



City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601

Text File

Introduced: 11/28/2005

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Version: 0

Status: Public Hearing

..Title

Design Plat of Lincoln Park Subdivision. (B)

Petition 120SUB-05DB, Dynan Group, Inc., agent for Edix Investments. Design Plat review of Lincoln Park Subdivision, sixteen (16) lots on 4.8 acres more or less. Located in the vicinity of Southeast 9th Avenue and Southeast 11th Street (State Road 331/Williston Road), east side. Zoned: RSF-3 (single-family residential, 5.8 du/acre). (Quasi-Judicial)

..Explanation

The City Development Review Board considered a request to approve a design plat of Lincoln Park Subdivision at a public hearing held September 8, 2005. By a vote of 4-0, the Development Review Board approved Petition 120SUB-05 DB with staff conditions.

The petitioner is proposing to create 16 lots on 4.8 acres more or less, on property zoned RSF-3, having an allowable residential density of 5.8 dwelling units per acre (allowing 27 lots). The density being proposed, with 16 lots, is 2.7 dwelling units per acre. The property in question was, for many years, the site of the City's Lincoln Pool. The pool and site is located between Lincoln Middle School and Williams Elementary School, along Williston Road.

..Fiscal note

None

..Recommendation

Development Review Board to City Commission - The City Commission approve Petition 120SUB-05DB, with staff conditions.

Alternate Recommendation A: The City Commission deny Petition 120SUB-05DB.

Alternate Recommendation B: The City Commission continue Petition 120SUB-05DB to allow the petitioner to redesign the layout of the subdivision.

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

**CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS**

Petition Number: 120SUB-05 DB Reviewed by: Gene G. Francis
Development Review Board Meeting: September 8, 2005
Project Name/Description: Lincoln Park Subdivision

I. Department Comments

- | | | |
|----|----------------------------------|-----------------------------|
| 1. | Planning - | Approvable with conditions. |
| 2. | Public Works - | " " " |
| 3. | Gainesville Regional Utilities - | " " " |
| 4. | Police - | Approvable as submitted |
| 5. | Fire - | " " " |
| 6. | Building - | " " " |
| 7. | Arborist - | " " " |
| 8. | ACDEP - | " " " |
| 9. | Concurrency - | Approvable with conditions |

II. Overall Recommendation The design plat is approvable with 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. <u>120SUB-05DB</u>	Date Plan Rec'd: <u>08/29/05</u>	Review Type: <u>Design Plat</u>
Review For: <u>Development Review Board</u>	Review Date: <u>09/08/05</u>	Project Agent:
Description, Agent & Location: <u>Lincoln Park Subdivision</u>		<u>Dynan Group, Inc.</u>

- APPROVABLE**
 (as submitted)
- APPROVABLE**
 (subject to below)
- DISAPPROVED**

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By: <hr style="width: 80%; margin: 0 auto;"/> Gene G. Francis Planner
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RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to subdivide 4.8 acres, more-or-less, into 16 lots. The property in question was the former Lincoln swimming pool property, located between Lincoln Middle School and Williams Elementary School immediately east of Waldo/Williston Road.

The design plat is approvable with the following conditions and recommendations:

1. Prior to the design plat going to the City Commission, the petitioner should provide planning staff with a drawing that illustrates the landscaping for the drainage basins based on the requirement of at least one shade tree for every 35 linear feet of basin perimeter. The trees should be irregularly spaced throughout the basins, and not regularly spaced around the rims of the basins. In addition, the petitioner should illustrate the planting of large shade trees every 50 feet along the street right-of-way. The trees should be planted within 5 feet of either side of the rights-of-way lines.
2. The petitioner must be sure that the proposed 6 foot fence, located along SE 11th Street, does not obscure the vision (vision triangle) of oncoming vehicles on SE 11th Street when stopped on SE 9th Avenue.
3. In addition, the fence should be constructed on site, so that both sides appear finished, such as a "Shadow Box" fence.
4. A statement should be placed on the final plat that no lot abutting SE 11th Street (State Road 331) shall have "direct access" to that street. The lot (Lot -1) should be identified in the statement.
5. The lot acreage for Lot 2 differ from the design plat sheet to the site data sheet. It appears that the information on the site data are incorrect.
6. The petitioner should not provide the building setback lines on the Final Plat (individual lots) or placed in a list under surveyor's notes.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

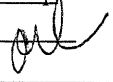
306 Northeast 6th Avenue 334-5023

7. The signature line for GRU should be changed from City Surveyor to Utilities Manager on the Final Plat/Design Plat sheet.

8. Planning staff recommends that the petitioner should extend the 5 foot wide sidewalk, located along the south side of the subdivision, and work with the School Board, if possible, to be granted an easement across a small portion of their property so that the petitioner can complete the connection of the sidewalk to SE 11th Street.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>120SUB-05DB</u>	Date Received	<u>8/29/05</u>	<input type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date <u>8/30/05</u>	<input type="checkbox"/> Final
Project Name	<u>Lincoln Park Design Plat</u>			<input type="checkbox"/> Amendment
Location	<u>825 & 905 SE 11th St.</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Dynan Group</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<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

1. The trip generation note on Sheet C2.00 (see Note 5) of the design plat should provide information about average daily trips, a.m. peak hour of adjacent street traffic, and p.m. peak hour of adjacent street traffic.

2. Please submit a new sheet with trip generation showing average daily trips, a.m. and p.m. peak hour of adjacent street traffic. The sheet submitted on 8/29/05 contains only a.m. and p.m. peak hour of adjacent street traffic.

3. Please be advised that a Certificate of Final Concurrency application must be made at the Final Plat stage.

Francis, Gene G.

From: Swearingen, J. Emery
Sent: Thursday, October 27, 2005 4:10 PM
To: Francis, Gene G.
Cc: Veilleux, John
Subject: Petition No. 120SUB-05 DB (Lincoln Park Subdivision)

The Public Works Department has received and reviewed a copy of the letter from Mr. Edward Gable, Executive Director of Facilities for the Alachua County Schools, concerning the discharge of stormwater from the subject subdivision being considered for design plat approval.

The Public Works Department approves the Design Plat for the subject contingent upon the developer negotiating an easement and agreement with the School Board for the discharge of the subdivision stormwater runoff into the School Board's stormwater sewer that currently discharges into the SE 15th Street stormwater system. Further, said agreement must insure that the City of Gainesville is and will not be responsible or liable for any maintenance, repair or replacement costs associated with the subject School Board storm sewer, or any other property damage or personal injury that may be caused in part or in whole by the failure of the School Board stormwater sewer.

**J. Emery Swearingen, P.E.
Public Works Manager**

Mail Station 58
P. O. Box 490
Gainesville, FL 32602

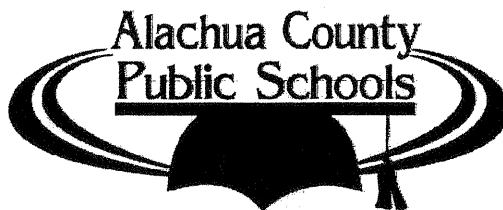
Voice: 352.334.5070
FAX: 352.334.3250

BOARD MEMBERS

Virginia S. Childs
F. Wesley Eubank
Tina Pinkoson
Eileen F. Roy
Janie S. Williams

SUPERINTENDENT OF SCHOOLS

W. Daniel Boyd, Jr., Ed.D.



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October 20, 2005

Mr. Edwin Dix
Edix Investments, Inc.
5726 N.W. 43rd Road
Gainesville, Florida 32606

Re: Lincoln Park Subdivision Drainage Easement

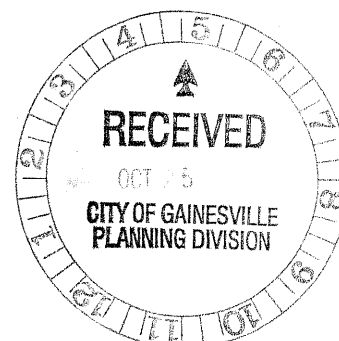
Mr. Dix,

Please consider this letter a statement of intent on the part of the School Board of Alachua County to grant an easement for drainage outfall from your Lincoln Park development. This would be accomplished utilizing the existing underground storm piping (18/20/30" RCP) that drains East to S.E. 15th Street and then enters the public right-of-way and stormwater system. This piping is on School Board property and runs between Lincoln Middle School and Williams Elementary School.

As we have discussed, the School Board continues to have concerns regarding the existing condition of this pipe, its capacity to handle additional loads, and the ongoing maintenance costs. We must ensure that this system will continue to properly drain the property it was originally installed for. However, we are willing to work with you to try to resolve these issues and execute the appropriate easement documents. Any final agreement will have to be approved at a regularly scheduled business meeting of the School Board.

If you have any further questions or need additional information please contact me.

Thank You.
Edward Gable
Executive Director of Facilities





**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

Aug 18, 2005

4 Petition 120SUB-05 DB

Continued from last month. Dynan Group, Inc., agent for Edix Investments, Inc. Design plat review for 16 lots on 5 acres. Lincoln Park. Zoned: RSF-3, 5.8 units/acre single-family residential district. Located at 825 and 905 SE 11th Street. (GENE)

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

**New
Services**

Please submit a plan review application along with 3 sets of plans. The plan review is needed to work out the utility space allocations so that the necessary public utility easements can be determined and put on the plat.

- Water**
- Sanitary**
- Sewer**
- Electric**
- Gas**
- Real**
- Estate**

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 120SUB-05DB

Review Date: 8/30/05

Review Type:

Subdivision

Review For : Development Review Board

Plan Reviewed: 8/30/200

Description, Agent & Location: Dyan Group, Inc., Lincoln Park, 825 SE
11 Street

Project Planner:

Gene Francis

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:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

1. Provide the dimensions of the sanitary sewer easement along the back of lot 3 on the design plat. *This has not been done.*

