

RESOLUTION DR-21-18

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR SPRINGHILLS SW QUADRANT FOR A MAXIMUM OF 149 RESIDENTIAL UNITS AND MAXIMUM OF 455,000 SF OF LIGHT INDUSTRIAL, OFFICE AND WAREHOUSING ON APPROXIMATELY 116 ACRES IN THE R-2, AP, BW, ML, AND C-1 ZONING DISTRICTS WITH FUTURE LAND USE DESIGNATIONS OF MEDIUM DENSITY RESIDENTIAL, OFFICE, WAREHOUSE/DISTRIBUTION, LIGHT INDUSTRIAL, AND CONSERVATION ON APPROXIMATELY 116.0 ACRES LOCATED SOUTH OF NW 39TH AVE AND BETWEEN NW 98TH STREET AND I-75 ON TAX PARCEL NUMBERS 06233-014-006, 06233-014-005, 06233-014-007, and 06233-000-000

WHEREAS, pursuant to Unified Land Development Code Section 402.44, the Alachua County Board of County Commissioners considered this Preliminary Development Plan at its regular meeting of May 25, 2021,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Preliminary Development Plan Application 2021020103, a request by eda engineers-surveyors-planners, inc., agent for Yadda Property Holdings LLC and NREP Gardens LLC for a development that will have a maximum of 149 residential units and a maximum of 455,000 sf of light industrial, office and warehousing on approximately 116 acres located south of NW 39th Ave and between NW 98th Street and I-75 on Tax Parcel numbers 06233-014-006, 06233-014-005, 06233-014-007, and 06233-000-000 as shown on Exhibit A is hereby found to be consistent with the approved Alachua County

Comprehensive Plan and Unified Land Development Code as outlined in the Staff Report. An approved Preliminary Development Plan or phase of a development plan shall expire pursuant to ULDC 402.74 *Time Limitation for Expiration of Development Plans*. This Preliminary Development Plan is hereby approved with the following condition:

1. The proposed sidewalk along NW 98th Street is shown within existing right-of-way. An additional right-of-way dedication may be required to provide a safe and correctly engineered facility at Final Development Plan. During Final Development Review, portions of the sidewalk within the Conservation Management Area may be covered by a Public Access Easement rather than dedication of right-of-way.

DULY ADOPTED in regular session this 25th Day of May, 2021.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

Ken Cornell, Chair

ATTEST:

J.K. "Jess" Irby, Esq.

APPROVED AS TO FORM

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL

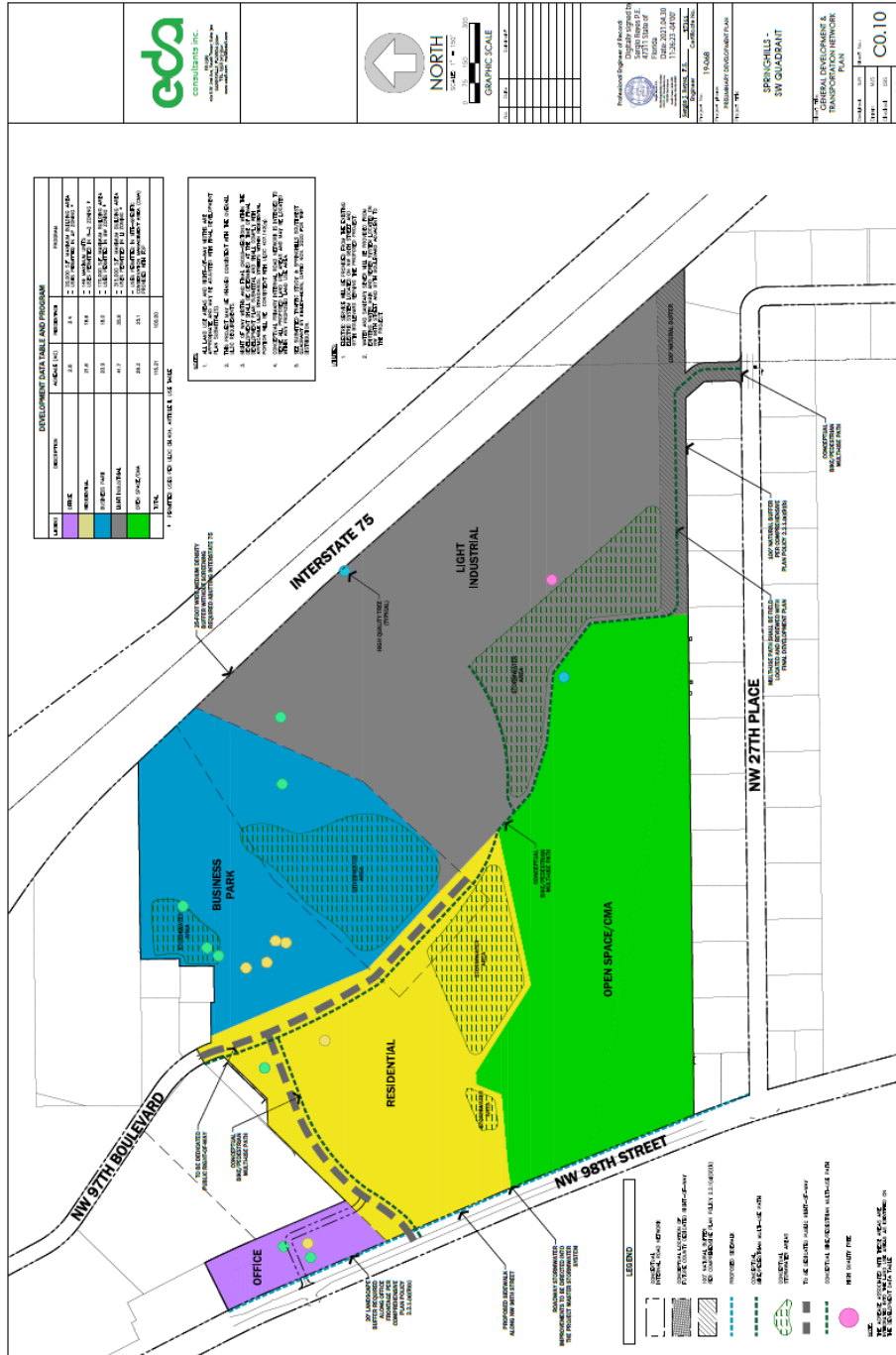
AS TO CORRECTNESS

Department of Growth Management

Authorized Designee

DRAFT

EXHIBIT A



LEGAL DESCRIPTION

TRACT 7 (SW.2)

PARCEL 1 - FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 04°50'33", AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH 82°56'23" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 80°31'06" WEST, ALONG SAID NORTH LINE, 102.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°05'54", AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH 50°25'57" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00°42'30", AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH 01°01'45" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°31'31", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH 05°05'15" EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH 86°51'40" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2 - EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR UTILITIES AS CONTAINED IN EASEMENT DATED MARCH 26, 1991, AND RECORDED IN OR BOOK 1835, PAGE 2141 IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 3 - EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR DRAINAGE AND INGRESS/EGRESS AS CONTAINED IN DECLARATION OF CROSS EASEMENTS,

RESTRICTIONS, CONDITIONS, COVENANTS AND PARTIAL ASSIGNMENT DATED AS OF FEBRUARY 8, 2006, AND RECORDED FEBRUARY 9, 2006, IN O.R. BOOK 3312, PAGE 1018, IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL 4 - EASEMENT:

TOGETHER WITH THAT EASEMENT FOR INGRESS AND EGRESS FROM SPRING HILL INVESTMENTS, INC. TO PR GAINESVILLE LIMITED PARTNERSHIP RECORDED FEBRUARY 9, 2006, IN O.R. BOOK 3312, PAGE 975, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

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