

RESOLUTION NO. 160634

A resolution of the City of Gainesville, Florida, approving the conditional final plat named “VILLAS AT BUCKRIDGE” located in the vicinity of the 4800 block of NW 27th Avenue, Gainesville, Florida, as more specifically described in this resolution; providing directions to the Clerk of the Commission; providing conditions and restrictions; and providing an immediate effective date.

WHEREAS, on November 22, 2016, the Development Review Board approved the design plat of the subject property with conditions (Petition No. DB-16-110-SUB); and

WHEREAS, on January 19, 2017, the City Commission approved the design plat in accordance with the City of Gainesville Land Development Code (Chapter 30 of the Code of Ordinances); and

WHEREAS, the owner of the proposed subdivision has requested the City Commission to accept and approve the conditional final plat as provided in Section 30-3.39 of the Land Development Code and in accordance with Chapter 177 of the Florida Statutes; and

WHEREAS, the City Commission finds that the conditional final plat described herein is consistent with the City of Gainesville Comprehensive Plan.

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

SECTION 1. The conditional final plat of “VILLAS AT BUCKRIDGE” is accepted and approved by the City Commission on the property lying in the City of Gainesville, Alachua County, Florida, that is described in **Exhibit A** attached hereto and made a part hereof as if set forth in full.

SECTION 2. The owner/subdivider of the plat shall fully complete all subdivision improvements, as shown on the plat and as required by Section 30-3.38 and Section 30-6.6 of the

Land Development Code, within two years of the effective date of this resolution in full accordance with approved plans and specifications and the ordinances of the City of Gainesville.

SECTION 3. The “VILLAS AT BUCKRIDGE” conditional final plat shall not be recorded, but shall be retained by the Clerk of the Commission until the City Manager has certified that all required subdivision 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 the dedicator has clear fee title to the property to be dedicated to the public with no liens or possibilities of liens, the City shall approve the final plat and accept the dedication of any publically-dedicated portions as shown on the approved plat, and the owner/subdivider shall record the plat and provide copies as specified in Section 30-3.37 of the Land Development Code.

SECTION 4. No building permits shall be issued on the property within the boundaries of the approved conditional final plat until such plat has been approved and accepted by the City Commission in accordance with Section 3 of this resolution and recorded in the public records of Alachua County, Florida.

SECTION 5. During the owner/subdivider’s construction of the required subdivision improvements, the owner/subdivider may have this conditional final plat converted to a recordable final plat in accordance with the Land Development Code, provided the owner/subdivider posts a bond or other such security for the cost of the uncompleted subdivision improvements in accordance with Section 30-3.39 of the Land Development Code and provided that all other requirements and conditions of the Land Development Code applicable to final plat

acceptance have been met.

SECTION 6. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 19th of December 2017.



LAUREN POE
MAYOR

Attest:

Approved as to form and legality:



CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

THE WEST HALF OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT:

THE NORTH 147 1/2 FEET OF THE EAST 147 1/2 FEET THEREOF.

THE ABOVE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 51 OF SUBDIVISION OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 55 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 44 MINUTES, 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 184.39 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 147.33 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES, 09 SECONDS EAST, A DISTANCE OF 147.44 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID LOT 51; THENCE SOUTH 00 DEGREES, 17 MINUTES, 41 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 515.24 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 51; THENCE NORTH 89 DEGREES, 30 MINUTES, 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE NORTH 00 DEGREES, 15 MINUTES, 49 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 51, A DISTANCE OF 661.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 51 AND THE POINT OF BEGINNING.

Exhibit "A" to Resolution No. 160634