



Legislation Text

File #: 990164, **Version:** 0

Petition 68SUB-98 DB, Rory Causseaux, agent for Emmer Development Corporation. Conditional final plat approval of Capri Cluster Subdivision Phase V, 39 lots located on 9.964 acres more or less. Located in the vicinity of Northwest 34th Drive and Northwest 44th Avenue, south side. Zoned RSF-1.

The Development Review Board (DRB) considered a request to approve a design plat of Capri Cluster Subdivision, Phases IV and V at a public hearing held May 14, 1998. By a vote of 4-1, the DRB approved the petition with conditions. On June 8, 1998, the City Commission approved the design plat of Capri Cluster Subdivision Phases IV and V.

The petitioner is proposing to develop the last two phases of Capri at this time. Phase V of Capri Cluster Subdivision consists of 39 lots on 9.964 acres more or less. The last two phases of this cluster subdivision were originally delayed due to concurrency constraints on Northwest 34th Street. Those original constraints have since been lessened, thus allowing completion of the final two phases. Concurrency mitigation is still required, however. The petitioner is required to share in the installation of a bus shelter and sidewalk along Northwest 34th Street.

As with the other phases, the petitioner desires to develop the remaining property with lots primarily smaller than the RSF-1 code allows and with building setbacks that are also less than code. To do this, the petitioner has submitted a plan to develop the property utilizing the "Cluster Subdivision" requirements. This requires that when lots contain less square footage than required by code, the petitioner must provide for the protection of a certain segment of the property in "Cluster Open Space." Within the entire Capri Subdivision, the petitioner is protecting 10.73 acres of environmentally sensitive land; however, only 2.5 acres are required to be protected. There will be no "Cluster Open Space" protected within Phases IV and V.

This request for conditional final plat approval is being made in accordance with Section 30-186(e)(1)(2) and (3), of the City of Gainesville Ordinances. This provision allows for a subdivision to be approved but not officially recorded until full completion of subdivision improvements in accordance with approved construction plans and specifications and City ordinances. Upon certification by the City Manager that the improvements have been properly constructed and that there are no liens on the property and said improvements, the Clerk of the Commission will sign the prior approved plat and it may then be officially recorded. Building permits shall not be issued until such time as the plat has been placed on the public records of Alachua County, Florida.

None

Staff to City Commission - The City Commission approve the following resolution: A Resolution approving the conditional final plat of "Capri Cluster Subdivision Phase V", located in the vicinity of Northwest 34th Drive and Northwest 44th Avenue, south side; and providing an immediate effective date.