

City of Gainesville
 Department of Doing
 Planning Division

PO Box 490, Station 11
 Gainesville, FL 32627-0490
 306 NE 6th Avenue
 P: (352) 334-5022
 F: (352) 334-2648



CITY DEVELOPMENT REVIEW BOARD STAFF REPORT

PUBLIC HEARING DATE: October 30, 2018

ITEM NO: 1

PROJECT NAME AND NUMBER: Design Plat Review Finley Woods Phase II; DB-18-104 SUB

APPLICATION TYPE: Subdivision

CITY PROJECT CONTACT: Megan Echols, Planner

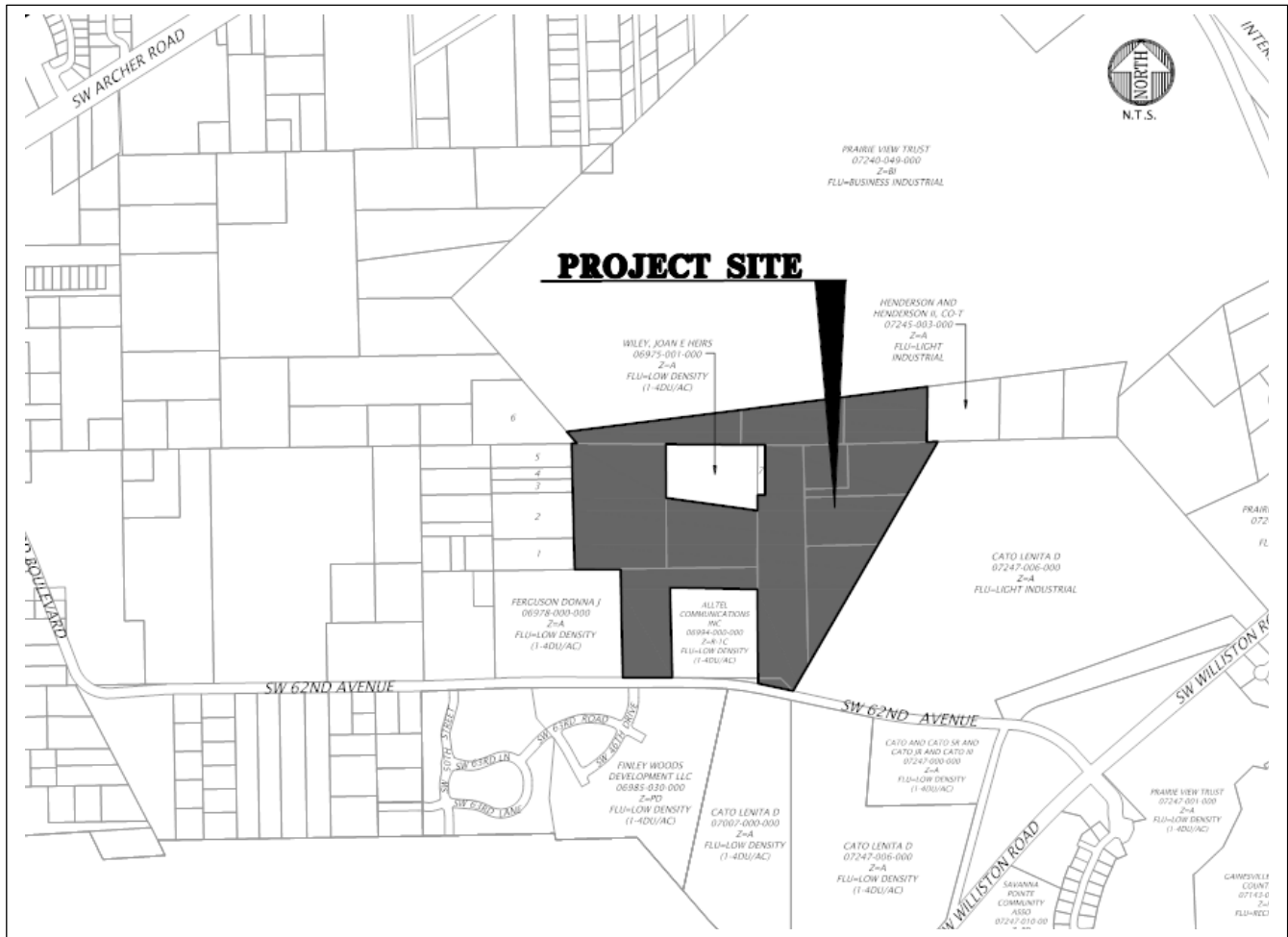


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: CHW, Inc.

Property Owner(s): WWB Real Estate Investments

Related Petition(s): PB-18-82 LUC (City Commission Date: Nov 1, 2018); PB-18-83 ZON (City Commission Date: Nov 1, 2018)

Legislative History: 2017 FW Phase II Annexation- Ordinance #160216

Neighborhood Workshop: April 6, 2018

SITE INFORMATION:

Address: 5711 & 5915 SW 43rd Terrace

Parcel Number(s): 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000, 06991-001-000, 07002-001-000, 07007-002-000, 07245-000-000, 07245-001-000, 07245-002-000

Acreage: +/- 66.65

Existing Use(s): Vacant Land

Land Use Designation(s): Residential Low

Zoning Designation(s): Alachua County PUD

Overlay District(s): N/A

Transportation Mobility Program Area (TMPA): Area D

Special Feature(s): Wetlands, Flood Plain

Annexed: 2017

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Rural	Business Industrial	Business Industrial
South	Residential	Low Density	PD/Agricultural
East	Forested/ Vacant	Light Industrial	Agricultural
West	Rural/ Residential	Low Density	Agricultural/ R-1C

PURPOSE AND DESCRIPTION:

Key Issues

1. Subdivision surrounds two areas that are still under the jurisdiction of Alachua County. Resultantly, this affects the overall subdivision's internal connections and layout.
2. Design Plat must comply with the Planned Unit Development (PUD) regulations that were adopted by Alachua County before annexation of the area into the City of Gainesville.
3. Absence of internal east-west vehicular connections
4. Absence of external vehicular connections to the East and West
5. Bicycle and Pedestrian circulation within the development
6. Preservation and protection of significant heritage and champion trees

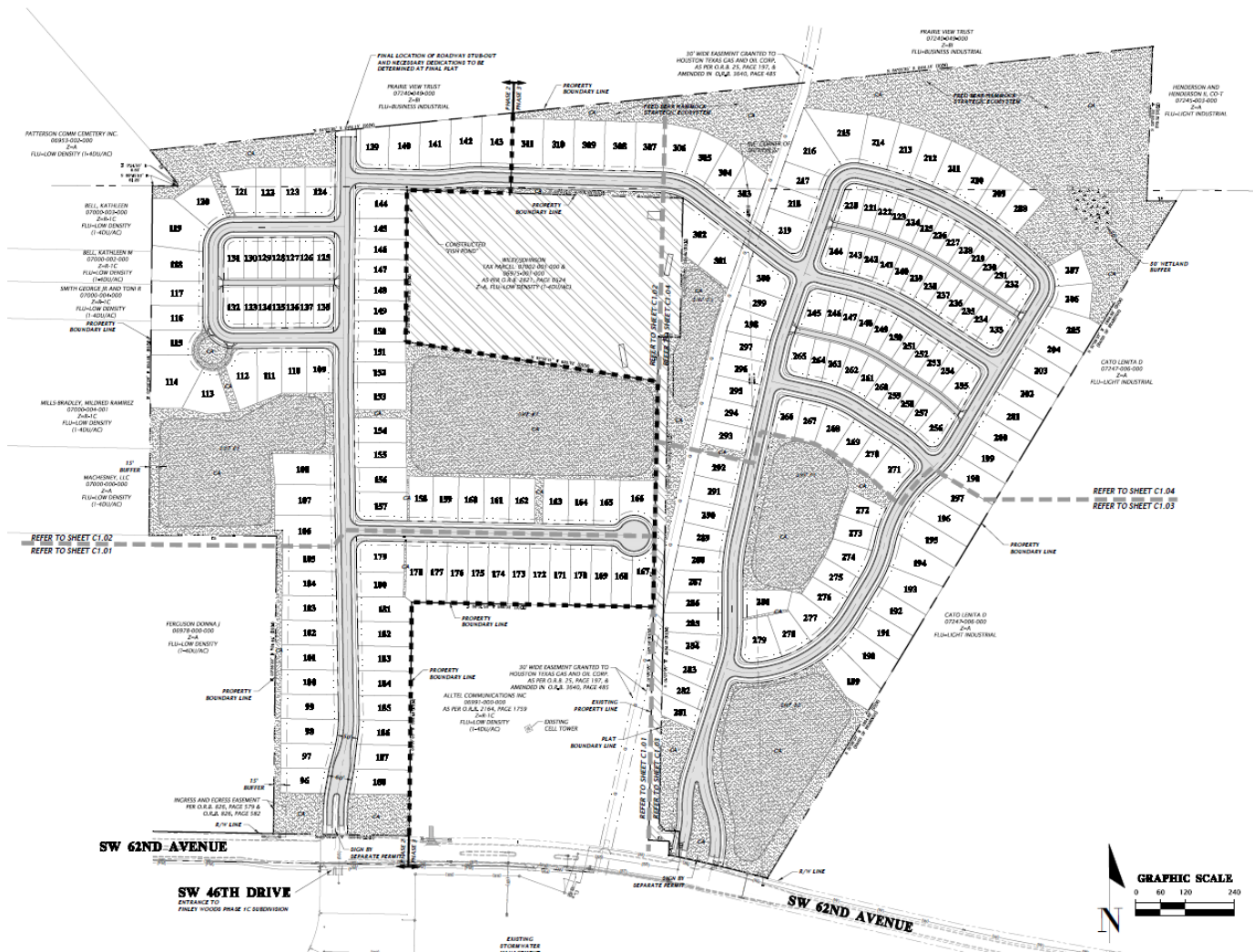


Image 1. Design Plat

This proposed subdivision design plat review will create 216 single family lots, for a recently annexed area, zoned Alachua County Planned Unit Development (PUD). Prior to annexation into the City, Alachua County determined the zoning for the area through the approval of the master plan and PUD.

The combined parcels of the proposed subdivision are mainly composed of undeveloped rural land. Portions of the site are located within the Fred Bear strategic ecosystem. There are wetlands within the north eastern area of the site; site plans show proper efforts to delineate wetlands and use these areas for stormwater retention. Portions of the site are located in FEMA Floodzone A. The site contains a considerable number of high quality heritage trees, including many over 40" dbh up to 77" dbh that are proposed to be removed.

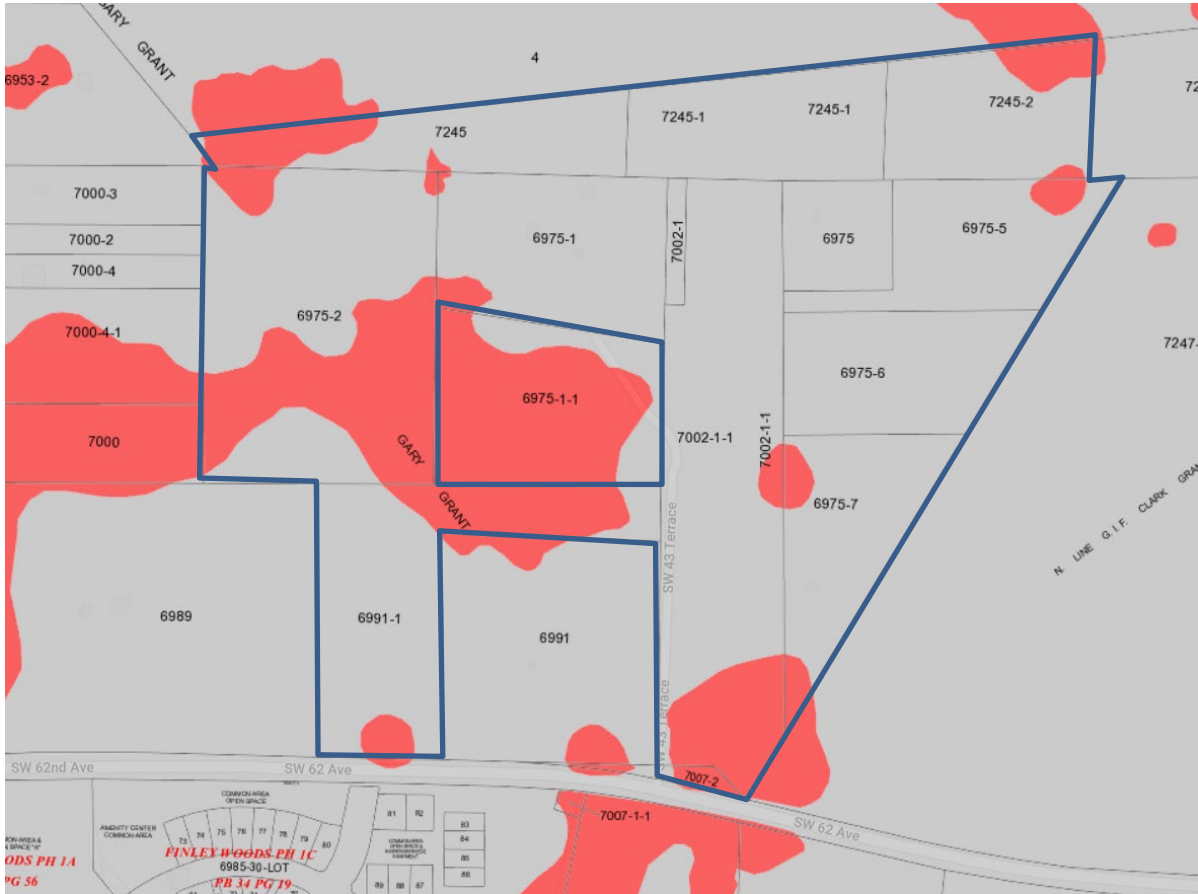


Image 2. FEMA Flood Zones

BACKGROUND:

The master plan and conditions create the regulations for both the Southern and Northern Phases of Finley Woods, including Finley Woods Phase I which contains neighborhood sections that are already constructed and currently under construction.

The parcels included in this proposed subdivision were recently annexed into the City under County approved Planned Use Development (PUD or PD) zoning. The zoning change and its accompanying land use change, modifying the zoning from County PUD to City of Gainesville PD, is scheduled to go to 1st read at the City Commission on November 1, 2018.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

Planned Use Development

Before annexation into the City of Gainesville, Alachua County approved the zoning for the area as a Planned Unit Development (PUD) which includes a coordinating master plan and eight conditions (see attachment C-1). A land use and zoning change to designate City Land Use and Zoning categories for the parcels is currently scheduled to go to the City Commission for first reading on November 1, 2018. Conditions may change. The master plan and conditions create the regulations for both Finley Woods Phase I and II; many conditions are meant to be applied to the collective Finley Woods Phase I and II.

The eight following conditions are included in the master plan PUD:

Land Uses

The Land uses on the plat are generally located as shown on the Zoning Master Plan (Image 3, below). The plat includes 216 Single Family Platted lots. Consistent with the land use condition of the PUD.

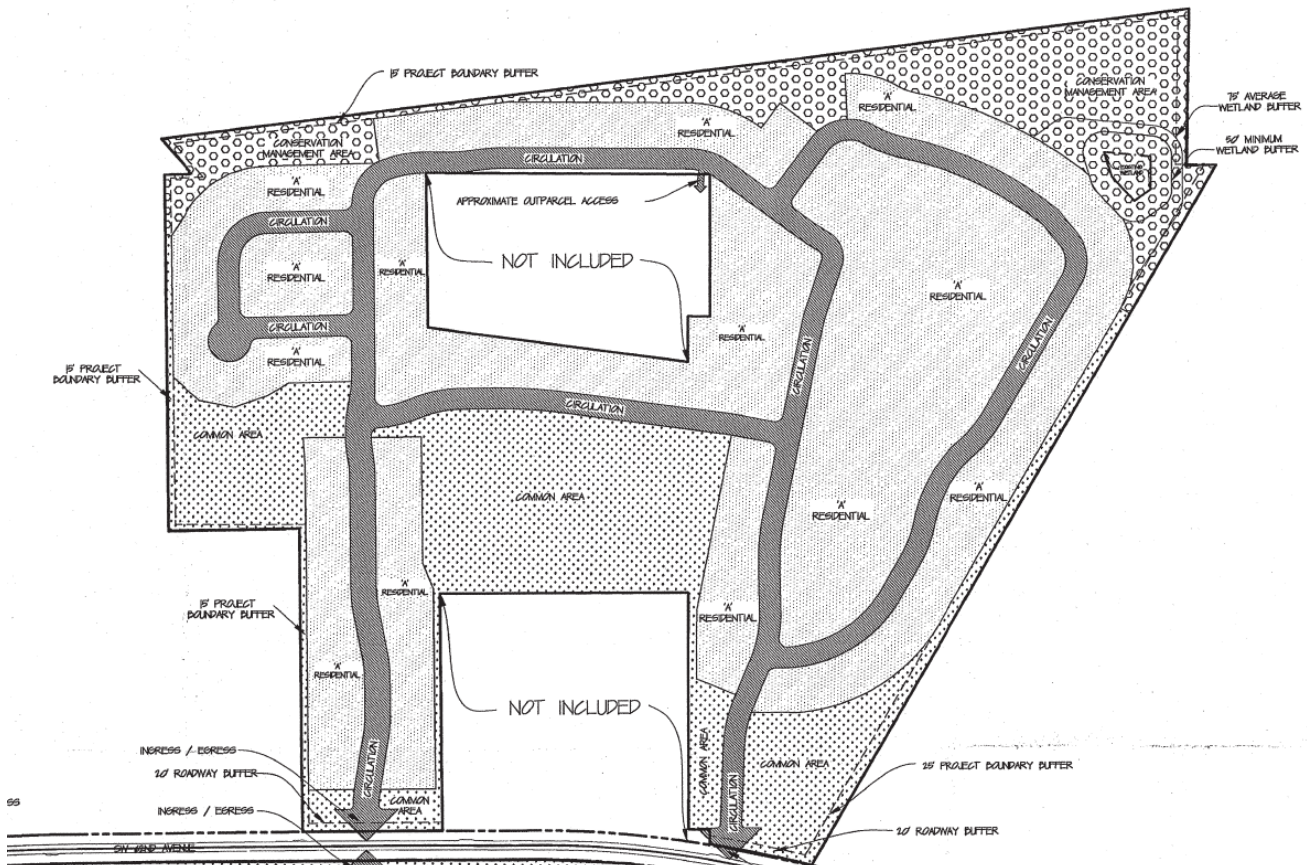


Image 3. Phase II Master Plan (Northern Portion)

Project Boundary buffers

Alachua County PUD requires that “Project Boundary Buffers shall be provided as shown on the Zoning Master Plan (see image 3, page 5).” The PUD states that features such as stormwater management facilities, pedestrian/bicycle circulation and landscaping may be included in the boundary buffer, but Project Boundary Buffers may not be included as a portion of the platted lots. Currently, the design plat does not meet the conditions of the PUDs project boundary buffers. The proposed City Zoning Master Plan will not include project boundary buffers; this portion of the design plat will meet conditions upon final approval of zoning (ordinance #180120).

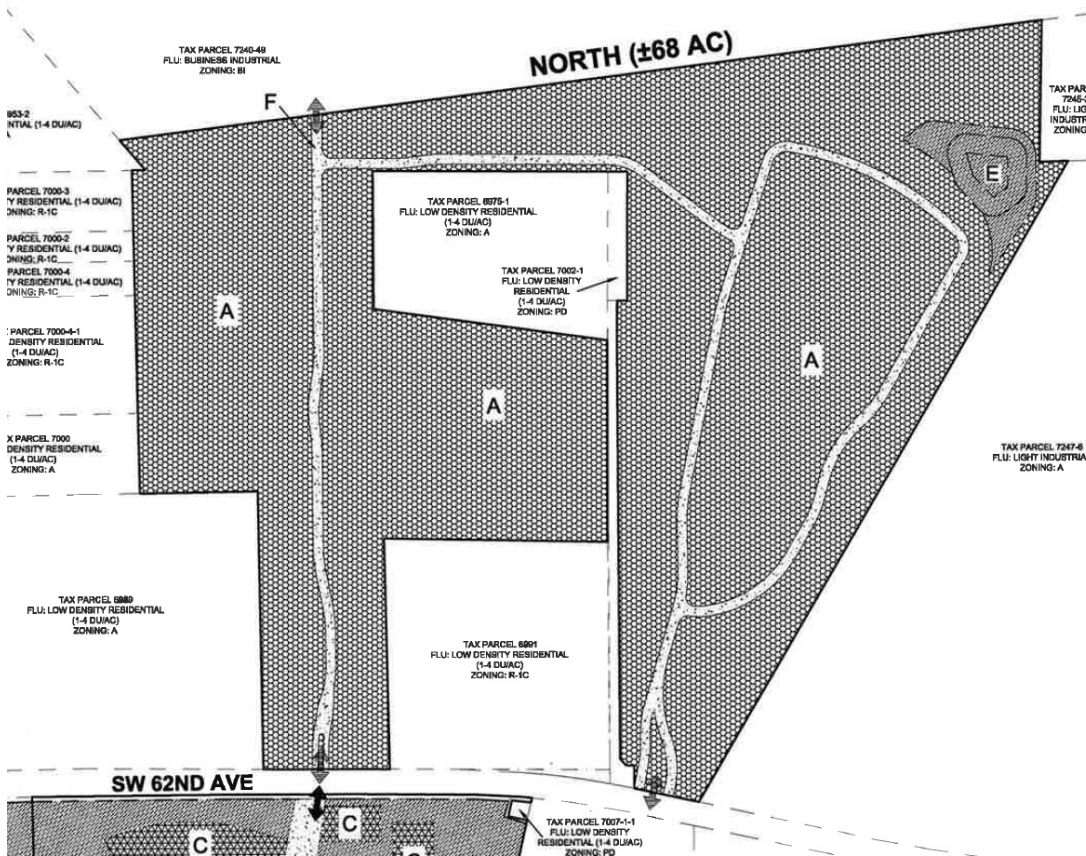


Image 4. Proposed City Zoning Master Plan

Open Space

The PUD requires that open space account for a minimum of 20% of the completed project; this condition expresses that Conversation areas may be included in the overall percentage. Based on the open space in Phase I and what is proposed in Phase II the development complies with the Open Space Requirement. The City’s proposed open space requirements are similar to the requirements in the current Alachua County PUD assigned to this area.

Vehicular Circulation

The Design Plat is consistent with the layout of the PUD. According to the Master Plan, the vehicular circulation shown on the PUD’s Zoning Master Plan is not intended to be exact and represents only a portion of the overall circulation network. The major East-West circulation at

the center of the design plat could not be included as shown on the Master Plan due to the annexation and resulting unincorporated parcel at the center of the subdivision. The master plan also does not consider external connections from the subdivision to the north, east or west; the design plat submission includes external connection stubs at the north of the design.

Conservation Management Area

The subdivision meets the Conservation Management Area conditions through the protection of wetland areas and buffers.

Phasing

The required phasing set forth by Alachua County has expired. Per the PD the following table reflects the phasing schedule:

PHASE	BEGIN DATE	COMPLETION BY DATE	ACRES	MAXIMUM # OF UNITS
SOUTH	FEBRUARY 01, 2008	JANUARY 31, 2018	50.0	247
NORTH	FEBRUARY 01, 2008	JANUARY 31, 2018	68.0	224

The City's Proposed Zoning Master Plan does not contain a phasing schedule.

Allowable Land Use Classification Data

The total plat meets the classification data included in the table below. The City's Proposed Zoning Master Plan contains a similar table of land use classifications that the proposed and currently platted and constructed areas of Finley Woods collective meet (see Attachment F-1).

LAND USE CLASSIFICATION	ALLOWABLE USES (Open Space, Stormwater Management, and Infrastructure Elements may exist in any land use classification)	DIMENSIONAL STANDARDS	ACREAGE	PERCENT OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.	54.4	48.1%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.	10.0	8.5%
MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	17.7	15.0%
CONSERVATION MANAGEMENT AREA	a. wetlands and their buffers b. marked walking trails outside of wetland buffers c. uses as may be permitted in an approved conservation management plan	N/A	8.36	7%
COMMON AREA	a. passive recreation facilities - bicycle and pedestrian paths and trails, exhibits, similar facilities b. active recreation facilities - amenity center, courts and fields, swimming pool, similar facilities c. landscaping, fences, walls, swales, and berms in areas maintained by a homeowners' association and/or developer or management company d. natural areas including created and/or preserved landscaped areas e. stormwater management facilities f. open space	N/A	27.54	23.4%

COMPREHENSIVE PLAN

The current PUD was approved by Alachua County on the basis of its compatibility and consistency with the County's Comprehensive Plan and the potential of the development to be consistent with surrounding developments.

Staff has determined that the subdivision can be improved by considering the comprehensive plan goals of the City and the future potential network connectivity of the subdivision.

RECOMMENDATION

Approve DB-18-104 SUB with conditions
Recommend DB-18-104 SUB for City Commission

CONDITIONS:**Condition 1.**

The subdivision shall be phased and the access point for unincorporated tax parcel 6975-100-000 shall be constructed and completed during the first phase of Finley Woods Phase II.

Condition 2.

The subdivision shall provide a stub-out to abutting properties to the west and the east.

Condition 3.

The subdivision shall provide a connection at the cul-de-sac between lots 166 and 167.

LIST OF APPENDICES:

<u>Attachment A</u>	Technical Review Comments
<u>Attachment B</u>	Application and Other Supporting Documents
<u>Attachment B-2</u>	Conditions from Master Plan
<u>Attachment C-1</u>	Alachua County PUD Information
<u>Attachment C</u>	Comprehensive Plan
<u>Attachment D</u>	Finley Woods Tree Report
<u>Attachment E</u>	Letter from Urban Forester
<u>Attachment F-1</u>	Proposed City Zoning Master Plan
<u>Attachment F-2</u>	Final Ordinance- Finley Woods Zoning Change

Attachment A
Technical Review Committee Comments

Technical Review CommentsChangemarks Report DB-18-00104 Finley Woods Phase II

Petition DB-18-00104 SUB Finley Woods Phase II

Status	Department	File	Changemark Subject	Changemark Details	Updated By	Applicant Response
Unresolved	Planners	C1.10 Phasing Plan.pdf	PBB	Property boundaries are not evident on the east or west side of plat	Megan Echols	
Unresolved	Planners	C0.00 Cover Sheet and Index.pdf	signage	Is there a plan for signage for this area?	Megan Echols	Sign locations added to C1.00
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	Provide Cross Access for this Unincorporated Area	Provide Cross Access for this Unincorporated Area from the road to the North	Megan Echols	Access cannot be provided for vehicles across this land as it requires County access to the parcel
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	Address Connection to the East	Address how subdivision will connect to the East	Megan Echols	These are industrial zoned lands and a connection is not required in the PD nor desired.
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	intention of this opening	Please tell us what is the intention of this opening	Megan Echols	Storm pipes & basin access
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	What are these pieces of property?	They don't appear to be addressed as lots or common space?	Megan Echols	Common area
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	What is this area	Please identify what is the purpose of this area	Megan Echols	Common area
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	Vehicular Connection	There should be a vehicular connection here.	Megan Echols	Access cannot be provided for vehicles across this land as it requires County access to the parcel
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	Address Bicycle Circulation	Address bicycle circulation, see LDC	Megan Echols	This is a residential subdivision with no major roads, bikers can use walks and travel lanes.
Unresolved	Planners	C1.00 Master Design Plat Plan.pdf	Alley?	Is this an alleyway?	Megan Echols	Yes
Unresolved	Planners	C0.00 Cover Sheet and Index.pdf	Home Owners Association	Documentation of Home Owner's Association needed. Please add to document files.	Megan Echols	Finley Woods will be annexed to the existing HOA. See included HOA Docs.
Unresolved	Planners	C0.00 Cover Sheet and Index.pdf	PD documents	We are reviewing this document with rules and regulations approved by Alachua County.	Megan Echols	Ok. Noted. October DRB. Noted on lighting.

Attachment A

180488A

Unresolved	Planners	C0.00 Cover Sheet and Index.pdf	Tree removal	Address tree removal and preservation	Megan Echols	Refer to added tree removal and mitigation plan.
Unresolved	Public Works - Design	C1.00 Master Design Plat Plan.pdf	Inetrnal connectivity	A vehicular connection should be here to improve internal connectivity.	Rick Melzer	This access is across to County parcel & cannot be made as it would restrict the only access to County parcel.
Unresolved	Public Works - Design	C1.00 Master Design Plat Plan.pdf	Additional access	An additional access to the north should be made for future development.	Rick Melzer	This connection would be to the Fred Bear Strategic Ecosystem & is not advisable.
Unresolved	Public Works Constructability	C2.00 Preliminary Master Grading and Drainage Plan.pdf	Driveway connections	Please review lot orientation and frontage, to verify that Standard Driveways will fit without conflicts with adjoining	Matt Williams	Inlets relocated to assist with future driveway placement
Unresolved	Public Works Constructability	C2.00 Preliminary Master Grading and Drainage Plan.pdf	Driveway	Section 30-6.20. Driveways. I. Prohibited locations; installation of curb stops. 5. No driveway shall be permitted to	Matt Williams	Inlets relocated to assist with future driveway placement
Unresolved	Public Works Constructability	C4.00 Typical Road Sections.pdf	Street Lighting	Please show street lighting.	Matt Williams	Added. It alternates with tree locations.
Resolved	Urban Forestry	C1.02 Detailed Design Plat Plan.pdf	Wetland buffer	Sufficient room for a buffer to be provided from this wetland? Or is this just a ditch?	Liliana Kolluri	Its a man made fish pond.
Unresolved	Real Estate	C1.04 Detailed Design Plat Plan.pdf	FGT Easement	Are you coordinatng an Encroachment Agreement with FGT for the roadway crossing their easement? The	Tiffany Davis	Yes, but with Phase 3 construction plans.
Unresolved	Water-Waste Water	C4.00 Typical Road Sections.pdf	Water main separation	Water main needs 3 feet separation from TV and/or tel. Can TV and telephone be in same trench where telephone	Barbara Misener	Updated to 3 feet.
Unresolved	Water-Waste Water	C1.02 Detailed Design Plat Plan.pdf	Clarification of 55 feet	Does the 55 feet include 5 ft PUE on the west side of the road? Why is this only on the west side and not the east	Barbara Misener	Label corrected to 50'
Unresolved	Public Works Solid Waste	C1.00 Master Design Plat Plan.pdf	Alleys?	There are common areas behind some houses in Phases 2 & 3 that look a lot like alleys. If there is any	Steve Joplin	Yes these are alleys. These exist in phase 1a-1C and function very well for garbage and trash pick up. They are typical driveway aprons not radii.
Unresolved	Public Works Solid Waste	C1.00 Master Design Plat Plan.pdf	Solid Waste	Phases 2 & 3 show some common areas behind the houses that look like alleys. If there is any intention to have	Steve Joplin	Yes these are alleys. These exist in phase 1a-1C and function very well for garbage and trash pick up. They are typical driveway aprons not radii.
Unresolved	Public Works - Design	C1.00 Master Design Plat Plan.pdf	Traffic circulation	This will be difficult to maintain pass-thru traffic circulation with a cul-de-sac adjacent to the public travel lane. Please	Rick Melzer	Curve revised and alley/common area added.

Attachment B
Application Other Supporting Documents

APPLICATION FOR SUBDIVISION
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>DB-18-00104</u>	Fee: \$ <u>3262.75</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>N/A</u>
Tax Map No. _____	Receipt No. <u>77327</u>
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

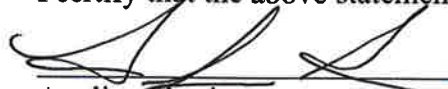
CHECK ONE:

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: WWB Real Estate Investments	Name: Daniel Young, P.E. c/o CHW
Address: 2563 SW 87th Drive, Suite 10	Address: 11801 Research Drive
Gainesville, Florida 32608	Alachua, Florida 32615
Phone: Contact Agent Fax:	Phone: (352) 331-1976 Fax:
(If additional owners, please include on back)	
INFORMATION CONCERNING SUBDIVISION	
Tax parcel no(s): 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000 06991-001-000, 07002-001-000, 07007-001-000, 07007-002-000, 07245-000-000, 07245-001-000 & 07245-002-000	
Subdivision name: Finley Woods Phase II	
Parcel location: 5711 & 5915 SW 43rd Terrace, Gainesville	
Comprehensive Plan designation:	Zoning: PD
Gross area of subdivision (in acres): ± 66.65	
Total number of lots: 216	
Gross density (lots per gross acre):	

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


 Applicant's signature

7/25/18
 Date

Certified Cashier's Receipt:

DATE: July 25, 2018
TO: City of Gainesville
306 NE 6th Avenue, Thomas Center B
Gainesville, Florida 32061
ATTENTION: Planning Intake
RE: Finley Woods Phase II
Project No. 17-0050

We are sending the following via: Courier

COPIES	DESCRIPTION
1	Check #000139 in the amount of \$3,262.75
1	City of Gainesville Application for Subdivision

THESE ARE TRANSMITTED : For review and comment

REMARKS:

Good morning,

Attached is the fee for the Design Plat application. Please open this project in ProjectDox at your very earliest convenience. We would like to get everything submitted to your office today if at all possible.

Copy to: **From:** Jessica Junkin
Address: 11801 Research Drive
Alachua, Florida 32615
Phone: (386) 518-5136
Email: jcssicaj@chw-inc.com

180488A

Operator: Michael Hoge

Receipt no: 77327

Item	Description	Account No	Payment	Payment Reference	Paid
DB-18-00104 123 NO ADDRESS Finley Woods Phase II	Design Plat Application	001-660-6680-3401	CHECK	000139	\$562.75
DB-18-00104 123 NO ADDRESS Finley Woods Phase II	Per Lot	001-660-6680-3401	CHECK	000139	\$2,700.00
Total:					\$3,262.75

Transaction Date: 07/25/2018

Time: 14:25:56 EDT



APPLICATION FOR SUBDIVISION
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	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) []	

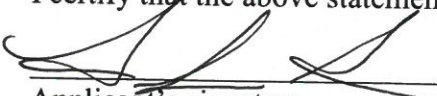
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Design Final Minor Single lot replat

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

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Phone: Contact Agent Fax:	Phone: (352) 331-1976 Fax:
(If additional owners, please include on back)	
INFORMATION CONCERNING SUBDIVISION	
Tax parcel no(s): 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000 06991-001-000, 07002-001-000, 07007-001-000, 07007-002-000, 07245-000-000, 07245-001-000 & 07245-002-000	
Subdivision name: Finley Woods Phase II	
Parcel location: 5711 & 5915 SW 43rd Terrace, Gainesville	
Comprehensive Plan designation:	Zoning: PD
Gross area of subdivision (in acres): ± 66.65	
Total number of lots: 216	
Gross density (lots per gross acre):	

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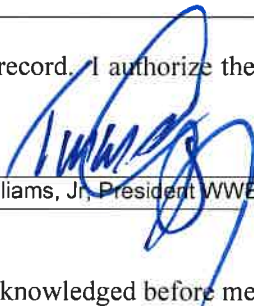
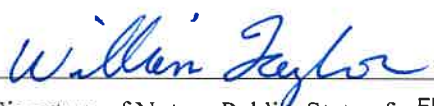
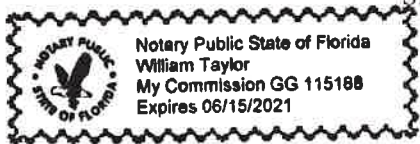

Applicant's signature

7/25/18
Date

Certified Cashier's Receipt:

PROPERTY OWNER AFFIDAVIT



Owner Name: WWB Real Estate Investments			
Address: 2563 SW 87 th Drive, Suite 10 Gainesville, Florida 32608		Phone: Contact Agent	
Agent Name: CHW			
Address: 11801 Research Drive Alachua, Florida 32615		Phone: (352) 331-1976	
Parcel No.: 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000, 06991-001-000, 07002-001-000, 07007-001-000, 07007-002-000, 07245-000- 000, 07245-001-000, & 07245-002-000			
Acreage: ± 66.65	S: 26	T: 10	R: 19
Requested Action: To obtain approvals from the City of Gainesville, St. Johns River Water Management District, Gainesville Regional Utilities, & Florida Department of Environmental Protection.			
<p>I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature:  Printed name: Thomas W Williams, Jr. President WWB Real Estate Investments, Date: 7/25/18</p> <p>The foregoing affidavit is acknowledged before me this <u>25th</u> day of <u>July</u>, 20<u>18</u>, by <u>Thomas W Williams, Jr.</u>, who <u>is/are personally known to me</u>, or who has/have produced _____ as identification.</p>			
NOTARY SEAL		 Signature of Notary Public, State of <u>Fl</u>	
			

PUBLIC NOTICE

180488A

A Neighborhood Workshop will be held to discuss a Design Plat, Construction Plans, and Final Plat on ±95 acres (Tax Parcels 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000) within the City of Gainesville located around the intersection of SW 62nd Avenue and SW 43rd Street. Upon approval of the design plat, the developer will move forward with phase 2 construction of the subdivision, totaling 92 lots.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on Monday, April 30, 2018

Location: Hilton Garden Inn Gainesville, Meeting Room B, 4075 SW 33rd Place, Gainesville, FL 32608

Contact: Daniel Young, P.E.

Phone Number: (352) 331-1976



Professional Consultants

City of Gainesville

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	
Level of Review		
Pre-Application Conference	Preliminary	Final
		Revised
		Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

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 to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

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 Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.15 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.07 Middle School Multiplier	Student Stations
HIGH	units X 0.09 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.08 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name:

Mailing Address

Phone:

Email

CERTIFICATION**PROJECT NAME :****PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

Approved based upon the following findings (see 2015-2016 Capacity Tables)

Elementary SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

Denial for reasons stated

Approved by**City of Gainesville Staff****School Board Staff Certification**

A complete application for the development project was accepted on

Date:

Vicki McGrath

Community Planning Director
School Board of Alachua County
352.955.7400 x 1423

Signed:

Printed Name:

Date:

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name Finley Woods Phase II #DB-18-00104

Applicant (Owner or Agent) CHW

Tax parcel(s) 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000, 06991-001-000, 07002-001-001, 07707-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000

Being duly sworn, I depose and say the following:

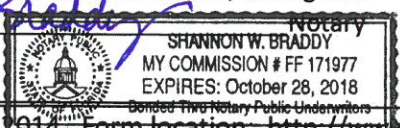
1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. Jessica Junkin

8. [Signature]

Applicant (print name)

<p>STATE OF FLORIDA, COUNTY OF ALACHUA</p> <p>Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this <u>4th</u> day of <u>October</u>, 20<u>18</u>, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.</p> <p><u>Shannon W. Braddy</u> Public My Commission expires: _____</p>	<p>RECORDING SPACE</p>
---	-------------------------------



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY
Petition Number _____ Planner _____

Neighborhood Workshop Notice
07245-004-000 Finley Woods Ph 2
ALACHUA CONSERVATION TRUST
7204 SE COUNTY RD 234
GAINESVILLE, FL 32641-1608

Neighborhood Workshop Notice
06991-000-000 Finley Woods Ph 2
ALLTEL COMMUNICATIONS
PO BOX 2549
ADDISON, TX 75001

Neighborhood Workshop Notice
07000-002-000 Finley Woods Ph 2
KATHLEEN BELL
5707 SW 49TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
07007-000-000 Finley Woods Ph 2
LENITA D CATO
4105 SW 62ND AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
07247-000-000 Finley Woods Ph 2
CATO & CATO ET AL
4001 SW 62ND AVE
GAINESVILLE, FL 32608-4943

Neighborhood Workshop Notice
06989-000-000 Finley Woods Ph 2
DONNA J FERGUSON
4808 SW 62ND AVE
GAINESVILLE, FL 32608-4870

Neighborhood Workshop Notice
06985-030-000 Finley Woods Ph 2
FINLEY WOODS DEVEL LLC
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06075-005-000 Finley Woods Ph 2
DEVONY C HARNIST
3955 NW 36TH ST
GAINESVILLE, FL 32605-1442

Neighborhood Workshop Notice
07245-003-000 Finley Woods Ph 2
HENDERSON & HENDERSON CO-
TRUSTEES
13611 NW 1ST LANE
NEWBERRY, FL 32669

Neighborhood Workshop Notice
07000-000-000 Finley Woods Ph 2
MACHESNEY LLC
3901 SHAETBURY PL
OVIEDO, FL 32765

Neighborhood Workshop Notice
07000-004-001 Finley Woods Ph 2
MILDRED RAMIREZ MILLS-BRADLEY
11020 NW 60TH DR
ALACHUA, FL 32615

Neighborhood Workshop Notice
07000-004-000 Finley Woods Ph 2
GEORGE & TONI SMITH
5757 SW 49TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
07002-001-000 Finley Woods Ph 2
JOAN E WILEY
5814 SW 43RD TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06975-001-000 Finley Woods Ph 2
JOAN E WILEY HEIRS
5814 SW 43RD TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06975-000-000 Finley Woods Ph 2
WWB REAL ESTATE INV
2563 SW 87TH DR STE 10
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

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

Neighborhood Workshop Notice
Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

SIGN-IN SHEET

Finley Woods Phase II

17-0050



Event: Neighborhood Workshop
Date/Time: April 30, 2018
Place: Hilton Garden Inn, 4075 SW 33rd Place, Gainesville
Re: Finley Woods Phase II

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Robert Walpole	Developer's Agent (see below)	
2	Tommy Williams	Developer	
3	Ginney Patterson	Developer	
4	Fred Wiley	5814 S.W. 43 rd Trac.	
5	Patsy Lovett	5814 SW 43 rd Trac	
6			
7			
8			
9			
10			
11			
12			
13			

To: Neighbors of Tax Parcels 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000

From: Daniel Young, P.E. Senior Project Manager

Date: April 6, 2018

RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a Design Plat, Construction Plans, and Final Plat on ±95 acres (Tax Parcels 06975-000-000, 06975-001-001, 06975-002-000, 06975-005-000, 06975-006-000, 06975-007-000, 06991-001-000, 07002-001-001, 07007-001-000, 07007-002-000, and 07245-000-000 through 07245-002-000) within the City of Gainesville located around the intersection of SW 62nd Avenue and SW 43rd Street. Upon approval of the design plat, the developer will move forward with phase 2 construction of the subdivision, totaling 92 lots.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Workshop Information

Date: Monday, April 30, 2018

Time: 6:00 p.m.

Place: Hilton Garden Inn - Gainesville
Meeting Room B
4075 SW 33rd Place
Gainesville, Florida

Contact: Daniel Young, P.E.
(352) 331-1976

NHWS MEETING MINUTES

Finley Woods Phase II



Date: April 30, 2018
Location: Hilton Garden Inn, 4075 SW 33rd Place
Notes by: CHW

CHW Attendees: Robert Walpole, P.E., President

CHW provided the following 11x17 print outs for viewing/inspection during the workshop:

- Phase II Conceptual Plan
- Location Map (Aerial)

The following bullet points highlight some of the questions, comments, and request made by the workshop attendees.

- Would SW 63rd Road go through? No
- What is the timing of construction? January 2019
- Will the Wiley's parcel be closed in? No
- Will the Wiley's have to be annexed into the City? No
- Will there be paved acces to the Wiley's property? Yes
- What is stubout? Future stub to Henderson Track

1. **Land Uses.** Land uses shall be generally located as shown on the Zoning Master Plan. The maximum number of dwelling units allowed on the site shall be 471 dwelling units and shall be allocated as shown in the phasing schedule. Residential uses may include single family detached, single family attached, or multi-family.
2. **Roadway Buffers.** A twenty (20) foot medium-density buffer shall be provided along Southwest 62nd Avenue for both the north and south side of the project. The buffer may include stormwater management facilities, pedestrian/bicycle circulation, landscaping, and signage. Roadway buffers may not be part of platted lots. Landscaping shall be consistent with ULDC Section 407.43(c)2.
3. **Project Boundary Buffers.** Project Boundary Buffers (PBB) shall be provided as shown on the Zoning Master Plan. PBB may include stormwater management facilities, pedestrian/bicycle circulation, and landscaping. PBB may not be part of platted lots. PBB shall be landscaped in accordance with the 'AG - Agriculture' requirements of Table 407.43.2 of the ULDC.
4. **Open Space.** Open Space, as defined by ULDC Chapter 407 Article 5, shall account for a minimum of 20% (23.6 acres) of the completed project, inclusive of the Conservation Management Area. Open Space areas may exist in any land use classification area and may be developed at any rate, so long as the final total is 23.6 acres.
5. **Vehicular Circulation.** The vehicular circulation configuration shown on the Zoning Master Plan is not intended to be exact and represents only a portion of the overall vehicular circulation network. The DRC is hereby authorized to approve adjustment to the placement and configuration of the circulation pattern depicted on this zoning master plan when requested by the developer in order to achieve an approvable development plan. Vehicular circulation on the site may consist of a mixture of roadway types.
6. **Conservation Management Area.** The Conservation Management Area shall be consistent with ULDC Chapter 406, Article 17. This area may contain low-intensity passive recreation opportunities such as nature trails and wildlife viewing. Permitted uses within the area shall not infringe on the wetland area or its buffer.
7. **Phasing.** Phasing of development on the site shall be accomplished in accordance with the phasing schedule shown on the Zoning Master Plan. Phase areas shall be generally located as shown on the Zoning Master Plan. The DRC is authorized to approve minor changes to the approved Phasing Schedule consistent with ULDC Section 402.89(c).
8. **Allowable Land Use Classification Data.** Figures for acreage and relative percentages are estimates and have been rounded to the nearest tenth acre.

LAND USE CLASSIFICATION	ALLOWABLE USES <small>(Open Space, Stormwater Management, and Infrastructure Elements may exist in any land use classification)</small>	DIMENSIONAL STANDARDS	ACREAGE	PERCENT OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.	54.4	46.1%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft.	10.0	8.5%
MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	17.7	15.0%
CONSERVATION MANAGEMENT AREA	a. wetlands and their buffers b. mulched walking trails outside of wetland buffers c. uses as may be permitted in an approved conservation management plan	N/A	8.36	7%
COMMON AREA	a. passive recreation facilities - bicycle and pedestrian paths and trails, exhibits, similar facilities b. active recreation facilities - amenity center, courts and fields, swimming pool, similar facilities c. landscaping, fences, walls, swales, and berms in areas maintained by a homeowners' association and/or developer or management company d. natural areas including created and/or preserved landscaped areas e. stormwater management facilities f. open space	N/A	27.54	23.4%

PHASE	BEGIN DATE	COMPLETION BY DATE	ACRES	MAXIMUM # OF UNITS
SOUTH	FEBRUARY 01, 2008	JANUARY 31, 2018	50.0	247
NORTH	FEBRUARY 01, 2008	JANUARY 31, 2018	68.0	224

Conditions of Resolution Z-07-31

1. Approval of this residential planned development (PD) shall be for a maximum of 471 residential units per the zoning master plan (ZMP).
2. Site Plan approval shall be required for all phases of the PD.

Alachua County Planned Development Zoning Master Plan	
Application #:	<u>ZOM-17-07</u>
Resolution #:	<u>Z-07-31</u>
BOCC Approval Date:	<u>11/13/07</u>
Initials	Date
Growth Management <i>ASW</i>	11/21/07
Public Works <i>OLL</i>	11/21/07
Environmental <i>MES</i>	11/21/07
Minor Changes:	

Attachment C
Comprehensive Plan Goals, Objectives and Policies and
LDR References

COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES:**Future Land Use:****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.

Objective 1.2

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

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 1.2.7

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 1.2.9

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.

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 1.5.2

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.

GOAL 2

REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

GOAL 3

ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.

Objective 3.1

The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.

Policy 3.1.1

Standards and guidelines established in Conservation, Open Space and Groundwater Recharge Element.

Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.

Objective 3.2

The City shall protect historic architectural and archaeological resources.

Policy 3.2.1

All development and redevelopment within designated Historic Preservation/Conservation Overlays shall be consistent with the goals, objectives, and policies of the Historic Preservation Element. The Historic Preservation/Conservation Overlays are mapped in the Future Land Use Map Series and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

Policy 3.2.2

The City shall identify, designate, and protect historical resources through land development regulations consistent with the Historic Preservation Element.

Policy 3.2.3

The City shall include in its geographic information system the location of archaeological and historic sites that are on file with the Florida Master Site File Office.

LAND DEVELOPMENT CODE REFERENCES

Sec. 30-4.17. - Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	75	75	75
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ³	90 ³	90 ³	80 ³	None	None	90	90	90	90
MIN. SETBACKS (ft.)										

Front	20 ³	20 ³	20 ³	20 ³	10 ⁴	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	15	15	15
Side (interior) ^{5,6}	7.5	7.5	7.5	7.5	5	5	10	10	10	10
Rear ^{6,7}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family.

3 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

4 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.

5 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

6 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

7 = 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 shall be made of screening material.

Sec. 30-3.37. - Subdivisions.

- A. *Requirements.* To effectuate the purpose of this article, every subdivision of land within the city shall be made in accordance with the requirements specified in this article. Such requirements include a pre-application conference; obtaining design plat approval; obtaining construction plan approval; obtaining final plat approval; constructing required public improvements; and supplying security for the construction and maintenance of such improvements. Proposed residential subdivisions shall 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.
- B. *Pre-application conference.*
1. *Required.* Prior to the preparation of a design plat, the subdivider shall seek the advice of 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 this section 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 that will meet the requirements of this article. This procedure does not require a formal application or fee.
 2. *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 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 and the infeasibility of requiring the preferred practices, designs or improvements when applied to the particular circumstances involved.
 3. *Concept review (Sketch drawing).* The applicant may submit an application for the optional concept subdivision review by city staff, with a sketch that contains the following:
 - 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, regulated surface waters and wetlands, regulated natural and archaeological resources, creeks, uplands, lakes, 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.
 - j. Generalized stormwater management plan.

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

C. *Design plat.*

1. *Generally.* 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, the requirements of this section become applicable and supersede any other regulation on tree removal.
2. *Application.* After a mandatory pre-application conference with staff, an application shall be completed on a form prescribed by the city and submitted together with the applicable fee. 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 this chapter and including all of the specifications set forth in this section. Proposed residential subdivisions shall 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.
3. *Fees.* The fee required with an application for design plat approval shall be as set forth in appendix A. 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.
4. *Developments of regional impact.* For any subdivision that 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.
5. *Specifications.*
 - a. 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:
 - i. Proposed name of the subdivision.
 - ii. Name and registration number of surveyor.
 - iii. 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.
 - iv. Vicinity map showing location with respect to major roads and acreage of the subdivision.
 - v. Boundary line of the tract by bearings and distances.
 - vi. Legal description of the tract to be subdivided.
 - vii. 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.
 - viii. Total number of lots.
 - ix. The front building setback line for each lot.
 - x. An inscription stating "NOT FOR FINAL RECORDING."
 - xi. 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.

- b. The design plat shall also contain or be accompanied by:
- i. 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.
 - ii. The exact locations, names, and widths of all existing streets, alleys, and recorded easements within and immediately adjoining the subdivided lands.
 - iii. The location and a general description of any utilities facility on the subdivision tract.
 - iv. The invert elevation of existing and proposed sewers.
 - v. The location and size of existing improvements on the subdivision tract.
 - vi. The zoning and land use plan designations of lands within the subdivision tract and of abutting property.
 - vii. 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.
 - viii. 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.
 - ix. Stormwater management plan in accordance with this chapter and the Design Manual.
 - x. A soil survey map.
 - xi. 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.
 - xii. 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 two and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988.
 - xiii. A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities, and recreation or open space areas, and greenways, within one mile of the tract.
 - xiv. 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.

- c. 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.
 - d. 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:
 - i. A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.
 - ii. Square footage and percent of total subdivision tract to consist of impervious surface.
 - iii. A description of strategies to protect or restore environmental features on the subdivision tract.
 - iv. Projected on-site and off-site water quality impacts to outstanding Florida waters (OFW) that may result from the proposed subdivision.
 - v. Any required set-aside, conservation management area, or mitigation area.
6. *Officials' examination.*
- a. The design plat shall be reviewed and commented on by the technical review committee and other applicable departments and agencies.
 - b. The public works director or designee shall examine the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.
 - c. The general manager for utilities or designee shall examine and check the design plat for needed utility easements.
 - d. The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the findings and recommendations of the reviewing officials 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.
7. *Development review board review.*
- a. 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.
 - b. 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 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.

- c. 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.
8. *City commission review.*
- a. Within 60 calendar days after development review board approval, the subdivider shall file with the city at least three copies of the design plat, including any modifications imposed by the development review board. If the subdivider does not file the design plat within the prescribed time 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.
 - b. The city commission shall review the recommended design plat and consider findings made by the development review board and 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 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.
 - c. 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 shall be redesigned before resubmission for approval.
 - d. *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 and the associated design plat shall expire and be of no further effect 12 months from the date of approval unless either a timely final plat is filed for approval or the time is extended with appropriate conditions by the city commission prior to expiration; otherwise, the subdivider shall 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. This provision

regarding the effect of approval and expiration of a design plat shall not be subject to a variance or otherwise superseded by any ordinance or regulation of the city.

D. *Construction plans.*

1. *Preparation.* Following city commission approval of the design plat, the subdivider shall submit construction plans and specifications for all subdivision improvements required in accordance with this article. The construction plans shall be prepared by an engineer registered in the state in conformance with this article, the Design Manual, and other applicable local, state, and federal regulations.

Plans for the proposed improvements and a boundary survey shall be required. The improvement plans shall show the proposed locations, sizes, types, grades, and general design features of each facility, and shall be based upon reliable field data. These drawings shall include, at a minimum, a topographic map, stormwater management plan, a landscape plan, an invasive exotic plant control plan, and construction drawings showing street profiles, street cross sections, and water supply, sewer and stormwater management as specified by the public works department and Gainesville Regional Utilities and all champion and heritage trees identified for preservation or removal, with protective barricades drawn to scale. The landscape plan shall show all buffers and stormwater management areas as well as the locations and specifications for street trees.

2. *Review.* The subdivider shall submit multiple sets of plans as necessary to facilitate review by the city in accordance with development review. The construction plans shall be approved if they are consistent with the approved design plat and comply with all standards and specifications. If the construction plans are not consistent with the design plat as approved by the city commission or do not comply with all standards and specifications, the city shall issue either:
 - a. Conditional approval, subject to any necessary modifications that shall be indicated on the plans or attached to them in writing; or
 - b. Disapproval of the construction plans or any portion thereof, indicating in writing the reasons for the disapproval. The subdivider shall be responsible for timely resubmittal of acceptable plans within 12 months from the date of approval of the preliminary development order.

E. *Final plat.*

1. *Generally.* The final plat shall conform to the design plat as approved by the city commission and shall incorporate all modifications and revisions specified in the approval, except shifts in stormwater and roadway facilities that do not change lot layout may deviate from the design plat with approval from the city manager or designee.
2. *Application.* After approval of the design plat and construction plans, the final plat and other information required in this section shall be submitted in the correct form as prescribed by the city. The following shall be submitted for the final plat review:
 - a. The original stable base film tracing of the final plat prepared in accordance with the requirements of this article, F.S. Ch. 177, and any other applicable statutes and ordinances.
 - b. A title opinion of an attorney at law licensed in Florida or a certification by an abstractor or title company as required by F.S. Ch. 177.
 - c. Applicable public improvement security documents.
 - d. An additional fee as set forth in appendix A to defray the expense of investigating, holding hearings and acting upon the final plat.
 - e. An additional fee as set forth in appendix A to defray the expenses of inspection of roadway and drainage facilities by the city manager or designee.

3. *Specifications.* The final plat shall be legibly drawn at a scale of at least one inch equals 100 feet using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left-hand 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 final plat shall be prepared by a land surveyor in accordance with and include all of the information required by F.S. Ch. 177. The final plat shall also contain:
- a. The exact boundary line of the tract.
 - b. A vicinity map showing the location and acreage of the lands subdivided.
 - c. The location of all creeks, ponds, lakes, sinkholes, wetlands, and watercourses within the subdivided lands and any part of the lands within the flood channel or floodplain as shown on the city's flood control maps adopted pursuant to this chapter as of the date of final plat submission.
 - d. The front building setback line for each lot.
 - e. Any subdivision boundary that is within a half-mile radius of any horizontal geodetic control monument established by the county control densification survey or National Geodetic Survey Horizontal or Vertical Control Network bearing confirmed coordinate values related to the 1983 and the 1990 North American Datum Adjustment shall conform to the following requirements:
 - i. All final plats shall identify all horizontal and vertical geodetic control monuments as described above located within 500 feet of the proposed plat boundary.
 - ii. All plats shall have a minimum of three permanent reference monuments per 40 acres of platted subdivision, which shall have state plane coordinates established from the 1983 and the 1990 North American Datum Adjustment delineated on the plat and shall be tied directly to the plat boundaries.
 - iii. All plats shall have a minimum of two benchmarks located and described with the plat that shall be projected from North American Vertical Datum, 1988, or later.
 - iv. The basis of bearings for all plats shall be grid north as established from the county control densification survey and state plane coordinate system or National Geodetic Survey Horizontal Control Network.
 - v. The state plane coordinates and bearing basis shall be established by conducting a self-closing traverse between two horizontal geodetic control monuments. Each traverse shall meet or exceed third order class one standards of accuracy as described in the most recent version of the Standards and Specification for Geodetic Control Network (SSGCN), as set forth by the Federal Geodetic Control Committee. When a development contains multiple units, a major control traverse tied to two horizontal geodetic control monuments may be submitted with the first phase, with subsequent units being tied to this control traverse.
 - vi. A traverse sheet identifying the field angles, permanent reference points, distances and the adjustments shall be submitted on 8½-inch by 11-inch paper with the plat submitted for final development review. Copies of the field notes shall also be submitted. All documents shall be signed and sealed by a surveyor.
 - vii. All geodetic monuments, including traverse stations set for the county control densification survey, that fall within the limits of a development shall be shown on the development plan and construction plans. All geodetic monuments that are in danger of being disturbed or destroyed shall be referenced by a surveyor prior to the start of construction and reset by a surveyor after the construction is complete. If it is not practical to reset the geodetic monument in its original position, an off-set monument may, with the approval of the city manager or designee, be set. The referencing and resetting of a geodetic monument shall be in accordance with the specifications set forth in Article 2.1 of the SSGCN. Traverse stations shall require an accuracy of third

order class one and primary stations and their Azimuth marks shall require second order class one accuracy standards. The surveyor who resets the geodetic monument shall be responsible for the preparation and submittal of all documents necessary for the notification of the state department of environmental protection, city engineer, the county property appraiser's office and any other appropriate government agency. Notification shall include, but not be limited to, a complete description of the geodetic monument with all its accessories, an accurate how-to-reach description, the date of last station recovery, the name of the person recovering monumentation, and the address of the recovery party. This work shall be performed prior to the final inspection and/or acceptance of the development.

- viii. Any person who disturbs or destroys a geodetic monument shall be fully responsible for the expense of having the monument reset by a surveyor. The city may, at the expense of the person responsible for disturbing or destroying the monument, have a surveyor reset the geodetic monument in accordance with the specifications set forth in Article 2.1 of the SSGCN.
- ix. For purposes of this section, a surveyor means a person who is registered to engage in the practice of surveying and mapping under F.S. Ch. 472.

4. *Review.*

- a. *Staff review.* Prior to final plat approval, city staff and the city attorney's office shall review the proposed plat and supporting documents. If the proposed plat and supporting documents meet the technical requirements of this chapter and other applicable laws and ordinances, the departments shall approve the plat as to the requirements within their areas of responsibility.
- b. *City commission review.* If the final plat is consistent with the design plat as approved by the city commission, meets all requirements of this chapter, and otherwise complies with all applicable laws and ordinances, it shall be forwarded to the city commission for final consideration. Upon approval, the final plat shall bear certification of the approval by the clerk of the city commission.

5. *Recording.* Upon approval of the final plat by the city commission, the original linen or stable base film tracing of the final plat, any required covenants or deed restrictions, and the declaration of condominium if the subdivision is a condominium development, shall be recorded with the clerk of the circuit court by the subdivider with all recording fees paid by the subdivider within 15 calendar days from the date the final plat has been returned to the subdivider by city staff. Recording the approved final plat shall constitute a final development order. Within 15 calendar days from the date of recording, three Mylar copies of the recorded plat and three paper copies of the recorded plat signed and sealed by the clerk of the circuit court shall be submitted to the city.

Sec. 30-3.38. - Subdivision improvements.

A. Generally.

1. Within 12 months after final plat approval, the subdivider shall construct the subdivision improvements required by this section, other applicable ordinances and statutes, and such additional standards and specifications as may be adopted from time to time by 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. Inspection of improvements.

1. The directors of public works and Gainesville Regional Utilities shall be authorized to inspect required subdivision 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 shall be submitted for approval of the directors of public works and Gainesville Regional Utilities as applicable.
2. The subdivider shall retain a reputable recognized commercial laboratory that shall certify all materials and perform and certify all required density, LBR, concrete or other tests as may be required by the city when reasonably necessary to ensure that all improvements are constructed as per approved plans and specifications.

D. 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 subdivision improvements have been completed. Upon receipt of notice from the subdivider, the Directors 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.
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.

Sec. 30-3.39. - Security for subdivision improvements.

- A. *Construction security.* Except as otherwise provided in this section, no final plat of any subdivision shall be approved by the city unless security is filed with the city to secure the construction and completion of the required subdivision improvements in a satisfactory manner within 12 months from the date of final plat approval. If the subdivider fails to construct and complete the required subdivision improvements within the required time frame, the city shall use the security to complete the required subdivision improvements. In determining the cost of the improvements for which security is required, improvements otherwise covered by a separate bond or security arrangement between the subdivider and the city and those improvements already constructed and approved by the director of public works shall not be included. The form of security shall be one of the following:
1. *Surety bond.* A surety bond executed by a surety company authorized to do business in the state with a rating of not lower or less than A-XII as rated by A.M. Best Company, Inc., an independent national rating service for surety companies. The surety bond shall be enforceable by and payable to the city in a sum at least equal to 120 percent of the total cost of the required subdivision improvements provided in the subdivision as estimated by the subdivider's engineer and verified and approved by the directors of public works and Gainesville Regional Utilities. The surety bond shall be first approved by the city attorney as to form and legality prior to its submission with the proposed final plat to the city commission for approval and shall be executed by both the subdivider and the party or parties with whom the subdivider has contracted to perform the work and construct the improvements.
 2. *Cash deposit.* A cash deposit with the city in the same amount that would be required for the surety bond, which cash shall be deposited with the director of management and budget of the city and held under the same conditions as are required in a surety bond. Such deposit will be held for the developer and, in the event of any nonperformance by the developer as required by the ordinances of the city, will be used by the city to complete the required subdivision improvements. During construction, upon the request of the subdivider, and upon inspection and approval of construction and costs thereof by the city, the city shall refund to the subdivider an amount equal to the approved costs for such improvements; provided, at no time shall the balance of the cash deposit with the city be reduced to less than 30 percent of the estimated costs of the subdivision improvements until all the subdivision improvements are completed and so certified to by the city. Interest earned on all such cash deposits with the city shall be for the account and to the credit of the person or persons making such deposit.
 3. *Letter of credit.* Deposit with the city and place with the city manager or designee an irrevocable and unconditional letter of credit by a Florida bank. The letter of credit shall be for an amount equal to 120 percent of the estimated costs of the required subdivision improvements. The letter of credit shall remain with the city as a valid letter of credit until the city is satisfied that all construction of required subdivision improvements has been completed in accordance with plans and specifications and that all other provisions of this chapter relating thereto have been fully complied with.
 4. *Construction loan agreement.*
 - a. Deposit with the city a construction loan agreement in the amount of at least 120 percent of the estimated cost of the required subdivision improvements, which agreement shall be entered into by a recognized lending institution with the subdivider for the benefit of and satisfactory to the city, providing that:
 - i. The lending institution will make payments on the proceeds of the loan to the city if the subdivision improvements are not completed and approved by the city within the time required;
 - ii. No payments of proceeds of the portion of the loan reserved for improvements shall be made to anyone until the city has approved the payment, which approval will be

given if work is accomplished in accordance with approved plans and specifications and ordinances of the city; and

- iii. At no time will the loan proceeds be expended by that lending institution in excess of 90 percent of the estimated costs of the required subdivision improvements until all the improvements are completed and so certified to by the city.
- b. Deposit with the city a construction loan agreement in the amount of at least 100 percent of the estimated cost of the required subdivision improvements, which agreement otherwise meets the requirements of Subsection a. above, and an unconditional guaranty from the subdivider in the amount of at least 20 percent of the estimated cost of the required subdivision improvements that meets the following requirements:
 - i. Absolutely and unconditionally, jointly and severally, guarantees to the city the full and prompt payment of the amount set forth in the guaranty that will be used by the city to complete the required subdivision improvements, and the complete performance of the subdividers of all conditions and requirements to be performed by the subdivider under the City Code;
 - ii. Unconditionally, jointly and severally, agrees to pay all reasonable expenses and charges, legal fees and other fees (including attorney's fees and costs, including court costs at trial, appeal or bankruptcy proceeding) paid or incurred by the city in enforcing the unconditional guaranty;
 - iii. Jointly and severally agrees to indemnify and hold harmless the city, its elected and appointed officers, employees, and agents from any loss suffered or occasioned by the failure of the subdivider to satisfy its obligations to third parties arising out of the subdivision of the land;
 - iv. Binds the guarantors and their successors and assigns, and inures to the benefit of the city; and
 - v. Makes such other representations and warranties requested by the city manager or designee to protect the interests of the city.
5. *Combination.* Use a combination of the allowable security types as provided for in this section in order to reach the total of 120 percent of estimated costs of required subdivision improvements.

B. *Conditional final plat.*

1. In lieu of the security requirements of this section, the city commission may approve a conditional final plat, where approval of the plat is conditioned on the subdivider proceeding with installation of the required subdivision improvements and fully completing the improvements, in full accordance with approved plans and specifications and the ordinances of the city, within two years of the date of conditional final plat approval. The plat shall not be recorded, but shall be retained by the clerk of the commission until the city manager shall have certified that all required subdivision improvements have been completed in accordance with approved plans and specifications and ordinances of the city and the same has been approved by the city commission. Upon certification by the city manager and upon proof by title insurance or other similar assurance to the satisfaction of the city that there are no liens or possibilities of liens on the subdivision improvements or on the property to be dedicated to the public, and that the dedicator has clear fee title thereto, the city shall approve the final plat and accept the dedication of the public right-of-way easements, and other dedicated portions as previously shown on the prior approved plat as set out in this chapter, and the subdivider shall record the plat and provide copies as specified in section 30-3.37.
2. No building permits shall be issued on property within the boundaries of the subdivision plat until the plat shall have been approved and accepted by the city commission and placed on record in the public records of the county.
3. During construction the subdivider may, upon the posting of a bond or other such security for the cost of the uncompleted improvements, have a prior conditional approval converted to final

approval and acceptance provided that all other requirements and conditions of this chapter applicable to final plat acceptance have been met.

C. *Maintenance security.*

1. Under any arrangement for subdivision development within the city, the subdivider is obligated to the city for any necessary repair of all required subdivision improvements under the ordinances of the city for the period of one year following the date the city accepted the improvements for maintenance. During the one-year period, the subdivider shall provide the city with security in a form set forth in this section in an amount equal to 15 percent of the costs of the required subdivision improvements, which may be used by the city to pay the costs of any necessary repairs and maintenance on the subdivision improvements during the one-year period.
2. In those developments where lands and improvements remain under private common ownership, instruments relating to the use and maintenance of such areas and improvements shall be required. The city may require the establishment of an appropriate entity and the execution and recording of any appropriate legal instrument necessary to ensure the maintenance, protection, and preservation of common areas designated on the plat. The title to all land and improvements that are shown on the plat as common areas, private roads, etc., shall be held and continue to be held so as to ensure their proper maintenance and care and to permit and ensure their continued use as intended in the approved plat. The instruments shall include means legally enforceable by the city, the subdivider and his/her successors to guarantee payment of such sums of money as are necessary for the maintenance; and all conveyances or transfers of any interest in any of the property of the development shall be legally encumbered of record so as to guarantee the continued use of the common areas and roads as contemplated by the plat and the guarantee of the payment of the cost of the maintenance.

Sec. 30-6.6. - Design standards.

A. *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; provide adequate traffic and utility access and circulation; provide acceptable use of space; and provide privacy, adequate drainage, and protection of property.
2. *Lot frontage.* Each lot in a subdivision shall front for the entire required minimum lot width on a public street or an approved private street. Where there is no minimum lot width requirement, each lot shall abut a public street or approved private street for a width equivalent to the maximum driveway width required in the Design Manual, plus any required turning radii area. Notwithstanding the above, the length of street frontage may be modified during subdivision review by the public works and planning departments, based on the need to achieve the most efficient lot layout, access to and from the subdivision, operational needs of service vehicles, vehicular circulation and the health, welfare and safety of the public.
3. *Connectivity.* The subdivision shall create vehicular and pedestrian access to serve the subdivision and improve gridded connectivity by connecting to surrounding existing streets and by including new streets within the subdivision. Street intersections shall occur at least every 1,000 feet. Additionally, subdivisions containing 20 lots or more shall provide a minimum of two access points to the extent feasible. Modifications to this requirement may be granted by the technical review committee where the construction of a street is limited by existing conditions, including:
 - a. Access management standards;
 - b. Regulated environmental features; or
 - c. Public facilities, including stormwater facilities, parks, or schools.

Alternatively, where the technical review committee determines that it is not possible to construct the streets that would be required to meet the block perimeter standard, the block perimeter shall be completed with the provision of pedestrian and bicycle paths or multi-use paths. The required streets or paths shall be constructed at the expense of the owner/subdivider according to the appropriate city standards as determined through the subdivision review process, but may be sited and configured in a manner so that the streets provide the most appropriate access to the subdivision and connectivity to the surrounding street network. Where a street or path is planned to provide a future connection to a street or path beyond the extent of the subdivision, the owner/subdivider shall provide for the connection of the street by stubbing out the road improvements as close as practicable to the boundary of the subdivision.

4. *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:
 - i. The lot size and dimensions shall be generally consistent with abutting/adjacent lots.
 - ii. 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 shall meet this minimum requirement at the front setback line (as opposed to the minimum front yard setback) and the rear property line.

- iii. 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 shall be approved by the city commission during design plat review.
 - b. The city commission may waive any of the standards listed in subsection 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.
5. *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.
 6. *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 article III, division 7, across which there shall be no right of vehicular access, shall be provided on lots abutting the traffic arterial.
- B. Streets layout and type.**
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:

Street Type	Description of Intended Use	Range of Average Daily Trips at Full Development
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

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.* Intersection design, intersection sight distance, minimum street design, and cul-de-sac minimum lengths and turnaround diameters shall be designed in accordance with this article and the Design Manual.

G. *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 that 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.

H. *Dedication of right-of-way.*

1. 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 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.
2. Where a proposed subdivision or lot split abuts a public right-of-way that does not conform to the provisions of this chapter, as further specified in the Design Manual, the owner(s) may be required to dedicate to the city, at no cost to the city, one-half of the right-of-way width necessary to meet minimum design requirements for street rights-of-way, as specified in this

article. If the proposed subdivision abuts both sides of a substandard street, one-half of the right-of-way width necessary to meet those minimum design requirements may be required from each side. The dedication of this right-of-way or any easements necessary shall be accomplished by a separate document. The subdivider shall provide the city with legal descriptions of all easements or rights-of-way to be dedicated, and the city shall prepare and record the necessary documents as part of the approval process.

- I. *Alleys.* When provided in any district, alleys shall have a minimum right-of-way width of 20 feet.
- J. *Bridges.* Bridges shall be constructed in accordance with the Design Manual.
- K. *Sidewalks and bikeways.*
 - 1. 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.
 - 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% 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 article III, division 7. In subdivisions, sidewalks along streets fronting common areas such as stormwater basins, entrance streets, or open space shall 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 waive the requirement of installing a streetside sidewalk or modify 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 shall 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 chapter shall be required for each individual lot in a subdivision created after September 11, 2000, prior to being issued a certificate of occupancy.
- L. *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.
- M. *Flood hazards.* 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.
- N. *Erosion and sediment control measures.* The city may require the subdivider to use 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 the Design Manual concerning erosion and sediment control measures.
- O. *Stormwater management required.* A complete stormwater management system, in conformance with this chapter and the Design Manual, shall be provided in all areas of the subdivision for handling stormwater runoff within or across the subdivision lands.
- P. *Stormwater management 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 30-8.6.
- Q. *Stormwater management easements.* Easements, rights-of-way, and stormwater management facilities meeting all requirements of article III, division 7, shall be required upon recommendation of the director of public works.
- R. *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 of the Code of Ordinances.

- 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.
- 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. *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.
- U. *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 section 30-8.42, 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; and
 - 6. Estimated increase in recreation demands caused by the development.
- V. *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.

- W. *Subdivision entrance islands or medians.* 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. 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 article III, division 7.
- X. *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 and 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 in article IX 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 shall meet the requirements of article IX.
- Y. *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.

Sec. 30-6.7. - 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 and where the parcel to be subdivided has an area of five acres or more.
- C. *Approval procedure; design standards; name.*
1. Cluster developments shall be approved in accordance with the procedures established for plats. Further, cluster subdivisions involving attached housing in zoning districts that allow such housing types shall also secure development plan approval in accordance with article III.
 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:
 - a. *Environmental.* Development site contains regulated surface waters and wetlands or regulated natural and archaeological resources, or it is within a planning parcel that includes regulated natural and archaeological resources.
 - b. *Infill.* Cluster subdivision provides for infill development where appropriate, better use of land, zero lot line development, and/or promotes 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 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. No cluster subdivision of 50 acres or less in an RSF district shall have lot sizes reduced by more than 25 percent of that required by the district regulations. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision that directly abuts developed property not in a cluster subdivision shall not have the following, unless the subdivision provides a 35-foot buffer around the entire subdivision:
1. An abutting side or rear yard that is less than that required for the abutting property; or
 2. A lot width that is less than 75 percent of the minimum lot width required in the zoning district for the abutting property.
- F. *Number of dwelling units permitted.* The total number of dwellings permitted in a cluster subdivision shall not exceed the number of dwelling units that 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 districts, 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.*

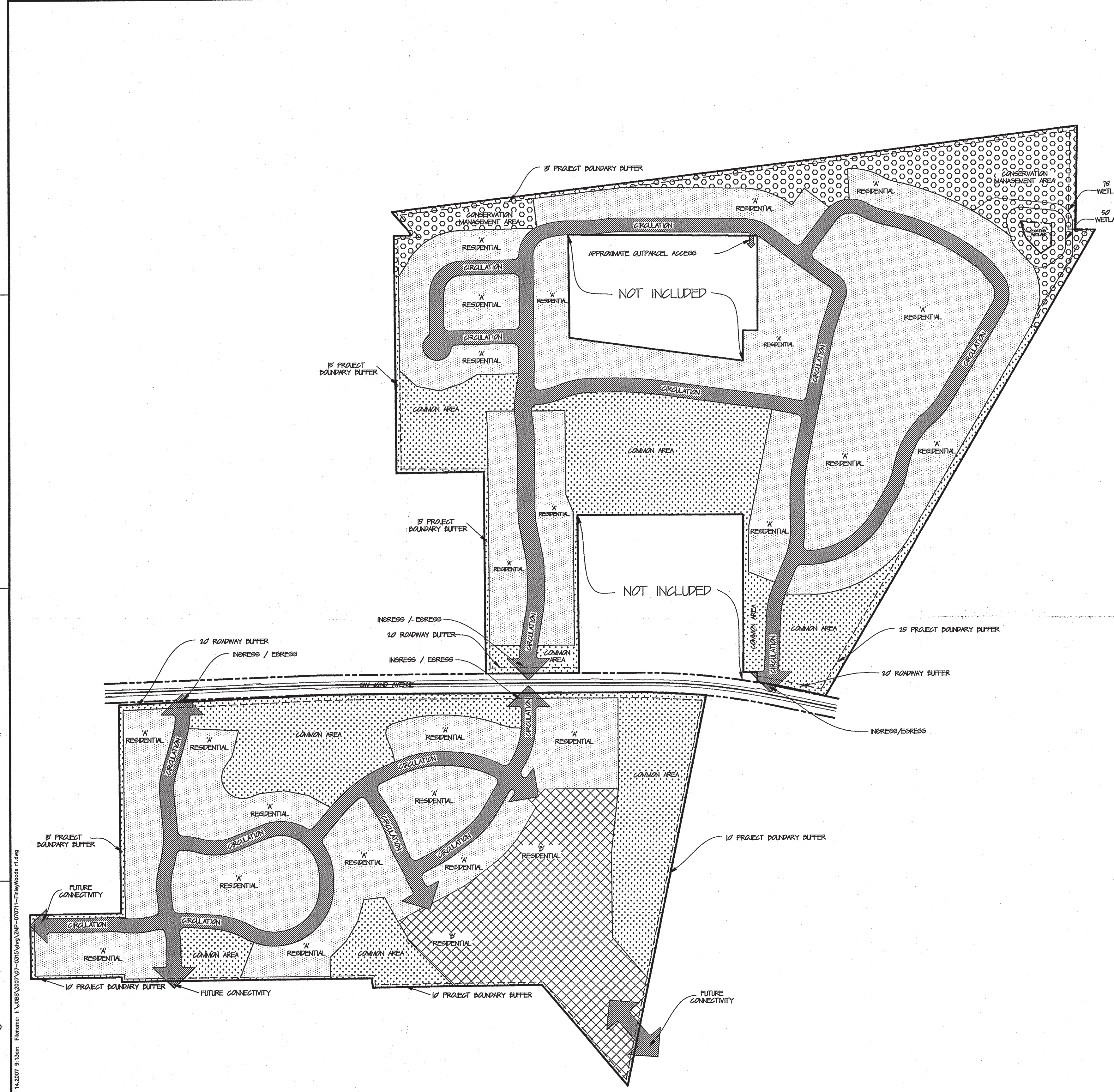
1. Each cluster subdivision that reduces lot sizes below the minimum area required by the zoning district in which it is located shall provide cluster open space to be preserved and maintained for its scenic value, for recreational or conservation purposes and other related uses. This space shall be 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 section 30-6.6. For the purposes of this section "drainage structures" shall be defined as culverts, storm drains and stormwater retention or detention ponds. Fifty (50) percent of drainage facilities (unfenced) that use existing topography, have side slopes that are stabilized by plantings, provide a recreational or aesthetic amenity, provide environmental quality and ecological value, and use 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 I. below. 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 III. 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 shall be designated as cluster open space. Notwithstanding any contrary language contained in section 30-8.19 or other city regulations, all wetlands mitigation for a cluster subdivision shall 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 are 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 section 30-6.6.

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 use of land and for a total environment, which is improved over that which could be achieved under standard regulations. The applicant shall present evidence that the proposed cluster subdivision uses 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 shall 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 section 30-6.6.
 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 shall 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 shall 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.

Attachment C -1
Documents Related to Alachua County Approval of
Finley Woods Planned Development



- Land Uses.** Land uses shall be generally located as shown on the Zoning Master Plan. The maximum number of dwelling units allowed on the site shall be 471 dwelling units and shall be allocated as shown in the phasing schedule. Residential uses may include single family detached, single family attached, or multi-family.
- Roadway Buffers.** A twenty (20) foot medium-density buffer shall be provided along Southwest 62nd Avenue for both the north and south side of the project. The buffer may include stormwater management facilities, pedestrian/bicycle circulation, landscaping, and signage. Roadway buffers may not be part of platted lots. Landscaping shall be consistent with ULDC Section 407.43(c)(2).
- Project Boundary Buffers.** Project Boundary Buffers (PBB) shall be provided as shown on the Zoning Master Plan. PBB may include stormwater management facilities, pedestrian/bicycle circulation, and landscaping. PBB may not be part of platted lots. PBB shall be landscaped in accordance with the 'AG - Agriculture' requirements of Table 407.43.2 of the ULDC.
- Open Space.** Open Space, as defined by ULDC Chapter 407 Article 5, shall account for a minimum of 20% (23.6 acres) of the completed project, inclusive of the Conservation Management Area. Open Space areas may exist in any land use classification area and may be developed at any rate, so long as the final total is 23.6 acres.
- Vehicular Circulation.** The vehicular circulation configuration shown on the Zoning Master Plan is not intended to be exact and represents only a portion of the overall vehicular circulation network. The DRC is hereby authorized to approve adjustment to the placement and configuration of the circulation pattern depicted on this zoning master plan when requested by the developer in order to achieve an approvable development plan. Vehicular circulation on the site may consist of a mixture of roadway types.
- Conservation Management Area.** The Conservation Management Area shall be consistent with ULDC Chapter 406, Article 17. This area may contain low-intensity passive recreation opportunities such as nature trails and wildlife viewing. Permitted uses within the area shall not infringe on the wetland area or its buffer.
- Phasing.** Phasing of development on the site shall be accomplished in accordance with the phasing schedule shown on the Zoning Master Plan. Phase areas shall be generally located as shown on the Zoning Master Plan. The DRC is authorized to approve minor changes to the approved Phasing Schedule consistent with ULDC Section 402.89(c).
- Allowable Land Use Classification Data.** Figures for acreage and relative percentages are estimates and have been rounded to the nearest tenth acre.

LAND USE CLASSIFICATION	ALLOWABLE USES (Open Space, Stormwater Management, and Infrastructure Elements may exist in any land use classification)	DIMENSIONAL STANDARDS	ACREAGE	PERCENT OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. ATTACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft.	54.4	46.1%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. ATTACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft. MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 45 ft. Max. Units per Bldg. = 8	10.0	8.5%
MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	17.7	15.0%
CONSERVATION MANAGEMENT AREA	a. wetlands and their buffers b. matched walking trails outside of wetland buffers c. uses as may be permitted in an approved conservation management plan	N/A	8.36	7%
COMMON AREA	a. passive recreation facilities - bicycle and pedestrian paths and trails, walkways, similar facilities b. active recreation facilities - amenity center, courts and fields, swimming pool, similar facilities c. landscaping, fences, walls, easements, and berms in areas maintained by a homeowners' association and/or developer or management company d. natural areas including created and/or preserved landscaped areas e. stormwater management facilities f. open space	N/A	27.54	23.4%

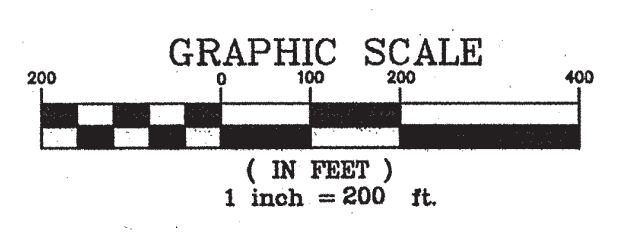
PHASE	BEGIN DATE	COMPLETION BY DATE	ACRES	MAXIMUM # OF UNITS
SOUTH	FEBRUARY 01, 2008	JANUARY 31, 2018	50.0	247
NORTH	FEBRUARY 01, 2008	JANUARY 31, 2018	68.0	224

Conditions of Resolution Z-07-31
 1. Approval of this residential planned development (PD) shall be for a maximum of 471 residential units per the zoning master plan (ZMP).
 2. Site Plan approval shall be required for all phases of the PD.

Alachua County
 Planned Development
 Zoning Master Plan
 Application #: ZOM-17-07
 Resolution #: Z-07-31
 BOCC Approval Date: 11/13/07
 Initials Date
 Growth Management [Signature] 11/21/07
 Public Works [Signature] 11/21/07
 Environmental [Signature] 11/21/07
 Minor Changes:
 Description Date

LEGEND

 RESIDENTIAL 'A'
 RESIDENTIAL 'B'
 COMMON AREA
 CONSERVATION MANAGEMENT AREA
 PRIMARY CIRCULATION



Causseaux, Hewett, & Walpole, Inc.
 Engineering • Surveying • Planning
 6011 NW 1st Place, Gainesville, Florida 32607
 Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com
 CA-5075

CHW
 CONSULTING
 ENGINEERS & ARCHITECTS

SCALE: 1" = 200'
 VERIFY SCALE IN ORIGINAL PLANS
 0' 100' 200' 400'
 1" = 200'
 VERIFY SCALE IN ORIGINAL PLANS
 0' 100' 200' 400'

REVISIONS:
 NO. DATE BY DESCRIPTION

CLIENT: TOMMY WILLIAMS - FOMES
 PROJECT: FINLEY WOODS
 SHEET TITLE: ZONING MASTER PLAN
 SHEET NUMBER: 07-0315
 FL PE No. 07-0315

DESIGNER: D. ATWATER
 CHECKER: D. ATWATER
 PROJECT MANAGER: G. DEGENBACH
 PROJECT NUMBER: 07-0315

SHEET NO.: 1 OF 1

RESOLUTION Z-07-31

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA; TO REZONE FROM 'A' (AGRICULTURE) DISTRICT, 'RE-1' (RESIDENTIAL ESTATE) DISTRICT AND 'R-1C' (SINGLE FAMILY RESIDENTIAL) DISTRICT TO 'PD' (FINLEY WOODS PLANNED DEVELOPMENT) DISTRICT ON APPROXIMATELY 118 ACRES LOCATED WEST OF THE INTERSECTION OF WILLISTON ROAD (STATE ROAD 21) AND SW 62ND AVENUE ON TAX PARCEL NUMBERS 06975-000-000; 06975-002-000; 06975-005-000; 06975-006-000; 06975-007-000; 06985-000-000; 06985-001-000; 07002-001-000; 07005-008-000; 07007-001-000; 07245-000-000; 07245-001-000; 07245-002-000; AND (PORTIONS OF 06975-001-000; 06991-000-000 AND 07007-000-000).

WHEREAS, Zoning Application #ZOM-17-07 has been duly filed and was considered by the Alachua County Planning Commission at its meeting of October 17, 2007; and,

RECEIVED
FINANCE & ACCOUNTING
CLERK OF CIRCUIT COURT
2007 NOV 28 AM 11:31

WHEREAS, the Application was considered by the Alachua County Board of County Commissioners at its meeting of November 13, 2007; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application #ZOM-17-07, a request by Causseaux, Hewett, & Walpole, Inc., agent for WWB Real Estate Investments, Inc., owner, to rezone from 'A' (Agriculture) district, 'RE-1' (Residential Estate) district and 'R-1C' (Single Family Residential) district to 'PD' (Finley Woods Planned Development) district on approximately 118 acres located west of the intersection of Williston Road (State Road 21) and SW 62nd Avenue on Tax Parcel Numbers 06975-000-000; 06975-002-000; 06975-005-000;

06975-006-000; 06975-007-000; 06985-000-000; 06985-001-000; 07002-001-000; 07005-008-000; 07007-001-000; 07245-000-000; 07245-001-000; 07245-002-000; and (portions of 06975-001-000; 06991-000-000 and 07007-000-000), as summarized in Exhibit A in this resolution, is hereby approved with the following conditions and bases:

Conditions

1. Approval of this residential planned development (PD) shall be for a maximum of 471 residential units per the zoning master plan (ZMP)
2. Site Plan approval shall be required for all phases of the PD

Bases

1. Policy 1.3.7 of the Future Land Use Element states that the Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre. The proposed Zoning Master Plan for this planned development specifies that 471 total dwelling units may be built on the site, yielding a gross density of approximately 4 units per acre over 118 acres. This density is within the permitted range for the Low Density Residential land use, and therefore this proposal is consistent with this policy.

2. Policy 1.3.7.2 states that the Low Density residential land use category “*shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.*” The applicant is proposing

single family residential units, which are consistent with the residential development that is prescribed within this policy for the underlying future land use designation of the property.

3. Policy 1.4.1 states that *The use of proven, innovative concepts for residential development such as planned unit developments and traditional neighborhood developments are strongly encouraged.* The proposed development is a residential planned development and thus meets the standards set forth in this policy.

4. Policy 1.4.1.1 states that *Appropriate mixes of housing types within planned developments, village centers, and traditional neighborhood developments shall be allowed where such mixes may be integrated with the character of the surrounding residential area.* The proposed development will be limited to single family residential development, which is consistent with the development patterns of surrounding residential areas.

5. Policy 1.5.1 states that *New residential development shall meet all the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.* As shown in the level of service section of this staff report, the proposed development will not cause adopted LOS standards to be exceeded should this PD be approved.

6. Policy 1.5.2 states that *In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities*

that should be adequate to serve new urban residential development include:

- a. local streets;*
- b. police, fire, and emergency medical service protection;*
- c. pedestrian and bicycle network; and*
- d. primary and secondary schools.*

As shown in the LOS section of this report, local streets and emergency services have capacity to support this development. At present there is no developed bicycle/pedestrian network in this area. However, development of this PD could result in the initiation of such a network to serve the SW 62nd Avenue corridor between Archer Road and Williston Road. There is capacity within local schools (per the Alachua County School Board) to handle any additional students that may be brought into the school system as the result of this development.

7. Future Land Use Element **Policy 7.1.2** of the Future Land Use Element states that *Proposed changes in the zoning map shall consider:*

- a. consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan.*
- b. the availability and capacity of public facilities required to serve the development.—When considering a rezoning, this includes the availability and capacity of existing public facilities and the timing of future facilities based on capital plans. Specific determinations of any*

exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.

- c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice.*
- d. those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

The proposed project lies within the Urban Cluster line as well as the Urban Services Line. As shown in the Level of Service Section (LOS) of this report, adequate capacity exists to support this 471 unit development at the present time and the LOS standards adopted in the Plan will not be exceeded if this PD is approved by the Board. As shown elsewhere in this report, the proposed development is consistent with the goals and objectives of the Alachua County Comprehensive Plan as well as specific policies as noted in the Comprehensive Plan analysis section of this report.

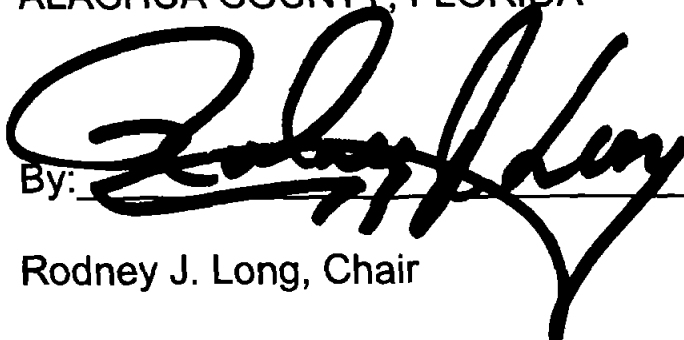
The proposed development site is surrounded by large parcels that are mostly undeveloped at the present time. Portions of the site located south of SW 62nd Avenue were the subject of a recent large scale comprehensive plan amendment (CPA-02-06) from

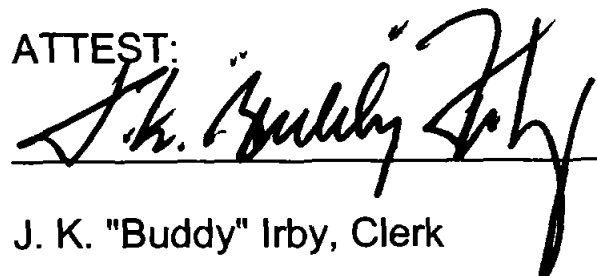
Estate Residential to Low density residential land use. While the area immediately around the project site is undeveloped or with large-lot single family residences, there is located within 1 mile of the site the Savannah Pointe subdivision and the Gainesville Golf and Country Club, both of which are similar in character and residential density to the proposed development.

This Resolution shall take effect immediately upon its adoption.

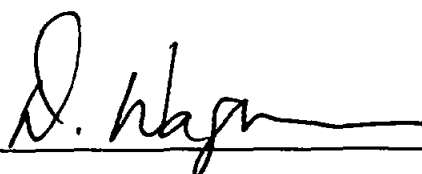
DULY ADOPTED in regular session this 13th day of November, A.D., 2007.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: 
Rodney J. Long, Chair

ATTEST:

J. K. "Buddy" Irby, Clerk

APPROVED AS TO FORM


Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

LEGAL DESCRIPTION FOR: SOUTHERN OVERALL PARCEL

A TRACT OF LAND SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN S.89°40'23"E., ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2813.26 FEET; THENCE RUN S.00°30'29"W., A DISTANCE OF 1662.85 FEET; THENCE RUN N.88°28'59"E., A DISTANCE OF 17.37 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 2384, PAGE 1062 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS THE "WELLS THE LOSEN PARCEL" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE N.88°28'59"E., A DISTANCE OF 737.79 FEET TO THE NORTHEAST CORNER OF SAID "WELLS THE LOSEN PARCEL"; THENCE RUN S.89°35'04"E., ALONG THE SOUTH COUNTY MAINTAINED RIGHT OF WAY LINE OF S.W. 62 ND AVENUE (RIGHT OF WAY WIDTH VARIES), A DISTANCE OF 244.56 FEET TO A CONCRETE MONUMENT; THENCE RUN S.88°48'20"E., ALONG SAID SOUTH COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 247.73 FEET TO A CONCRETE MONUMENT; THENCE RUN S.89°06'50"E., ALONG SAID SOUTH COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 196.59 FEET TO A CONCRETE MONUMENT; THENCE RUN S.89°05'52"E., ALONG SAID SOUTH COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 447.53 FEET TO A CONCRETE MONUMENT; THENCE RUN S.85°51'36"E., ALONG SAID SOUTH COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 210.40 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID MAINTAINED RIGHT OF WAY LINE WITH THE WEST LINE OF THE FLORIDA TRANSMISSION GAS LINE EASEMENT (30 FOOT WIDE EASEMENT); THENCE RUN S.12°28'50"W., ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1426.13 FEET TO THE INTERSECTION OF SAID EASEMENT LINE WITH A BOUNDARY LINE OF THE PRAIRIE VIEW TRUST PARCEL (TAX PARCEL NUMBER 07002-000-000); THENCE RUN N.38°59'58"W., ALONG SAID BOUNDARY LINE OF THE PRAIRIE VIEW TRUST PARCEL, A DISTANCE OF 473.25 FEET TO A CONCRETE MONUMENT; THENCE RUN N.89°41'50"W., ALONG SAID BOUNDARY LINE OF THE PRAIRIE VIEW TRUST PARCEL, A DISTANCE OF 599.78 FEET TO A CONCRETE MONUMENT; THENCE RUN N.05°54'35"W., ALONG SAID BOUNDARY LINE OF THE PRAIRIE VIEW TRUST PARCEL, A DISTANCE OF 33.85 FEET TO A CONCRETE MONUMENT LOCATED ON THE SOUTH BOUNDARY LINE OF THE AFOREMENTIONED "WELLS THE LOSEN PARCEL"; THENCE RUN NORTH 89 DEGREES 27 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH LINE OF "WELLS THE LOSEN PARCEL", A DISTANCE OF 886.09 FEET TO THE SOUTHWEST CORNER OF SAID "WELLS THE LOSEN PARCEL"; THENCE RUN N.00 DEG. 40'28"W., ALONG THE WEST

LINE OF SAID "WELLS THE LOSEN PARCEL", A DISTANCE OF 16.24 FEET; THENCE RUN N.89 DEG. 42'35"W., A DISTANCE OF 13.87 FEET TO THE SOUTHEAST CORNER OF PARCEL D1 AS DESCRIBED IN OFFICIAL RECORD BOOK 3495, PAGE 55 OF SAID PUBLIC RECORDS; THENCE RUN N.89 DEG.43'06"W., A DISTANCE OF 309.22 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL D1; THENCE RUN N.00 DEG.29'52"E., A DISTANCE OF 230.36 FEET TO THE NORTHWEST CORNER OF SAID PARCEL D1; THENCE RUN S.89 DEG.41'59"E., A DISTANCE OF 309.10 FEET TO THE NORTHEAST CORNER OF SAID PARCEL D1; THENCE RUN S.89 DEG.19'27"E., A DISTANCE OF 14.70 FEET TO THE WEST LINE OF THE AFORMENTIONED "WELLS THE LOSEN PARCEL"; THENCE RUN N.00 DEG.40'28"E., ALONG SAID WEST LINE, A DISTANCE OF 745.40 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR: NORTHERN TRACT OVERALL LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN N.31°06'07"E., ALONG THE EASTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS THE "WOODS PARCEL", A DISTANCE OF 20.58 FEET TO THE INTERSECTION OF SAID EASTERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "WOODS PARCEL", WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 00°28'38", AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF N.75°01'21"W., 29.83 FEET, RESPECTIVELY) TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3581.00 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF N.76°59'23"W., 216.03 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N.01°13'26"W., A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS PARCEL";

THENCE N.86°58'45"W., A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE N.01°07'57"E., ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING REFERRED TO AS THE "ALLTEL/WILLIAMS TRACT"; THENCE DEPARTING SAID EAST LINE, RUN N.88°51'58"W., A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID "ALLTEL/WILLIAMS TRACT"; THENCE RUN S.00°37'00"W., ALONG A BOUNDARY LINE OF SAID "ALLTEL/WILLIAMS TRACT, A DISTANCE OF 588.46 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE RUN N.89°06'16"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID "ALLTEL/WILLIAMS TRACT"; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN N.00°36'22"E., ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 724.44 FEET TO THE NORTHWEST CORNER OF SAID "ALLTEL/WILLIAMS TRACT"; THENCE RUN N.89°45'09"W., ALONG THE SOUTHERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN N.00°32'09"E., ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE RUN S.89°45'10"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 61.25 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE, N.00°14'50"E., A DISTANCE OF 6.83 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF BROOKS ESTATES, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT

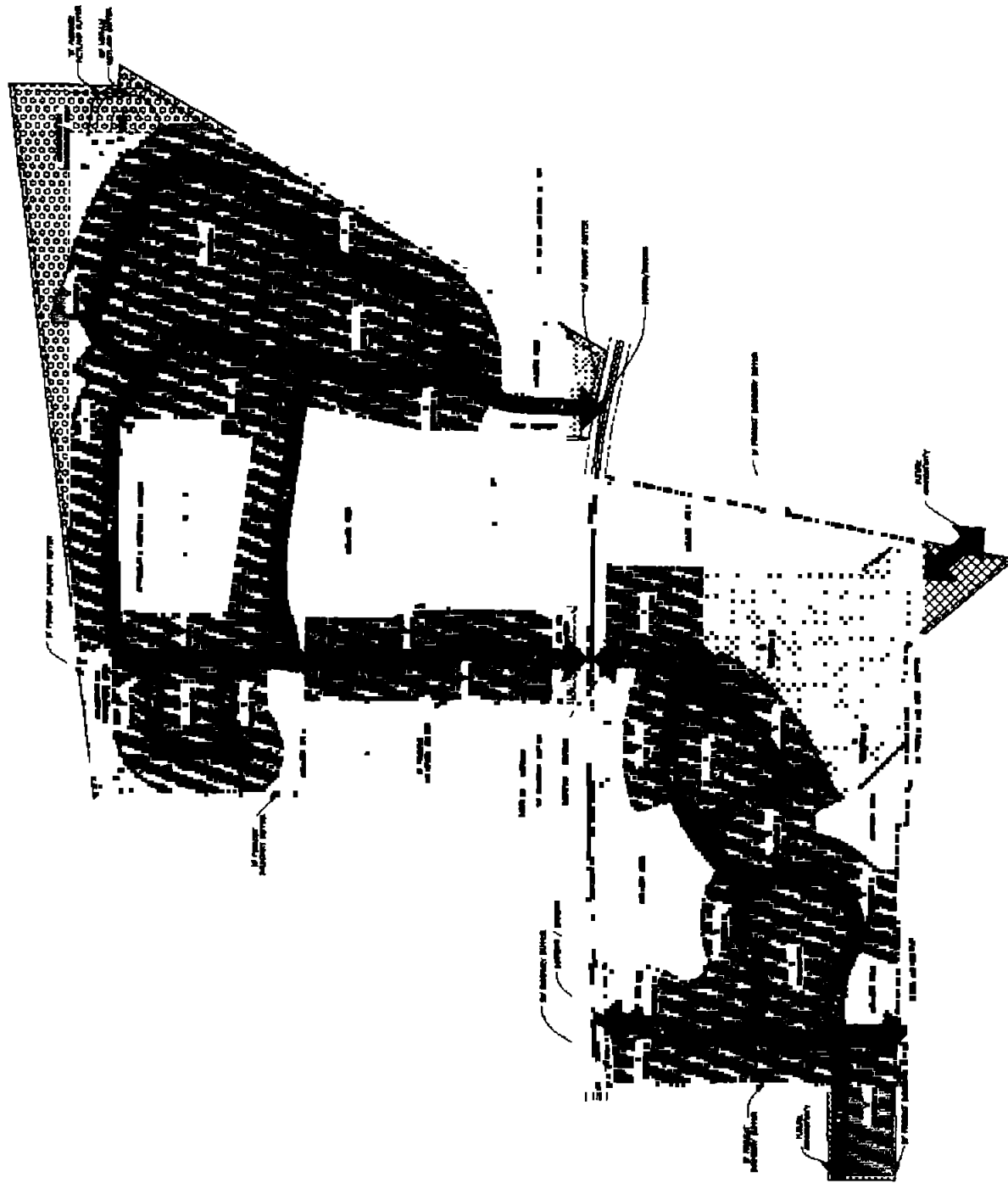
BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS, SAID IRON PIPE ALSO BEING A BOUNDARY CORNER OF THE AFOREMENTIONED "WOODS PARCEL"; THENCE RUN N.39°24'30"W., ALONG THE WESTERLY LINE OF SAID "WOODS PARCEL", A DISTANCE OF 104.14 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID "WOODS PARCEL"; THENCE RUN N.84°05'35"E., ALONG THE NORTH LINE OF SAID "WOODS PARCEL", A DISTANCE OF 2451.15 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WOODS PARCEL"; THENCE RUN S.02°09'02"W., ALONG THE EAST BOUNDARY LINE OF SAID "WOODS PARCEL", A DISTANCE OF 376.31 FEET TO A BOUNDARY CORNER OF SAID "WOODS PARCEL"; THENCE RUN N.89°42'08"E., ALONG A BOUNDARY LINE OF SAID "WOODS PARCEL", A DISTANCE OF 71.02 FEET TO A BOUNDARY CORNER OF SAID "WOODS PARCEL"; THENCE RUN S.31°06'07"W., ALONG THE EAST BOUNDARY LINE OF SAID "WOODS PARCEL", A DISTANCE OF 1924.82 FEET TO THE TRUE POINT OF BEGINNING.

LESS A PORTION OF TAX PARCEL NUMBER 06975-001-000 AS RECORDED IN OFFICIAL RECORDS BOOK 2821, PAGE 0524 OF SAID PUBLIC RECORDS, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN N.31°06'07"E., ALONG THE EASTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS THE "WOODS PARCEL", A DISTANCE OF 20.58 FEET TO THE INTERSECTION OF SAID EASTERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EASTERLY LINE, RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "WOODS PARCEL", WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 00°28'38", AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF N.75°01'21"W., 29.83 FEET, RESPECTIVELY) TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3581.00 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF N.76°59'23"W., 216.03 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N.01°13'26"W., A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS PARCEL"; THENCE RUN N.86°58'45"W., A DISTANCE OF 50.00 FEET TO A BOUNDARY CORNER OF SAID "WOODS PARCEL; THENCE N.01°07'57"E., ALONG THE WESTERLY LINE OF SAID "WOODS PARCEL", A DISTANCE OF 1116.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN ALONG THE BOUNDARY LINE OF SAID "WOODS PARCEL" FOR THE NEXT FOUR (4) COURSES, (1) N.01°07'57"E., A DISTANCE OF 109.10 FEET; (2) THENCE RUN S.88°20'10"E., A DISTANCE OF 51.93 FEET; (3) THENCE RUN N.01°13'26"E., A DISTANCE OF 338.81 FEET; (4); THENCE RUN N.88°20'10"W., A DISTANCE OF 671.85 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE RUN S.00°26'53"W., ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET; THENCE DEPARTING SAID EAST LINE, RUN S.81°02'41"E, A DISTANCE OF 620.72 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 67.407 ACRES, MORE OR LESS.

- 1. **Land Use:** The site is currently zoned R-1 (Single-Family Residential). The proposed development is consistent with the zoning regulations.
- 2. **Planning Objectives:** The project is intended to provide a high-quality residential development that meets the needs of the community.
- 3. **Project Description:** The project consists of a residential development with a total area of approximately 10 acres.
- 4. **Site Location:** The site is located in the northern part of the city, adjacent to the city limits.
- 5. **Visual Character:** The project is designed to blend with the surrounding residential character.
- 6. **Community Benefits:** The project will provide a mix of housing types and contribute to the local economy.
- 7. **Environmental Impact:** The project has been designed to minimize environmental impacts.
- 8. **Conclusion:** The project meets all the requirements of the zoning regulations and is recommended for approval.



LAND USE CLASSIFICATION	ALLOWABLE USES	DEVELOPMENT STANDARDS	ACREAGE	PERCENT OF SITE
R-1 (Single-Family Residential)	Single-Family Detached, Attached, and Duplex	See zoning code for standards	5.0	50%
R-2 (Medium-Density Residential)	Single-Family Attached, Duplex, and Townhomes	See zoning code for standards	5.0	50%
R-3 (High-Density Residential)	Single-Family Attached, Duplex, and Townhomes	See zoning code for standards	5.0	50%
COMMERCIAL	See zoning code for standards	See zoning code for standards	5.0	50%
INDUSTRIAL	See zoning code for standards	See zoning code for standards	5.0	50%
OFFICE	See zoning code for standards	See zoning code for standards	5.0	50%
RETAIL	See zoning code for standards	See zoning code for standards	5.0	50%
RESTAURANT	See zoning code for standards	See zoning code for standards	5.0	50%
SERVICE	See zoning code for standards	See zoning code for standards	5.0	50%
WAREHOUSE	See zoning code for standards	See zoning code for standards	5.0	50%
OTHER	See zoning code for standards	See zoning code for standards	5.0	50%

LEGEND

- RESIDENTIAL A
- RESIDENTIAL B
- COMMON AREA
- CONSERVATION MANAGEMENT AREA
- PROPERTY CIRCULATION

GRAPHIC SCALE

1" = 100'

Alachua County

Office of Planning and Development Staff Report

Application Number: **ZOM-17-07** Staff Contact: Jerry Brewington, Sr. Planner
352-374-5249

Planning Commission
County Commission

Hearing Date: October 17, 2007
Hearing Date: November 13, 2007

SUBJECT: A request to change the zoning designation on approximately 118 acres from RE-1 (single family residential) district, R-1c (single family residential) district, and 'A' (Agricultural) district to PD (residential planned development) district.

APPLICANT/AGENT: Causseaux, Hewett and Walpole, Inc.

PROPERTY OWNERS: WWB Real Estate Investments, Inc.

PROPERTY DESCRIPTION: Address: West of the Intersection of Williston Road (SR 121) and SW 62nd Avenue
Parcel Numbers: 6975, 6975-2, 6975-5, 6975-6, 6975-7, 6985, 6985-1, 7002-1, 7005-8, 7007-1, 7245, 7245-1, 7245-2, a portion of 6975-1, a portion of 6991 and a portion of 7007
Section/Township/Range: 26 and 27-10-19
Land Use: Low Density Residential
Zoning: RE-1 & R-1c (Single Family Residential) district and A (Agriculture) district
Acreage: 118

PREVIOUS REQUESTS: None

ZONING VIOLATION HISTORY: None

STAFF RECOMMENDATION: **Approval** with conditions and bases as noted in the staff report

PC RECOMMENDATION: **Approval** with bases and conditions as noted in the staff report (5-0)

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Office of Planning and Development Staff Report

Analysis of Request

Background

This request is to amend the zoning on a 118 acre parcel near the intersection of Williston Road (SR 121) and SW 62nd Avenue from RE-1(Single family residential), R-1a (Single family residential) district and A (Agriculture) district to PD (residential planned development) district.

Chronology

Report Released: October 11, 2007

PC Hearing: October 17, 2007

Adjacent and Surrounding Properties

The property is located to the north and south of SW 62nd Avenue west of Williston Road (SR 121). The northern parcel is surrounded to the east and north by property with an industrial land use designation and to the west by property with a low density residential (1-4 du/acre) designation. The majority of the parcels are undeveloped although some of the smaller parcels to the west contain single family residences. There are two outparcels on this side of 62nd Avenue that are not included within the proposed PD boundaries.

The southern parcel is surrounded to the west and east by property with a low density residential land use designation. Again the majority of these are undeveloped at this time. To the south is a large undeveloped parcel with an Estate residential (1 du per 2 acres) land use designation. This parcel is heavily forested

Alachua County Office of Planning and Development Staff Report

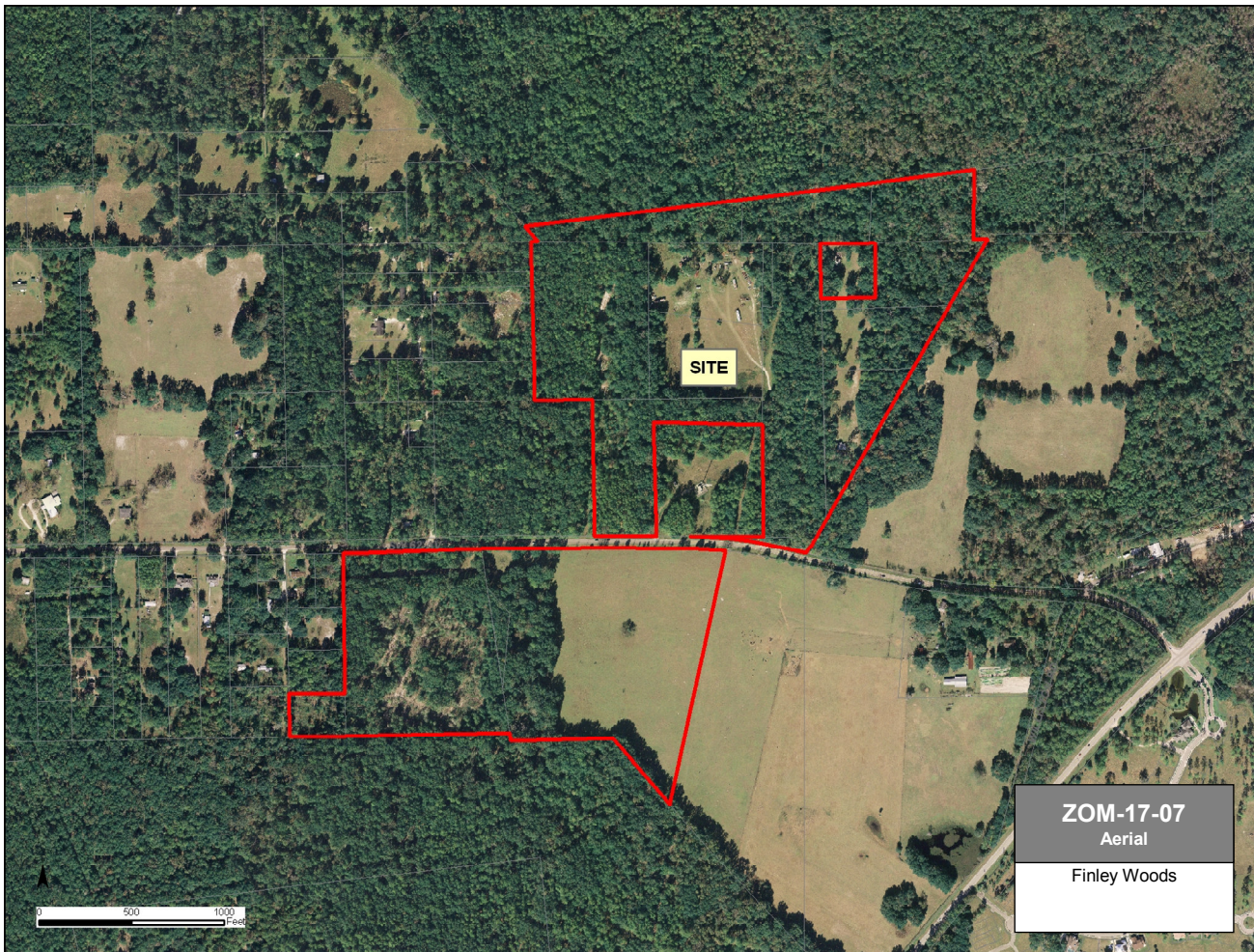


Figure 1. – Aerial view of the Project Site and Surrounding Development

Alachua County

Office of Planning and Development Staff Report

Comprehensive Plan Analysis

Staff finds the proposed application to be consistent with the Alachua County Comprehensive Plan as a whole and with the following specific policies found in the Future Land Use Element of the Plan:

Policy 1.3.7 of the Future Land Use Element states that the Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre. The proposed Zoning Master Plan for this planned development specifies that 471 total dwelling units may be built on the site, yielding a gross density of approximately 4 units per acre over 118 acres. This density is within the permitted range for the Low Density Residential land use, and therefore this proposal is consistent with this policy.

Policy 1.3.7.2 states that the Low Density residential land use category “*shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.*” The applicant is proposing single family residential units, which are consistent with the residential development that is prescribed within this policy for the underlying future land use designation of the property.

Policy 1.4.1 states that *The use of proven, innovative concepts for residential development such as planned unit developments and traditional neighborhood developments are strongly encouraged.* The proposed development is a residential planned development and thus meets the standards set forth in this policy.

Policy 1.4.1.1 states that *Appropriate mixes of housing types within planned developments, village centers, and traditional neighborhood developments shall be allowed where such mixes may be integrated with the character of the surrounding residential area.* The proposed development will be limited to single family residential development, which is consistent with the development patterns of surrounding residential areas.

Policy 1.5.1 states that *New residential development shall meet all the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.* As shown in the level of service section of this staff report, the proposed development will not cause adopted LOS standards to be exceeded should this PD be approved.

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Policy 1.5.2 states that *In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:*

- a. *local streets;*
- b. *police, fire, and emergency medical service protection;*
- c. *pedestrian and bicycle network; and*
- d. *primary and secondary schools.*

As shown in the LOS section of this report, local streets and emergency services have capacity to support this development. At present there is no developed bicycle/pedestrian network in this area. However, development of this PD could result in the initiation of such a network to serve the SW 62nd Avenue corridor between Archer Road and Williston Road. There is capacity within local schools (per the Alachua County School Board) to handle any additional students that may be brought into the school system as the result of this development.

Future Land Use Element **Policy 7.1.2** of the Future Land Use Element states that *Proposed changes in the zoning map shall consider:*

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan.*
- b. *the availability and capacity of public facilities required to serve the development.—When considering a rezoning, this includes the availability and capacity of existing public facilities and the timing of future facilities based on capital plans. Specific determinations of any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*
- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice.*
- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

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The proposed project lies within the Urban Cluster line as well as the Urban Services Line. As shown in the Level of Service Section (LOS) of this report, adequate capacity exists to support this 471 unit development at the present time and the LOS standards adopted in the Plan will not be exceeded if this PD is approved by the Board. As shown elsewhere in this report, the proposed development is consistent with the goals and objectives of the Alachua County Comprehensive Plan as well as specific policies as noted in the Comprehensive Plan analysis section of this report.

The proposed development site is surrounded by large parcels that are mostly undeveloped at the present time. Portions of the site located south of SW 62nd Avenue were the subject of a recent large scale comprehensive plan amendment (CPA-02-06) from Estate Residential to Low density residential land use. While the area immediately around the project site is undeveloped or with large-lot single family residences, there is located within 1 mile of the site the Savannah Pointe subdivision and the Gainesville Golf and Country Club, both of which are similar in character and residential density to the proposed development.

Levels of Service – The Alachua County Comprehensive Plan Capital Improvement Element requires that public facilities and services needed to support development be available concurrent with the impacts of development and that issuance of a Certificate of Level of Service Compliance (CLSC) be a condition of all final development orders. ‘Concurrent’ shall mean that all adopted levels of service (LOS) standards shall be maintained or achieved within a reasonable timeframe. The following LOS Standards have been adopted for various types of public facilities.

Traffic

The proposed development, per the traffic study submitted with the application, will generate 4,335 daily trips at final buildout, with 340 a.m. peak hour trips and 472 p.m. peak hour trips.

The proposed development will primarily impact two roadway segments: A-41 (SW 62nd Avenue from SR 121 (Williston Road) to SR 24 (Archer Road) and S-44 (SR 121 (Williston Road) from SW 85th Avenue to I-75). Segment A-41 (MSV of 9,400 trips) is currently operating at a capacity of 3,344 trips with 6,056 trips available. Segment S-44 (MSV of 15,500 trips) is currently operating at a capacity of 9,455 trips with 6,045 trips available. Both segments currently operate at an acceptable LOS. With the addition of project traffic and reserved trips, the impacted segments will continue to operate at an acceptable LOS. At this time, the impacted road network has sufficient capacity to accommodate the additional trips from the proposed development.

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Mass Transit

Policy 1.2.4 (F) states that the minimum LOS for 24 hour ambulatory and wheelchair service (24 hour basis) is 8 vehicles. ATC/Intelitran is providing 24 hour ambulatory and wheelchair service to the site at the minimum LOS standard. The site is not served by RTS.

Water and Sewer

Policy 1.2.4 (E) describes the minimum Level of Service standards for potable water and sewer. These are summarized in the following table:

	Peak Residential	Peak Non-Res.	Pressure	Storage Capacity
Potable Water	353 gallons/du	daily demand x1.5	20 p.s.i.	½ max. day volume
Sanitary Sewer	200 gallons/du	daily demand x1.5	na	na

All development proposed for this site would be required to connect to centralized water and sewer service.

Drainage

Policy 1.2.4 (D) states that the minimum drainage LOS standard for non-residential developments requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation or the development must be flood proofed. Any development on this site will be required to meet these standards at the time of final DRC approval.

Emergency Services

Policy 1.2.5 (A) states that the LOS standard as contained in the Fire Service Master Plan (Revised 1991/92) for an undeveloped Class II (suburban) area is as follows:

- Initial unit response within 6 minutes for 80% of all responses within a 12 month period
- Water from hydrants must be at least 2,000 gallons/minute for two hours
- If there are no hydrants, the fire company serving the district must have the capability to supply 250 gallons/minute for two hours within five minutes of arrival on the scene.

The proposed development will not create a deficiency in adopted LOS standards for emergency services.

Solid Waste

Policy 1.2.4 (C) states that the minimum level of service standard for solid waste disposal used for determining the availability of disposal capacity to accommodate demand generated by existing and new development, at a minimum, shall be 0.73 tons per person per year. In the year 2001-2002, there was generated 3.9 pounds/day (.71 tons/year per person) in Alachua County (Source: Alachua County Public Works Department Website). Any development at this site will be required to meet these minimum LOS standards as part of

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development plan approval.

Recreation

Policy 1.2.4 (B) states that the minimum LOS standard for developed recreation in the unincorporated area of Alachua County is 3.0 acres of developed recreation per 1,000 persons in the unincorporated area. At present, the Alachua County Parks System consists of 25 parks encompassing 583 developed acres (Source: Department of Public Works). The present LOS for parks (based on an unincorporated population of 96,353) is 6.05 developed acres per 1,000 persons. The proposed development will not cause the recreation level of service standard to be exceeded.

Schools

Although not part of the adopted LOS Standard for Alachua County, the following school capacity numbers are being provided for information purposes. These numbers reflect projected 2007-08 enrollment.

School	Type	Percent Capacity	Projected Enrollment	Student Capacity	Available Stations
Idylwild	Elementary	113%	693	615	-78
Kanapaha	Middle	81%	871	1,079	208
Gainesville	Senior High	102%	2,071	2,029	-42

Source: Alachua County School Board – April 25, 2007

At projected buildout of this subdivision in 10 years, the 471 single family residential units will create 171 new students in the Alachua County School System (471/2.75). Of these 171 students, 56 will be at the elementary school level, 46 will be at the middle school level and 68 will be at the high school level. The Alachua County School Board indicates that approval of this subdivision will not create unmet needs for the School Board of Alachua County. In the short-term, the design of core facilities, including media centers, food service and student service areas, is capable of accommodating some additional students. In the longer term, enrollment projections for future years indicate a continuing decline in the school population district-wide.

Specific school assignments for students living in the development area will be determined by the School Board in accordance with the Attendance Zone Policy 5.11. Section (2)(f) of the policy states that ‘the Board may assign or reassign students to alternative schools or programs located in or out of their assigned zone, for the health, safety or welfare of the students, other students or staff; to relieve crowded schools or avoid school crowding.’ No assurances are given that the assignments will be made to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the district, the use of temporary facilities, and/or the relocation of specific educational programs.

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Staff Recommendation

Staff recommends that ZOM-17-07 be **approved** with the following conditions and bases:

Conditions

1. Approval of this residential planned development (PD) shall be for a maximum of 471 residential units per the zoning master plan (ZMP)
2. Site Plan approval shall be required for all phases of the PD

Bases

1. Policy 1.3.7 of the Future Land Use Element states that the Low Density Residential land use category shall provide for a gross density of one to four dwelling units per acre. The proposed Zoning Master Plan for this planned development specifies that 471 total dwelling units may be built on the site, yielding a gross density of approximately 4 units per acre over 118 acres. This density is within the permitted range for the Low Density Residential land use, and therefore this proposal is consistent with this policy.

2. Policy 1.3.7.2 states that the Low Density residential land use category “*shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.*” The applicant is proposing single family residential units, which are consistent with the residential development that is prescribed within this policy for the underlying future land use designation of the property.

3. Policy 1.4.1 states that *The use of proven, innovative concepts for residential development such as planned unit developments and traditional neighborhood developments are strongly encouraged.* The proposed development is a residential planned development and thus meets the standards set forth in this policy.

4. Policy 1.4.1.1 states that *Appropriate mixes of housing types within planned developments, village centers, and traditional neighborhood developments shall be allowed where such mixes may be integrated with the character of the surrounding residential area.* The proposed development will be limited to single family residential development, which is consistent with the development patterns of surrounding residential areas.

5. Policy 1.5.1 states that *New residential development shall meet all the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads,*

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potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan. As shown in the level of service section of this staff report, the proposed development will not cause adopted LOS standards to be exceeded should this PD be approved.

6. Policy 1.5.2 states that *In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:*

- e. *local streets;*
- f. *police, fire, and emergency medical service protection;*
- g. *pedestrian and bicycle network; and*
- h. *primary and secondary schools.*

As shown in the LOS section of this report, local streets and emergency services have capacity to support this development. At present there is no developed bicycle/pedestrian network in this area. However, development of this PD could result in the initiation of such a network to serve the SW 62nd Avenue corridor between Archer Road and Williston Road. There is capacity within local schools (per the Alachua County School Board) to handle any additional students that may be brought into the school system as the result of this development.

7. Future Land Use Element Policy 7.1.2 of the Future Land Use Element states that *Proposed changes in the zoning map shall consider:*

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan.*
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- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice.*
- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan,*

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given due consideration of legitimate public purposes relating to health, safety, and welfare.

The proposed project lies within the Urban Cluster line as well as the Urban Services Line. As shown in the Level of Service Section (LOS) of this report, adequate capacity exists to support this 471 unit development at the present time and the LOS standards adopted in the Plan will not be exceeded if this PD is approved by the Board. As shown elsewhere in this report, the proposed development is consistent with the goals and objectives of the Alachua County Comprehensive Plan as well as specific policies as noted in the Comprehensive Plan analysis section of this report.

The proposed development site is surrounded by large parcels that are mostly undeveloped at the present time. Portions of the site located south of SW 62nd Avenue were the subject of a recent large scale comprehensive plan amendment (CPA-02-06) from Estate Residential to Low density residential land use. While the area immediately around the project site is undeveloped or with large-lot single family residences, there is located within 1 mile of the site the Savannah Pointe subdivision and the Gainesville Golf and Country Club, both of which are similar in character and residential density to the proposed development.

Attachments

Exhibit 1 – Referenced Comprehensive Plan Policies and Zoning Regulations

Exhibit 2 - Staff and agency comments.

Exhibit 3 - Application

Alachua County

Office of Planning and Development Staff Report

Exhibit 1: Referenced Comprehensive Plan Policies

COMPREHENSIVE PLAN POLICIES

FUTURE LAND USE ELEMENT

Policy 1.3.7

Low Density Residential land use category shall provide for gross density of one to four dwelling units per acre.

Policy 1.3.7.2

Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.

Policy 1.4.1

The use of proven, innovative concepts for residential development such as planned unit developments and traditional neighborhood developments are strongly encouraged.

Policy 1.4.1.1

Appropriate mixes of housing types within planned developments, village centers, and traditional neighborhood developments shall be allowed where such mixes may be integrated with the character of the surrounding residential area.

Policy 1.5.1

New residential development shall meet all the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

Policy 1.5.2

In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:

- i. local streets;*
- j. police, fire, and emergency medical service protection;*
- k. pedestrian and bicycle network; and*
- l. primary and secondary schools.*

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Policy 7.1.2 *Proposed changes in the zoning map shall consider:*

- a. *consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan.*
- b. *the availability and capacity of public facilities required to serve the development.—When considering a rezoning, this includes the availability and capacity of existing public facilities and the timing of future facilities based on capital plans. Specific determinations of any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1 of the Potable Water and Sanitary Sewer Element.*
- c. *the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice.*
- d. *those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.*

Exhibit 2 – Staff and Agency Comments

Department of Environmental Protection: October 3, 2007

Staff completed a site visit on August 27, 2007. We were able to walk much of the northern portion of the project. Staff had previously visited the southern portion during a prior rezoning of the property. The highest quality habitat appears to be in the northeast corner of the property; however, there is early successional forest with intact understory throughout most of the area identified as strategic ecosystem and there is a mature live oak dominated forest in the northwest area of the project that is also in good condition.

There are two outparcels within the northern tract. One is a residential property. The other is a guy-wire supported cell tower owned by Alltel Communications Inc., built prior to 1995 and located on parcel # 06991-000-000.

There is an historic cemetery, known as the Patterson Community Cemetery, located to the northwest of the property on parcel # 06953-002-000.

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The applicant is protecting a small wetland onsite with a 50' minimum buffer and has protected the high quality mixed forest community around the wetland on the northeast corner of the property as well as a large portion of the live-oak hammock in the northwest corner. These areas are the significant resources on the property identified as part of the Fred Bear Hammock Strategic Ecosystem and are to be protected as conservation management areas.

Three listed species were identified in the environmental inventory report. Gopher tortoises (*Gopherus polyphemus*, a Florida Species of Special Concern), a Cooper's hawk (*Accipiter cooperii*, an FNAI S-3 species) and swallow-tailed kites (*Elanoides forficatus*, an FNAI S-2 species) were all observed during site visits by the environmental consultants. Observations of these species in April could represent onsite breeding activity. Should the project be approved and prior to any final development plan approval, the applicant will need to demonstrate how these species will be protected as part of the development of the site.

Department of Fire/Rescue Services: August 30, 2007

ACFR has reviewed this item and surrounding area. A review of the Division of Forestry Fire Risk Assessment System [FRAS] for this area indicates that the site and parts of the area surrounding the site were of low susceptibility to wildfire when the FRAS remote sensing was conducted. This site has access to a dedicated road. ACFR has no comment on the rezoning of this parcel.

Date: 3-12-08



Pre-Design Onsite Meeting

Name of Project: FINLEY WOODS

Location/Tax Parcel ID: 4805 SW 62 AVE

Name of Agent or Representative: LACY HOLTZWORTH, BDA

I attended an onsite pre-design meeting and offer the following comments:

Mann heritage live oaks. Try to preserve
largest concentrations in open space and
common areas, particularly on the E side of
the property next to the pasture land.

Exotics: honeysuckle, English ivy, Ardisia, camphor, holly fern, Boston
fern. High concentration in NW corner of property.

I have verified that the subject property does not require a pre-design onsite meeting.

I hereby acknowledge that the above mentioned project may submit for preliminary development plan review.

Victor P. Cau
 Signature of County Arborist

3/12/2008
 Date



Buford Davis + Associates
landscape architects site planners

Date 3-14-08

Tommy W. Williams, Jr
Finley Woods Development, LLC
PO Box 368
Archer, FL 32618

Preliminary Development Checklist: XIV. Trees and Native Vegetation Survey Information

Project: Finley Woods
Location: 4805 SW 62 Avenue
Site Area: 23.5

Site Conditions & Vegetation Assessment:

The project site is predominately a mature Live Oak, Laurel Oak hammock. Many of the larger trees have multiple trunks. The understory species include American Holly, Hawthorn species, Cherry Laurel, and Bully. The ground plane species include Partridge Berry, Virginia Creeper, and a variety of Smilax species. The west side of the property is grazed by cattle. In this area Poppy Mallow is growing under the Oaks. Several exotic invasive plant species are prevalent in the north east corner, including Ardesia, Loquat, Boston Fern and English Ivy. Through out the site Lime rock fieldstone can be found.

Representative Color Photographs of Project Site:



West side- Cattle grazed



Central- Ungrazed



Evaluation Table of Heritage Trees and Other Trees of Significance

No.: Tree survey tag number

Species & Cal.: Species (by common name) of tree and caliper inches of tree

Remain or Remove: Indicates whether the tree is proposed to remain or remove in current submittal.





TBD: "To be determined." Indicates that the tree is located within the buildable area of the lot.


Grade: Onsite evaluation grade determined by County Arborist and Landscape Architect on a scale of 1 to 5, with 1 being the least desirable and 5 the most desirable.



Mitigation: Indicates whether the proposed removal of the tree requires mitigation.




Description: Brief notes about the character and health of each tree evaluated.


Photo: Thumbnail photo of significant characteristic for further describing tree, if available.





No.	Species & cal.	Remain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3054	15", 28" Live Oak	x			3		-Good condition -Co-dominant trunks	
3060	22" Live Oak	x			2.5		-Fair Condition	
3061	30" Live Oak	x			3		-Good Condition	
3062	30" Laurel Oak		x		2	x	-Fair condition -1:1 mitigation	
3075	48" Live Oak		x		3	x	-Declining condition -Inch for inch mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3084	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3085	23" Live Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3091	28" Laurel Oak	x			2.5		-Fair condition	
3095	29" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3097	21" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3099	26" Laurel Oak	x			2.5		-Fair condition	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3100	28" Laurel Oak	x			2.5		-Fair condition	
3103	25" Live Oak	x			3		-Good condition -Co-dominant branching	
3130	9", 15" Live Oak		x		3.5	x	-Excellent condition -Inch for inch mitigation	
3137	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3143	34" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3145	18", 20" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitigation -Save if possible	


No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3149	10", 11" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
3153	20" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
3154	7", 8", 10" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3168	8", 9", 10", 12", 15" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
3195	13", 15", 10", 19" Live Oak	x			3.5		-Excellent condition -Multi-trunk	
3205	6", 7", 9" Laurel Oak	x			2.5		-Fair condition	


No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3206	9",11" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3209	22" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3210	20" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3211	14", 18", 11", 16", 15" Live Oak		x		3.5	x	-Excellent condition -Multi-trunk -inch for inch mitigation -Try to save if possible	
3216	22" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3220	10", 16" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	


No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3221	10", 12", 14", 15", 28" Live Oak			x	3.5	x	-Excellent condition -Multi-trunk -Inch for inch mitiga- tion -Try to save if possi- ble with Holly under- story	
3225	24" Laurel Oak			X	2.5	x	-Fair condition -1:1 mitigation	
3230	45" Live Oak			x	4	x	-Excellent condition -Co-dominate branch- ing -Inch for inch mitiga- tion -Try to save if possi- ble	
3266	14", 18", 24" Live Oak			x	3.5	x	-Excellent condition -Multi-trunk -Inch for inch mitiga- tion -Try to save if possi- ble	
3267	12", 12", 15", 22" Live Oak			x	4	x	-Excellent condition -Multi-trunk -Inch for inch mitiga- tion -Try to save if possi- ble	
3326	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	





No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3327	30" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3343	20" Laurel Oak			X	2.5	x	-Fair condition -1:1 mitigation	
3345	39" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3346	39" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3348	22" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3354	36" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	




No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3355	20" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Leaning	
3356	20" Laurel Oak			X	2.5	x	-Fair condition -1:1 mitigation	
3357	20" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3360	34" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3362	30" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3363	25" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3364	36" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3370	24" Laurel Oak			X	2.5	x	-Fair condition -1:1 mitigation	
3371	24" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3372	40" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3377	24" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Canopy is formed by the cluster of Oaks	
3378	8", 16", 16" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Canopy is formed by the cluster of Oaks	






No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3379	20" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Canopy is formed by the cluster of Oaks	
3380	17", 19" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Canopy is formed by the cluster of Oaks	
3381	15", 16", 18" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3384	20" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation -Leaning	
3385	34" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3386	36" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	




No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3387	20" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3388	20" Live Oak		x		3	x	-Good condition -High canopy -Inch for inch mitigation	
3389	20" Live Oak		x		3	x	-Good condition -High canopy -Inch for inch mitigation	
3390	38" Live Oak		x		4	x	-Excellent condition -High canopy -Inch for inch mitigation -Try to save if possible	
3392	45" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3394	34" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	




No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3395	41" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation - Cavity	
3396	24" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3399	26" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3400	27" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3402	24" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3403	27" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	






No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3404	27" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3419	28" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3420	26", 36" Live Oak			x	4.5	x	-Excellent condition -Inch for inch mitigation -Try to save if possible	
3422	22" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
3423	22" Live Oak	x			3	x	-Good condition -Co-dominant trunks	
3427	28" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	





No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3428	14", 17" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3430	9", 11" Live Oak			x	2	x	-Poor condition -1:1 mitigation	
3433	24", 25", 49" Live Oak		x		4	x	-Excellent condition -Inch for inch mitigation -Multi-trunk	
3434	23" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3435	27" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3437	24" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	




No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3438	31" Live Oak		x		3	x	-Good condition -High canopy -Inch for inch mitigation	
3444	29" Laurel Oak			x		x	-Fair condition -1:1 mitigation	
3445	10", 22", Hackberry			x	4	x	-Excellent condition -Inch for inch mitigation -Multi-trunk	
3446	15", 28" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Poppy Mallow understory	
3449	36", 48" Live Oak			x	3	x	-Good condition -Healed over split -Inch for Inch mitigation	
3450	14", 27" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3451	38" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3452	34" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Left side of photo	
3453	28" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Right side of photo	
3454	32" Live Oak			x	2.5	x	-Fair condition -Leaning 1:1 mitigation	
3455	22" Long Leaf Pine		x		1		-Dead tree	
3457	20" Peacan						-Non-native species	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3459	60" Live Oak	x			4		-Excellent condition	
3460	34" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3461	28" Live Oak	x			4.5		-Excellent condition	
3462	26" Live Oak	x			3.5		-Excellent condition	
3464	27" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3473	24" Live Oak			x	3	x	-Good Condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3474	30" Live Oak			x	4	x	-Excellent condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	
3475	24", 30", 34" Live Oak			x	4	x	-Excellent condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	
3478	24", 55" Live Oak	x			4.5		-Excellent condition	
3479	30" Live Oak			x	3.5	x	-Good Condition -Leaning to west -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	
3480	26" Live Oak			x	3	x	-Good condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	
3481	30" Live Oak			x	3	x	-Good Condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3482	24" Live Oak			x	3	x	-Good condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	
3484	14", 18", 34" Live Oak			x	3	x	-Good condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	
3485	32" Live Oak		x		2.5	x	-Fair condition -Trunk damage -Inch for inch mitigation	
3486	22" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
3487	24", 26" Live Oak			x	3	x	-Good condition -Tree on the right	
3488	24" Live Oak			x	3	x	-Good Condition -Tree on left	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3489	28" Live Oak			x	3	x	-Good condition -Part of a cluster of Oaks whose crowns have grown together -Inch for inch mitigation	
3490	14", 18", 34" Live Oak	x			3		-Good condition -Part of a cluster of Oaks whose crowns have grown together	
3491	21" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3492	32" Live Oak	x			3		-Good condition -Part of a cluster of Oaks whose crowns have grown together	
3493	31" Laurel Oak	x			2.5		-Fair condition	
3495	25" Live Oak		x		3	x	--Good condition -Part of a cluster of Oaks whose crowns have grown together	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3496	33" Live Oak		x		3	x	-Inch for inch mitigation -Good condition	
3496	14", 18", 34" Live Oak		x		3	x	-Inch for inch mitigation -Good condition	
3497	29" Live Oak		x		2.5	x	-Inch for inch mitigation -Fair condition	
3498	10", 22" Live Oak			x	3	x	-Inch for inch mitigation -Good condition	
3500	38" Live Oak			x	3	x	-Good condition -Leaning to left -Inch for inch mitigation	
3506	24" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3507	28" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3509	25" Live Oak	x			3		-Good condition -Thin canopy	
3515	68" Live Oak			x	2		-Poor condition	
3516	30" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3518	20" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3520	24" Live Oak		x		2.5	x	-Fair condition -1:1 mitigation	


No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3522	16", 18 Live Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3524	24", 27" Laurel Oak	x			2.5		-Fair condition	
3528	36" Laurel Oak			x	2.5	x	-Poor condition -Inch for inch mitigation	
3529	31" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3535	35" Live Oak			x	3.5	x	-Excellent condition -Co-dominant branching -Attractive canopy -Save if possible	
3538	15", 18" Live Oak			x	2.5	x	-Fair condition -Multi-trunk	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3539	28" Live Oak			x	2		-Poor condition -Cavity in base	
3540	43" Live Oak			x	2		-Poor condition -Cavity in trunk	
3541	46" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3545	24" Live Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3546	22" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3547	11", 15", 37" Live Oak			x	2.5	x	-Fair condition -Multi-trunk	




No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3548	24" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation -Leaning canopy -Cavity	
3549	27" Live Oak			x	3	x	-Good condition -Inch for inch Mitigation	
3551	23" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3552	26" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -One sided canopy	
3537	7",8" American Holly			x	3.5	x	-Good condition -Try to save if possible	
3554	27" Live Oak			x	3	x	-Fair condition -One sided canopy	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3555	52",53 Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitigation -Co dominant trunks	
3556	27" Live Oak			x	2.5	x	-Fair condition -1:1 Mitigation	
3557	45" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitigation	
3558	30" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
3564	36" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3554	36" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3566	24" Laurel Oak	x			2.5	x	-Fair condition -1:1 Mitigation	
3568	24" Live Oak	x			3	x	-Good condition -Inch for inch mitigation	
3569	42" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3571	30" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
3574	26" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3575	36" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3577	31" Laurel Oak		x		2.5	x	-Fair condition -1:1 Mitigation	
3578	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3584	17",19",24 Laurel Oak			x	3.5	x	-Excellent condition -Inch for inch mitiga- tion	
3589	22" Live Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3610	23" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
3622	22" Waterl Oak			x	2.5	x	-Fair condition -1:1 mitigation	


No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2099	9",12" Sweet Gum			x	2.5	x	-Fair condition -1:1 Mitigation	
2104	22" Live Oak	x			3		-Good condition	
2106	24" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2109	26" Live Oak			x	4	x	-Excellent condition -Inch for mitigation	
2112	22" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2113	9",18", 19" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitigation -Co-dominant -English Ivy under-story	


No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2146	32" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2148	21" Live Oak	x			2.5		-Fair condition	
2149	20" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2176	12", 15", 24" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2180	12", 15", 14" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2183	21" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	




No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2194	23" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2195	24" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2209	24" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2216	17", 18" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2217	25" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2224	11", 12" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	









No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2229	9", 15" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2231	15", 18" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitigation	
2238	22" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2240	17", 18" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2217	25" Laurel Oak			x	2.5		-Fair condition -1:1 mitigation	
2224	21" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2241	22" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2254	22" Laurel Oak			x	2.5		-Fair condition -1:1 mitigation	
2255	20" Live Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2262	20" Black Cherry			x	2.5	x	-Fair condition -1:1 mitigation	
2271	22", 24" Laurel Oak			x	2.5		-Fair condition -1:1 mitigation	
2297	24" Live Oak		x		3	x	-Good condition -Inch for inch mitigation -One sided canopy	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2303	9", 11" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2305	24" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2332	22" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2323	22", 31", 33" Live Oak			x	4	x	-Excellent condition -Inch for inch mitigation -High canopy with Chickasaw plum understory -Save if possible	
2330	5", 16" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2351	16", 18" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2359	6", 28" Sweet Gum			x	2.5	x	-Fair condition -1:1 mitigation	
2376	21" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2404	10", 14" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2411	14", 18", 18", 18" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2533	25" Live Oak	x			3		-Good condition	
2535	20" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2539	26" Live Oak	x			3		-Good condition -One side sheared from power line maintenance	
2547	15", 16 Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
2551	22" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
2553	17", 12", 8", 12", 9" Live Oak			x	3	x	-Good condition -Inch for inch mitigation -Low Branching	
2555	20" Live Oak		x		4	x	-Good condition -Inch for inch mitigation	
2564	24" Laurel Oak			x	2.5	x	-Fair condition 1:1 mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2569	19", 24" Live Oak	x			3.5		-Good condition -One side sheared from power line maintenance	
2579	29" Live Oak			x	4	x	-Excellent condition	
2611	11", 11" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2613	20" Live Oak	x			3		-Good condition	
2618	20" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2625	9", 12" Black Cherry		x		2.5	x	-Fair condition -1:1 mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2628	20" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2653	12", 14" Live Oak		x		2		-Poor condition	
2663	19", 22", 21", 10" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitigation -High canopy -	
2664	11", 12", 13", 15" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitigation -High canopy -Multi trunk	
2669	21" Live Oak			x	3	x	-Good condition -Inch for inch mitigation	
2678	24" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2682	12", 15", 16", Sweet Gum			x	2.5	x	-Fair condition -1:1 mitigation	
2684	12", 14", 14" Live Oak	x			3		-Good condition -Inch for inch mitiga- tion	
2692	12", 22" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitiga- tion -High canopy -	
2693	11", 8", 10", Live Oak			x	3	x	-Good condition -Inch for inch mitiga- tion	
2720	17", 20", 24" Live Oak	x			3.5		-Excellent condition -High canopy	
2732	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2753	24", Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2757	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
2758	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
2765	25" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
2766	25" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2774	22" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
2778	12", 12", 13" Live Oak			x	3.5	x	-Excellent condition -Inch for inch mitiga- tion -High canopy	
2780	10", 12" Laurel Oak			x	2.5	x	-Fair condition -1:1 mitigation	
2867	5", 9", 9" Live Oak		x		3	x	-Good condition -Inch for inch mitiga- tion	
2877	23" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
2901	24" Live Oak	x			3		-Good condition	
3007	11", 16" Live Oak	x			3		-Good condition	

No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3034	24" Live Oak	x			3		-Good condition	
3035	22" Live Oak	x			3		-Good condition	
3037	33" Live Oak	x			3		-Good condition	
3042	24" Laurel Oak		x		2.5	x	-Fair condition -1:1 mitigation	
3051	24" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	
3052	22" Live Oak		x		3	x	-Good condition -Inch for inch mitigation	



No.	Species & cal.	Retain	Remove	TBD	Grade	Mitigation	Description	Photo (if available)
3053	28" Loblolly pine		x		2.5	x	-Good condition -1:1 mitigation	

From: [Kolluri, Liliana S](#)
To: [Echols, Megan M](#)
Cc: [Calderon, Lawrence D.](#)
Subject: Finley Woods
Date: Friday, October 05, 2018 10:44:16 AM
Attachments: [C0.30 Tree Removal Plan LK.pdf](#)

Megan,

Review of the Finley Woods design plat shows the project site contains significant environmental constraints. The northern portions of phases 2 and 3 fall within the Fred Bear strategic ecosystem, there are wetlands within phase 3, and a considerable number of high quality heritage trees throughout the site. As discussed yesterday, there are quite a few high quality heritage trees, including many over 40" dbh up to 77" dbh, proposed to be removed for construction of roads, sidewalks, and retention. Many of these appear to be possible to save with minor adjustments to the roads and retention areas, as marked-up in the attached tree removal plan. A site review has not yet been conducted to determine the health of these trees. The tree removal plan was only submitted in the latest review cycle on 9/17/2018, and a site review has not yet been conducted to determine the health of these trees. While I don't expect that all of the trees marked can be saved, as adjustments to save some may cause impacts to other trees, a site review needs to be conducted to determine tree health and adjustments should be made to prioritize saving the healthy, high quality heritage trees. I recommend resolving this during design plat, but am willing to approve this for board review provided adjustments to save trees can be addressed during construction drawing review or prior to going to City Commission. If this cannot be resolved, the project may need to go back to design plat.

The LDC and Comprehensive Plan require an environmental resource assessment be submitted for areas designated as strategic ecosystem. At this point, the City has not received any assessment, and it is unknown if an environmental assessment was submitted to the County.

A Conservation Management Plan will be necessary for conservation area within the strategic ecosystem. This should be submitted before final plat.

Thanks,

Liliana Kolluri

Urban Forestry Inspector

City of Gainesville
Department of Doing, Planning Division
306 NE 6th Avenue
Thomas Center, Building B
Gainesville, FL 32601
Office Phone: 352-393-8188
Fax: 352-334-3648

FINLEY WOODS ZONING MASTER PLAN

1801 Research Drive
Altachua, Florida 32615
(352) 331-8976
www.chix-inc.com
est. 1981 FLORIDA
CA-5075

CHIX
Professional Consultants

SCALE: 1" = 180'
THIS PLAN IS BASED ON THE ORIGINAL SURVEY AND AS SHOWN ON THIS SHEET. ALLIST SHALL BE RESPONSIBLE.

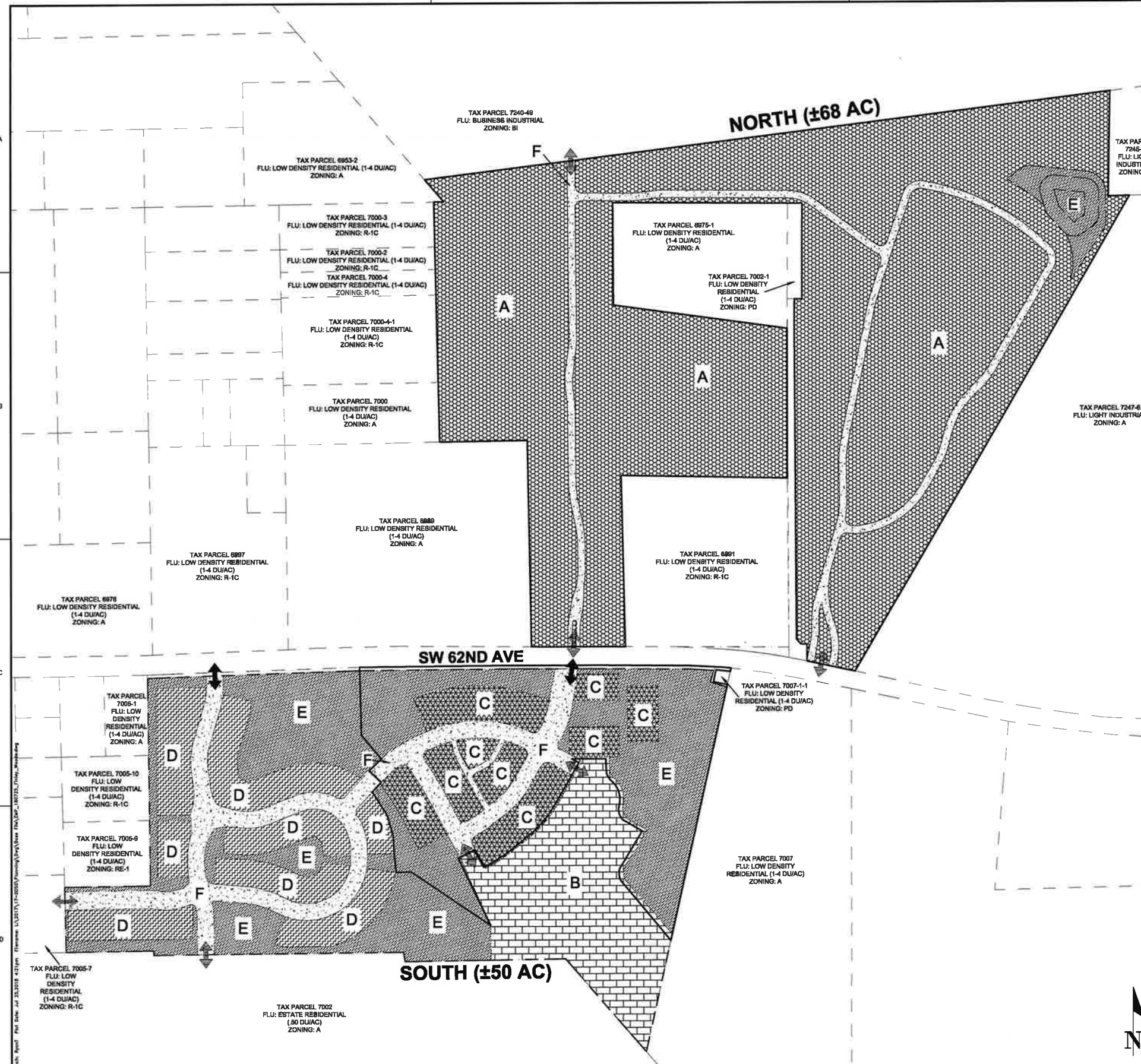
- GENERAL NOTES**
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
 2. ACCESS AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A', 'B', 'C', 'D' AND/OR 'F'.
 3. SHARED STORMWATER MANAGEMENT FACILITIES (SMF) ARE PERMITTED WITHIN ANY LAND USE AREA.

LAND USE AREAS

- AREA A: 'A' RESIDENTIAL
- AREA B: 'B' RESIDENTIAL
- AREA C: 'C' RESIDENTIAL
- AREA D: 'D' RESIDENTIAL
- AREA E: COMMON OPEN SPACE
- AREA F: MAJOR CIRCULATION
- PROJECT BOUNDARY
- EXISTING ACCESS
- PROPOSED ACCESS

PHASE	AC.	MAXIMUM # OF UNITS
NORTH	±68	471
SOUTH	±50	

LAND USE CLASSIFICATION	ALLOWABLE USES <small>(Open Space, Stormwater Management, Infrastructure Elements, and Landscaping may occur in any land use classification)</small>	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. ATTACHED Min. Lot Area = 2,500 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft. MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	66.68	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. ATTACHED Min. Lot Area = 2,500 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft. MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 10 ft.	5.86	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 15 ft.	8.60	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS	N/A	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	8.52	7%
TOTAL PROJECT AREA			118	100%



CONSTRUCTION REGION

FINLEY WOODS

PLANNED DEVELOPMENT

ZONING MASTER PLAN

17-0050

1 of 1

..title

QUASI-JUDICIAL – REZONING FINLEY WOODS 118 ACRES ON SW 62ND AVENUE (B)

Ordinance No. 180120

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 118 acres of property known as Finley Woods generally located near the 4500 block of SW 62nd Avenue near SW 43rd Terrace, as more specifically described in this ordinance, from Alachua County Planned Development (PD) district to City of Gainesville Planned Development (PD) district; providing land development regulations; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

..recommendation

The City Commission adopt the proposed ordinance.

..explanation

STAFF REPORT

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 118 acres of property known as Finley Woods, located in the vicinity of the 4500 block of SW 62nd Avenue near SW 43rd Terrace, from Alachua County Planned Development (PD) district to City of Gainesville Planned Development (PD) district. The proposed PD zoning and associated PD layout plan reflects the existing entitlements established while under Alachua County jurisdiction prior to annexations into the city in February 2017 and June 2018. Together, the properties comprise the entire Finley Woods subdivision and include both developed and undeveloped portions of the master planned community. In accordance with Comprehensive Plan Policy 4.4.1 of the Future Land Use Element, the City shall facilitate incorporation of annexed property by establishing city land use designations and implementing zoning subsequent to annexation.

The City Plan Board held a public hearing on June 28, 2018, where it voted to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 180111 becomes effective as provided therein.

LEGISLATIVE #
180120A

ORDINANCE NO. 180120

1
2
3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**
4 **Atlas by rezoning approximately 118 acres of property known as Finley Woods**
5 **generally located near the 4500 block of SW 62nd Avenue near SW 43rd Terrace,**
6 **as more specifically described in this ordinance, from Alachua County Planned**
7 **Development (PD) district to City of Gainesville Planned Development (PD)**
8 **district; providing land development regulations; providing directions to the**
9 **City Manager; providing a severability clause; providing a repealing clause; and**
10 **providing an effective date.**

11
12 **WHEREAS,** Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
13 Comprehensive Plan to guide the future development and growth of the city; and

14 **WHEREAS,** Section 163.3177(6), Florida Statutes, requires the City of Gainesville
15 Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that
16 designates the future general distribution, location, and extent of the uses of land for
17 residential, commercial, industry, agriculture, recreation, conservation, education, public
18 facilities, and other categories of the public and private uses of land, with the goals of
19 protecting natural and historic resources, providing for the compatibility of adjacent land uses,
20 and discouraging the proliferation of urban sprawl; and

21 **WHEREAS,** the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or
22 amend and enforce land development regulations that are consistent with and implement the
23 Comprehensive Plan and that are combined and compiled into a single land development code
24 for the city; and

25 **WHEREAS,** the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville
26 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and
27 land development regulations on specific classifications of land within the city; and

28 **WHEREAS**, Planned Development District (PD) zoning is a zoning category that allows for
29 landowners or developers to submit unique proposals that are not addressed or otherwise
30 provided for in the zoning districts and land development regulations established by the City of
31 Gainesville Land Development Code; and

32 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map
33 Atlas by rezoning the property that is the subject of this ordinance; and

34 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
35 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
36 pursuant to Section 163.3174, Florida Statutes, held a public hearing on June 28, 2018, and
37 voted to recommend that the City Commission approve this rezoning; and

38 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
39 newspaper of general circulation and provided the public with at least seven days' advance
40 notice of this ordinance's first public hearing to be held by the City Commission in the City Hall
41 Auditorium, located on the first floor of City Hall in the City of Gainesville; and

42 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was
43 placed in the aforesaid newspaper and provided the public with at least five days' advance
44 notice of this ordinance's second public hearing to be held by the City Commission; and

45 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
46 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

47 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
48 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
49 Comprehensive Plan adopted by Ordinance No. 180111 becomes effective as provided therein.

50 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

51 **FLORIDA:**

52 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
53 following property from Alachua County Planned Development (PD) district to City of
54 Gainesville Planned Development (PD) district:

55 See legal description attached as **Exhibit A** and made a part hereof as if set forth
56 in full. The location of the property is shown on **Exhibit B** for visual reference.
57 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

58
59 **SECTION 2.** The use and development of the property described in Section 1 of this ordinance
60 is governed by **Exhibit C**, which is attached and made a part hereof as if set forth in full.

61 **SECTION 3.** The development terms and conditions in this ordinance will remain effective until
62 such time as, upon either the City or the property owner filing a rezoning petition, the City
63 adopts an ordinance rezoning the property described in Section 1 of this ordinance to another
64 zoning district consistent with the Comprehensive Plan and Land Development Code.

65 **SECTION 4.** The City Manager or designee is authorized and directed to make the necessary
66 changes to the Zoning Map Atlas to comply with this ordinance.

67 **SECTION 5.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
68 the application hereof to any person or circumstance is held invalid or unconstitutional, such
69 finding will not affect the other provisions or applications of this ordinance that can be given
70 effect without the invalid or unconstitutional provision or application, and to this end the
71 provisions of this ordinance are declared severable.

72 **SECTION 6.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
73 conflict hereby repealed.

74 **SECTION 7.** This ordinance will become effective immediately upon adoption; however, the
75 rezoning will not become effective until the amendment to the City of Gainesville

76 Comprehensive Plan adopted by Ordinance No. 180111 becomes effective as provided therein.

77

78 **PASSED AND ADOPTED** this _____ day of _____, 2018.

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Attest:

LAUREN POE
MAYOR

Approved as to form and legality:

OMICHELE D. GAINNEY
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this _____ day of _____, 2018.

This ordinance passed on second reading this _____ day of _____, 2018.

LEGAL DESCRIPTION

DESCRIPTION FOR: FINLEY WOODS PLANNED DEVELOPMENT (PD)

FINLEY WOODS, PHASE 1A, AS RECORDED IN PLAT BOOK 29, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

FINLEY WOODS, PHASE 1B, AS RECORDED IN PLAT BOOK 29, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

FINLEY WOODS, PHASE 1C, AS RECORDED IN PLAT BOOK 34, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62; THENCE NORTH 12°28'50" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 402.61 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 38°59'58" WEST, A DISTANCE OF 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°13'59" WEST, 58.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°31'58", AN ARC LENGTH OF 62.42 FEET; THENCE NORTH 32°32'00" EAST, A DISTANCE OF 150.09 FEET; THENCE NORTH 59°11'02" WEST, A DISTANCE OF 70.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°04'48" WEST, 60.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°12'29", AN ARC LENGTH OF 64.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°30'43" WEST, 99.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°04'19", AN ARC LENGTH OF 104.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED

BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°32'41" WEST, 41.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'23", AN ARC LENGTH OF 42.77 FEET; THENCE NORTH 0°57'31" EAST, A DISTANCE OF 40.44 FEET; THENCE NORTH 89°05'44" WEST, A DISTANCE OF 125.23 FEET; THENCE SOUTH 59°11'02" EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH 30°48'58" WEST, A DISTANCE OF 167.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°05'37" WEST, 176.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'19", AN ARC LENGTH OF 177.15 FEET; THENCE SOUTH 53°22'17" WEST, A DISTANCE OF 81.99 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 474.23 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°53'10" WEST, 74.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°02'39", AN ARC LENGTH OF 74.86 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 27°38'25" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23°17'25" EAST, A DISTANCE OF 255.79 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFOREMENTIONED FINLEY WOODS, PHASE 1A PLAT; THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY BOUNDARY OF SAID FINLEY WOODS PHASE 1A, A DISTANCE OF 123.72 FEET TO THE SOUTHEAST CORNER THEREOF, LYING ON THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62; THENCE SOUTH 89°41'50" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 295.07 FEET; THENCE SOUTH 38°59'58" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 473.25 FEET TO THE POINT OF BEGINNING.

CONTAINING ±8.655 ACRES, MORE OR LESS

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED

RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE NORTH 88°51'58" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID LANDS; THENCE SOUTH 00°37'00" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 568.46 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE; THENCE NORTH 89°06'16" WEST, ALONG SAID NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163; THENCE NORTH 00°36'22" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 724.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 89°45'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162; THENCE NORTH 00°32'09" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 61.25 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°14'50" EAST, A DISTANCE OF 6.83 FEET TO THE SOUTHWEST CORNER OF BROOKS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE NORTH 39°24'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421, A DISTANCE OF 104.14 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID LANDS, THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420, A DISTANCE OF 2451.15 FEET TO THE NORTHEAST CORNER

OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420; THENCE SOUTH 02°09'02" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 376.31 FEET; THENCE NORTH 89°42'08" EAST, A DISTANCE OF 71.02 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3051, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE SOUTH 31°06'07" WEST, ALONG THE EAST BOUNDARY LINES OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3051, PAGE 1424, OFFICIAL RECORDS BOOK 3051, PAGE 1425, OFFICIAL RECORDS BOOK 3051, PAGE 1423, AND A SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 1924.82 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 00°28'38", AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF NORTH 75°01'21" WEST, 29.83 FEET, RESPECTIVELY) TO THE POINT OF BEGINNING.

LESS & EXCEPT #1

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST

LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND THE POINT OF BEGINNING; THENCE NORTH 81°02'41" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 620.72 FEET TO THE NORTHWEST CORNER OF SAID LANDS, AND LYING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 00°26'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°20'10" EAST, ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, A DISTANCE OF 671.85 FEET TO THE WEST LINE OF PARCEL 10, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 338.81 FEET TO THE NORTHEAST CORNER OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE NORTH 88°20'10" WEST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°07'57" WEST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 109.10 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT #2


A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES);

SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°47'11" WEST, 190.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'02", AN ARC LENGTH OF 190.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°30'54" WEST, 25.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23", AN ARC LENGTH OF 25.41 FEET; THENCE DEPARTING FROM SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE WEST LINE OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 25.00 FEET; THENCE DEPARTING FROM THE NORTH LINE OF SAID PARCEL 12, SOUTH 01°07'57" WEST, A DISTANCE OF 1184.37 FEET; THENCE SOUTH 40°06'17" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 86°58'45" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 01°13'26" WEST, A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

Petition PB-18-83 ZON Proposed Zoning


 Area under petition consideration

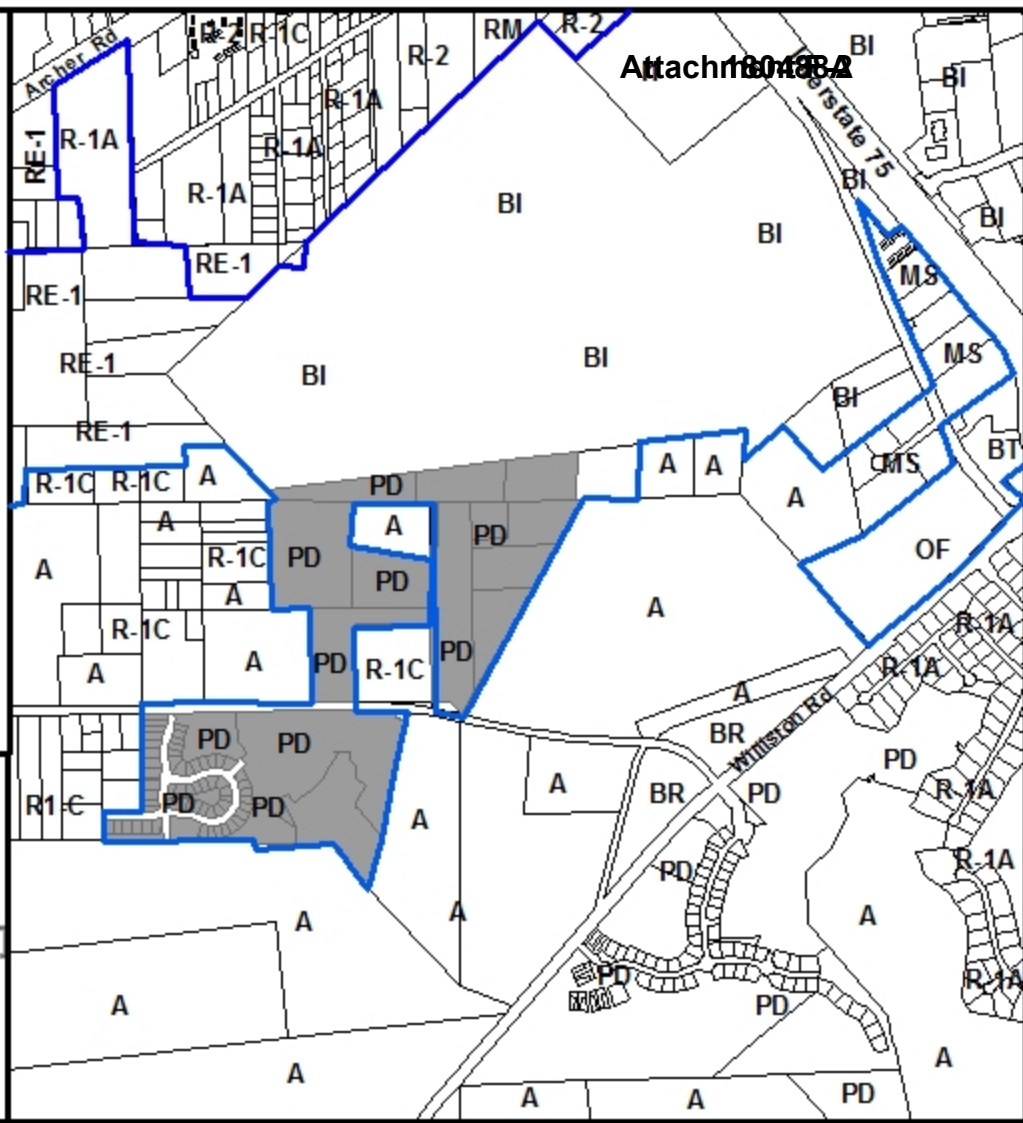
City of Gainesville Zoning Districts

- BI Business Industrial
- BT Tourist-oriented Business
- I1 Limited Industrial
- OF Office


Alachua County Zoning Districts

- A Agriculture
- BR Business, Retail
- RE-1 Single Family, Low Density
- R-1A Single Family, Low Density
- R-1C Single Family, Low Density
- R-2 Multiple Family, Medium Density
- MS Industrial Services
- PD Planned Development District

--- Division line between two land use categories
 City Limits



Petition PB-18-83 ZON Current Zoning


 Area Under Petition Consideration

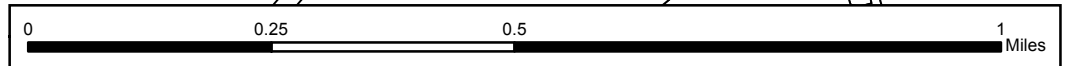
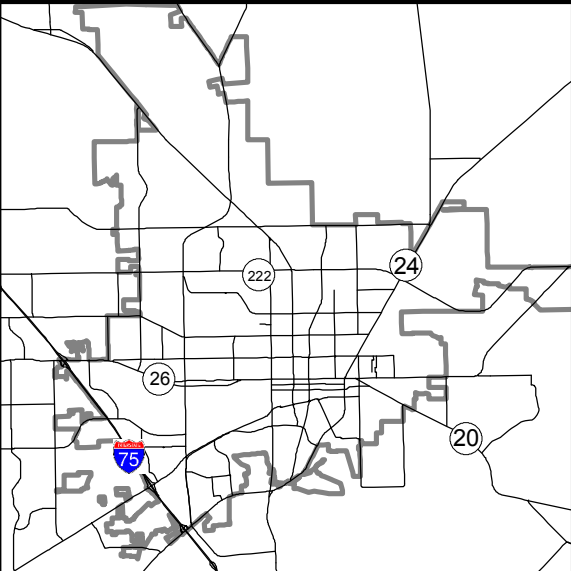
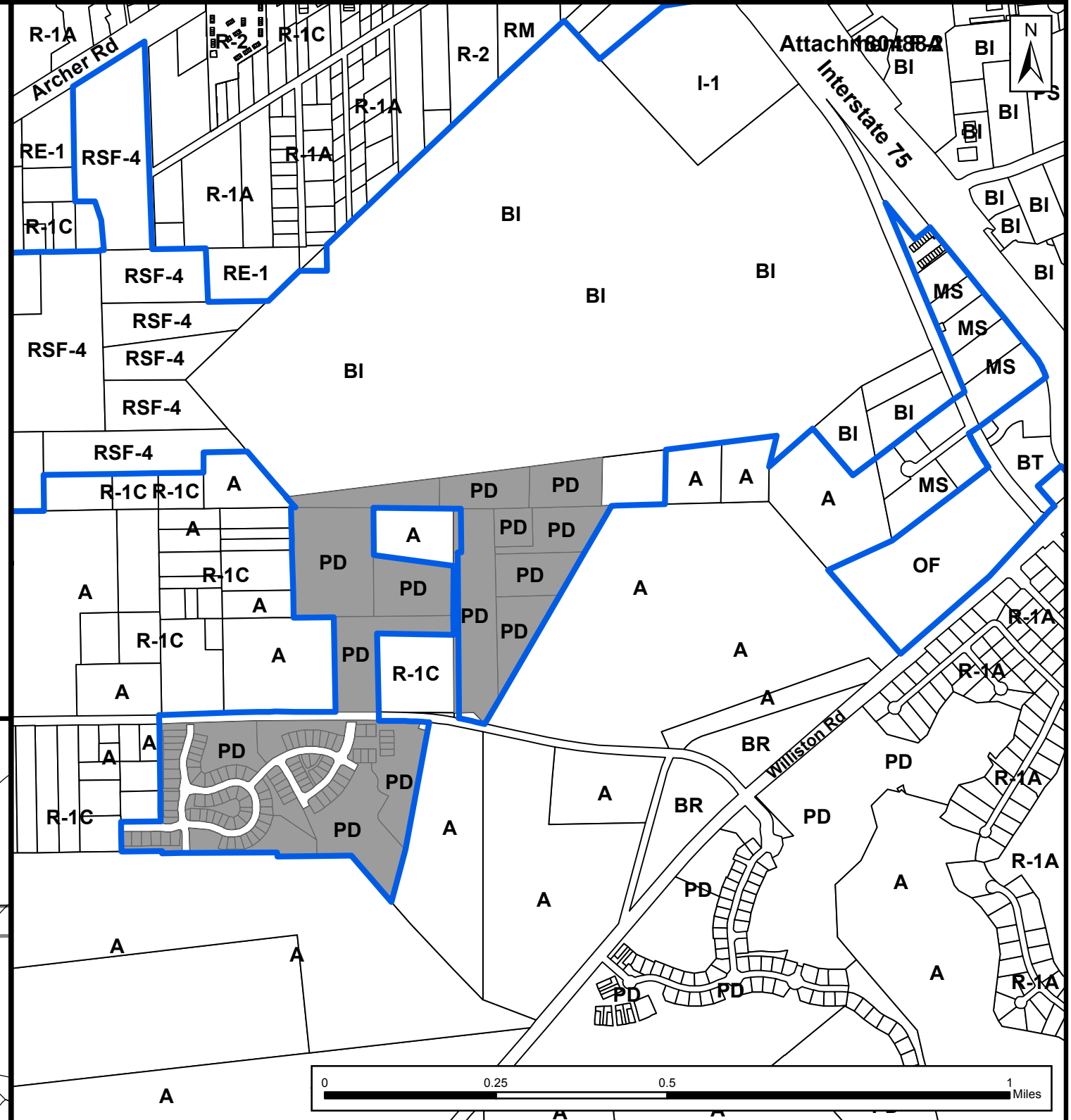
City of Gainesville Zoning Districts

- BI Business Industrial
- BT Tourist-Oriented Business
- I-1 Limited Industrial
- OF Office
- RSF-4 Single Family

Alachua County Zoning Districts

- A Agriculture
- BR Business, Retail
- RE-1 Single Family, Low Density
- R-1A Single Family, Low Density
- R-1C Single Family, Low Density
- R-2 Multiple Family, Medium Density
- MS Industrial Services
- PD Planned Development District

 City Limits



FINLEY WOODS ZONING MASTER PLAN

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

CHW
Professional Consultants

SCALE: 1" = 180'
USPS SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALE ACCORDINGLY

CONSTRUCTION/REV. REASONS
SUBMITTAL - PD REZONING APPLICATION, FEBRUARY 5, 2018
REVISED, JULY 25, 2018

CLIENT: FINLEY WOODS
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: ZONING MASTER PLAN
TECHNICIAN: N. HILL
DESIGNER: N. HILL
QUALITY CONTROL: R. THOMPSON
PROJECT NUMBER: 17-0050

SHEET NO.: 1 of 1

- GENERAL NOTES**
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
 2. ACCESS AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A', 'B', 'C', 'D' AND/OR 'F'.
 3. SHARED STORMWATER MANAGEMENT FACILITIES (SMF) ARE PERMITTED WITHIN ANY LAND USE AREA.

LAND USE AREAS

- AREA A: 'A' RESIDENTIAL
- AREA B: 'B' RESIDENTIAL
- AREA C: 'C' RESIDENTIAL
- AREA D: 'D' RESIDENTIAL
- AREA E: COMMON OPEN SPACE
- AREA F: MAJOR CIRCULATION
- PROJECT BOUNDARY
- EXISTING ACCESS
- PROPOSED ACCESS

PHASE	AC.	MAXIMUM # OF UNITS
NORTH	±68	
SOUTH	±50	471

LAND USE CLASSIFICATION	ALLOWABLE USES <small>(Open Space, Stormwater Management, Infrastructure Elements, and Landscaping may exist in any land use classification)</small>	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. MULTIFAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. MULTIFAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 10 ft.	5.89	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 15 ft.	8.69	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS	N/A	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	8.52	7%
TOTAL PROJECT AREA			118	100%

