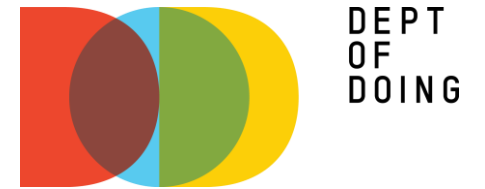


# Design Plat Review Finley Woods Phase II

Presented by: Megan Echols

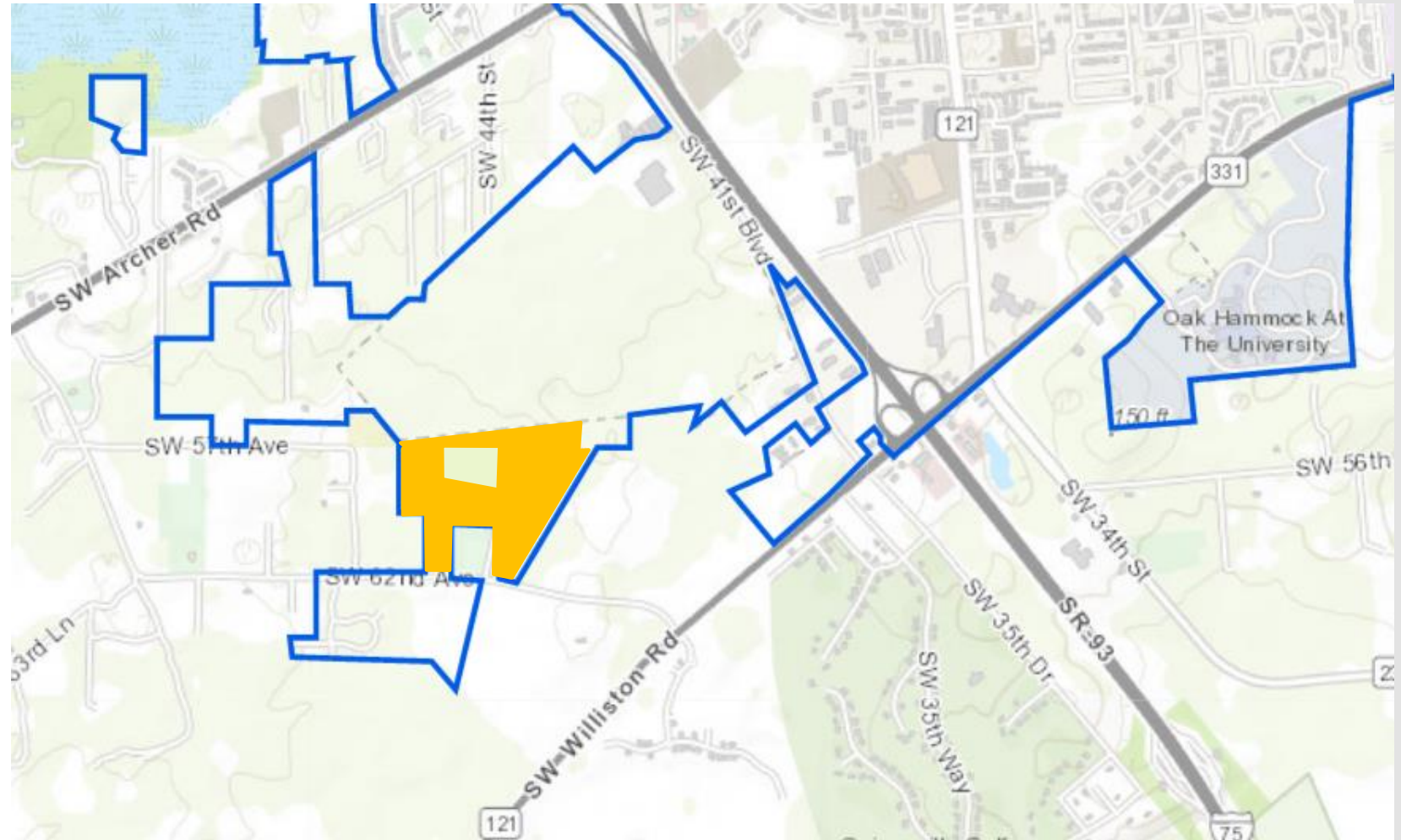
February 7, 2019



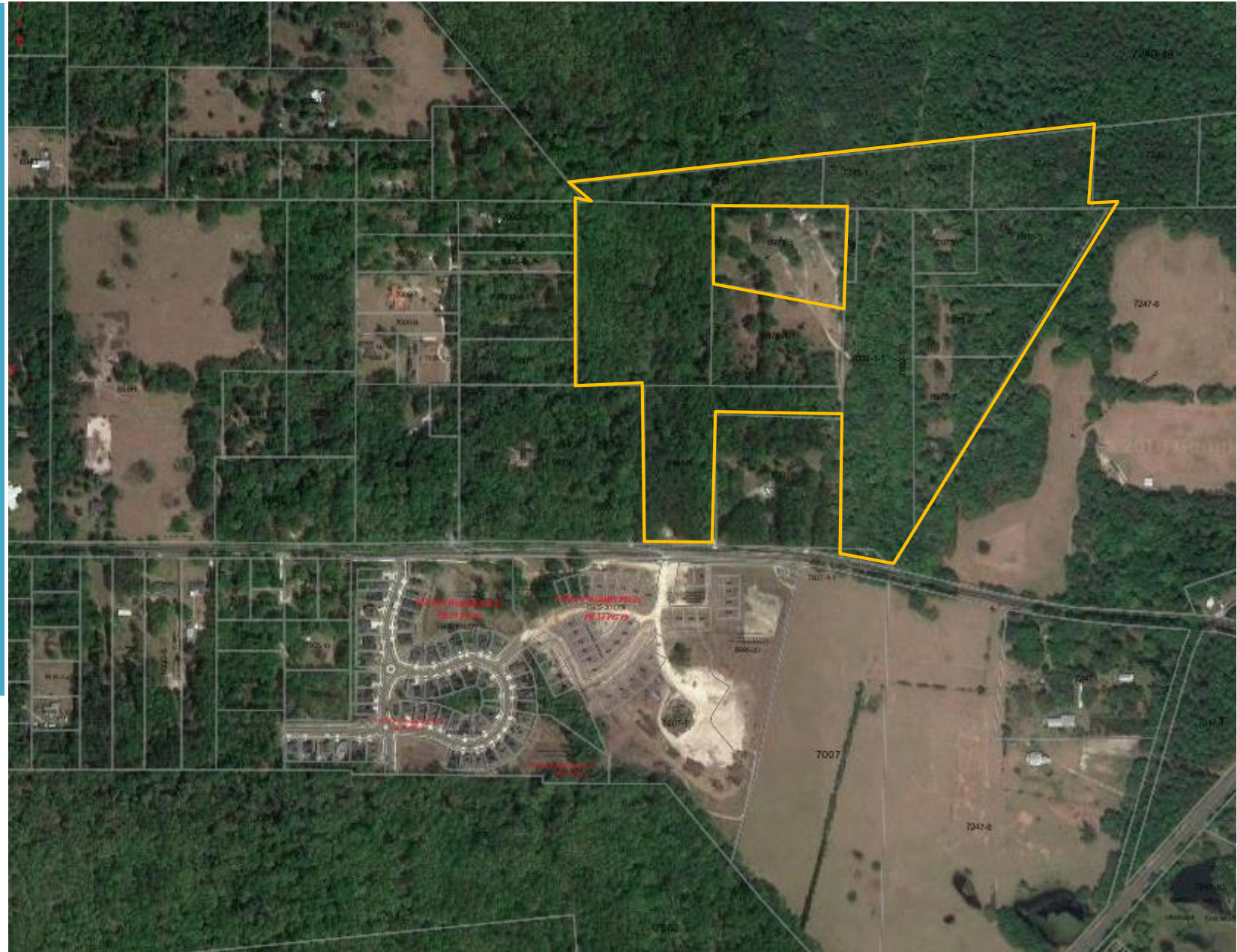
# Overview

- 215 Single Family Lots- Subdivision
- Accompanying Circulation, Open Space, & Common Areas
- Fred Bear Strategic Ecosystem; wetlands; FEMA Flood Zone A, Significant Trees

# FW Phase II Site



# FW Phase II Site

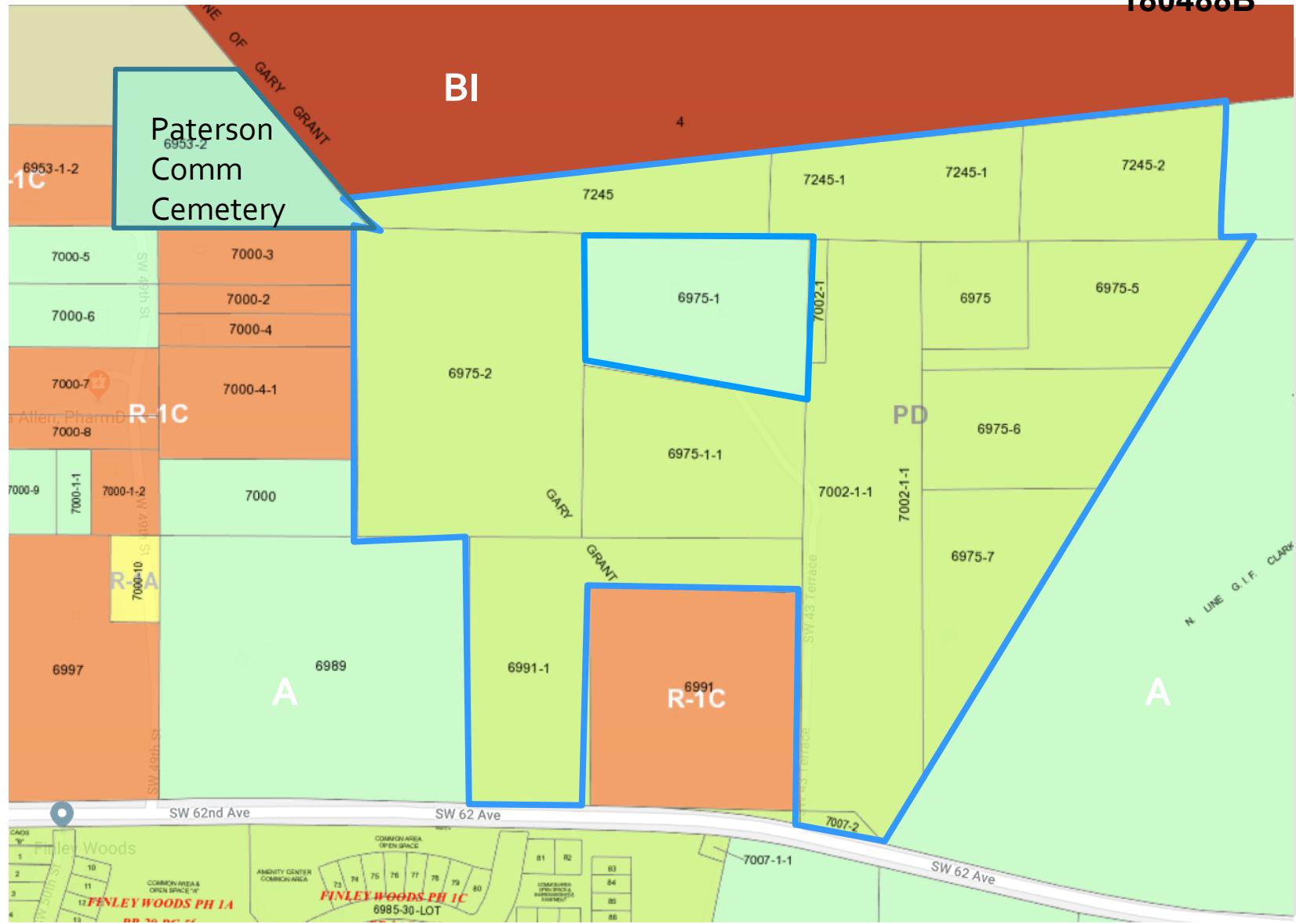




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Surrounding Area

Zoning



# Site Background

- Finley Woods Master Plan Approved, Alachua County- 2007
- Finley Woods Phase II/ Phase 1C Annexation- 2017
- Finley Woods Phase II Design Plat Review DRB- October- 2018
- County to City LU & Zoning Changes- November 2018- Until

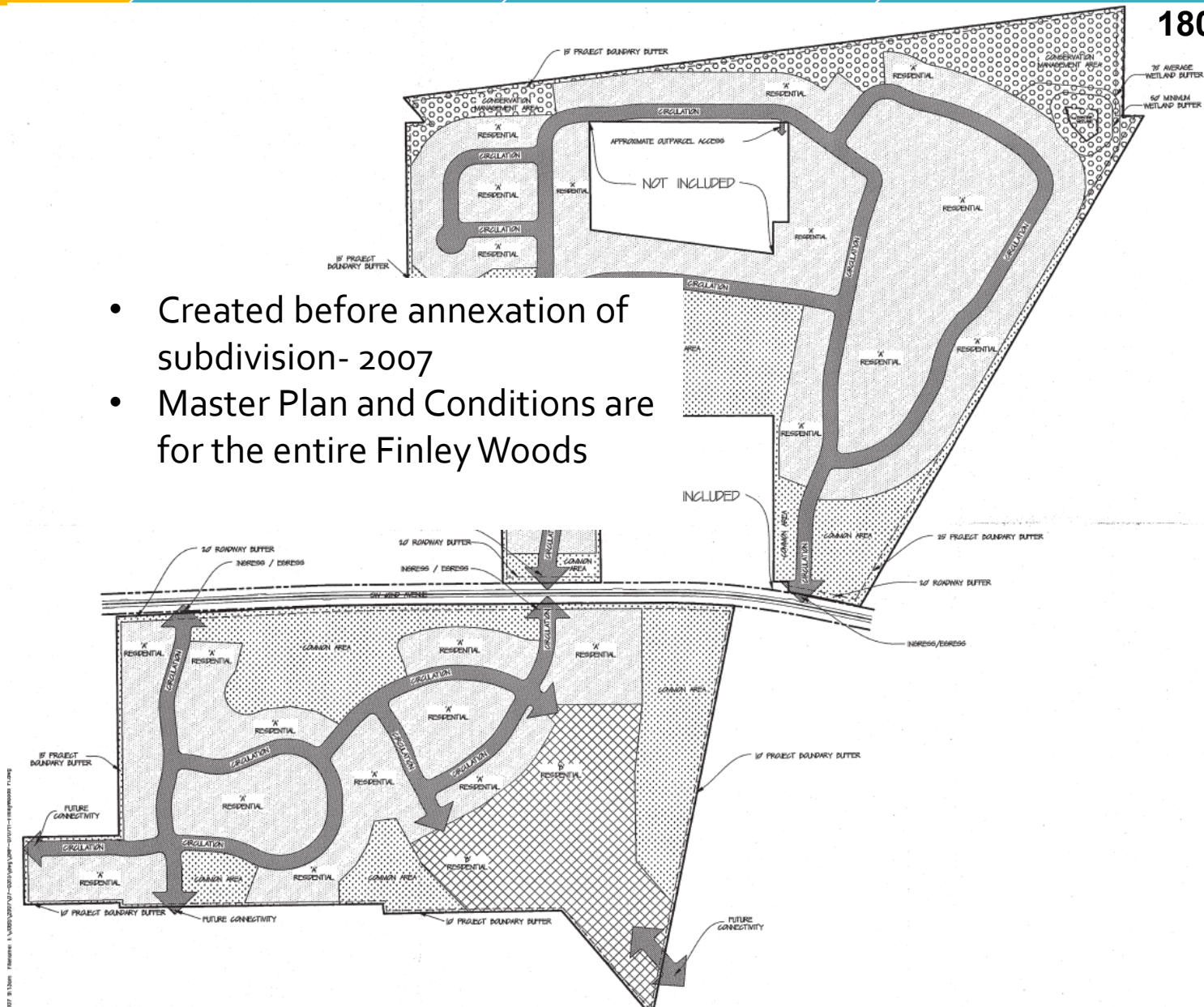
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# Master Plan

Achua County PUD



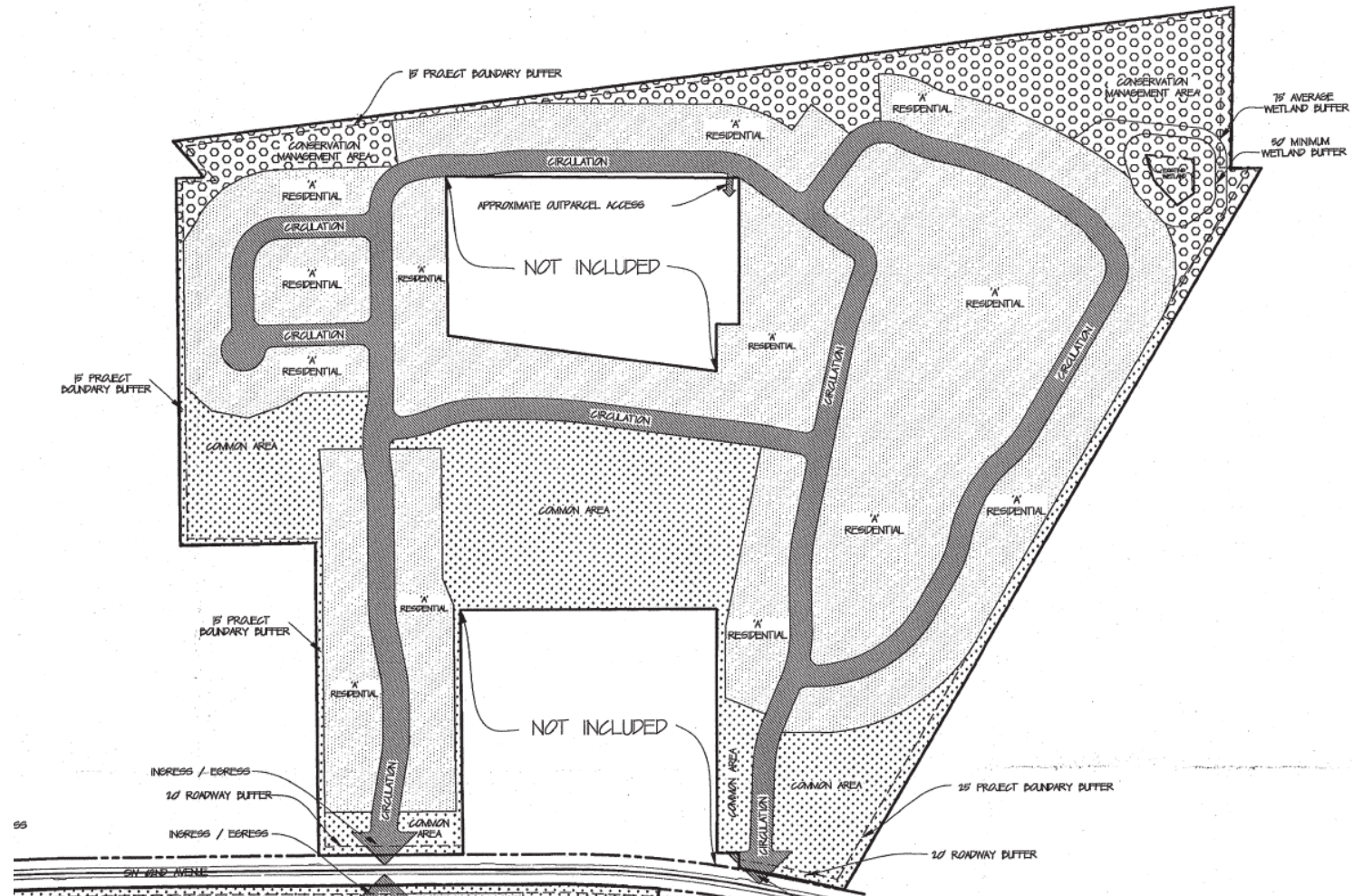
DEPT  
OF  
DOING



- Created before annexation of subdivision- 2007
- Master Plan and Conditions are for the entire Finley Woods

- Approved by Alachua County

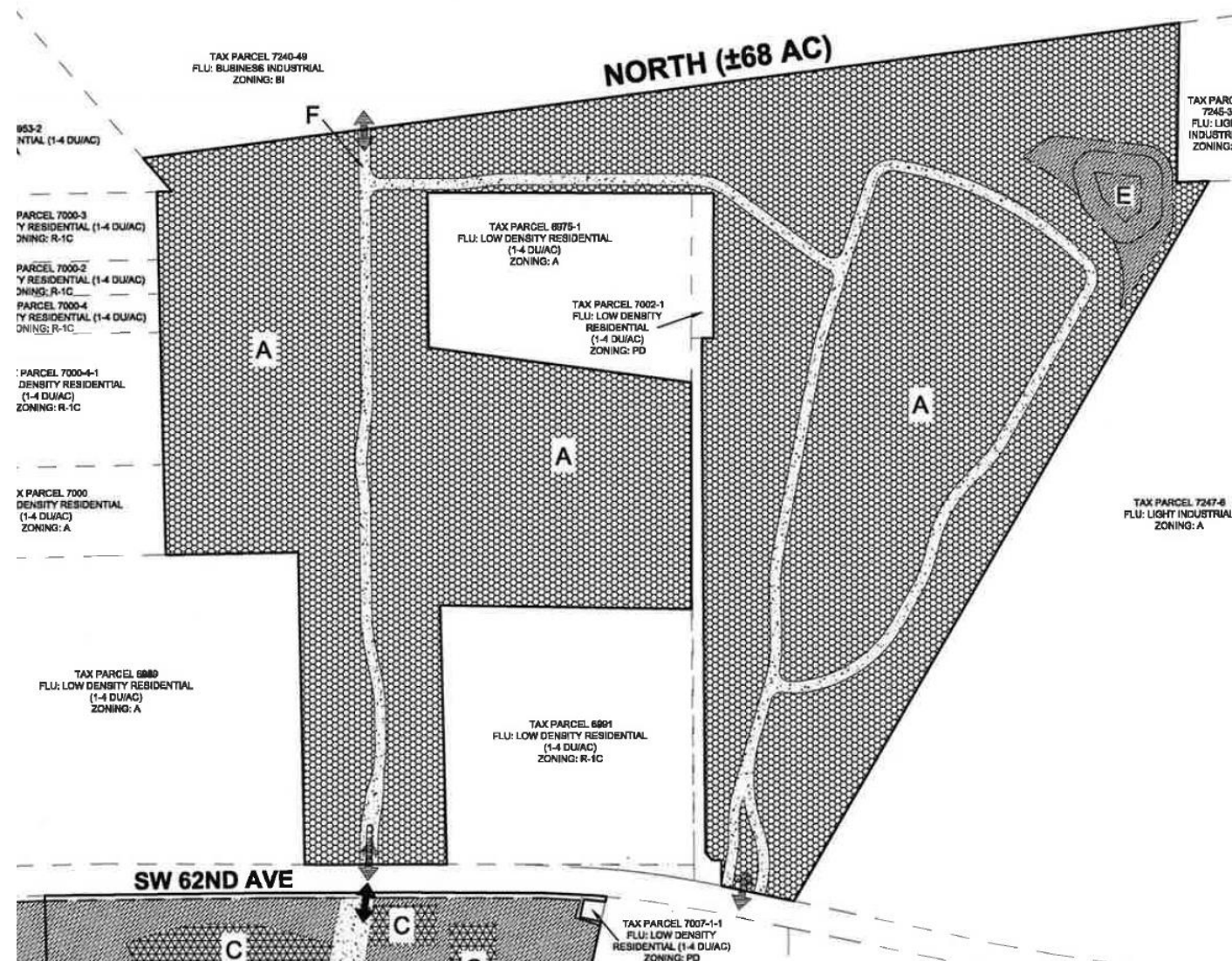
# Master Plan-Phase II



- Approved by Alachua County

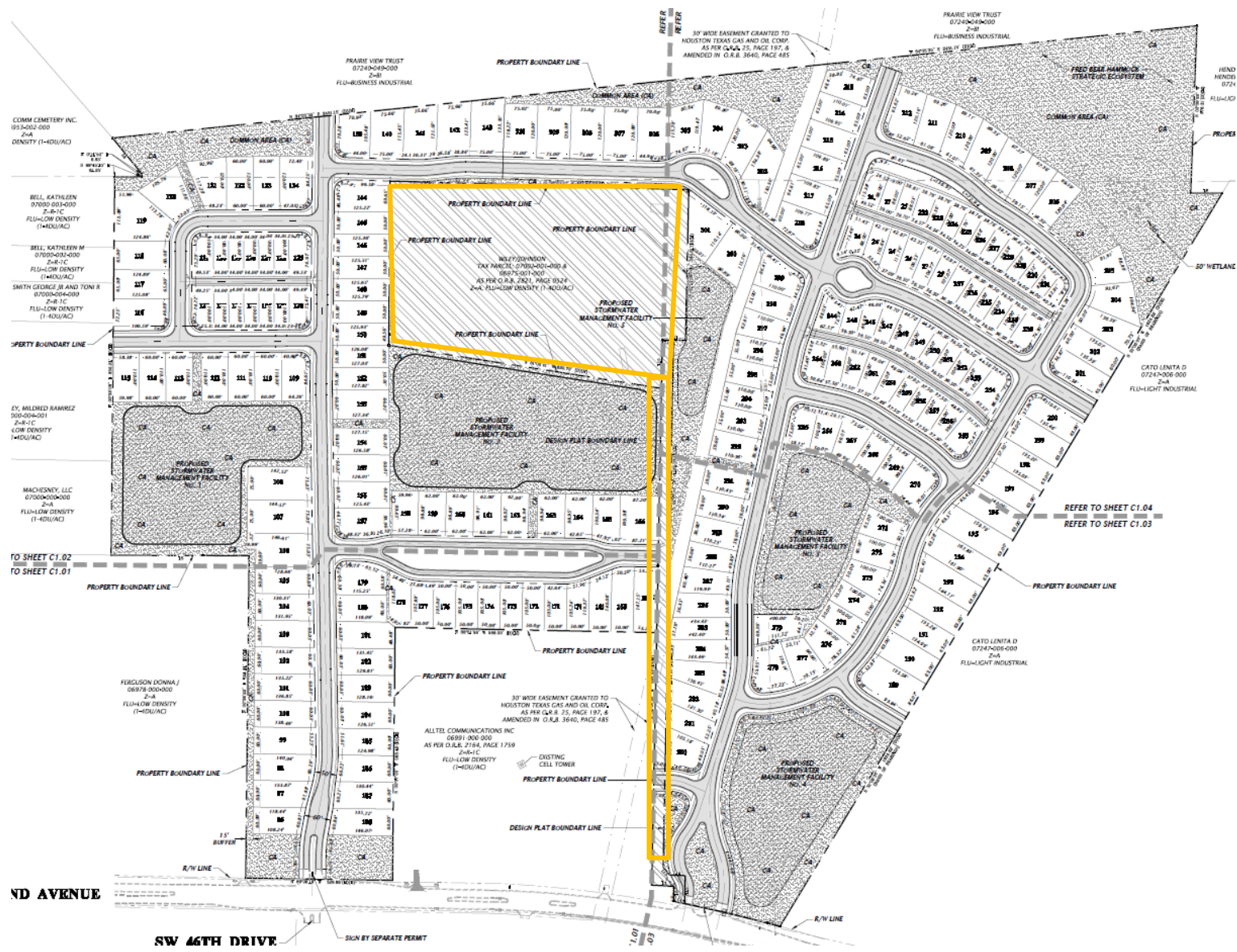


# Proposed Master Plan



- Proposed for City of Gainesville, CC Meeting November 1, 2018/ January 17, 2019
- Future development, sitework plans etc would be reviewed with this PD/Master Plan









# Issues





# Criteria

Alachua County  
Criteria

- Land Use 
- Roadway Buffers 
- Project Boundary Buffer 
- Open Space 
- Vehicular Circulation 
- Conservation Management Area 
- Phasing 
- Allowable Land Use Classification Data 

# Criteria

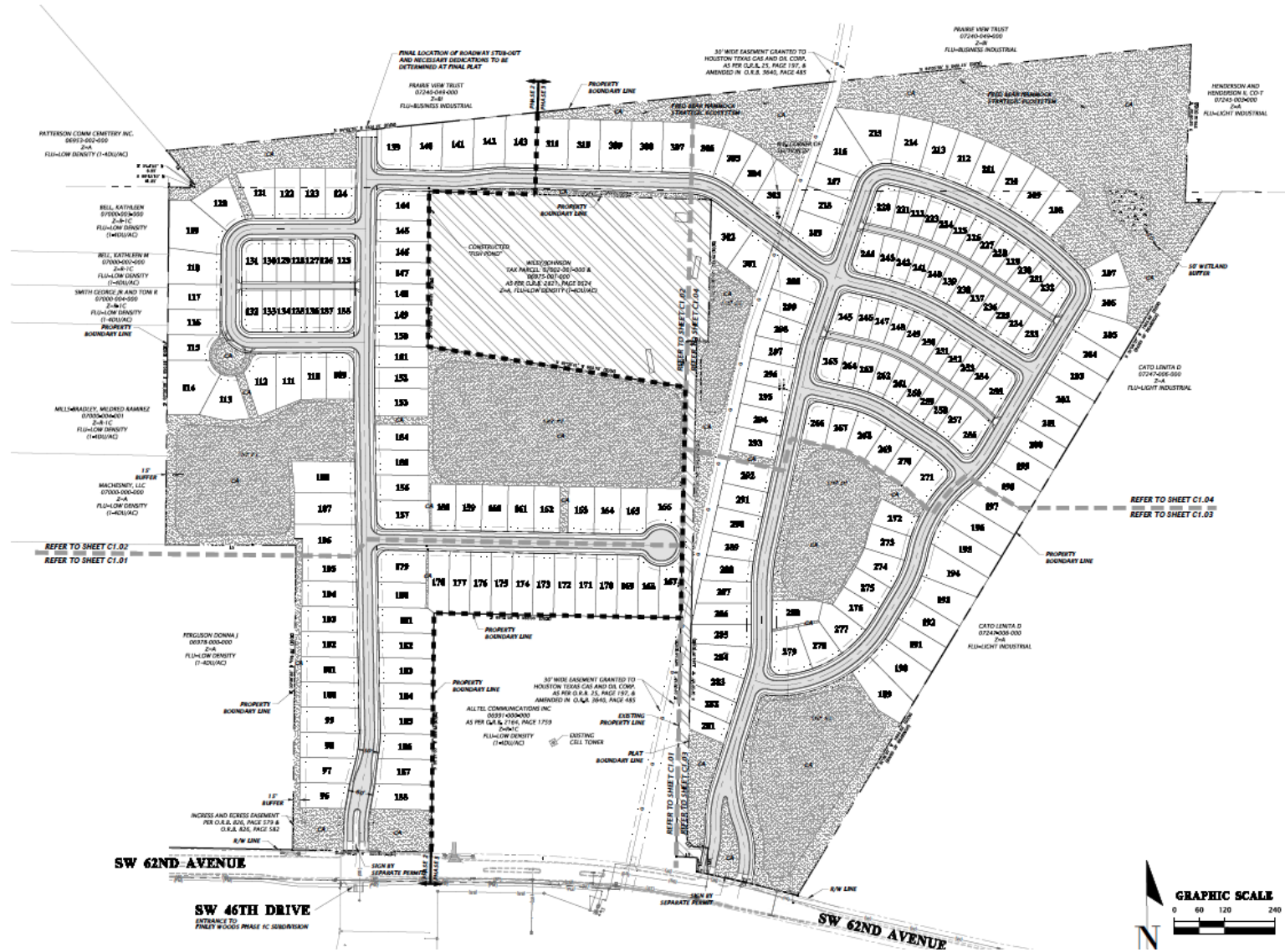
Proposed City  
Criteria

- No written Criteria
- Phasing, roadway, boundary buffer removed ✓
- Allowable Land Use Classification Data Chart ✓
- Criteria is being determined by the City Commission currently



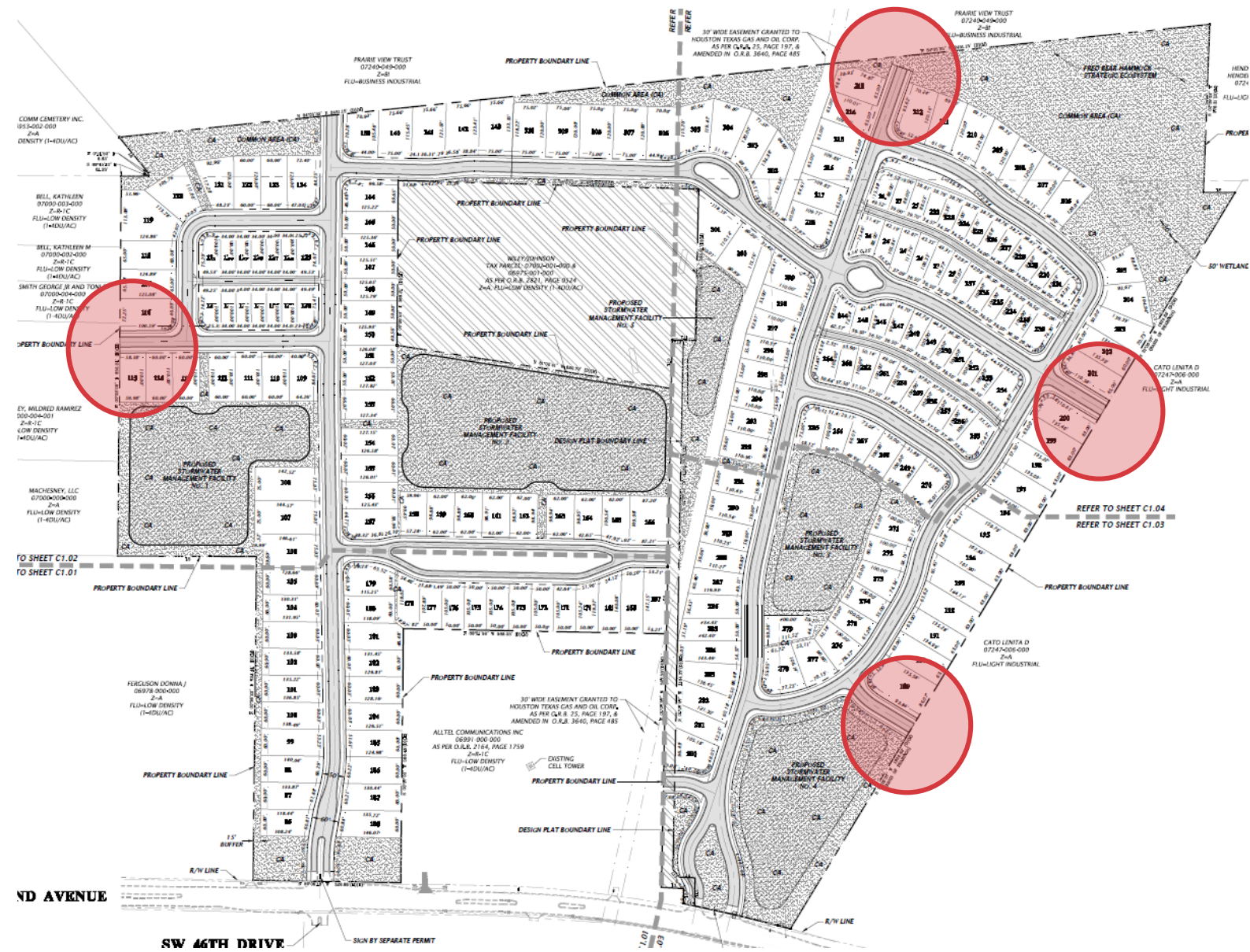
# Former Design Plat

DRB October 2018



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# Design Plat

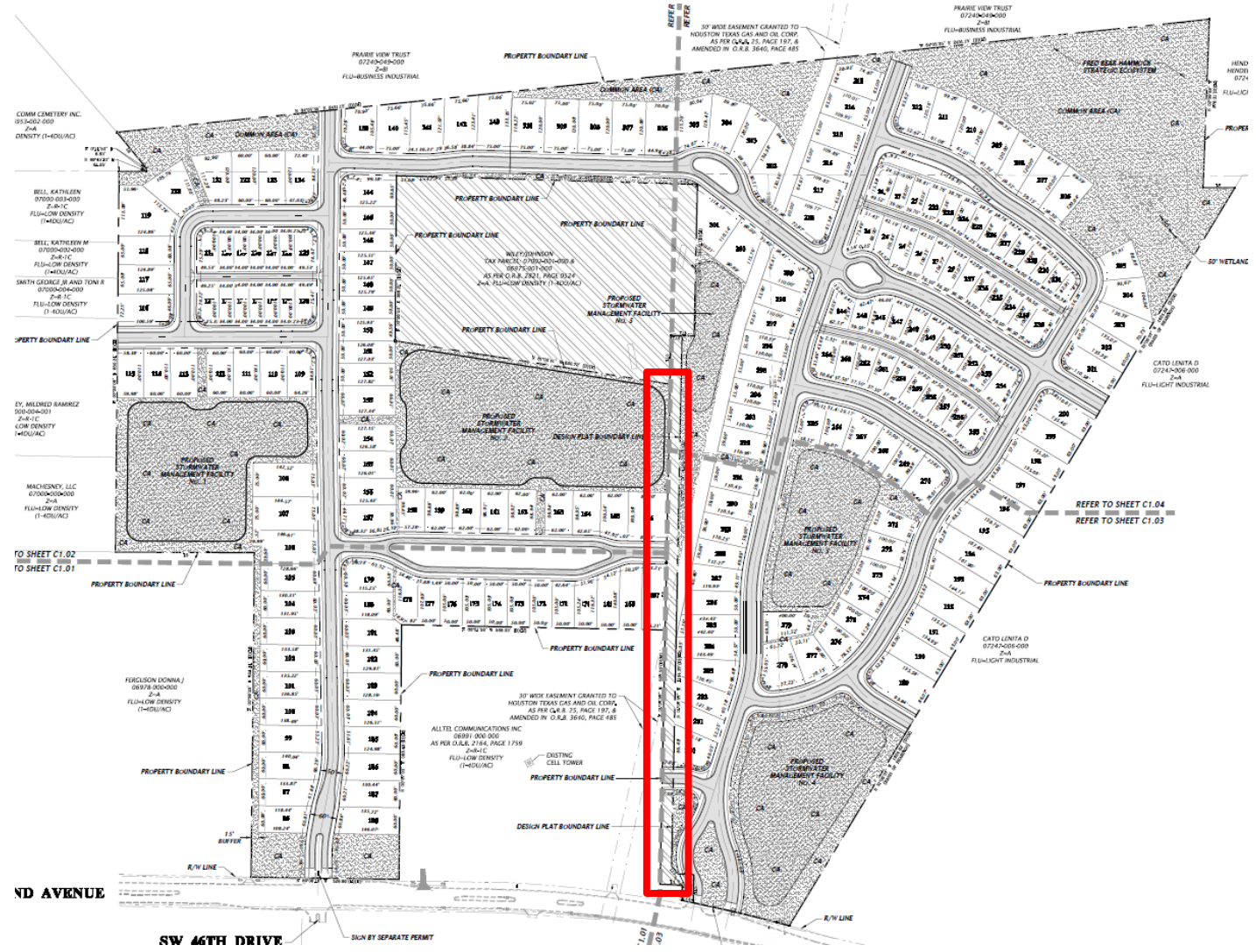


## Recommendation

- Approve DB-18-104 SUB with following conditions



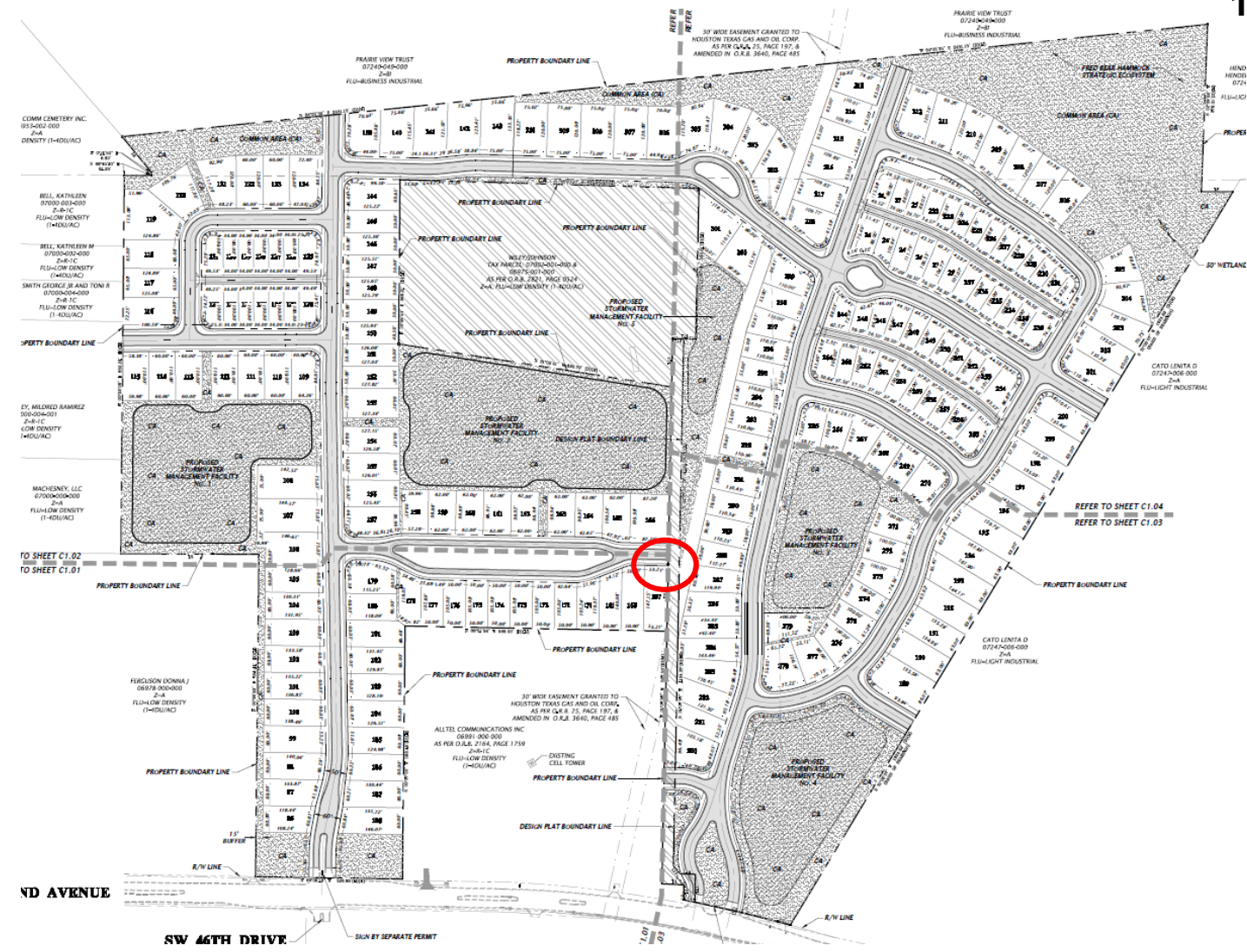
# Condition 1



- 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 an east-west connection between lots 166 and 167 across the unincorporated area

## Recommendation

- Approve DB-18-104 SUB with conditions