

**RESOLUTION DR-25-31**

*A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A REVISED PRELIMINARY DEVELOPMENT PLAN OVER THRESHOLD FOR PARK AVENUE TRADITIONAL NEIGHBORHOOD DEVELOPMENT WITH 316 MULTI-FAMILY UNITS AND 30,000 SF OF MIXED-USE DEVELOPMENT ON APPROXIMATELY 27.70 ACRES. LOCATED IN THE 8200 BLOCK OF NW 39TH AVE ON TAX PARCEL NUMBERS 06230-032-002, 06230-032-000, AND 06230-033-000*

WHEREAS, pursuant to Unified Land Development Code Chapter 402, Article 19 and Section 402.44, the Alachua County Board of County Commissioners considered this Preliminary Development Plan at its regular meeting of September 9, 2025

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

Revised Preliminary Development Plan Over Threshold DR25-0000021, a request by Jason Robertson, owner, to add 5 residential units for a total of 316 multi-family units and 30,000 square feet plan to a mixed-use development on approximately 27.70 acres. Located on Tax Parcel Numbers 06230-032-002, 06230-032-000, and 06230-033-000 in the 8200 Block of NW 39th Ave 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 September 2025.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Charles Chestnut IV, Chair

ATTEST:

\_\_\_\_\_  
J. K. Irby, Clerk

APPROVED AS TO FORM

(SEAL)

\_\_\_\_\_  
Alachua County Attorney

DEPARTMENT APPROVAL  
AS TO CORRECTNESS

\_\_\_\_\_  
Department of Growth Management  
Authorized Designee

## LEGAL DESCRIPTION

PARCEL 1:

A TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 19 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SUMMIT OAKS UNIT-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE); THENCE RUN SOUTH 01°09'55" EAST, ALONG THE WEST LINE OF SAID SUMMIT OAKS UNIT-2, A DISTANCE OF 610.00 FEET TO A POINT ON THE NORTH LINE OF LOT 26 OF SAID SUMMIT OAKS UNIT-2; THENCE RUN SOUTH 89°27'24" WEST, ALONG THE NORTH LINE OF SAID LOT 26 AND THE NORTH LINE OF SUMMIT OAKS UNIT-3, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID SUMMIT OAKS UNIT-3; THENCE RUN SOUTH 01°09'55" EAST, ALONG THE WEST LINE OF SAID SUMMIT OAKS UNIT-3 AND THE SOUTHERLY EXTENSION THEREOF, 330.04 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1112, PAGE 714 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°27'24" WEST, ALONG SAID NORTH LINE, 857.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 83RD STREET, ACCORDING TO OFFICIAL RECORDS BOOK 996, PAGE 253 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°52'06" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 940.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE); THENCE RUN NORTH 89°27'24" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1512.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PARCEL TO ALACHUA COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4486, PAGE 2449, OF THE PUBLIC RECORDS OF ALACHUA COUNTY:

A PORTION OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SUMMIT OAKS UNIT-2, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "O", PAGE 73, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 89°27'24" WEST, ALONG SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222 (NW 39TH AVENUE, 100' RIGHT-OF-WAY), A DISTANCE OF 1490.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'24" WEST, ALONG SAID RIGHT-OF-WAY LINE, 12.34 FEET TO THE EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 996, PAGE 253, OF SAID PUBLIC RECORDS; THENCE SOUTH 44°17'39" WEST, ALONG THE SOUTHEAST LINE OF SAID CERTAIN PARCEL, 14.10 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW 83RD STREET (64' RIGHT-OF-WAY); THENCE SOUTH 00°52'06" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 12.64 FEET; THENCE NORTH 89°27'24" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, 22.34 FEET; THENCE NORTH 00°52'06" WEST, PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE, 22.64 FEET TO THE POINT OF BEGINNING.

