


Appendix C

Technical Review Committee Comments

PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

COMMENTS

PETITION NO. <u>CC-13-04 SUB</u>	DATE PLAN RECEIVED: 1/2/13	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input checked="" type="checkbox"/> Other: <u>Plat Vacation</u>
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 1/23/13	
	REVIEW LEVEL: N/A	
PROJECT DESCRIPTION:	Review for Petition CC-13-04 SUB: Causseaux, Hewett and Walpole, Inc., agent for Garrison SW 17 th Avenue LLC. Reversion of subdivided land, Shady Forest, to acreage. Zoned: Urban mixed-use district 2 (UMU-2). Located north of SW 20 th Avenue between SW 37 th Street and SW 38 th Terrace	
	 PROJECT PLANNER: Lawrence Calderon	

RECOMMENDATIONS/REQUIREMENTS/COMMENT

- **Planning Comments**
Lawrence Calderon, Lead Planner, 334-5023
- **Your plan was reviewed by the TRC with the following comments to the Development Review Board and City Commission.**
 1. After the plat vacation is approved, the property will be returned to acreage thus nullifying all existing lots and vested rights associated with the former lots. Since the resulting parcel does not have frontage on an approved public right-of-way or on an approved private street, it is eligible for only one single-family development and associated accessory structures.
 2. Any further subdivision or reconfiguration of lots shall be subject to the subdivision review process.
 3. The documents submitted with the application infers that all state and county taxes have been paid; prior to adoption of the resolution certificates must be provided showing that all state and county taxes have been paid.
 4. Prior to adoption of the resolution by the city Commission, the applicant must address any utility issues of concern to Gainesville Regional Utilities.

TRC COMMENTS*(CONTINUED)*

Public Works Recommendation: Approvable as submitted.

Requirements: FDOT Approval Required

REVIEW SUMMARY: Approvable as submitted.

STORMWATER MGT: No Comments Reviewed By: Rick Melzer

ROADWAY & SITE DESIGN:

Approvable (as submitted) Reviewed By: Rick Melzer

TRANSPORTATION:

TRANSIT: No Comment

SOLID WASTE: No Comments

SURVEY: Approvable (as submitted) Reviewed By: Pat Durbin

The Boundary Survey is approved as submitted. The Resolution that is suggested by chapter 177.10 FS regarding the vacation and annulment of plats is pending. The language shall be similar to previous similar submittals and subject to review by our legal Department. I have contacted CHW and they are in the process of getting me what they have so far. Please call with any questions/concerns.