



Legislation Text

File #: 160634., **Version:** 2

QUASI-JUDICIAL - CONDITIONAL FINAL PLAT - VILLAS AT BUCKRIDGE (B)

Resolution No. 160634

A resolution of the City of Gainesville, Florida, approving the conditional final plat named "VILLAS AT BUCKRIDGE" located in the vicinity of the 4800 block of 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.

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. In the alternative, the subdivider may choose to request a "conditional" final plat approval, whereby in lieu of security the subdivider has two years to construct the subdivision 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 will approve a Conditional Final Plat for Villas at Buckridge on a 4.54-acre parcel of land located in the 4800 block of NW 27th Avenue, south side, just east of the Northwest Boys and Girls Club. On November 22, 2016, the City's Development Review Board reviewed and approved the design plat (a preliminary and temporary development order that is a prerequisite of either a final plat or conditional final plat) for Villas at Buckridge, and on January 19, 2017, the City Commission approved the design plat.

This plat subdivides the land into 18 single-family residential lots, plus additional parcels for stormwater management, utilities, and common area. The subdivided lots will have only one access, from a private dead-end cul-de-sac road that extends south from NW 27th Avenue.

None.