

RESOLUTION NO. 150714

PASSED _____

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. The conditional final plat of “GAINESVILLE COHOUSING A CLUSTER SUBDIVISION” is accepted and approved by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:

See **Exhibit A** attached hereto and made a part hereof as if set forth in full.

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 dedicatior(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 _____ day of _____, 2016.

LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

KURT LANNON
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY