

RESOLUTION DR-25-01

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN OVER THRESHOLD FOR LIVE OAK COTTAGES TO CONSTRUCT A 75-UNIT RESIDENTIAL COTTAGE NEIGHBORHOOD WITH ASSOCIATED IMPROVEMENTS ON 9.38 ACRES. LOCATED ON TAX PARCEL NUMBER 04227-000-000 AT 2404 NW 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 January 28, 2025.

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

Preliminary development plan over threshold DR24-000037, a request by Yonge Development Services, LLC. for Live Oak Cottages to construct a 75-unit residential cottage neighborhood with associated improvements on 9.38 acres. Located on Tax Parcel Number 04227-000-000 at 2404 NW 143rd 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 28th Day of January 2025.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____
Charles S. Chestnut, IV, Chair

ATTEST:

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

APPROVED AS TO FORM

(SEAL)

Alachua County Attorney

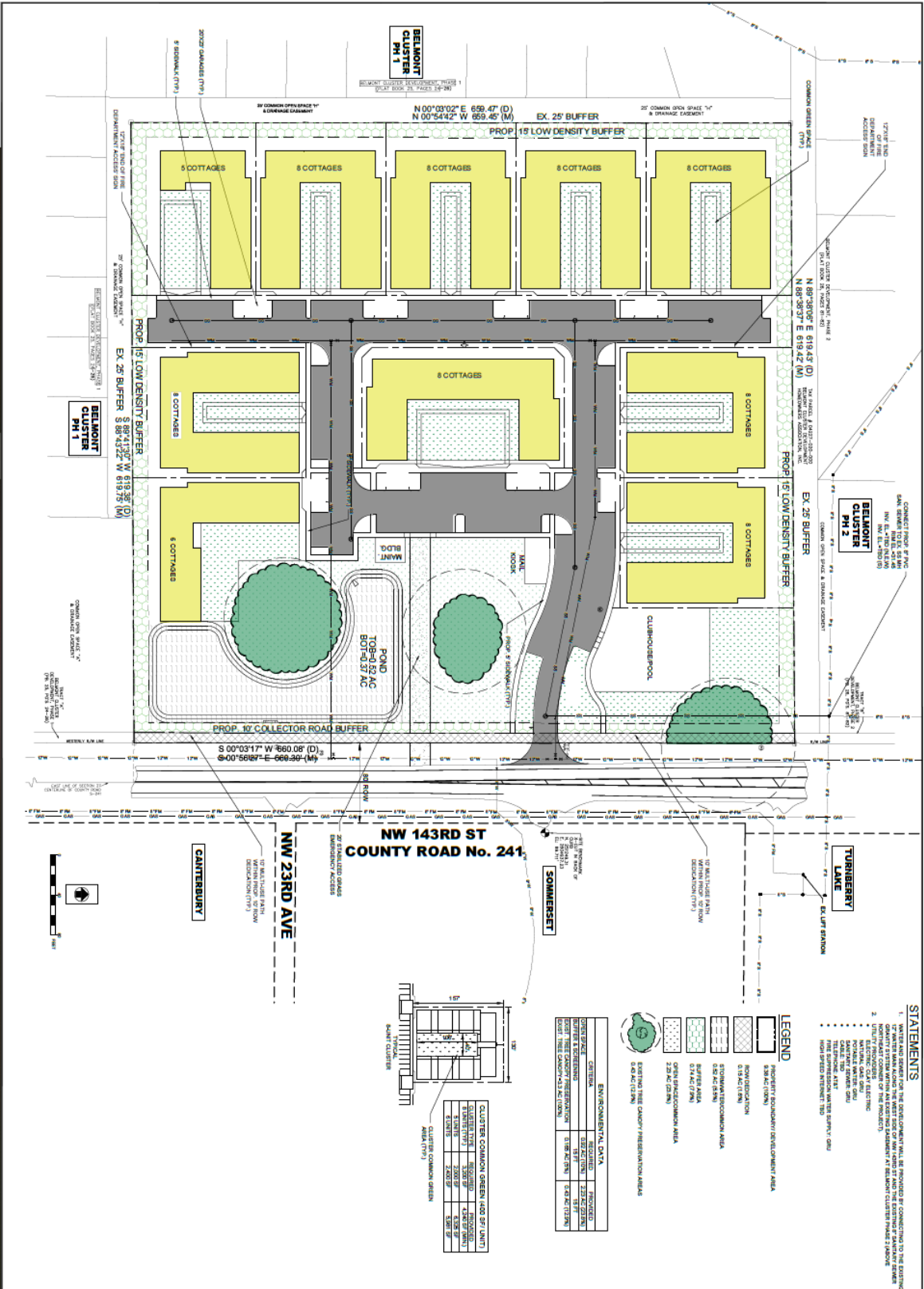
DEPARTMENT APPROVAL
AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

A PORTION OF FRACTIONAL SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING OUTSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 27, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING OUTSIDE OF THE ARREDONDO GRANT, AND RUN THENCE NORTH 00 DEG. 03 MIN. 17 SEC. EAST, ALONG THE EAST BOUNDARY OF SAID SECTION, AND THE CENTERLINE OF COUNTY ROAD NO. S-241 (80' R/W), A DISTANCE OF 2114.81 FEET; THENCE SOUTH 89 DEG. 41 MIN. 30 SEC. WEST, 40.00 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD S-241 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEG. 41 MIN. 30 SEC. WEST, 619.38 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00 DEG. 03 MIN. 02 SEC. EAST, 659.47 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 89 DEG. 38 MIN. 06 SEC. EAST, 619.43 FEET TO A CONCRETE MONUMENT, FOUND ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00 DEG. 03 MIN. 17 SEC. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 660.08 FEET TO THE POINT OF BEGINNING.



STATEMENTS

1. WATER AND SEWER FOR THE DEVELOPMENT SHALL BE PROVIDED BY CONNECTION TO THE EXISTING TURBERRY LAKE WASTEWATER TREATMENT PLANT AND THE EXISTING WATER MAIN SYSTEM. THE DEVELOPER SHALL OBTAIN NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
2. THE DEVELOPER SHALL MAINTAIN AND PROTECT ALL EXISTING NATURAL FEATURES AND ENVIRONMENTAL RESOURCES. THE DEVELOPER SHALL MAINTAIN AND PROTECT ALL EXISTING CULTURAL RESOURCES AND HISTORIC STRUCTURES. THE DEVELOPER SHALL MAINTAIN AND PROTECT ALL EXISTING UTILITIES AND SHALL PROVIDE ADEQUATE PROTECTION FOR ALL UTILITIES TO REMAIN.

LEGEND

- PROPERTY ACQUISITION DEVELOPMENT AREA
- RECONSTRUCTION
- STORMWATER/COMMON AREA
- BOAT LIFT
- CLUBHOUSE/POOL
- OPEN SPACE/COMMON AREA
- CLUSTER COMMON GREEN
- ENVIRONMENTAL DATA
- WATER MAIN
- WASTEWATER MAIN
- UTILITY MAIN
- EXISTING TREE CANOPY PRESERVATION AREA
- EXISTING TREE CANOPY PRESERVATION AREA

ENVIRONMENTAL DATA	PROVIDED
CLUSTER COMMON GREEN (400 SF UNIT)	1000 SF
CLUSTER COMMON GREEN (200 SF UNIT)	2000 SF
CLUSTER COMMON GREEN (100 SF UNIT)	4000 SF
CLUSTER COMMON GREEN (50 SF UNIT)	8000 SF
CLUSTER COMMON GREEN (25 SF UNIT)	16000 SF



CLUSTER COMMON GREEN (400 SF UNIT)	CLUSTER COMMON GREEN (200 SF UNIT)	CLUSTER COMMON GREEN (100 SF UNIT)	CLUSTER COMMON GREEN (50 SF UNIT)	CLUSTER COMMON GREEN (25 SF UNIT)
1000 SF	2000 SF	4000 SF	8000 SF	16000 SF

Prime Land Acquisition and Development LLC ALACHUA FLORIDA	LIVE OAK COTTAGES SITE DEVELOPMENT PLAN	SCALE: AS NOTED DESIGNED BY: T.Y. THOMAS DRAWN BY: T.Y. THOMAS CHECKED BY: T.Y. THOMAS DATE: 12/02/2024 SHEET NUMBER: C-2	DESIGN ENGINEER: THOMAS YONGE, P.E. FLORIDA REGISTRATION NUMBER: 58815	YONGE DEVELOPMENT SERVICES, LLC 834 SW 137TH WAY NEWBERRY, FL 32669 352-213-9674(P)	NO. _____ REVISIONS _____ DATE _____
		SEAL	DATE		