



City of

Gainesville

City Commission Meeting:
September 3, 2020

Condition 1.

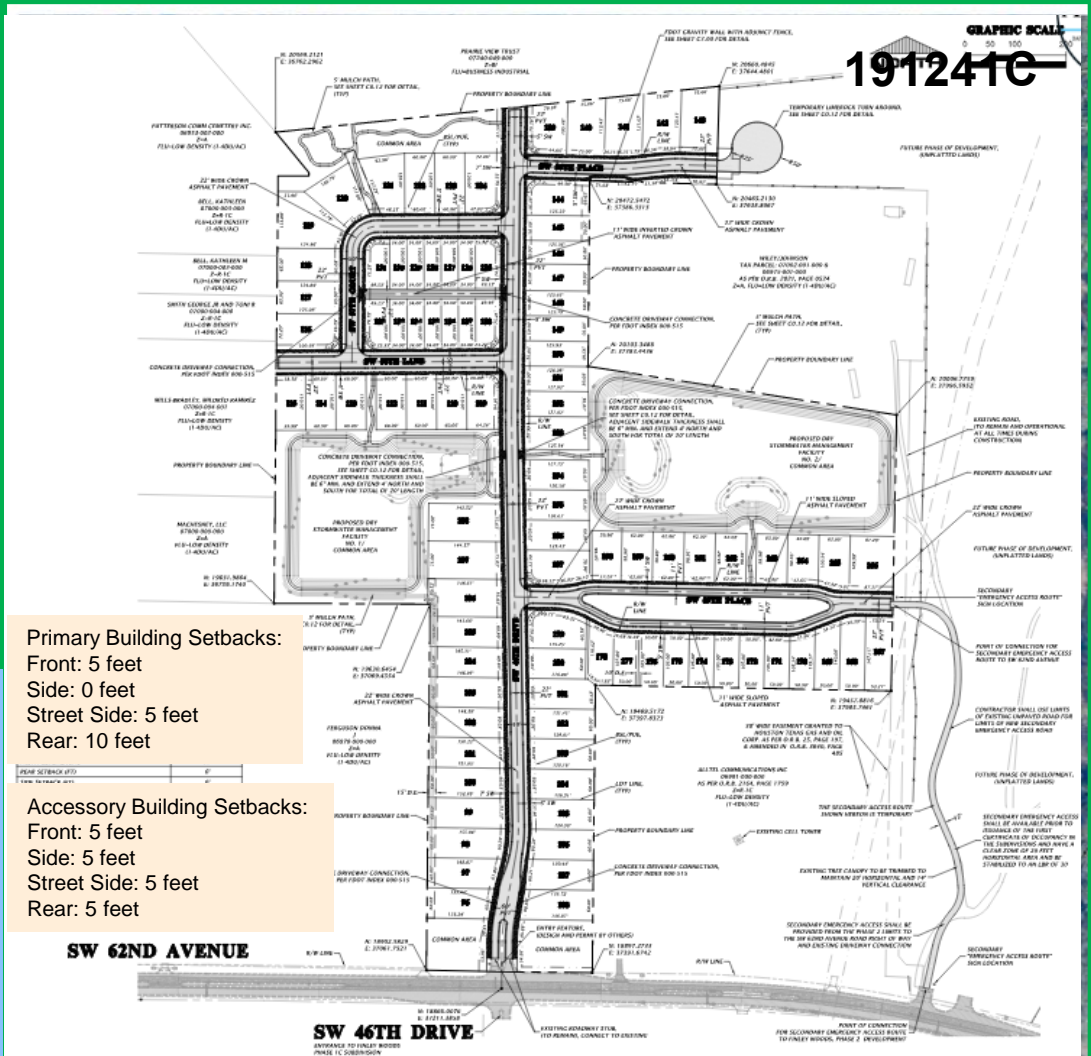
The subdivision shall be phased and the access point for unincorporated tax parcel 6975-100-000 shall be constructed and completed during the first phase of Finley Woods Phase II.

Condition 2.

The subdivision shall provide an east-west connection between lots 166 and 167 across the unincorporated area

Condition 3.

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





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RECOMMENDATION

**Staff recommends approval of
Petition CC-20-31 SUB adopting
Resolution **170728** for Final Plat of
Phase 2 of Finley Woods Phase II,
with conditions and comments from
the Technical Review Committee.**

CONDITIONS OF APPROVAL

191241C

Stipulation of the Financial Assurances and Bonding

**Full compliance with the standards of the
approved PD Ordinance**

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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**

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191241C

THE END
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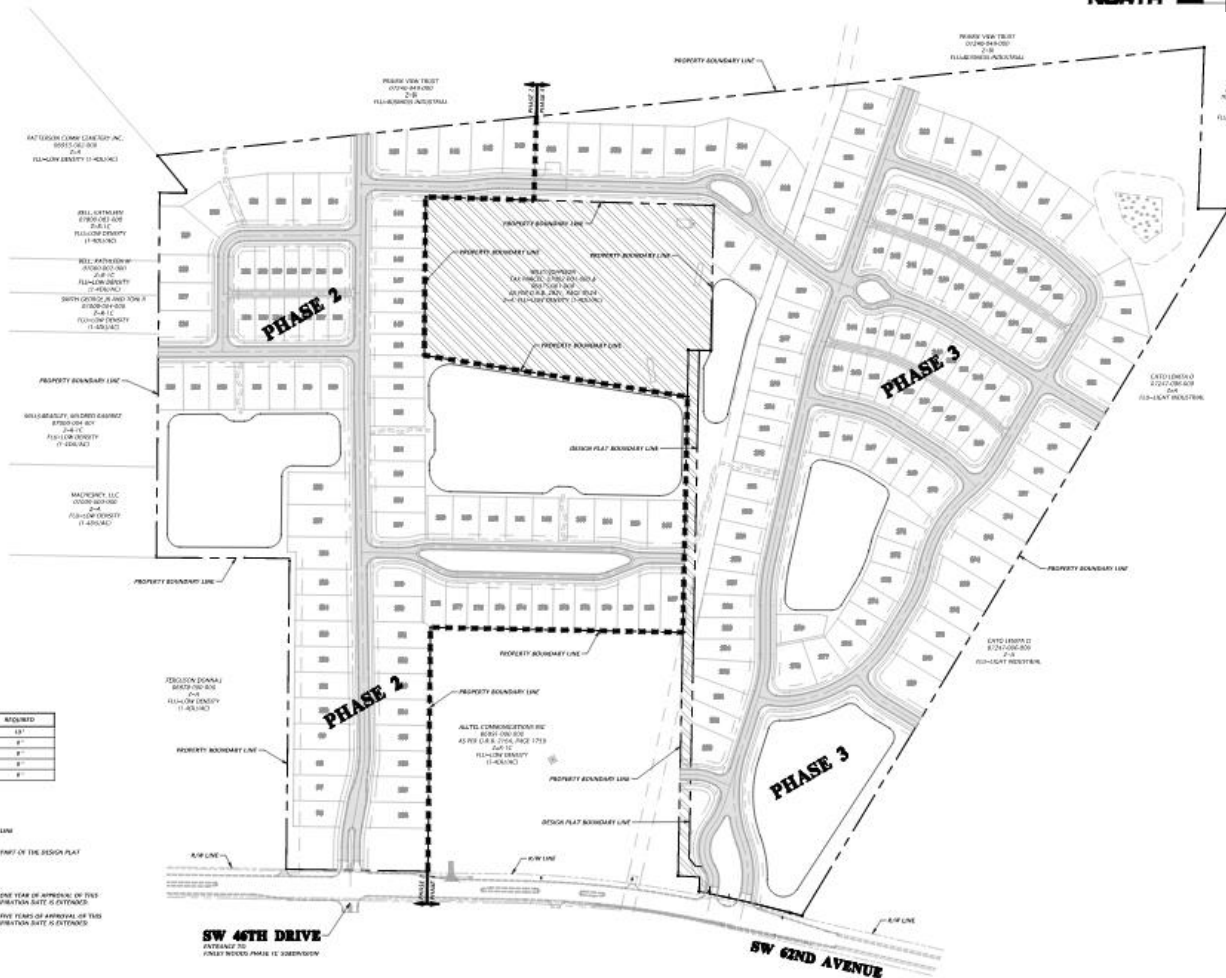
GRAPHIC SCALE

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Project

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SITE DATA

PHASE	LOTS
2	91
3	122
TOTAL	213

SITE-BUILDING REQUIREMENTS

TYPE	REQUIRED
POINT SETBACK (FT)	10'
REAR SETBACK (FT)	8'
SIDE SETBACK (FT)	8'
FRONT (AND SIDE) SETBACK (FT)	8'
SUCCESSIVE BUILDING SETBACK (FT)	8'

LEGEND

- PROPERTY LINE
- PROPERTY AND DESIGN PLAY BOUNDARY LINE
- PARCELS IN ALACHUA COUNTY AND NOT PART OF THE DESIGN PLAY

GENERAL NOTES

- PHASE 2 SHALL BE SUBMITTED FOR FINAL PLAY WITHIN ONE YEAR OF APPROVAL OF THIS DESIGN PLAY BY THE CITY COMMISSION, UNLESS THE EXPIRATION DATE IS EXTENDED.
- PHASE 3 SHALL BE SUBMITTED FOR FINAL PLAY WITHIN FIVE YEARS OF APPROVAL OF THIS DESIGN PLAY BY THE CITY COMMISSION, UNLESS THE EXPIRATION DATE IS EXTENDED.

SW 46TH DRIVE
EXTENSION TO
UNITS BEHIND PHASE 1C GREENVIEW

SW 62ND AVENUE

191241C



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

Fred Bear strategic ecosystem

CONDITIONS:

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Condition 2.

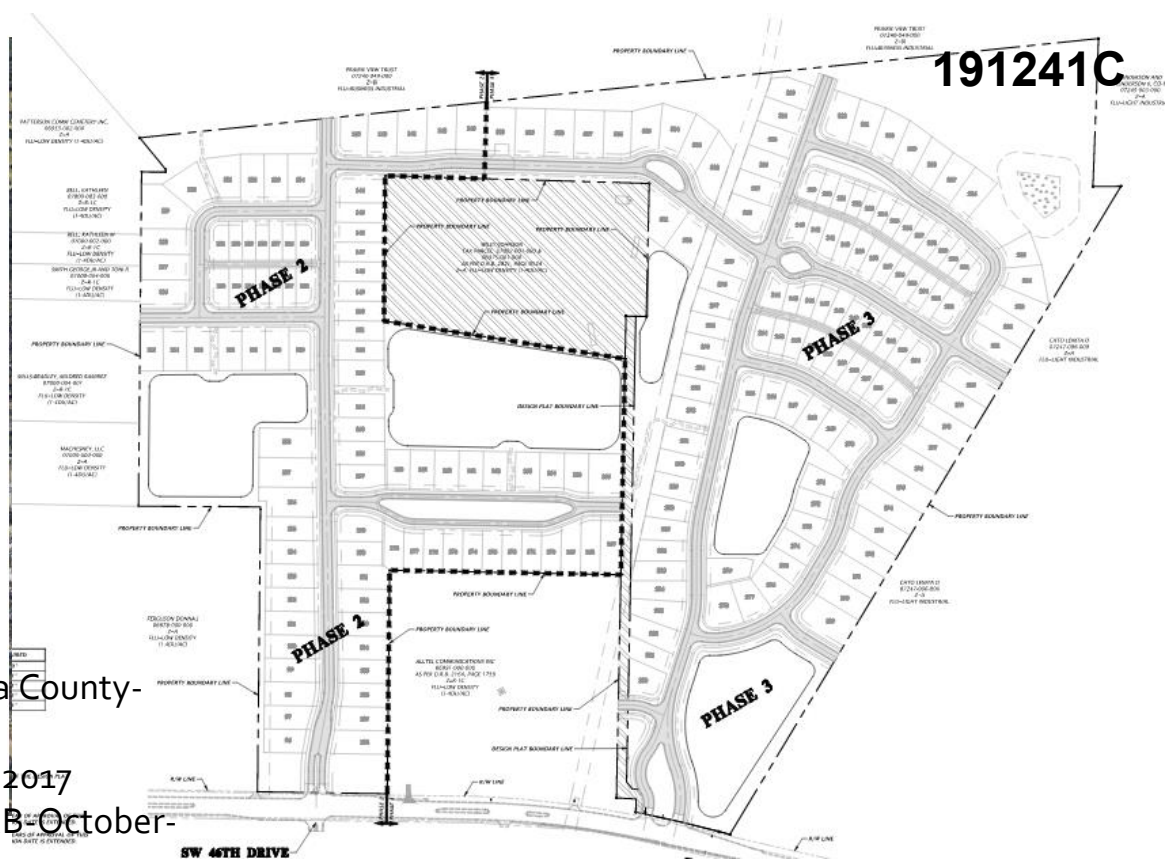
The subdivision shall provide a stub-out to abutting properties to the west and the east.

Condition 3.

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

180488B

- ☐ 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



8. *FUTURE LAND USE:*
LOW DENSITY (1-4DU/AC)

191241C

9. *DEVELOPMENT NOTES:*

A. *THE DESIGN PLAT CONTAINS: ±66.65 ACRES*

B. *THE DESIGN PLAT INCLUDES: 215 SINGLE FAMILY DETACHED RESIDENTIAL LOTS*

C. *BUILDING SETBACK REQUIREMENTS:*

<i>LOT SIZE</i>	<i>55'x110'</i>
<i>FRONT SETBACK (FT)</i>	<i>10'</i>
<i>REAR SETBACK (FT)</i>	<i>0'</i>
<i>SIDE SETBACK (FT)</i>	<i>0'</i>
<i>STREET SIDE SETBACK (FT)</i>	<i>0'</i>

D. *ALL COMMON AREAS WILL BE DEDICATED TO THE OWNERS ASSOCIATION, AND WILL BE PRIVATELY OWNED/MAINTAINED. AMENITIES WITHIN COMMON AREAS MAY BE DEFINED AT THE TIME OF BUILDING PERMITS (AS APPLICABLE).*

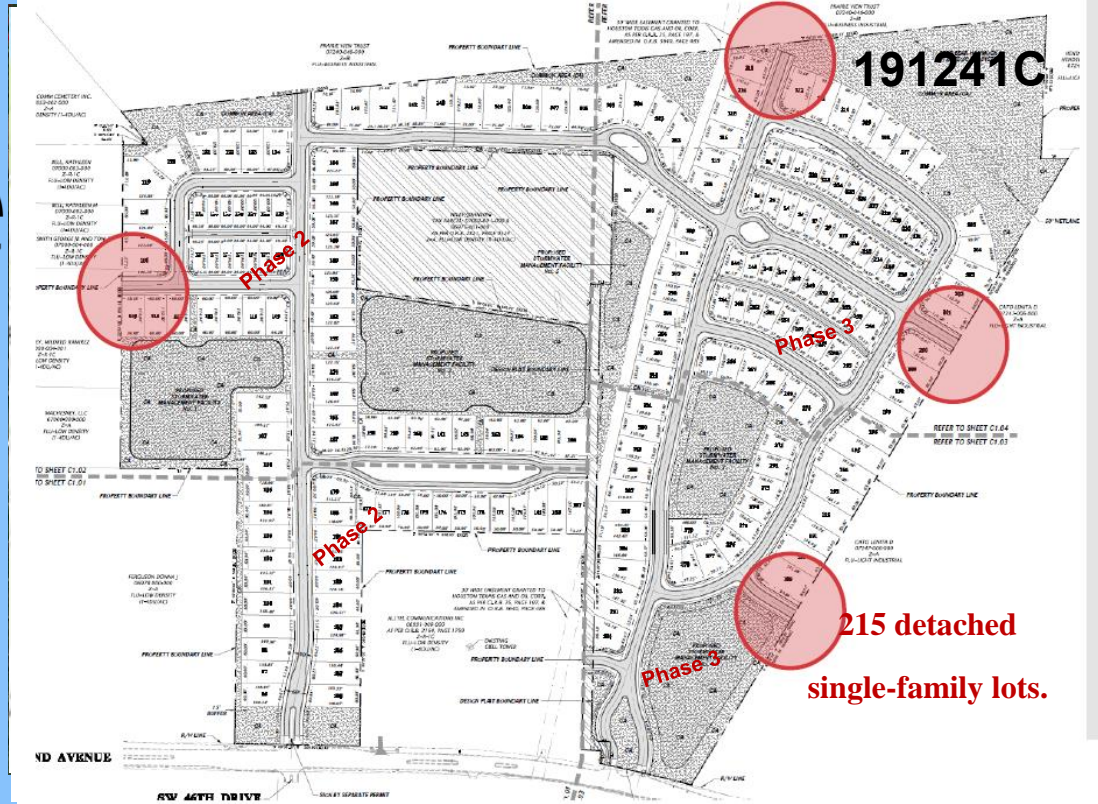


City of

Gainesville

*City Commission Meeting:
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Petition CC-19-31 SUB. CHW, Inc.
(Robert Walpole), agent for WWB Real
Estate Investment, owner. Final Plat review
for a subdivision, Finley Woods Phase II.
Zoned: PD Residential Single-family
residential. Located at 5711 and 5915 SW
43rd Terrace.



Final Plat for Finley Woods, Phase II

Legistar # 180488 Resolution #: 000000