

RESOLUTION DR-22-47

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR JONESVILLE BUSINESS PARK PLANNED DEVELOPMENT AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT FOR 554 MULTI-FAMILY UNITS, 10,000 SQ. FT. OF NON-RESIDENTIAL DEVELOPMENT, AND 166 GROUP HOUSING UNITS, IN THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH THE FUTURE LAND USE DESIGNATION OF OFFICE/BUSINESS PARK IN THE JONESVILLE ACTIVITY CENTER ON APPROXIMATELY 68.20 ACRES LOCATED IN THE 300 THROUGH 700 BLOCKS EAST OF NW 143RD STREET AND NORTH OF NW 2ND LANE ON TAX PARCEL NUMBERS 04341-001-010, 04341-001-005, 04341-002-000, AND 04341-002-001

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 11, 2022.

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

Preliminary Development Plan Project DR22-000001, a request by JBPro, Inc., agents for Jonesville Business Park PD & TND for 554 multi-family units, 10,000 sq. ft. of non-residential development, and 166 group housing units, on approximately 68.20 acres on tax parcel numbers 04341-001-010, 04341-001-005, 04341-002-000, and 04341-002-001 in the 300 through 700 blocks east of NW 143rd Street and north of NW 2nd Lane 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 11th 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

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT WITH DISK STAMPED "LB 509" AT THE NORTHEAST CORNER OF SAID SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SECTION 3 A DISTANCE OF 506.95 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PSM 5469" MARKING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2387 PAGE 342; THENCE, SOUTH 00 DEGREES 23 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 509.55 FEET TO A 1 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE, SOUTH 89 DEGREES 42 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 289.94 FEET TO A 1/2 IRON ROD WITH CAP STAMPED "LB 5469" MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE, NORTH 89 DEGREES 29 MINUTES 40 SECONDS WEST A DISTANCE OF 10.05 FEET TO A 1/2" IRON ROD; THENCE, SOUTH 00 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 422.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "LB 2389" ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 2ND LANE; THENCE, SOUTH 88 DEGREES 55 MINUTES 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1655.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "PSM 5469"; THENCE, NORTH 00 DEGREES 31 MINUTES 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY DISTANCE OF 10.21 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1658 PAGE 2500; THENCE, LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 01 DEGREES 08 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 208.89 FEET TO A 4 INCH BY 4 INCH CONCRETE

MONUMENT WITH DISK STAMPED "PCP 3456" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE, SOUTH 88 DEGREES 50 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 210.51 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID LANDS AND LYING ON THE EAST RIGHT-OF-WAY OF NORTHWEST 143RD STREET; THENCE CONTINUE ALONG SAID RIGHT OF WAY THROUGH A NON-TANGENTIAL CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 11465.23 FEET, A CORD BEARING OF NORTH 01 DEGREES 09 MINUTES 28 SECONDS WEST, A CHORD LENGTH OF 168.81 FEET, AND AN ARC LENGTH OF 168.81 FEET, TO A 5/8" IRON ROD WITH CAP STAMPED "JBPRO LB 8031"; THENCE, NORTH 00 DEGREES 45 MINUTES 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1071.05 FEET TO A 5/8 IRON ROD WITH CAP STAMPED "JBPRO LB 8031"; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89 DEGREES 32 MINUTES 48 SECONDS EAST A DISTANCE OF 2175.86 FEET TO THE POINT OF BEGINNING; CONTAINING 65.20 ACRES MORE OR LESS

