



Legislation Text

File #: 160633, **Version:** 3

QUASI-JUDICIAL " FINAL PLAT " HEARTWOOD SUBDIVISION (B)

Resolution No. 160633

A resolution of the City of Gainesville, Florida, approving the final plat named "Heartwood Subdivision" located in the vicinity of 1717 SE 8th Avenue, Gainesville, Florida, as more specifically described in this resolution; providing directions to the Clerk of the Commission and accepting the dedication of the public rights-of-way, easements, and other dedicated portions as shown on the plat; 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.

In this case, the City (through the CRA) is the subdivider of the Heartwood Subdivision and has submitted a cash deposit with the City's Director of Finance to secure the construction of the required subdivision improvements. Therefore, this resolution will approve a final plat for Heartwood Subdivision, which consists of 15.08 acres located at 1717 SE 8th Avenue that will be subdivided into 34 single-family residential lots plus additional area for stormwater management, utilities, and common area.

On November 22, 2016, the City's Development Review Board approved the design plat (a preliminary and temporary development order that is a prerequisite of either a final plat or conditional final plat) for this Heartwood Subdivision, and on January 19, 2017, the City Commission approved the design plat. City staff has reviewed the final plat and found that it complies with the required standards and is consistent with the approved design plat.