



Legislation Text

File #: 210002., **Version:** 2

Quasi-Judicial - Final Plat for Oaks Preserve Phase I, a Cluster Subdivision (B)

Resolution No. 210002

A resolution of the City of Gainesville, Florida, approving the final plat named “OAKS PRESERVE PHASE I, A CLUSTER SUBDIVISION” located in the vicinity of the 5200 block of Archer Road, south side, 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 City Clerk; 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 this case, the owner has submitted a security agreement along with a surety bond to secure the construction of the required subdivision public improvements. This resolution will approve a Final Plat for Oaks Preserve - Phase 1, a cluster subdivision, which is located in the vicinity of the 5200 block of Archer Road, south side. The property totals 19.77 acres. The plat subdivides the land into 76 single-family residential lots, plus additional parcels for stormwater management, utilities, common area, and other amenities.

On December 6, 2018, the City Commission approved the design plat (a preliminary and temporary development order that is a prerequisite of a final plat) for the overall subdivision (295 lots total). As approved in the design plat, this subdivision is a Cluster Subdivision of the Infill Category in accordance with Section 30-6.7 of the Land Development Code. The purpose of a cluster subdivision is to allow residential development without strict adherence to the dimensional requirements of the zoning code in order to provide for infill development where appropriate; to provide for better utilization of land; to provide for zero lot line development; to promote efficiency through design; and to provide for design flexibility to meet changing market conditions.