

RESOLUTION NO. 150714

PASSED January 5, 2017

A resolution of the City of Gainesville, Florida, approving the conditional final plat named “GAINESVILLE COHOUSING A CLUSTER SUBDIVISION,” located in the vicinity of 4751 NW 27th Avenue, Gainesville, Florida, as more specifically described in this resolution; providing directions to the Clerk of the Commission; providing conditions and restrictions; and providing an immediate effective date.

WHEREAS, on December 22, 2015, the Development Review Board approved the design plat of “GAINESVILLE COHOUSING A CLUSTER SUBDIVISION”; and

WHEREAS, on March 3, 2016, the City Commission approved the design plat in accordance with Section 30-183 of the City of Gainesville Land Development Code (Chapter 30 of the Code of Ordinances); and

WHEREAS, the owner of the proposed subdivision has requested the City Commission to accept and approve the conditional final plat as provided in Section 30-186(e) of the Land Development Code and in accordance with Chapter 177 of the Florida Statutes; and

WHEREAS, the City Commission finds that the conditional final plat described herein is consistent with the City of Gainesville Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

Section 1. For the property lying in the City of Gainesville, Alachua County, Florida, that is described in **Exhibit A**, which is attached hereto and made a part hereof as if set forth in full, the conditional final plat of “GAINESVILLE COHOUSING A CLUSTER SUBDIVISION” is accepted and approved, subject to the condition that “Surveyor’s Notes: 7)” be amended to read:

“THE COMMON AREAS SHOWN HEREON, WHICH INCLUDE ALL PRIVATE RIGHTS-OF-WAY AND DRAINAGE EASEMENTS, WILL BE CONVEYED TO THE GAINESVILLE COHOUSING HOMEOWNER’S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.”

Section 2. The owner and/or subdivider of the plat shall fully complete all subdivision improvements, as shown on the plat and required by Section 30-188 of the Land Development Code, within two years of the effective date of this resolution in full accordance with approved plans and specifications and the ordinances of the City of Gainesville.

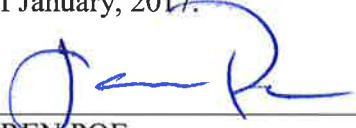
Section 3. The “GAINESVILLE COHOUSING A CLUSTER SUBDIVISION” conditional final plat shall not be recorded, but shall be retained by the Clerk of the Commission until the City Manager shall have certified that all required improvements have been completed in accordance with approved plans and specifications and ordinances of the City and the same has been approved by the City Commission. Upon such certification by the City Manager and upon proof by title insurance or other similar assurance to the satisfaction of the City that there are no liens or possibilities of liens on such subdivision improvements or on the property to be dedicated to the public, and that the dedicator(s) have clear fee title thereto, the City shall approve such plat and accept the dedication of any publically dedicated portions as shown on the approved plat, and the subdivider shall record the plat and provide copies as specified in the Land Development Code.

Section 4. No building permits shall be issued on the property within the boundaries of the approved conditional final plat until such plat has been approved and accepted by the City Commission in accordance with Section 3 of this resolution and recorded in the public records of Alachua County, Florida.

Section 5. During the subdivider's construction of the required improvements, the subdivider may, upon the posting of a bond or other such security for the cost of the uncompleted improvements in accordance with Section 30-186 of the Land Development Code, have this conditional final plat approval converted to (non-conditional) final plat approval and acceptance in accordance with the Land Development Code, and provided that all other requirements and conditions of the Land Development Code applicable to final plat acceptance have been met.


Section 6. This resolution will be effective immediately upon adoption.

PASSED AND ADOPTED this 5th day of January, 2017.



LAUREN POE
MAYOR

Attest:



KURT LANNON
CLERK OF THE COMMISSION

Approved as to form and legality:



NICOLLE M. SHALLEY
CITY ATTORNEY

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 55, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN S. 89°44'10" E., ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 664.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID NORTH LINE, RUN S. 00°19'52" W., ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 00°19'52" W., ALONG SAID EAST LINE, A DISTANCE OF 618.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID EAST LINE, RUN N. 89°58'47" W., ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.44 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N. 00°14'33" E., A DISTANCE OF 642.31 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN S. 83°33'01" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.25 FEET A THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 6°11'08", A RADIUS OF 730.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 86°38'35" E., 78.77 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 89°44'10" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 19°06'56", A RADIUS OF 137.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 80°11'39" E., 45.50 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.71 FEET TO THE POINT OF BEGINNING; CONTAINING 4.798 ACRES, MORE OR LESS.