



Legislation Details (With Text)

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Title: QUASI-JUDICIAL - CONDITIONAL FINAL PLAT - TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO (B)

Resolution No. 170126

A resolution of the City of Gainesville, Florida, approving the conditional final plat named "TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO" located in the vicinity of the 3300-3500 block of NW 24th Street, 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. 170126B_ Approval of Construction Drawing Townsend II_20170803.pdf, 2. 170126C_Phase II Application and Check Townsend Plat_20170803.pdf, 3. 170126D_Title Opinion Townsend Phase II_20170803.pdf, 4. 170126E_Authorization to Sign for Townsend LLC_20170803.pdf, 5. 170126F_Declaration of Covenants 4-11-05 and Warranty Deed Townsend Phases II_20170803.pdf, 6. 170126G_City Commission Minutes for Townsend Design Plat_20170803.pdf, 7. 170126H_DRB Design Plat Backup to CC and Minutes on 183SUB-00DB Legislation Text 000939_20170803.pdf, 8. 170126I_Agenda Item PD Ordinance and Amendments Townsend_20170803.pdf, 9. 170126J_Boundary Survey and Final Plat Townsend Phase II_20170803.pdf, 10. 170126K_Staff PPT_20170803.pdf, 11. 170126A_draft resolution_20170803.pdf, 12. 170126_Resolution_20170803.pdf

Date	Ver.	Action By	Action	Result
8/3/2017	2	City Commission	Adopted (Resolution)	Pass

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The City Commission adopt the proposed resolution.

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 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" 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 will approve a Conditional Final Plat for Phase II of the Townsend Planned Development (PD) that was adopted by the City Commission on August 9, 1999. The development is located between NW 39th Avenue and NW 31st Avenue (Glen Springs Road). Townsend describes itself as a traditional neighborhood with places for social gathering, professional activities, recreation, dining, and more. Townsend in 2001 received design plat approval (a preliminary plat approval prior to a final or conditional final plat) from the Development Review Board and City Commission, which design plat contained 107 lots in four phases; phases I and IV comprising 41 lots are fully developed. Phases II and III comprising 66 lots are still in the design plat phase and are the subject of the two separate petitions CC-17-51 SUB and CC-17-52 SUB.

The resolution addresses Phase II of the Townsend PD, which contained 40 lots in the design plat but has been reduced to 25 lots here because the applicant has reconfigured the 40 smaller lots into larger ones. Phase II lies on the west side of the development about midway between NW 39th Avenue and NW 31st Avenue. Implementation of this phase will extend a planned roadway arterial, NW 24th Boulevard, southward from 39th Avenue to SW 31st Avenue and will also interconnect the roadways in the Phase I portion of the development that lies immediately to the east. Staff reviewed the petition and found that the applicant has maintained the general layout of the subdivision, consistent with the PD Layout Plan, and that the development complies with all of the standards of the Planned Development and is consistent with the Comprehensive Plan. There is a large wetland and environmentally sensitive area occupying the eastern portion of the site that will not be impacted.

None.