

TO: City of Gainesville
 Development Review Board

Item Number: 2.

FROM: Planning and Development Services Department

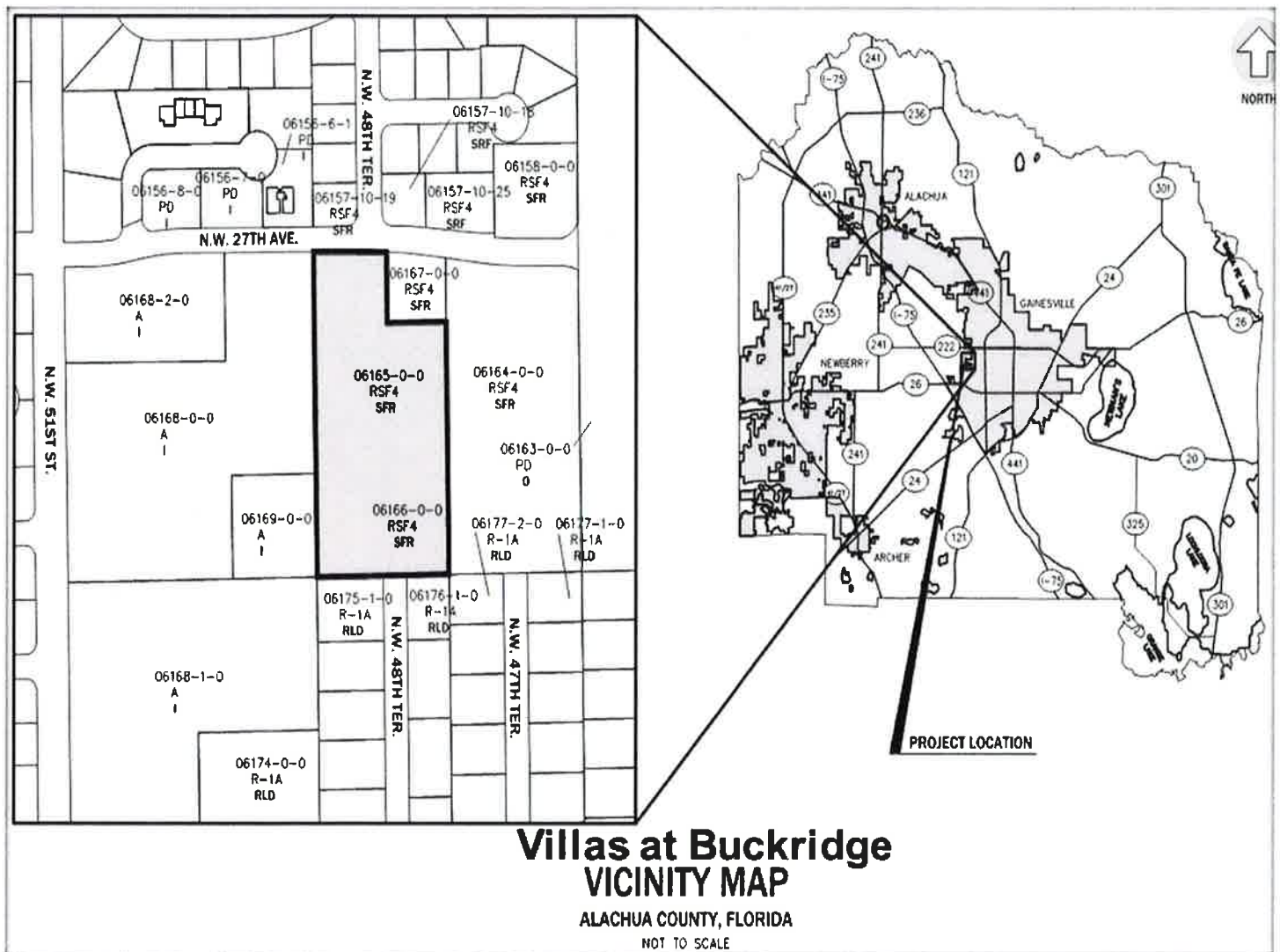
DATE: November 22, 2016

SUBJECT: Petition DB-16-110 SUB. EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners. Design plat review for a residential subdivision of Tax Parcels: 06165-000-000 and 06166-000-000 to create eighteen single-family residential lots. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4811 NW 27th Avenue.

Recommendation:

Forward a recommendation to the City Commission approving the design plat, Petition DB-16-110 SUB with conditions and recommendation listed in the staff report and the TRC comments.

Map 1. General Location Map of Villas at Buckridge Subdivision



Map 2. Aerial Map: General Location of Villas at Buckridge Subdivision



PROJECT ANALYSIS

PROJECT DESCRIPTION:

EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners. Design plat review for a residential subdivision of Tax Parcels: 06165-000-000 and 06166-000-000 to create eighteen single-family residential lots. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4811 NW 27th Avenue.

PROPERTY DESCRIPTION:

Address/Parcel: 4811 NW 27th Avenue
Acreeage: Total site 197,762.4 square feet (4.54 Acres)
Land Use: Single-family Residential
Zoning: RSF-4 (Single-family residential district 8du/acre).

Special Features: The subdivision is located on the northwestern edge of the City and is surrounded on two sides by property under the jurisdiction of Alachua County.

It is also adjacent to a football and baseball field which are lit and accommodate night time sporting activities.

Agent/Applicant: EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners.
Property Owner: Freddie Dale Stone,
Related Petitions: None

GENERAL DESCRIPTION AND KEY ISSUES:

This petition addresses a request to subdivide a 4.54 acre parcel into 18 single-family lots plus additional parcels for stormwater management, common area and other amenities. The applicant describes the project as a subdivision of 18 single-family detached lots with a private road and associated stormwater, utilities and general common areas.

The property is one of two large undeveloped parcels in the area. The adjacent parcel to the east was recently approved as a unique Cluster Subdivision with 24 lots. The subject parcel is surrounded by single-family residential development to the north and south; offices to the east and a recreational area to the west (see Maps 1 and 2 above). The property has a single-family land use and a zoning of RSF-4 (Single-family residential, 8 dwelling units per acre) yielding an allowable total of approximately 36 dwelling units; 18 units are proposed for the development. The property is part of a predominantly residential area sitting just west of the NW 43rd Street/NW 23rd Blvd. business activity center. The property fronts a local street which has a short and easy connection to the major east/west and north/south arterials and collector street network.

The key issues of this petition are:

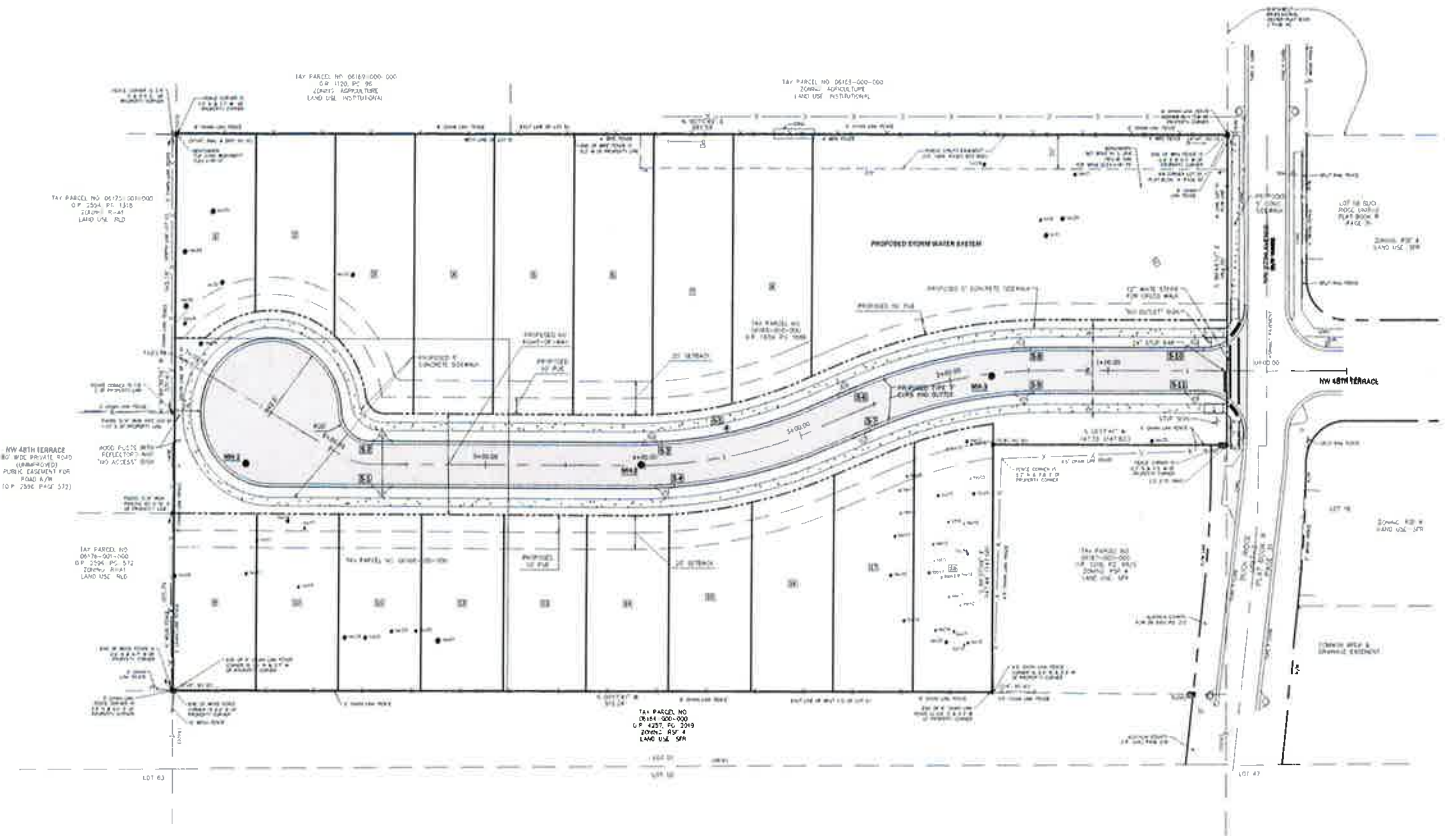
1. Providing acceptable pedestrian and automobile connectivity options from the proposed subdivision to the developed uses to the south and west.
2. Providing required sidewalks along roadways to facilitate pedestrian/bicycle circulation and interconnection to the roadway system.
3. Satisfying the spatial separation and other requirements for providing utilities and infrastructure to the subdivision.
4. Meeting acceptable standards for establishing the relationship of individual lots to public or private streets.
5. Providing suitable ingress/egress routes to the subdivision for delivery of services such as solid waste, utilities and fire protection services.
6. Providing a compatible landscaping plan, protecting existing tree canopy and managing valuable tree species in relationship to the proposed development.
7. Consistency and compatible of the proposed subdivision with the policies and standards of the Comprehensive Plan and the Land Development Code.

Role of DRB in Subdivision Review

Review of design plat by the development review board shall include consideration of staff findings, and evidence and testimony from the general public. The board shall determine if the proposed subdivision is in conformance with the general goals and objectives of the city with respect to the officially adopted comprehensive plan; the city's official roadway map; existing zoning requirements, including amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels and water supply; maintenance of the tree canopy levels identified in the comprehensive plan; control of invasive non-native plant species; protecting environmental features; provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan including landscaping of stormwater management basins; and policies for development in any

special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location and width of streets, the provision of high quality shade trees along the streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement and the present or future development of abutting property.

**Map 3.
Layout of Lots within the Subdivision**



COMPREHENSIVE PLAN CONSISTENCY:

The proposed project is a residential subdivision with an existing single-family land use which is consistency with the use and density requirements of the Comprehensive Plan. The following words and phrases express the character of the development: *“an infill single-family development on the edge of the city where the basic infrastructure and facilities to service a residential development are already in place. The location is within close proximity to employment, shopping, education, civic, recreation and financial services. Access to private and public transportation facilities is readily available. This makes the area an ideal location to accommodate population growth. The general area also contains a variety of useful services and connectivity routes to the general roadway network. This creates the potential for an interconnected and socially integrated community”*. Those expressions accurately describe the proposed subdivision and to a large extent emphasize the goals, objectives and policies of the Comprehensive Plan.

The project is also considered a compact urban infill development that discourages urban sprawl. Those features are consistent with Goal 1 of the Comprehensive Plan which advocates creating and maintaining housing choices; improving the quality of life within the City; facilitating a superior, sustainable development pattern; and maintaining housing choices. Policy 1.1.1 encourages complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the

residents; although the subdivision does not have all the use components listed above, as a residential development, it is one of the strong elements that contribute towards maintaining an integrating community.

Policy 1.1.2 addressed the creation of neighborhoods and housing that are within easy walking distances to jobs, daily residential services and other related activities. Policy 1.1.3 support neighborhoods that offer diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries; this is an attribute of the proposed subdivision.

Objective 1.5 discourages the proliferation of urban sprawl and Objective 2.1 encourages redevelopment, promotes compact, vibrant urbanism, improves the condition of blighted areas, discourages urban sprawl, and foster compact development patterns that promote transportation choice; those are all hallmark characteristics of the proposed subdivision. Objective 4.2 espouses the protection of low-intensity uses and encourages a healthy coexistence and integration of various land uses. This subdivision proposes a residential development which is within close proximity to other residential, offices, recreation, education and commercial uses. Policy 4.2.2 promotes better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications; this development addresses access that conforms to the above policy.

LAND DEVELOPMENT CODE:

The development is primarily regulated by the development standards included in the RSF-4 zoning district and the supplementary standards such as landscaping, parking, stormwater management, roadways, access and general requirements. The project is also subject to the criteria for subdivisions. The project complies with the density requirement of the code as well as the minimum development standards of the RSF-4 district; no modifications are requested.

Condition 1.

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.

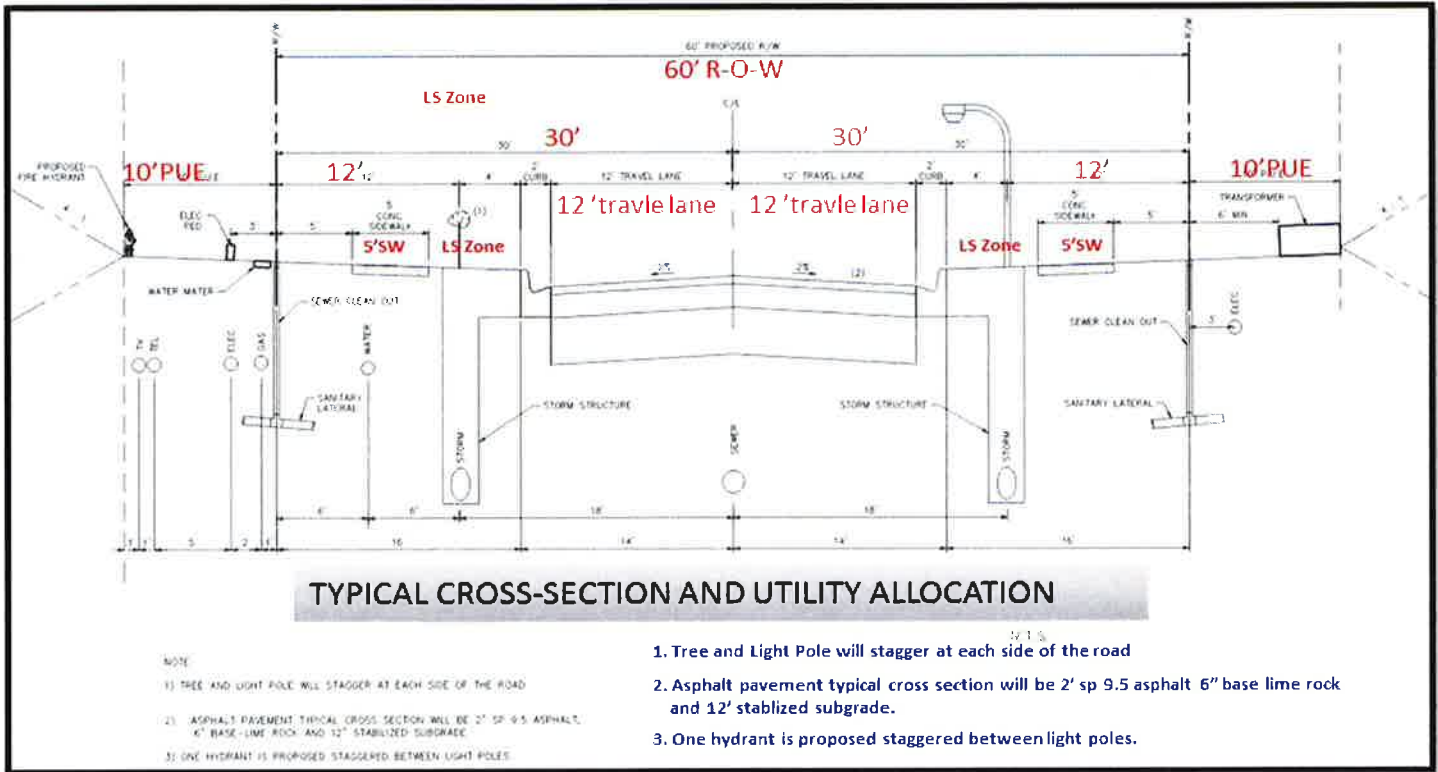
Density of the Proposed Subdivision:

The proposed subdivision is also consistent with the Single-family land use policies of the Comprehensive Plan. The size of the parcel proposed for the subdivision is approximately 4.54 acres to be divided into 18 single-family lots. This proposal yields a density of 3.96 units per acre which is well below the allowable density of 8 dwelling units per acre prescribed in the RSF-4 zoning district. It is also within the range of units, 3.5 to 8 dwelling units per area, allowed by the Comprehensive Plan.

Street Widths:

Streets are required to have a minimum width to provide for adequate traffic volume, street tree, public convenience, safety, and to adequately serve the uses intended. The require width varies depending on the roadway type but typically, local streets are required to have a right-of-way width of 50-feet, 24 feet of paved driving lane, plus additional easements to accommodate utilities. The proposed subdivision has provided a design cross-section, Map 4, indicating compliance with the requirements. The board has the authority to vary the requirement but no modifications are requested.

MAP 4 TYPICAL STREET CROSS-SECTION



Pedestrian and Bicycle facilities:

The Comprehensive Plan strongly encourages complete and integrated communities as expressed in Policy 1.1.1. Policies 3.1.4 and 3.1.5 also encourages bicycle and pedestrian access to adjacent properties, requiring connectivity or stub-outs for future connections to adjacent developments. This subdivision is adjacent to a recreation area, a church, a large office complex, other residential developments and roadways leading to major activity centers. There is one main entrance and roadway within the subdivision; it is fully equipped with sidewalks along both sides. There is also a stub-out at the southern end of the cul-de-sac which provides opportunities for future pedestrian and automobile connection if necessary. One additional pedestrian connection is provided to facilitate pedestrian connectivity between the subdivision and the adjacent recreational area. The recently approved subdivision to the east includes sidewalk and bicycle connections to facilitate future need for connectivity routes to the surrounding uses. Since the roadway to the south is unpaved and private, no direct automobile connection is provided. However, because the proposed street within the subdivision is proposed as public, there exist opportunities for future connection if the need arises.

Condition 2.

A minimum 10-foot wide corridor shall be created at the end of the cul-de-sac and at a point along the west property line adjacent to the stormwater basin. The corridor shall be use to accommodate future construction of pedestrian/bicycle routes as needed to establish connectivity to adjacent uses.

Dedication of right-of-way.

The roadway systems within the subdivision are intended to be constructed as public rights-of way, subject to acceptance by the City. Notwithstanding, all roadways construction shall be in accordance with the standards as specified in the Public Works Design Manual. Roadway widths may be modified by the staff upon a determination that the required standards cannot be met and the requests are approved by the DRB and City Commission

Condition 3.

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

Condition 4.

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 5.

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

Off-street Parking, Loading and Unloading:

The code requires that developments must provide parking for automobiles, bicycles, motor-cycles, scooter and loading/unloading areas. This requirement is not typically addressed during subdivision review and is expected to be accommodated on each lot within the subdivision with additional parking provided for guest and general activities at the common activity area or on-street. This subdivision is not proposing any separate parking areas; guess parking will be accommodated within the individual driveway of each lot or as on-street parking.

Tree Preservation and Landscaping:

The development proposal will include street trees along the private roadway as well as along NW 27th Avenue in conformance with code requirements. Some of the existing trees will remain on site and the high quality ones which will be removed shall be mitigated accordingly. Details of tree removal and planting shall be determined during Construction Drawing and Final Plat review.

Condition 6.

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

Condition 7.

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

Condition 8.

Pedestrian lighting shall be provided in accordance with the Land Development Code for all bicycle and pedestrian routes internal and external to the site.

Condition 9.

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 10.

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

Conclusion:

The lots within the subdivision are designed off a 700-foot private cul-de-sac that extends from NW 27th Avenue south into the development. All lots run perpendicular to the street except for those at the end of the cul-de-sac which are designed with a curved front to accommodate the turning radius. The development includes internal sidewalk as well as pedestrian routes linking to external developments as required by the Comprehensive Plan and the Land Development Code. The development reflects consistency with several of the goals, objectives and policies of the Comprehensive Plan as listed above. Staff has included comments and conditions which are necessary to ensure full compliance. Given implementation of those conditions, subject to legislative approval, the proposed development will be fully consistent and compatible with the requirements of the Comprehensive Plan and the Land Development Code.

Respectfully submitted,



Lawrence Calderon
Lead Planner

List of Attachments

Attachment A – Technical Review Committee Comments

Attachment B – Comprehensive Plan and Land Development Code References.

Attachment C – Application and Neighborhood Workshop Information

Attachment D – Response to TRC comments

Attachment E – Subdivision Drawings for Review by the DRB

Development Plan Review Conditions:

Condition 1.

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 2.

A minimum 10-foot wide corridor shall be created at the end of the cul-de-sac and at a point along the west property line adjacent to the stormwater basin. The corridor shall be use to accommodate future construction of pedestrian/bicycle routes as needed to establish connectivity to adjacent uses.

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Attachment A

TECHNICAL REVIEW COMMITTEE COMMENTS

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

PETITION NO. <u>DB-16-110 SPA</u>	DATE PLAN RECEIVED: 08/22/2016	<input checked="" type="checkbox"/> Prelim Dev <input checked="" type="checkbox"/> Final Dev <input type="checkbox"/> REVIEW TYPE: <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development <input type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other: Land Use
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 08/22/2016	
	REVIEW LEVEL: N/A	
PROJECT DESCRIPTION: EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners. Design plat review for a residential subdivision of Tax Parcels: 06165-000-000 and 06166-000-000 to create eighteen single-family residential lots. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4811 NW 27 th Avenue. (Lawrence)		PROJECT PLANNER: Lawrence Calderon
PROJECT LOCATION: Located at 4811 NW 27 th Avenue.	PROPERTY AGENT: EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners.	

RECOMMENDATIONS/REQUIREMENTS/COMMENT

Planning Comments
Lawrence Calderon, Lead Planner,
352-334-5023
October 25, 2016

1. All signage and poles are reviewed separately and may need special permits. Where sign foundations are provided it is only to ensure that they are adequately separated from utilities and other sensitive site improvements. Wall mounted signs are not review or approved during the development review process. Please ensure that all proposed sign comply with the ordinance; the proposed location of the sign does not meet code.
2. Please show a pedestrian connection from the subdivision to the development to the south. Appropriate cross access documents will be required during final plat.

*TRC COMMENTS**(CONTINUED)*

3. Due to the single access point to the development, it is strongly recommended that an emergency vehicular access be provided to the roadway to the south. Staff shares the concern of avoiding cut-through traffic to NW 23rd Avenue but the need for vehicular access in the case of emergency is not addressed.
4. Please show the vehicular and sidewalk stub-outs for proposed and future connections. The vehicular stub-out can be blocked to allow only emergency vehicular access.
5. Concerning the total number of lots; it is recommended that a separate parcels or lots should be created for the drainage area and associated facilities. This would facilitate management of the maintenance agreement and bonding for the stormwater if the City will ultimately be responsible for maintenance.
6. Please indicate whether there are any existing improvements on the site; it appears that there may be existing structures which must meet lot line and setback requirements.
7. I did not see the setbacks listed anywhere on the plat. The assumption is compliance with the standards of the RSF-4 zoning district. Please show the front building setback line for each lot; alternatively you may show the setbacks for all lots in one area on the plat as a typical. A note should also be included indicating that the setbacks are for all structures including accessory structures.
8. According to the right-of-way cross-section, the light poles are placed in the landscape zone; please ensure that there are no conflicts with proposed lighting and required street trees. There is a tendency for trees to conflict with proposed street and onsite lighting (10-foot separation is required from light fixtures).
9. *City commission review.*
Within 60 days after development review board approval, the subdivider shall file with the planning and development services department at least three copies of the approved design plat, including the modifications, if any, imposed by the development review board. Should the plat not be so filed within that period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission.
10. A pedestrian crosswalk shall be provided at the entrance to the subdivision.
11. It is strongly recommended that the northern edge of the basin be buffered from the street to the north.
12. There is a recreational facility immediately west of the proposed residential facilities; how are the residential developments protected from adjacent activities and existing lighting?
13. Please indicate the intended use of the property immediately west of the single-family lot and the main entrance road to the subdivision.

Photometrics:

14. Please ensure that roadway lighting is consistent with Public Works and GRU standards.
15. Lighting and light fixtures provided for pedestrian walkways must comply with code requirements.

TRC COMMENTS
(CONTINUED)

GRU Comments (Approved)

Wendy Mercer, Technical Support Specialist III, 352-393-1413

Environmental Comments (INSERT REVIEW RESULT)

Mark Brown, Environmental Coordinator

E-mail: brownmm@cityofgainesville.org; Phone: 352-393-8692

Concurrency Comments (Approvable subject to below)

Jason Simmons, Concurrency Planning, 334-5022

1. Note #13 on sheet C0.00 say's, "Mobility Transportation Program Area (TMPA), when it should say, "Transportation Mobility Program Area (TMPA)." Please correct.
2. Prior to receiving a final development order, this development must sign a TMPA Zone B Agreement for the provision of 3 Transportation Mobility element Policy 10.1.6 criteria.

Urban Forestry Comments (Approvable for Design Plat)

Earline Luhrman, Urban Forestry Inspector, 393-8188

9/18/16

- 1.Approvable for design plat but do keep in mind the comments made for construction drawings will be required.
- 2.Please be aware the tree appraised value fee will be due before clearing and grubbing begins at this site.

Public Works Recommendation: APPROVABLE as Submitted
352-334-5070

Building Department Comments

Linda Patrick, Plans Examiner (PX934), 334-5050
patricklr@cityofgainesville.org

Fire and Life Safety Services (approvable)

Tom Burgett, Fire Inspector, 334-5065

Hazardous Materials - ACEPD (No comments posted)

Agustin Olmos, Water Resources Supervisor, PE, 264-6800

GPD Crime Prevention Unit Comments (Approvable)

Dr. Richard Schneider, rschnei@ufl.edu

Design Plat: no photometric data

Attachment “B”

Comprehensive Plan and Land Development Code References.

COMPREHENSIVE PLAN REFERENCES

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Objective 1.1 Adopt urban design principles that adhere to timeless (proven successful), traditional principles.

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.

Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2 The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6 The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

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Policy 1.2.10 The City should amend the Land Development Code to require that multiple-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.

Policy 1.2.11 The City should allow home occupations in all residential areas provided they do not generate excessive traffic and parking. Home occupations should be regulated through the Land Development Code.

Objective 1.3 Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.

Policy 1.3.1 When feasible, neighborhood centers should be designed to include a gridded, interconnected street network lined with street-facing buildings and buildings at least 2 stories in height.

Policy 1.3.2 Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.

Policy 1.3.3 Centers should, to the extent feasible, contain a range of mixed land use types preferably within a one-quarter mile area including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly, and medical uses. The uses should be compact and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

Policy 1.3.4 Centers should be designed so that densities and building heights cascade from higher densities at the core of mixed-use districts to lower densities at the edges.

Policy 1.3.5 Parking lots and garages should be subordinated and limited in size.

Objective 1.4 Adopt land development regulations that promote mixed-use development.

Policy 1.4.1 Office complexes at least 10 acres in size shall, when feasible, include retail, service, and residences. Any retail or service uses should primarily or exclusively serve those employed within the complex.

Policy 1.4.2 The City should require strategies such as traffic calming and transportation demand management to reduce traffic impacts experienced by residences in mixed-use areas.

Policy 1.4.3 Mixed-use developments should emphasize transit design and compatible scale, especially when facing each other on a street.

Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the

center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

LAND DEVELOPMENT CODE REFERENCES

Sec. 30-51. - Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

- (a) *Purpose.* The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.
- (b) *Objectives.* The provisions of these districts are designed to:
- (1) Protect and stabilize the essential characteristics of such existing development;
 - (2) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;
 - (3) Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;
 - (4) Encourage low density development where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and
 - (5) Discourage any activities not compatible with such residential development.
- (c) *Permitted uses.*
- (1) *Uses by right.*
 - a. Single-family dwellings and customary accessory buildings incidental thereto.
 - b. Occupancy of a single-family dwelling by one family.
 - c. Community residential homes, in accordance with article VI.
 - d. Family child care homes, in accordance with state law.
 - e. Adult day care homes, in accordance with article VI.
 - f. Home occupations, in accordance with article IV.
 - g. Large family child care homes, in accordance with article VI.
 - (2) *Uses by special use permit.*
 - a. Places of religious assembly, in accordance with article VI.
 - b. Private schools, in accordance with article VI.
 - c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).
- (d) *General requirements.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

(e) *Dimensional requirements.* (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

	RSF-1	RSF-2	RSF-3	RSF-4
Maximum density	3.5 du/a	4.6 du/a	5.8 du/a	8 du/a
Minimum lot area	8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.
Minimum lot width at minimum front yard setback	85 ft.	75 ft.	60 ft.	50 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.	80 ft.
Minimum yard setbacks:				
Front	20 ft.	20 ft.	20 ft.	20 ft.
Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.
Side (street)	10 ft.	10 ft.	7.5 ft.	7.5 ft.
Rear	20 ft.	20 ft.	15 ft.	10 ft.
Maximum building height	35 ft.	35 ft.	35 ft.	35 ft.

Accessory Structures¹, Excluding Fences and Walls

Minimum front and side yard setbacks	Same requirements are for the principal structure.
Minimum yard setback, rear ²	7.5 ft.
Maximum building height	25 ft.
Transmitter towers ³	80 ft.

¹ Accessory screened enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening material.

² One preengineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75 percent opaque.

³ In accordance with article VI.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3955, § 10, 2-14-94; Ord. No. 960060, § 1, 6-8-98; Ord. No. 980990, § 1, 6-28-99; Ord. No. 041268, § 2, 8-22-05; Ord. No. 070619, § 1, 3-24-08)

DIVISION 2. - SUBDIVISIONS AND STREET VACATION^[10]

Footnotes:

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Cross reference— Buildings and building regulations, Ch. 6; housing, Ch. 13; parks and recreation, Ch. 18; streets, sidewalks and other public places, Ch. 23; utilities, Ch. 27.

Sec. 30-180. - Purpose and intent.

This article is intended to provide direction and standards for the division of land in a manner that would facilitate the coordination of land development in accordance with orderly physical patterns; to encourage development of an economically stable and healthful community; to ensure proper identification, monumentation and recording of real estate boundaries; to ensure that adequate and necessary physical improvements of lasting quality will be installed in subdivisions by the subdividers and that taxpayers will not bear this cost; to provide for safe and convenient vehicle, bicycle, pedestrian and transit access; to provide an efficient, adequate and economic supply of utilities and services to new land developments; to prevent periodic or seasonal flooding and to protect groundwater and surface water quality through provision of protective flood control and stormwater management facilities; to help conserve and protect physical and scenic resources; to sustain and replenish the urban forest; to promote the public health, safety, comfort, convenience and general welfare; and to implement the city's comprehensive plan.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 960061, § 2, 6-8-98; Ord. No. 050256, § 1, 4-23-07; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-181. - Requirements of subdivision.

To effectuate the purpose and intent of this article, every subdivision of land or lot split within the city shall be made in accordance with the requirements specified in this article. Except for a minor subdivision or lot split, as provided for in section 30-189, and single lot replatting, as provided in section 30-191, such requirements include a pre-application conference, as provided in section 30-182; obtaining design plat approval, as provided in section 30-183; obtaining construction plan approval, as provided in section 30-184; obtaining final plat approval, as provided in section 30-185; constructing required public improvements, as provided in section 30-188; and supplying bonds or other security for the construction and maintenance of such improvements, as provided in section 30-186. Proposed residential subdivisions

must meet the level of service standards adopted in the comprehensive plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary or final concurrency (as applicable at the particular review stage), or certificate of conditional concurrency reservation.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 4012, § 1, 8-22-94; Ord. No. 960061, § 3, 6-8-98; Ord. No. 050256, § 1, 4-23-07)

Sec. 30-182. - Pre-application conference.

- (a) *Required.* Prior to the preparation of a design plat, the subdivider shall seek the advice of the city staff to become familiar with the subdivision requirements, city policies and provisions of the comprehensive plan. The subdivider is encouraged to bring plans and data specified in subsection (c) so as to clearly show existing conditions of the site and its vicinity and the proposed layout of the subdivision. It is intended that the procedure will assist the subdivider in preparing a plat which will meet the requirements of this article. This procedure does not require a formal application or fee.
- (b) *Prohibited or discouraged designs or improvements.* As indicated in this article and further referenced in the design manual, certain practices, designs or improvements are discouraged or prohibited. If prohibited, a modification will be required pursuant to subsection 30-192(c) in order for the same to be allowed. If discouraged, the same may be allowed by the city commission depending on a proper showing of necessity (less than that required for a modification) and the infeasibility of requiring the preferred practices, designs or improvements when applied to the particular circumstances involved.
- (c) *Concept review (Sketch drawing).*
 - (1) The applicant may submit an application for the optional concept subdivision review. The concept review for subdivision of land shall be done by city staff. A sketch shall be submitted by the subdivider for the concept review.
 - (2) The sketch shall contain the following data:
 - a. Approximate tract boundaries;
 - b. Approximate location with respect to section lines;
 - c. Streets on and adjacent to the tract;
 - d. Proposed general street layout;
 - e. Environmental features including but not limited to significant topographical and physical features including regulated surface waters and wetlands, regulated natural and archaeological resources, creeks, uplands, lakes and wetlands FEMA and community determined flood plains, and heritage trees;
 - f. Generalized existing vegetation; including areas of native forest where the land shows no evidence of prior use for agriculture;
 - g. Proposed general lot layout and the total number of lots;
 - h. Existing buildings on the property;
 - i. Land use and zoning designation of the subject property; and
 - j. Generalized stormwater management plan.
 - (3) As far as may be practicable on the basis of a sketch, the reviewer will, without prejudice to the city, advise the subdivider of the extent to which the proposed subdivision conforms to the standards of this chapter and other applicable ordinances or statutes, and will discuss possible plat modifications necessary to secure compliance and whether a traffic study will be required.

The review schedule for concept subdivision plans shall follow the same submittal and review schedule for development plans.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 960061, § 4, 6-8-98; Ord. No. 050256, § 1, 4-23-07; Ord. No. 120314, § 1, 1-3-13; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-183. - Design plat requirements and approval.

- (a) *Generally.* Following the pre-application conference, the public notice process, and prior to any subdivision of lands, the subdivider shall first obtain approval of a design plat from the development review board and city commission, pursuant to the procedures and specifications provided in this article. Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal and the construction of improvements is expressly prohibited. Following a pre-application conference on a parcel, the requirements of this subsection (a) become applicable and supersede any other regulation on tree removal.
- (b) *Application.* To obtain design plat approval, the subdivider shall submit an application and the appropriate filing fee to the planning and development services department, on such form as provided by the department. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in article VII, division 1, of this chapter and including all of the items required by subsection 30-183(e). Proposed residential subdivisions must meet the level of service standards adopted in the comprehensive plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.
- (c) *Fees.* The fee required with an application for design plat approval shall be in accordance with the schedule set out in Appendix A of the City Code. Such fees are required to defray the cost of filing the application, notifying interested parties, conducting investigations, and holding hearings on the design plat and final plat.
- (d) *Developments of regional impact.* For any subdivision which is presumed to be a development of regional impact as provided in F.S. Ch. 380 and Chapter 27F, Florida Administrative Code, additional copies of the design plat and a completed application for development approval shall be submitted for filing with the regional planning agency and the state land planning agency.
- (e) *Specifications.*
 - (1) The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet on linen or stable base film, using a sheet size of 24 inches [by] 36 inches, reserving a three-inch binding margin on the left side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The design plat shall be prepared by a land surveyor, signed and sealed before review, and shall contain the following information:
 - a. Proposed name of the subdivision;
 - b. Name and registration number of surveyor;
 - c. Date of survey approval, north point with bearing or azimuth reference clearly stated in the notes or legend, graphic and written scale, and space for revision dates;
 - d. Vicinity map showing location with respect to major roads and acreage of the subdivision;
 - e. Boundary line of the tract by bearings and distances;
 - f. Legal description of the tract to be subdivided;
 - g. Preliminary layout including streets, alleys and easements with dimensions and proposed street names, lot lines with approximate dimensions, land to be reserved or dedicated for

public uses, and designation of any land to be used for purposes other than single-family dwellings;

- h. Total number of lots;
 - i. The front building setback line for each lot; and
 - j. An inscription stating "NOT FOR FINAL RECORDING."
 - k. Sidewalks, on all streets, on both sides, and at least five feet wide. Sidewalks not required on cul-de-sac or dead end or loop less than 100 feet long. Sidewalk required on at least one side of street on cul-de-sac or dead end or loop from 100 to 250 feet long, and for a project in which the closest lots to a connecting street on a cul-de-sac or dead end are at least 1,000 feet from the street it stems from. Sidewalks on both sides on cul-de-sac or dead end or loop greater than 250 feet long.
- (2) The design plat shall also contain or be accompanied by:
- a. The name, address and telephone number of the property owner and of any agent of the property owner involved in the subdivision of the property;
 - b. The exact locations, names and widths of all existing streets, alleys and recorded easements within and immediately adjoining the subdivided lands;
 - c. The location and a general description of any utilities facility on the subdivision tract;
 - d. The invert elevation of existing and proposed sewers;
 - e. The location and size of existing improvements on the subdivision tract;
 - f. The zoning and land use plan designations of lands within the subdivision tract and of abutting property;
 - g. Natural and manmade features on the subdivision tract, including creeks, ponds, lakes, sinkholes, wetlands, watercourses, municipal and community wellfield management zones, major aquifer recharge areas, and lands within the floodplain and flood channel as shown on the community determined flood control maps and FEMA;
 - h. The location of all major tree groupings and identification of all heritage trees by genus and species on the subdivision tract, a designation of which tree groupings and heritage trees are proposed to be removed, and identification by genus and species of all regulated trees located in or within 15 feet of any proposed right-of-way or utility improvement. A generalized landscaping plan that shows the locations of the required shade trees with the appropriate space allocations to meet code requirements for street trees, buffers, retention basins and stormwater management facilities. The design plat and the final plat shall include a statement that all champion and high quality heritage trees shall be preserved or mitigated in accordance with the requirements of this code.
 - i. Stormwater management plan in accordance with section 30-270 and the public works desing manual;
 - j. A soil survey map;
 - k. A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock and groundwater conditions, the location and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets;
 - l. A topographic map of the subdivision tract and a minimum of 100 feet or more of the surrounding area as required to determine the offsite drainage and any impacts caused by or related to the offsite drainage. The map shall be prepared by a land surveyor, with maximum intervals of one foot where overall slopes are no more than two percent, two feet where slopes are between tow and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988; and

- m. A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities and recreation/open space areas, and greenways, within one mile of the tract.
 - n. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed as specified in the management plan prior to the issuance of the first certificate of occupancy and yearly inspections for three years to assure that infested areas have remained at less than ten percent of the initial population.
- (3) If the proposed subdivision contains land located within the floodplain as shown on the community determined flood control maps and FEMA maps, the subdivider shall be required to submit topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, boundaries of the land within the floodplain and other pertinent information.
- (4) If the proposed subdivision includes regulated surface waters or wetlands, or regulated natural and archaeological resources, the subdivider shall be required to submit the following additional information for those areas designated:
- a. A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.
 - b. Square footage and percent of total subdivision tract to consist of impervious surface.
 - c. A description of strategies to protect or restore environmental features on the subdivision tract.
 - d. Projected on-site and off-site water quality impacts to Outstanding Florida Waters, OFW, which may result from the proposed subdivision.
 - e. Any required set-aside, conservation management area, or mitigation area.
- (f) *Officials' examination.*
- (1) Prints of the design plat shall be referred by the planning and development services department to the technical review committee and other applicable departments and agencies for review and findings. The officials involved shall report their findings and recommendations to the planning and development services department.
 - (2) The director of public works or designee shall examine and check the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.
 - (3) The general manager for utilities or designee shall examine and check the design plat for needed utility easements.
 - (4) The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the recommendations of the several agencies above-mentioned and county, state and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.
- (g) *Review of design plat.* The development review board review shall include consideration of staff findings and evidence and testimony from the general public. The board shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the officially adopted comprehensive plan; the city's official roadway map; existing zoning requirements, including amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, maintenance of the tree canopy levels identified in the comprehensive plan, control of invasive non-native plant species, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan including landscaping of stormwater management basins; and policies for

development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location and width of streets, the provision of high quality shade trees along the streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement and the present or future development of abutting property.

(h) *Development review board approval.*

- (1) At a scheduled public meeting, the development review board will receive reports on and review the design plat to determine its conformance with all applicable requirements.
- (2) The board may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the plat. Approval of the design plat, subject to conditions, revisions and modifications as stipulated by the board, shall constitute conditional board approval of the subdivision as to the character and intensity of development and the general layout and approximate dimensions of streets, lots and other proposed features. If the design plat is disapproved, the development review board shall indicate the reasons therefor.

(i) *City commission review.*

- (1) Within 60 days after development review board approval, the subdivider shall file with the planning and development services department at least three copies of the approved design plat, including the modifications, if any, imposed by the development review board. Should the plat not be so filed within that period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission. In granting an extension, the city commission may attach such other restrictions or conditions as the commission deems appropriate to serve the public interest. In the case of residential subdivisions, the city commission may vote to grant extensions for design plat review of up to six months only and only if the subdivider possesses a valid, unexpired certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation, as appropriate. Further extensions for city commission review of design plats for residential subdivisions shall require a new concurrency review.
- (2) The city commission shall review the recommended design plat and consider findings made by the development review board and/or staff. The city commission shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the officially adopted comprehensive plan; existing zoning requirements, including all amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, sustaining the urban forest, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle, vehicle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, function and width of streets, their consistency with the goal of developing a multimodal transportation network and providing sufficient space for street trees both above and below ground, their interaction with the overall transportation system and relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement and the present or future development of abutting property.

(j) *City commission approval.*

- (1) The commission may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the design plat if it is not in compliance. If disapproved, the design plat must be redesigned before resubmission for approval.
- (2) Effect of approval. Approval of the design plat by the city commission is a preliminary development order. It shall not constitute acceptance of a final plat but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. The preliminary development order shall expire and be of no further effect 12 months from the date of approval unless a final plat is filed for approval or the time is extended with appropriate

conditions by the city commission prior to expiration; otherwise, the subdivider must reapply for design plat approval in accordance with the provisions of this chapter. In the case of residential subdivisions, the city commission may vote to grant extensions of up to six months only, and only if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city. The approval of nonresidential subdivisions in no way reserves capacity for the purposes of concurrency.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 960061, § 5, 6-8-98; Ord. No. 990954, § 2, 4-24-00; Ord. No. 990853, § 3, 9-11-00; Ord. No. 050256, § 1, 4-23-07; Ord. No. 120314, § 2, 1-3-13; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-187. - Design standards.

(a) Flood hazards.

- (1) A subdivision plat shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation. All subdivisions, or portions thereof, located within a flood channel or floodplain shall meet the requirements of article VIII.
- (2) When any portion of a subdivision lies within the floodplain and/or flood channel as designated on the city's adopted flood control maps, those lines will be approximately shown and the words "CERTAIN PORTIONS OF THIS PLAT LIE WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN" shall be clearly designated on the final plat.

(b) Lots and blocks.

- (1) *Generally.* Lots and blocks shall be designed according to acceptable practice for the type of development and use contemplated so as to be in keeping with the topography and other site conditions and provide adequate traffic and utility access and circulation; provide acceptable use of space; and provide privacy, adequate drainage and protection of property.
- (2) *Dimensions.* The size, width, depth, shape and orientation of lots shall be appropriate for the subdivision and for the type of development and use contemplated. Lot dimensions and street abutment requirements shall not be less than the minimum standards established in article IV. Lots in areas shown on the future land use map as single-family or residential planned use district for single-family detached units shall front on a local street, whenever the lots abut a local street.
 - a. For development sites of five acres or less, located in an area shown on the future land use map as single-family or residential planned use district, the following standards shall apply. The lot size and dimensions must be generally consistent with abutting/adjacent lots. The minimum lot width of new parcels shall be no less than 75 percent of the average width of adjacent lots, but shall not be required to be greater than 150 feet and may not be less than the minimum required in article IV. Each lot must meet this minimum requirement at the front setback line (as opposed to the minimum front yard setback) and the rear property line. The minimum lot width requirement shall not apply if a 35-foot natural or planted buffer is created as a perimeter buffer around the new development. The perimeter buffer may include stormwater facilities and must be approved by the city commission during design plat review.
 - b. The city commission may grant a waiver to the standards listed in a. above for any single lot that is greater than or equal to 1.5 times the required lot size of the zoning district in which the property is located.

- (3) *Side lot lines.* Side lot lines shall be, as nearly as practical, at right angles to straight street lines and radial to curved street lines. No lot shall be divided by a municipal boundary.
 - (4) *Double-frontage lots.* Double-frontage and reverse-frontage lots shall be discouraged except where essential to provide separation of residential development from traffic arterials and collectors or to overcome specific disadvantages of topography and orientation. A landscape buffer screen in accordance with the requirements of subsection 30-188(j) of this chapter, across which there shall be no right of vehicular access, shall be provided on lots abutting the traffic arterial.
- (c) *Streets.*
- (1) The arrangement, character, extent, width, grade and location of all streets shall conform to the comprehensive plan, particularly any neighborhood elements, now in existence or as may hereafter be adopted, and shall be considered in their relation to existing and planned streets, to topographical conditions, to the provision of wide tree lawns and tree planting to yield shaded streets, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
 - (2) When an appropriate street network is not shown in the comprehensive plan now in existence or as may be hereafter adopted, the arrangement of streets in a subdivision shall provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas unless topographic, traffic volume or other conditions make continuance or conformance to existing streets impractical or undesirable.
 - (3) Each street on the plat shall be designated as one of the following types, based upon the projected traffic count for the street:

a. *Street types.*

Street Type	Description of Intended Use	Range of Average Daily Trips at Full Development
	(See section 30-23 also for definition)	
Minor local street	Local streets are designed to serve the local community.	Less than 800
	Residences should be designed to front local streets. Local streets should be designed to encourage slow speeds and discourage non-local traffic.	
Major local street	See above.	801 to 1,200
Minor local collector	Collector streets are designed to carry and distribute traffic between local streets and arterial roadways (see design manual).	1,201 to 3,200

Major local collector	See above.	3,201 to 7,000
Minor arterial	Arterial streets are routes that generally serve and interconnect major activity centers in the urban area and/or provide connections between cities.	7,001 to 12,000
Principal arterial	See above.	Over 12,000

- _____
- b. *Lots fronting on collector streets.* Lots fronting on collectors shall be prominently identified on the final plat with substantially the following language: "THE LOT FRONTS ON A MAJOR/MINOR COLLECTOR STREET WHICH IS DESIGNED TO CARRY UP TO XXXXXX VEHICLES PER DAY," with XXXXXX being replaced by the appropriate number.
- c. *Lots abutting arterial streets.* Lots abutting arterial streets shall comply with subsection 30-187(e).
- (d) *Traffic count data.*
- (1) The number of annual average trips per day may be obtained from the city traffic engineer.
 - (2) Trip generation rates shall be calculated by a professional engineer using trip generation rates established by the Institute of Transportation Engineers according to accepted engineering practices approved by the city traffic engineer.
- (e) *Subdivisions on arterial streets.* Where a subdivision abuts or contains an existing or proposed arterial street, the provision by the subdivider of marginal access streets, reverse-frontage lots with planting screen contained in a nonaccess reservation along the rear property lines, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through traffic from local traffic may be required. No lot in any area shown on the land use plan for single-family use or single-family residential PUD at less than eight units per acre shall front on an arterial street.
- (f) *Design specifications.* The subdivision shall be designed in accordance with specifications delineated in the design manual for intersection design, intersection sight distance, minimum street design and cul-de-sac minimum lengths and turnaround diameters.
- (g) *Reserved.*
- (h) *Reserved.*
- (i) *Reserved.*
- (j) *Street access to abutting property.* When designated on the official roadway map or determined by the city commission to be needed for proper traffic circulation, access to abutting property shall be provided through the use of a street stub. If such a street stub terminates more than 100 feet from an intersection, it shall be provided with a temporary turnaround which would allow vehicular traffic to turn around safely without having to leave the pavement. Specifications for optional temporary turnarounds are contained in the design manual. The developer of the abutting area shall pay the

cost of restoring the street to its permanent cross section and extending the street at such time as the abutting area is developed.

- (k) *Reserved.*
- (l) *Dedication of right-of-way.* Where a proposed subdivision abuts or includes a future transportation corridor alignment or existing transportation corridor that is scheduled for construction shown in the City of Gainesville 1991—2001 Comprehensive Plan or the Florida Department of Transportation 5-Year Transportation Plan or the Alachua County 5-Year Work Program, rights-of-way as needed according to the proposed road type shall be dedicated on each side of the proposed alignment for use as a transportation and utility corridor.
- (m) *Alleys.* When provided in any district, alleys shall have a minimum right-of-way width of 20 feet.
- (n) *Sidewalks and bikeways.* Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas.
- (o) *Greenway dedication.* Where a proposed subdivision contains a designated greenway, the appropriate review board shall determine if there is a rough proportionality between the projected impact of the development on traffic and recreational needs and the nature and amount of property in the development encompassing the greenway. If the board finds the necessary proportionality, a right-of-way or public trail easement shall be dedicated to the city for use as a greenway corridor. The dedication shall correspond with the entire length of the [designated] greenway corridor as it passes through the subject property, and be of sufficient width to comply with design standards as specified in subsection 30-308(a)(2)a.3, pertaining to greenway districts. Such a dedicated corridor may be established for joint use as both a greenway and for required utility or stormwater management facility dedications when such dedications are compatible with the greenway use. In making its determination, the board shall consider the following:
 - (1) Assessed value of the property to be dedicated and proportion to value of entire property;
 - (2) Square footage of property to be dedicated and proportion to area of entire property;
 - (3) Other legal and reasonable uses of property to be dedicated;
 - (4) Impact to otherwise legal and reasonable plans being considered for development of entire property that would be caused by dedication of the property;
 - (5) Estimated increase in transportation demand caused by the development, and estimated amount of automobile trips that would be avoided by having dedication in place;
 - (6) Estimated increase in recreation demands caused by the development.
- (p) *Utilities easements.* When they are necessary to serve the subdivision, utilities easements shall be provided, with a minimum width of 20 feet, located along lot lines. The location of the utility easements shall not interfere with the required space devoted to street trees and tree lawns. Additional width may be required for sewer or stormwater management easements. Side lot line easements may be decreased to ten feet in width when serving a single electric, cable TV, gas or telephone utility. Rear lot line easements shall be discouraged, unless they are provided along an alley.
- (q) *Stormwater management easements.* Easements, rights-of-way and stormwater management facilities meeting all requirements of section 30-188 shall be required, upon recommendation of the director of public works.
- (r) *Subdivision entrances.* Landscaped islands or medians may be permitted within the right-of-way at all subdivision entrances. These areas shall be landscaped with materials from the Gainesville Tree List, [and] street landscape materials which shall be adopted and amended by resolution of the city commission and which list shall be maintained by the planning and development services department. In addition, the landscaped area shall be provided with an irrigation system or a readily

available water supply within 100 feet. Maintenance of subdivision entrance identification and landscaping shall be in accordance with subsection 30-188(g).

- (s) *Underground utilities.* Provisions shall be made for utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone, cable services, water, sewer and gas, to be constructed and installed beneath the surface of the ground within residential and non-residential subdivisions, unless the city commission determines that soil, topographical or other compelling conditions make such construction unreasonable or impractical. The subsurface mounting of incidental appurtenances, including but not limited to transformer boxes or pedestal-mounted boxes for the provision of utilities, electric meters, back flow preventers and fire hydrants shall not be required.
- (t) *Stormwater facilities.*
 - (1) Easements for maintenance access shall be granted to the city along drainage basins and along all storm sewers. In some circumstances, additional easements may be required by the city manager or designee for maintenance access only.
 - (2) The design of stormwater facilities shall consider the ease of maintenance over the life of the facility.
 - (3) Any appurtenances placed in the right-of-way or within any publicly dedicated drainage basin, such as fountains, landscaping, lighting features, and signs, shall be the sole responsibility of the homeowners association and shall only be installed with express written approval of the city manager or designee. A maintenance agreement shall be required prior to acceptance of the facility by the city.
 - (4) Trees selected from the Gainesville tree list that are identified as appropriate for stormwater basins shall be planted to meet the requirements identified in section 30-253.2.
- (u) *Fire hydrants.* Fire hydrants shall be required in all subdivisions as per plans approved and accepted by Gainesville Regional Utilities and the city fire department.

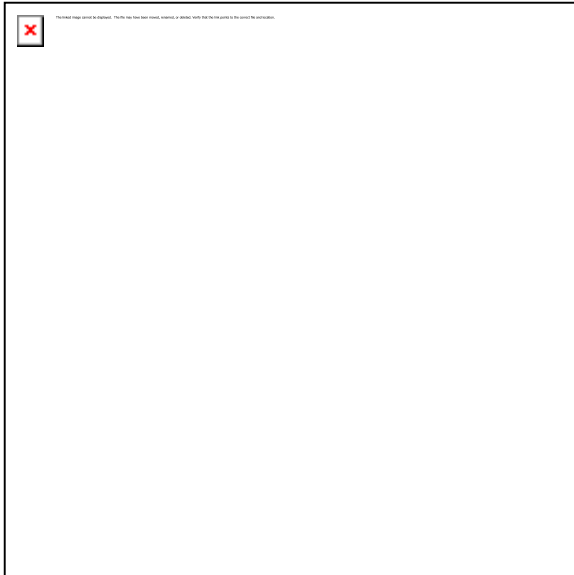
(Ord. No. 3777, § 1, 6-10-92; Ord. No. 950600, § 1, 9-25-95; Ord. No. 960060, § 2, 6-8-98; Ord. No. 960061, § 9, 6-8-98; Ord. No. 991381, § 3, 9-25-00; Ord. No. 050256, § 1, 4-23-07; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-188. - Required improvements.

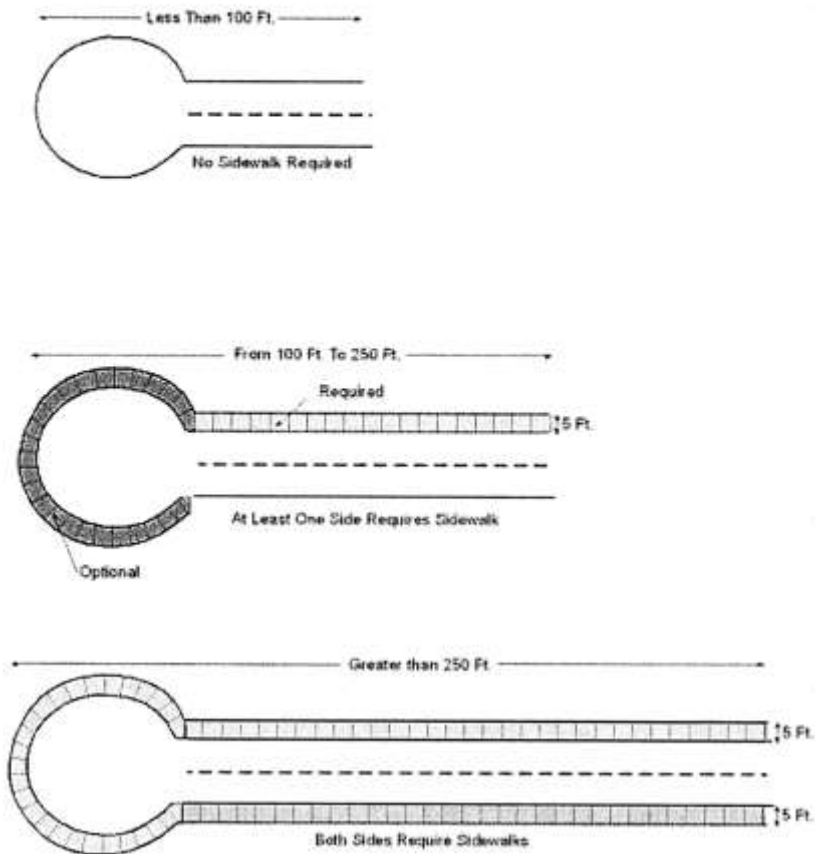
- (a) *Generally.*
 - (1) Within 12 months after final plat approval, the subdivider shall construct the improvements enumerated in this section in accordance with the provisions of this chapter, other applicable ordinances and statutes, and such additional standards and specifications as may be adopted from time to time by resolution of the city commission.
 - (2) An engineer shall design the installation of all streets, sidewalks, bikeways, drainage structures, bridges, bulkheads and water and sewer facilities.
- (b) *Monuments.*
 - (1) Permanent reference monuments (PRM's) and permanent control points (PCP's), as defined in F.S. Ch. 177, shall be placed as required by F.S. Ch. 177. PRM's shall be set in the ground so that the upper tip is flush with or no more than one foot below the finish grade.
 - (2) All lot corners shall be designated with a permanent marker such as an iron rod, iron pipe or concrete monument.

- (3) The land surveyor shall, within one year after city commission approval of the final plat, including conditional approval if applicable, certify that the above-required monuments have been set and the dates they were set.
- (c) *Street specifications.* Streets shall be designed in accordance with the following:
- (1) Standards contained in the design manual that specify dimensions and construction standards for subgrade, pavement base, wearing surface and minimum pavement width for minor local streets, major local streets, minor local collectors, major local collectors, minor arterials, and major arterials; and
 - (2) Guidelines that address curb and gutter roadways, noncurb and gutter roadways, roadway widths for on-street parking, and the location of sidewalks.
 - (3) Street trees shall be planted along the sides of all streets within the subdivision and on the subdivision side of any contiguous street, meeting the requirements of sections 30-251 and 30-253.1.
- (d) *Costs of street improvements.*
- (1) It shall be the responsibility of the subdivider to install all local and minor collector streets located within a subdivision. When a major collector or a major or minor arterial street is located within a subdivision, the subdivider shall be required to construct the street, but shall only be required to pay a portion of the construction cost, which portion shall be determined by the ratio that the estimated average daily traffic on the street generated by the subdivision lands at full development bears to the total estimated average daily traffic for the street based on full development of its entire service area. The city shall pay the remaining portion of the street construction costs, but the total dollar liability of the city shall be limited to its proportion of the estimated construction costs prepared by the subdivider and approved by the city commission prior to construction. At its option, the city commission may waive the requirement for construction of the major local collector or major or minor arterial and any associated bikeways or sidewalks, in which case the subdivider's only obligation shall be the dedication of the required right-of-way. Also at its option, when the subdivider's portion of the cost of the major local collector or major or minor arterial exceeds 50 percent, the city commission may permit the construction of a half street by the subdivider.
 - (2) When the average daily trips of a subdivision impact an existing minor or major arterial or major local collector street, it shall be the responsibility of the subdivider to make improvements as necessary to serve the proposed development while maintaining the operating conditions of the affected roadway. These improvements can include, but are not limited to, installation of additional lanes, signalization, associated stormwater management improvements, and the installation of associated bikeway, sidewalk and transit improvements. The city commission may determine the proportional cost of programmed improvements to be allocated to the subdivider.
- (e) *Sidewalks and shared use bicycle paths.*
- (1) Sidewalks are required on both sides of all streets at least five feet in width, except that subdivisions in the industrial, agriculture, conservation, airport services and public services zoning districts are only required to provide sidewalks on arterial and collector streets, as designated by the city manager. However, land designated as industrial on the city's future land use map shall not be required to provide sidewalks as a required subdivision improvement nor shall a sidewalk be required on a cul-de-sac or dead end or loop street(s) if the cul-de-sac, dead end or loop street(s) is less than 100 feet long. A sidewalk is required on at least one side of the street on a cul-de-sac or dead end or loop street(s) that is between 100 and 250 feet long. Illustrations are shown below. Where required, sidewalks shall be at least five feet in width and maintain a clear width of at least five feet. Whenever a sidewalk intersects with a curbed street, ramps shall be installed to facilitate access to the sidewalks by wheelchairs. Ramps and sidewalks shall be constructed in accordance with the design manual. For a project in which the closest lots to a connecting street on a cul-de-sac or dead end are at least 1,000 feet from the

street it stems from, sidewalks are required on at least one side of the street up to the lot nearest to the connecting street.



Cul-De-Sacs



Cul-De-Sacs

- (2) The installation of sidewalks shall be the responsibility of the subdivider and the sidewalks shall be installed prior to the acceptance of the improvements by the city. The subdivider may elect to postpone installation of sidewalks until such time as building permits are issued for 60 percent of the subdivision lots, up to a maximum of five years. However, security for the construction of such sidewalks, in the amount of 150 percent of the estimated costs of construction, shall be provided by one of the methods described in subsections 30-186(a) and (c). In subdivisions, sidewalks along streets fronting common areas such as stormwater basins, entrance streets, or open space must be installed within 12 months of final plat approval (acceptance of improvements by the city), and are not eligible for the above-described postponement provisions.
 - (3) The city manager or designee may grant a waiver to the requirement of installing a streetside sidewalk or the sidewalk width requirement to save a Heritage tree or a regulated tree deemed by the city manager or designee to have special value to the urban forest. Instead, the sidewalk right-of-way is allowed to be re-aligned or a short narrowing of the sidewalk width is allowed. The city manager or designee can approve either a sidewalk less than five feet wide for a distance less than 15 feet, or may require the dedication of additional right-of-way or easement so that the sidewalk can avoid the tree.
 - (4) Where a previously dedicated street forms a boundary of a subdivision, and where adequate right-of-way for the installation of a required sidewalk does not exist, the subdivider must dedicate proper sidewalk areas upon the side of the street abutting the lands subdivided and construct the required facilities.
 - (5) Sidewalk construction in accordance with this section shall be required for each individual lot in a subdivision created after September 11, 2000, prior to being issued a certificate of occupancy.
 - (6) A shared use bicycle path shall be provided in a subdivision wherever designated on the officially adopted trail network plan for the city. Also, subdivisions containing a proposed trail network corridor shall provide a shared use bicycle path and sidewalk system that integrates or links the subdivision with the trail network.
 - (7) Shared use bicycle paths that are required in compliance with the officially adopted trail network plan for the city shall be a minimum of ten feet in width and shall be constructed with an asphaltic concrete wearing surface, one inch in thickness. The pavement base shall be a minimum of three inches of limerock compacted to a density of 95 percent AASHTO T-180 or equivalent as approved by the city engineer. Subgrade shall have a minimum LBR of not less than 30. A ramp shall be provided at every intersection with a curbed street.
- (f) *Bridges.* Bridges shall be constructed in accordance with design standards delineated in the design manual.
- (g) *Permanent development identification signs and structures.* Permanent development identification signs and structures for subdivisions may be located in the public right-of-way provided there is compliance with article IX, division 1, of this chapter and provided there is compliance with the following restrictions:
- (1) *Maintenance agreement.* A maintenance agreement between the city and the subdivision or neighborhood organization or the developer placing the sign in the public right-of-way is required. The agreement shall provide that the subdivision or neighborhood organization or developer, including its successor or assign, is responsible for maintaining the sign and the public right-of-way where the sign is located.
 - (2) *Permitted signs and structures with indemnification agreement.* If the subdivision or neighborhood organization or the developer enters into an agreement that is acceptable to the city attorney indemnifying the city from any liability, the city may permit structures such as walls, permanent planters, or one single- or double-sided street graphic containing a maximum of 32

square feet of sign area per side, to be placed at the entrance(s) and located in the city's right-of-way.

- (3) *Permitted signs with no indemnification agreement.* If the subdivision or neighborhood organization or the developer does not or is unable or unwilling to enter into an indemnification agreement with the city that is acceptable to the city attorney, the city will permit an identification sign on the right-of-way at the entrance(s) to the subdivision pursuant to the conditions found in article IX, division 1, of this chapter and the following additional conditions:
- a. One double-sided sign no taller than four feet in height from the ground may be placed in an entrance median. If made of wood, the sign may be no wider than six inches in width, and, if made of masonry, may be one course thick (unreinforced) and no wider than 12 inches, including letters.
 - b. Alternatively, two single-faced signs equal in size may be placed within the right-of-way on each side of an entranceway. Unless mounted on a wall, each face of the subdivision sign shall be no taller than four feet from the ground.
 - c. The sign(s), whether located in a median strip or along the side of the entrance street, shall be located at least four feet behind the face of the median curb.
 - d. Location and materials of the signs must receive approval from the director of public works, city traffic engineer and Gainesville Regional Utilities.
- (h) *Stormwater management required.* A complete stormwater management system, in conformance with article VIII and this chapter, shall be provided in all areas of the subdivision for handling stormwater runoff within or across the subdivision lands.
- (i) *Utilities required.*
- (1) *Sanitary sewer.* The subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be installed by the subdivider prior to the paving of the street and should be designed to operate on a gravity flow basis unless otherwise approved by the utility department.
 - (2) *Water supply.* The subdivider shall install a system of water mains as approved by the utility department and connect the system to the public water supply. The installation of the mains and connection to each lot shall occur prior to paving of the street.
 - (3) *Water and sewer systems.*
 - a. New central water and sewer systems where required shall be designed by an engineer in accordance with the regulations of the utilities department, the state department of environmental protection and the county health department, and with standards established in this chapter. Central water and sewer systems shall be designed and constructed for an economic life of not less than 20 years, and the water system shall be designed in accordance with the fire protection requirements provided in chapter 10.
 - b. Fire hydrants shall be connected to mains no less than six inches in diameter; however, the utilities department may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.
 - c. Sufficient storage or emergency plumbing facilities shall be provided to such an extent that the minimum fire flows will be maintained.
- (j) *Screening walls and landscaping.* Screening separating residential lots from abutting FDOT functionally classified arterial streets and from streets designated by the city commission as arterial streets based on their physical design, moderately long trip length, and existing or anticipated traffic characteristics shall be required in the form of low-maintenance walls, dense plant material or planted earth mounds. Such a screen shall be at least six feet in height and shall be completely in place before required improvements for the subdivision are accepted for maintenance. The responsibility for maintenance of the wall, plant material and earthen mounds shall be conveyed to

the neighborhood association established for the maintenance of common property within the subdivision or the subdivider may provide a financial mechanism for such purpose, subject to the approval of the city attorney.

- (k) *Erosion and sediment control measures.* The city may require the subdivider to utilize grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover and other measures to reduce erosion and sediment. The subdivider shall comply with the requirements of article VIII of this chapter and the design manual concerning erosion and sediment control measures.
- (l) *Inspection of improvements.*
 - (1) The director of public works and Gainesville Regional Utilities shall be authorized to inspect required improvements during construction to ensure that the work is in accordance with the approved plans and specifications. If any substantial changes are required in the approved plans or specifications during construction, the changes must be submitted for approval of the director of public works and Gainesville Regional Utilities as applicable.
 - (2) The subdivider shall retain a reputable recognized commercial laboratory which shall certify all materials and perform and certify all required density, LBR, concrete or other tests as may be required by the city engineer when reasonably necessary to ensure that all improvements are constructed as per approved plans and specifications.
- (m) *Acceptance for maintenance.*
 - (1) Prior to acceptance for maintenance by the city, the subdivider shall notify the Gainesville Regional Utilities in writing that all required improvements have been completed. Upon receipt of notice from the subdivider, the director of public works and Gainesville Regional Utilities will make an inspection of the construction work. If work is found to be satisfactorily completed, the city will accept the improvements for maintenance. After a period of one year from the time of inspection, the same city departments will make a final inspection, and, if the workmanship and materials are found satisfactory or if all deficiencies due to faulty workmanship or materials are repaired or corrected, the city will then release the subdivider from his bond on the project.
 - (2) Acceptance for maintenance is intended to mean normal maintenance functions as routinely performed by the city. It shall not include removal of soil accumulations on streets caused by excessive erosion from adjacent lots, either prior to or during building construction within the subdivision. It shall not include damage to any improvements caused by private construction or private utility vehicles within the one-year maintenance period. All decisions regarding abnormal damage or maintenance shall be made by the public works department or Gainesville Regional Utilities, with appeals possible to the city manager.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3944, § 1, 1-24-94; Ord. No. 960061, § 10, 6-8-98; Ord. No. 990853, § 4, 9-11-00; Ord. No. 002471, § 4, 12-9-02; Ord. No. 050159, § 1, 11-28-05; Ord. No. 090878, § 2, 6-6-13)

Sec. 30-190. - Cluster subdivisions.

- (a) *Purpose and intent.* The purpose of this section is to establish a process by which environmentally sensitive land and infill sites may be developed for residential purposes without strict adherence to the dimensional requirements of the zoning code of the city. The intent is to encourage better site planning than would normally occur by conventional subdivision procedures. Specifically, the objectives are to better preserve valuable open spaces, environmentally sensitive areas, existing tree cover; to provide for infill development where appropriate; to provide for better utilization of land; to provide for zero lot line development; to promote efficiency through design; and to provide for design flexibility to meet changing market conditions. Such development will be accomplished without an overall increase in density otherwise permitted in the zoning district in which the development is located as determined by the minimum lot size.

(b) *Permitted districts; minimum size.* A cluster subdivision may be permitted in any zoning district in which single-family dwellings are allowed as a permitted use.

(c) *Approval procedure; design standards; name.*

(1) Cluster developments shall be approved in accordance with the procedures established for design plats and final plats under criteria provided in this article. Further, cluster subdivisions involving attached housing in zoning districts that allow such housing types, shall also secure development plan approval in accordance with article VII. Applications for the approval of cluster subdivisions shall be processed in the same manner as design plats.

(2) Design standards for improvements shall be in accordance with the provisions and regulations of this chapter.

(3) The name of a subdivision approved pursuant to this article shall be followed by the words "cluster subdivision" which shall become and be made a part of its official name.

(4) Application for cluster subdivision will be classified as either environmental or infill based on the following criteria:

Environmental—Development site must contain regulated surface waters and wetlands, or regulated natural and archaeological resources, or it must be within a planning parcel that includes regulated natural and archaeological resources.

Infill—Cluster subdivision that provide for infill development where appropriate, provide for better utilization of land, provide for zero lot line development, and/or promote efficiency through design.

(d) *Dwelling types permitted.* Except in the RSF-1, RSF-2, RSF-3 and RSF-4 zoning districts, all types of attached and detached single-family residential dwellings may be permitted in a cluster subdivision. In the RSF-1, RSF-2, RSF-3 and RSF-4 districts only single-family detached dwellings will be permitted in a cluster subdivision. Within cluster subdivisions, a variety of lot sizes and architectural typologies shall be encouraged.

(e) *Modification of street, yard and lot requirements.* Modifications and variations to the lot area, lot width and depth, minimum yard setback, street width and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision which directly abuts developed property not in a cluster subdivision shall not:

(1) Have an abutting side or rear yard which is less than that required for the abutting property; and

(2) Have a lot width, which is less than 75 percent of the minimum lot width required in the zoning district for the abutting property.

The provisions of subsections (1) and (2) above may be waived if the subdivision provides a 35-foot buffer around the subdivision to which no variance will be permitted.

No cluster subdivision of 50 acres or less shall have lot sizes that are less than the following for single family districts:

RSF-1 (8,500 square feet minus 25 percent) 6,375 square feet

RSF-2 (7,500 square feet minus 25 percent) 5,625 square feet

RSF-3 (6,000 square feet minus 25 percent) 4,500 square feet

RSF-4 (4,300 square feet minus 25 percent) 3,225 square feet

(f) *Number of dwelling units permitted.* The total number of dwellings permitted in a cluster subdivision shall not exceed the number of dwelling units, which would have been otherwise permitted by the

density standards in the zoning district in which it is located. In the RSF-1, RSF-2, RSF-3, RSF-4, RMF-5 and RC district categories, the permitted number of dwelling units may be calculated by dividing the total land area of the cluster subdivision by the minimum lot size required for the applicable zoning district. The number of dwelling units shall not exceed the density allowed by the zoning district.

(g) *Cluster open space requirement.*

- (1) Each cluster subdivision that reduces lot sizes below the minimum area required by the zoning district in which it is located shall provide cluster open space to be preserved and maintained for its scenic value, for recreational or conservation purposes and other related uses. This space shall be clearly indicated on the plat by the use of the words "cluster open space." The minimum amount of land to be designated as cluster open space shall be equivalent to 75 percent of the total amount of area by which each lot was reduced below the minimum lot size required in the zoning district plus any required wetland, creeks and associated buffer acreage in which the subdivision is located. Cluster open space is not required unless lot sizes are reduced below the minimum area required in a zoning district.
- (2) Land area devoted to public or private vehicular streets and sidewalks, rights-of-way and drainage structures shall not be included towards meeting cluster open space requirements except when such land is being jointly used for a greenway corridor as specified by subsection 30-187(o). For the purposes of this section "drainage structures" shall be defined as culverts, storm drains and stormwater retention or detention ponds. Fifty percent of drainage facilities (unfenced) that utilize existing topography, have side slopes that are stabilized by plantings, provide a recreational or aesthetic amenity, provide environmental quality and ecological value, and utilize native plants to create an aquatic or a temporary aquatic type of ecosystem to the development, may be included towards meeting cluster open space requirements. Unless otherwise restricted, cluster open space may contain accessory structures and improvements necessary for the educational, cultural, recreational or social enjoyment of the residents or citizens plus any necessary utility services. The appropriateness of accessory structures will be reviewed and considered in terms of their enhancement of the cluster open space, the purposes as provided in subsection (a) of this section, and the criteria as provided in subsection 30-190(i). Accessory structures may be approved during the design plat review process, or during the development plan review process subject to the provisions of this section and the provisions of article VII. Accessory structures are prohibited within wetlands, creeks, lakes and associated buffers.
- (3) Environmentally significant features such as but not limited to, creeks, creek setback buffers, wetland, wetland setback buffers, flood channels, floodplain areas, major tree groupings and individual trees of significant size must be designated as cluster open space. Notwithstanding any contrary language contained in section 30-301 or other city regulations, all wetlands mitigation for a cluster subdivision must be done on site.
- (4) The cluster subdivision shall strive to protect healthy heritage trees. The restrictive covenants for the cluster subdivision shall require that homes and other improvements are designed to protect the trees.

(h) *Ownership of cluster open space.*

- (1) *Public ownership.* Cluster open space may be conveyed to the city unless the city commission finds that the size, location, nature and type of development, or fiscal impact (i.e., the cost and maintenance of development or open space) would make public use undesirable or unnecessary. Such conveyance shall be by statutory warranty deed free and clear of all liens and encumbrances, and shall take place on or before the recordation of the subdivision plat. In some instances, the city commission may authorize the conveyance of the cluster open space by a conservation easement as provided in F.S. § 704.06, when the nature and character of the cluster open space is suitable for such easement. Where the cluster subdivision encompasses lands designated for greenways or other forms of public ownership or access under the recreation; conservation, open space and groundwater recharge; and stormwater management

elements of the comprehensive plan, the city may require dedication of such areas to the city as specified by subsection 30-187(o).

- (2) *Private ownership.* Where open space is not dedicated to the city or public use, it shall be protected by legal arrangements satisfactory to the city attorney sufficient to assure its maintenance and preservation for the purpose(s) intended. Covenants or other legal agreements shall specify, at a minimum, the ownership of the cluster open space, method of maintenance, maintenance of taxes and insurance, compulsory membership and assessment provisions; guarantees that any homeowners' association formed to own and maintain cluster open space will not be dissolved without the consent of the city; and any other provisions deemed necessary by the city attorney to meet the requirements of this section.
- (i) *Criteria for review of cluster subdivisions.* A cluster subdivision shall provide for better utilization of land and for a total environment, which is improved over that which could be achieved under standard regulations. The applicant must present evidence that the proposed cluster subdivision utilizes the land better than a standard subdivision. If the city commission finds that a subdivision will be improved by the reasonable modification of the location, design or configuration of open space, building lots, streets and parking areas, the subdivision will be modified or denied. The following criteria shall guide the city in review of the proposed subdivision and in making any modifications thereof:
- (1) Individual lots, buildings, streets and parking areas shall be designed and situated to minimize alteration of the natural site features and topography. A minimum of 50 percent of all heritage trees must be protected.
 - (2) Individual lots, buildings and other structures shall be arranged and situated to relate to surrounding properties and to improve the view from, and the view of, buildings, lots and structures.
 - (3) Individual lots, buildings, streets and parking areas, and any accessory structures and improvements located in the cluster open space, shall be situated to avoid the adverse effects of shadows, noise and traffic on the residents of the site and to minimize the area devoted to motor vehicles.
 - (4) Cluster open space shall include any irreplaceable natural features located on the tract such as, but not limited to, stream beds and adjacent banks, wetlands, flood channels, floodplain areas, major tree groupings and individual trees of significant size.
 - (5) The usability of cluster open space intended for recreation or public use shall be determined by the size, shape, topographic and location requirements of the particular purpose proposed for the open space. Further, such space intended for recreation or public use shall be easily accessible to trail users including the elderly and handicapped, be integrated to form unbroken trail linkages between uses within the subdivision, and take advantage of opportunities to establish off-site linkages to nearby land uses, bikeways, sidewalks and greenways.
 - (6) To the extent practical, lands designated for greenways or other forms of public ownership or access in the conservation, open space or recreation element shall be included as cluster open space and dedicated as specified by subsection 30-187(o).
 - (7) Diversity and originality in lot layout and individual building design shall be encouraged to achieve the best possible relationship between the development and the land. Garage doors if forward facing must be set back at least 20 feet from the back of sidewalk and shall not be forward of the front facade of the building. Sidewalks must be included on both sides of the street internal to the cluster subdivision.
 - (8) To the extent practical, cluster open space shall contain regulated surface waters and wetlands, and set-asides of regulated natural and archaeological resources.
 - (9) When lots abut wetlands or buffer areas, the property owner shall provide a ten-foot building construction setback from those areas for a construction work area, so that wetlands and buffer areas are not disturbed during any construction process.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 050255, § 1, 6-25-07; Ord. No. 120314, §§ 3, 4, 1-3-13; Ord. No. [140578](#), § 1, 3-19-15)

Sec. 30-192. - Supplemental provisions.

- (a) *Reversion of subdivided land to acreage.* Reversion of subdivided land to acreage shall be in accordance with the provisions of F.S. § 177.101.
- (b) *Street vacation.*
 - (1) On application to abandon public streets or public places by virtue of a new plat, the owners of land abutting the street or public place to be abandoned, or owning property within 300 feet thereof, shall be notified of the proposed abandonment and of the plan board meeting at which the application, as well as the new plat showing the area after the abandonment, shall be scheduled for public hearing and review. For this purpose the owners shall be deemed to be those persons shown as owners upon the city's latest tax rolls. The notice shall be mailed to the address shown upon the tax rolls at least ten days before the date of the hearing.
 - (2) An application to abandon a public street or public place may be initiated by:
 - a. The city commission where it is deemed that the use of the public street or public place no longer serves a public purpose; or
 - b. Upon receipt of an application presented in the form of a petition which is to be signed by all owners of land abutting the portion of public street or place to be closed.
 - (3) All applications for the abandonment of a public street or public place shall be considered by the city plan board at a public hearing, notice of which shall be placed in a newspaper of general circulation in the city at least ten days before the hearing. Where the city commission has initiated consideration of the abandonment, all owners of property abutting the portion to be abandoned shall be notified by mail ten days before the hearing. For this purpose the owners shall be deemed to be those persons shown as owners upon the city's latest tax rolls. Prior to the public hearing, the petition proposing the abandonment shall be in accordance with the development plan review process, division 1 of this article. Following the public hearing, the plan board shall submit a recommendation to the city commission concerning any petition to abandon the public street or public place.
 - (4) At the public hearing, the plan board and city commission shall make a determination that:
 - a. The public street or public place no longer serves a public purpose; or
 - b. The vacation of the public street or public place is in the public interest.
 - (5) At the public hearing, the plan board and the city commission shall consider the following criteria in determining whether the vacation is in the public interest:
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;
 - b. Whether the proposed action is consistent with the comprehensive plan;
 - c. Whether the proposed action would deny access to private property;
 - d. The effect of the proposed action upon public safety;
 - e. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
 - f. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;
 - g. The necessity to relocate utilities both public and private;
 - h. The effect of the proposed action on the design and character of the area.

- (c) *Criteria for modification of standards.* The appropriate reviewing board may recommend and the city commission may approve modifications from the terms of this article when such modifications will promote the intent of this article and not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this article would result in unnecessary hardship. Furthermore, the modifications shall not be recommended for approval by the development review board unless and until:
- (1) A written application for modification is submitted along with the design plat demonstrating:
 - a. That special conditions and circumstances exist which are peculiar to the land, structures or required subdivision improvements involved and which are not applicable to other lands, structures or required subdivision improvements; and
 - b. That the special conditions and circumstances do not result from the actions of the subdivider or recent predecessors in title;
 - (2) The development review board makes a finding that the requirements of this section have been met;
 - (3) The development review board further makes a finding that the reasons set forth in the application justify the granting of the modification that would make possible the reasonable use of the land, buildings and other improvements; and
 - (4) The development review board further finds that the granting of the modification would be in harmony with the general purpose and intent of these regulations, will not be injurious to surrounding properties, and would not otherwise be detrimental to the public health and welfare.
- (d) *City commission approval of modification of standards.* The development review board shall submit its findings and recommendations to the city commission for action at or prior to city commission review of the design plat. In granting any modification, the city commission may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards when made a part of the terms under which the modification is granted shall be deemed a violation of this chapter.
- (e) *Exceptions for planned developments.* Exceptions may be made to the standards and requirements set forth in this chapter in the case of a planned development. Such a subdivision shall comply with the requirements of this chapter except where superseded by planned development criteria as approved by the city commission. Furthermore, design and final plat approvals under this chapter shall be only conditional in those instances where a zoning change is also necessary. In such circumstances an approved final plat shall not be recorded unless and until the ordinance enacting the required zoning change is finally adopted and becomes effective. Failure to obtain the change of zoning upon which design or final plat approval was predicated shall void such

Attachment “C”
Application and Neighborhood Workshop Information



536¹⁰⁰ 160634A
 18 lots x 12 = 216
 Total \$752.00

APPLICATION FOR SUBDIVISION
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>DB-16-110 SUB</u>	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

CHECK ONE:

Design Final Minor Single lot replat

(See Sec. 30-180 to 30-193 for a definition of the above.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s), if different
Name: Freddie and Dinah Stone	Name: eda engineers-surveyors-planners, inc.
Address: 134 Malibu Drive	Address: 2404 NW 43rd Street
Owingsville, KY 40360-2015	Gainesville, FL 32606
Phone: _____ Fax: _____	Phone: 352-373-3541 Fax: 352-373-7249
(If additional owners, please include on back)	
INFORMATION CONCERNING SUBDIVISION	
Tax parcel no(s): 06165-000-000 and 06166-000-000	
Subdivision name: Villas at Buckridge	
Parcel location: 4811 NW 27th Avenue	
Comprehensive Plan designation: Single Family Residential	Zoning: RSF4
Gross area of subdivision (in acres): 4.54 m.o.l.	
Total number of lots: 18	
Gross density (lots per gross acre): 3.25 Units/Acre	

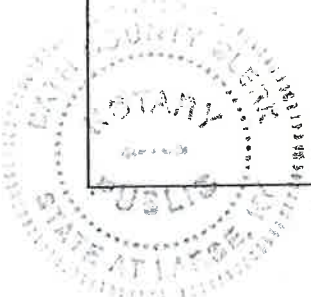
I certify that the above statements are correct and true to the best of my knowledge.

 Sarae Reel b
 Applicant's signature

 7/25/16
 Date

Certified Cashier's Receipt:

PROPERTY OWNER AFFIDAVIT

Owner Name: <u>Freddie and Dinah Stone</u>			
Address: <u>134 Malibu Drive</u> <u>Owingsville, KY 40360-2015</u>		Phone: _____	
Agent Name: <u>eda engineers-surveyors-planners, inc.</u>			
Address: <u>2404 NW 43rd Street</u> <u>Gainesville, FL 32606</u>		Phone: <u>352-373-3541</u>	
Parcel No.: <u>06165-000-000 and 06166-000-000</u>			
Acreage: <u>4.54 m.o.l.</u>	S: <u>27</u>	T: <u>9</u>	R: <u>19</u>
Requested Action: <u>Design Plat</u>			
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
Property owner signature: <u>Freddie D. Stone</u>			
Printed name: <u>Freddie D. Stone</u>			
Date: <u>7/28/16</u>			
Property owner signature: <u>Dinah M. Stone</u>			
Printed name: <u>Dinah M. Stone</u>			
Date: <u>7/28/16</u>			
<p>The foregoing affidavit is acknowledged before me this <u>28</u> day of <u>July</u>, 201<u>6</u>, by <u>Freddie D. and Dinah M. Stone</u>, who is/are personally known to me, or who has/have produced <u>Drivers license</u> as identification.</p>			
		<p>NOTARY SEAL <u>Jenna Couch</u></p> <p>Signature of Notary Public, State of <u>Ky</u></p>	



APPLICATION FOR ENVIRONMENTAL REVIEW

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic Level 1 Level 2 Submittal: 1st 2nd 3rd

Basic Environmental Review – Submit general environmental assessment with application.
 Level 1 Environmental Review – Submit environmental studies with application.
 Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Freddie and Dinah Stone	Name: eda engineers-surveyors-planners, inc.
Address: 134 Malibu Drive Owingsville, KY 40360-2015	Address: 2404 NW 43rd Street Gainesville, FL 32606
E-mail:	E-mail: sreyes@edafl.com
Phone: Fax:	Phone: 352-373-3541 Fax: 352-373-7249
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION	
Project Name	Villas at Buckridge
Check all regulated resources that apply to this development application: N/A	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

 Seena Desh
 Applicant's signature

 7/25/16
 Date

Certified Cashier's Receipt:

Current Planning
 Planning Counter—158

Phone: 352-334-5023

Thomas Center B
 306 NE 6th Avenue



**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

LONG FORM
(352) 334-5022

OFFICE USE ONLY	
Petition No. _____	TMPA Zone [] A [] B [] C [] D [] E [] M

<u>TYPE OF CERTIFICATION REQUESTED:</u>
[] Concurrency Determination (non-binding)
[] Certificate of Preliminary Concurrency
[X] Certificate of Final Concurrency
[] Certificate of Conditional Concurrency Reservation

Owner Name(s) (please print)
Name(s): Freddie and Dinah Stone
134 Malibu Drive
Owingsville, KY 40360-2015
E-Mail Address:
Phone: _____ Fax: _____
(If additional owners, please include on separate sheet)

Agent(s) Name (please print)
Name: eda engineers-surveyors-planners, inc.
Mailing Address: 2404 NW 43rd Street
Gainesville, FL 32606
E-Mail Address: sreyes@edafl.com
Phone: 352-373-3541 Fax: 352-373-7249
(Attach notarized authorization for agent to act on owner's behalf.)

PROJECT INFORMATION	
Project Name: Villas at Buckridge	Phase: I
Location of Project (attach an 8 1/2" x 11" map showing location) Attached	
1. Street address: 4811 NW 27th Avenue	
2. Legal description (may be attached): Attached	
3. Tax parcel number(s): 06165-000-000 and 06166-000-000	4. Map number(s): N/A
Existing Land Use Category: Single Family Residential	Existing Zoning: RSF4

Application for Concurrency Certification & TMPA Review

Is there a proposal to change the zoning and/or land use associated with this project? Yes No
 If yes, indicate petition number(s) associated with change:

PHASING

Is this project (phase) part of a larger project? Yes No

If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.

Total Project:	Residential units	18 Lots	SF	SFA	MF
	Non-residential (square footage)				
	Mixed-use (describe mix)				

(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached	I	18	4.54	2017	2018
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date

STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (**NOTE: The trip generation information MUST be attached to this application and shown on the development plan.**) In cases where the City and the applicant show differences in projected trips, the applicant’s calculations must be signed and sealed by the professional engineer registered in the State of Florida.

Application for Concurrency Certification & TMPA Review

- 2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. Yes No
 Zone A Zone B Zone C Zone D Zone E Zone M
- 3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. Yes No
- 4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.) See attached
- 5. Does this application involve demolition or re-use of any structure(s)? Yes No

If yes, what is the size of the structure(s) to be demolished or re-used? _____ (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)

□ □ □ □ □

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.

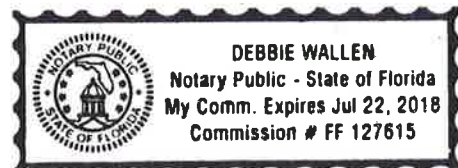
Jason Deeb
Owner/Agent Signature

7/25/16
Date

STATE OF FLORIDA
COUNTY OF Alachua
Sworn to and subscribed before me this 25th day of July 2016.

Debbie Wallen
Signature - Notary Public

Personally Known OR Produced Identification _____



TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Program Area

Legend

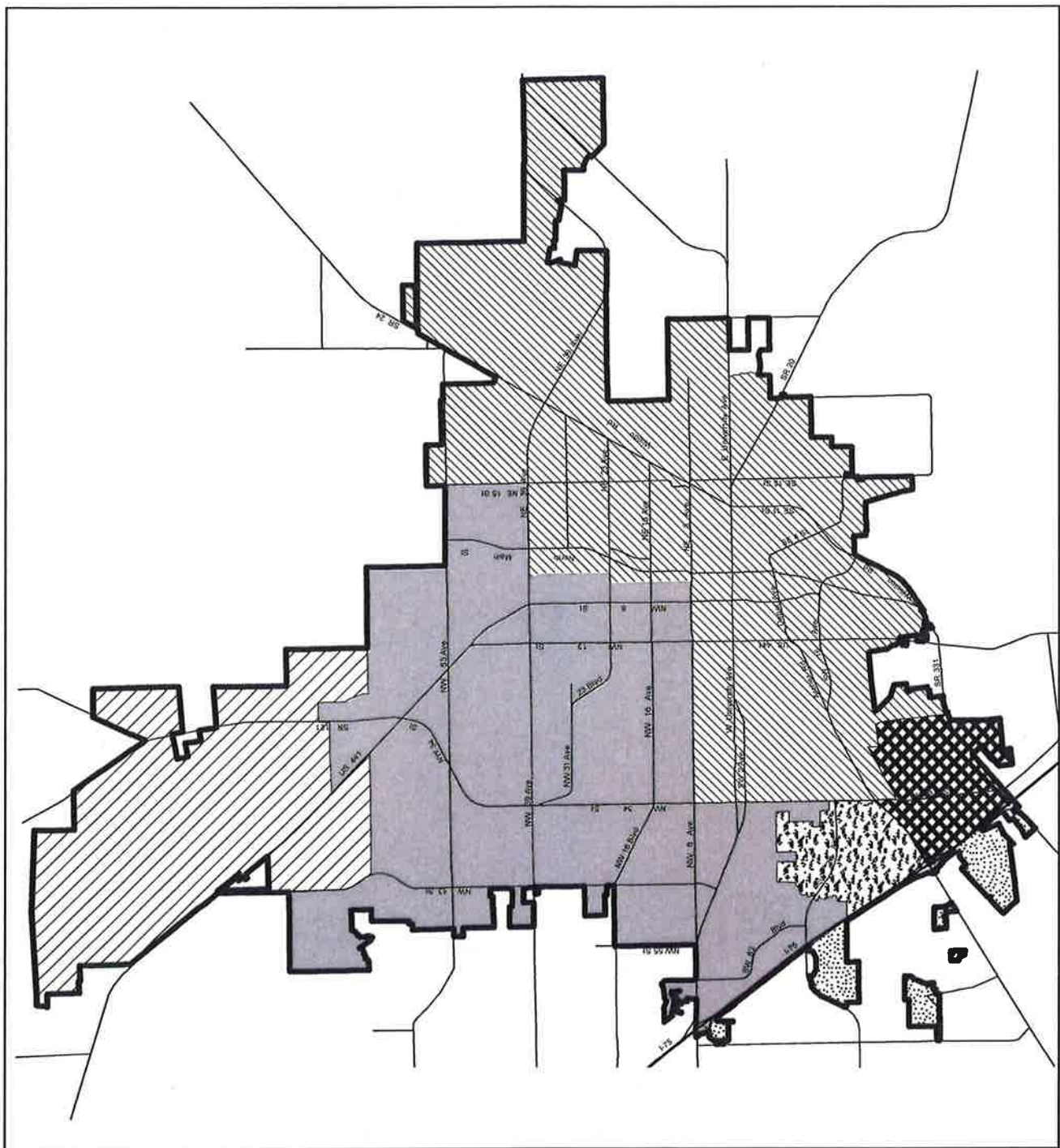
Transportation Mobility Program Area Sub-Zones

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone M

Gainesville City Limits

City of Gainesville Gainesville, Florida

Prepared by Planning and Development Services
November 2012



Application for Concurrency Certification & TMPA Review

STAFF USE ONLY

Estimated demand:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ added p.m. peak hour, peak direction trips

Stormwater	(See the Public Works Comment Sheet.)	Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?
------------	---------------------------------------	-----------------------------------------------------------------------------------------------------------------

Recreation	_____	Does the project degrade the City's adopted LOS Standards for recreation?
------------	-------	---------------------------------------------------------------------------

Mass Transit	_____	Does the project impact any of the City's adopted LOS Standards for mass transit?
--------------	-------	-----------------------------------------------------------------------------------

Estimated credits for demolition/redevelopment/re-use:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

STAFF USE ONLY

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed _____

Date _____

Concurrency long form--nf
Revised: 10/24/13



LEGAL DESCRIPTION

THE WEST HALF OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 147 1/2 FEET OF THE EAST 147 1/2 FEET THEREOF.

THE ABOVE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 44 MINUTES, 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 184.39 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 147.33 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 09 SECONDS EAST, A DISTANCE OF 147.44 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID LOT 51; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 515.24 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 51; THENCE NORTH 89 DEGREES, 30 MINUTES, 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 00 DEGREES, 15 MINUTES, 49 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 51, A DISTANCE OF 661.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 51 AND THE POINT OF BEGINNING.

TRIP GENERATION

EXISTING

LAND USE: NURSERY (WHOLESALE) PER I.T.E. 9TH EDITION

I. AVERAGE DAILY TRIPS:

$$2.81 \text{ TRIPS/ACRE}^* \times 4.54 \text{ UNITS} = 12.8 \text{ TRIPS}$$

50% ENTERING, 50% EXITING

A.M. PEAK HOUR: (NOT AVAILABLE)

III. P.M. PEAK HOUR: 0.53 TRIPS/ACRE X 4.54 ACRES = 2.4 TRIPS

DIRECTIONAL DISTRIBUTION – NOT AVAILABLE

PROPOSED

LAND USE: SINGLE FAMILY DETACHED HOUSING PER I.T.E. 9TH EDITION

I. AVERAGE DAILY TRIPS:

$$9.52 \text{ TRIPS/UNIT} \times 18 \text{ UNITS} = 171.4 \text{ TRIPS}$$

50% ENTERING, 50% EXITING

II. A.M. PEAK HOUR: 0.75 TRIPS/UNITS X 18 UNITS = 13.5 TRIPS

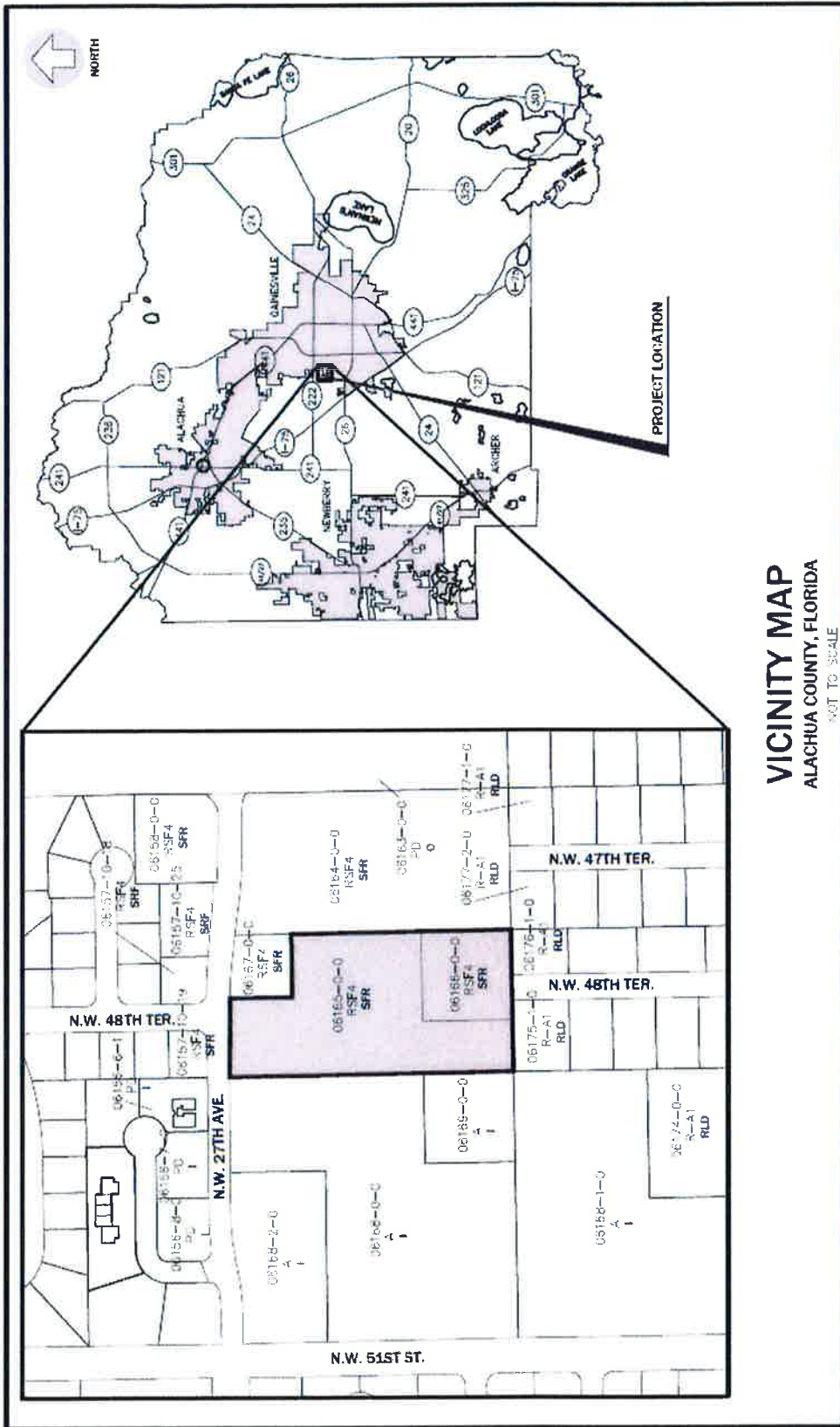
(ADJACENT STREET) 25% ENTERING, 75% EXITING

III. P.M. PEAK HOUR: 1.00 TRIP/UNIT X 18 UNITS = 18.0 TRIPS

(ADJACENT STREET) 63% ENTERING, 39% EXITING

* NURSERY ADT BASED ON A COMPARATIVE RATIO BETWEEN WEEKDAY PEAK VS. SATURDAY PEAK GENERATION. SINCE THE SATURDAY PEAK IS 9.4% GREATER THAN WEEKDAY PEAK, THE WEEKDAY PEAK GENERATOR USED 9.4% LESS THAN SATURDAY GENERATOR (3.11 - 9.4% = 2.81)

PERIOD	TRIPS		NET IMPACT
	EXISTING	PROPOSED	INCREASE
ADT	12.8	171.4	158.6
AM	---	13.5	13.5
PM	2.4	18	15.6



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE



**DEFERRAL OF RESERVATION OF TREATMENT PLANT
CAPACITY FOR POTABLE WATER AND/OR WASTEWATER
FACILITIES AT THE TIME OF CONCURRENCY REVIEW**

Project/Development Petition No. _____

I/We eda engineers-surveyors-planners, inc., applicant for a
concurrency review associated with Villas at Buckridge
(project or development name), elect to defer the reservation of: (Circle all that
apply below.)

Potable Water

Wastewater

Potable Water and Wastewater

treatment plant capacity at the time of concurrency review. I elect to defer the reservation of water and/or wastewater (as circled above) until an application is made for a building permit associated with the project/ development. In signing this deferral form, I/we acknowledge that I/we understand: 1) I/we will be required to pay water and/or wastewater connection charges prior to meter installation and that the fees payable will be based upon the connect charges in effect at that time; 2) The Certificate of Preliminary or Final Concurrency on my/our project/development does not guarantee the availability of water and/or wastewater treatment plant capacity for my project; and 3) If there is no water and/or wastewater treatment plant capacity available at the time of building permit application, no building permit will be issued until capacity is available.

I/we further understand that I/we can elect to cancel this deferral and reserve water and/or wastewater treatment plant capacity at any time prior to the building permit application stage under the following conditions:

1. Treatment plant capacity is available to meet the needs of the project, and,
2. Full payment of water and/or wastewater reservation fees are made to Gainesville Regional Utilities.

Signature(s) of applicant

Date

This is a legally binding deferral of reservation. If not fully understood, seek competent legal advice.



**PUBLIC SCHOOL STUDENT GENERATION
CALCULATION FORM FOR RESIDENTIAL
DEVELOPMENT IN CITY OF GAINESVILLE**

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

(352) 334-5022

OFFICE USE ONLY	
Petition No. _____	Application Date: _____

Owner(s) of Record (please print)	
Name: Freddie and Dinah Stone	
Address: 134 Malibu Drive	
Owingsville, KY 40360-2015	
E-mail Address:	
Phone:	Fax:

Applicant(s)/Agent(s), if different	
Name: eda engineer-surveyors-planners, inc.	
Address: 2404 NW 43rd Street	
Gainesville, FL 32606	
E-mail Address: sreyes@edafl.com	
Phone: 352-373-3541	Fax: 352-373-7249
(Attach notarized authorization for agent to act on owner's behalf)	

PROJECT INFORMATION	
1. Project Name: Villas at Buckridge	
2. Street address: 4811 NW 27th Avenue	
3. Tax parcel no(s): 06165-000-000 and 06166-000-000	
4. Size of property:	4.54 acre(s)

Development Data

(If this is a phased development, attach a sheet showing the phasing schedule)

Single Family Residential
 Multi-Family Residential
 Exempt: _____
 Number of Units: 18
 Number of Units: _____
 (See exemptions on page 2)

Level of Review

Design Plat
 Final Plat
 Preliminary
 Final
 Revised
 Staff Review

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION:

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from the City of Gainesville Planning Division.

Elementary: Littlewood Middle: Fort Clarke High: Buchholz

EXPLANATION OF STUDENT GENERATION CALCULATION:

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: 18 units x 0.159* Elementary School Multiplier = 3 Student Stations
 Middle School: 18 units x 0.080* Middle School Multiplier = 2 Student Stations
 High School: 18 units x 0.112* High School Multiplier = 2 Student Stations

MULTI-FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS:

Elementary School: _____ units x 0.042* Elementary School Multiplier = _____ Student Stations
 Middle School: _____ units x 0.016* Middle School Multiplier = _____ Student Stations
 High School: _____ units x 0.019* High School Multiplier = _____ Student Stations

* Source: School Board of Alachua County: 2009-2010 Five Year District Facilities Plan

Exempt Developments:

- (a) Existing single-family legal lots of record eligible for a building permit.
- (b) Development that includes residential uses that received final development plan approval prior to the effective date for public school concurrency, or are actively being reviewed and have received preliminary plan approvals prior to 12/18/08, provided the development approval has not expired.
- (c) Amendments to final development orders for residential development approved prior to 12/18/08 and which do not increase the number of students generated by the development.
- (d) Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of Policy 2.4.2.4 of the Public Schools Facilities Element or the Interlocal Agreement (ILA).
- (e) Group quarters that do not generate public school students, as described in Policy 2.4.2.5 of the Public Schools Facilities Element.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) shown in question 3 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures will be accepted only with notarized proof.

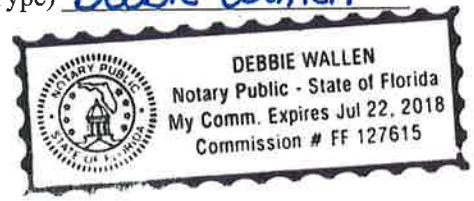
Sergio Reyes
 Owner/Agent Signature
7/25/16
 Date

STATE OF FLORIDA
 COUNTY OF Alachua

Sworn to and subscribed before me this 25th day of July 2016,
 by (Name) Sergio Reyes

Debbie Wallen
 Signature – Notary Public

Personally Known OR Produced Identification _____ (Type) Debbie Wallen



Certification by School Board of Alachua County

This application for a determination of adequacy of public schools to accommodate the public school students generated by the subject development, has been reviewed by the School Board of Alachua County (designated staff representative). The following determinations have been made:

The application is **approved** based upon the following findings:

Elementary: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Middle: Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

High Capacity Required _____ SCSA _____

- Capacity available Available Capacity _____
- Capacity available in three years Available Capacity _____
- Capacity Available in adjacent SCSA Available Capacity _____

Denied for reasons stated

 Terry L. Tougaw
 Director of Community Planning
 School Board of Alachua County

 Date

Neighborhood Workshop Notice

Date: August 3, 2016
 Time: 6 p.m.
 Place: eda engineers-surveyors-planners, inc.
 2404 NW 43rd Street, Gainesville
 Contact: eda engineers-surveyors-planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed subdivision approximately 4.5 acres located at 4811 NW 27th Avenue (parcel numbers 06165-000-000 and 06166-000-000). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.





Memorandum

To: Lynda Strickland DATE: 7/15/2016
FROM: Brenna French
SUBJECT: Neighborhood Meeting – Villas at Buckridge

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed subdivision on approximately 4.5 acres located at 4811 NW 27th Avenue (parcel numbers 06165-000-00 and 06166-000-000). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on Wednesday, August 3, 2016 at 6:00 p.m. at eda office located at 2404 NW 43rd Street, Gainesville.



Contact: Sergio Reyes, PE
eda engineers – surveyors – planners, inc.
(352) 373-3541

TODAY IN HISTORY

1936, President Herbert Hoover signed an executive order establishing the Veterans Administration (later the U.S. Department of Veterans Affairs).
1949, the U.S. Senate ratified the North Atlantic Treaty.
1959, the NS Savannah, the first nuclear-powered merchant ship, was christened by first lady Mamie Eisenhower at Camden, New Jersey.
1960, draft registration began in the United States for 19- and 20-year-old men.

BIRTHDAYS

Singer Ray Starvo is 94.
Movie director Norman Jewison is 90. Former Attorney General Janet Reno is 78. Actor David Downton is 73. Actor Leigh Lawson is 73. Actor Wendell Pierce is 69. Singer Yusuf Islam (formerly Cat Stevens) is 68. Cartoonist Gary Trudeau is 68. Contemporary Christian singer Brandon Heath is 38. Actress Sprague Grayden is 38. Reggae singer Damian Marley is 38. Country singer Brad Paisley (Emerison Drive) is 36. MLB All-Star pitcher CC Sabathia is 36.

LOTTERY

Wednesday, July 20
Lotto
5-11-24-42-43-48
Cash 3
Early drawing: 3-9-4
Night drawing: 6-3-7
Play 4
Early drawing: 0-9-5-9
Night drawing: 2-3-4-9
Fantasy 5
9-25-32-34-36
Powerball
6-25-35-58-66 PB: 5

PREVIOUS RESULTS

Friday 9 - Tuesday
6-9-23-33-35
Match... Payoff...
Winners
5-of-5 \$207,643.27...1
4-of-5 \$136.50...245
3-of-5 \$11.00...8,381

SPACE EXPLORATION

NASA awaits commercial capsules

By Marcia Drees
The Associated Press

CAPE CANAVERAL, Fla. — Five years after Atlantis completed the space shuttle program's final voyage, NASA is still at least a year away from launching its astronauts from U.S. soil.
When Atlantis returned to Earth on July 21, 2011, everyone knew there would be a lengthy gap. But the pilots who guided Atlantis to one last "wheels stop" are doing all they can to hurry up the future, albeit from different teams.



The space shuttle Atlantis is on display June 20 at the Kennedy Space Center Visitor Complex in Cape Canaveral, Fla. Five years after Atlantis completed the space shuttle program's final voyage, NASA is still at least a year away from launching its astronauts from U.S. soil. JOHN RAOUL/THE ASSOCIATED PRESS

One works for Boeing on the company's Starliner crew capsule under development. The other is one of four NASA astronauts training for the initial test flights.

This unprecedented switch from government to commercial rockets promises to usher in a whole new era, according to Atlantis' commander Christopher Ferguson.
"Think space tourists, offloading factories, lunar camps, private Mars labs and more."

"We're on the verge of commercially taking people back and forth to low-Earth orbit. This is practically unheard of," Ferguson said earlier this month.

He now works for Boeing, one of two private companies coming up with new capsules to carry astronauts. Boeing's Starliner is set to sail to the International Space Station in early 2018.

SpaceX's snubbed-up Dragon capsule is scheduled to launch by the end of next year.

Ever since shuttles Atlantis, Discovery and Endeavour retired to museums, Americans have been stuck riding Russian rockets to the

space station. NASA has been relying on SpaceX and Orbital ATK to keep the station supplied. The latest cargo Dragon arrived Wednesday. Its primary payload is a docking port needed for the crew-owned Dragon and Starliner.

Commercial space stations likely will replace the multination space station, Ferguson noted.

"So we're sort of selling the stage for commercial habitation of low-Earth orbit — all with the intent of going beyond," he said.

NASA is looking to send astronauts to Mars in the 2030s. It is developing the Orion spacecraft to do just that, along with a mega-rocket set to debut in 2018.

On this fifth anniversary of the last shuttle flight, space station commander Jeffrey Williams prefers to focus on the future, rather than the past.

"It was tough for everybody to retire the shuttle," Williams said from orbit last week. "It was a great vehicle and did its job. But that's the point — it did its primary job. It fulfilled its primary purpose of building the station."

During a July 8 commemo oration of the shuttle's last liftoff, Ferguson and his co-pilot Douglas Hurlley recalled how they had to practically be dragged from the cockpit following touchdown. Hurlley is now training for test flights of the new capsules.

"I didn't want to leave," Ferguson said. "I just thought, 'We're not done yet.' And it's true. We're not done yet."

Hurlley noted how he, Ferguson and the two other Atlantis astronauts — Sandra Magnus and Rex Walheim — turned out the cabin lights the night before landing and took in

the views of Earth. Their space station visit had gone incredibly well, and the goodbyes with many of their flight controllers had been said.

"I just remember just sitting there going, 'This is unbelievable, I can't believe I'm doing this.' ... The whole mission kind of came crashing in."

Kennedy Space Center's director, former astronaut Robert Cabana, said it was bittersweet hearing Atlantis' twin sonic booms on return one last time.

After 135 shuttle flights spanning 30 years, "it was sad, but there was a great joy about it, too."

A postscript: Thanks to SpaceX, the sonic booms are back.

For only the second time, the leftover first-stage booster of a SpaceX Falcon rocket landed back at Cape Canaveral following Monday's launch. Its return heralded by sonic booms. Like the first time in December, the booster touched down vertically just a few miles from where it took off on the space station delivery mission.

No longer accustomed to these booms, some area residents called 911 to report a middle-of-the-night explosion.

FILM GHOSTBUSTERS

Leslie Jones fights back against hate

By Jake Coakley
The Associated Press

NEW YORK — Under a barrage of hateful posts on Twitter, "Ghostbusters" star Leslie Jones said she was "in a personal hell" and urged the social networking service to do more to eradicate abuse.

In a series of posts Monday night, Jones

said she had been pummeled with racist tweets. She retweeted numerous tweets directed at her with disturbing language and pictures of eggs.

Jones said the messages were deeply hurtful and brought her to tears. The "Saturday Night Live" cast member called on Twitter to strengthen guidelines and for users to "stop letting the ignorant people be the loud ones."

"I feel like I'm in a personal hell," wrote Jones. "I didn't do anything to deserve this. It's just too much. It shouldn't be like this. So hurt right now."

The exchanges came at a career high point for the "Saturday Night Live" cast member. "Ghostbusters," which opened last week, is her first major film role.

"It's like when you think, 'OK I've proven I'm worthy' and then you get hit with a shower of (hate)," she said.

She concluded a string of messages early Tuesday morning. "I leave Twitter tonight with tears and a very sad heart," wrote Jones. "All this cause I did a movie."

The tweets caught the attention of Twitter chief executive Jack Dorsey, who sent Jones a message asking her to get in touch with him. Twitter later responded to a statement.

"This type of abusive behavior is not permitted on Twitter, and we've taken action on many of the accounts reported to us by both Leslie and others," said a spokesperson for Twitter.

"We rely on people to report this type of behavior to us but we are continuing to invest heavily in improving our look and enforcement systems to prevent this kind of abuse. We realize we still have a lot of work in front of us before Twitter is where it should be on how we handle these issues."



Leslie Jones, a cast member in the film "Ghostbusters," poses backstage April 12 during the Sony Pictures Entertainment event presentation at CinemaCon 2016, at Caesars Palace in Las Vegas. Jones has abandoned Twitter because of the social media company's inability to protect its users from online harassment. PHOTO BY CHRIS PIZZELLO/VISION/ASSOCIATED PRESS FILE PHOTO

Then late Tuesday night, BuzzFeed News reported that Twitter had permanently suspended the account of conservative provocateur and Breitbart.com tech editor Milo Yiannopoulos, who it said led the harassment campaign against Jones. Yiannopoulos had more than 370,000 followers on Twitter prior to his suspension. He could not be immediately reached for comment.

"Ghostbusters," which also stars Melissa McCarthy, Kristen Wiig and Kate McKinnon, has spawned an unusual amount of vitriol online, with many anonymous commenters targeting its female stars. The film debuted with \$4.6 million over the weekend.

Many, however, have come to Jones' defense, tweeting support for the actress under the hashtag "LoveForLeslie."

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A neighborhood workshop will be held to discuss a proposed subdivision on approximately 4.3 acres located at 4381 NW 22nd Avenue, parcel numbers 050000002 and 05016000000. This is not a public hearing. The purpose of this meeting is to allow neighborhood property owners of the proposed development and to seek their comments.
The meeting will be held on Wednesday, August 3, 2016 at 6:00 PM, at the office located at 7424 NW 43rd Street, Gainesville, FL.
Contact: Terrell Payne, PE
eda engineers - surveyors - planners, inc.
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The Florida Department of Environmental Protection Announces a Public Workshop
To present and give the public opportunity to provide comments on draft documents Total Maximum Daily Loads (TMDLs) for Leachessa Lake and Cross Creek in the Ocala-Salwa Basin.
Thursday, August 4, 2016 10:30 AM EDT
Alachua County Library Headquarters
Meeting Room A
401 East University Avenue
Gainesville, Florida
For more information on the meeting, contact Ms. Shannagh Gibson, Watershed Evaluation and TMDL Section, Florida Department of Environmental Protection, 2900 Bruce B. Downs Blvd., MS 3555, Tallahassee, Florida, 32399-2100, or by e-mail at Shannagh.Gibson@dep.state.fl.us

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GAINESVILLE, FL 32606-6585

Neighborhood Workshop Notice

06176-003-000 Villas at Buckridge
NANCY B SCHENEWERK
2305 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06177-002-000 Villas at Buckridge
HEATHER STAFFORD
2406 NW 47TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06165-000-000 **** Villas at Buckridge
FREDDIE DALE STONE
134 MALIBU DR
OWINGSVILLE, KY 40360-2015

Neighborhood Workshop Notice

06155-001-011 Villas at Buckridge
JANE THOMAS JANE C
4913 NW 28TH PL
GAINESVILLE, FL 32606-6007

Neighborhood Workshop Notice

06175-004-000 Villas at Buckridge
NICOLAS CONCHA VERA
2304 NW 48TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06157-010-020 Villas at Buckridge
GLENDA D WILLIAMSON
2718 NW 48TH TER
GAINESVILLE, FL 32606

engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
21 JUL '16
PM 3 L

160634A



Neighborhood Workshop Notice
Elizabeth PL/Northwest 23rd ST

NIXEE 322 SC 2 8697/26/15

RETURN TO SENDER
NO SICK NUMBER
UNABLE TO FORWARD

BC 32606650204 *1532-00113-21-03

0000000000



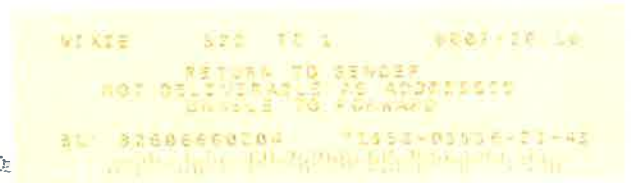
engineers • surveyors • planners, inc.
3404 NW 58th Street
Gainesville, FL 32609

JACKSONVILLE
FL 320
21 JUL '16
PM 2 L



Neighborhood Workshop Notice
Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

32605-160634A



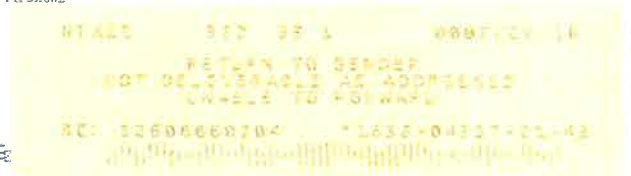
engineers • surveyors • planners, inc.
2404 NW 13th Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
21 JUL '16
PM 3 L



Neighborhood Workshop Notice
06156-009-000 Villas at Buckridge
NORTHWEST PROFESSIONAL CTR OW
PO BOX 1702-140
GAINESVILLE, FL 32602

32602-0090000





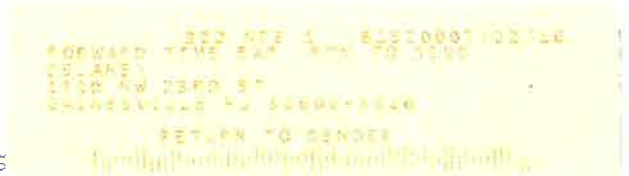
engineers • surveyors • planners, Inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
21 JUL '16
PM 4 L



Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607



32607-8182205

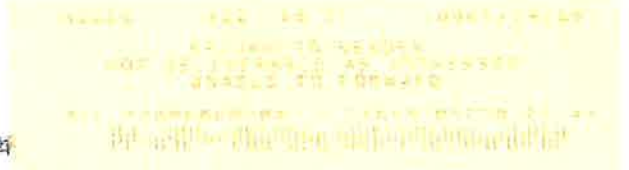


engineers • surveyors • planners, Inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
21 JUL '16
PM 3 L



Neighborhood Workshop Notice
Stephen Foster Neighborhood Assoc, Inc
SANDRA WATT'S KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609



32609-2270194



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
TAMPA
FL 320
21 JUL '16
PM 5 L



UNITED STATES POSTAGE
METRY BONES
02 1P \$ 000.46⁵
0000255201 JUL 21 2016
MAILED FROM ZIP CODE 32606

MISSENT

Neighborhood Workshop Notice
Mill Pond
HAROLD HANGL
309 NW 48 BLVD
GAINESVILLE, FL 32607

43021 320 72 5200 0000 2016
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEES
UNABLE TO FORWARD
0000255201 JUL 21 2016



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
21 JUL '16
PM 5 L



UNITED STATES POSTAGE
METRY BONES
02 1P \$ 000.46⁵
0000255201 JUL 21 2016
MAILED FROM ZIP CODE 32606

Moved

Neighborhood Workshop Notice
06177-006-000 Villas at Buckridge
GONZALES & GONZALES
401 KILLINGSWORTH CIR
VACAVILLE, CA 9568

43021 320 72 5200 0000 2016
RETURN TO SENDER
ATTEMPTED - NOT ALLOWED
UNABLE TO FORWARD
0000255201 JUL 21 2016

0000255201

engineers • surveyors • planners, Inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
21 JUL '16
PM 3 1

160634A



Neighborhood Workshop Notice
Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

MIXED 1002 SE 1 0000194126

RETURN TO SENDER
IF VACANT
UNABLE TO FORWARD

SC. 320000660204 76034-03750-00-44

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00000000000000

2304 NW 48 Terr

32606

No/Limited Out
through

Payed?

Villas at Buckridge
Neighborhood Meeting Sign-In Sheet

Wednesday, August 3, 2016; 6:00 pm

Name	Address	Phone	Email
Sharon Papciak	4903 NW 28 PL	352-372-7446	Sharonpapciak@bellsouth.net
Tony Barr	2804 NW 48 TH RD	339 0771	tony.barr@barrsystems.com
Cheryl Kaplan	4751 NW 27 th Ave	339-6894	chayasarah@cox.net
MILANDA CASTRO	2349 NW 18th Ave 32 ND PL	505-8545	CASTROHAM@AOL
Ellen Goldman	2349 NW 32 nd PL	505-3383	zone8b@cox.net
Celeste Williams	2771 NW 48th Rd 27 th	375-6224	g_williams@bellsouth.net
Audrey	" "	" "	" "
KATHLEEN HARRIS	2709 NW 48 th RD	375-7796	ladykatharris@bellsouth.net
Reggie HARRIS	"	"	
Pete HARRIS	"	"	
Jonathan Colon	4516 NW 23 rd Ave Gainesville	352-538 1453	JonathanColon@Watson RealtyCorp.com
Andy Kaplan	P.O. B. 13843 GAINESVILLE	373-2726	KAPLANARCHITECT@COX.NET
Kathy Niederhoh	4923 NW 28 th PL 32606	336-0626	c/kathy@cox.net



Neighborhood Meeting Minutes Villas at Buck Ridge

Location: eda engineers-surveyors-planners, inc.
2404 NW 43rd Street
Gainesville, FL

Meeting Date & Time: August 3, 2016 at 6:00pm

Attendees: See Sign-In Sheet

Project Representatives: Clay Sweger **eda**
Sergio Reyes **eda**

Meeting Minutes:

Mr. Sweger started the meeting at 6:00 pm with an explanation of the scope of the proposed project.

This project consists of a proposed 18 lot subdivision with a zoning of RSF-4. The property is located on approximately 4.5 acres located at 4811 NW 27th Avenue. The proposed access is from NW 27th Avenue. Sweger explained that this is the first step in the approval process and they would receive notice as the project advances prior to public hearings.

Mr. Sweger then opened the floor to questions.

Q: Are you proposing a road connection to NW 48th Terrace to the south?

A: Our proposed plan shows a road stub out to the southern property line.

Q: Is NW 48th Terrace private (to the south of our project)?

A: Yes, we believe it is.

Comment: Two of the property owners to the south would prefer that there be no cut through traffic south through NW 48th Terrace.

Q: Is NW 48th Terrace going to be paved?

A: There is no proposal to pave.

Q: Where is the vehicular access to the site?

A: From NW 27th Avenue to the north.

Q: Will there be sidewalks in the S/D?

A: Yes, sidewalks are proposed.

Q: Is this project affiliated with the Co-Housing project?

A: No, it is not. That project is located to the east of our project.

Q: Will this be the same as the Co-Housing project?

A: No, this will be a more traditional residential subdivision design.

Q: Are you keeping any trees?

A: Yes, some trees will be retained. For example, we designed the stormwater basin around the best tree on the entire property, a large live oak. This will make for a very nice entry feature.

Q: Is this section 8 housing?

A: No, this project proposes single family homes to be sold at market rates.

Q: When would construction occur for this project?

A: We anticipate that construction would begin in 2017.

Q: What is the project name?

A: Villas at Buck Ridge.

Comment: There is a lot of existing school traffic (vehicle and pedestrian) along NW 27th Avenue.

No further questions were asked. The meeting concluded at 6:40 pm.

Attachment “D”
Response to Comments



September 20, 2016

Lawrence Calderon
City of Gainesville
306 NE 6th Avenue
Gainesville, FL 32602

**RE: Villas at Buckridge
Project # DB-16-00110**

Dear Mr. Calderon:

The applicant's responses to the TRC comments issued on August 22, 2016 are below and the following materials are attached:

- 7 Sets of Plans
- 1 CD

Planning Comments (INSERT REVIEW RESULT) Insert Name, Title, 334-5023

1. All signage and poles are reviewed separately and may need special permits. Where sign foundations are provided it is only to ensure that they are adequately separated from utilities and other sensitive site improvements. Wall mounted signs are not review or approved during the development review process. Please ensure that all proposed sign comply with the ordinance; the proposed location of the sign does not meet code.

Response: Final signage location will be provided in construction plans. Sign will be permitted separately.

2. Would the applicant consider connecting the sidewalk across the adjacent single-family lot to the next subdivision where sidewalk is provided?

Response: Sidewalk is not required by code, therefore a sidewalk is not proposed at this location.

3. Please provide the proposed density for the project; it appears that the parcel is 4.54 acres with a zoning of RSF-4 which would lead to approximately 3.96 total units.

Response: Density calculations are provided on sheet C0.00.

4. Please provide Date of survey approval and an inscription stating "NOT FOR FINAL RECORDING."

Response: Design plat has been revised as requested.

5. Concerning the total number of lots; it is recommended that a separate parcels or lots should be created for the drainage area and associated facilities. This would facilitate management of the maintenance agreement and bonding for the Stormwater if the City will ultimately be responsible for maintenance.

Response: A lot is proposed for the stormwater facilities.

6. Please indicate whether there are any existing improvements on the site; it appears that there may be a stormwater facility.

Response: There are not existing improvements on the site.

7. Please show the front building setback line for each lot; alternatively, you may show the setbacks for all lots in one area on the plat. A note should also be included indicating that the setbacks are for all structures.

Response: Building setbacks have been made more clear on the plat.

8. According to the right-of-way cross-section, the light poles are placed in the landscape zone; please ensure that there are no conflicts with proposed lighting and required street trees.

Response: Lighting and street trees will be staggered to avoid conflicts. This will be addressed in final construction plans.

9. City commission review.

Within 60 days after development review board approval, the subdivider shall file with the planning and development services department at least three copies of the approved design plat, including the modifications, if any, imposed by the development review board. Should the plat not be so filed within that period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission.

Response: Noted.

10. The roadway provides no means for turnaround of service and emergency vehicles. A turnaround is required at the southern end of the development.

Response: A cul-de-sac is proposed on the revised plans, see sheet C1.00.

11. It appears that the development intends to allow the flow of traffic from its development to the development on the south side; unless the roadway is improved, this design should be given additional consideration on impact to the residential subdivision to the south.

Response: No connection is proposed.

12. A pedestrian crosswalk shall be provided at the entrance to the subdivision.

Response: Crosswalk has been provided. See sheet C1.00.

13. It is strongly recommended that the northern edge of the basin be buffered from the street to the north.

Response: Final landscape and/or fence will be proposed with construction plans.

14. There is a recreational facility immediately west of the proposed residential facilities; how are the residential developments protected from adjacent activities and existing lighting?

Response: No buffer is required. Any landscaping and/or fence will be proposed with construction plans.

15. Please indicate the intended use of the property immediately west of the single-family lot and the main entrance road to the subdivision.

Response: That area is proposed as city right-of-way and proposed to be dedicated to the city.

Photometrics:

16. Please ensure that roadway lighting is consistent with Public Works and GRU standards.

Response: Photometric plan will be submitted with construction plans.

Concurrency Comments (Approvable subject to below) Jason Simmons, Concurrency Planning, 334-5022

1. Please amend note #13 on sheet C0.00 to say that, "This site is located in Zone B of the Transportation Mobility Program Area (TMPA) and will comply with the applicable provisions of Transportation Mobility Element Policies 10.1.4. and 10.1.6"

Response: Sheet C0.00 has been revised accordingly.

2. Please clarify the trip generation for the previous nursery use (ITE 818). The Saturday trip generation for this use per acre is 3.11; you then compared that to a weekday peak. Where is the weekday peak in the ITE manual and how was it determined that the Saturday peak is 9.4% greater than the weekday peak?

Response: The trip generation tables have been revised to reflect the percent change between Saturday and weekday peak, which indicates that weekly ADT is 28.8% less than Saturday ADT. See C0.00.

3. It appears that the PM peak hour rate of 0.53 trips per acre is based on the PM peak hour of generator. The city uses the peak hour of adjacent street traffic when available. The AM and PM peak hour of adjacent street traffic is available and should be used for the nursery use.

Response: The tables have been revised to address this comment. The appropriate ratio of 0.45 for peak hour of adjacent traffic is used. See C0.00.

4. This development is located in Zone B of the Transportation Mobility Program Area (TMPA) and must meet all relevant Transportation Mobility Element Policy 10.1.4 and 10.1.6 criteria. Based on the estimated average daily trip generation, it appears this development will need to meet 3 Policy 10.1.6 criteria. Please indicate how this development will meet the required criteria.

Response: A TMPA payment will be made to meet this requirement, see note on sheet C0.00.

Public Works Review (Approvable subject to comments) 352-334-5070**ROADWAY & SITE DESIGN**

1. Will a physical barrier be proposed in the construction drawings preventing a vehicular connection south to the existing NW 48th Terrace? If so, a cul-de-sac or similar feature will be required to allow larger vehicles to service the development.

Response: A cul-de-sac is proposed on the revised plans, no direct connection to existing private road is proposed at this time.

STORMWATER MANAGEMENT:

1. Per the City of Gainesville Engineering Design Manual (EDCM) Sec. 4.27, provide the following information on the cover sheet - Total impervious area; Total semi-impervious area (ie grass parking); and a table containing the following information - SMF ID; Lowest discharge elevation; Retention volume below lowest discharge elevation; Retention area at lowest discharge elevation.

Response: The current submittal is for design plat only. Once this is approved by the city commission, construction plans will be submitted including final impervious area, semi-impervious area, etc. meeting the requirements of EDCM section 4.27.

2. All structures are not represented in the Stormwater Structure Schedule. Need elevations of the W 15" invert in Structures S-1 and S-4. Neither S-5 nor S-9 is listed. Invert of MES 2.5' lower than SMF bottom.

Response: Revised sheet C3.00 includes all the proposed structures with invert information.

**Building Department Comments Linda Patrick, Plans Examiner (PX934), 334-5050
patricklr@cityofgainesville.org**

**Fire and Life Safety Services (approvable with comment) Tom Burgett, Fire Inspector,
334-5065**

1. Please add a note to the cover sheet: The development shall comply with The Florida Fire Prevention Code. [Gainesville Fire Prevention and Protection Code Section 10-5(a) & (b)]

Response: Sheet C0.00 has been revised as requested.

2. Please add a note to the cover sheet: In-Building Public Safety Radio Enhancement Systems shall be provided in all buildings where minimum radio signal strength for fire department communications is not achieved at a level determined by the AHJ. It is highly recommended that developers evaluate and address the potential need for IBPRES in the early stages of project planning. For additional specific requirements pertaining to signal strength, coverage, maintenance and testing refer to NFPA 72-14.4.12 and 24.5.2. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-11.10)]

Response: Sheet C0.00 has been revised as requested.

3. Dead-end fire department access roads in excess of 150 ft. (46m) in length shall be provided with approved provisions for fire apparatus turnaround. An approved turnaround includes T, Y,

or a cul-de-sac meeting public works and fire department criteria. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-18.2.3.4.4)] (There are questions concerning tying into the road to the south of the development)

Response: A cul-de-sac is proposed on the revised plans, see sheet C1.00.

4. Please add a note to the cover sheet: The owner or the owner's authorized agent shall develop a fire safety program to address all essential fire and life safety requirements for the duration of demolition, alteration, and construction. As specified in the Florida Fire Prevention Code, including NFPA 241, the fire safety program shall include an emergency response plan, as well as identifying fire prevention precautions, site and building emergency access routes, temporary and permanent water supplies, building egress routes, good housekeeping practices, and fire protection system installation and maintenance. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-16)]

Response: Sheet C0.00 has been revised as requested.

GRU Comments (Not Approved) Wendy Mercer, Technical Support Specialist III, 352-393-1413 GRU comments are being provided to the applicant in the form of redline markups of the plans.

Water/Wastewater: Not approved. Please use the link below to access the redlines:
<https://www.dropbox.com/sh/vmg5cfif05h8a60/AAoRRI3-NnTvvh9YwxECh5Xa?dl=0> Real Estate: Not approved.

<https://www.dropbox.com/s/ri3s9fnoivk64d6/Villas%20at%20Buckridge%20Plat%231%20Routing%20Slip.pdf?dl=0> Electric: Not approved. Electric on plans differs from layout provided prior to submittal. Numerous conflicts with storm. Storm was not on original utility plan used to design electric layout. New electric layout provided. Please use that layout on the next submittal. Gas: Not Approved. Gas allocation needs to be shown in the 8' PUE. As stated gas is available from NW 27th Ave.

Response: Revisions to plans include comments from all GRU departments.

Hazardous Materials - ACEPD (INSERT REVIEW RESULT) Agustin Olmos, Water Resources Supervisor, PE, 264-6800

Environmental Comments (INSERT REVIEW RESULT) Mark Brown, Environmental Coordinator E-mail: brownmm@cityofgainesville.org; Phone: 352-393-8692

GPD Crime Prevention Unit Comments (INSERT REVIEW RESULT) Dr. Richard Schneider, rschnei@ufl.edu

A design plat, no photometric data required at this phase. Will need to show security lighting and photometric data in future phases.

Response: Noted.

Urban Forestry Comments (Approvable with conditions) Earline Luhrman, Urban Forestry Inspector, 393-8188 8/5/16

1. Please show the proposed shade trees along both sides of the roadways on 40' centers between the curb and the sidewalk in an 8 foot landscape strip.

Response: Landscaping plan will be provided with construction plans.

2. Please indicate the plant materials for the retention basin that requires shade trees on 35' centers along with shrubs and groundcovers.

Response: Landscaping plan will be provided with construction plans.

3. Please provide street shade trees along the frontage of the 27th Avenue on 40' centers.

Response: Landscaping plan will be provided with construction plans.

4. Please show a detail of the chain link fence for protecting the high quality heritage trees during development with 8' of mulch inside the barriers.

Response: Landscaping plan will be provided with construction plans.

5. There is one high quality heritage tree that is shown to be removed and this will require a tree appraised value for the removals of this tree. (27" Live oak tree=\$12,589.83)

Response: Landscaping plan and mitigation table will be provided with construction plans.

6. The additional tree removals may count towards the landscaping requirements for street trees and retention trees.

Response: Landscaping plan will be provided with construction plans.

7. At the time a building permit is acquired an individual tree removal permit will be required for clearing trees from each lot for a home.

Response: Noted.

8. Most of these notes are for construction plans but I thought I would provide now during this review.

Response: Noted.

9. Please include landscaping notes for the urban forestry inspector as customary on the landscape sheet.

Response: Landscaping plan will be provided with construction plans.

10. Please provide extra buffering with trees and shrubs for the single family homes that borders this development.

Response: Landscaping plan will be provided with construction plans.

Attachment E.

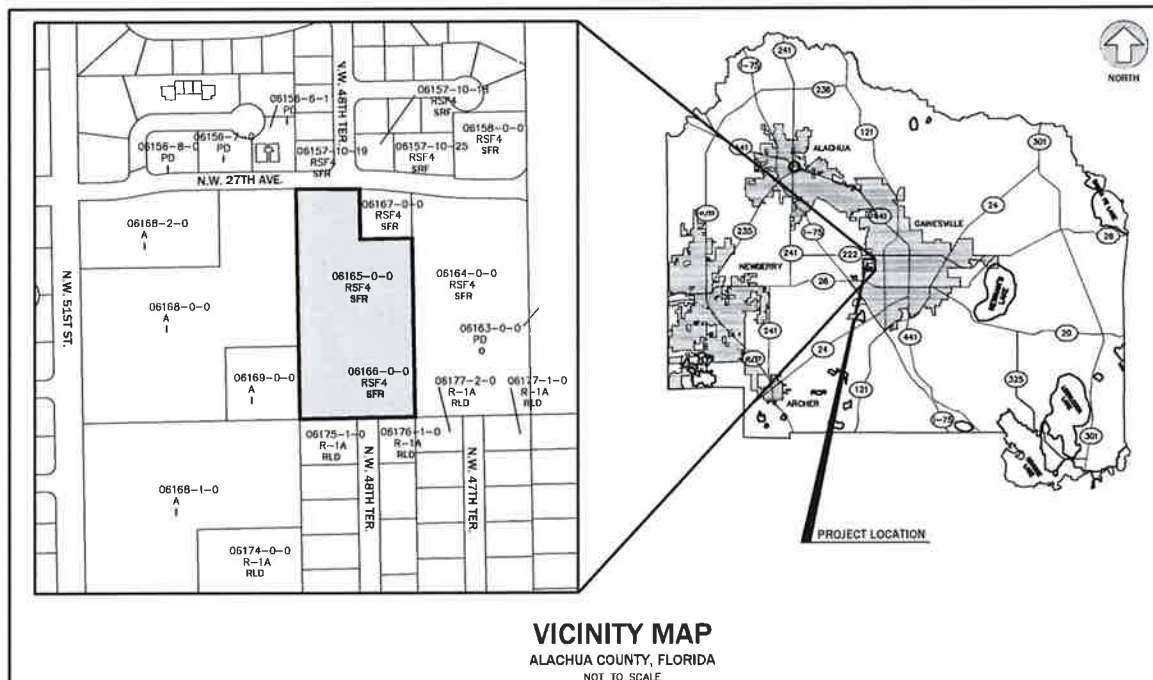
Subdivision Drawings for Review by DRB

VILLAS AT BUCKRIDGE DESIGN PLAT GAINESVILLE, FLORIDA

DEVELOPMENT INFORMATION		
1. PROJECT OWNER:	FREDDIE DALE STONE 134 MALIBU DR. OWINGSVILLE, KY 40360-2015	
2. NAME OF PROJECT:	VILLAS AT BUCKRIDGE	
3. PROJECT DESCRIPTION:	THE PROPOSED PROJECT WILL CONTAIN 18 SINGLE-FAMILY DETACHED LOTS AND APPROXIMATELY 880± L.F. OF CITY DEDICATED ROAD	
4. PROJECT ADDRESS:	4811 N.W. 27TH AVENUE	
5. TAX PARCEL NUMBER:	06185-000-000 AND 06186-000-000	
6. SECTION/TOWNSHIP/RANGE:	SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST	
7. ZONING:	RSF-4	
8. FUTURE LAND DESIGNATION:	SINGLE FAMILY	
9.	THE PROPOSED PROJECT WILL INCLUDE A STORMWATER SYSTEM MEETING THE REQUIREMENTS OF THE CITY OF GAINESVILLE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD).	
10.	THE PROPOSED PROJECT IS NOT LOCATED WITHIN THE WELL FIELD PROJECTION ZONE, GATEWAY, GREENWAY, SURFACE WATER OR NATIVE PARK DISTRICTS. THIS PROJECT IS NOT LOCATED WITHIN FEMA FLOOD HAZARDOUS ZONES.	
11.	UTILITIES, WATER, WASTEWATER, ELECTRIC AND GAS, WILL BE PROVIDED BY GAINESVILLE REGIONAL UTILITIES. UTILITIES ARE LOCATED ALONG NW 27TH AVENUE.	
12.	THE SUBSURFACE SOILS CONSIST OF CANDLER FINE SANDS. CANDLER SOILS ARE GENERAL DESCRIBED AS NEARLY LEVEL TO GENTLY SLOPING AND EXCESSIVELY DRAINED. A SOIL REPORT PERFORMED BY UNIVERSAL ENGINEERING SERVICES (UES) REPORT 133853 DATED JUNE 3, 2016, A COPY OF THIS REPORT IS INCLUDED WITH THIS SUBMITTAL.	
13.	THIS PROJECT IS LOCATED IN ZONE B OF THE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) AND IT WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE TRANSPORTATION MOBILITY ELEMENT POLICIES 10.01.4 AND 10.1.6. A TMPA PAYMENT WILL BE MADE TO MEET CRITERIA OUTLINED IN TRANSPORTATION MOBILITY ELEMENT.	
14.	IN BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ. IT IS HIGHLY RECOMMENDED THAT DEVELOPERS EVALUATE AND ADDRESS THE POTENTIAL NEED FOR IBPRES IN THE EARLY STAGES OF PROJECT PLANNING. FOR ADDITIONAL SPECIFIC REQUIREMENTS PERTAINING TO SIGNAL STRENGTH, COVERAGE, MAINTENANCE AND TESTING REFER TO NFPA 72-14.4.12 AND 24.5.2 [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-11.10)].	
15.	THE OWNER OF THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION AS SPECIFIED IN THE FLORIDA PREVENTION CODE, INCLUDING NFPA 241. THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-6)].	
16.	THE DEVELOPMENT SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE SECTION [10-5 (a) & (B)].	

CONTACT INFORMATION		
1. PROPERTY OWNERS:	FREDDIE DALE STONE 134 MALIBU DR. OWINGSVILLE, KY 40360-2015	
3. CONSULTANT ENGINEER:	eda engineers surveyors planners, inc. 2404 NW 43rd STREET GAINESVILLE, FL 32606 (352) 373-3541 CONTACT: SERGIO REYES, P.E.	
5. PLANNER:	eda engineers surveyors planners, inc. 2404 NW 43rd STREET GAINESVILLE, FL 32606 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP	
6. SURVEYOR:	eda engineers surveyors planners, inc. 2404 NW 43rd STREET GAINESVILLE, FL 32606 (352) 373-3541 CONTACT: JARED ROGERS, PSM	

DENSITY	
ALLOWED:	
ZONING: RSF-4 =	8du/ACRE
PROJECT AREA: 4.54 ACRES X 8 UNITS =	35.6 UNITS
PROPOSED:	
18 UNITS/4.54 ACRES =	3.96du/ACRE



LEGEND:	
ZONING:	
A	AGRICULTURAL
R-1A	RESIDENTIAL SINGLE FAMILY
PD	PLANNED DEVELOPMENT
RSF4	SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:	
I	INSTITUTIONAL
O	OFFICE
RLD	RESIDENTIAL LOW DENSITY
SFR	SINGLE FAMILY RESIDENTIAL

TRIP GENERATION		
EXISTING		
LAND USE: NURSERY (WHOLESALE) PER I.T.E. 9TH EDITION		
I. AVERAGE DAILY TRIPS:	2.23 TRIPS/ACRE* X 4.54 UNITS = 10.1 TRIPS	50% ENTERING, 50% EXITING
II. A.M. PEAK HOUR: (NOT AVAILABLE)		
III. P.M. PEAK HOUR: 0.45 TRIPS/ACRE X 4.54 ACRES = 2.0 TRIPS		
DIRECTIONAL DISTRIBUTION - NOT AVAILABLE		
PROPOSED		
LAND USE: SINGLE FAMILY DETACHED HOUSING PER I.T.E. 9TH EDITION		
I. AVERAGE DAILY TRIPS:	9.52 TRIPS/UNIT X 18 UNITS = 171.4 TRIPS	50% ENTERING, 50% EXITING
II. A.M. PEAK HOUR: 0.75 TRIPS/UNITS X 18 UNITS = 13.5 TRIPS	(ADJACENT STREET) 25% ENTERING, 75% EXITING	
III. P.M. PEAK HOUR: 1.00 TRIP/UNIT X 18 UNITS = 18.0 TRIPS	(ADJACENT STREET) 63% ENTERING, 39% EXITING	
* NURSERY ADT BASED ON A COMPARATIVE RATIO BETWEEN WEEKDAY PEAK VS. SATURDAY PEAK GENERATION. SINCE THE SATURDAY PEAK IS 28.8% GREATER THAN WEEKDAY PEAK, THE WEEKDAY PEAK GENERATOR USED 28.8% LESS THAN SATURDAY GENERATOR (3.11 - 28.8% = 2.23)		

PERIOD	TRIPS		NET IMPACT
	EXISTING	PROPOSED	
ADT	10.1	171.4	161.3
AM	---	13.5	13.5
PM	2.0	18	16.0

LEGAL DESCRIPTION

THE WEST HALF OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 147 1/2 FEET OF THE EAST 147 1/2 FEET THEREOF.

THE ABOVE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 44 MINUTES, 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 184.39 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 147.33 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 09 SECONDS EAST, A DISTANCE OF 147.44 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID LOT 51; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 515.24 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 51; THENCE NORTH 89 DEGREES, 30 MINUTES, 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 00 DEGREES, 15 MINUTES, 48 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 51, A DISTANCE OF 661.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 51 AND THE POINT OF BEGINNING.



SCALE:
AS SHOWN



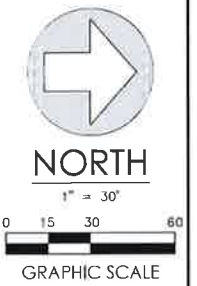
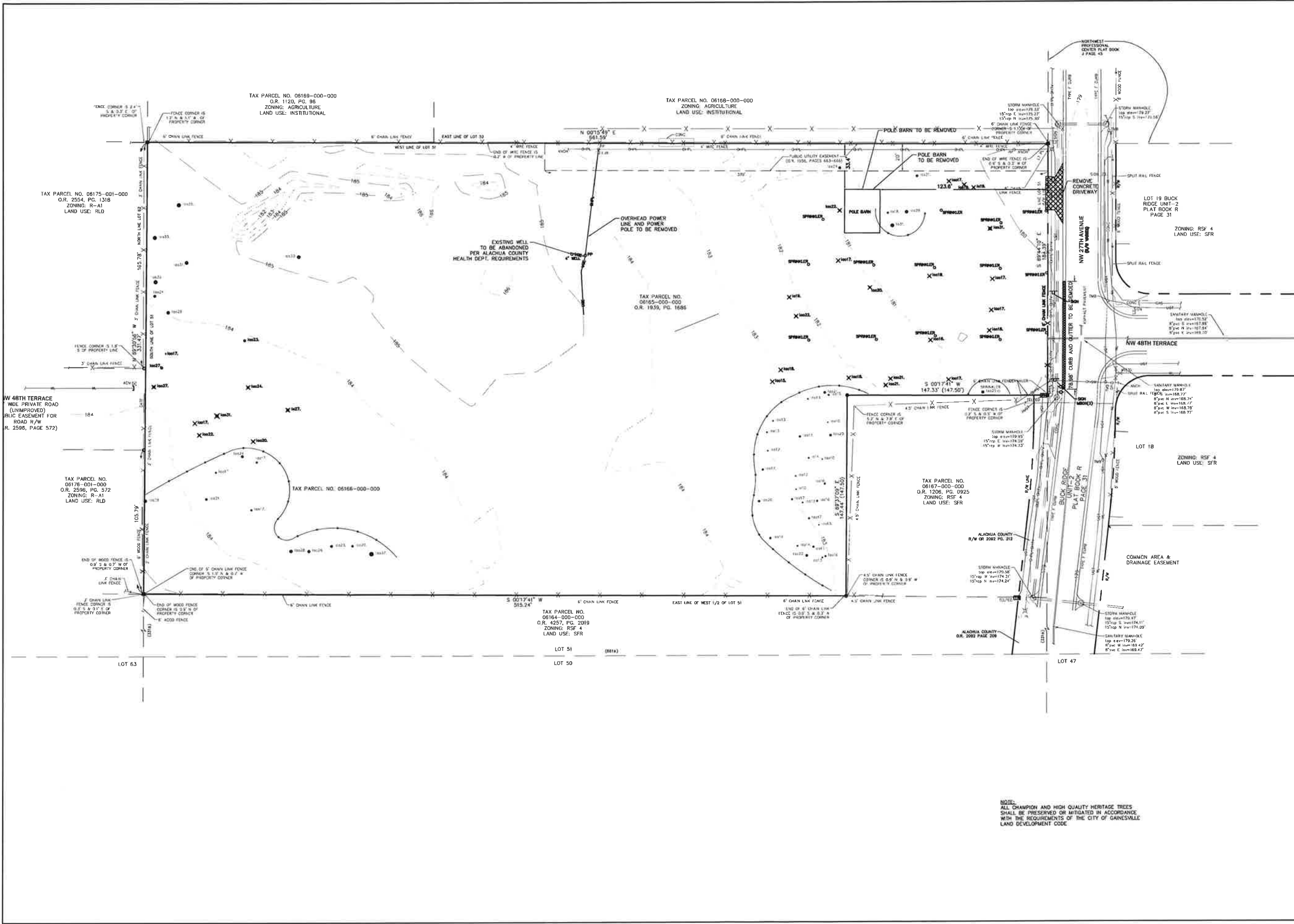
VILLAS AT BUCKRIDGE DESIGN PLAT
CITY OF GAINESVILLE, FLORIDA

COVER SHEET

DRAWING INDEX	
SHEET NUMBER	DRAWING TITLE
C0.00	COVER SHEET
C0.10	DEMOLITION AND TREE CLEARING PLAN
C1.00	GENERAL LAYOUT
C2.00	SOIL SURVEY MAP
C3.00	DRAINAGE PLAN
C4.00	UTILITY PLAN
C4.10	UTILITY ALLOCATION AND DETAILS
D-1.0	DESIGN PLAT
D-2.0	DESIGN PLAT
V-001	BOUNDARY, TREE AND TOPOGRAPHIC SURVEY

Project: REVISED CITY/GRU SUBMITTAL
 Designer: S.R. Drawings/AMR Checked: TAR
 Project No.: 16-174 Date: 09/20/16
 Professional Engineer of Record:
 SERGIO J. REYES, P.E. 47311
 ENGINEER Certificate No.

Sheet No.: C0.00

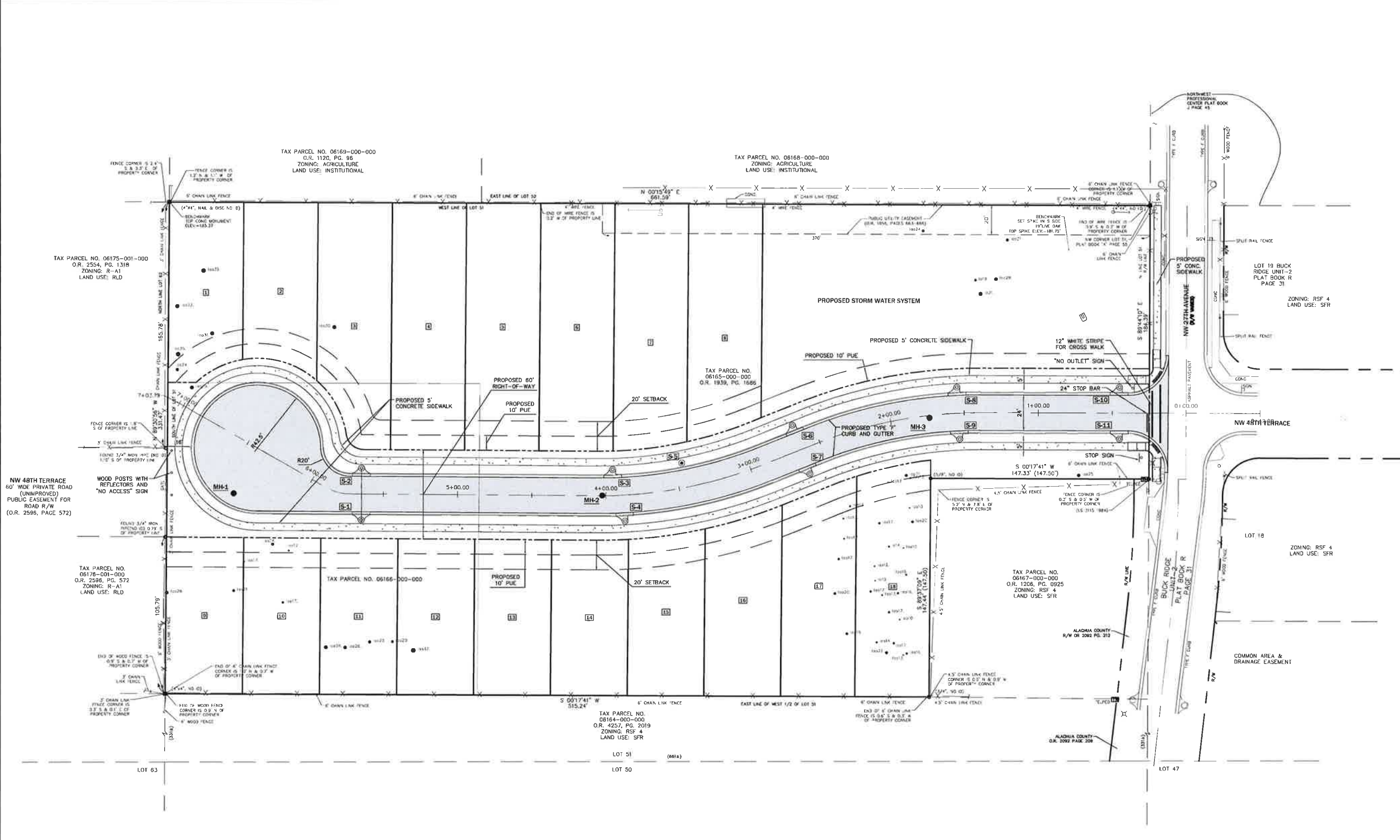


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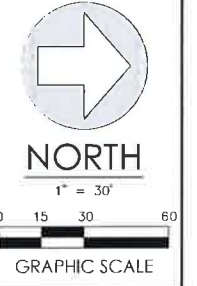
Project: **VILLAS AT BUCKRIDGE DESIGN PLAT CITY OF GAINESVILLE, FLORIDA**
 Sheet Title: **DEMOLITION AND TREE CLEARING PLAN**

Project Name: **REVISED CITY/GRU SUBMITTAL**
 Designer: **SJR**
 Project No: **16-174**
 Date: **09/20/16**
 Professional Engineer of Record:
Sergio J. Reyes, P.E.
 Engineer
 Certificate No. **47311**

Sheet No: **C0.10**



LEGEND	
	PROPERTY LINE
	LOT LINE
	SET BACK LINE
	RIGHT-OF-WAY LINE
	EASEMENT



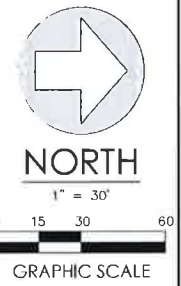
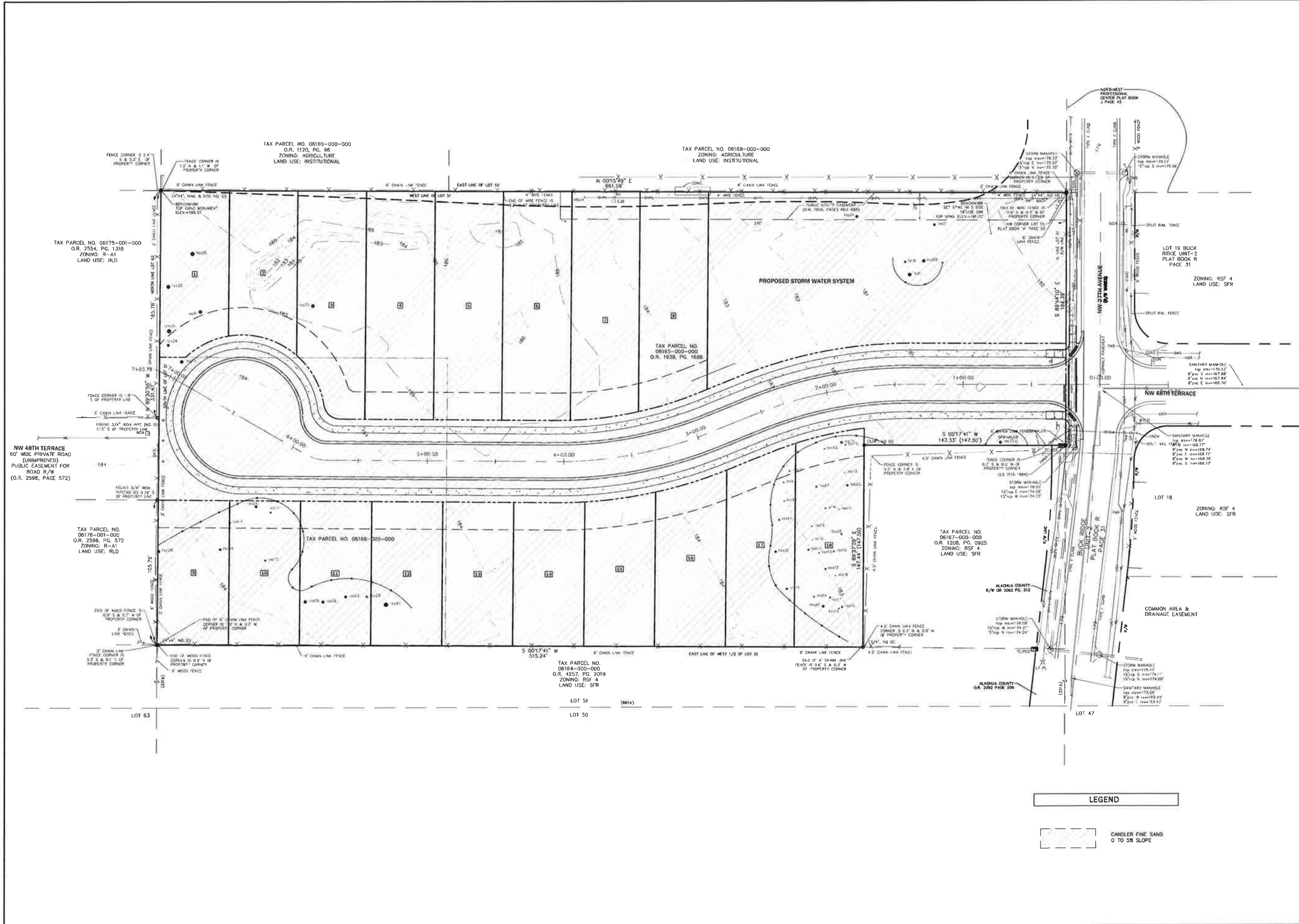
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www.edsinc.com

VILLAS AT BUCKRIDGE DESIGN PLAT
CITY OF GAINESVILLE, FLORIDA
GENERAL LAYOUT

Project Name:	REVISED CITY/GRU SUBMITTAL
Designed By:	SJR
Drawn By:	MAJ
Checked By:	TAR
Project No.:	16-174
Date:	08/30/16
Professional Engineer of Record:	Sergio J. Reyes, P.E.
Engineer No.:	47311
Professional Seal No.:	47311

Sheet No. **C1.00**

G:\projects\160634A\160634A_Villas at Buckridge - NW 21st Ave\160634A-C1.dwg, C:\00_GENERAL\160634A.dwg, C:\00_GENERAL\160634A.dwg, C:\00_GENERAL\160634A.dwg, C:\00_GENERAL\160634A.dwg



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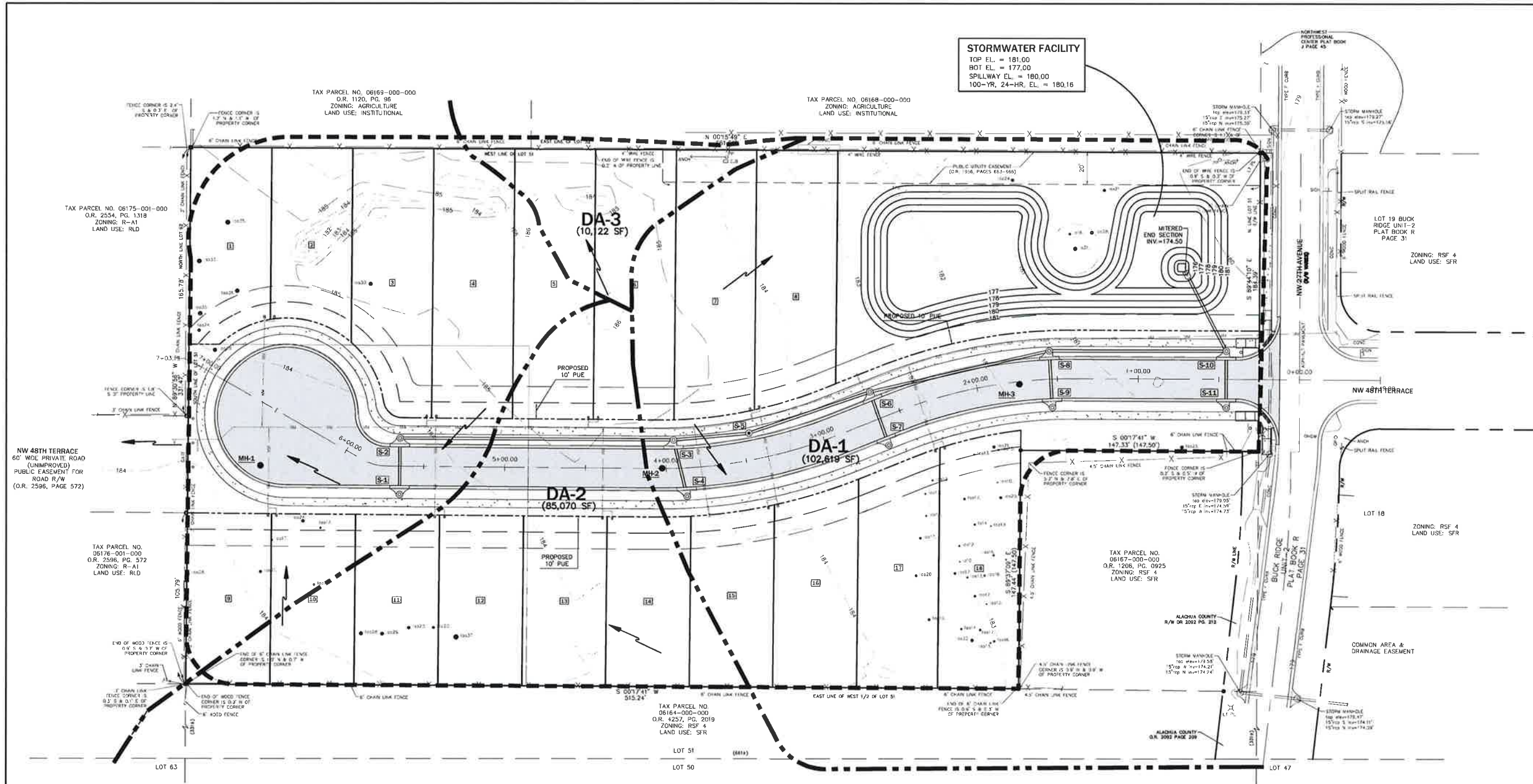
3400 N.W. 42nd STREET, GAINESVILLE, FLORIDA 32608-4442
TEL: 352.737.2200 FAX: 352.737.2200
WWW.EDSINC.COM

VILLAS AT BUCKRIDGE DESIGN PLAT
CITY OF GAINESVILLE, FLORIDA

SOIL SURVEY MAP

Project Name:	REVISED CITY/GRU SUBMITTAL
Designer: SR	Down/SW/AMG/Creaser, TAR
Project No.:	18-174
Date:	09/20/16
Professional Engineer of Record:	Sergio J. Reyes, P.E.
Certificate No.:	472311
Engineer:	

Sheet No. C2.00



STORMWATER DEVELOPMENT DATA

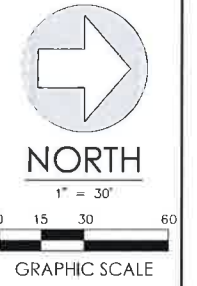
1. THE SITE IS NOT LOCATED WITHIN FLOOD HAZARDOUS AREAS.
2. THERE IS NOT FLOOD PLAINS WITHIN THE PROJECT AREA.
3. SUBSURFACE CONDITIONS ARE SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SERVICES (REPORT No. 1338353) DATED JUNE 3 2016.
4. THE MAJORITY OF THE SITE DRAINS TO THE N.W. CORNER OF THE PROPERTY. THERE IS A HIGH POINT IN THE MIDDLE OF THE PROJECT AREA.
5. RUNOFF FROM THE ROADS AND THE PROPOSED HOUSES WILL BE DIRECTED TO THE PROPOSED STORMWATER PIPING SYSTEM AND THEN COLLECTED INTO A PROPOSED STORMWATER SYSTEM.

LEGEND

- PREDEVELOPMENT & DRAINAGE AREA
- POST-DEVELOPMENT DRAINAGE AREA

STORMWATER STRUCTURE SCHEDULE

STRUCTURE	STRUCTURE DATA
S-1	TOP EL.=183.887 W 15" INV.=180.70
S-2	TOP EL.=183.887 N 15" INV.=180.44 E 15" INV.=180.35
S-3	TOP EL.=184.779 S 15" INV.=178.45 N 15" INV.=178.45 E 15" INV.=178.45
S-4	TOP EL.=184.718 W 15" INV.=178.00
S-5	TOP EL.=184.334 S 15" INV.=177.98 N 15" INV.=177.98
S-6	TOP EL.=183.656 S 15" INV.=177.19 N 15" INV.=177.19 E 15" INV.=177.19
S-7	TOP EL.=183.666 W 15" INV.=0.82
S-8	TOP EL.=182.117 S 15" INV.=176.05 E 15" INV.=176.05 N 15" INV.=176.05
S-10	TOP EL.=180.442 S 15" INV.=174.95 E 15" INV.=174.95 SW 15" INV.=174.95
S-11	TOP EL.=180.441 W 15" INV.=177.81

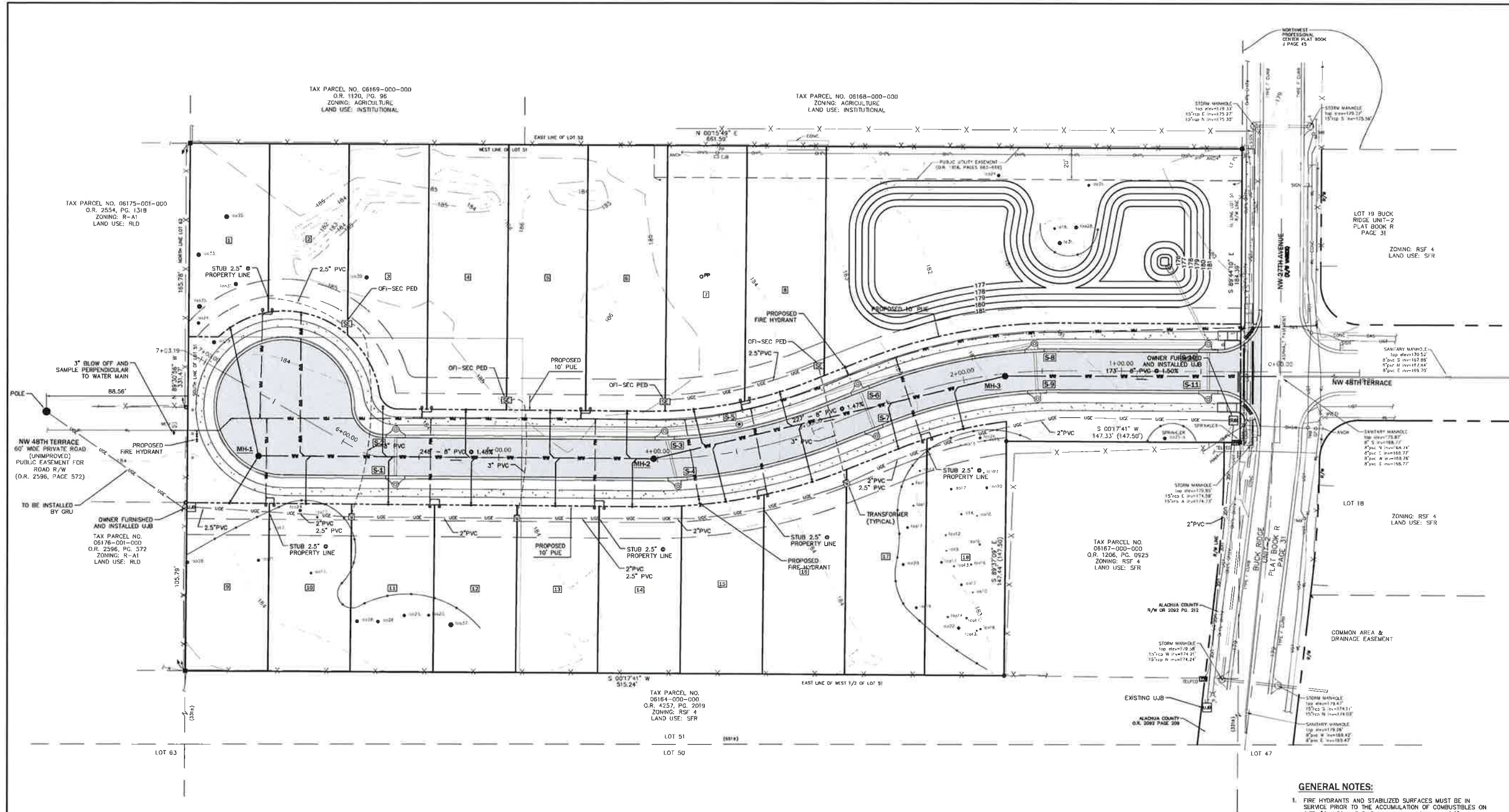


VILLAS AT BUCKRIDGE DESIGN PLAT CITY OF GAINESVILLE, FLORIDA

Project: REVISED CITY/GRU SUBMITTAL
 Designer: SAR
 Project No: 18-174
 Date: 09/20/18

Professional Engineer of Record:
 SCOTLAND J. KEYS, P.E.
 License No. 47311

Sheet No. C3.00



NOTE:
OFI=OWNER FURNISHED AND INSTALLED

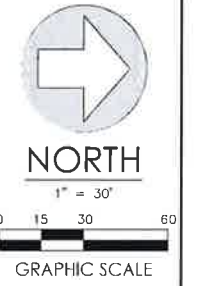
NOT FOR CONSTRUCTION
DESIGN PURPOSE ONLY

REFER TO ENERGY DELIVERY
SERVICE GUIDE FOR CONSTRUCTION
STANDARDS AND CLEARANCE REQUIREMENTS

LEGEND	
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE (8" WATER MAIN)
	PROPOSED PVC ELECTRICAL CONDUIT
	PROPOSED FIRE HYDRANT
	PROPOSED TRANSFORMER

- GENERAL NOTES:**
- FIRE HYDRANTS AND STABILIZED SURFACES MUST BE IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES ON SITE. (GAINESVILLE FIRE PREVENTION CODE 10-7(4))
 - SEE SHEET 04.10 FOR TYPICAL CROSS SECTIONS AND GRU TYPICAL RESIDENTIAL UTILITY ALLOCATION

SANITARY STRUCTURE SCHEDULE	
STRUCTURE	STRUCTURE DATA
MH-1	TOP EL.=183.59 N 8" INV.=178.59
MH-2	TOP EL.=184.53 S 8" INV.=174.81 N 8" INV.=174.81
MH-3	TOP EL.=182.24 S 8" INV.=171.46 N 8" INV.=171.36



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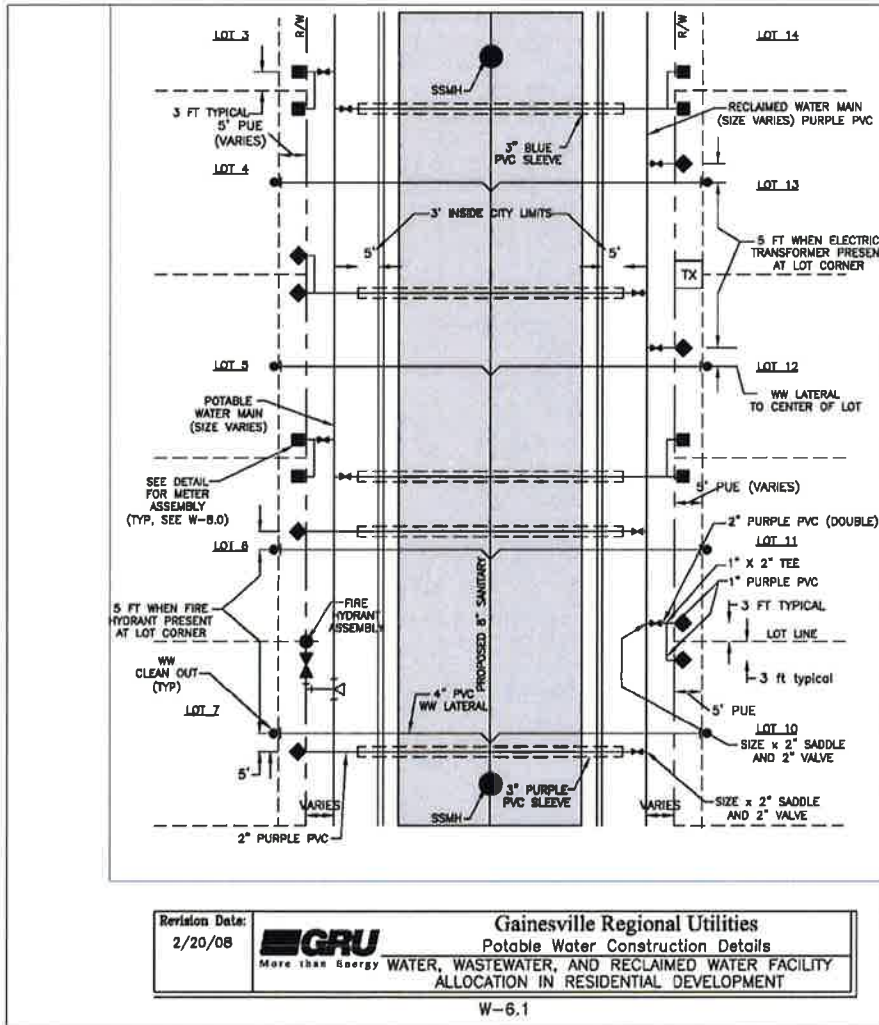
VILLAS AT BUCKRIDGE DESIGN PLAT CITY OF GAINESVILLE, FLORIDA


UTILITY PLAN

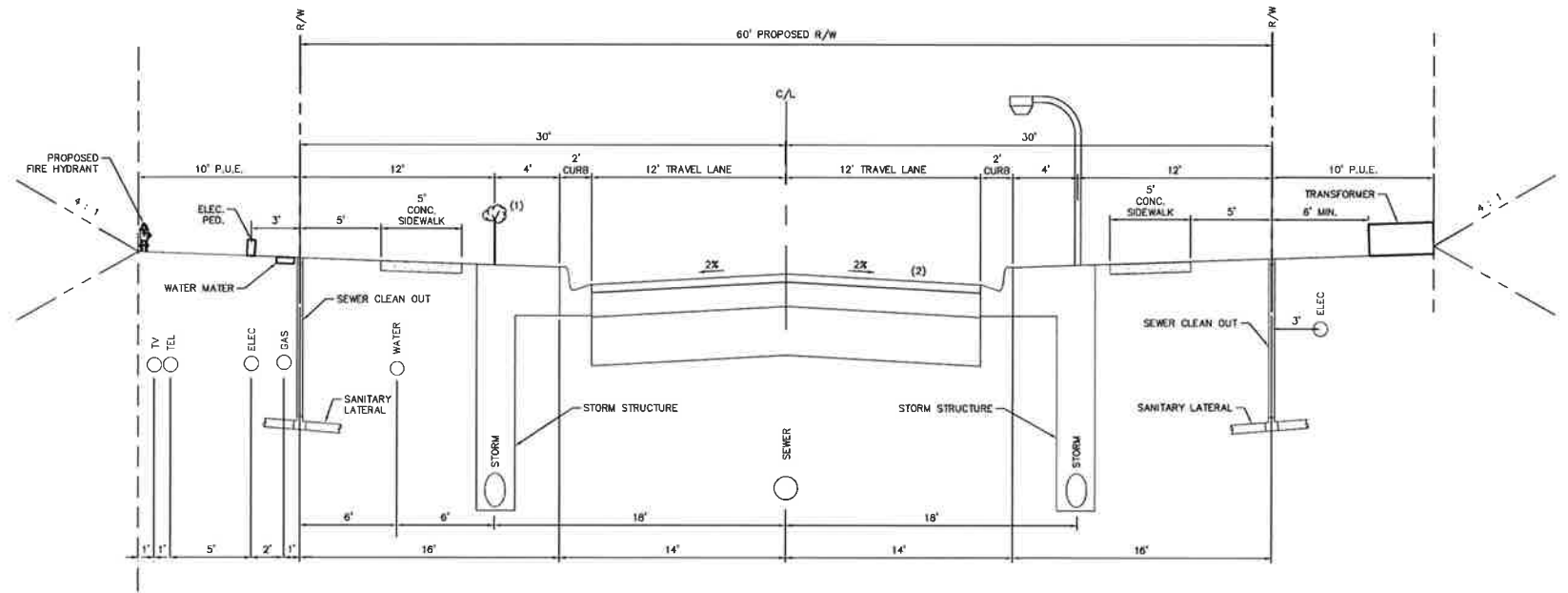
Project Name: REVISED CITY/GRU SUBMITTAL
 Designer: SAR [Redacted] / Checked: TAR [Redacted]
 Project No: 16-174 Date: 09/20/16
 Professional Engineer of Record: [Redacted]
 Engineer: Sergio J. Reyes, P.E. 47311
 Certificate No. [Redacted]

Sheet No: C4.00

D:\engproj\res\Willa.rvt Buckridge - NW 27th Ave\Plans\Current\DWG\W-6.1.dwg, C4.10 - UTIL ALLOCATION AND DETAILS, 8/20/2016 8:53:57 AM, TAB



Revision Date: 2/20/08	 Gainesville Regional Utilities Potable Water Construction Details More than Energy WATER, WASTEWATER, AND RECLAIMED WATER FACILITY ALLOCATION IN RESIDENTIAL DEVELOPMENT
W-6.1	



TYPICAL UTILITY ALLOCATION - NW 4th TERRACE, (SECTION A-A)

N.T.S.

- NOTE:
- 1) TREE AND LIGHT POLE WILL STAGGER AT EACH SIDE OF THE ROAD.
 - 2) ASPHALT PAVEMENT TYPICAL CROSS SECTION WILL BE 2" SP 9.5 ASPHALT; 6" BASE-LIME ROCK AND 12" STABILIZED SUBGRADE.
 - 3) ONE HYDRANT IS PROPOSED STAGGERED BETWEEN LIGHT POLES.

SCALES:
AS SHOWN



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VILLAS AT BUCKRIDGE DESIGN PLAT
 CITY OF GAINESVILLE, FLORIDA

UTILITY ALLOCATION AND DETAILS

Project phase: REVISED CITY/GRU SUBMITTAL	Project title: UTILITY ALLOCATION AND DETAILS
Designer: S.R. Brown/SW/MAJ/Checked: TAR	Sheet No.:
Project No: 16-174 Date: 09/20/16	Professional Engineer of Record:
Professional Engineer of Record:	Certificate No.:
SECELIO J. REYES, P.E. 47311	Engineer:

Sheet No.:
C4.10

BOUNDARY AND TOPOGRAPHIC SURVEY

IN
THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
VILLAS AT BUCKRIDGE, LLC

LEGAL DESCRIPTION:

THE WEST HALF OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS AND EXCEPT:
THE NORTH 1/2 FEET OF THE EAST 1/2 FEET THEREOF.
THE ABOVE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 44 MINUTES, 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 184.39 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 147.33 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 09 SECONDS EAST, A DISTANCE OF 147.44 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID LOT 51; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 515.24 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 51; THENCE NORTH 89 DEGREES, 30 MINUTES, 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 00 DEGREES, 15 MINUTES, 49 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 51, A DISTANCE OF 691.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 51 AND THE POINT OF BEGINNING.

LEGEND OF SYMBOLS & ABBREVIATIONS:

- A/C = AIR CONDITIONER COMPRESSOR PAD
- B/PFR = WATERLINE BACKFLOW PREVENTER
- C/L = CENTERLINE
- CP = CORRUGATED METAL PIPE
- CPA = CORRUGATED POLY-ETHYLENE PIPE
- CONC = CONCRETE
- D = DELTA (CENTRAL) ANGLE
- R = RADIUS
- A = ARC
- T = TANGENT
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CP = DUCTILE IRON PIPE
- EJB = ELECTRICAL JUNCTION BOX
- ELEV = ELEVATION
- FOGCB = FIBER OPTIC CABLE JUNCTION BOX
- ID = IDENTIFICATION
- INVERT = INVERT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.F. = FINISHED FLOOR
- M.E.S. = MIXER END SECTION
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- POS. = POINTS
- POB = POINT OF BEGINNING
- PVC = POLY-VINYL CHLORIDE
- RP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SECTION 28-9-19 = SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
- SWGR = ELECTRICAL SWITCHGEAR PAD
- TRNK = ELECTRICAL TRANSFORMER PAD
- VP = VITRIFIED CLAY PIPE
- W = WITH
- ANCH = GUY ANCHOR
- OB = WATER BLOW OFF
- OBOL = TRAFFIC BOLLARD
- SC = SEWER CLEAN-OUT
- SPRINKLER = 4X4 POST W/ SPRINKLER HEAD
- FCM = FOUND CONCRETE MONUMENT (size, ID)
- FIP = FOUND IRON PIPE (size, ID)
- FND = FOUND NAIL & DISK (ID)
- FRC = FOUND REBAR & CAP (size, ID)
- GP = GUY POLE
- LTP = LIGHT POLE
- MBOX = MAIL BOX
- MP = MANHOLE
- PP = POWER POLE
- SR = SET 5/8" REBAR & CAP (PRM LB 2389)
- SD = SET NAIL & DISK (PRM LB 2389)
- TWB = TELEPHONE WARNER BALL
- TP = TELEPHONE POLE
- TEP = TELEPHONE PEDESTAL
- CTP = CABLE TELEVISION PEDESTAL
- WM = WATER METERS
- WV = WATER VALVE
- WLCM = WATER LINE CONIC MARKER
- EL = ELEVATION CONTOUR LINE
- FL = FENCE LINE
- OL = OVERHEAD POWER LINE
- OH = OVERHEAD GUY WIRE
- OTV = OVERHEAD TELEVISION LINE
- UL = UNDERGROUND WATER LINE
- UE = UNDERGROUND TELEPHONE LINE
- UEL = UNDERGROUND ELECTRIC LINE
- SM = SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
- SE = SPOT ELEVATION

NOTES:

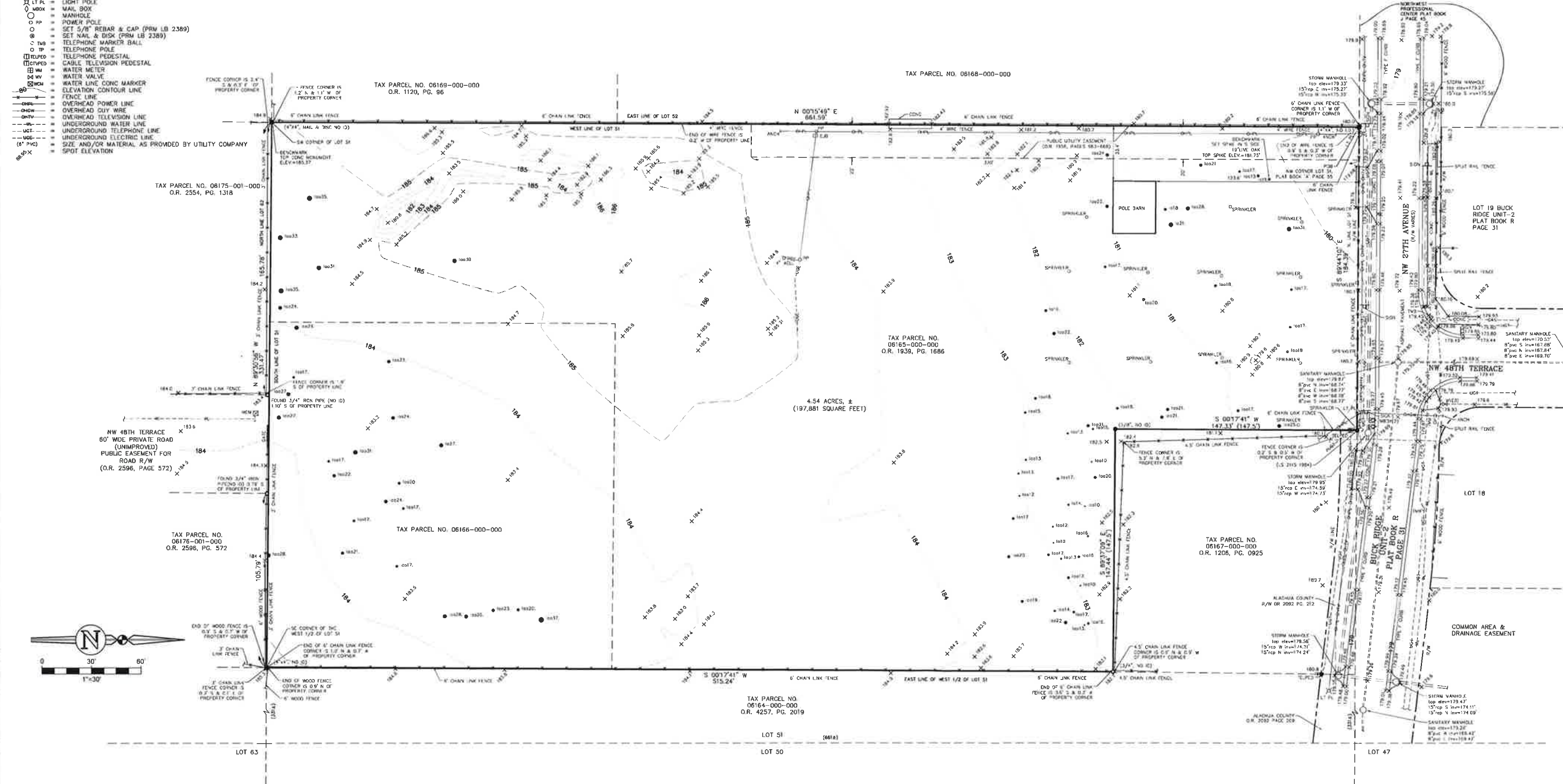
- 1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 95.52 FEET (NAVD 1988 DATUM) ON BENCHMARK 175 73 916, WHICH IS LOCATED 17 FEET EAST OF THE CENTERLINE OF N.W. 54TH TERRACE AND 40 FEET NORTH OF THE CENTERLINE OF STATE ROAD NO. 26, GAINESVILLE, FLORIDA.
- 2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 89°44'10" E ON THE NORTH LINE OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 3) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
- 4) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- 5) BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () REFER TO LEGAL DESCRIPTION WHEN DIFFERENT THAN FIELD MEASUREMENT.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS, UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.
NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.
PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.
IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

TREE LEGEND:

- ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)
- 13" LIVE OAK *Quercus virginiana*
 - 20" LAUREL OAK *Quercus laevis*



FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) (X UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM NUMBER: 125107 PANFLD 03202L; EFFECTIVE DATE: 08/16/20) SAID ZONE(S) DESCRIBED AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

eda 40 years
eda engineers-surveyors-planners, inc.
2201 N.W. 117th Avenue, Suite 200
Miami, FL 33177
Tel: 305-551-1177
www.eda.com

Prepared for: VILLAS AT BUCKRIDGE, LLC
Survey Date: 06/11/16
Drawn/Completed: [Signature]
Checked: [Signature]
Scale: AS SHOWN
Sheet No.: 2 of 4

THIS SURVEY REPORT IS THE PROPERTY OF EDAPLANNERS, INC. THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND PLANNERS HAS REVIEWED THIS SURVEY REPORT PURSUANT TO SECTION 472.027 (2)(b), FLORIDA STATUTES. THIS SURVEY REPORT IS THE PROPERTY OF EDAPLANNERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EDAPLANNERS, INC.

Sheet No.: **V-001**

Plotted Aug 01, 2016 - 08:39:30 - 8p09y

LEGAL DESCRIPTION

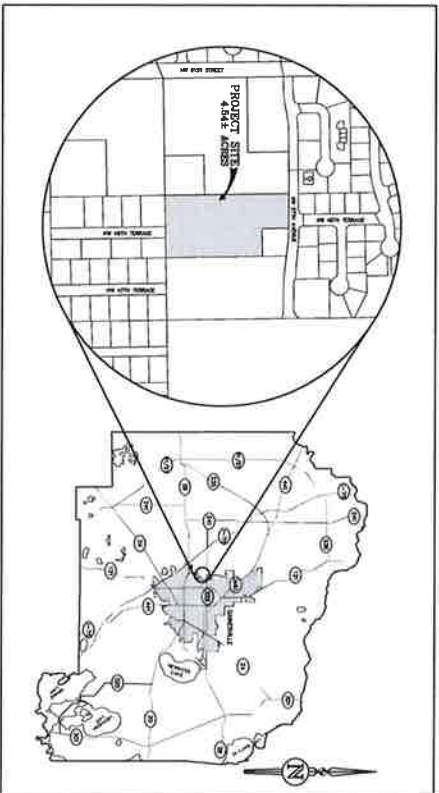
THE PART OF LOT 11 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS SHOWN ON PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING 144 1/2 FEET BY 142 FEET, MORE OR LESS.

DESIGN PLAT FOR:
VILLAS AT BUCKRIDGE
SITUATED IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
BEING A PART OF A PORTION OF LOT 51 OF SUBDIVISION OF SECTION 27,
TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS RECORDED IN PLAT BOOK "A", PAGE 55 OF
THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PLAT BOOK 2, PAGE 55
SHEET 1 OF 2

GENERAL NOTES

- 1) DIMENSIONS SHOWN ARE MEASUREMENTS ON AN ELEVATION OF 25 FEET ABOVE MEAN SEA LEVEL. DIMENSIONS AND SETBACKS OF THE CONCRETE OF THE BUILDING SHALL BE AS SHOWN ON THE ARCHITECTURAL PLANS.
2) EXISTING LOT LINES ARE SHOWN FOR A REFERENCE ONLY. THE BOUNDARIES OF THE LOT ARE AS SHOWN ON PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
4) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
5) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
6) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
7) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
8) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
9) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
10) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
11) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
12) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.
13) THE BOUNDARIES OF THE PROJECT ARE AS SHOWN ON THE ARCHITECTURAL PLANS.



LOCATION MAP
GAINESVILLE, FLORIDA
NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

I, JONATHAN COLE, PRESIDENT OF VILLAS AT BUCKRIDGE, LLC, DO HEREBY CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE OWNED BY VILLAS AT BUCKRIDGE, LLC AND ARE BEING OFFERED TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS SHOWN ON THIS PLAT.

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I, JONATHAN COLE, PRESIDENT OF VILLAS AT BUCKRIDGE, LLC, DO HEREBY CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE OWNED BY VILLAS AT BUCKRIDGE, LLC AND ARE BEING OFFERED TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS SHOWN ON THIS PLAT.

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CONVEYANCE OF COMMON AREA

I, JONATHAN COLE, PRESIDENT OF VILLAS AT BUCKRIDGE, LLC, DO HEREBY CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE OWNED BY VILLAS AT BUCKRIDGE, LLC AND ARE BEING OFFERED TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS SHOWN ON THIS PLAT.

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CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

I, JONATHAN COLE, PRESIDENT OF VILLAS AT BUCKRIDGE, LLC, DO HEREBY CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE OWNED BY VILLAS AT BUCKRIDGE, LLC AND ARE BEING OFFERED TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS SHOWN ON THIS PLAT.

Table with columns for SURVEYING REQUIREMENTS, ENGINEERING REQUIREMENTS, LEGALITY OF DEDICATION, UTILITY REQUIREMENTS, ACCEPTED BY THE COMMUNITY, AS CONTAINS TO APPROVAL, and SURVEYOR'S CERTIFICATE. Includes dates and signatures.

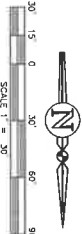


DESIGN PLAT FOR:
VILLAS AT BUCKRIDGE
 SITUATED IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
 CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF LOT 31 OF SUBDIVISION OF SECTION 27,
 TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS RECORDED IN PLAT BOOK "A", PAGE 55, OF
 THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

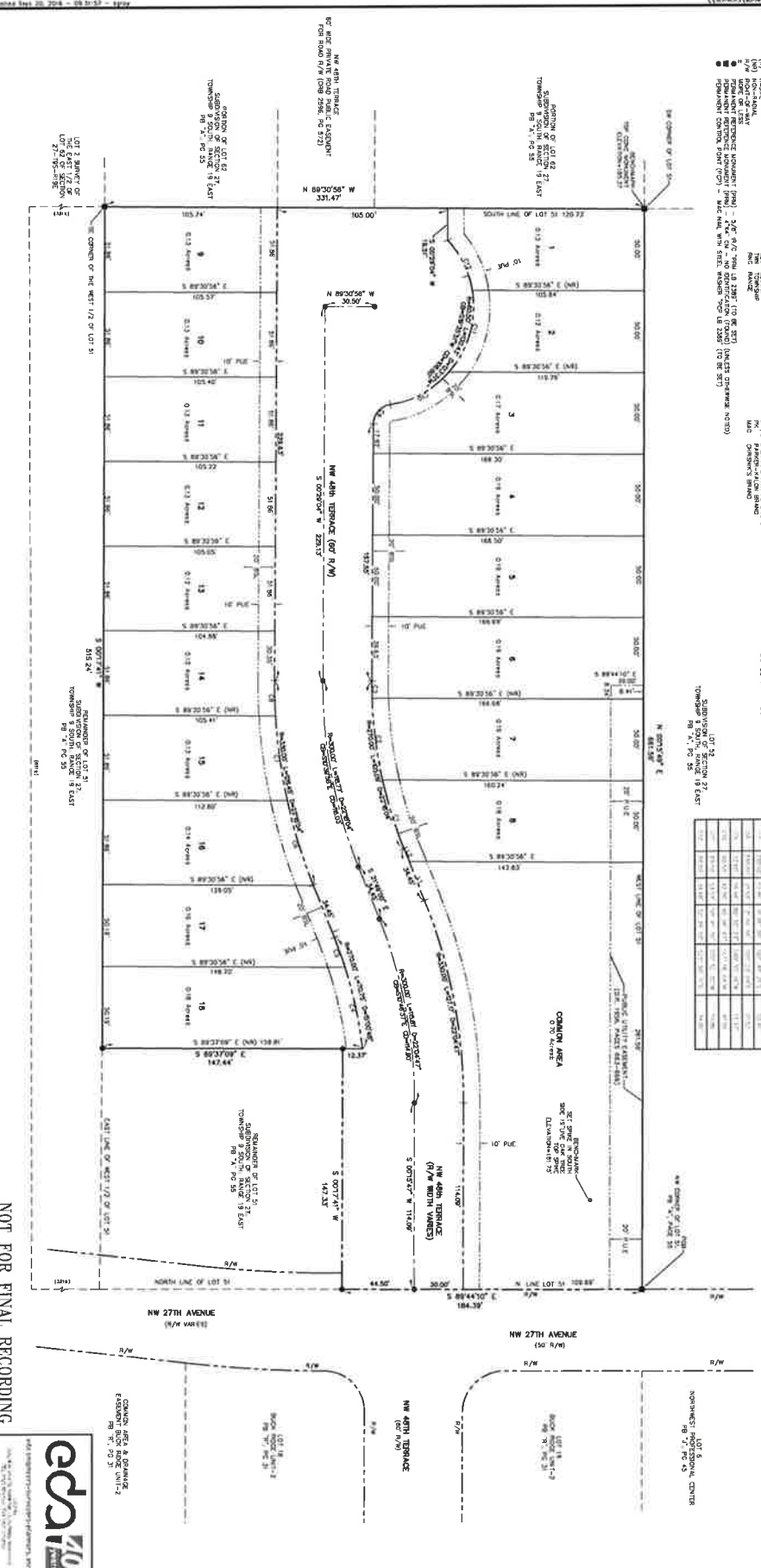
PLAT BOOK _____, PAGE _____
 SHEET 2 OF 2

LEGEND AND ABBREVIATIONS

■ FOR PLANNED UNIT DEVELOPMENT (PUD) FOR RESIDENTIAL DEVELOPMENT WITH AN UNUSUAL LAYOUT, THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) ACT.
 ■ FOR PLANNED UNIT DEVELOPMENT (PUD) FOR RESIDENTIAL DEVELOPMENT WITH A STANDARD LAYOUT, THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) ACT.
 ■ FOR PLANNED UNIT DEVELOPMENT (PUD) FOR RESIDENTIAL DEVELOPMENT WITH A STANDARD LAYOUT, THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) ACT.
 ■ FOR PLANNED UNIT DEVELOPMENT (PUD) FOR RESIDENTIAL DEVELOPMENT WITH A STANDARD LAYOUT, THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) ACT.
 ■ FOR PLANNED UNIT DEVELOPMENT (PUD) FOR RESIDENTIAL DEVELOPMENT WITH A STANDARD LAYOUT, THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) ACT.
 ■ FOR PLANNED UNIT DEVELOPMENT (PUD) FOR RESIDENTIAL DEVELOPMENT WITH A STANDARD LAYOUT, THE PLANNED UNIT DEVELOPMENT (PUD) SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT (PUD) ACT.



Area #	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
1	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
2	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
3	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
4	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
5	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
6	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
7	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
8	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
9	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
10	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
11	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
12	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
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14	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
15	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
16	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
17	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
18	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13
19	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13



NOT FOR FINAL RECORDING

gda
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 WWW.GDAFLORIDA.COM