

RESOLUTION NO. 170127

PASSED August 3, 2107

A resolution of the City of Gainesville, Florida, approving the conditional final plat named "TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE" located in the vicinity of the 3100 block of NW 24th Street, 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 January 11, 2001, the Development Review Board approved the design plat of the subject property with conditions (Petition No. 183SUB-00 DB); and

WHEREAS, on February 12, 2001, the City Commission approved the design plat in accordance with Section 30-183 of 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 30-186(e) 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 "TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE" is accepted and approved 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 owner/subdivider of the plat shall fully complete all subdivision

improvements, as shown on the plat and required by Section 30-188 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 “TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE” 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 to be dedicated to the public, and that the dedicator(s) have clear fee title thereto, the City shall approve such 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 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 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 improvements in accordance with Section 30-186 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 will be effective immediately upon adoption.

PASSED AND ADOPTED this 3rd day of August, 2017.



LAUREN POE
MAYOR

Attest:



KURT LANNON
CLERK OF THE COMMISSION

Approved as to form and legality:



NICOLLE M. SHALLEY
CITY ATTORNEY

A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TOWNSEND, A PLANNED DEVELOPMENT, PHASE ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 89, 90 AND 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF NW 31ST AVENUE (COUNTY ROAD NO. 232-A) (100' RIGHT OF WAY); SAID RIGHT OF WAY LINE BEING 50.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NE 1/4 AND RUN THENCE NORTHERLY AND WESTERLY, ALONG THE WEST BOUNDARY OF SAID TOWNSEND, PHASE ONE, THROUGH THE FOLLOWING 8 COURSES AND DISTANCES:

1) NORTH 00°42'31" WEST, 185.73 FEET 2) NORTH 89°17'29" EAST, 11.00 FEET 3) NORTH 00°42'31" WEST, 118.41 FEET 4) SOUTH 89°17'29" WEST, 150.00 FEET 5) NORTH 00°42'31" WEST, 47.00 FEET 6) NORTH 89°17'29" EAST, 6.00 FEET 7) NORTH 00°42'31" WEST, 300.16 FEET 8) SOUTH 89°17'29" WEST, 80.00 FEET TO A PERMANENT REFERENCE MONUMENT (LB 2389) ON SAID WEST BOUNDARY, LYING 24 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 27 OF SAID TOWNSEND, PHASE ONE; THENCE CONTINUE SOUTH 89°17'29" WEST, 5.00 FEET; THENCE SOUTH 00°42'31" EAST, 74.62 FEET; THENCE SOUTH 89°17'29" WEST, 46.00 FEET; THENCE NORTH 00°42'31" WEST, 18.00 FEET; THENCE SOUTH 89°17'29" WEST, 106.00 FEET TO A POINT ON THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2179, PAGE 1684 ET SEQ. OF SAID PUBLIC RECORDS AND THE EAST BOUNDARY OF PALM GROVE PHASE 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE 47 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°42'31" EAST, ALONG SAID EAST BOUNDARY, 590.00 FEET TO A FOUND 3" X 3" CONCRETE MONUMENT (PLS 4788) AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND (O.R. 2179, PG. 1684) SAID CONCRETE MONUMENT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NW 31ST AVENUE; THENCE SOUTH 89°59'04" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 370.03 FEET TO THE POINT OF BEGINNING.