

RESOLUTION DR-25-45

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO APPROVE A PRELIMINARY DEVELOPMENT PLAN OVER THRESHOLD FOR EASTWOOD PRESERVE REQUESTING 149 LOTS OF RESIDENTIAL ENTITLEMENTS ON 81.16 ACRES LOCATED ON TAX PARCEL NUMBERS 16184-000-000, 16185-000-000, 16194-000-000, 16194-001-000, 16194-002-000, 16201-004-000 AT THE NORTHWEST INTERSECTION OF SE HAWTHORNE ROAD AND LAKESHORE DRIVE

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 December 9, 2025

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

Preliminary Development Plan Over Threshold Application DR25-000042, a request by eda consultants inc, as agents, for 149 lots of residential entitlements on 81.16 acres located on Tax Parcel Numbers 16184-000-000, 16185-000-000, 16194-000-000, 16194-001-000, 16194-002-000, 16201-004-000 at the northwest intersection of SE Hawthorne Road and Lakeshore Drive as shown in Exhibit A is hereby found to be consistent with the Alachua County Comprehensive Plan and Unified Land Development Code as outline in the Staff Report and is hereby approved.

DULY ADOPTED in regular session this 9th Day of December 2025.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____
Ken Cornell, 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

EXHIBIT A

Lots E, F, K, N, and a portion of Lots L, M, 2, 3, 4 and 5 of a subdivision of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida as recorded in Plat Book "A", Page 93 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of Section 13, Township 10 South, Range 20 East, Alachua County, Florida and run thence South $00^{\circ}40'21''$ East, along the East line of said Section 13, a distance of 23.34 feet to a point lying on the arc of a curve, concave southeasterly, having a radius of 1942.86 feet; thence southwesterly along the arc of said curve through a central angle of $12^{\circ}45'46''$, an arc distance of 432.77 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South $47^{\circ}04'38''$ West, 431.88 feet; thence South $40^{\circ}41'45''$ West, 542.38 feet to the South corner of that certain parcel of land as recorded in Official Records Book 5224, page 1454 of the Public Records of Alachua County, Florida and to the Point of Beginning; thence continue South $40^{\circ}41'45''$ West, 485.66 feet to a point on the northwest maintained Right of Way line of County Road S-329 B as per Maintenance Map Book 2, page 92 of said Public Records; thence southwesterly, along said northwest maintained Right of Way line, through the following four (4) courses: 1) South $41^{\circ}17'48''$ West, 122.64 feet, 2) South $41^{\circ}23'36''$ West, 111.10 feet, 3) South $41^{\circ}08'33''$ West, 80.09 feet, 4) South $40^{\circ}39'18''$ West, 2.50 feet to a point on the northeast Right of Way line of State Road No. 20 (SE Hawthorne Road); thence North $82^{\circ}27'36''$ West, along said northeast Right of Way line, 19.88 feet to a point lying on the arc of a curve, concave southwesterly, having a radius of 4961.07 feet; thence northwesterly along said northeast Right of Way line and along the arc of said curve, through a central angle of $03^{\circ}47'39''$, an arc distance of 328.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North $45^{\circ}34'42''$ West, 328.47 feet; thence North $47^{\circ}28'31''$ West, along said northeast Right of Way line, 692.77 feet to the southeast corner of that certain parcel of land as recorded in Official Records Book 4705, page 1589 of said Public Records; thence North $01^{\circ}42'34''$ West, 594.23 feet to the northeast corner of said certain parcel of land (Official Records Book 4705, page 1589); thence South $88^{\circ}29'21''$ West, 612.52 feet to the northwest corner of the last aforementioned parcel of land and to a point on said northeast Right of Way line of State Road No. 20; thence North $47^{\circ}28'31''$ West, along said northeast Right of Way line, 69.79 feet to a point on the East Right of Way line of S.E. 51st Street (50' Right of Way); thence North $01^{\circ}19'04''$ West, along said East Right of Way line, 611.21 feet to the northwest corner of Lot M, being the southwest corner of Lot L of a subdivision of Sections 12 and 13, Township 10 South, Range 20 East, Alachua County, Florida as recorded in Plat Book "A", Page 93 of said Public Records; thence North $88^{\circ}37'55''$

East, along the North line of said Lot M, being the South line of said Lot L, 264.10 feet to the southeast corner of that certain parcel of land as recorded in Official Records Book 2317, page 2266 of said Public Records; thence North $01^{\circ}22'24''$ West, along the East line of the last said certain parcel of land, and along the East line of Parcels 3 and 4 as recorded in Official Records Book 3985, page 708 of said Public Records, 329.91 feet to the northeast corner said Parcel 4; thence South $88^{\circ}37'55''$ West, along the North line of said Parcel 4 and along the North line of Parcels 1 and 2 as recorded in Official Records Book 3985, page 708 of said Public Records, a distance of 263.78 feet to the northwest corner of the aforementioned said Parcel 2 and to a point on said East Right of Way line of S.E. 51st Street; thence North $01^{\circ}19'04''$ West, along said East Right of Way line, 986.37 feet to the northwest corner of Lot E of said subdivision (Plat Book "A", Page 93); thence North $88^{\circ}40'54''$ East, along the North line of said Lot E and the North line of Lot F of said subdivision (Plat Book "A", Page 93), a distance of 1314.64 feet to the northeast corner of said Lot F; thence South $01^{\circ}29'53''$ East, along the East line of said Lot F and along the East line of Lots K and N of said subdivision (Plat Book "A", Page 93), a distance of 1978.63 feet to the southeast corner of said Lot N and to the northwest corner of said certain parcel of land as recorded in Official Records Book 5224, page 1454 of said Public Records; thence South $35^{\circ}45'05''$ East, along the southwesterly line of the last said parcel of land, 108.02 feet; thence South $43^{\circ}49'37''$ East, along said southwesterly line, 847.55 feet to the Point of Beginning.

