

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

980294

PASSED \_\_\_\_\_

A Resolution approving the final plat of "Breckenridge Cluster Subdivision", located in the vicinity of Northwest 37<sup>th</sup> Terrace and Northwest 39<sup>th</sup> Avenue, north side of the road; and providing an immediate effective date.

WHEREAS, the City Plan Board approved the design plat of "Breckenridge Cluster Subdivision" on July, 9, 1998, and

WHEREAS, the owner of the plat has submitted a final plat which conforms to the design plat as approved by the City Commission on August 10, 1998, and which incorporates all modifications and revisions specified in such approval; and

WHEREAS, the owner of the proposed subdivision has requested the City Commission to accept and approve the final plat as provided in Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida; and

WHEREAS, the City Commission finds that the final plat described herein is consistent with the City of Gainesville 1991-2001 Comprehensive Plan.

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

Section 1. The plat of "Breckenridge Cluster Subdivision" 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 Clerk of the Commission is authorized and directed to affix his signature to the record plat on behalf of the City Commission and accept the dedication of the easements as shown on the plat.

Section 3. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
MAYOR

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
KURT LANNON,  
CLERK OF THE COMMISSION

\_\_\_\_\_  
MARION J. RADSON, CITY ATTORNEY

MJR/afm  
01/04/99

## EXHIBIT "A"

A parcel of land situated in the southeast quarter (1/4) of Section 23, Township 9 South, Range 19 East, Alachua County, Florida being more particularly described as follows:

Commence at the southeast corner of Section 23, Township 9 South, Range 19 East; thence run South 89 deg. 12 min. 38 sec. West along the centerline of State Road No. 222 (Northwest 39th Avenue), a distance of 1902.39 feet to a Florida Department of Transportation Plate marking the Point of Intersection of said centerline; thence run South 89 deg. 10 min. 44 sec. West, continuing along said centerline, a distance of 303.27 feet; thence run North 01 deg. 05 min. 16 sec. West, a distance of 50.00 feet to a rebar and cap (P.L.S. No. 4788) on the North right-of-way line of said State Road No. 222 and the Point of Beginning; thence continue North 01 deg. 05 min. 16 sec. West along the East line of that certain parcel of land as described in Official Records Book 1933, page 361 of the Public Records of Alachua County, Florida, a distance of 578.74 feet to a 1 inch iron pipe at the northeast corner of said certain parcel; thence run North 89 deg. 34 min. 23 sec. East along an extension of and the South line of that certain parcel of land as recorded in Official Records Book 1620, page 1580 of said Public Records, a distance of 175.77 feet to a 1 inch iron pipe at the southeast corner thereof; thence run North 01 deg. 01 min. 31 sec. West along the East line of said certain parcel and the East line of those certain parcels described in Official Records Book 1689, page 488 and Official Records Book 2021, page 2112 of said Public Records respectively, a distance of 691.79 feet to a concrete monument (P.L.S. No. 4788) at the northeast corner of said parcel per Official Records Book 2021, page 2112; thence run North 88 deg. 48 min. 50 sec. East, a distance of 242.80 feet to a Sandstone Monument at the northwest corner of "Wimberly Estates - Myricks Addition" as per Plat Book "F", page 20 of said Public Records; thence run South 01 deg. 04 min. 35 sec. East along the West line of said "Wimberly Estates", a distance of 1270.94 feet to a rebar and cap (P.L.S. No. 4788) on the aforementioned North right-of-way line of State Road No. 222; thence run South 89 deg. 12 min. 38 sec. West along said North right-of-way line, a distance of 115.61 feet to a Florida Department of Transportation rebar and cap at the Point of Intersection; thence run South 89 deg. 10 min. 44 sec. West, continuing along said North right-of-way line, a distance of 303.46 feet to the Point of Beginning.



**Breckenridge Cluster Subdivision (B)**

980294 (Quasi-Judicial) Petition 119SUB-98 DB. Eng, Denman and Associates, Inc., agent for Daisy B. Jones. Design Plat approval of Breckenridge Cluster Subdivision, 30 lots on approximately 9.43 acres. Located in the vicinity of NW 36th Terrace and NW 39th Avenue, north side of street. Zoned: RSF-1. *Planning Manager Ralph Hilliard gave a presentation.*

*Petitioner Agent Ralph Eng gave a presentation.*

*Chair P. DeLaney recognized Attorney Ron Carpenter who spoke to the matter.*

*AMENDMENT: Add to the end of Condition 8 as follows: Require Petitioner to provide or allow a five (5) foot pedestrian access easement in the public utility easement, the use be conditioned upon a reciprocal agreement with Capri Subdivision; however, if Capri Subdivision disagrees, the requirement remains.*

**Recommendation** *Development Review Board to City Commission - The City Commission approve Petition 119SUB-98DB with amended staff conditions (see below). DRB vote 6-0.*

*The Development Review Board's conditions were those of staff with the following changes: Change of Condition 2 to allow a 25-foot rear building setback instead of the staff-recommended 29 feet on Lots 28, 29 and 30; change Condition 7 to require a sidewalk along one side of the private street; and clarify that Condition 8 is a recommendation only.*

*Staff to Development Review Board - The Design Plat is approvable with conditions.*

**A motion was made by Commissioner Sande Calkins, seconded by Commissioner Edward L. Jennings, Sr., that this matter be Approved, as recommended, with amended conditions(Petition). The motion Carried unanimously.**

**Scheduled Evening Agenda Items**



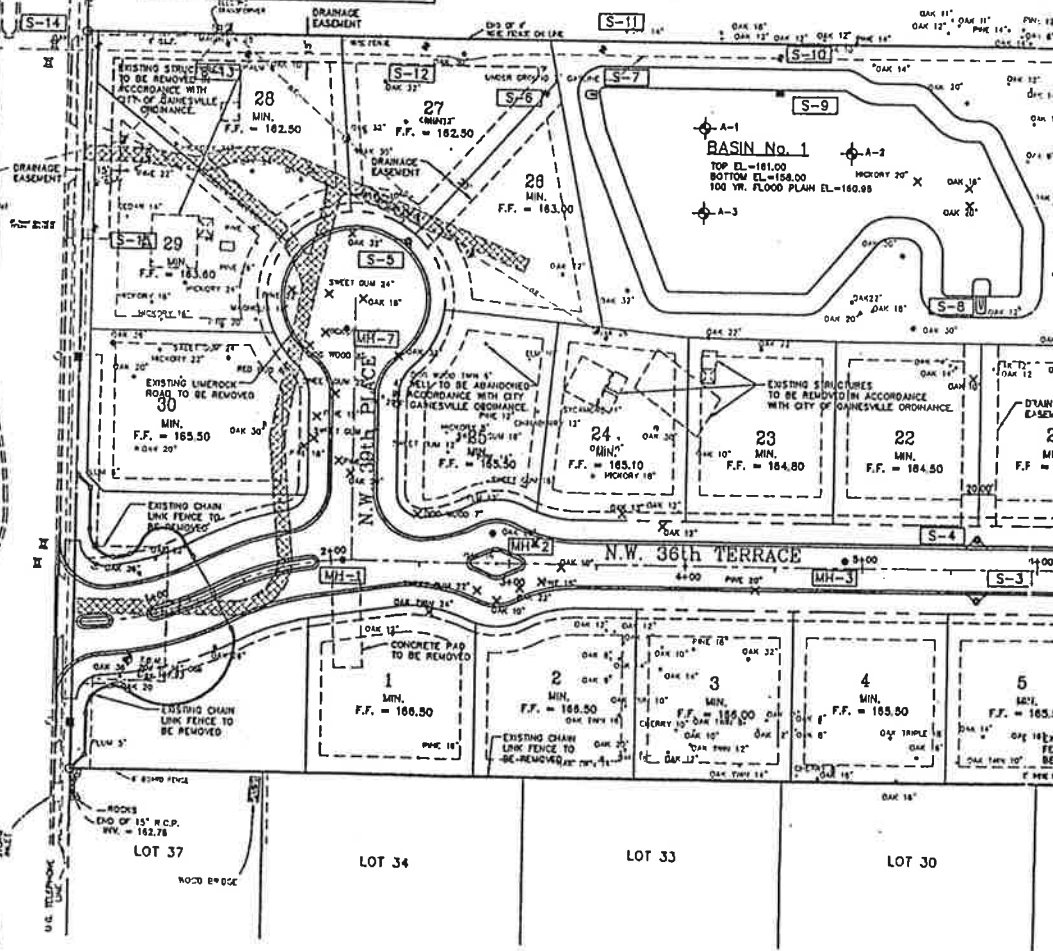


SCALE: 1" = 50'

TAX # 6074  
1933/361

NOTE  
REMOVAL AND/OR RELOCATION OF  
EXISTING OVERHEAD POWERLINES  
AND POLES TO BE COORDINATED  
WITH GRU

STATE ROAD NO. 222 (N.W. 39th AVE.)  
(107' R/W)



BASIN No. 1  
TOP EL.=181.00  
BOTTOM EL.=158.00  
100 YR. FLOOD PLAIN EL.=160.98

GENERAL NOTES

1. ALL ROADWAY DIMENSIONS AND RADI ARE MEASURED FROM EDGE OF PAVEMENT
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH G.R.U. ELECTRIC ENGINEERING DEPARTMENT.
4. SEE RECORD PLAT FOR BEARING AND DIMENSIONS OF ROADS AND SETBACK LINES.
5. TREE LOCATION PROVIDED BY OWNER.

LEGEND

- PROPOSED CONTOUR
- - - EXISTING CONTOUR
- 161.34 PROPOSED SPOT ELEVATION
- A-1 APPROXIMATE SOIL BORING LOCATION
- X 20' MIN. EXISTING TREE TO BE REMOVED
- 16' EXISTING TREE TO REMAIN

Jan 30, 1998 1 08:05:54 - WSDN







