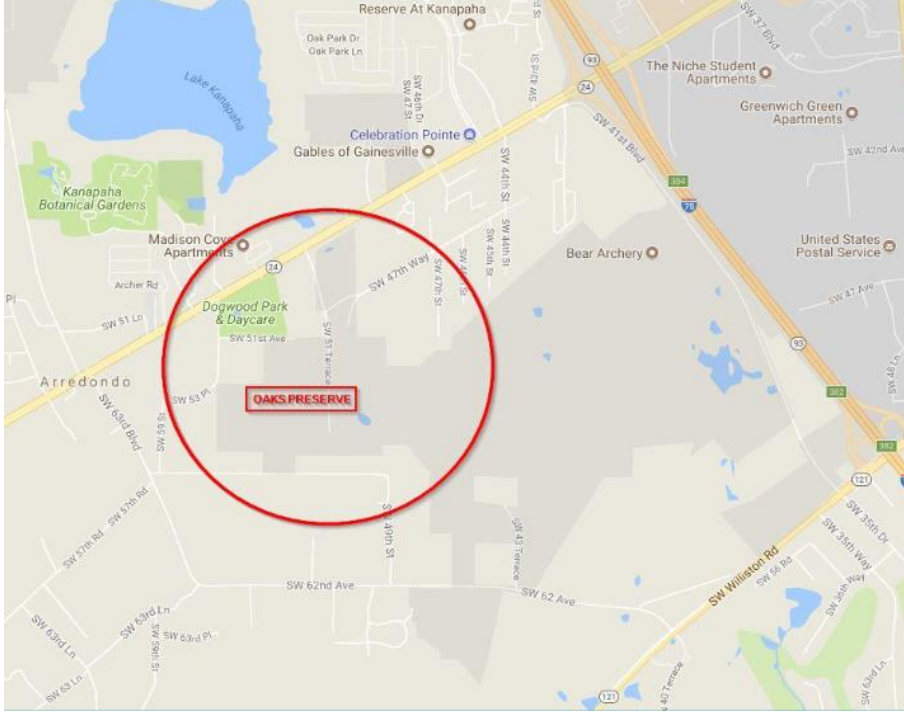


# City of Gainesville

SUB24-000003  
Oaks Preserve Phase III and IV  
Cluster Subdivision

Department of Sustainable  
Development  
Juan Castillo ○



2024-663B

**Agent/Applicant:** EDA, Inc. (Sergio Reyes), agent for Oaks Preserve Parcel Owners.

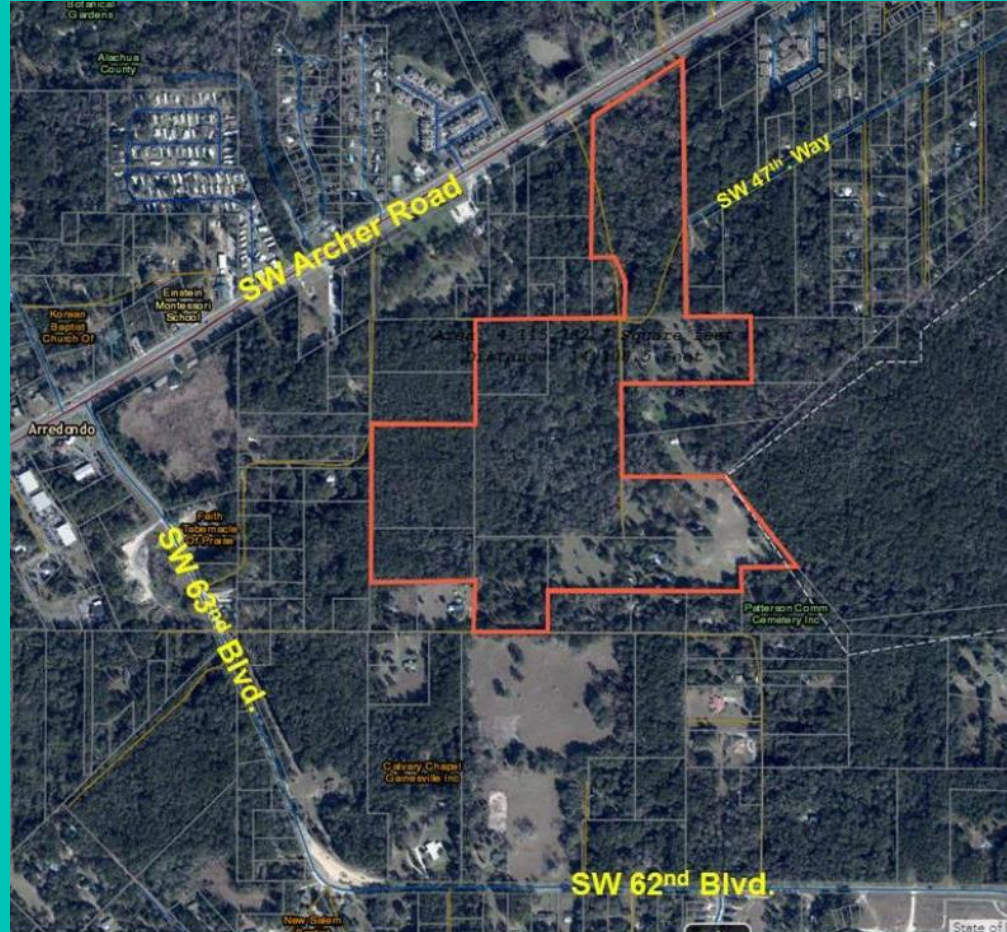
**Property Owner(s):** Forestar (USA) Real Estate Group

**SITE INFORMATION:**

**Address:** Located 500 SW of Archer Rd  
Development Review Board Staff Report April 24, 2018.  
Commission Final Action: January 17th, 2019

Oaks Preserve Phase III and IV  
Parcel Number(s): 06949-003-000  
Acreage: 33.78 Acres.

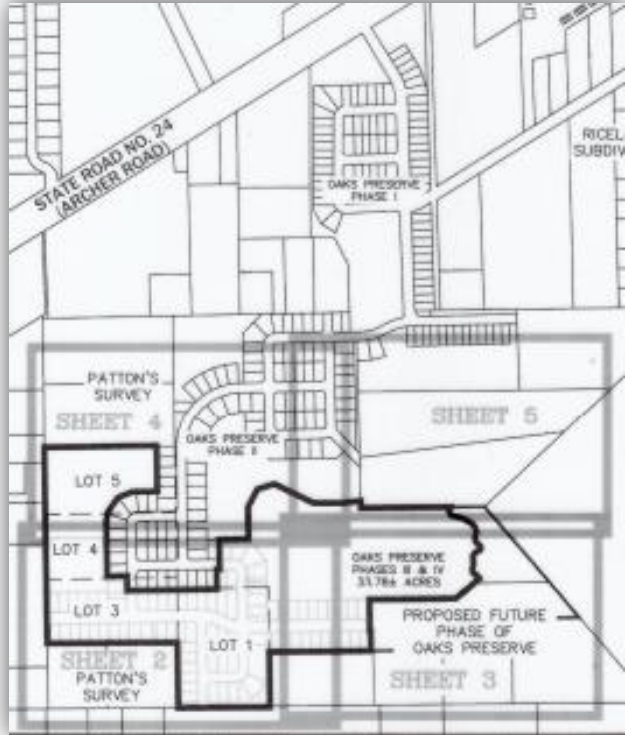
Phase Total Number of Lots: 77 lots.  
Cluster Total Number of Lots 295 lots.  
Existing Use(s): Single-family residential developments.  
Land Use Designation(s): Single-family Zoning  
Designation(s): RSF-4 (single-family residential 8 dwelling units per acre). Transportation Mobility Program Area (TMPA): Area "D"



**BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM)  
UNLESS OTHERWISE NOTED**

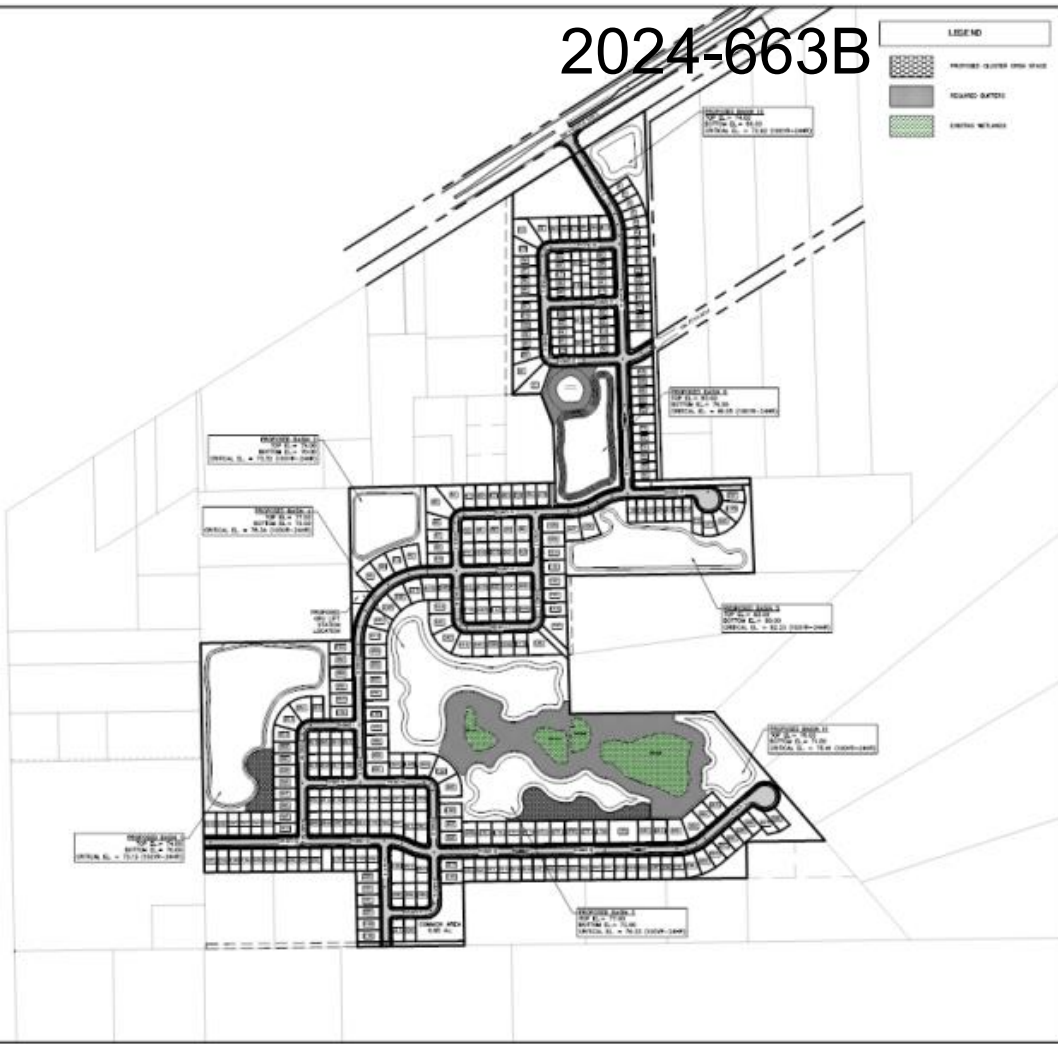
FRONT	20 FEET
REAR	10 FEET
SIDE (STREET)	5 FEET
SIDE (INTERIOR)	5 FEET

**APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES**



**2024-663B**

LEGEND	
	WETLAND
	BOARDWALK
	UTILITY RIGHT-OF-WAY





### OAKS PRESERVE PHASES III & IV, A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF A PORTION OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

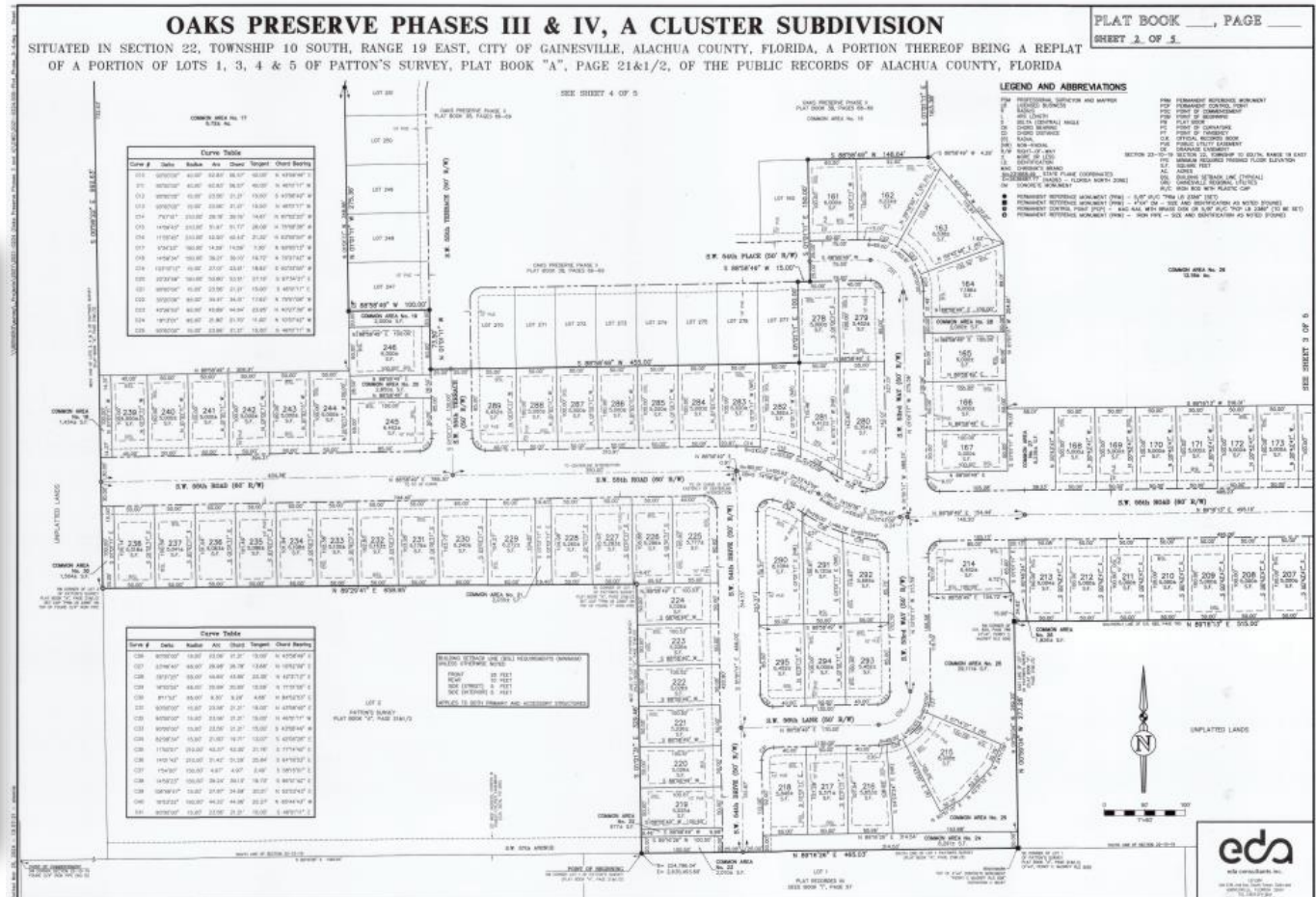
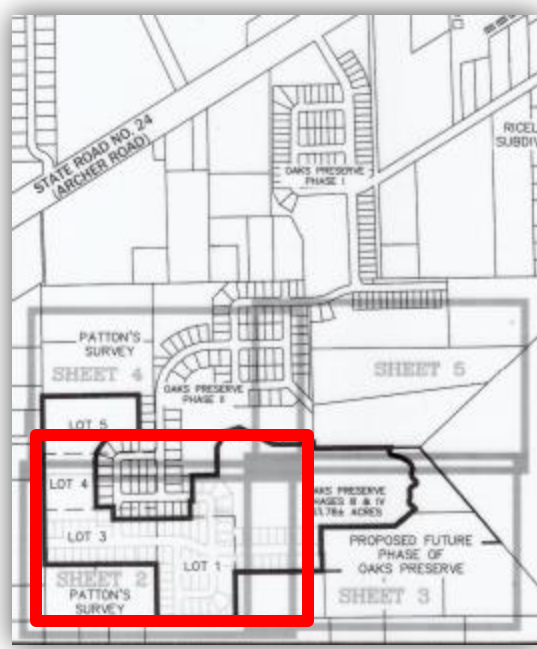
SHEET 2 OF 3

Curve Table

Curve #	Delta	Radius	Area	Chord	Target	Chain Bearing
001	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
002	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
003	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
004	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
005	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
006	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
007	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
008	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
009	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
010	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
011	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
012	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
013	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
014	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
015	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
016	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
017	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
018	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
019	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
020	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
021	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
022	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
023	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
024	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
025	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
026	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
027	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
028	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
029	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
030	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
031	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
032	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
033	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
034	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
035	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E
036	89.0210°	40.0000'	63.6214'	51.6271'	0.00000°	N 89.0210° E

**LEGEND AND ABBREVIATIONS**

- 100' PERMANENT EASEMENT
- 150' PERMANENT EASEMENT
- 200' PERMANENT EASEMENT
- 300' PERMANENT EASEMENT
- 400' PERMANENT EASEMENT
- 500' PERMANENT EASEMENT
- 600' PERMANENT EASEMENT
- 700' PERMANENT EASEMENT
- 800' PERMANENT EASEMENT
- 900' PERMANENT EASEMENT
- 1000' PERMANENT EASEMENT
- 1500' PERMANENT EASEMENT
- 2000' PERMANENT EASEMENT
- 3000' PERMANENT EASEMENT
- 4000' PERMANENT EASEMENT
- 5000' PERMANENT EASEMENT
- 6000' PERMANENT EASEMENT
- 7000' PERMANENT EASEMENT
- 8000' PERMANENT EASEMENT
- 9000' PERMANENT EASEMENT
- 10000' PERMANENT EASEMENT
- 15000' PERMANENT EASEMENT
- 20000' PERMANENT EASEMENT
- 30000' PERMANENT EASEMENT
- 40000' PERMANENT EASEMENT
- 50000' PERMANENT EASEMENT
- 60000' PERMANENT EASEMENT
- 70000' PERMANENT EASEMENT
- 80000' PERMANENT EASEMENT
- 90000' PERMANENT EASEMENT
- 100000' PERMANENT EASEMENT



## **Staff Recommendation: Approval**

Staff has examined the subdivision in the context of the relevant regulations and finds that the proposed subdivision is consistent with the approved Design Plat, along with the City's Comprehensive Plan, Land Development Regulations and the technical design requirements of Public Works, GRU, the Fire Safety Division and the Landscaping and Tree preservation and mitigation and environmental standards.

2024-XXXB

**Thank You**