



## Legislation Details (With Text)

**File #:** 191241. **Version:** 1 **Name:**  
**Type:** Resolution **Status:** Adopted  
**File created:** 5/20/2020 **In control:** City Attorney  
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**Title:** Quasi-Judicial - Final Plat for Finley Woods Phase 2 (B)

Resolution No. 191241

A resolution of the City of Gainesville, Florida, approving the final plat named "FINLEY WOODS PHASE 2" located in the vicinity of 5711 and 5915 SW 43rd Terrace, Gainesville, Florida, as more specifically described in this resolution; authorizing the City Manager to execute a security agreement to secure required public improvements; accepting the dedication of the public rights-of-way, easements, and other dedicated portions as shown on the plat; providing directions to the Clerk of the Commission; and providing an immediate effective date.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 191241A\_draft resolution\_20200903.pdf, 2. 191241B\_Plat Map\_20200903.pdf, 3. 191241C\_StaffPPT\_20200903, 4. 191241D\_StaffReport\_20200903, 5. 191241\_Resolution\_20200903.pdf

Date	Ver.	Action By	Action	Result
9/3/2020	1	City Commission	Adopted (Resolution)	Pass

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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.

In this case, the owner has submitted a security agreement along with a construction loan agreement and an irrevocable letter of credit to secure the construction of the required subdivision public improvements. This resolution will approve a Final Plat for Finley Woods Phase 2, which is located in the vicinity of 5711 and 5915 SW 43rd Terrace. The property comprises several parcels totaling 28.55 acres. The plat subdivides the land into 93 single-family residential lots, plus additional parcels for stormwater management, utilities, common area, and other amenities.

The subdivision is submitted part of the implementation of a Planned Unit Development (PUD), adopted by Alachua county before annexation into the City of Gainesville. The plat complies with the development standards of the LDC, the governing Planned Development zoning, as well as the goals, objectives, and policies of the Comprehensive Plan.

On October 30, 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 Finley Woods Phase 2, and on February 7, 2019, the City Commission approved the design plat.