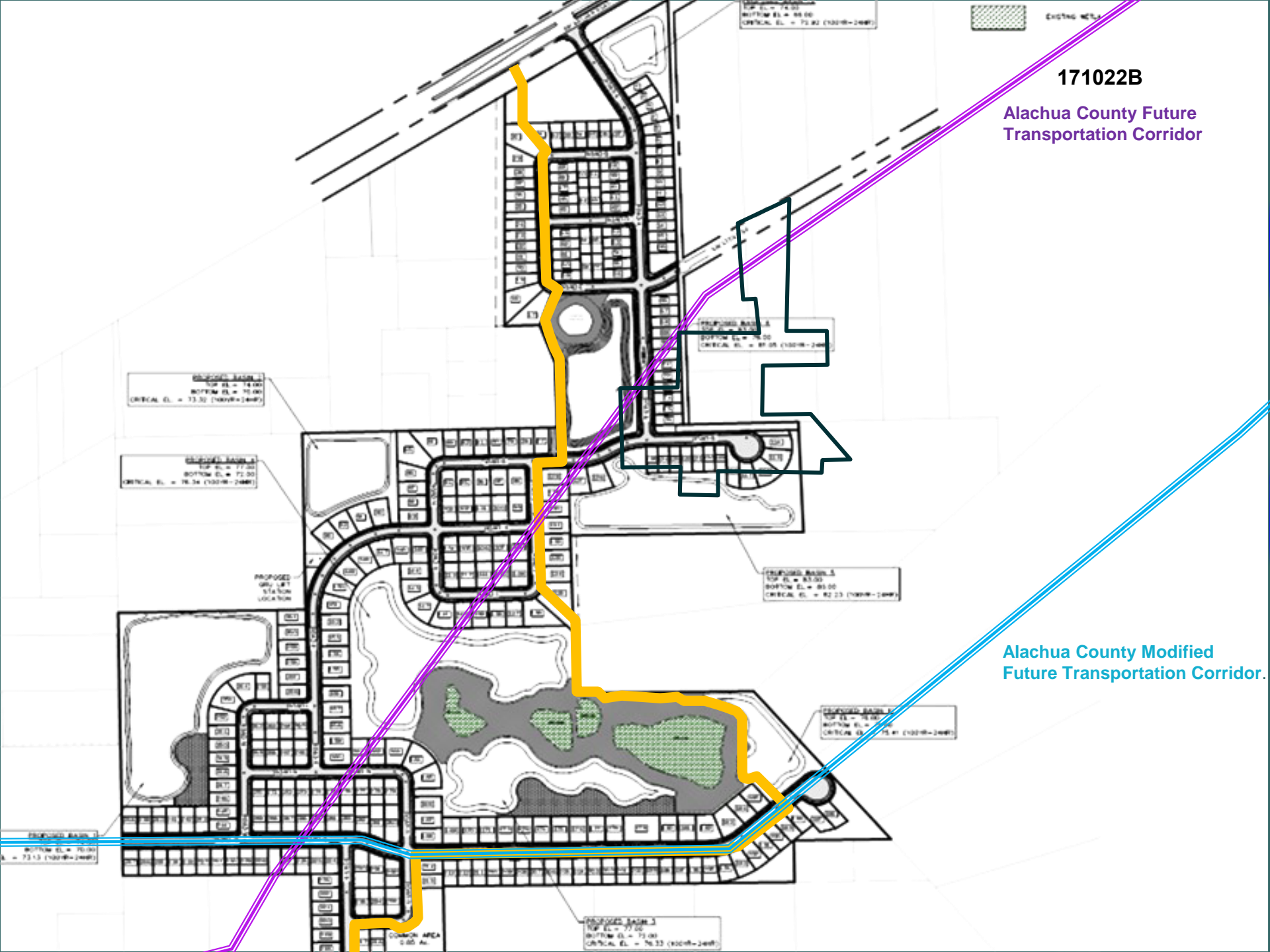
Objective 2.3; Policy 2.4.1 and



171022B

Alachua County Future  
Transportation Corridor

Alachua County Modified  
Future Transportation Corridor.



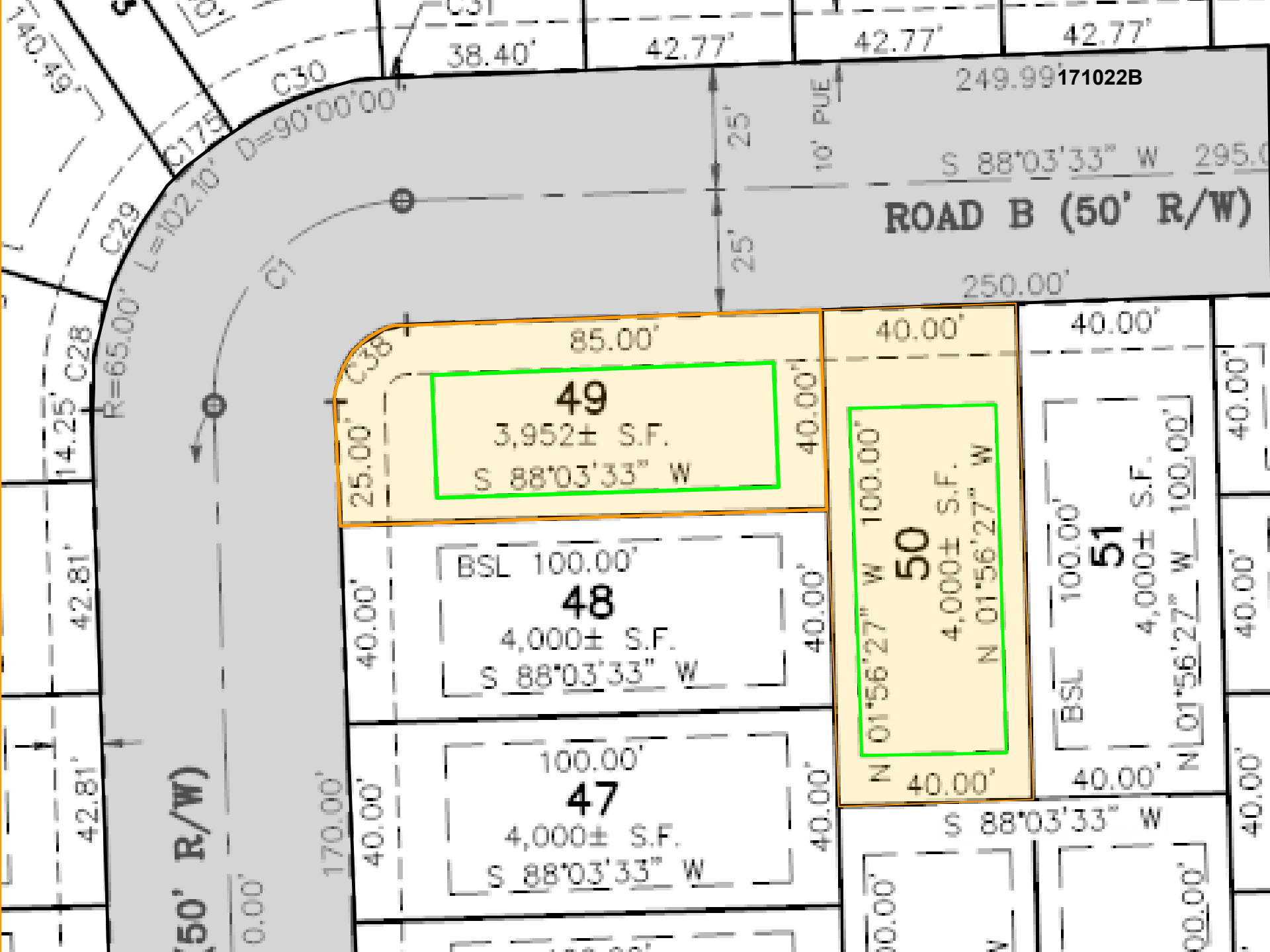
**OAKS PRESERVE CLUSTER SUBDIVISION**

**REQUIRED AND PROPOSED DEVELOPMENT STANDARDS**

STANDARDS	RSF-4 REQUIRED	PROPOSED
Density (units/acre)	8 U/P/A	3 U/P/A
Non-residential Building Coverage	40%	40%
Min. Lot Area (sq. ft.)	4,300 sq. ft.	4,000 sq. ft.
Min. Lot Width (ft.)	50 ft.	Lots 126 to 295 - 50 ft. Lots 1 to 125 - 40 ft.
Front Setbacks	20 ft.	20 ft. - Lot 179 10 ft.
Street Side Setbacks	7.5 ft.	5.0 ft.
Interior Side Setbacks	7.5 ft.	5.0 ft.
Rear	10 ft.	10 ft.
Rear, Accessory Structure Setbacks	5 ft.	5 ft.
Maximum Bldg. Height	3 stories	Will comply

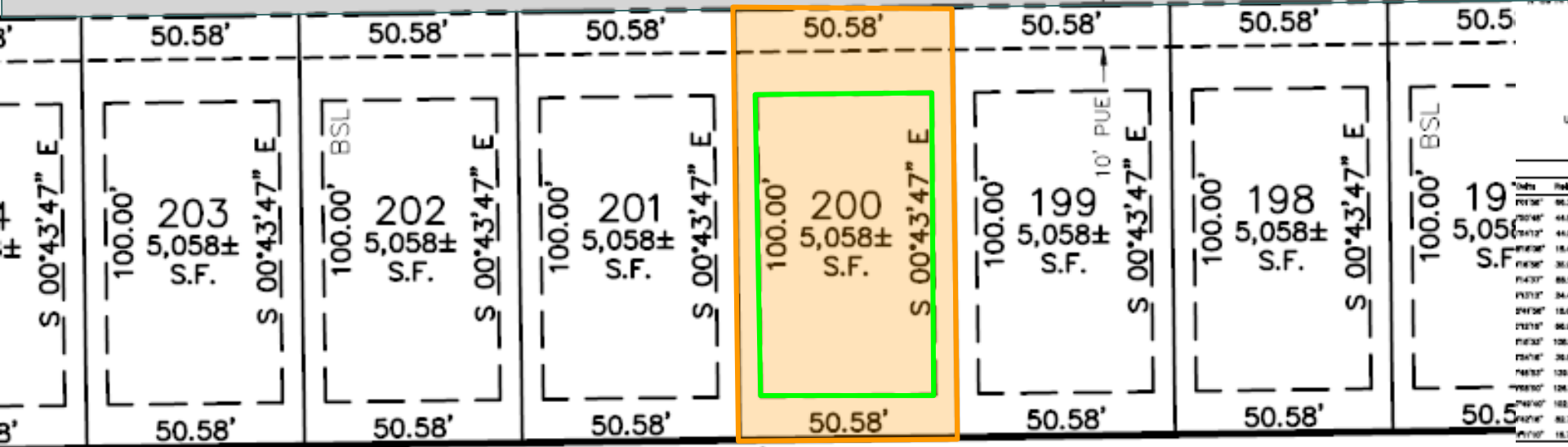
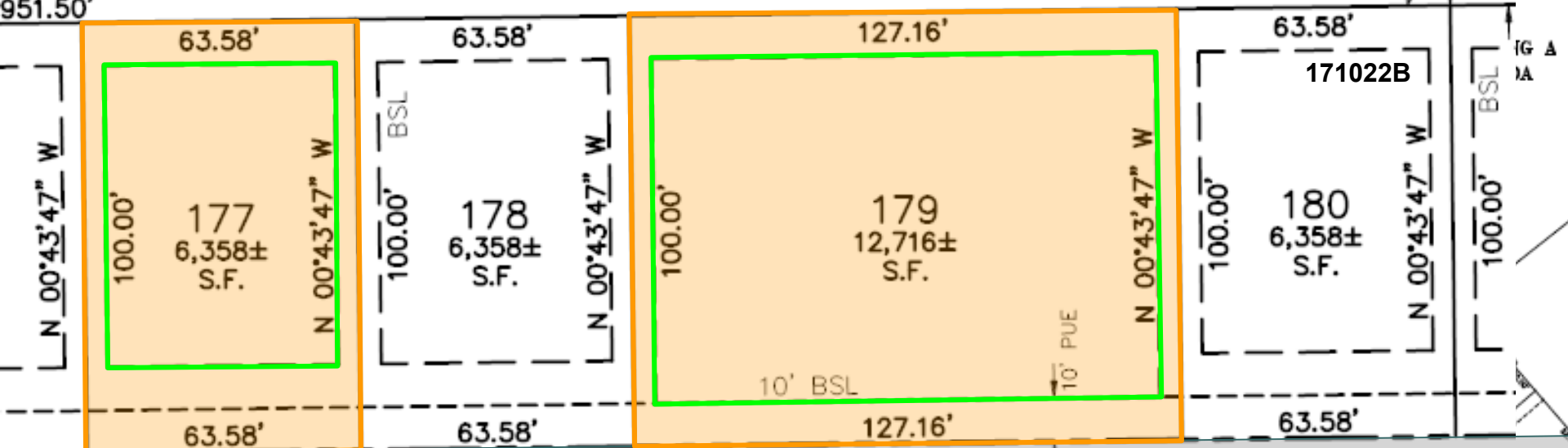


Total 1.66 a Open Space





951.50'



50.58'

CRITICAL EL. = 75.41 (100YR-24HR)

171022B



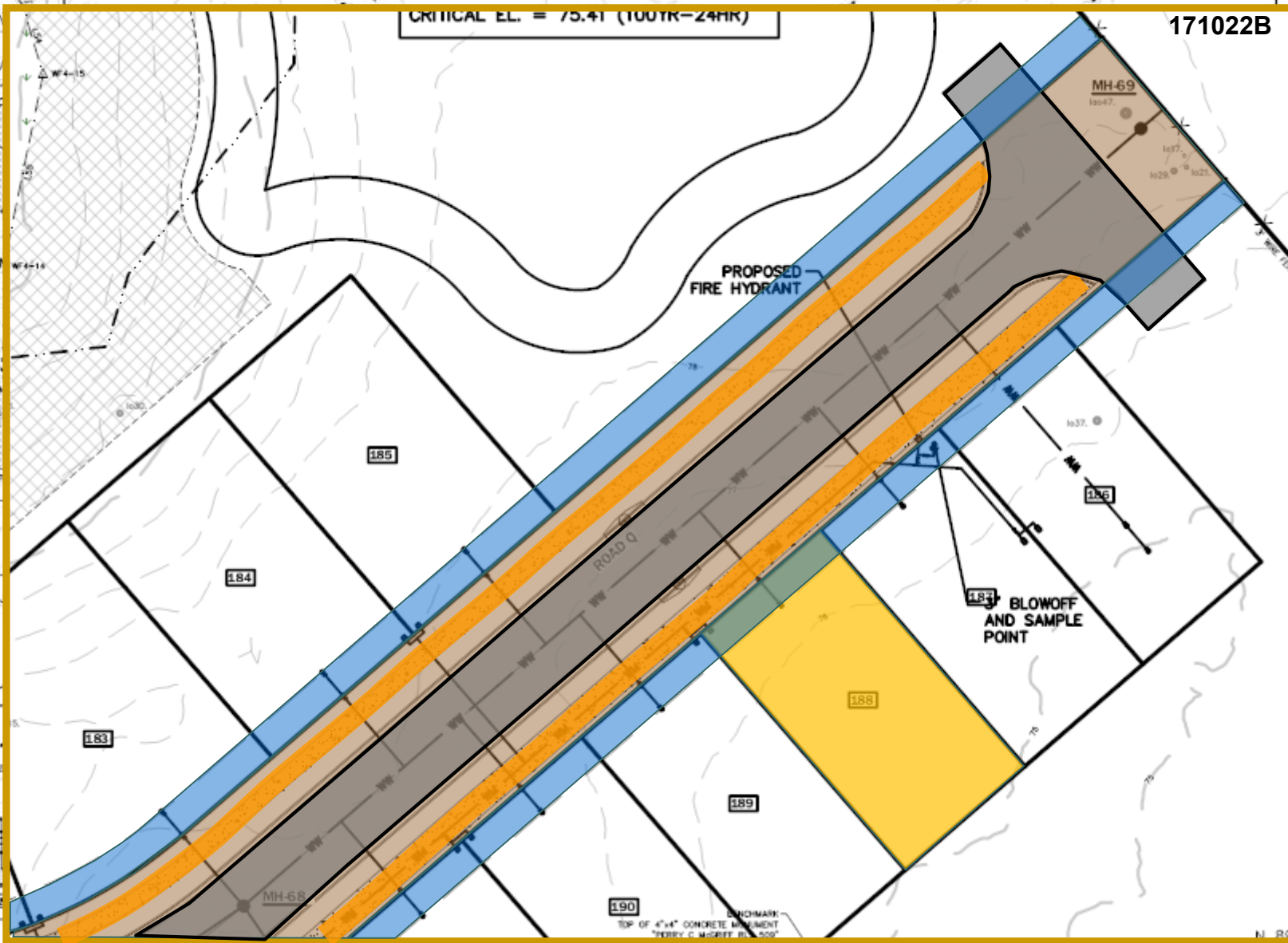
KEY PLAN

GENERAL NOTES

ALL PARTS AND STABILIZED SURFACES MUST BE PROTECTED TO THE ACCUMULATION OF COMBUSTIBLE MATERIALS FIRE PREVENTION CODE (10-15) AND CARE FOR TYPICAL CROSS SECTIONS. REVERT TO UTILITY ALLOCATING. VERIFY EXISTING SURFACE GRADE FOR TYPICAL EMBANKMENT AND CLEARANCE. ETC.

LEGEND

- PROPOSED RIGHTS-OF-WAY
- PROPOSED PUE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY FORCE
- PROPOSED WATER SERVICE
- EXISTING CONTOUR ELEVATION
- PROPOSED WATER METER ASSEMBLY
- EXISTING TREE



POLE SCHEDULE

NO.	INVERT ELEVATION	TOP ELEVATION
06	78.56	70.11
07	78.18	70.88
08	77.90	70.07
09	78.50	72.52

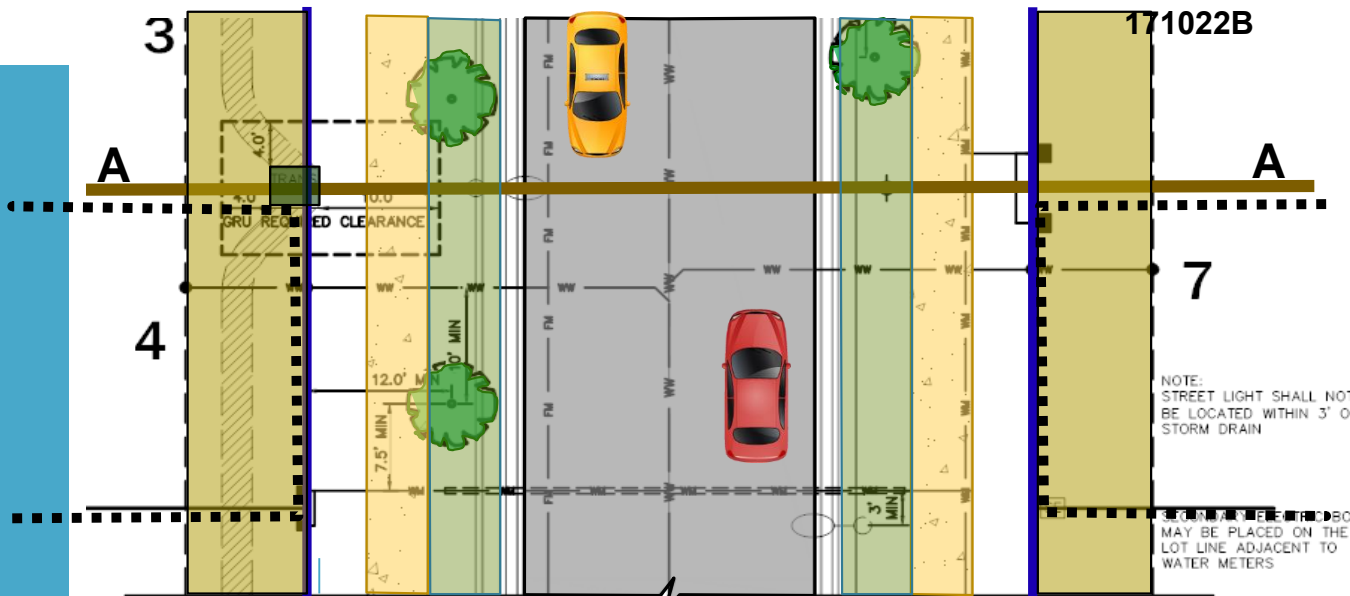
SEE SHEET C4.30

DATE: 10/20/2020  
TIME: 10:00 AM

# PLAN VIEW OF ROADWAY SECTION

Oaks  
Preserve  
Cluster  
Subdivision

Roadway  
Cross Section



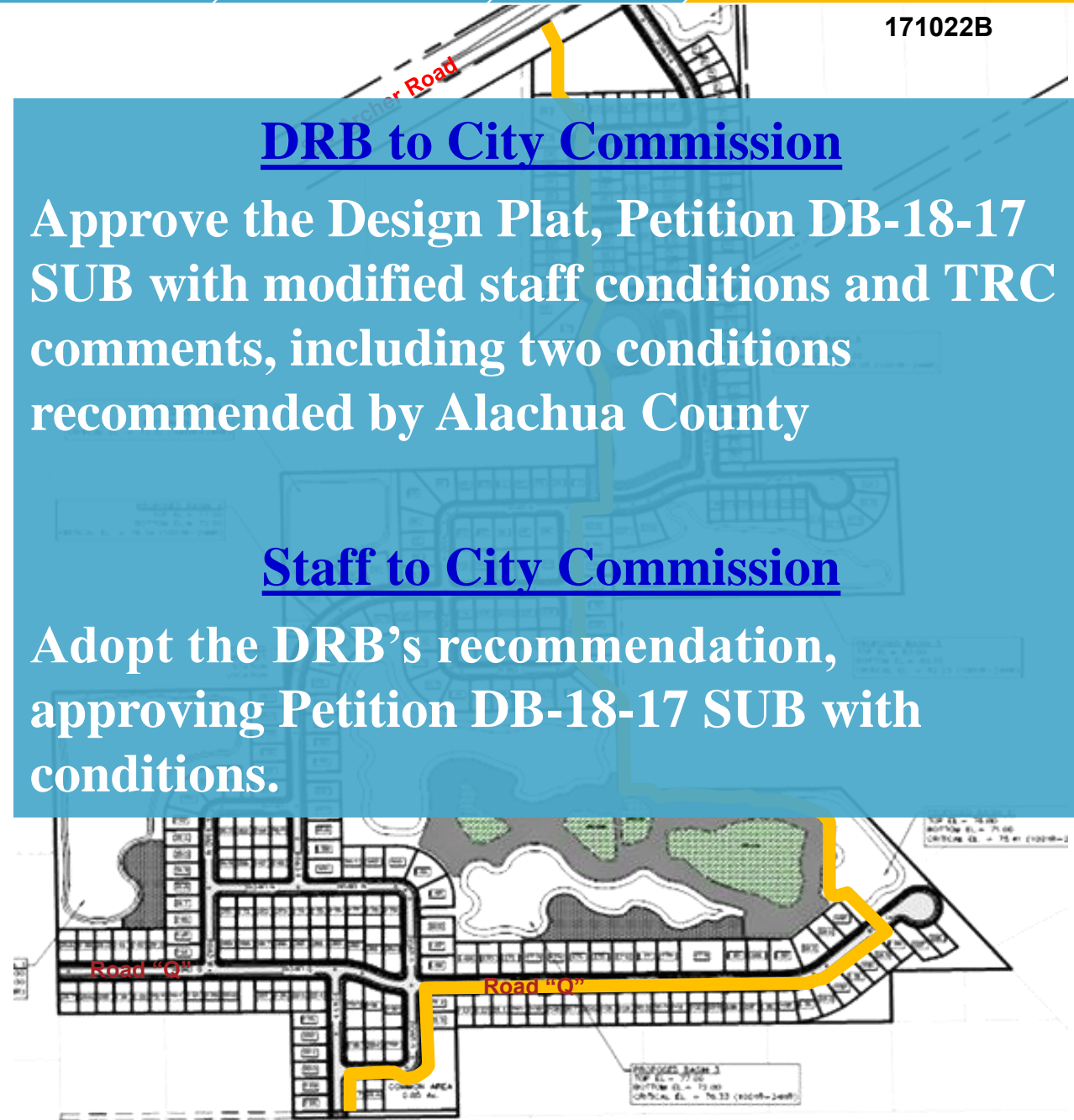
**DRB and Staff  
Recommendations  
to the City  
Commission**

**DRB to City Commission**

Approve the Design Plat, Petition DB-18-17 SUB with modified staff conditions and TRC comments, including two conditions recommended by Alachua County

**Staff to City Commission**

Adopt the DRB's recommendation, approving Petition DB-18-17 SUB with conditions.



# Alachua County

## RECOMMENDED CONDITIONS FOR APPROVAL OF THE OAKS PRESERVE CLUSTER SUBDIVISION

### *Condition 1.*

The subdivision shall include a multi-use trail that runs from the Archer/Braid Trail at the northern boundary, south through the proposed subdivision, through the open space area and stopping at the southern boundary of the subdivision; and

### *Condition 2.*

Construct a bike trail along the southernmost east/west, “Road Q”, plus a minimum, 8-foot wide multi-use trail



171022B



NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

Dashed Line

NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

NET AREA = 10.13  
COVERED AREA = 10.13  
TOTAL AREA = 20.26

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION



***Condition 1.***

***The subdivision shall be phased and the cul-de-sacs redesigned to better accommodate opportunities for connection to future transportation routes under consideration near the area.***

***Condition 2.***

***The subdivision shall establish a minimum of two improved access routes, ~~paved~~ approved to acceptable standards, linking the east, south and west portions of the subdivision to officially designated paved roadways nearest the site. Those routes shall serve primarily to facilitate emergency access to the lower reaches of the subdivision and as a basis for improvement of the surrounding undeveloped properties.***

The approved design plat shall be valid for a period of five years after completion of the first phase. The subdivider may request an extension before the City Commission prior to the expiration date. If the Design Plat expires, the subdivider shall be required to seek design plat approval based on standards existing at the time of the request.

***Condition 3.***

***The City shall work with the subdivider to participate in partially funding implementation of those recommended roadways.***

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 4.*

171022B

*The internal cul-de-sacs in the subdivision shall be redesigned to accommodate future opportunities to improve the overall transportation network, to establish a gridded roadway network and needed neighborhood connectivity roadways, bicycle and pedestrian system.*

*Condition 5.*

*The design plat shall show a 35-foot line around all wetlands to clearly establish that all lots are in compliance with the 35-foot buffer required by the code.*

*Condition 6.*

~~*The subdivision shall provide design alternatives that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway. Alternatively, the subdivision may phase the development and seek approval for the northern portion and later approvals as the conditions for approval are satisfied.*~~



Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 7.*

*The subdivision shall examine the preliminary plans of surrounding areas to create connecting routes that link adjacent developments.*

*Condition 8.*

~~*The subdivision shall redesign the cul-de-sacs to provide design alternative that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway.*~~

*Condition 9.*

*The applicant shall demonstrate on the plat, the limits of roadway encroachment into nearby wetlands including the dimensions of such encroachments.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION



*Condition 10.*

171022B

*Prior to Final Plat approval, the applicant shall comply with the requirements of the City's Transportation Mobility Program Area.*

*Condition 11.*

*Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.*

*Condition 12.*

*During Construction Drawing, detailed information shall be provided about the exact location of the referenced sink holes and how they integrate into the proposed subdivision.*

*Condition 13.*

*During Construction Drawing, details shall be provided concerning the relationship of the sinkhole to surrounding uses and the potential impact of the stormwater basin on the stability of the sinkhole.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION



*Condition 14.*

171022B

*Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. The final report may require modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission may be required based on the extent of any proposed redesign.*

*Condition 15.*

*All open space areas, not dedicated to the City shall be owned and maintained by a Home Owners Association which shall be responsible for upkeep and maintenance of the open space; appropriate documents shall be required.*

*Condition 16.*

*Prior to final plat approval, the applicant shall demonstrate how it satisfies the criteria to protect a minimum of 50% of all heritage trees.*

### *Condition 17.*

*The cluster open space provided to compensate for the reduced lot size shall be created in a more centralized location and made accessible to all residents of the subdivision. It should be served by bicycle and pedestrian routes.*

### *Condition 18.*

*Except as modified through the cluster subdivision process and to accommodate emergency access, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.*

### *Condition 19.*

*The common area between lots 135 and 136 shall be redesigned to better accommodate future connection to external developments and/or planned regional roadways.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 20.*

*During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-way and/or available easement within the subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.*

*Condition 21.*

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

*Condition 22.*

*During Construction Drawing review, a landscape plan shall be proposed to provide suitable landscaping along both sides of the internal roadway.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 23.*

*The developer shall provide mitigation for removal of high quality heritage trees in accordance with the requirements stated in the Land Development Code.*

*Condition 24.*

*At the sole expense of the developer lighting shall be provide along all the private roadways similar to standards for public street lighting requirements.*

*Condition 25.*

*All lots shall be required to comply with the setbacks as approved with the Design and Final Plat. Accessory structures shall comply with the development standards outlined in the RSF-4 zoning district.*

Staff  
Recommended

CONDITIONS  
OF THE OAKS  
PRESERVE  
CLUSTER  
SUBDIVISION

*Condition 26.*

*All signage for the subdivision shall be in accordance with the standards of the Land Development code. Entrance signs shall comply with the Section 30-6.6 (w). An irrigation system shall be provided; the sign shall establish a maintenance agreement and the sign shall be landscaped.*

*Condition 27.*

*The applicant shall be required to comply with all comments and conditions of the Technical Review Committee as included in Attachment “A”.*

171022B





171022B



171022B



171022B





171022B

24

SW Archer Rd

Street to be replaced

171022B



# OAKS PRESERVE CLUSTER SUBDIVISION

Staff Recommendation to the DRB

## Staff to DRB

Forward a recommendation to the City Commission approving the design plat, Petition DB-18-17 SUB with staff conditions and TRC Comments, including two conditions recommended by Alachua County.

