

RESOLUTION DR-14-10

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR NEWBERRY ROAD & 122ND STREET TRADITIONAL NEIGHBORHOOD DEVELOPMENT FOR A MAXIMUM OF 150,000 SQUARE FEET OF NON-RESIDENTIAL USES AND A MAXIMUM OF 300 RESIDENTIAL UNITS ON APPROXIMATELY 30.96 ACRES; LOCATED ON TAX PARCEL NUMBERS 04322-001-000, 04322-002-000, 04322-003-000, 04322-006-004 AND 04322-006-005 ON THE SOUTH SIDE OF WEST NEWBERRY ROAD IN THE 12000 BLOCK WITH A FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL AND SINGLE FAMILY RESIDENTIAL (R-1A) ZONING DISTRICT.

WHEREAS, pursuant to Unified Land Development Code Chapter 402, Article 19 and Section 402.44, the Alachua County Board of County Commissioners considered this Preliminary Development Plan at its regular meeting of April 22, 2014;

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

Preliminary Development Plan Application 2012101002_P, a request by Causseaux, Hewett & Walpole, Inc., agents for Parkwood Alachua Land Investments, University of Florida Foundation, Inc., Marrietta Flage Trustee and Lagrassee & Lagrassee, for a Traditional Neighborhood Development to consist of a maximum of 150,000 sf non-residential uses and a maximum of 300 residential units on approximately 30.96 acres located on the south side of West Newberry Road in the 12000 block on Tax Parcel Numbers 04322-001-000, 04322-002-000, 04322-003-000, 04322-006-004 and 04322-006-005 as shown on Exhibit A, is hereby approved with the following condition:

1. Improvements shown in the State Road 26 and Northwest 122nd rights-of-way are conceptual. Final lane configurations will be determined during final development plan review subject to a full and complete operational analysis.

DULY ADOPTED in regular session this 22nd Day of April.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

Lee Pinkoson, Chair

ATTEST:

J. K. Irby, Clerk


APPROVED AS TO FORM

(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS



Department of Growth Management

Authorized Designee

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL "A" O.R. BOOK 3152, PAGE 490
 COMMENCE AT THE SW CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (N 1/2 OF SW 1/4 OF NW 1/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°21'42" EAST 150 FEET; THENCE RUN NORTH 00°46'04" EAST 938.10 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE NORTH 00°46'04" EAST 213.81 FEET; THENCE RUN SOUTH 89°29'34" EAST 480.00 FEET; THENCE RUN SOUTH 89°29'04" EAST, 535.67 FEET; THENCE RUN SOUTH 00°46'54" WEST 215.16 FEET TO A POINT; THENCE RUN NORTH 89°24'42" WEST, 1015.61 FEET TO THE POINT OF BEGINNING

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS; THAT PORTION OF THE WEST 150 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, THAT LIES BETWEEN THE ABOVE DESCRIBED PROPERTY AND COUNTY ROAD NO. SW-23.

PARCEL "B" O.R. BOOK 3152, PAGE 493
 COMMENCE AT THE SW CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (N 1/2 OF SW 1/4 OF NW 1/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°21'42" EAST 150 FEET; THENCE RUN NORTH 00°46'04" EAST 723.59 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE NORTH 00°46'04" EAST 214.51 FEET; THENCE RUN SOUTH 89°24'42" EAST 1015.61 FEET; THENCE RUN SOUTH 00°46'54" WEST 214.51 FEET TO A POINT; THENCE RUN NORTH 89°24'42" WEST, 1015.56 FEET TO THE POINT OF BEGINNING

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS; THAT PORTION OF THE WEST 150 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, THAT LIES BETWEEN THE ABOVE DESCRIBED PROPERTY AND COUNTY ROAD NO. SW-23.

PARCEL "C" O.R. BOOK 3731, PAGE 815
 NORTH 840 FEET OF THE WEST 630 FEET OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, EXCEPT FOR ANY PORTION THEREOF IN THE RIGHT OF WAY OF STATE ROAD NO. 26 AND COUNTY ROAD NO. SW-23 AND FURTHER EXCEPTING THEREFROM THE INTEREST OF THE CITY OF GAINESVILLE, A MUNICIPAL CORPORATION, THE THE WEST 150 FEET OF THE ABOVE DESCRIBED PROPERTY AS ACQUIRED IN CASE NO. 73-1672CA IN THE CIRCUIT COURT OF FLORIDA, EIGHT JUDICIAL CIRCUIT, IN AND FOR ALACHUA COUNTY, FLORIDA, BUT INCLUDING ALL RIGHTS OF THE SAID PARTY OF THE FIRST PART IN AND TO SAID WEST 150 FEET AS PROVIDED AND RESERVED IN SAID CASE NO. 73-1672, AS RECITED IN OFFICIAL RECORDS BOOK 1938, PAGE 946 AND OFFICIAL RECORDS BOOK 1957, PAGE 1328; BOTH OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL "D" O.R. BOOK 3824, PAGE 321
 COMMENCE AT THE NORTHWEST CORNER OF SECTION ONE (1), TOWNSHIP TEN (10) SOUTH, RANGE EIGHTEEN (18) EAST THENCE SOUTH 89°43'04" EAST ALONG THE NORTH LINE OF SAID SECTION 1, 973.50 FEET; THENCE SOUTH 00°34'56" WEST, 51.60 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 26 AND THE POINT OF BEGINNING; FROM POINT OF BEGINNING RUN NORTH 89°43'04" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY 343.50 FEET; THENCE SOUTH 00°34'56" WEST 788.40 FEET; THENCE SOUTH 89°37'04" EAST 347.00 FEET; THENCE NORTH 00°18'56" EAST 788.45 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID STATE ROAD NO. 26 AND THE POINT OF BEGINNING. ALL LYING AND BEING IN THE NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND CONTAINING 6.17 ACRES, MORE OR LESS.

PARCEL "E" O.R. BOOK 3068, PAGE 189
 PARCEL ONE
 COMMENCE AT THE NORTHWEST CORNER OF SECTION ONE (1), TOWNSHIP TEN (10) SOUTH, RANGE EIGHTEEN (18) EAST THENCE SOUTH 89°43'04" EAST ALONG THE NORTH LINE OF SAID SECTION 1, 973.50 FEET; THENCE SOUTH 00°34'56" WEST, 51.60 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 26 AND THE POINT OF BEGINNING; FROM POINT OF BEGINNING RUN SOUTH 89°43'04" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY 343.50 FEET; THENCE SOUTH 00°00'56" WEST 502.11 FEET; THENCE NORTH 89°37'04" WEST 346.36 FEET; THENCE NORTH 00°18'56" EAST 502.16 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID STATE ROAD NO. 26 AND THE POINT OF BEGINNING. ALL LYING AND BEING IN THE NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "F" PARCEL TWO
 COMMENCE AT THE NORTHWEST CORNER OF SECTION ONE (1), TOWNSHIP TEN (10) SOUTH, RANGE EIGHTEEN (18) EAST THENCE SOUTH 89°43'04" EAST ALONG THE NORTH LINE OF SAID SECTION 1, 973.50 FEET; THENCE SOUTH 00°34'56" WEST, 51.60 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 26; THENCE SOUTH 00°18'56" WEST, 502.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°18'56" WEST 286.34 FEET; THENCE SOUTH 89°37'04" EAST, 347.00 FEET; THENCE NORTH 00°00'56" EAST 286.34 FEET; THENCE RUN NORTH 89°37'04" WEST, 346.36 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE NW 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

