

RESOLUTION DR-25-02

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR TWENTY-TWO FARMS RURAL SUBDIVISION (MCKINNEY SUBDIVISION) TO CONSTRUCT 7 LOTS ON APPROXIMATELY 110.68 ACRES. LOCATED ON TAX PARCEL NUMBERS 01634-003-000, 01634-003-001, AND 01634-002-000 AT 13371 NW STATE RD 45 AND 13209 NW STATE RD 45

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 for Twenty-two Farms Rural Subdivision to construct 7 lots on approximately 110.68 acres. Located on Tax Parcel Numbers 01634-003-000, 01634-003-001, and 01634-002-000 at 13371 NW State Rd 45 and 13209 NW State Rd 45 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. No further subdivision or clustering of lots is allowed.
2. Provide a note on the Plat stating: Due to the rural location of this parcel and depending on the state of maintenance of access ways, emergency response time may be adversely affected, fire hydrants are not available for fire suppression.

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

(SEAL)

DEPARTMENT APPROVAL
AS TO CORRECTNESS

APPROVED AS TO FORM

Alachua County Attorney

Department of Growth Management
Authorized Designee

EXHIBIT A

LAND DESCRIPTION:

(OFFICIAL RECORDS BOOK 4971, PAGE 298)

PARCEL 1:

COMMENCE AT THE NORTHWEST (NW) CORNER OF THE SOUTH HALF (S-1/2) OF SECTION 22, TOWNSHIP EIGHT (8) SOUTH, RANGE SEVENTEEN (17) EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF SAID SECTION 22 A DISTANCE OF 128.04 FEET TO THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; RUN THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 486 FEET TO THE POINT OF BEGINNING; RUN THENCE EAST 280 FEET; RUN THENCE SOUTH 120 FEET; RUN THENCE WEST 280 FEET TO THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; RUN THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE 120 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 1/2 OF THE NORTH 3/4 OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY OF U.S. HIGHWAY NO. 41. ALSO, LESS AND EXCEPT LANDS DESCRIBED IN BOOK 1093, PAGE 248; BOOK 1678, PAGE 140; BOOK 1678, PAGE 145, AND BOOK 2068, PAGE 2178 OF THE PUBLIC RECORDS OF SAID COUNTY.

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 5024, PAGE 29)

PARCEL 1 DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE NORTH 3/4 OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST; THENCE S02°26'00"E ALONG THE EAST LINE OF THE SAID SOUTH 1/2 FOR 988.78 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 3/4 OF THE SOUTH 1/2 OF SAID SECTION 22; THENCE S88°55'45"W ALONG SAID SOUTH LINE FOR 1802.74 FEET; THENCE N00°19'14"E FOR 990.80 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22; THENCE N88°59'41"E ALONG SAID NORTH LINE FOR 1755.17 TO THE POINT OF BEGINNING. SAID PARCEL SITUATE, LYING AND BEING IN ALACHUA COUNTY, FLORIDA, CONTAINING 40.410 ACRES MORE OR LESS.

TOGETHER WITH

ACCESS & UTILITY EASEMENT DESCRIPTION

AN EASEMENT STRIP OF LAND FOR THE PURPOSES OF ACCESS AND UTILITIES LYING IN THE NORTH 1/2 OF THE NORTH 3/4 OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 17 EAST; THENCE S02°26'00"E ALONG THE EAST LINE OF THE SAID SOUTH 1/2 FOR 988.78 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 3/4 OF THE SOUTH 1/2 OF SAID SECTION 22; THENCE S88°55'45"W ALONG SAID SOUTH LINE FOR 1802.74 FEET; THENCE N00°19'14"E FOR 990.80 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE S00°19'14"W FOR 60.02 FEET; THENCE S88°59'41"W FOR 2829.23 FEET TO AN INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2068, PAGE 2178 AND OFFICIAL RECORDS BOOK 1678, PAGE 140 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N01°52'14"W ALONG SAID EAST LINE FOR 20.01 FEET; THENCE S88°59'41"W ALONG THE NORTH LINE OF SAID LANDS FOR 420.14 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 45; THENCE N01°52'14"W ALONG SAID EAST RIGHT-OF-WAY LINE FOR 40.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 22; THENCE N88°59'41"E ALONG SAID NORTH LINE FOR 3251.66 FEET TO THE POINT OF BEGINNING.



- GENERAL SUBDIVISION NOTICE:**
1. NO SUBDIVIDE CONVEYANCE SHALL BE MADE WITHIN THE PROJECT BOUNDARIES.
 2. RESUBDIVISION, SPLITTABLE AREA IS SHOWN ON THIS PLAN. SPLITTABLE AREA SHALL BE WITHIN EACH RESUBDIVISION LOT AND SHALL COMPLY WITH THE MINIMUM SETBACK REQUIREMENTS SPECIFIED IN ALACHUA COUNTY ZONING ORDINANCE.
 3. THE TRANSFORMATION BETWEEN RIGHTS-OF-WAY ARE SHOWN ON THIS PLAN.
 4. TOTAL LENGTH OF INTERNAL ROADWAY: 2,897.11'.
 5. THERE ARE TWO IMPROVED VEHICULAR OR OTHER OFF ROAD.
 6. THERE ARE NO EXISTING FRESHWATER MANAGEMENT BASINS WITHIN THE PROJECT BOUNDARIES.
 7. ALL UTILITY CONDUITS FALL WITHIN THE PROPOSED TRAIL, UTILITY, AND TREE CANOPY.
 8. THE PROPOSED PROJECT IS NOT WITHIN AN ACTIVITY CENTER.

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 LICENSE NO. 12438

PRELIMINARY DEVELOPMENT PLAN FOR TWENTY TWO FARMS RURAL SUBDIVISION ALACHUA COUNTY Master Plan	 PO Box 606 Alachua, Florida 32016 Ph. (904) 547-5133 www.menadieren.com	William A. Menadier, PE, FE P.L.No. 12438 www.menadieren.com	
		DATE	REVISION