



City of Gainesville Agenda Item Report

File Number: 2024-180

Agenda Date: March 7, 2024

Department: City Attorney

Title: 2024-180 Quasi-Judicial: Final Plat – Tara Serena, A Cluster Subdivision (B)

Department: City Attorney

Description: Resolution No. 2024-180: A resolution of the City of Gainesville, Florida, approving the 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.

Fiscal Note: N/A

Explanation: This resolution will approve the conversion of a Conditional Final Plat to a Final Plat for recordation in the public records of Alachua County 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.

Chapter 177, Part I, of the Florida Statutes provides certain minimum requirements to regulate and control the platting of lands, which serves to establish the identity of all lands to thenceforth be conveyed by reference to such plat. A “plat” is defined by Section 177.031(14), Florida Statutes, as a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of all applicable sections of Chapter 177, Part I, Florida Statutes, and of any local ordinances.

Platting in the City of Gainesville is regulated by Article III, Division 1 of the City’s Land Development Code (Chapter 30 of the Code of Ordinances). Sections 30-3.38 and 30-6.6 of the Land Development Code describe the subdivision improvements that the owner/subdivider must construct for plat approval. In accordance with Section 30-3.39 of the Land Development Code, the owner/subdivider may choose to provide certain financial security to ensure that the subdivision improvements get constructed within 12 months of plat approval, and in such case the owner/subdivider may record the plat and sell lots therein immediately upon City Commission approval (Final Plat). Alternatively and in lieu of the owner/subdivider providing security, the City Commission may approve

a conditional final plat whereby approval and recordation of the plat is conditioned on the owner/subdivider completing construction of the required subdivision improvements within two years of the date of conditional final plat approval (Conditional Final Plat). Section 30-3.39 of the Land Development Code allows the owner/subdivider, upon completion of all subdivision improvements or posting security for the cost of the uncompleted improvements, to have the Conditional Final Plat approval converted to Final Plat approval for recordation, provided that all requirements and conditions of the Land Development Code applicable to Final Plat acceptance have been met.

On June 2, 2022, the City Commission adopted Resolution No. 210105, which approved the Conditional Final Plat for Tara Serena and required that all subdivision improvements be completed within two years of the effective date of that resolution. The owner/subdivider has completed all required subdivision improvements and is now requesting the City Commission to convert the Conditional Final Plat approval to Final Plat approval for recordation in the Public Records of Alachua County.

Strategic Connection: N/A

Recommendation: The City Commission adopt the proposed resolution.