

## **RESOLUTION DR-22-50**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR LULLWATER TRADITIONAL NEIGHBORHOOD DEVELOPMENT FOR 298 MULTI-FAMILY UNITS AND 24,900 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS IN THE RESIDENTIAL SINGLE FAMILY (R-2A) ZONING DISTRICT WITH THE FUTURE LAND USE DESIGNATION OF MEDIUM HIGH DENSITY (>8 TO 14 DWELLING UNITS PER ACRE) ON APPROXIMATELY 25.64 ACRES LOCATED AT 1404 FORT CLARKE BLVD ON TAX PARCEL NUMBER 06326-001-000*

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 October 25, 2022.

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

Preliminary Development Plan Project 2020021701, a request by JBPro, Inc., agents for Lullwater at Fort Clarke TND for 298 multi-family units and 24,900 sq. ft. of non-residential development with associated infrastructure improvements on approximately 25.64 acres on tax parcel number 06326-001-000 at 1404 Fort Clarke Boulevard 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 and is hereby approved.

DULY ADOPTED in regular session this 25<sup>th</sup> Day of October, 2022.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Marihelen Wheeler, Chair

ATTEST:

\_\_\_\_\_  
J. K. "Jess" Irby, Esq. Clerk

APPROVED AS TO FORM

(SEAL)

\_\_\_\_\_  
Alachua County Attorney

DEPARTMENT APPROVAL  
AS TO CORRECTNESS

\_\_\_\_\_  
Department of Growth Management  
Authorized Designee

## EXHIBIT A

LEGAL DESCRIPTION PER TITLE COMMITMENT: NCS-971147-ATL

A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 09 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF "EAGLE POINT CLUSTER SUBDIVISION PHASE III" AS RECORDED IN PLAT BOOK "U", PAGE 27 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°59'00" WEST, ALONG THE NORTH LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE III", A DISTANCE OF 1014.86 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE III" AND BEING ON THE EAST LINE OF "EAGLE POINT CLUSTER SUBDIVISION PHASE II" AS RECORDED IN PLAT BOOK "T", PAGE 54 OF SAID PUBLIC RECORDS; THENCE NORTH 00°01'48" WEST, ALONG THE EAST LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE II", A DISTANCE OF 71.42 FEET TO A 4"X4" CONCRETE MONUMENT (PLS 4258) MARKING THE NORTHEAST CORNER OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE II" AND BEING THE SOUTHEAST CORNER OF "EAGLE POINT CLUSTER SUBDIVISION PHASE I" AS RECORDED IN PLAT BOOK "S", PAGES 74-75 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 00°01'48" WEST, ALONG THE EAST LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE I", A DISTANCE OF 1185.52 FEET TO A 4"X4" CONCRETE MONUMENT (PLS 4258) MARKING THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE LEAVING SAID EAST LINE OF "EAGLE POINT CLUSTER SUBDIVISION PHASE I", RUN THENCE SOUTH 89°38'18" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 595.48 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) MARKING THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF FORT CLARKE BOULEVARD (100 FOOT WIDE RIGHT-OF-WAY) AND BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 39°16'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°38'23" EAST, 1249.84 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FORT CLARKE BOULEVARD, AN ARC DISTANCE OF 1274.64 FEET TO A 5/8" REBAR & CAP (LB 3759) AND THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'52" WEST, A DISTANCE OF 75.75 FEET TO THE POINT OF BEGINNING. CONTAINING 25.64 ACRES, MORE OR LESS.

DRAFT

