

## RESOLUTION DR-24-01

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR CHRIST COMMUNITY CHURCH PHASE TWO FOR A NEW SANCTUARY TOTALING APPROXIMATELY 19,000 SQUARE FEET AND ASSOCIATED INFRASTRUCTURE, IN ADDITION TO THE EXISTING BUILDING, IN THE RESIDENTIAL SINGLE FAMILY ESTATE (RE-1) ZONING DISTRICT WITH THE FUTURE LAND USE DESIGNATION OF LOW DENSITY ON APPROXIMATELY 8.80 ACRES LOCATED AT 1521 SW 122<sup>ND</sup> STREET ON TAX PARCEL NUMBER 04425-031-000*

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 January 9, 2024.

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

Preliminary Development Plan Project DR23-000046, a request by JBPro Inc., agents for Christ community Church to construct a sanctuary totaling approximately 19,000 square feet with associated infrastructure, in addition to the existing sanctuary, on approximately 8.80 acres. Located on Tax Parcel Number 04425-031-000 at 1521 SW 122<sup>nd</sup> street as shown in 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 9<sup>th</sup> Day of January 2024.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Mary C. Alford, 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

(PER OFFICIAL RECORDS BOOK 3195, PAGE 1068):

A PARCEL OF LAND SITUATED IN NORTH ONE-HALF OF NORTHWEST QUARTER OF SOUTHWEST QUARTER (N 1/2 OF NW 1/4 OF SW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 8 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THAT CERTAIN PORTION LYING ON THE WEST SIDE OF SUCH PROPERTY AND CONTIGUOUS TO PARKER ROAD WHICH WAS PREVIOUSLY CONDEMNED AND TAKEN BY THE CITY OF GAINESVILLE AS AND FOR A POWER LINE AND ANY EASEMENTS OF RECORD.

NOTE: THE UNDERLINED CALL ABOVE IS IN ERROR. THE CORRECT CALL SHOULD BE: RANGE-18-EAST.

(PER OFFICIAL RECORDS BOOK 3122, PAGE 1302):

A PARCEL OF LAND LYING IN THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE RUN SOUTH 00 DEG. 24 MIN. 16 SEC. WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1991.01 FEET TO THE NORTH LINE OF THE SOUTH QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 12; THENCE RUN SOUTH 89 DEG. 19 MIN. 17 SEC. EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE EAST LINE OF A 110.0 FOOT WIDE PUBLIC UTILITIES RIGHT-OF-WAY; THENCE RUN SOUTH 00 DEG. 24 MIN. 16 SEC. WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 221.21 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEG. 18 MIN. 07 SEC. EAST, A DISTANCE OF 265.77 FEET; THENCE RUN NORTH 00 DEG. 36 MIN. 01 SEC. EAST, A DISTANCE OF 59.93 FEET; THENCE RUN SOUTH 89 DEG. 18 MIN. 07 SEC. EAST, A DISTANCE OF 200.10 FEET; THENCE RUN SOUTH 00 DEG. 36 MIN. 01 SEC. WEST, A DISTANCE OF 502.43 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 12; THENCE RUN NORTH 89 DEG. 18 MIN. 07 SEC. WEST ALONG SAID SOUTH LINE, A DISTANCE OF 464.36 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEG. 24 MIN. 16 SEC. EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 442.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

(PER OFFICIAL RECORDS BOOK 3791, PAGE 226):

A LIFT STATION PARCEL LYING IN THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18

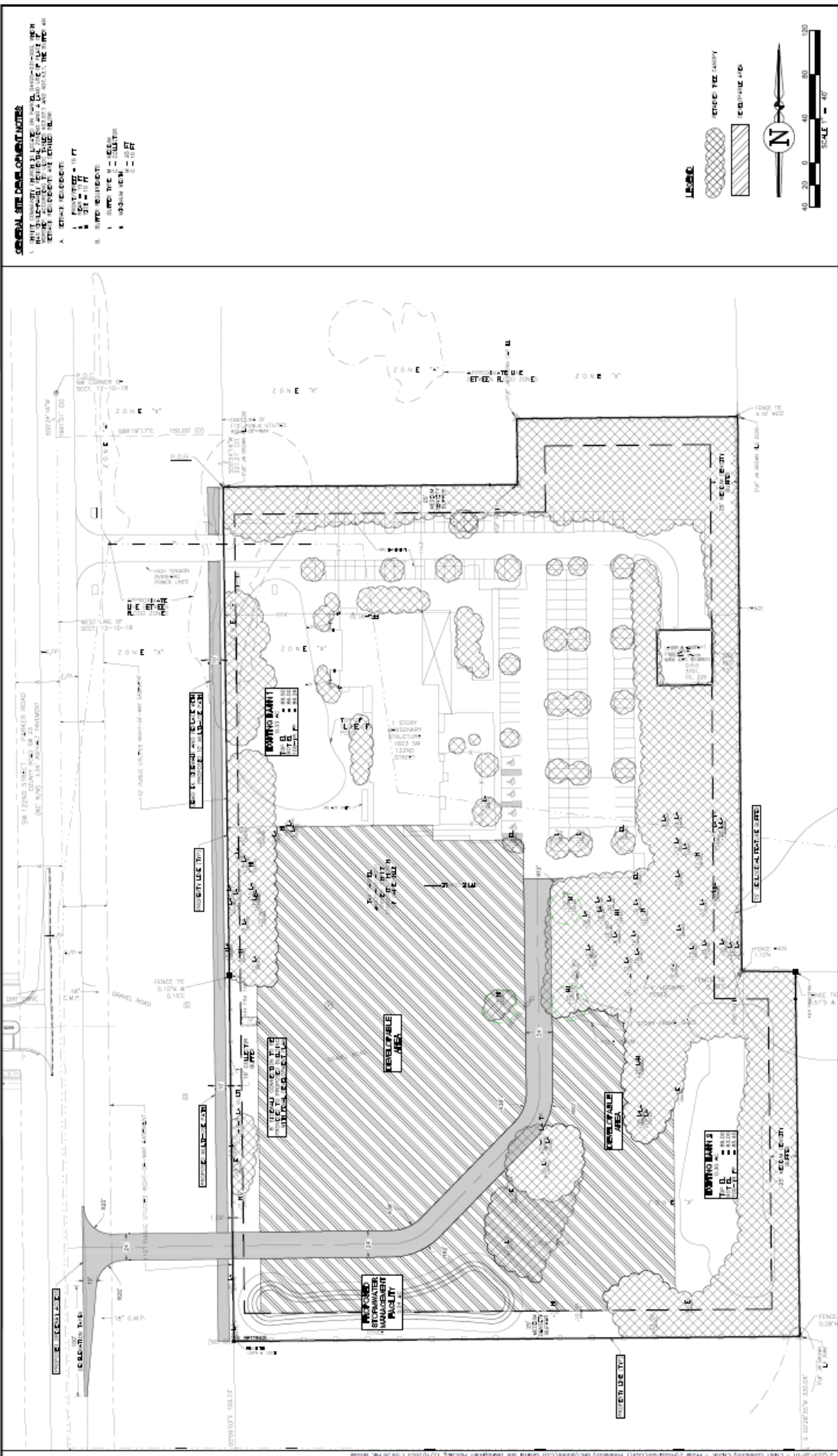
EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE RUN SOUTH 00°24'16" WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1991.01 FEET TO THE NORTH LINE OF THE SOUTH QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 12; THENCE RUN SOUTH 89°19'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE EAST LINE OF A 110.0 FOOT WIDE PUBLIC UTILITIES RIGHT-OF-WAY; THENCE RUN SOUTH 00°24'06" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 254.03 FEET; THENCE RUN SOUTH 89°17'20" EAST, 434.76 FEET; THENCE SOUTH 00°36'01" WEST, 86.01 FEET; THENCE SOUTH 89°17'48" EAST, 31.00 FEET; THENCE SOUTH 00°36'01" WEST, 35.00 FEET; THENCE NORTH 89°17'48" WEST, 25.00 FEET; THENCE SOUTH 00°36'01" WEST, 28.67 FEET; THENCE NORTH 89°23'59" WEST, 50.00 FEET; THENCE NORTH 00°36'01" EAST, 50.00 FEET; THENCE SOUTH 89°23'59" EAST, 50.00 FEET; THENCE SOUTH 00°36'01" WEST, 21.33 FEET TO THE POINT OF BEGINNING..

SUBJET TO:

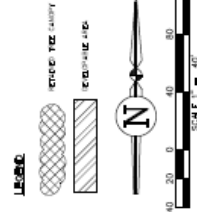
A GAINESVILLE REGIONAL UTILITIES EASEMENT LYING IN THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE RUN SOUTH 00°24'16" WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1991.01 FEET TO THE NORTH LINE OF THE SOUTH QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 12; THENCE RUN SOUTH 89°19'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE EAST LINE OF A 110.0 FOOT WIDE PUBLIC UTILITIES RIGHT-OF-WAY; THENCE RUN SOUTH 00°24'06" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 254.03 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°17'20" EAST, 434.76 FEET; THENCE SOUTH 00°36'01" WEST, 86.01 FEET; THENCE SOUTH 89°17'48" EAST, 31.00 FEET; THENCE SOUTH 00°36'01" WEST, 35.00 FEET; THENCE NORTH 89°17'48" WEST, 25.00 FEET; THENCE NORTH 00°36'01" EAST, 21.33 FEET; THENCE NORTH 89°23'59" WEST, 46.00 FEET; THENCE NORTH 00°36'01" EAST, 42.77 FEET; THENCE NORTH 44°20'39" WEST, 24.06 FEET; THENCE NORTH 89°17'20" WEST, 104.49 FEET; THENCE SOUTH 00°24'06" WEST, 21.90 FEET; THENCE NORTH 89°35'54" WEST, 42.91 FEET; THENCE NORTH 00°24'06" EAST, 22.13 FEET; THENCE NORTH 89°17'20" WEST, 230.22 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00°24'06" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 40.00 FEET TO THE POINT OF BEGINNING.



**GENERAL SITE DEVELOPMENT NOTES**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



DATE: DECEMBER 2023 PROJECT NO: 233-23-01	
PROJECT TITLE: GENERAL SITE DEVELOPMENT PLAN	
CLIENT: CHRIST COMMUNITY CHURCH GAINESVILLE, FLORIDA	
3500 NW 43rd Street   Gainesville, Florida 32606 4420 US-1 S. Suite 111   St. Augustine, Florida 32086 Gainesville: (352) 375-9999   St. Augustine: (904) 789-9999 Toll Free: (844) Co-APro   Email: contact@apopro.com	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b> CIVIL ENGINEERING   LAND PLANNING SURVEYING   CONSTRUCTION SERVICES	
PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]