

RESOLUTION NO. \_\_\_\_\_

PASSED \_\_\_\_\_

**A Resolution amending the conditional final plat of "Krystle Pines Cluster Subdivision Phase I" adopted by Resolution No. 020854, by amending the legal description of the plat for the purpose of changing the entrance roadway, to be known as N.W. 82<sup>nd</sup> Boulevard; located in the vicinity West of N.W. 43<sup>rd</sup> Street and N.W. 82<sup>nd</sup> Boulevard; and providing an immediate effective date.**

**WHEREAS**, the Development Review Board approved the design plat of "Krystle Pines Cluster Subdivision Phase I" on January 9, 2003, and

**WHEREAS**, on February 10, 2003, the City Commission approved the design plat and on January 26, 2004, the City Commission granted a six-month extension of time of the design plat approval to July 26, 2004 in accordance with Section 30-183(J)(2) of the Code of Ordinances; and

**WHEREAS**, on February 3, 2004, the owner of the plat has submitted a conditional final plat which substantially conformed to the design plat as approved by the City Commission on February 10, 2003, and which incorporates all modifications and revisions specified in such approval; and

**WHEREAS**, the City Commission adopted Resolution No. 020854 on April 26, 2004 approving the conditional final plat of "Krystle Pines Cluster Subdivision Phase I" and

**WHEREAS**, the owner/developer requests the City to amend the Conditional Final Plat of "Krystle Pines Cluster Subdivision Phase I" for the purpose of changing the entrance roadway, to be known as N.W. 82<sup>nd</sup> Boulevard;

**WHEREAS**, the City Commission finds that the conditional final plat described herein is consistent with the City of Gainesville 2000-2010 Comprehensive Plan, and applicable ordinances and regulations of the City

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA;**

**Section 1.** The legal description of the conditional final plat of " Krystle Pines Cluster Subdivision Phase I" is amended, and a revised legal description is accepted by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:

(See Exhibit "A" attached hereto and made a part hereof as if set forth in full)

**Section 2.** The revised "Krystle Pines Cluster Subdivision Phase I" conditional final plat shall not be recorded, but shall be retained by the Clerk of the Commission until the City Manager shall have certified that all required improvements have been completed in accordance with approved plans and specifications and ordinances of the City and the same has been approved by the City Commission. Upon such certification by the City Manager and upon proof by title insurance or other similar assurance to the satisfaction of the City that there are no liens or possibilities of liens on such subdivision improvements or on the property dedicated to the public, and that the dedicator or dedicators have clear fee title thereto, the City shall approve such plat and other dedicated portions as shown on the approved plat, and the subdivider shall record the plat and provide copies as specified in Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida.

**Section 3.** Except as expressly modified and changed by this Resolution, the terms, conditions and requirements of Resolution No. 020854 adopted on April 26, 2004, shall remain in full force and effect.

**Section 4.** This resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Kurt Lannon,  
Clerk of the Commission

\_\_\_\_\_  
Marion J. Radson, City Attorney



# City of Gainesville

## Text File

City Hall  
200 East University Avenue  
Gainesville Florida 32601

Introduced: 4/26/2004

File Number: 020854

Version: 2

Status: Adopted

...Title

(Quasi-Judicial), Conditional final plat review for 90 lots at Krystle Pines Cluster Subdivision Phase 1 located in the 8100 block of NW 43rd Street (west side). (Petition 122SUB-02DB) (B)

...Explanation

The Development Review Board considered a request to approve a design plat of the Krystle Pines Cluster Subdivision at a public hearing held on January 9, 2003. By a vote of 2 to 1, the Development Review Board approved Petition 122SUB-02 DB, with staff conditions. On February 10, 2003, the City Commission approved the design plat and on January 26, 2004, the City Commission granted a six-month extension of time of the design plat approval to July 26, 2004, in accordance with Section 30-183(j)(2) of the Code of Ordinances. The design plat includes 418 dwelling units on 215 acres, at a density of 1.9 dwelling units per acre.

The Krystle Pines Cluster Subdivision Phase 1 Final Plat includes the intersection of NW 82nd Boulevard at NW 43rd Street. The Phase 1 Final Plat is 122.908 acres. The subdivision will contain 90 single-family lots, and 63.44 acres of cluster open space and common area. The common area includes recreation area, stormwater management facilities and buffer areas. The cluster open space is wetland and wetland buffer. A fifty-foot wetland buffer is provided around all wetland areas. No portion of any platted lot includes wetland or wetland buffer. The Phase I final plat contains 87% of the cluster open space shown on the design plat for all phases of the Krystle Pines Cluster Subdivision. In addition to the sidewalk within the subdivision and along NW 43rd Street, the petitioners are providing sidewalk from NW 73rd Avenue to the subject property in Phase 1.

A Certificate of Final Concurrency has been issued for all phases in accordance with a development agreement for concurrency between the subdivider and the City.

...Fiscal note

None

...Recommendation

Planning Staff to City Commission -The City Commission adopt the following resolution: A Resolution approving the conditional final plat of "Krystle Pines Cluster Subdivision Phase 1," located in the vicinity West of NW 43rd Street and North of NW 82nd Boulevard; and providing an immediate effective date.





# KRYSTLE PINES CLUSTER I

## SUBDIVISION PHASE I

LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

SYMBOL	DESCRIPTION
[Symbol]	UNPLATTED LANDS
[Symbol]	WATER
[Symbol]	WETLANDS
[Symbol]	ROADS
[Symbol]	UTILITIES
[Symbol]	BOUNDARIES
[Symbol]	SETBACKS
[Symbol]	ADDITIONAL NOTES

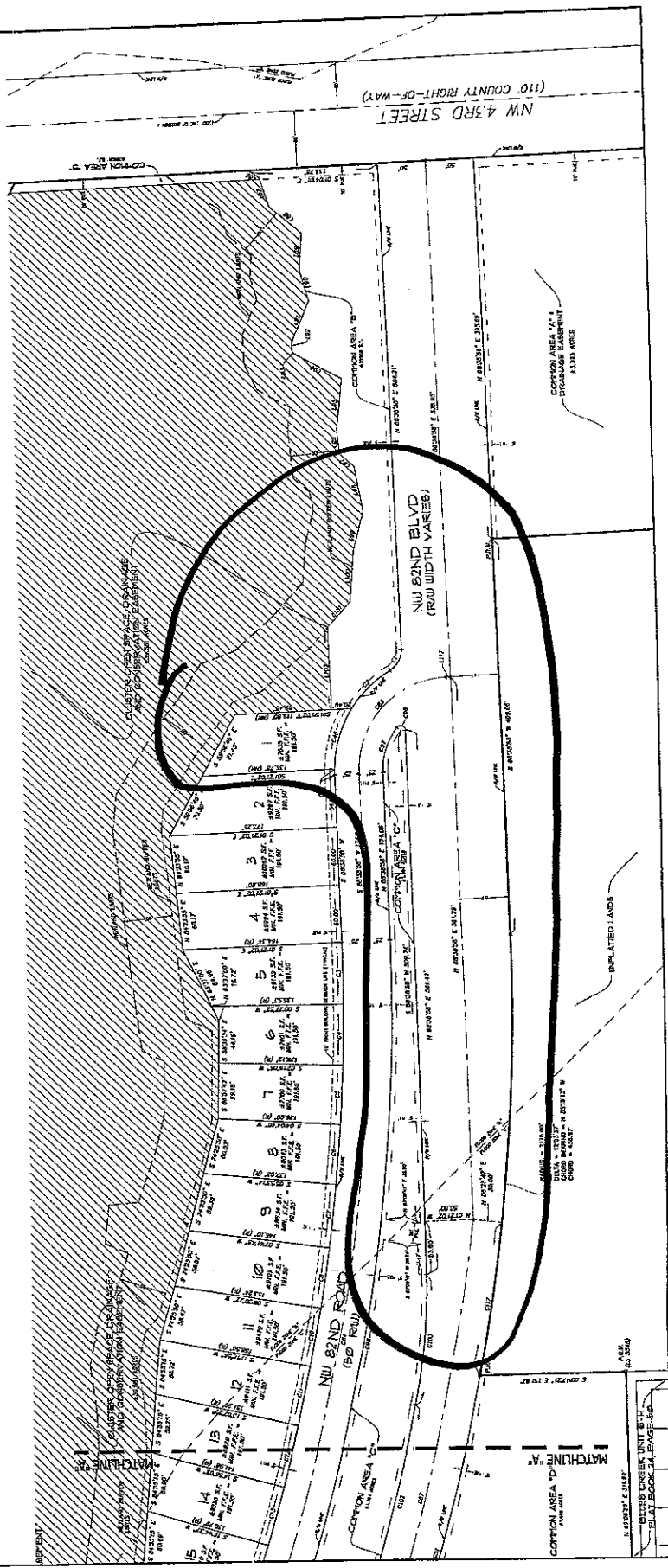
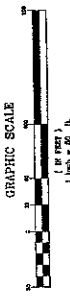
- LEGEND:**
- A - COTTON AREA "A"
  - B - COTTON AREA "B"
  - C - COTTON AREA "C"
  - D - COTTON AREA "D"
  - E - COTTON AREA "E"
  - F - COTTON AREA "F"
  - G - COTTON AREA "G"
  - H - COTTON AREA "H"
  - I - COTTON AREA "I"
  - J - COTTON AREA "J"
  - K - COTTON AREA "K"
  - L - COTTON AREA "L"
  - M - COTTON AREA "M"
  - N - COTTON AREA "N"
  - O - COTTON AREA "O"
  - P - COTTON AREA "P"
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  - T - COTTON AREA "T"
  - U - COTTON AREA "U"
  - V - COTTON AREA "V"
  - W - COTTON AREA "W"
  - X - COTTON AREA "X"
  - Y - COTTON AREA "Y"
  - Z - COTTON AREA "Z"

**BUILDING SETBACK REQUIREMENTS:**

SETBACK TYPE	REQUIREMENT
FRONT	10 FT.
REAR	5 FT.
SIDE	5 FT.

**AGREEMENT SIGNATURE SHEET:**

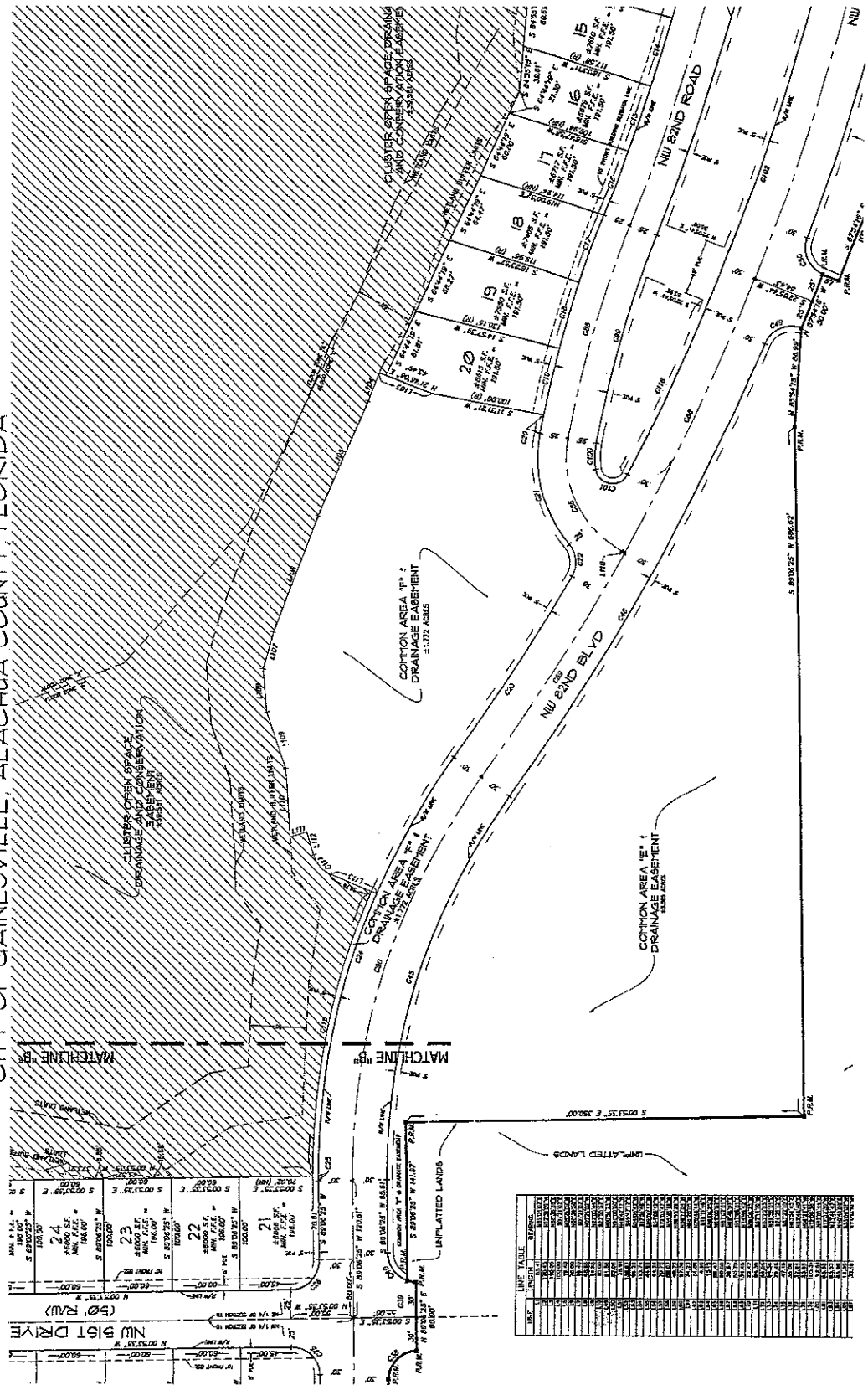
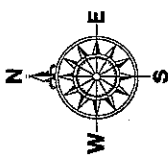
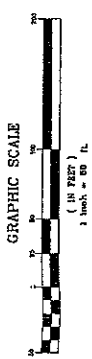
NO.	NAME	DATE
1		
2		
3		



MATCHLINE A-A  
 COTTON AREA "D"  
 UNPLATTED LANDS  
 MATCHLINE B-B  
 COTTON AREA "Z"

# KRYSTLE PINES CLUSTER SUBDIVISION PHASE I

LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE  
 CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



LOT	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL
15	10,000.00	0.23	2.30
16	10,000.00	0.23	2.30
17	10,000.00	0.23	2.30
18	10,000.00	0.23	2.30
19	10,000.00	0.23	2.30
20	10,000.00	0.23	2.30
21	10,000.00	0.23	2.30
22	10,000.00	0.23	2.30
23	10,000.00	0.23	2.30
24	10,000.00	0.23	2.30
<b>TOTAL</b>	<b>43,000.00</b>	<b>1.00</b>	<b>100.00</b>

LOT	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL
15	10,000.00	0.23	2.30
16	10,000.00	0.23	2.30
17	10,000.00	0.23	2.30
18	10,000.00	0.23	2.30
19	10,000.00	0.23	2.30
20	10,000.00	0.23	2.30
21	10,000.00	0.23	2.30
22	10,000.00	0.23	2.30
23	10,000.00	0.23	2.30
24	10,000.00	0.23	2.30
<b>TOTAL</b>	<b>43,000.00</b>	<b>1.00</b>	<b>100.00</b>



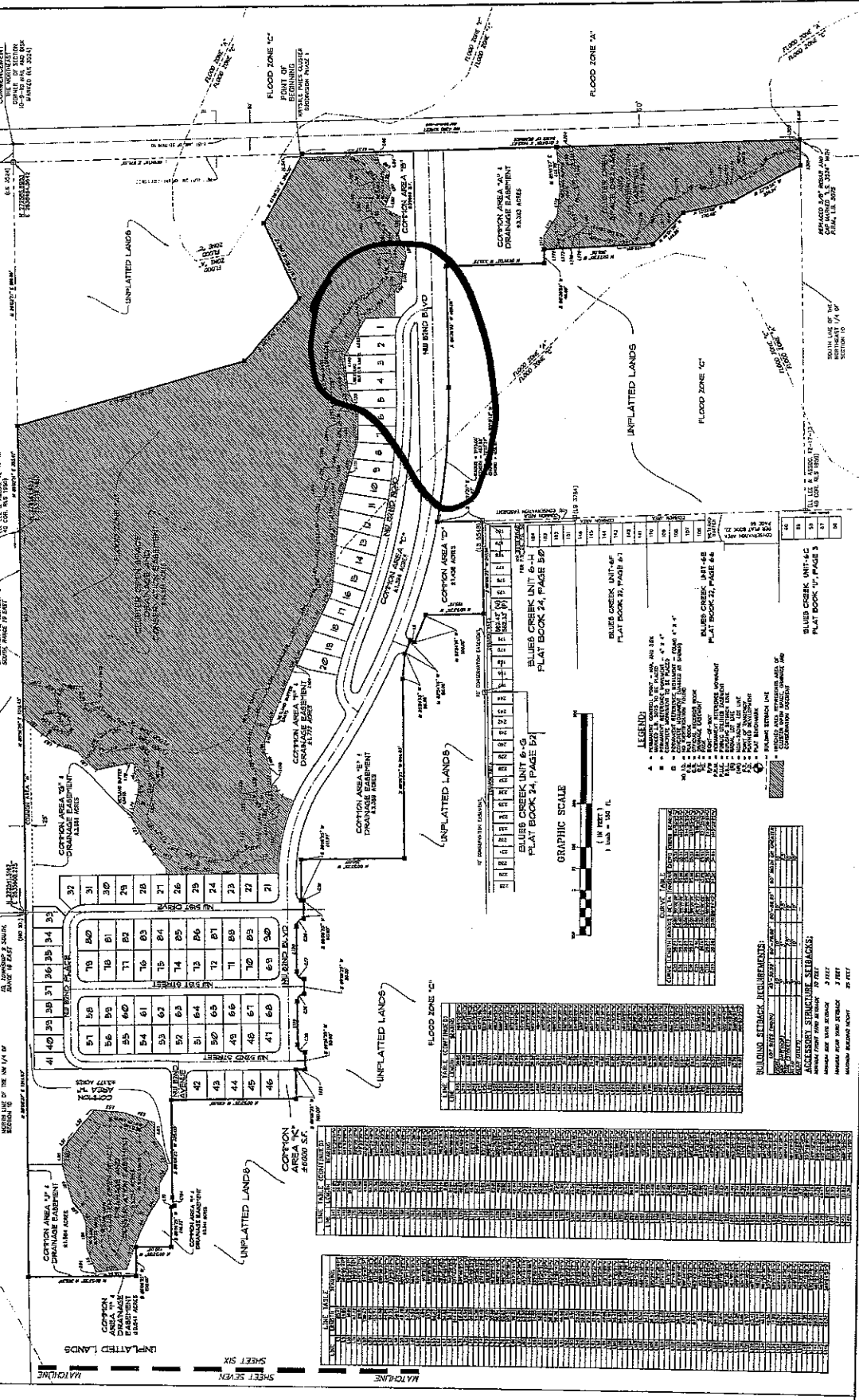
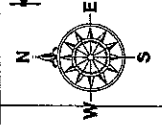


**CE** CUISSEBAUX & Ellington, Inc.  
Engineering • Surveying • Planning  
10000 W. BAYVIEW BLVD., SUITE 100  
MIAMI, FL 33156  
TEL: (305) 551-1100  
FAX: (305) 551-1101  
WWW.CEESURVEYING.COM

# KRYSTLE PINES CLUSTER SUBDIVISION PHASE I

LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN  
THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

## WETLAND DETAILS



PROPERTY CORNER OF THE NE 1/4 OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

41	40	39	38	37	36	35	34	33
32	31	30	29	28	27	26	25	24
23	22	21	20	19	18	17	16	15
14	13	12	11	10	9	8	7	6
5	4	3	2	1				

PROPERTY CORNER OF THE SW 1/4 OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

42	41	40	39	38	37	36	35	34
33	32	31	30	29	28	27	26	25
24	23	22	21	20	19	18	17	16
15	14	13	12	11	10	9	8	7
6	5	4	3	2	1			

PROPERTY CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

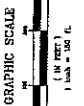
43	42	41	40	39	38	37	36	35
34	33	32	31	30	29	28	27	26
25	24	23	22	21	20	19	18	17
16	15	14	13	12	11	10	9	8
7	6	5	4	3	2	1		

PROPERTY CORNER OF THE SE 1/4 OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

44	43	42	41	40	39	38	37	36
35	34	33	32	31	30	29	28	27
26	25	24	23	22	21	20	19	18
17	16	15	14	13	12	11	10	9
8	7	6	5	4	3	2	1	

**LEGEND**

- ▲ WATER, 1/2" = 1' ON PLAN
- UNPLATTED LANDS
- ▨ COTTON AREA 1A - 1Z
- ▩ BLUE CREEK UNIT 1-6
- ▧ UNPLATTED LANDS
- ▦ UNPLATTED LANDS
- ▥ UNPLATTED LANDS
- ▤ UNPLATTED LANDS
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**BUILDING SETBACK REQUIREMENTS:**

SEE PLAT BOOK 24, PAGE 24

**ACCESSORY STRUCTURE SETBACKS:**

SEE PLAT BOOK 24, PAGE 24

**MINIMUM FRONT YARD SETBACK:** 10 FEET

**MINIMUM REAR YARD SETBACK:** 10 FEET

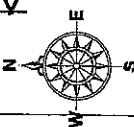
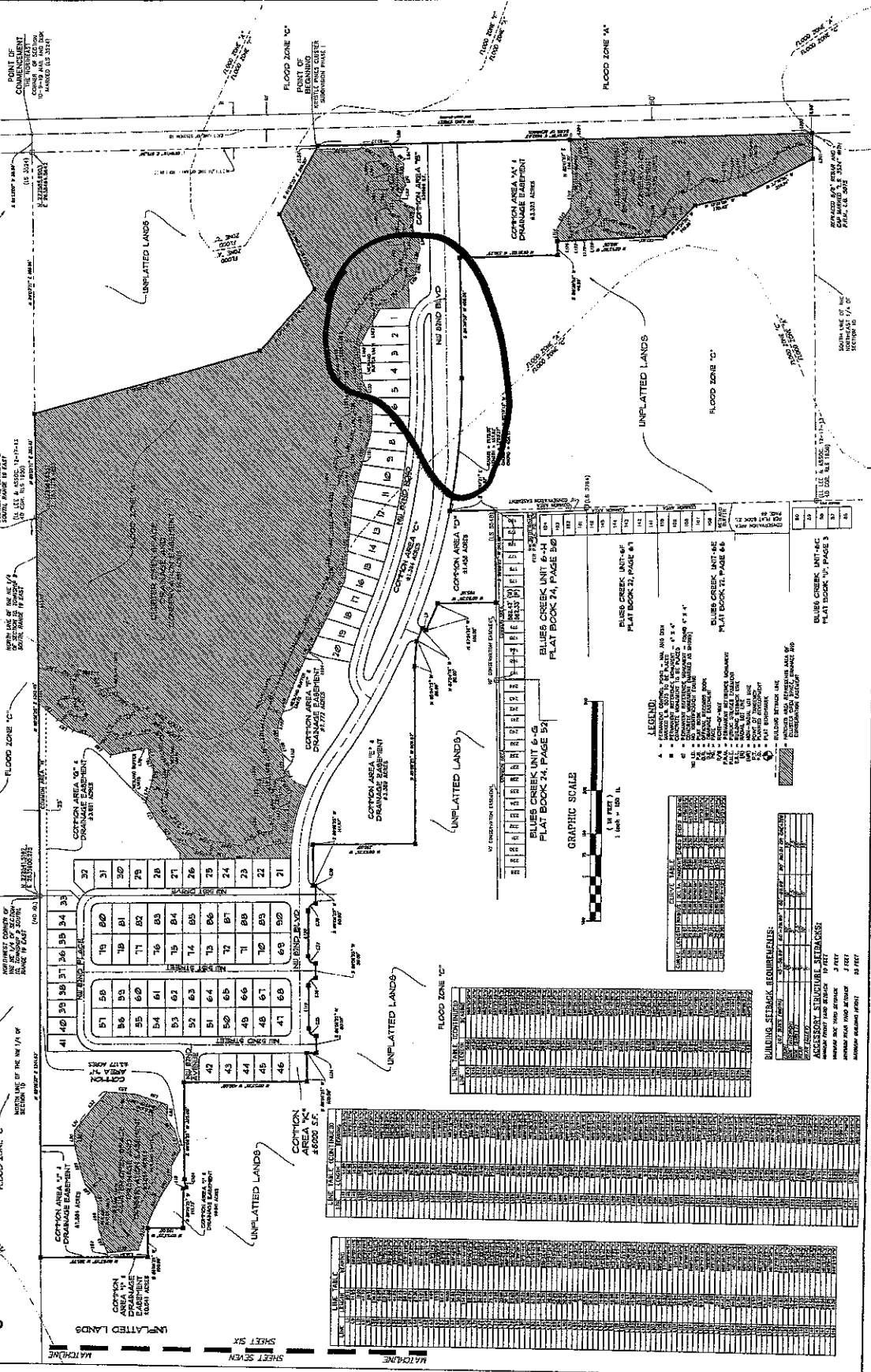
# KRYSTLE PINES CLUSTER SUBDIVISION PHASE I

LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN  
THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

PLAT BOOK --, PAGE --  
SHEET SIX OF SEVEN

CLAUSSON & BARNES, INC.  
Engineers • Surveyors • Planners  
1001 W. 1st St., Gainesville, Fla. 32601  
Phone: (352) 339-2100  
FAX: (352) 339-2101

## WETLAND DETAILS



41	40	39	38	37	36	35	34	33
51	50	49	48	47	46	45	44	43
56	55	54	53	52	51	50	49	48
55	54	53	52	51	50	49	48	47
54	53	52	51	50	49	48	47	46
53	52	51	50	49	48	47	46	45
52	51	50	49	48	47	46	45	44
51	50	49	48	47	46	45	44	43
50	49	48	47	46	45	44	43	42
49	48	47	46	45	44	43	42	41
48	47	46	45	44	43	42	41	40
47	46	45	44	43	42	41	40	39
46	45	44	43	42	41	40	39	38
45	44	43	42	41	40	39	38	37
44	43	42	41	40	39	38	37	36
43	42	41	40	39	38	37	36	35
42	41	40	39	38	37	36	35	34
41	40	39	38	37	36	35	34	33

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11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

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271	272	273	274	275	276	277	278	279	280
281	282	283	284	285	286	287	288	289	290
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301	302	303	304	305	306	307	308	309	310
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321	322	323	324	325	326	327	328	329	330
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361	362	363	364	365	366	367	368	369	370
371	372	373	374	375	376	377	378	379	380
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391	392	393	394	395	396	397	398	399	400

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411	412	413	414	415	416	417	418	419	420
421	422	423	424	425	426	427	428	429	430
431	432	433	434	435	436	437	438	439	440
441	442	443	444	445	446	447	448	449	450
451	452	453	454	455	456	457	458	459	460
461	462	463	464	465	466	467	468	469	470
471	472	473	474	475	476	477	478	479	480
481	482	483	484	485	486	487	488	489	490
491	492	493	494	495	496	497	498	499	500

**LEGEND:**

- A = FLOOD ZONE 'A'
- B = FLOOD ZONE 'B'
- C = FLOOD ZONE 'C'
- D = FLOOD ZONE 'D'
- E = FLOOD ZONE 'E'
- F = FLOOD ZONE 'F'
- G = FLOOD ZONE 'G'
- H = FLOOD ZONE 'H'
- I = FLOOD ZONE 'I'
- J = FLOOD ZONE 'J'
- K = FLOOD ZONE 'K'
- L = FLOOD ZONE 'L'
- M = FLOOD ZONE 'M'
- N = FLOOD ZONE 'N'
- O = FLOOD ZONE 'O'
- P = FLOOD ZONE 'P'
- Q = FLOOD ZONE 'Q'
- R = FLOOD ZONE 'R'
- S = FLOOD ZONE 'S'
- T = FLOOD ZONE 'T'
- U = FLOOD ZONE 'U'
- V = FLOOD ZONE 'V'
- W = FLOOD ZONE 'W'

**GRAPHIC SCALE**  
1 inch = 50 ft.

**BUILDING SETBACK REQUIREMENTS:**

SETBACK TYPE	MINIMUM SETBACK (FEET)
FRONT SETBACK	10 FEET
REAR SETBACK	5 FEET
SIDE SETBACK	5 FEET

**ACCESSORY STRUCTURE SETBACKS:**

SETBACK TYPE	MINIMUM SETBACK (FEET)
FRONT SETBACK	5 FEET
REAR SETBACK	3 FEET
SIDE SETBACK	3 FEET

**POINT OF BEGINNING:**

COMMENCEMENT OF THE LINE OF THE 1/4 SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

**UNPLATTED LANDS:**

COTTON AREA 'A' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'B' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'C' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'D' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'E' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'F' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'G' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'H' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'I' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'J' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'K' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'L' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'M' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'N' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'O' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'P' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'Q' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'R' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'S' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'T' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'U' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'V' - DRAINAGE BASIN 4339 ACRES

COTTON AREA 'W' - DRAINAGE BASIN 4339 ACRES



CITY OF GAINESVILLE  
CITY COMMISSION

**Quasi-Judicial Registration Form**

RE: Petition 122SUB-02DB, Causseaux & Ellington, Inc., agent for A. D. Weiss. Amended conditional final plat review for 90 lots at Krystle Pines Cluster Subdivision Phase I Located in the 8200 block of NW 43<sup>rd</sup> Street (west side). Zoned: RSF-1

2005 MAR 8 AM 10:15

And

Petition 122SUB-02DB, Causseaux & Ellington, Inc., agent for A. D. Weiss. Conditional Final plat review for 45 lots on 26.668 acres MOL Krystle Pines Cluster Subdivision Phase III. Located in the 8200 block of NW 43<sup>rd</sup> Street (west side) Zoned: RSF-1

CC Meeting date: March 14, 2005

Name: (please print) MIKE CRICCHIO

Address: 7931 NW 47 WAY GAINESVILLE, FL 32603

Telephone Number: 352.264.8004

Please indicate whether you are for or against this petition: FOR \_\_\_ or AGAINST  (mark "X")

Please indicate whether you are requesting a Formal Hearing: YES  or NO \_\_\_ (mark "X")

\* \* \* \* \*

Complete the following section of the form **only** if you are requesting a **formal** quasi-judicial hearing:

(Please refer to the enclosed Quasi-Judicial Hearing sheet contained in this mail-out for more information.)

As an affected person receiving notice of the public hearing on Petition 122SUB-02 DB, Krystle Pines Cluster Subdivision, Phase I, I hereby request that the City Commission conduct a formal quasi-judicial hearing as described above.

Signature: Mike Cricchio

This form and exhibits to be presented to the City Commission must be delivered to the Clerk of the Commission at least 7 days prior to the public hearing as stated in the notification letter sent to you. The Clerk of the Commission Office is located at City Hall, 1st floor, 200 East University Avenue, Gainesville, Florida. Forms may be mailed to the following address: Clerk of the Commission—Mail Station 19, Quasi-Judicial Hearing, Petition 122SUB-02 DB, P O. Box 490, Gainesville, Florida, 32602.

Attorney Information (If applicable):

Name: (please print) \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Telephone Number: \_\_\_\_\_