



Legislation Details (With Text)

**File #:** 150714. **Version:** 2 **Name:**  
**Type:** Resolution **Status:** Adopted  
**File created:** 2/1/2016 **In control:** City Manager  
**On agenda:** 1/5/2017 **Final action:** 1/5/2017

**Title:** Gainesville Cohousing Conditional Final Plat (B)  
Resolution No. 150714  
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.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 150714A\_Final Staff Report\_20160303.pdf, 2. 150714B\_Exhibit 1 Modified Subdivision Drawings Submitted after the DRB meeting\_20160303.pdf, 3. 150714C\_DRB Minutes December 22, 2015\_20160303.pdf, 4. 150714D\_staff ppt\_20160303.pdf, 5. 150714\_Gainesville Co Housing Conditional Final Plat Resolution\_20161215, 6. 150714A\_Gainesville Co Housing Plat\_20161215, 7. 150714A\_MOD\_Title Opinion Final Plat\_20161215, 8. 150714B\_MOD\_Staff ppt\_20161215, 9. 150714\_Gainesville Co Housing Conditional Final Plat Resolution\_20170105, 10. 150714A\_Title Opinion Final Plat\_20170105, 11. 150714B\_Staff ppt\_20170105, 12. 150714\_resolution\_20170105

Date	Ver.	Action By	Action	Result
1/5/2017	2	City Commission	Adopted (Resolution), as amended	Pass
12/15/2016	2	City Commission	Continued	Pass
3/3/2016	1	City Commission	Approved (Petition), as amended	Pass

**Gainesville Cohousing Conditional Final Plat (B)**

Resolution No. 150714

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 27<sup>th</sup> 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.

The platting of land, which is governed by state law and the City of Gainesville Land Development Code (LDC), serves to establish the legal identity of all lands included on the plat to provide for conveyance (i.e., the sale of land) by reference to such plat. Platting also ensures that adequate and necessary physical improvements will be installed in subdivisions by the subdividers. Section 30-188 of the LDC describes the improvements that the subdivider must construct for plat approval. The subdivider may choose to provide security (i.e., surety bond, letter of credit, cash deposit, or construction loan agreement) to ensure that the improvements get constructed within 12 months of plat approval, and in this case the subdivider may record the plat immediately upon City Commission approval of the plat. In the alternative, the subdivider may choose to

request a “conditional” plat approval, whereby in lieu of security the subdivider has two years to construct the improvements but may not record the plat until city staff and the City Commission has certified that the improvements have been constructed to city specifications.

This resolution is for the approval of a “conditional” final plat that includes a 24-lot single-family subdivision, referred to as the Gainesville Cohousing development. The development concept is based on a principle of collaborative design and a lifestyle that allows residents to maintain privacy of homes on lots that are smaller than typical subdivision lots, but also allows for more communal open spaces that can be used for gardening, playgrounds, and common gathering places.

The design plat was approved by the Development Review Board on December 22, 2015, and by the City Commission on March 3, 2016. The City’s technical review staff has reviewed the applicant’s construction drawings and found them to be consistent with the design plat approved by the City Commission.

Fiscal Note:

None

Staff to the City Commission - the City Commission adopt Resolution No. 150714.