

RESOLUTION DR-24-32

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN OVER THRESHOLD FOR TOWN OF TIOGA – SOUTH ANNEX TRADITIONAL NEIGHBORHOOD DEVELOPMENT – 500 RESIDENTIAL UNITS AND A MINIMUM OF 35,000 SQ. FT. OF NON-RESIDENTIAL AREA WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS ON APPROXIMATELY 221.78 ACRES. LOCATED ON TAX PARCEL NUMBERS 04413-000-000, 04413-005-000 AND 04417-001-000, 04417-000-000 AT 1303 SW 143RD ST

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 August 27, 2024.

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

Preliminary development plan over threshold DR23-000003, a request by JBPro, Inc., agents for Town of Tioga – South Annex TND to construct a maximum of 500 residential units and a minimum of 35,000 sq. ft. of non-residential area with associated infrastructure improvements on approximately 221.78 acres. Located on Tax Parcel Numbers 04413-000-000, 04413-005-000 04417-001-000, and 04417-000-000 at 1303 SW 143rd St 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 with the following conditions:

1. Connection to both SW 136th Street and SW 133rd Way will be made with the first sub-phase of development.
2. Prior to finalizing the Conservation Management Area (CMA) legal description and management plan, an appropriate location for a full roadway connection to the south shall be identified. The location will be determined to minimize potential impacts to the Hickory Sink Strategic Ecosystem. Dedication of right-of-way (ROW) for the roadway connection shall occur with platting of adjacent lands.

DRAFT

DULY ADOPTED in regular session this 27th Day of August 2024.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____
Mary C. Alford, Chair

ATTEST:

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

(SEAL)

APPROVED AS TO FORM

Alachua County Attorney

DEPARTMENT APPROVAL
AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

A PART OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND A PART OF THE WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, BOTH OF SECTION 11, WITHIN THE ARRENDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST AND A PORTION OF SECTION 10, WITHIN THE ARRENDONDO GRANT, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WHICH INCLUDES THE SOUTH 100 FEET OF LANDS DESCRIBED IN O.R.B. 2289, PAGE 1313, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; ALL LYING IN ALACHUA COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, WITHIN THE ARRENDONDO GRANT, AND RUN THENCE SOUTH 00°31'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1327.40 FEET TO THE NORTHWEST CORNER OF SAID WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11 AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°31'55" EAST, A DISTANCE OF 1989.41 FEET TO THE NORTHEAST CORNER OF SAID WEST 3/4; THENCE SOUTH 00°27'17" WEST, ALONG THE EAST LINE OF SAID WEST 3/4 AND ALONG THE EAST LINE OF SAID WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 2654.74 FEET TO THE SOUTHEAST CORNER OF SAID WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89°32'01" WEST, A DISTANCE OF 1992.68 FEET TO THE SOUTHWEST CORNER OF SAID WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89°34'45" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 10, WITHIN THE ARRENDONDO GRANT, A DISTANCE OF 1275.79 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 3433, PAGE 243, SAID PUBLIC RECORDS; THENCE NORTH 00°08'45" EAST, ALONG THE EAST LINE OF SAID 3433, PAGE 243 AND ITS NORTHERLY EXTENSION, THEREOF, A DISTANCE OF 1015.58 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 3903, PAGE 1995, SAID PUBLIC RECORDS; THENCE NORTH 89°35'51" WEST, ALONG THE NORTH LINE OF SAID O.R.B. 3903, PAGE 1995, A DISTANCE OF 353.66 TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 1795, PAGE 1514, SAID PUBLIC RECORDS; THENCE NORTH 00°11'24" EAST, ALONG THE EAST LINE OF SAID O.R.B. 1795, PAGE 1514 AND ITS NORTHERLY EXTENSION, THEREOF A DISTANCE OF 650.00 FEET TO THE SOUTHEAST CORNER OF SAID 2289, PAGE 1313; THENCE NORTH 89°35'51" WEST, A DISTANCE OF 545.00 FEET TO THE SOUTHWEST CORNER OF SAID O.R.B. 2289, PAGE 1313, AND THE WEST LINE OF SAID SECTION 10; THENCE NORTH 00°11'24" EAST, ALONG SAID WEST LINE OF SECTION 10, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.W. 15TH AVENUE (A.K.A. DUSTY TRAIL ROAD AND A.K.A. COUNTY ROAD NO. SW32); THENCE SOUTH 89°35'51" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.W. 143RD STREET (A.K.A. DUSTY TRAIL ROAD AND A.K.A. COUNTY ROAD NO. SW19-C); THENCE NORTH 00°11'24" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89°35'51" EAST, A DISTANCE OF 1154.41 FEET; THENCE NORTH 00°11'24" EAST, A DISTANCE OF 898.39 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF SECTION 10; THENCE SOUTH 89°03'10" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1006.44 FEET TO THE SAID POINT-OF-BEGINNING.

LESS AND EXCEPT THE FOLLOWING: THE WEST 75 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THE WEST 75 FEET OF THE NORTHWEST 1/4 OF THE

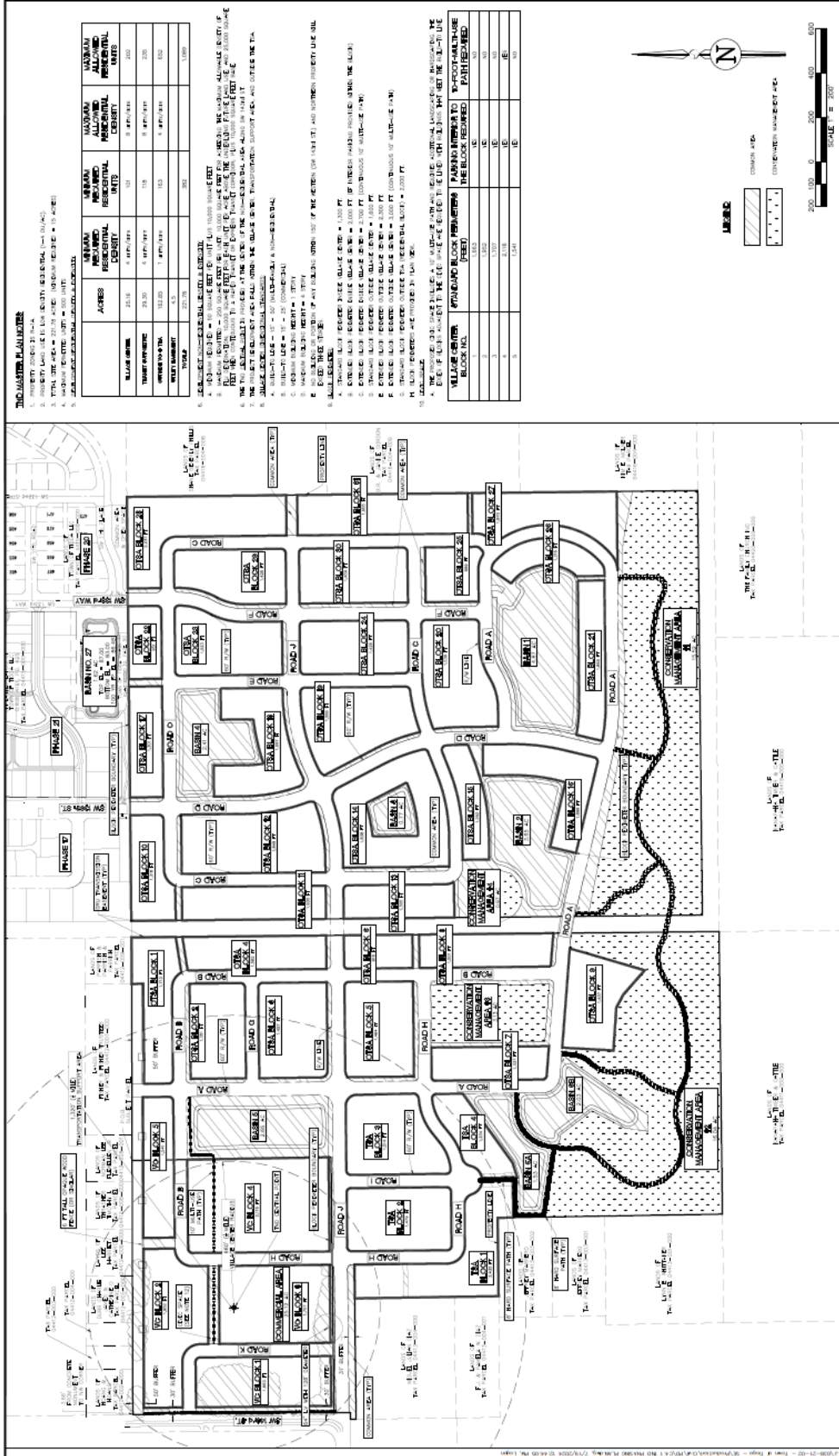
SOUTHWEST 1/4 OF SAID SECTION 11; THE SOUTH 75 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THE SOUTH 75 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11.

CONTAINING 193.33 ACRES MORE OR LESS.

TOGETHER WITH - BY THIS FIRM

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, WITHIN THE ARRENDONDO GRANT, AND RUN THENCE SOUTH 00°31'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1327.40 FEET TO THE NORTHWEST CORNER OF SAID WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11; THENCE S89°51'19"W, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 10, A DISTANCE OF 1007.36 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN S00°56'07"E, A DISTANCE OF 898.34 FEET; THENCE RUN S89°18'32"W, A DISTANCE OF 1153.85 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF SW 143RD STREET; THENCE RUN N00°30'47"W, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 909.28 FEET, RETURNING TO THE AFOREMENTIONED NORTH LINE OF THE SOUTH 1/2 OF SECTION 10; THENCE RUN N89°51'19"E, ALONG SAID NORTH SECTION LINE, A DISTANCE OF 1147.24 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 23.98 ACRES MORE OR LESS.



TOWN MASTER PLAN

- 1. TOWN OF TIOPA, FLORIDA
- 2. TOWN OF TIOPA, FLORIDA
- 3. TOWN OF TIOPA, FLORIDA
- 4. TOWN OF TIOPA, FLORIDA
- 5. TOWN OF TIOPA, FLORIDA

BLK. NO.	ACRES	RESIDENTIAL UNITS	ALLOWED RESIDENTIAL UNITS
1	25.5	120	120
2	25.5	120	120
3	25.5	120	120
4	25.5	120	120
5	25.5	120	120
6	25.5	120	120
7	25.5	120	120
8	25.5	120	120
9	25.5	120	120
10	25.5	120	120

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- 10. TOWN OF TIOPA, FLORIDA

BLK. NO.	ACRES	RESIDENTIAL UNITS	ALLOWED RESIDENTIAL UNITS
1	25.5	120	120
2	25.5	120	120
3	25.5	120	120
4	25.5	120	120
5	25.5	120	120
6	25.5	120	120
7	25.5	120	120
8	25.5	120	120
9	25.5	120	120
10	25.5	120	120



SCALE: 1" = 200'

DATE: JULY 2024

PROJECT: TOWN OF TIOPA - SOUTH ANNEX

CLIENT: TOWN OF TIOPA, LLC

PREPARED BY: JBP

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 Gainesville (352) 375-9999 | Ft. Augustine (904) 796-6999
 Tallahassee (904) 900-8888 | Email: contact@jbp.com

JBP
 CIVIL ENGINEERING | LAND PLANNING
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

REVISIONS

NO. DATE DESCRIPTION BY

1. 7/1/24 PRELIMINARY DESIGN JBP

2. 7/1/24 PRELIMINARY DESIGN JBP

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