

**RESOLUTION DR-24-08**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR SOUTH POINTE PD PH II, UNIT IIC FOR UP TO 105 SINGLE-FAMILY RESIDENTIAL UNITS WITH ASSOCIATED INFRASTRUCTURE, IN THE PLANNED DEVELOPMENT (PD) ZONING DISTRICT WITH THE FUTURE LAND USE DESIGNATION OF LOW DENSITY (1 TO 4 DWELLING UNITS PER ACRE) ON APPROXIMATELY 32.1 ACRES LOCATED ALONG THE 1700 BLOCK OF NW 118<sup>TH</sup> DRIVE AND ALONG THE 11900 THROUGH 12100 BLOCKS NORTH OF NW 17<sup>TH</sup> AVENUE ON TAX PARCEL NUMBERS 04321-050-008 AND 04321-050-010.*

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 February 25, 2025.

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

Preliminary Development Plan Project DR23-000055, a request by eda, Inc., agents for Ross Investment Group, Inc. to construct up to 105 single-family residential lots with associated infrastructure on approximately 32.1 acres. Located on Tax Parcel Numbers 04321-050-008 and 04321-050-010 along the 1700 block of NW 118<sup>th</sup> Drive and along the 11900 through 12100 blocks north of NW 17<sup>th</sup> Avenue as shown on Exhibit A is hereby found to be consistent with the approved Alachua County Comprehensive Plan, Unified Land Development Code, Resolution Z-19-06, and Zoning Master Plan ZOM-06-19 as outlined in the Staff Report:

DULY ADOPTED in regular session this 25<sup>th</sup> Day of February, 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 Section 36, Township 9 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of Section 36, Township 9 South, Range 18 East, Alachua County, Florida and run thence North  $00^{\circ}49'37''$  West, along the west boundary of said Section, 3178.79 feet to the northwest corner of "South Pointe Phase I Unit 5-A", a Planned Development as per plat thereof, recorded in Plat Book 26, pages 90 and 91 of the Public Records of Alachua County, Florida and the Point of Beginning; thence North  $89^{\circ}09'34''$  East, along the north boundary of said "South Pointe Phase I Unit 5-A", a distance of 362.96 feet to the beginning of a curve, concave southwesterly, having a radius of 305.00 feet; thence southeasterly, along said north boundary and along the arc of said curve, through a central angle of  $26^{\circ}22'27''$ , an arc distance of 140.40 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South  $77^{\circ}39'12''$  East, 139.16 feet, the end of said curve being the beginning of a curve, concave northerly, having a radius of 295.00 feet; thence easterly, along said north boundary and along the arc of said curve, through a central angle of  $32^{\circ}16'26''$ , an arc distance of 166.17 feet to the northeast corner of said "South Pointe Phase I Unit 5-A",

said arc being subtended by a chord having a bearing and distance of South  $80^{\circ}36'12''$  East, 163.98 feet, said northeast corner being the north corner on the west most boundary of "South Pointe Phase II – Unit IIA", a Planned Development as per plat thereof, recorded in Plat Book 36, pages 15 and 16 of said Public Records; thence continue northeasterly along the arc of said curve and along the northerly boundary of said "South Pointe Phase II – Unit IIA", through a central angle of  $10^{\circ}50'21''$ , an arc distance of 55.81 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $77^{\circ}50'25''$  East, 55.72 feet; thence North  $72^{\circ}25'14''$  East, along said last aforementioned northerly boundary, 112.44 feet to the beginning of a curve, concave southerly, having a radius of 430.00 feet; thence easterly, along said northerly boundary and along the arc of said curve, through a central angle of  $17^{\circ}37'47''$ , an arc distance of 132.31 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $81^{\circ}14'08''$  East, 131.79 feet, the end of said curve being the beginning of a curve, concave northerly, having a radius of 200.00 feet; thence easterly, along said northerly boundary and along the arc of said curve, through a central angle of  $16^{\circ}06'32''$ , an arc distance of 56.23 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $81^{\circ}59'45''$  East, 56.05 feet, the end of said curve being the beginning of a curve, concave northwesterly, having a radius of 25.00 feet; thence northeasterly, along

said northerly boundary and along the arc of said curve, through a central angle of  $87^{\circ}06'43''$ , an arc distance of 38.01 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North  $30^{\circ}23'08''$  East, 34.45 feet; thence North  $13^{\circ}10'14''$  West, along said northerly boundary, 54.76 feet; thence North  $76^{\circ}49'46''$  East, along said northerly boundary, 60.00 feet to a point lying on the arc of a curve, concave easterly, having a radius of 250.00 feet; thence northerly, along the west boundary of said "South Pointe Phase II – Unit IIA", and along the arc of said curve, through a central angle of  $50^{\circ}28'12''$ , an arc distance of 220.22 feet to the west corner on the north most boundary of said "South Pointe Phase II – Unit IIA", said arc being subtended by a chord having a bearing and distance of North  $12^{\circ}42'50''$  East, 213.17 feet; thence North  $89^{\circ}38'40''$  East, 540.93 feet to the northeast corner of said "South Pointe Phase II – Unit IIA", said northeast corner lying on the west boundary of "Charleston Park, Phase One At Fletcher's Mill", a Planned Unit Development, as per plat thereof, recorded in Plat Book 23, page 65 of said Public Records; thence North  $00^{\circ}24'04''$  West, along said west boundary of "Charleston Park, Phase One At Fletcher's Mill" and along the west boundary of "Charleston Park, Phase Two At Fletcher's Mill", a Planned Unit Development, as per plat thereof, recorded in Plat Book 24, page 1 of said Public Records, a distance of 667.73 feet; thence South  $89^{\circ}15'54''$  West, 1668.83 feet to a point on said west boundary of Section 36; thence South  $00^{\circ}49'37''$  East, along said west boundary of Section 36, a distance of 976.79 feet to the Point of Beginning.

Containing 33.42 Acres (1,455,969 Square Feet), more or less.



**LEGEND**

STORMWATER FACILITY  
 - STORMWATER FACILITY PER AFD # (1.18)  
 - STORMWATER FACILITY PER AFD # (2.18)  
 - STORMWATER FACILITY PER AFD # (3.18)  
 - STORMWATER FACILITY PER AFD # (4.18)  
 - STORMWATER FACILITY PER AFD # (5.18)

LANDSCAPED AREAS  
 - LANDSCAPED AREAS PER AFD # (1.18)  
 - LANDSCAPED AREAS PER AFD # (2.18)  
 - LANDSCAPED AREAS PER AFD # (3.18)  
 - LANDSCAPED AREAS PER AFD # (4.18)  
 - LANDSCAPED AREAS PER AFD # (5.18)

BLOCK PERIMETER  
 - TOTAL BLOCK PERIMETER  
 - UNIMPROVED SIDE STREET FRONTAGE  
 - PUBLIC SIDEWALK FRONTAGE  
 - PRIVATE SIDEWALK FRONTAGE  
 - IMPROVED SIDEWALK

- NOTES:**
1. ALL LOTS MUST BE DEVELOPED AND IMPROVED TO THE CITY STANDARDS.
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  7. ALL LOTS MUST BE DEVELOPED AND IMPROVED TO THE CITY STANDARDS.

**BLOCK PERIMETER INFORMATION**

Block	Perimeter (Feet)
1	1,120
2	1,120
3	1,120
4	1,120
5	1,120
6	1,120
7	1,120
8	1,120
9	1,120
10	1,120
11	1,120
12	1,120
13	1,120
14	1,120
15	1,120

60' FUTURE R/W TO BE DEDICATED

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