



Legislation Text

File #: 170113., **Version:** 1

FINAL PLAT - GAINESVILLE COHOUSING A CLUSTER SUBDIVISION (B)

Resolution No. 170113

A resolution of the City of Gainesville, Florida, approving the final plat of "GAINESVILLE COHOUSING A CLUSTER SUBDIVISION," located in the vicinity of 4751 NW 27th 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 a Security Agreement to secure the construction of improvements; providing directions to the Clerk of the Commission; and providing an immediate effective date.

The City Commission adopt the proposed resolution.

On January 5, 2017, the City Commission adopted Resolution No. 150714, which approved the conditional final plat for "GAINESVILLE COHOUSING A CLUSTER SUBDIVISION" located in the vicinity of 4751 NW 27th Avenue. This subdivision includes 24 single-family lots and uses a development concept that allows residents to maintain private homes on lots that are smaller than typical subdivision lots while allowing for more communal open spaces that can be used for gardening, playgrounds, and common gathering places.

As a conditional final plat, Resolution No. 150714 required all subdivision improvements required per the ordinances of the City of Gainesville to be completed within two years of the effective date of that resolution. In addition, conditional final plats may not be recorded in the Public Records of Alachua County and no building permits may be issued on the property until the subdivision improvements have been completed and approved by the City and the conditional final plat has been converted to a final plat by the City Commission. Resolution No. 150714 and Section 30-186 of the Land Development Code allow the owner, upon the posting of security for the cost of the uncompleted improvements, to have the conditional final plat converted to final plat provided that all requirements and conditions of the Land Development Code applicable to final plat acceptance have been met. Conversion from conditional final plat to final plat by the City Commission allows the plat to be recorded in the Public Records of Alachua County and building permits to be issued, and the security provided by the owner with such conversion secures the construction and completion of the subdivision improvements within 12 months from the date of final plat approval.

The owner of the subdivision has submitted a final plat that substantially conforms to the conditional final plat that was approved by the City Commission on January 5, 2017, and has submitted a security agreement with an irrevocable letter of credit to secure the cost of the uncompleted subdivision improvements, and the owner thereby requests the City Commission to accept and approve the final plat in accordance with the Land Development Code and Chapter 177 of the Florida Statutes and Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida.

None