



Legislation Text

File #: 150405., **Version:** 1

FINAL PLAT - FLETCHER OAKS A PLANNED DEVELOPMENT (B)

Resolution No. 150405

A Resolution of the City of Gainesville, Florida, approving the final plat of "Fletcher Oaks A Planned Development", located in the vicinity of NW 31st Avenue and NW 26th Street and to the south of the 2500 block of NW 39th Avenue, 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: 1) waive the City Commission rules to hear this item; and 2) adopt the proposed Resolution.

On October 6, 2011, the City Commission adopted Resolution No. 110339 approving the conditional final plat for "Walnut Creek Phase II A Planned Development", which was the former name of what is now called "Fletcher Oaks A Planned Development", and which included 55 residential lots together with associated public rights-of-way and easements. As a conditional final plat, Resolution No. 110339 required that all subdivision improvements required per the ordinances of the City of Gainesville shall be completed within two years of the effective date of the Resolution. In addition, the conditional final plat 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. Subsequent to adoption of said conditional final plat, the owner of the plat experienced unforeseen delays in the completion of the subdivision improvements and the conditional final plat has not been converted to a final plat.

Resolution No. 110339 and Section 30-186 of the Land Development Code allow the owner, upon the posting of a bond or other such 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 "Fletcher Oaks A Planned Development" has submitted a final plat that substantially conforms to the conditional final plat that was approved by the City Commission on October 6, 2011, and has submitted 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 Chapter 177 of the Florida Statutes and Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida.