



Legislation Details (With Text)

**File #:** 180304. **Version:** 2 **Name:**  
**Type:** Resolution **Status:** Adopted  
**File created:** 8/27/2018 **In control:** City Attorney  
**On agenda:** 3/7/2019 **Final action:** 3/7/2019  
**Title:** Final Plat - Grand Oaks at Tower - Phase 1 (B)

Resolution No. 180304  
A resolution of the City of Gainesville, Florida, approving the final plat named "GRAND OAKS AT TOWER - PHASE 1" located in the vicinity of Tower Road and SW 20th Avenue, Gainesville, Florida, as more specifically described in this resolution; accepting the dedication of the public rights-of-way, easements, and other dedicated portions as shown on the plat; authorizing the City Manager to execute security agreements to secure the construction of improvements; providing directions to the Clerk of the Commission; providing conditions and restrictions; and providing an immediate effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 180304\_Tanglewood staff report w Appendices A-C\_20180828.pdf, 2. 180304A\_staff report w Appendices A-C\_20181018.pdf, 3. 180304B\_180828 DRB Minutes draft\_20181018.pdf, 4. 180304C\_Staff PPT\_20181018.pdf, 5. 180304B\_plat\_20190307.pdf, 6. 180304A\_draft resolution\_20190307.pdf, 7. 180304-4\_Resolution\_20190307.pdf, 8. 180304-3\_Resolution\_20190307.pdf, 9. 180304-2\_Resolution\_20190307.pdf, 10. 180304-1\_Resolution\_20190307.pdf

Date	Ver.	Action By	Action	Result
3/7/2019	2	City Commission	Adopted (Resolution)	Pass
10/18/2018	1	City Commission	Approved (Petition), as amended	Pass
10/4/2018	1	City Commission	Withdrawn	
8/28/2018	1	Development Review Board		

**Final Plat - Grand Oaks at Tower - Phase 1 (B)**

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The City Commission adopt the proposed resolution.

The platting of land, which is governed by Chapter 177, Florida Statutes, 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. Sections 30-3.38 and 30-6.6 of the LDC describe the subdivision 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 such case the subdivider may record the plat and sell lots therein immediately upon City Commission approval.

On August 28, 2018, the City's Development Review Board reviewed and approved the design plat (a preliminary and temporary development order that is a prerequisite of a final plat) for Grand Oaks at Tower Road - Phase 1 (f/k/a Tanglewood a Cluster Subdivision) with conditions, and on October 18, 2018, the City Commission approved the design plat with conditions. The owner has now submitted a final plat in accordance with and as meeting the conditions of the approved design plat, together with a security agreement to secure the construction of the required subdivision public improvements. Therefore, this resolution will approve a Final Plat for Grand Oaks at Tower - Phase 1 Subdivision (f/k/a Tanglewood A Cluster Subdivision).

None.