

# Petition DB-16-124 SUB

## Final Plat Review

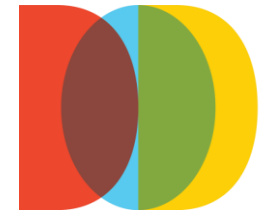
### for

# Wiltshire Cluster Subdivision

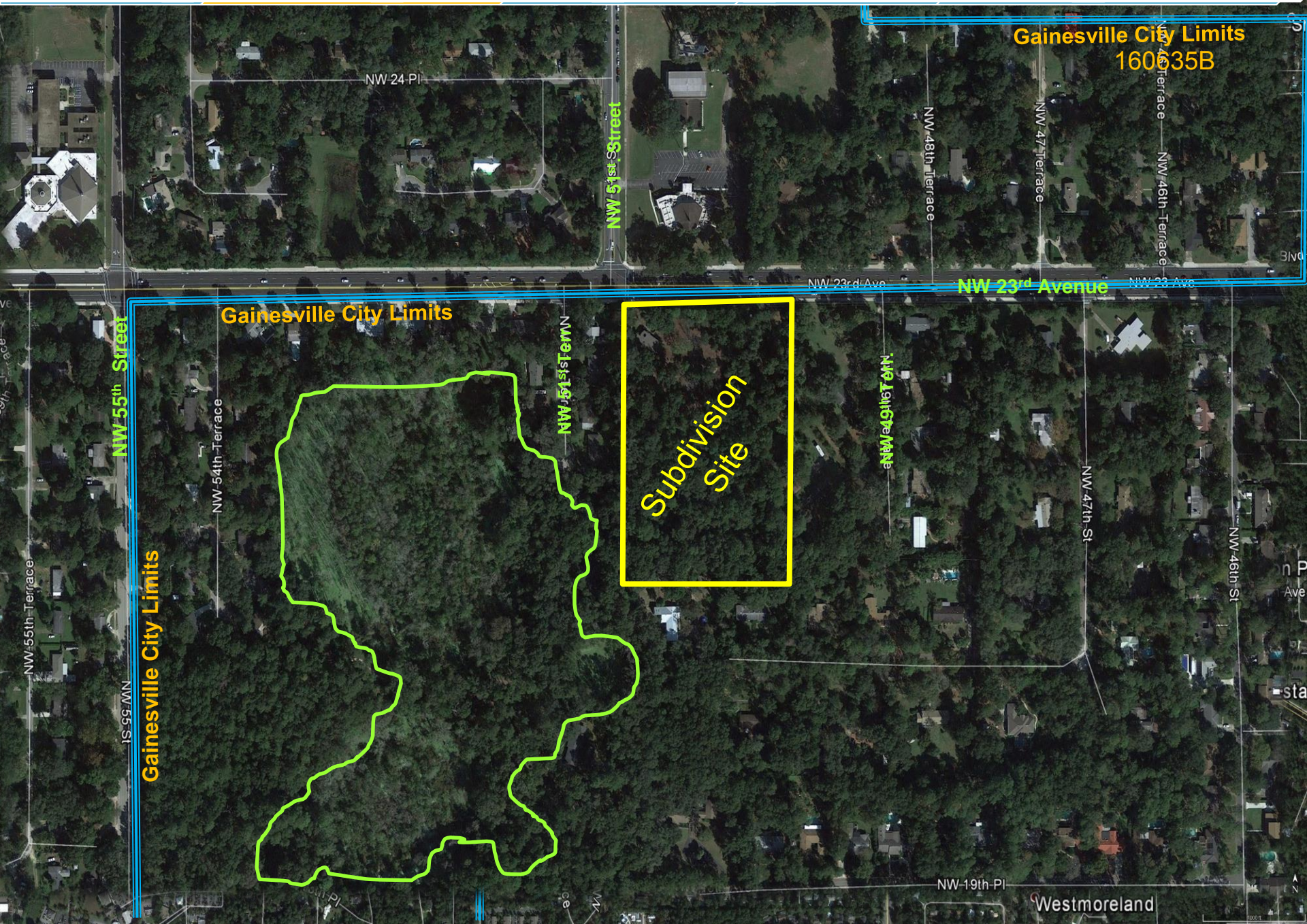
**13 lots on 5.37 acres Zoned  
RSF-1 (Single-family Residential  
3.5 du/acre).**

*Legistar Number: 160635*

*City Commission Meeting: December 19, 2017  
Prepared by: Lawrence Calderon*



DEPT  
OF  
DOING



Gainesville City Limits  
160035B

Gainesville City Limits

Subdivision  
Site

Gainesville City Limits

Westmoreland

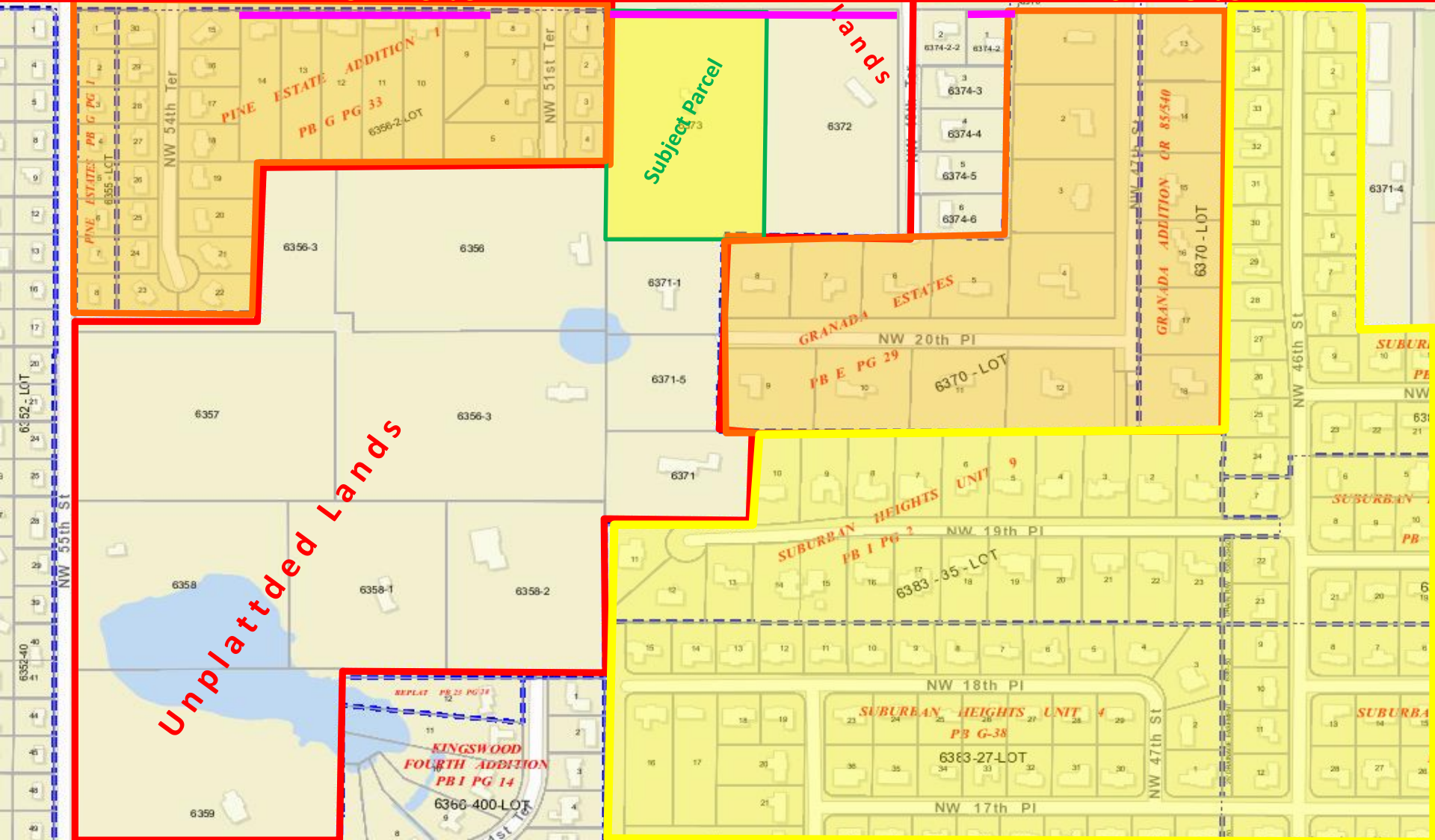


N. W. 23<sup>rd</sup>. Avenue

N. W. 23<sup>rd</sup>. Avenue

160635B

Unplatted lands



Unplatted Lands

Subject Parcel

Unplatted Lands

## City of Gainesville Zoning District Categories

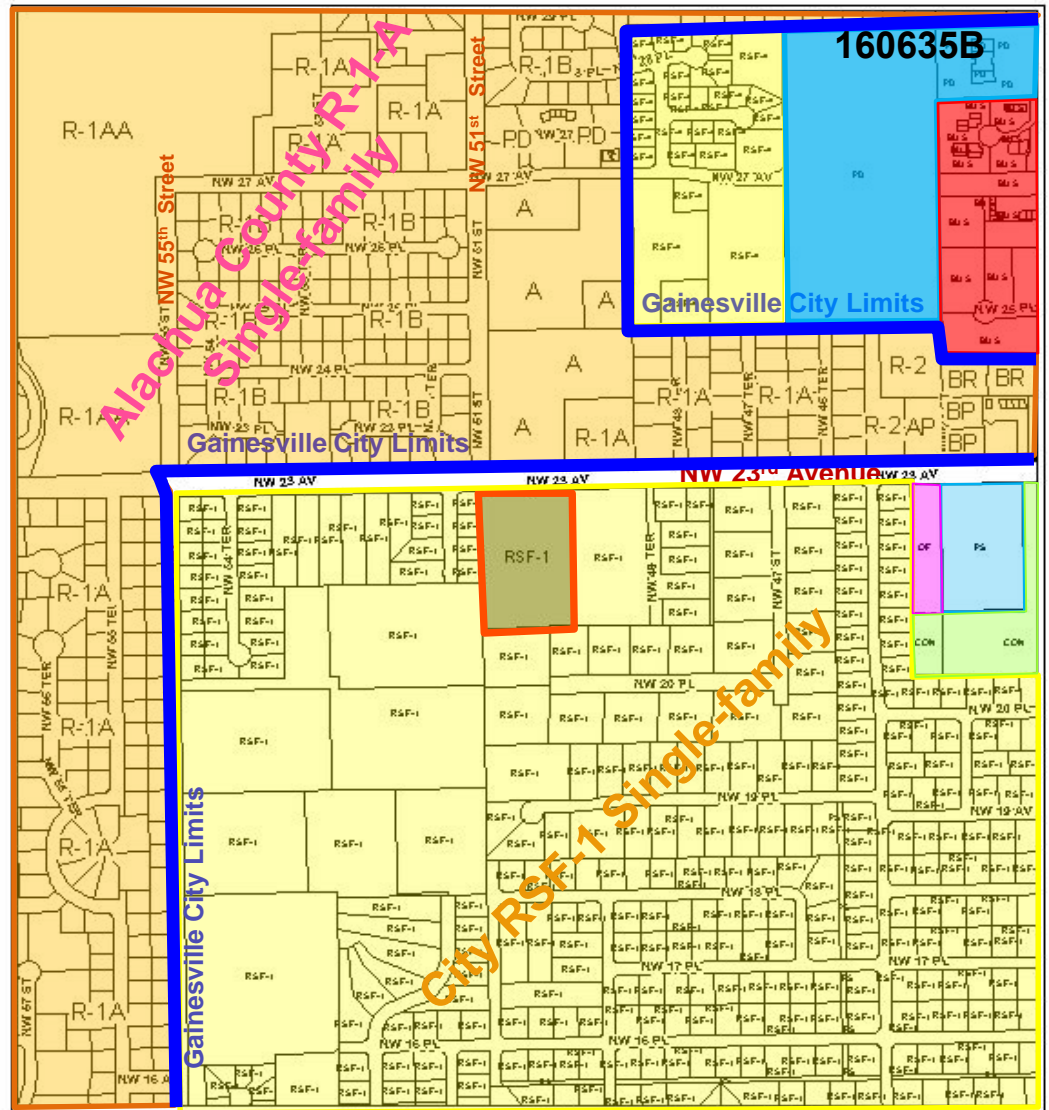
- RSF-1 Single-Family Residential (3.5 units/acre)
- OF General Office
- CON Conservation
- PS Public Services and Operations

## Alachua County Zoning District Categories

- R-1AA Single Family, Low Density (1-3 units/acre)
- R-1A Single Family, Low Density (1-4 units/acre)
- R-1B Single Family, Medium Density (4-8 units/acre)
- R-2 Multiple Family, Medium Density (4-8 units/acre)
- AP Administrative and Professional
- BP Business and Professional
- BR Business, Retail
- PD Planned Development district

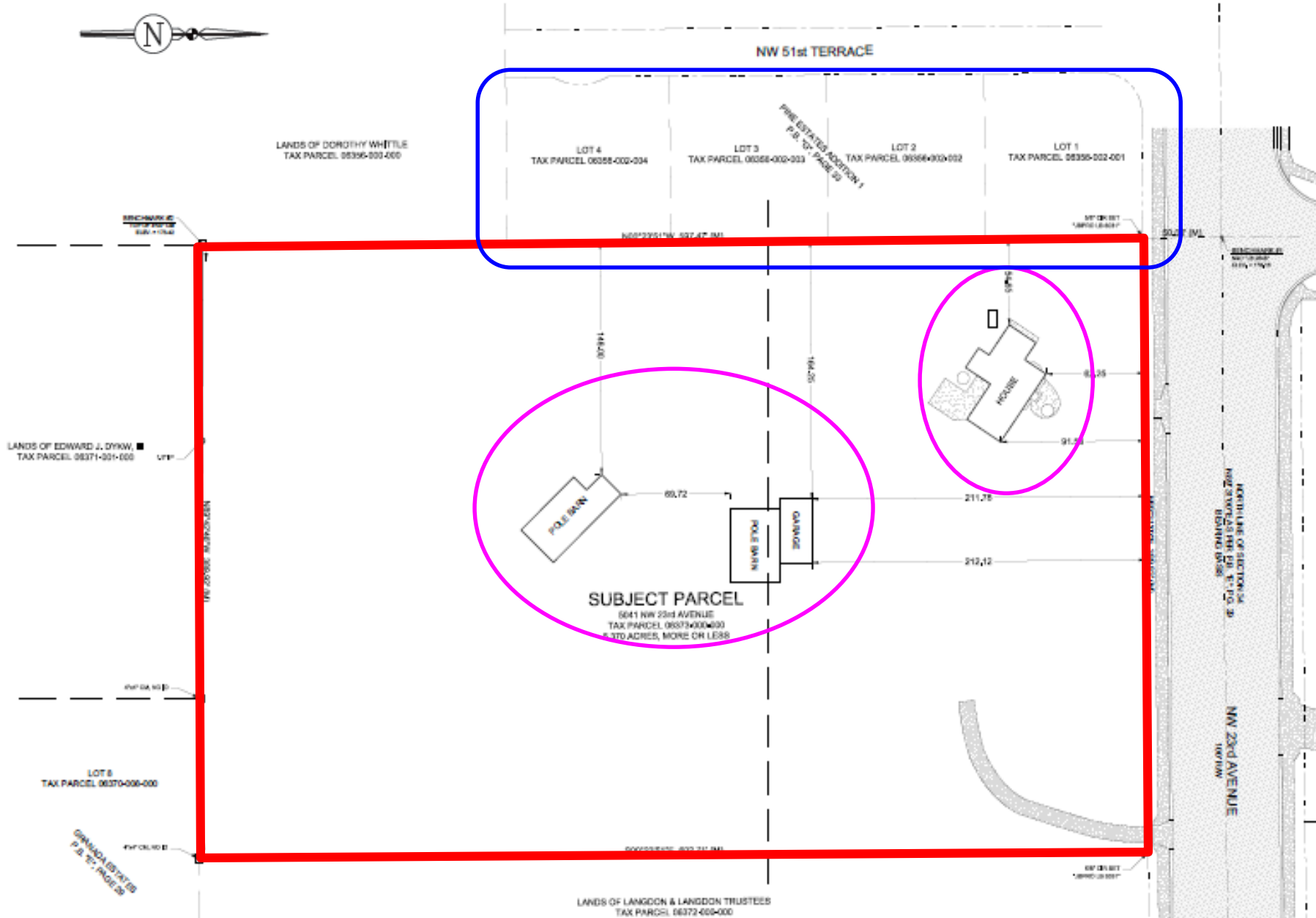
Area  
under petition  
on side ration

- - - - - Division line between two zoning districts
- City Limits



### EXISTING ZONING

	Name	Petition Request	Petition Number
	JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner	Design plat review for a cluster subdivision	DB-16-124 SUB



# REQUIRED & PROPOSED STANDARDS

		RSF-1	RSF-2	RSF-3	RSF-4	Proposed
Maximum density		3.5 du/a	4.6 du/a	5.8 du/a	8 du/a	2.42 du/a
Minimum lot area		8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.	8,600 - 13,900 sq. ft.
Minimum lot width at minimum front yard setback		85 ft.	75 ft.	60 ft.	50 ft.	75 ft.
Minimum lot depth		90 ft.	90 ft.	90 ft.	80 ft.	130 – 140 ft.
Minimum yard setbacks:						
	Front	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.
	Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.	5.0 ft.
	Side (street)	10 ft.	10 ft.	7.5 ft.	7.5 ft.	7.5 ft.
	Rear	20 ft.	20 ft.	15 ft.	10 ft.	20 ft.
Maximum building height		35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

ARCEL 06373-000-000  
 DESCRIPTION AS PER O.R.B. 1985, PAGE 416  
 150 FEET OF THE NORTH 660 FEET OF THE NW 1/4 OF THE NE 1/4 OF  
 SECTION 34, TOWNSHIP 9 S, RANGE 19 E, CONTAINING 8 ACRES, MORE OR LESS,  
 1/2-OF-WAY.

# DESIGN PLAT OF "WILTSHIRE CLUSTER SUBDIVISION"

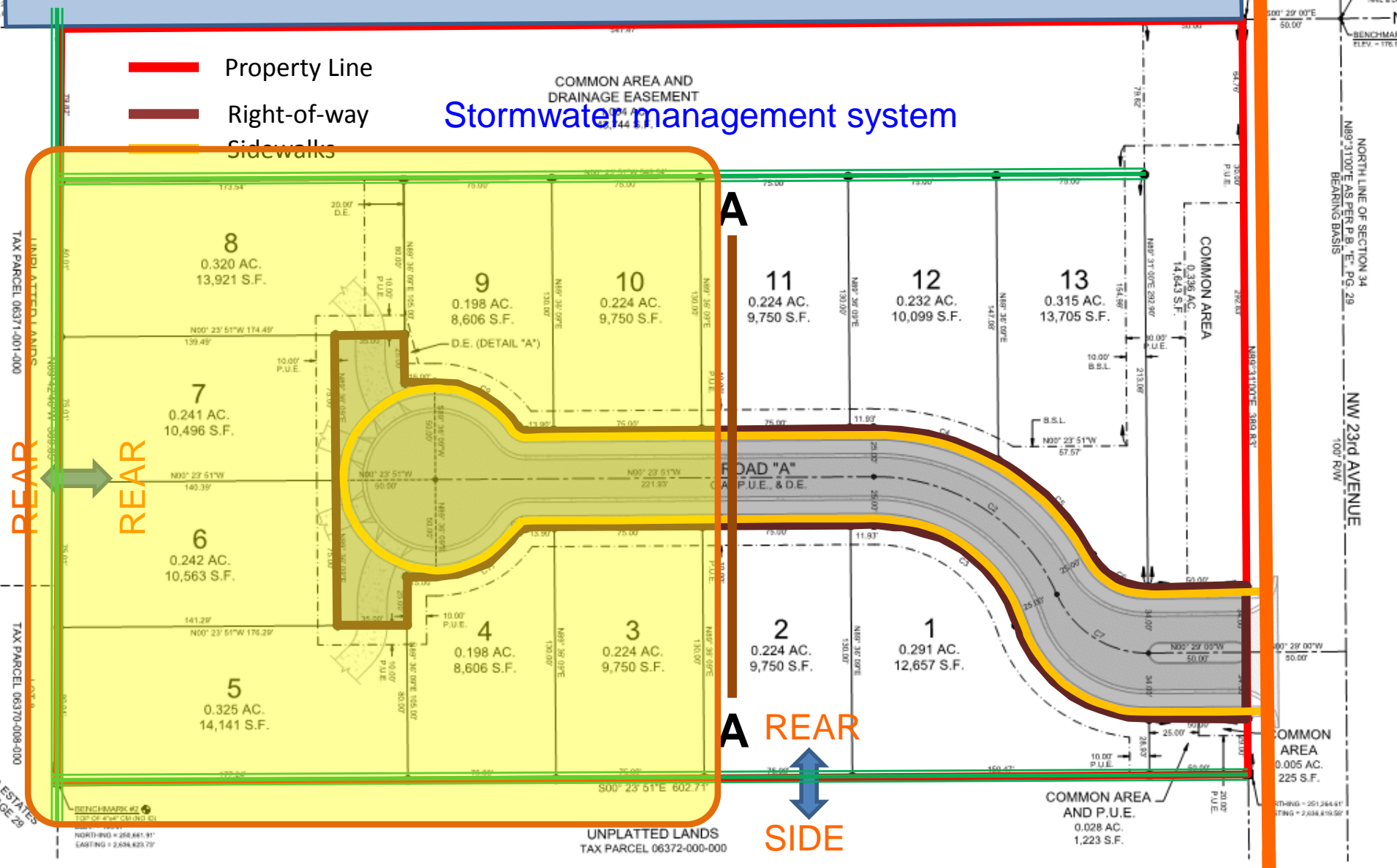
LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA  
 (NOT FOR FINAL RECORDING)

160635B

Adjacent Platted Lots with 20-foot rear Setbacks and 7.5-foot side setbacks

- Property Line
- Right-of-way
- Sidewalks

Stormwater management system



LINDI ATTENLANDS  
TAX PARCEL 06371-001-000

REAR

REAR

TAX PARCEL 06370-008-000

ESTATES

NORTH LINE OF SECTION 34  
AS PER P.B. "E", PG. 29  
BEARING BASIS

NW 23rd AVENUE  
100' R.O.W.

COMMON AREA  
0.005 AC.  
225 S.F.

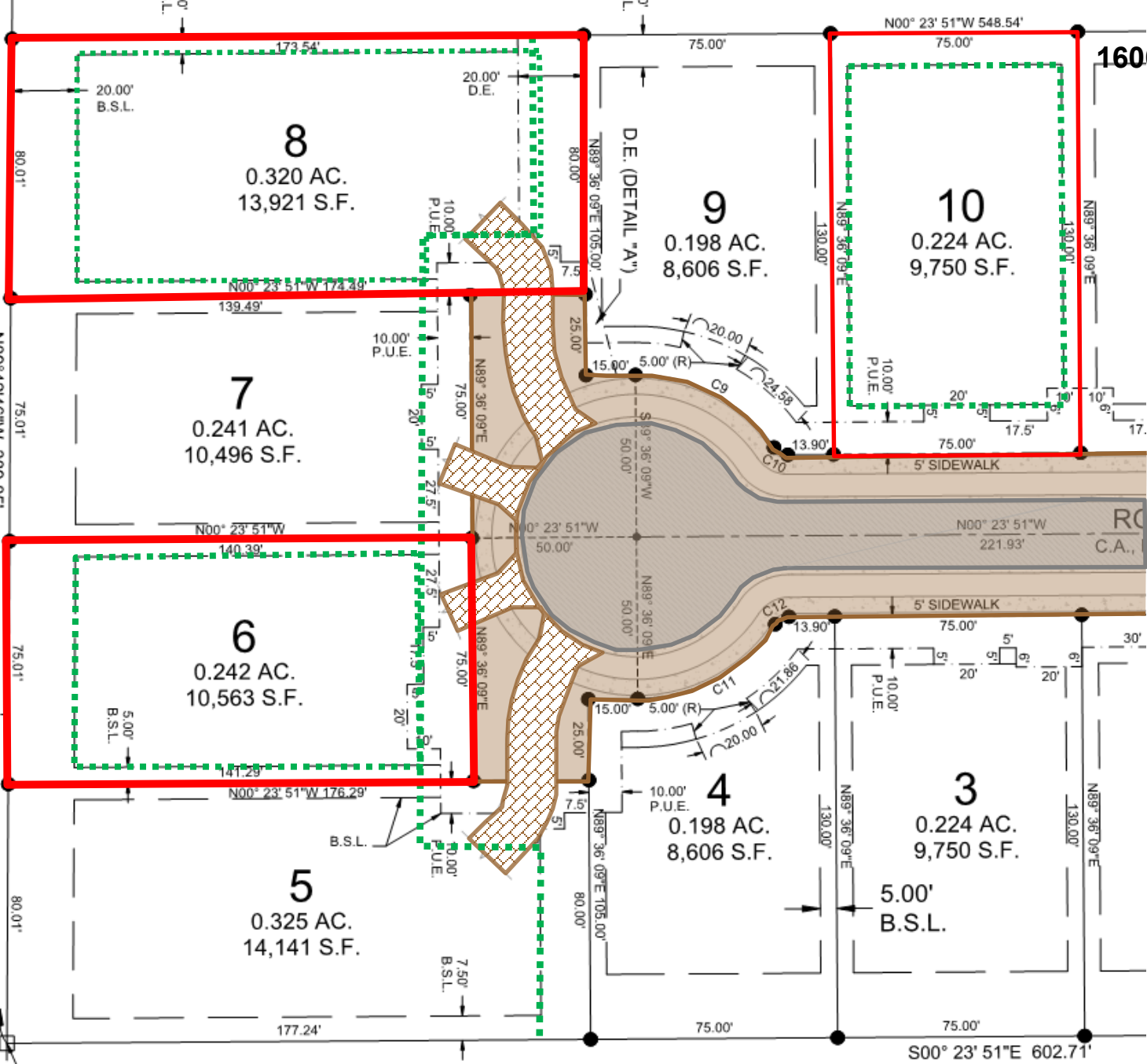
UNPLATTED LANDS  
TAX PARCEL 06372-000-000

REAR  
SIDE

160635B

UNPLATTED LANDS  
TAX PARCEL 06371-001-000

LOT 8  
TAX PARCEL 06370-008-000



**8**  
0.320 AC.  
13,921 S.F.

**9**  
0.198 AC.  
8,606 S.F.

**10**  
0.224 AC.  
9,750 S.F.

**7**  
0.241 AC.  
10,496 S.F.

**6**  
0.242 AC.  
10,563 S.F.

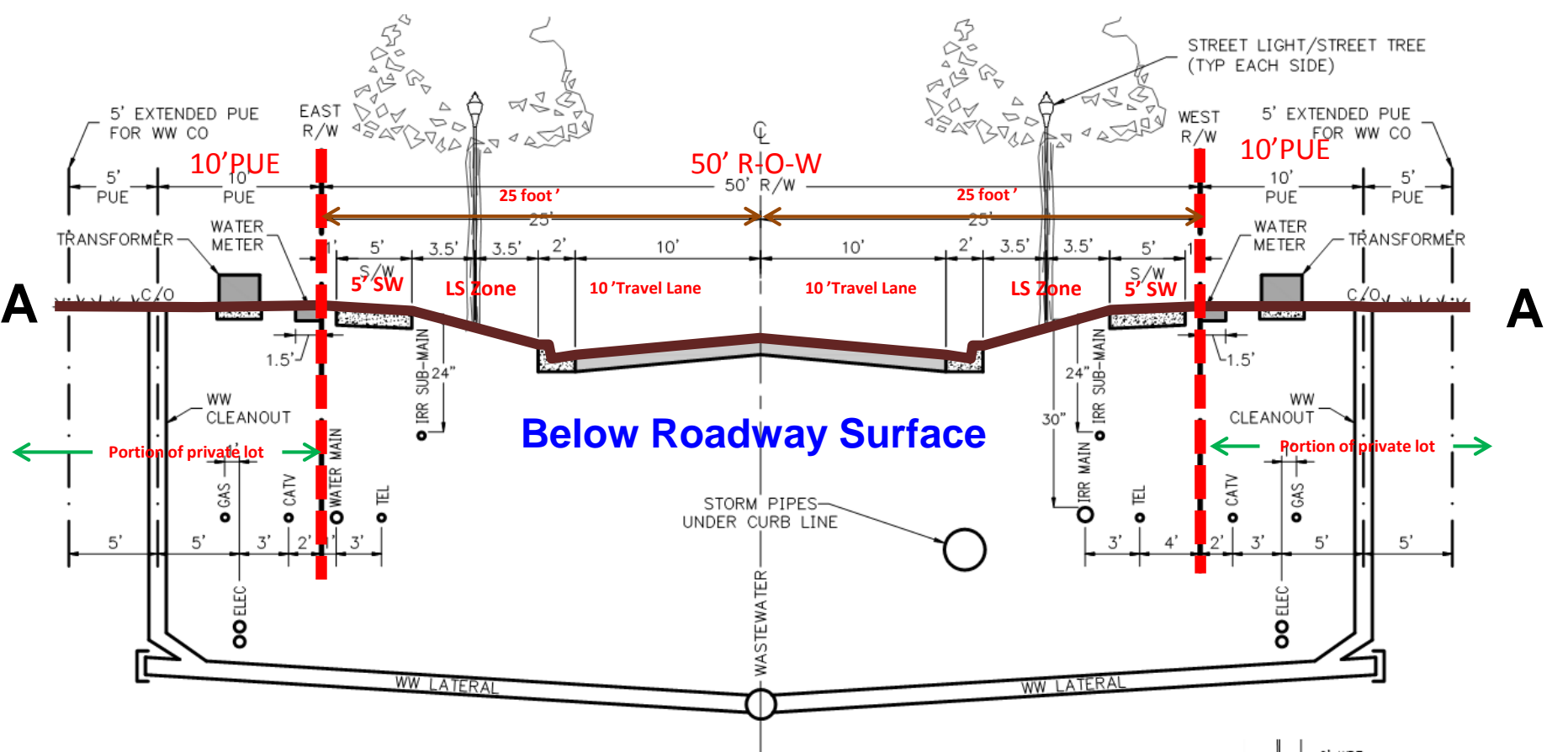
**5**  
0.325 AC.  
14,141 S.F.

**4**  
0.198 AC.  
8,606 S.F.

**3**  
0.224 AC.  
9,750 S.F.

BENCHMARK #2  
TOP OF 4"x4" CM (NO ID)





Below Roadway Surface

**TYPICAL UTILITY ALLOCATION FOR NW 50th WAY**



# WILTSHIRE CLUSTER SUBDIVISION

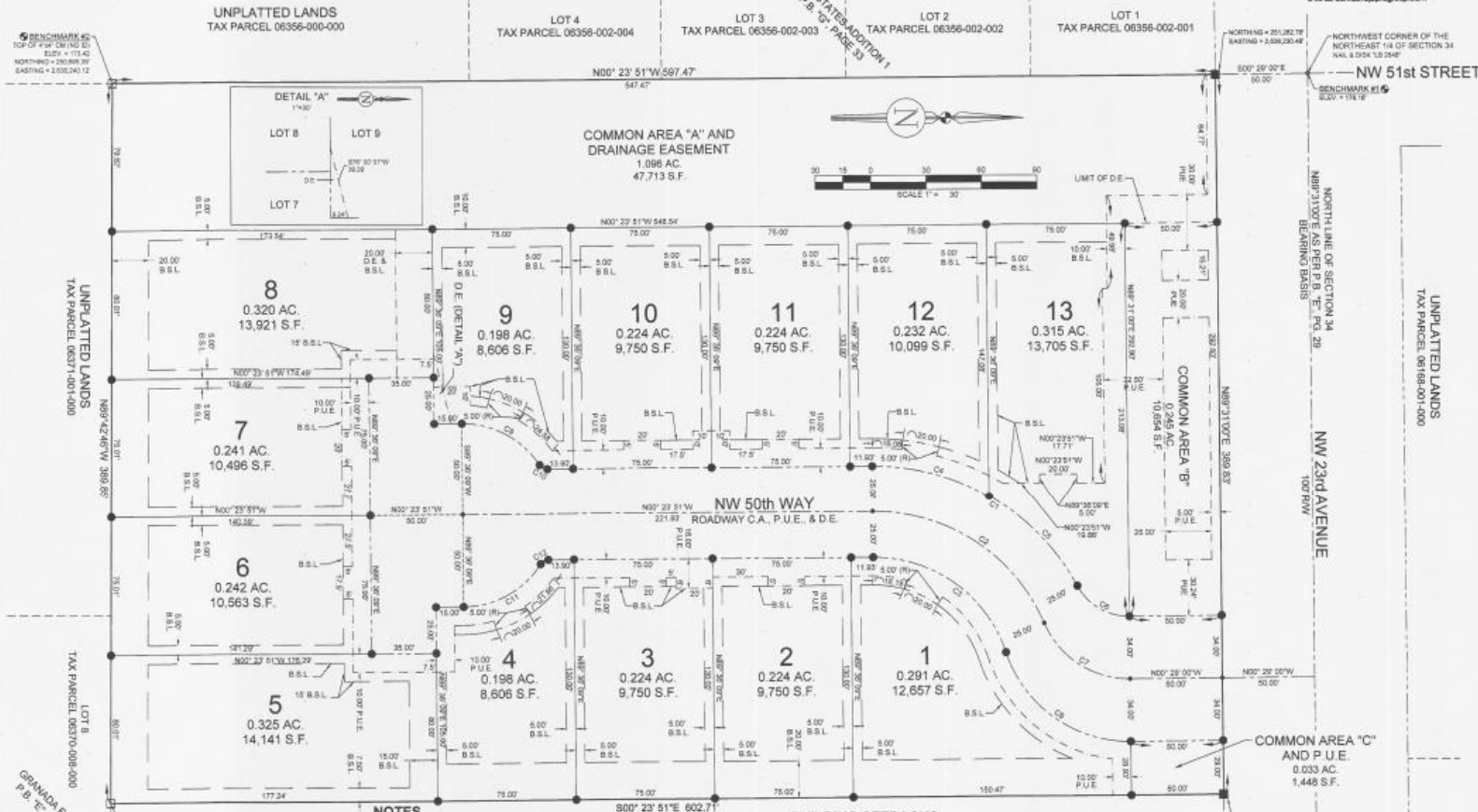
LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

Prepared By  
**JBrown**  
 Professional Group Inc  
 ENGINEERING • LAND SURVEYING • PLANNING  
 3330 NW 43rd Street • Gainesville, Florida 32608  
 PHONE: (352) 335-8999 • FAX: (352) 375-0333  
 E-MAIL: center@jbrbrown.com

Plat Book \_\_\_\_\_ Page  
**160635B** of One

### LEGAL DESCRIPTION

THE WEST 360 FEET OF THE NORTH 860 FEET OF THE NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 9 S, RANGE 19 E, CONTAINING 6 ACRES, MORE OR LESS, LESS RIGHT-OF-WAY.



BENCHMARK #2  
 TOP OF 4" DIA CONCRETE  
 3225' ± 174.42  
 NORTHING = 230,899.27  
 EASTING = 233,240.12

UNPLATTED LANDS  
 TAX PARCEL 06356-000-000

UNPLATTED LANDS  
 TAX PARCEL 06371-000-000



### NOTES

1. THE PROPOSED SUBDIVISION IS 5.31 ACRES AND HAS A TOTAL OF 13 BUILDING LOTS. THE LOT DENSITY IS 193.37±42 UNITS/ACRE. THE MAXIMUM DENSITY ALLOWED IN RSP-1 ZONING IS 3.5 UNITS/ACRE.
2. PLAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS WILL BE SET AT AN UNDETERMINED FUTURE DATE.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUS OPERATING REFERENCE STATION "01V1".
4. THE PROPERTY IS ZONED RSP-1. ALL ADJACENT LANDS SHOWN ARE ALSO ZONED RSP-1.
5. THE PROPERTY LAND USE IS SF (SINGLE-FAMILY). ALL ADJACENT LANDS SHOWN ARE ALSO LAND USE SF.
6. MINIMUM FINISHED FLOOR ELEVATIONS AS SHOWN HEREON ARE TO PROVIDE MINIMUM ELEVATION TO ELIMINATE THE NEED FOR A SANITARY SEWER BACKFLOW VALVE. PER CDRU REQUIREMENTS UNDER NO CIRCUMSTANCES SHALL ANY FINISHED FLOOR ELEVATION BE ESTABLISHED LOWER THAN ELEVATION 176.85, WHICH IS 1' 0" ABOVE THE RETENTION BASIN 100 YEAR FLOODPLAIN ELEVATION.
7. ALL SETBACKS WILL BE MAINTAINED OUT OF DESIGNATED PUBLIC UTILITIES EASEMENTS.
8. CLUSTER OPEN SPACE IS NOT REQUIRED SINCE NO LOTS ARE REDUCED BELOW THE MINIMUM REQUIRED LOT SIZE OF 8,500 S.F.
9. AREAS OF THIS PLAT DESIGNATED ROADWAY C.A., P.U.E. AND D.E. SHALL BE SUBJECT TO EASEMENT RIGHTS FOR THE SPECIFIC PURPOSE OF THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES BEING DEFINED FOR THE PURPOSES OF THIS PLAT AS INCLUDING ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, WATER AND FURNISHANT TO FLORIDA STATUTE 117.061 (28) CABLE TELEVISION SERVICES.
10. ROADWAYS, COMMON AREAS, AND DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE CONVEYED TO THE WILTSHIRE CLUSTER SUBDIVISION HOMEOWNERS ASSOCIATION INC. FOR OWNERSHIP AND MAINTENANCE BY SEPARATE DOCUMENT.

### BUILDING SETBACKS

BASED ON THE CLUSTER SUBDIVISION REGULATIONS THAT ALLOW VARIATION IN THE RSP-1 ZONING SETBACKS AND LOT WIDTH, THE BUILDING SETBACKS AND LOT WIDTHS SHALL BE ESTABLISHED AS FOLLOWS

PRINCIPAL STRUCTURES	ACCESSORY STRUCTURES
FRONT = 15 FEET	FRONT = 15 FEET
SIDE = 5 FEET	SIZE = 5 FEET
REAR = 10 FEET	REAR = 7.5 FEET

### ABBREVIATIONS

- AC = ACRES  
 B.S.L. = BUILDING SETBACK LINE  
 C.A. = COMMON AREA  
 D.E. = DRAINAGE EASEMENT  
 NTS = NOT TO SCALE  
 O.R.B. = OFFICIAL RECORDS BOOK  
 NO. = NUMBER  
 P.B. = PLAT BOOK  
 P.U.E. = PUBLIC UTILITIES EASEMENT  
 R/W = RIGHT-OF-WAY  
 S.F. = SQUARE FEET  
 (R) = RADIAL LINE

### SYMBOL LEGEND

- BOUNDARY LINE  
 --- BUILDING SETBACK LINE  
 --- LOT LINE  
 --- EASEMENT LINE  
 --- RIGHT-OF-WAY LINE  
 --- RIGHT-OF-WAY CENTERLINE  
 --- TAX PARCEL LINE  
 ○ ARC DISTANCE  
 ○ NAIL AND DISK FOUND  
 ○ 6" CAPPED IRON ROD SET "BPO" LB8501"  
 □ CONCRETE MONUMENT FOUND  
 □ 4"X4" CONCRETE MONUMENT SET "PRM" LB8001"

Curve Table						
Curve #	Length	Radius	Delta	Chord	Chord Bearing	
C1	135.20	125.00	061° 58' 14"	128.70	S30° 35' 19" W	
C2	117.42	100.00	067° 17' 02"	110.80	S39° 14' 49" W	
C3	94.52	75.00	072° 17' 11"	88.47	S39° 44' 48" W	
C4	95.11	125.00	059° 18' 09"	85.34	S14° 42' 12" W	
C5	89.09	125.00	031° 45' 09"	59.21	S45° 44' 19" W	
C6	34.36	31.72	062° 03' 23"	32.70	N07° 32' 42" E	
C7	58.79	50.00	067° 22' 11"	55.49	N32° 12' 05" E	
C8	59.70	70.27	072° 22' 28"	52.88	N42° 12' 13" E	
C9	49.69	60.00	056° 30' 39"	47.87	S20° 04' 28" W	
C10	4.57	5.00	056° 30' 39"	4.77	N07° 04' 29" E	
C11	49.69	60.00	056° 30' 39"	47.87	N28° 52' 11" W	
C12	4.57	5.00	056° 30' 39"	4.77	S28° 52' 11" E	

Adoption and Dedication  
 KNOW ALL MEN BY THESE PRESENTS THAT WILTSHIRE SOG, LLC IS THE OWNER OF WILTSHIRE CLUSTER SUBDIVISION AS DESCRIBED HEREON AND THAT IT DOES HEREBY DEDICATE TO THE CITY OF GAINESVILLE, FLORIDA, THE SUCCESSORS AND ASSIGNS OF WILTSHIRE SOG, LLC, ALL RIGHTS, TITLE, INTERESTS AND ALL RIGHTS AND THROUGH ALL AGENTS BY THIS PLAT DESIGNATED COMMON AREA AND PUBLIC UTILITY DEDICATED AS SHOWN.

Witness: *Michael J. Cooper*  
 MICHAEL J. COOPER, MANAGER  
 NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34 T19S R19E S34W  
 BENCHMARK #16  
 3231' ± 174.42

Acknowledgment:  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, *James G. Williams*, PUBLIC SURVEYOR, THE PERSONS WHOSE NAMES ARE HEREBY DESIGNATED AND WHO ACKNOWLEDGED THAT THEY CREDITED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

Witness: *James G. Williams*  
 JAMES G. WILLIAMS, PUBLIC SURVEYOR  
 MY COMMISSION EXPIRES: 4/1/2020

Consent of Mortgage:  
 WE, THE UNDERSIGNED, HOLDERS OF THAT CERTAIN MORTGAGE AS RECORDED IN PUBLIC RECORDS BOOK NO. 160635B PAGE 160635B OF ONE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT.

Witness: *Robert J. Cotton*  
 ROBERT J. COTTON, MANAGER  
 WESTERN LOOP LOOP LIMITED LIABILITY COMPANY LIMITED LIABILITY CO.

Acknowledgment:  
 I HEREBY CERTIFY THAT THIS DAY PERSONALLY APPEARED BEFORE ME, *James G. Williams*, PUBLIC SURVEYOR, THE PERSONS WHOSE NAMES ARE HEREBY DESIGNATED AND WHO ACKNOWLEDGED THAT THEY CREDITED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE THE SAME.

Witness: *James G. Williams*  
 JAMES G. WILLIAMS, PUBLIC SURVEYOR  
 MY COMMISSION EXPIRES: 4/1/2020

Certificate of Surveyor:  
 I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF WILTSHIRE CLUSTER SUBDIVISION, AND THAT THE BOUNDARY LINES AND THE RIGHTS AND INTERESTS THEREIN ARE CORRECTLY SHOWN ON A BOUNDARY SURVEY DATED 11/13/2018, AND THAT THE PLAT COMES WITH ALL THE REQUIREMENTS OF CHAPTER 117 OF THE FLORIDA STATUTES.

Notary Public:  
 JAMES G. WILLIAMS, P.S.M.  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 8758

Official City of Gainesville Department Signatures:  
 WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT COMES WITH ALL THE REQUIREMENTS OF THE CITY OF GAINESVILLE'S ORDINANCES AND REGULATIONS AS FOLLOWS:

PROFESSIONAL SURVEYOR AND MAPPER	DATE
ENGINEERING REQUIREMENTS:	
PUBLIC WORKS DIRECTOR	DATE
PLANNING, ZONING AND OTHER CITY SERVICE REQUIREMENTS	
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES	DATE
UTILITY REQUIREMENTS	
GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES	DATE

FORM AND LEGALITY:  
 CITY AUTHORITY: \_\_\_\_\_ DATE: \_\_\_\_\_

ACCEPTED BY THE CITY COMMISSION  
 CLERK OF THE CITY COMMISSION \_\_\_\_\_ DATE: \_\_\_\_\_

CLERK OF THE COURT  
 RECEIVED AND FILED FOR RECORD, THIS \_\_\_\_ DAY OF \_\_\_\_ 2017.

CLERK \_\_\_\_\_ DATE \_\_\_\_\_

DEPUTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

COMPLIANCE  
AND  
RECOMMENDATION

Petition DB-16-124 SUB

Staff to  
City Commission

▪ Staff to City Commission

Adopt Resolution 160635, approving the Final Plat for Wiltshire Cluster Subdivision, located at 5041 NW 23<sup>rd</sup> Avenue, south side. Implementation of the subdivision shall be subject to the conditions of the Final Plat and stipulations listed on the plat.

CONDITIONS OF  
FINAL PLAT  
APPROVAL

Petition DB-16-124 SUB

**Condition 1.**

*Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code.*

**Condition 2.**

*Lots within the subdivision may have a minimum side setback of five (5) feet providing those lots do not have an adjacent side to side or rear to rear relationship with a lot in the adjacent subdivision.*

**Condition 3.**

*Lots within the subdivision may have a minimum lot width of seventy-five feet and a front setback of 15 feet, subject to the criteria of the Cluster Subdivision ordinance.*

CONDITIONS OF  
FINAL PLAT  
APPROVAL

Petition DB-16-124 SUB

**Condition 4.**

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

**Condition 5.**

*Sidewalks along the property line fronting NW 23<sup>rd</sup> Avenue shall meet the minimum standards and conditions of Alachua county.*

**Condition 6.**

*Signage for the subdivision shall be in accordance with the adopted sign ordinance included in the Land Development Code.*

CONDITIONS OF  
FINAL PLAT  
APPROVAL

Petition DB-16-124 SUB

**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.**

*At the sole expense of the developer, lighting shall be provide in all the rights-of-way similar to standards for public street lighting.*

**Condition 9.**

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

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