



Legislation Text

File #: 211271., **Version:** 1

Quasi-Judicial - Conditional Final Plat - Tara Serena, a Cluster Subdivision (B)

Resolution No. 210105

A resolution of the City of Gainesville, Florida, approving the conditional final plat named “TARA SERENA, A CLUSTER SUBDIVISION” located in the vicinity of 2100 NW 53rd Avenue, Gainesville, Florida, as more specifically described in this resolution; providing directions to the City Clerk; providing conditions and restrictions; and providing an immediate effective date.

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 subdividers will install adequate and necessary physical improvements in subdivisions. 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. Alternatively and in lieu of the subdivider providing security, the City Commission may approve a conditional final plat whereby approval and recordation of the plat is conditioned on the subdivider completing construction of the required subdivision improvements within two years of the date of conditional final plat approval.

In this case, the owner has submitted a conditional final plat. This resolution will approve a Conditional Final Plat for Tara Serena, a cluster subdivision, which is located in the vicinity of 2100 NW 53rd Avenue. The property totals 11.28 acres. The plat subdivides the land into 120 single-family residential lots, plus additional parcels for stormwater management, utilities, common area, and other amenities.

On July 19, 2021, the City Commission approved the design plat (a preliminary and temporary development order that is a prerequisite of a final plat) for the subdivision. 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 of the city 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.

The approval of this plat will help fill an unfulfilled housing need, which is to provide a variety of homeownership housing options for the local workforce. The property is zoned RMF-7, which has prescribed development standards such as minimum lot size, dimensions, setbacks, lot coverage, and clustering of attached units. This application is submitted as an infill development and is requesting modifications to some of the RMF-7 standards through the Cluster Subdivision process.

Strategic Connection: Goal 3, A Great Place to Live and Experience.

None.

The City Commission adopts the proposed resolution.