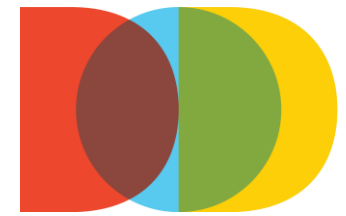


LEGISLATIVE #

180972D

Request to Create Finley Woods Community Development District

City Commission: June 6, 2019



DEPT
OF
DOING

Overview

- CDD Creation Process
- Purpose of CDDs
- Potential Advantages and Disadvantages of CDDs

CDD Creation Criteria

Statutory Criteria:

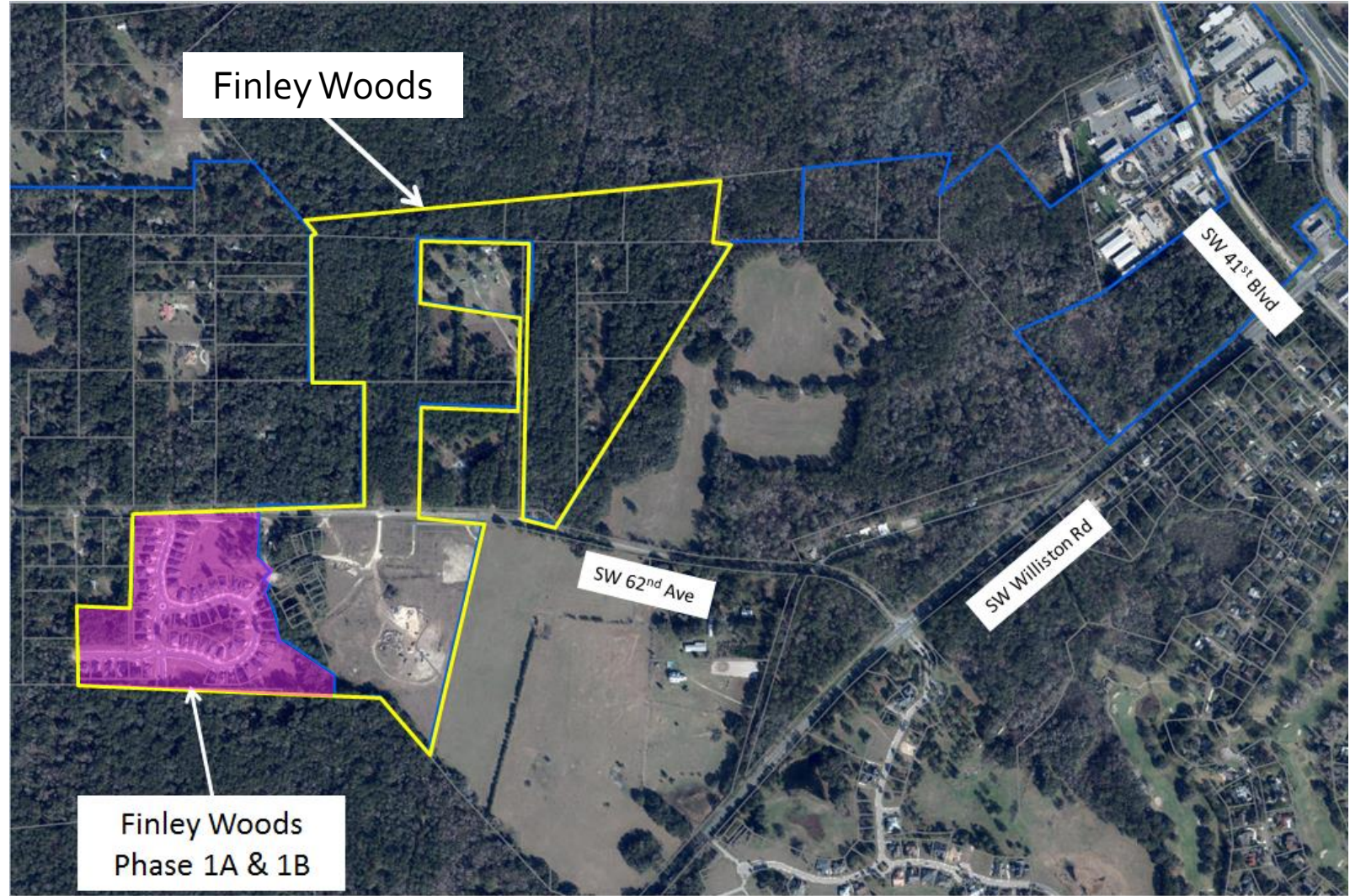
1. Whether all statements contained within the petition have been found to be true and correct.
2. Whether the establishment of the CDD is inconsistent with any applicable element or portion of the state comprehensive plan or of the City's Comprehensive Plan.
3. Whether the area of land within the proposed CDD is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the CDD is the best alternative available for delivering community development services and facilities to the area that will be served by the CDD.
5. Whether the community development services and facilities of the CDD will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the CDD is amenable to separate special-district government.

Decision Framework

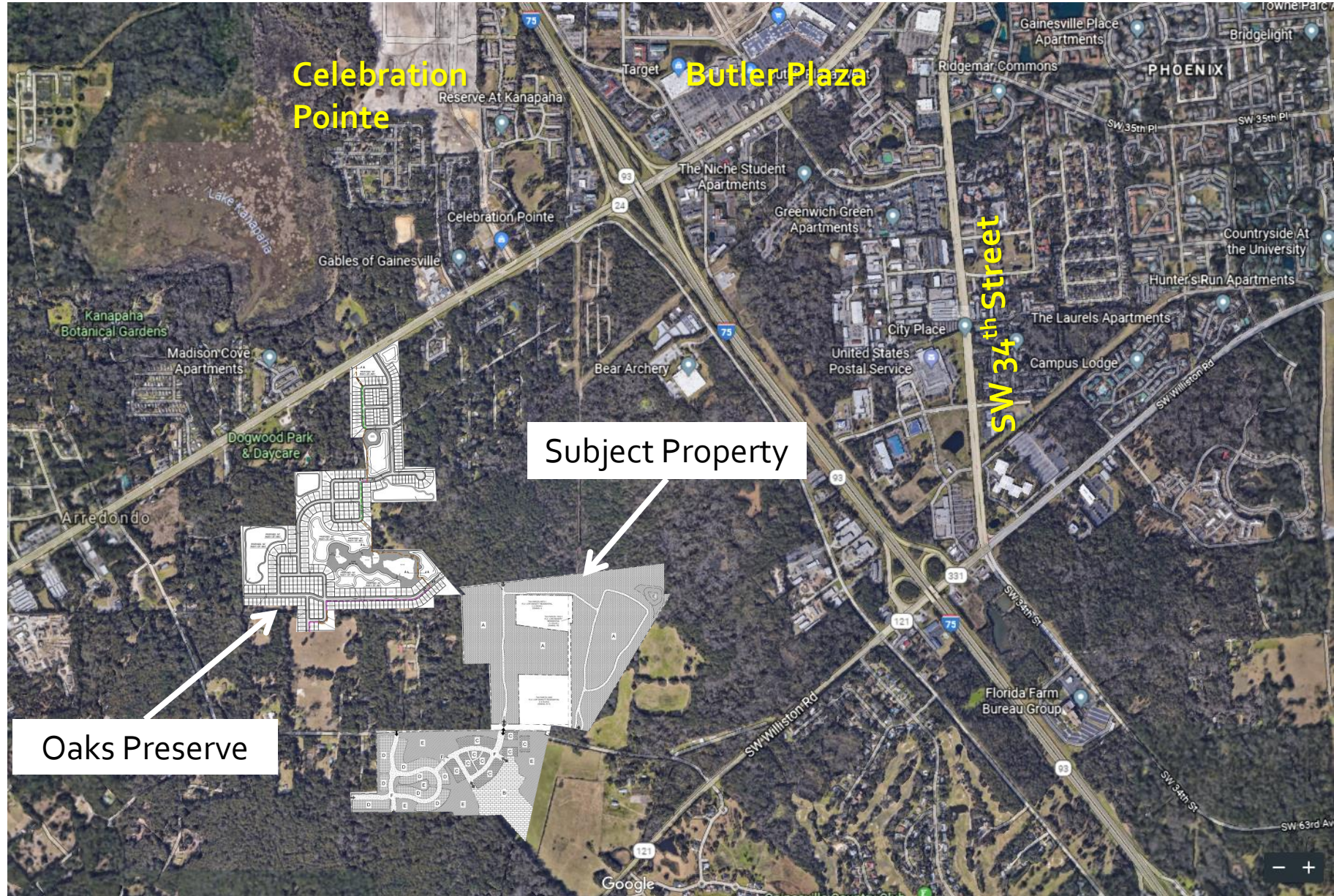
The approval of CDDs is most appropriate or clearly advantageous to the public health, safety, and welfare and therefore should be approved only when both of the following two conditions are met:

1. the project could not occur without public support, meaning the project could not be accomplished through conventional financing or equity financing through traditional channels; and
2. the project provides some unique benefit that furthers a discernable goal(s) of the City and the community, including but not limited to ameliorating an economically depressed or underserved area or providing uniquely beneficial infrastructure or services that would not otherwise be accomplished by the developer or the City.

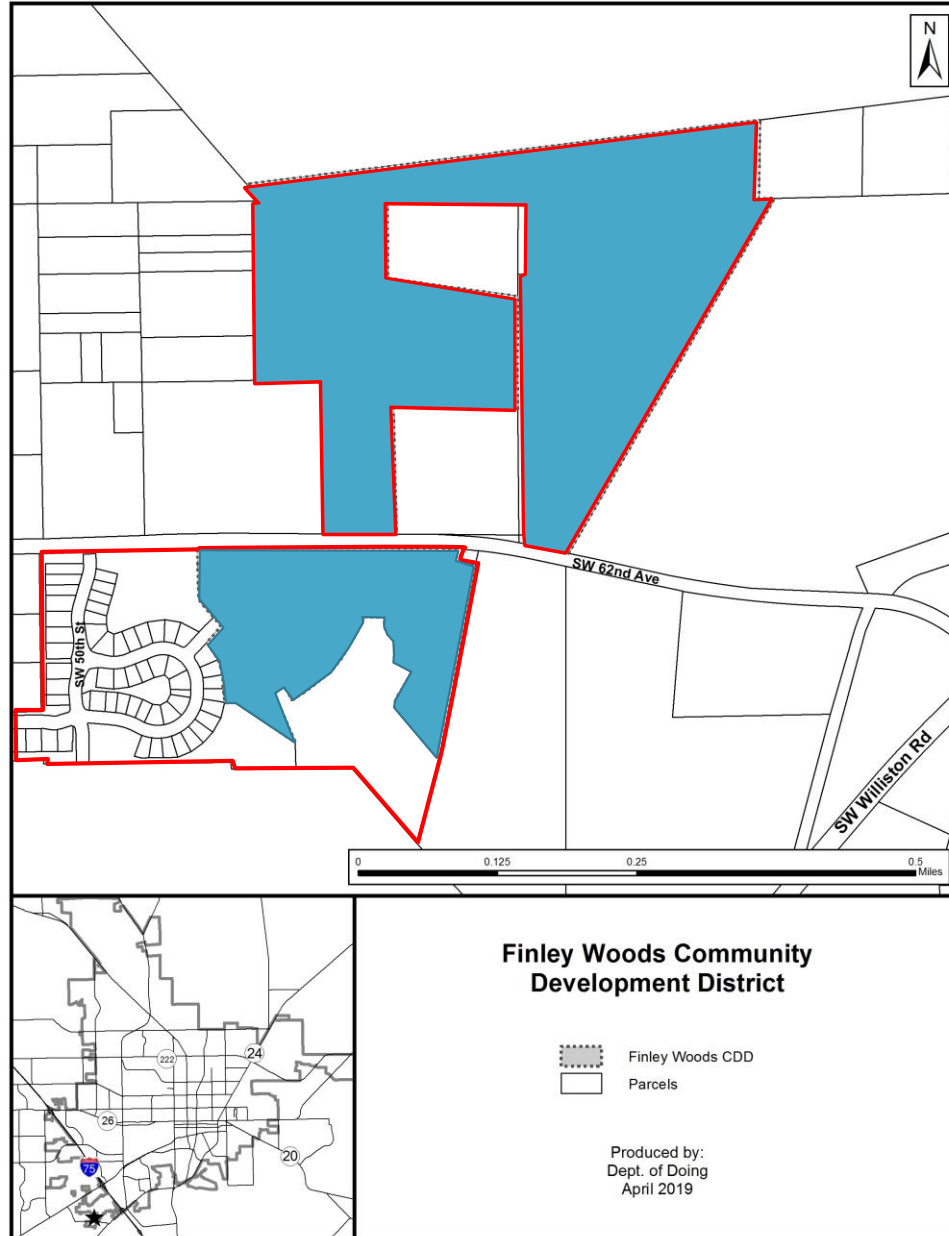
Overview



Context



Finley Woods Subdivision



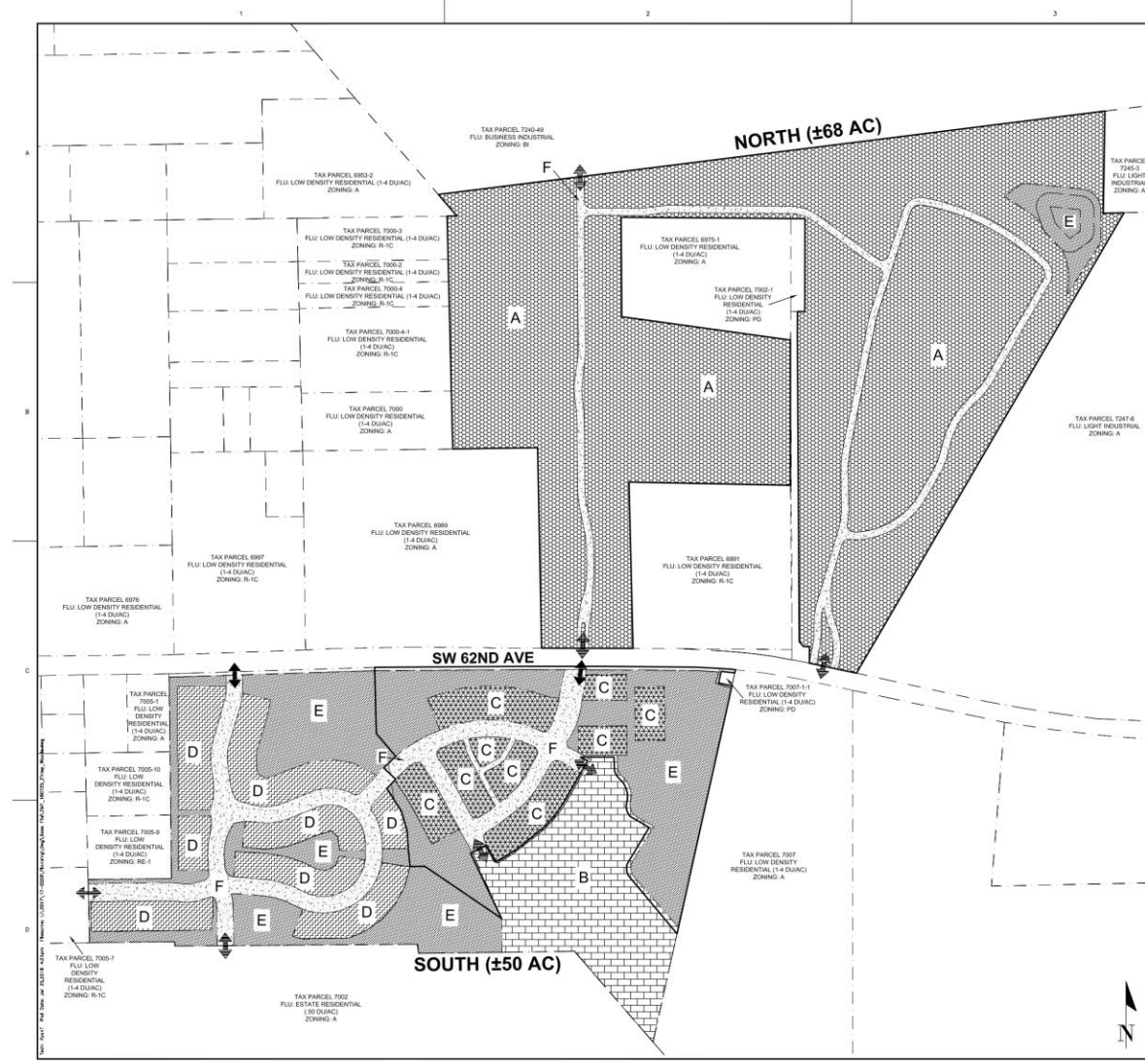
Finley Woods Community Development District

- Finley Woods CDD
- Parcels

Produced by:
Dept. of Doing
April 2019

- 118-acre Planned Development #180972D
- 88-acre CDD (includes phase IC south of SW 62nd and Phases II & III north of SW 62nd)
- 255 single-family lots (40-lots Phase IC; 93-lots Phase II; 122 lots Phase III).
- Infrastructure improvements include potable water and wastewater system, street lights, roads and sidewalks, stormwater facilities, and open space.
- Electric is provided via Clay
- Improvements are consistent with typical code requirements

PD Master Plan



FINLEY WOODS ZONING MASTER PLAN

- 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 | |

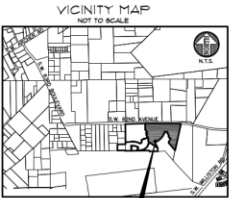
| LAND USE CLASSIFICATION | ALLOWABLE USES <small>(Open Space, Stormwater Management, Stormwater Detention, and Landscaping may need to be implemented)</small> | DIMENSIONAL STANDARDS | AC. | (%) OF SITE |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|
| 'A' RESIDENTIAL | SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES | DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 9 ft. Front Setback = 10 ft. Rear Setback = 5 ft. Side Setback = 5 ft. RESIDENTIAL: Min. Area = 25,000 sq. ft. Min. Single Height = 5 Stories | 66.58 | 57% |
| 'B' RESIDENTIAL | SINGLE FAMILY DETACHED AND ATTACHED, MULTI-FAMILY, AND CUSTOMARY ACCESSORY USES | DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 9 ft. Front Setback = 10 ft. Rear Setback = 5 ft. Side Setback = 5 ft. RESIDENTIAL: Min. Area = 25,000 sq. ft. Min. Single Height = 5 Stories | 8.53 | 7% |
| 'C' RESIDENTIAL | SINGLE FAMILY DETACHED | DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 9 ft. Front Setback = 10 ft. Rear Setback = 5 ft. Side Setback = 5 ft. | 5.88 | 5% |
| 'D' RESIDENTIAL | SINGLE FAMILY DETACHED | DETACHED: Min. Lot Area = 1,000 sq. ft. Max. Single Height = 9 ft. Front Setback = 10 ft. Rear Setback = 5 ft. Side Setback = 5 ft. | 9.69 | 7% |
| 'E' OPEN SPACE | A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF BIET AND 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 | | | 119 | 100% |

CH2M HILL
 FINLEY WOODS ZONING MASTER PLAN
 PROJECT NO. 180972D
 SHEET NO. 1 OF 1
 DATE: 11/15/2018
 PREPARED BY: CH2M HILL
 CHECKED BY: CH2M HILL
 APPROVED BY: CH2M HILL
 FINLEY WOODS ZONING MASTER PLAN



152 NW 78th Drive
Gainesville, Florida 32607
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FINLEY WOODS, PHASE 1C A PLANNED DEVELOPMENT

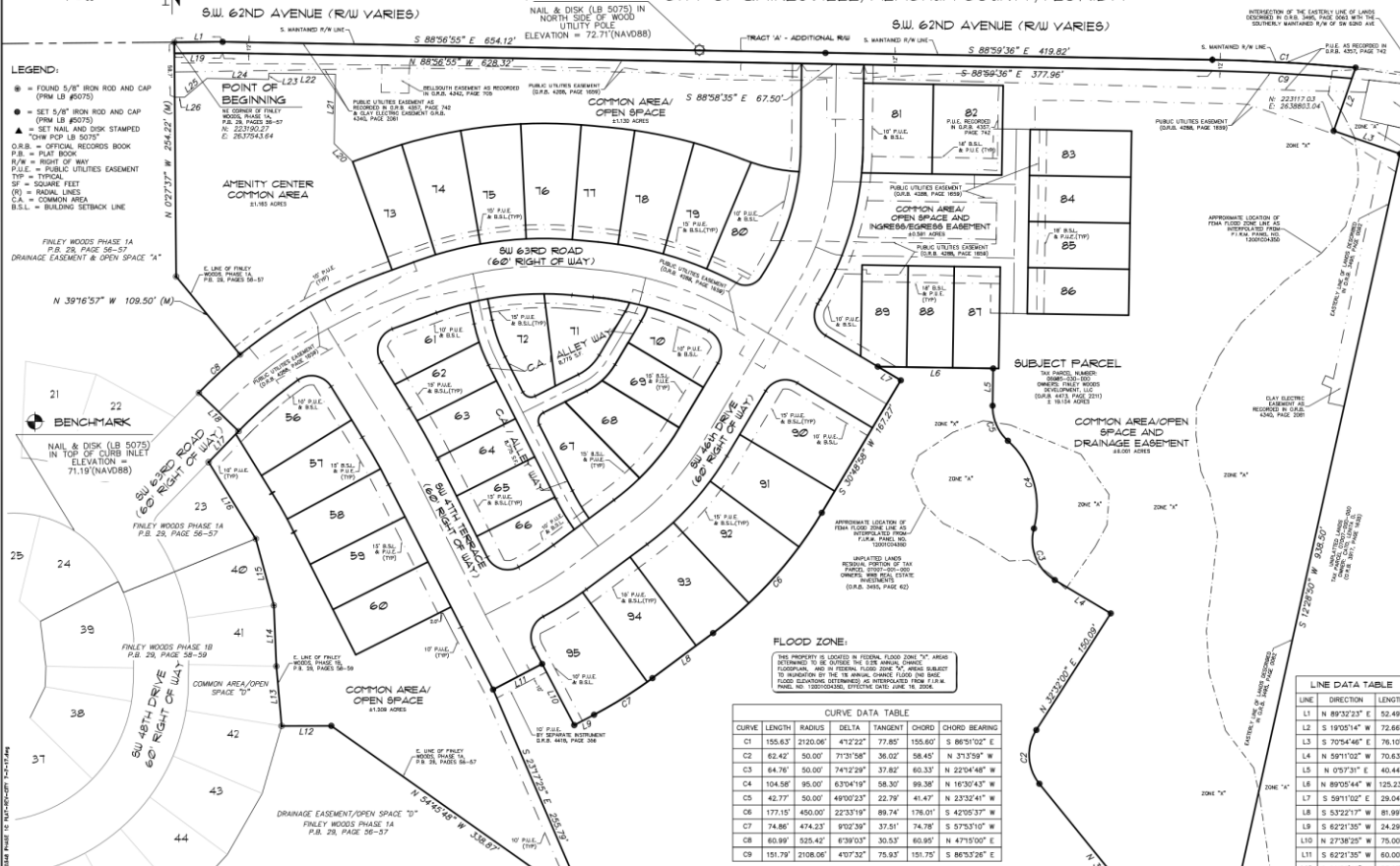
SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

BENCHMARK
NAIL & DISK (LB 5075) IN NORTH SIDE OF WOOD UTILITY POLE
ELEVATION = 72.71 (NAVD88)

- FOUND 5/8" IRON ROD AND CAP (P.W. LB #5075)
- SET 5/8" IRON ROD AND CAP (P.W. LB #5075)
- ▲ TRIANGLE FOR LB 5075
- SET NAIL AND DISK STAMPED
- CHAIN FOR LB 5075
- OFFICIAL RECORDS BOOK
- P.W. BOOK
- RIGHT OF WAY
- PUBLIC UTILITIES EASEMENT
- TYPICAL
- SQUARE FEET
- RACIAL LINES
- COMMON AREA
- BUILDING SETBACK LINE



| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|--------|---------|-----------|---------|--------|---------------|
| C1 | 155.87 | 2120.06 | 47.227 | 37.887 | 155.60 | S 86°51'02" E |
| C2 | 82.42 | 50.00 | 73°25'58" | 36.02 | 58.45 | N 37°59'58" W |
| C3 | 84.78 | 50.00 | 74°22'29" | 37.82 | 60.33 | N 22°04'48" W |
| C4 | 104.58 | 95.00 | 63°04'19" | 58.30 | 99.30 | N 10°30'43" W |
| C5 | 42.77 | 50.00 | 49°00'23" | 22.79 | 41.47 | N 23°32'41" W |
| C6 | 177.15 | 450.00 | 22°33'19" | 89.74 | 176.01 | S 42°05'37" W |
| C7 | 74.86 | 474.23 | 9°02'39" | 37.51 | 74.78 | S 57°35'10" W |
| C8 | 60.99 | 525.42 | 6°39'03" | 30.53 | 60.90 | N 47°19'00" E |
| C9 | 151.79 | 2108.06 | 47°07'32" | 75.92 | 151.75 | S 86°53'28" E |

DESCRIPTION

A PLAT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1484, PAGE 852 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:
1. THE SOUTHWEST CORNER OF FINLEY WOODS PHASE 1C, ADDITIONAL TRACT "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
2. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 17°28'00" WEST FOR THE EAST LINE OF THE ROUTE STATE PLANE GRID COORDINATES 0120237 COORDINATE FOR PLAT BEARINGS.
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1" IN 100,000.
4. ALL LOTS IN FINLEY WOODS PHASE 1C ARE SITES THAT SHALL BE BOUNDARY WITH BEARING NETWORKS AS FOLLOWS: (UNLESS SHOWN OTHERWISE)
5. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 179.01(9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS SHALL BE SET WITHIN 30 DAYS OF THE COMPLETION OF BOUNDARY.
6. BENCHMARKS SHOWN HEREON ARE (UNLESS SHOWN OTHERWISE) BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK (FWD) (ALACHUA COUNTY, STATE PLANE COORDINATE) AND HIGHER ELEVATION OF 128.980.
7. THE COMMON AREAS, OPEN SPACES AND INGRESS/EGRESS EASEMENTS SHOWN HEREON WILL BE CONVEYED TO THE FINLEY WOODS HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, FOR OWNERSHIP, MANAGEMENT AND MAINTENANCE BY A BONDABLE DOCUMENT.
8. THIS MAP CONSISTS OF TWO SHEETS. THIS ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER. SEE SHEET 2 FOR ADDITIONAL INFORMATION.
9. LOTS 80 AND 81, AS SHOWN HEREON, CANNOT HAVE DIRECT ACCESS TO SW 46TH DRIVE.

OWNERS CERTIFICATION AND DEDICATION
FINLEY WOODS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF "FINLEY WOODS, PHASE 1C", A PLANNED DEVELOPMENT, AS DESCRIBED HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC FOR THE PURPOSE OF OWNERSHIP, OPERATION AND MAINTENANCE THE ROADS, RIGHTS-OF-WAY AND TRACT "A" FOR ADDITIONAL RIGHT OF WAY AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS TO THE USE OF THE PUBLIC FOR THE PURPOSE OF UTILITY INSTALLATION AND MAINTENANCE, AND DOES HEREBY DEDICATE THE DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOR THE PURPOSE OF DRAINAGE. FINLEY WOODS DEVELOPMENT, LLC, HEREBY AGREES TO MAINTAIN, REPAIR, REPLACE AND MAINTAIN THE PUBLIC UTILITY EASEMENTS, AND AGREES TO MAINTAIN, REPAIR, REPLACE AND MAINTAIN THE DRAINAGE EASEMENTS SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC SERVICE VEHICLE PURPOSES.

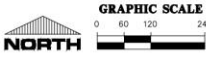
STATE OF FLORIDA-COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREON DESCRIBED AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO DO SO FROM HERITAGE BANK OF THE SOUTH.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.

STATE OF FLORIDA-COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSONS HEREON DESCRIBED AND ACKNOWLEDGED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED WITH FULL AUTHORITY TO DO SO FROM _____.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.

STATE OF FLORIDA-COUNTY OF ALACHUA
I HEREBY CERTIFY THAT THIS PLAT ENTITLED "FINLEY WOODS, PHASE 1C", IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME, THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART 1, FLORIDA STATUTES.

Phase 1C (40 Lots)





Phase II & III (215 lots)

SIZE DATA

| PHASE | LOTS |
|--------------|------------|
| 1 | 93 |
| 2 | 122 |
| TOTAL | 215 |

LOT BUILDING REQUIREMENTS

| TYPE | REQUIRED |
|---------------------------------|----------|
| FRONT SETBACK (FT) | 50' |
| REAR SETBACK (FT) | 0' |
| SIDE SETBACK (FT) | 0' |
| STREET SIDE SETBACK (FT) | 0' |
| ACCESSORY BUILDING SETBACK (FT) | 0' |

LEGEND:

- LIMITS OF PROPOSED CONCRETE
- LIMITS OF PROPOSED ASPHALT PAVEMENT
- LIMITS OF PROPOSED STORMWATER MANAGEMENT FACILITY
- COMMON AREA (CA)
- PARCELS IN ALACHUA COUNTY AND NOT PART OF THE DESIGN PLAN
- PROPERTY AND DESIGN FLAT BOUNDARY LINE

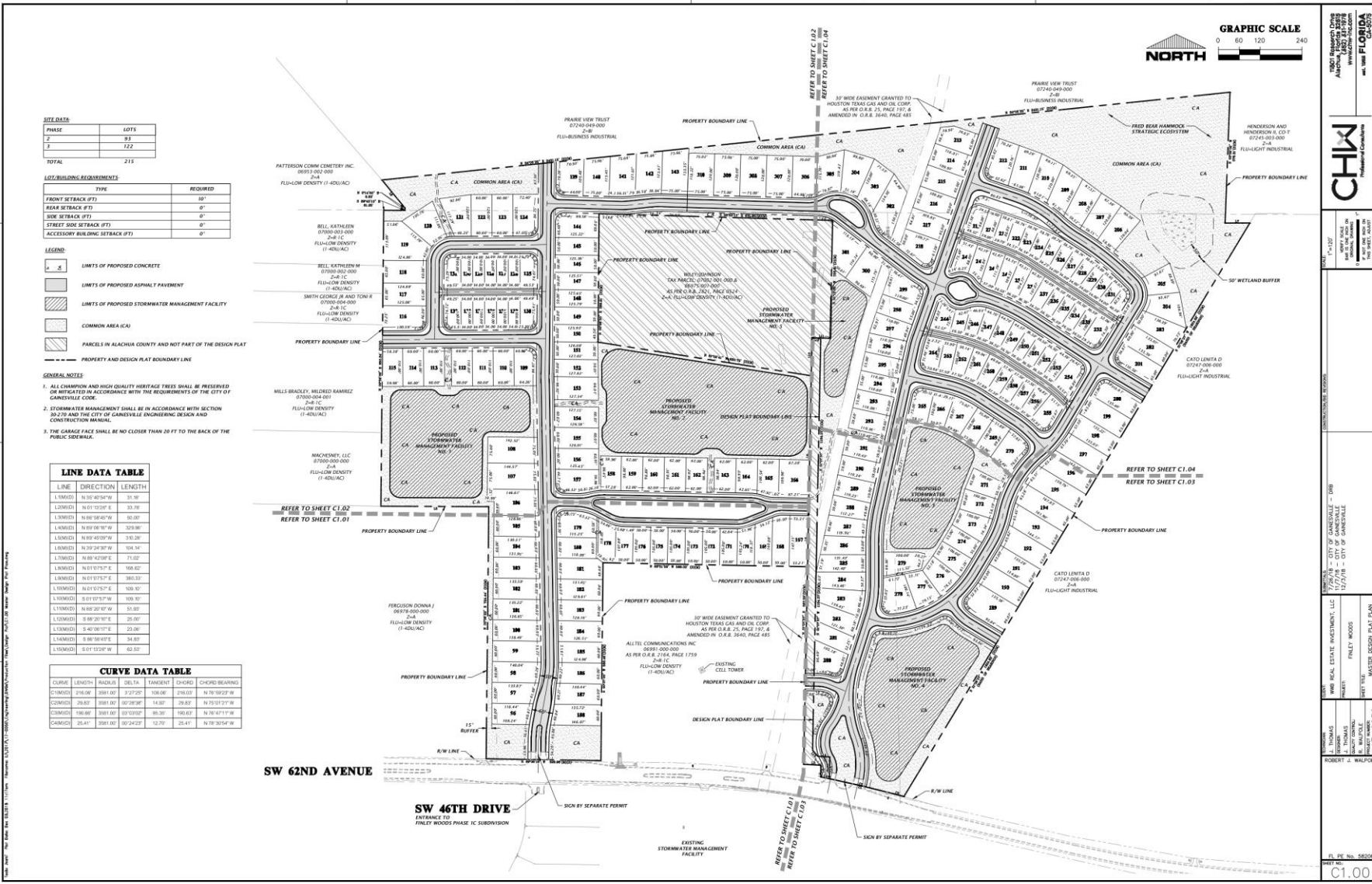
- GENERAL NOTES:**
- ALL CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GAINESVILLE CODE.
 - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH SECTION 20.27 AND THE CITY OF GAINESVILLE ENGINEERING DESIGN AND CONSTRUCTION MANUAL.
 - THE GARAGE FACE SHALL BE NO CLOSER THAN 20 FT TO THE BACK OF THE PUBLIC SIDEWALK.

LINE DATA TABLE

| LINE | DIRECTION | LENGTH |
|----------|-----------------|--------|
| L1(MSD) | N 30° 40' 54" W | 31.90 |
| L2(MSD) | N 63° 10' 50" E | 33.70 |
| L3(MSD) | N 85° 58' 50" W | 50.00 |
| L4(MSD) | N 89° 08' 30" W | 329.90 |
| L5(MSD) | N 89° 45' 30" W | 145.20 |
| L6(MSD) | N 39° 24' 30" W | 104.34 |
| L7(MSD) | N 80° 42' 00" E | 73.02 |
| L8(MSD) | N 63° 01' 30" E | 188.00 |
| L9(MSD) | N 61° 07' 30" E | 380.32 |
| L10(MSD) | S 42° 07' 30" E | 100.30 |
| L11(MSD) | S 61° 07' 30" W | 100.30 |
| L12(MSD) | N 58° 20' 10" W | 51.87 |
| L13(MSD) | S 80° 30' 10" E | 25.00 |
| L14(MSD) | S 40° 01' 10" E | 23.00 |
| L15(MSD) | S 80° 58' 00" E | 34.83 |
| L16(MSD) | S 61° 12' 30" W | 42.83 |

CURVE DATA TABLE

| CURVE | LENGTH | ANGULAR DELTA | CHORD BEARING |
|---------|---------|---------------|-----------------|
| C1(MSD) | 2581.00 | 127.24 | N 76° 59' 20" W |
| C2(MSD) | 2637.00 | 207.26 | N 75° 51' 21" W |
| C3(MSD) | 186.60 | 33.03 | N 76° 47' 11" W |
| C4(MSD) | 2541.00 | 127.24 | N 76° 59' 20" W |



CHM Professional Corporation
 1100 W. UNIVERSITY BLVD.
 SUITE 300
 GAINESVILLE, FL 32608
 (352) 333-1111
 WWW.CHMFLORIDA.COM

DATE: 11/11/2021
 PROJECT: FINLEY WOODS PHASE II & III
 SHEET: MASTER DESIGN FLAT PLAN
 SCALE: 1" = 100.00'
 ALL RIGHTS RESERVED

DESIGNED BY: ROBERT J. WALFOLLE
 DRAWN BY: FINLEY WOODS
 CHECKED BY: FINLEY WOODS
 DATE: 11/11/2021

SCALE: 1" = 100.00'

C1.00

PROPOSED FACILITIES AND SERVICES

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

Proposed
Facilities and
Services

| Facility | Construction | Ownership | Capital Financing* | Operation and Maintenance |
|-------------------------------------|--------------|-----------|--------------------|---------------------------|
| Entry Feature & Signage | CDD | CDD | CDD Bonds | CDD |
| Stormwater Management Facilities | CDD | CDD | CDD Bonds | CDD |
| Water & Sewer Improvements | CDD | GRU | CDD Bonds | GRU |
| Roadway Improvements | CDD | City | CDD Bonds | City |
| Streetlights | CDD | CE | CDD Bonds | CE |
| Roadway Landscaping and Hardscaping | CDD | CDD | CDD Bonds | CDD |

*

Key:

CDD = Finley Woods Community Development District

CE = Clay Electric Cooperative, Inc.

City = City of Gainesville

GRU = Gainesville Regional Utilities

*Required by Land Development Code

* Costs not funded by bonds will be funded by the developer



Exhibit 7 Continued

ESTIMATED COSTS OF CONSTRUCTION

FINLEY WOODS COMMUNITY DEVELOPMENT DISTRICT

| Facility | Estimated Cost |
|---------------------------------------------------|----------------------|
| Entry Feature & Signage | \$ 300,000 |
| Stormwater Management Facilities | \$ 5,234,451 |
| Water & Sewer Improvements | \$ 1,379,400 |
| Roadway Improvements | \$ 330,000 |
| Streetlights, Roadway Landscaping and Hardscaping | \$ 1,117,908 |
| Professional Fees | \$ 1,267,764 |
| Contingency | \$ 1,267,764 |
| Total | \$ 10,897,287 |

Estimated Costs

Estimated costs of improvements

- Phase IC Final Plat total public infrastructure costs \$1,100,735 per signed Security Agreement For Construction of Public Improvements dated August 9th, 2017.
- Phase II Final Plat is currently in review by City and as such the owner has yet to submit an Engineer's Certification of Costs or a draft Security Agreement as of the date of the CDD meeting.

Community Development District

City Commission consideration:
Determine whether proposed CDD
meets the applicable statutory
criteria and either approve or deny
application.