

1 **ORDINANCE NO. 130862**

2
3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**
4 **Atlas by rezoning approximately 18.5 acres of certain property known as**
5 **University Towne Center Planned Development that is located in the vicinity**
6 **of the 3100 block of SW 34th Street, as more specifically described in this**
7 **ordinance, from Alachua County Planned Unit Development (PUD) to City**
8 **of Gainesville Planned Development District (PD); adopting PD maps, a PD**
9 **report, and development conditions; providing for enforcement; providing a**
10 **severability clause; providing a repealing clause; and providing an effective**
11 **date.**
12

13 **WHEREAS,** Planned Development District (PD) zoning is an entirely voluntary method
14 for landowners or developers to submit unique proposals that are not provided for or otherwise
15 allowed in the zoning districts established by the City of Gainesville Land Development Code;
16 and

17 **WHEREAS,** on October 12, 1999, the Alachua County Board of County Commissioners
18 adopted Resolution Z-99-48 and rezoned the property that is the subject of this ordinance to
19 Planned Unit Development (PUD) with conditions; and

20 **WHEREAS,** the City of Gainesville City Commission in 2002 adopted Ordinance No.
21 001912 and annexed the subject property by a voter referendum that was held on February 26,
22 2002; and

23 **WHEREAS,** the City Commission in 2003 adopted Ordinance No. 021190 and changed
24 the land use category for the subject property from an Alachua County land use category to City
25 of Gainesville Commercial; and

26 **WHEREAS,** the owner(s) of the subject property have initiated a petition to rezone the
27 subject property to City of Gainesville Planned Development District (PD); and

1 **WHEREAS**, notice was given as required by law and public hearings to consider the
2 petition were held by the City Plan Board on March 27, 2014, and by the City Commission on
3 May 1, 2014; and

4 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a
5 newspaper of general circulation notifying the public of this proposed ordinance and of public
6 hearings in the City Hall Auditorium located on the first floor of City Hall in the City of
7 Gainesville; and

8 **WHEREAS**, public hearings were held pursuant to the notice described above at which
9 hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
10 and

11 **WHEREAS**, the City Commission finds that this ordinance is consistent with the City of
12 Gainesville Comprehensive Plan.

13 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
14 **CITY OF GAINESVILLE, FLORIDA:**

15 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
16 following described property to Planned Development District (PD):

17 See legal description attached as Exhibit "A" and made a part hereof as if set
18 forth in full. The location of the property is shown on Exhibit "B" for visual
19 reference. In the event of conflict or inconsistency, Exhibit "A" shall prevail over
20 Exhibit "B".

21
22 **Section 2.** The use and development of the property described in Section 1 of this
23 ordinance shall be consistent with the City of Gainesville Comprehensive Plan and shall be
24 regulated by the land development regulations set forth in Section 3 of this ordinance, the City's
25 Land Development Code, and by the following exhibits that are attached to this ordinance and

1 made a part hereof as if set forth in full:

2 1. Exhibit "C" consisting of the following Planned Development (PD) maps:

3 a. PD Layout Plan map dated July 10, 2014; and

4 b. Directional Sign Location map dated July 11, 2014.

5 2. Exhibit "D" consisting of the PD Report titled "University Towne Center Planned
6 Development Rezoning Justification Report" dated March 6, 2014.

7 In the event of conflict or inconsistency, the order of precedence shall be as follows, with
8 number 1 taking precedence over number 2 and so on: 1) the land development regulations set
9 forth in Section 3 of this ordinance; 2) Exhibit "C"; 3) Exhibit "D"; and 4) The City's Land
10 Development Code.

11 **Section 3.** The use and development of the property described in Section 1 of this
12 ordinance shall be regulated by the following land development regulations:

13 ~~1. This non-residential PUD shall comply with Future Land Use Element policy Section~~
14 ~~2.6.4., Activity Center Plan/Special Area Study Retail Archer Road/34th Street.~~

15 1. ~~2.~~ The development shall be limited to a maximum of 155,000 square feet of commercial
16 uses or a Floor Area Ratio of 0.20, whichever is less.

17
18 2. ~~3.~~ A minimum 25-foot high-density buffer (a high-density combination of canopy and
19 understory trees, shrubs, and evergreens/conifers) with screening (stockade fence,
20 concrete block wall, or natural existing vegetation with sufficient opacity as determined
21 by the ~~Development~~ Technical Review Committee) shall be maintained along the east
22 property line.

23
24 3. ~~4.~~ The developer shall maintain and integrate the existing tree canopy into the overall
25 design of the ~~PUD~~ PD as much as possible, as agreed upon with the Office of Planning
26 and Development. This includes the preservation of live oaks and cedars, identified
27 during a site inspection with Planning and Environmental Protection staff. These trees are
28 to be preserved, through orientation and design of buildings, roundabouts, street frontage
29 setbacks and landscaped areas, unless the ~~Development~~ Technical Review Committee
30 determines that the final development plan provides a layout that better implements the

1 design criteria, set forth in these conditions, which requires removal of any of these trees.
2 The applicant shall demonstrate how this development will meet these requirements
3 during the development review process.
4

5 ~~4.~~ 5. Tree plantings and islands shall be provided at a minimum of an average of every 7
6 parking spaces. Up to an average of 10 unseparated spaces may be allowed where a
7 landscaped, treed linear island is provided between head-to-head parking rows. However,
8 the overall intent to provide islands an average of every 7 spaces in order to break up
9 large areas of parking shall be maintained (islands an average of every 10 spaces with the
10 use of a landscaped, treed linear island). The ~~Development~~ Technical Review Committee,
11 at time of final site plan approval, may reduce the frequency or number of planter islands,
12 and may eliminate the requirement for a treed, linear island between head-to-head
13 parking rows, for the purpose of preservation of existing tree canopy and tree clusters,
14 while maintaining 50% tree canopy coverage of the parking area within 20 years of
15 development. Parking lots shall be landscaped with xeric, non-invasive species canopy
16 trees and shrubs, a majority of which are native species. Tree canopy coverage of 50% of
17 the parking area shall be required within 20 years of development.
18

19 ~~5.~~ 6. Parking for the easternmost and largest commercial/retail/office building, shown on the
20 PD Layout Zoning Master Plan as an approximately 72,800 square feet foot building,
21 and excluding outparcels, shall not exceed 5 spaces/1,000 gross square feet of retail sales
22 or actual retail use, ~~per Section 393.26(1)d. of the Alachua County Unified Land~~
23 ~~Development Code. Parking in excess of 5 spaces/1,000 gross square feet of retail sales~~
24 ~~or actual retail use, as shown on the Zoning Master Plan, shall be removed from the PUD.~~
25 Parking for outparcels shall also be limited to 5 spaces/1,000 gross square feet of retail
26 sales or actual retail use. Up to 10% of the parking requirements may be substituted with
27 permeable or grassed parking. Stormwater requirements shall be reduced accordingly.
28 Any permeable or grassed parking may be paved at such time as it is shown to create a
29 maintenance problem as a result of normal use and site conditions. The ~~Department of~~
30 Public Works City Manager or designee may determine that stormwater provisions need
31 to be reevaluated at this time.
32

33 ~~7. Parking lot lighting shall consist of lighting not to exceed a specified number of foot-~~
34 ~~candles to be determined by the Development Review Committee prior to final site plan~~
35 ~~approval, and shall be designed and installed so as to reflect the light away from any~~
36 ~~contiguous residentially zoned property.~~
37

38 ~~8. An Architectural and Landscape Design Review committee consisting of the Director~~
39 ~~of Growth Management, a Planning and Development representative, a Landscape~~

1 ~~Architect/Architect appointed by the Director of Growth Management, the developer, and~~
2 ~~the developer's architect or appointee shall review, evaluate, and approve by majority the~~
3 ~~final architectural renderings and landscape design for the project prior to final site plan~~
4 ~~approval. Deeds and covenants reflecting these requirements shall be recorded and~~
5 ~~enforced by the developer.~~

6 6. ~~9.~~The layout and construction of the shopping center shall be designed and oriented such
7 that walking and biking trips are encouraged, and convenient pedestrian and bicycle
8 access from surrounding properties to the east and south is ensured. This shall include,
9 but shall not be limited to, the following strategies:

- 10 a. Locating parking facilities behind the buildings. Where off-street parking areas
11 are not screened by buildings, the parking areas shall be screened from adjacent
12 streets by a combination of trees, understory vegetation, and earth berms.
- 13 b. Linking buildings to the adjacent roadways with sidewalks/bicycle facilities
14 designed to maximize pedestrian comfort, security, and convenience.
- 15 c. Providing ample bicycle-parking facilities in accordance with ~~Section 393.25(5)~~
16 Bicycle Parking standards of the Alachua County Unified the City of Gainesville
17 Land Development Code.
18

19 7. ~~10.~~The design of outparcels shall create a pedestrian-friendly scaled streetscape along
20 SW 34th Street, Old Archer Road, and all entrances to the ~~PUD PD~~. These design features
21 shall include, but are not limited to, signage, lighting, provision for screening of adjacent
22 land areas such as loading and service areas, clearly defined entrances, and the use of
23 walls, arches, columns and change of pavement type to signify a change in use, function,
24 or ownership. The applicant shall demonstrate how this development will meet these
25 requirements during the development review process. This shall include, but shall not be
26 limited to, the following strategies:

- 27 a. All buildings in outparcels along SW 34th Street or Old Archer Road shall be
28 oriented toward the street and utilize pedestrian scale architecture, massing, and
29 forms that convey a clear sense of entry, organization, uniform style, and
30 pedestrian scale and level of detail.
- 31 b. A 25' landscaped setback shall be provided between outparcel buildings and SW
32 34th Street and Old Archer Road.
- 33 c. There shall be no parking areas between outparcel buildings and SW 34th Street,
34 Old Archer Road, and entrances to the ~~PUD PD~~.
- 35 d. Sidewalks shall be provided along SW 34th Street, Old Archer Road, and all
36 entrances to the ~~PUD PD~~. Canopy street trees located a maximum of 40 feet apart
37 shall be provided adjacent to the sidewalks along SW 34th Street, Old Archer
38

1 Road, and entrances to the ~~PUD PD~~. The internal sidewalk system serving the
2 east side of the outparcels, shown on the ~~Zoning Master Plan PD Layout Map~~,
3 shall be within a minimum 15 feet wide landscaped area to provide separation
4 from vehicle use areas, including canopy street trees located a maximum of 40
5 feet apart. This sidewalk system shall connect the outparcels to the RTS bus pull-
6 off area and shelter and park-and-ride facilities, and be integrated into the main
7 entrances to the ~~PUD PD~~, in a manner consistent with the ~~Zoning Master Plan PD~~
8 ~~Layout Map~~. The ~~Development Technical Review Committee~~, prior to final site
9 plan approval, may modify sidewalk and landscape requirements in order to
10 preserve existing tree canopy.

11
12 8. The main entryway from SW 34th Street shall be designed to provide a pedestrian-
13 friendly entry clearly oriented to the main entrance of structures within the development.
14 This shall include, but shall not be limited to, the following strategies:

15
16 e. A landscaped area including canopy street trees located a maximum of 40 feet
17 apart shall be provided along both sides of the entryway as it passes through the
18 parking area. A sidewalk shall be provided through one side of the landscaped
19 entryway, separated from the vehicle entry area by landscaped area. This side of
20 the landscaped entryway shall be a minimum of 20 feet wide and an average of 30
21 feet wide. The ~~Development Technical Review Committee~~ may reduce these
22 minimum widths based on overall pedestrian design. This sidewalk shall connect
23 to the SW 34th Street entrance to the ~~PUD PD~~ by means of a landscaped
24 roundabout system, and to structures within the development by means of a
25 change in pavement texture and color.

26 f. The architecture of the commercial/retail/office building shall utilize pedestrian
27 scale architecture, massing, and forms that convey a clear sense of entry,
28 pedestrian scale, and level of detail. This shall include use of a series of smaller,
29 proportional forms to create facades and features that are related to the adjacent
30 smaller buildings. A pedestrian area shall be provided along the front of the
31 building separated from the vehicular use area (including head-in parking, if any)
32 by landscaped planters or islands. In addition, the building shall be designed to
33 provide a façade feature oriented towards the Old Archer Road entrance to the
34 ~~PUD PD~~.

35
36 9. ~~Signage for the PUD shall consist of the following:~~

37 All signage shall be regulated by the sign regulations in the Land Development Code as
38 may be amended from time to time, except as follows:
39

1 a. Directional Signs: These signs shall be limited to the name of the development
2 and/or the names of the occupants of the development, and shall comply with the
3 following conditions:

4 i. The signs shall not be located within 100 feet of any public right-of-
5 way;

6 ii. A single business or activity shall be limited to two (2) square feet per
7 individual sign face;

8 iii. The directional sign shall not exceed a total area of 50 square feet;

9 iv. The maximum height of a directional sign shall not exceed six (6) feet;
10 and

11 v. A maximum of eight (8) directional signs are allowed in the PD and
12 these signs may be sited only at the locations identified on the map
13 titled University Towne Center PD – Directional Sign Locations.
14

15 ~~a. Monument type signs at the two main PUD entrances on Old Archer Road and~~
16 ~~SW 34th Street, limited to 6 feet in height and 10 feet in width, including~~
17 ~~coordinated signage for the outparcels. No pole-mounted signs shall be permitted.~~
18 ~~No movable readerboard type signs shall be permitted. No internally lit signs~~
19 ~~shall be permitted.~~

20 ~~b. Total building signage for each commercial building shall not exceed 1 square~~
21 ~~foot per lineal foot of the longest side of the building, with no individual sign to~~
22 ~~exceed 90 square feet. Building signs may be oriented to each street or vehicular~~
23 ~~use frontage of each building.~~

24 ~~c. A 30 square foot monument type sign for the PUD may be provided at the 2~~
25 ~~secondary PUD entrances along Old Archer Road and SW 34th Street.~~
26

27 10. ~~13.~~ Specific buffers and setbacks shall be in place prior to issuance of a certificate of
28 occupancy. The following buffers shall be required:

29
30 a. Frontage of Old Archer Road and SW 34th Street shall provide and maintain a 25
31 feet wide landscaped or existing vegetative setback (excluding access points)
32 consisting of a variety of trees and understory vegetation.

33 b. Along the eastern boundary of the site, where adjacent to existing or planned
34 residential use: a minimum 25-foot high-density buffer (a high-density
35 combination of canopy and understory trees, shrubs, and evergreens/conifers)
36 with screening (stockade fence, concrete block wall, or natural existing vegetation
37 with sufficient opacity as determined by the ~~Development~~ Technical Review
38 Committee).

39
40 11. ~~14.~~ The developer shall mitigate new motorized vehicle trips to Old Archer Road by
41 providing:
42

- 1 a. An eight-foot wide paved bicycle/pedestrian trail between Archer Road/Old
2 Archer Road from SW 34th Street to SW 16th Avenue or SW 23rd Terrace.
3 b. Park-n-ride facilities for both transit linkages, as well as bicycle/pedestrian trips,
4 using the rail linkage to campus. These facilities shall be integrated and designed
5 as an enhancement to the overall development. Adequate pedestrian-friendly
6 linkages from the transit facilities to the buildings shall also be provided.

7 These improvements may be used as mitigation credit for the traffic mitigation
8 required as part of this development.
9

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11 12. ~~15.~~ The north access onto SW 34th Street shall be designed such that a signal will not be
12 required. If the Florida Department of Transportation determines that a traffic signal is
13 permissible at this location, the developer shall be responsible for all costs associated
14 with the traffic signal installation. Modifications to the existing median opening shall be
15 coordinated with the Florida Department of Transportation. The south access to SW 34th
16 Street shall be restricted to a right-in/right-out connection only.
17

18 13. ~~16.~~ Access improvements to SW 34th Street, including right turn accommodations, shall
19 be in accordance with the permit requirements of the Florida Department of
20 Transportation.
21

22 14. ~~17.~~ Bicycle/pedestrian linkages, where possible, shall be provided to adjacent properties.
23

24 15. ~~18.~~ No out-parcel shall have direct access to SW 34th Street or Old Archer Road.
25

26 16. ~~19.~~ Left-turn storage lanes on Old Archer Road for eastbound to southbound movement
27 into the site are required and shall be constructed at either the proposed primary driveway
28 or the proposed shared driveway connections to Old Archer Road. Acceleration and
29 deceleration tapers shall also be constructed.
30

31 17. ~~20.~~ If the development is directly connected to SW 32nd Terrace, the developer shall be
32 responsible for the construction of eastbound and westbound tapers at the intersection of
33 SW 35th Place and SW 32nd Terrace.
34

35 ~~21. Development of this property shall conform to the criteria outlined in the County Flood
36 Hazard Ordinance. An analysis of the adjacent pond located on the southern boundary of
37 the property shall be performed in order to assure no increases in flood stages results
38 from the proposed development.~~
39

40 18. ~~22. All concurrency requirements shall be addressed as part of the preliminary and final
41 development plan review process, in order to obtain a certificate of level of service
42 compliance, in order to obtain a certificate of level of service compliance, pursuant to~~

1 ~~Ordinance 92-7.~~ All applicable concurrency requirements and applicable TMPA Zone A
2 requirements shall be addressed as part of the development plan review process.

3
4 ~~19. 23.~~The ~~PUD PD~~ may be developed in phases consisting of the individual out parcels and
5 large commercial building.

6
7 **Section 4.** The development terms and conditions in this ordinance shall remain effective
8 until such time as, upon either the City or the property owner filing a rezoning petition, the City
9 adopts an ordinance rezoning the property described in Section 1 of this ordinance to another
10 zoning district consistent with the Comprehensive Plan and Land Development Code.

11 **Section 5.** Any person who violates any provision of this ordinance shall be deemed guilty
12 of a municipal ordinance violation and shall be subject to fine or imprisonment as provided by
13 Section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
14 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
15 offense.

16 **Section 6.** If it is determined by the City Manager that a violation of this ordinance exists,
17 the City Manager may issue and deliver an order to cease and desist from such violation in order to
18 correct a violation, to preclude occupancy of the affected building or area, or to vacate the premises.
19 The City Manager, through the City Attorney, may seek an injunction in a court of competent
20 jurisdiction and seek any other remedy available at law.

21 **Section 7.** The City Manager or designee is authorized and directed to make the necessary
22 changes to the Zoning Map Atlas to comply with this ordinance.

23 **Section 8.** If any word, phrase, clause, paragraph, section or provision of this ordinance
24 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
25 finding shall not affect the other provisions or applications of this ordinance that can be given

1 effect without the invalid or unconstitutional provision or application, and to this end the
2 provisions of this ordinance are declared severable.

3 **Section 9.** Alachua County Resolution Z-99-48 is hereby superseded in its entirety and is
4 of no further force and effect with respect to the property described in this ordinance on the
5 effective date of this ordinance. All other ordinances or parts of ordinances in conflict herewith
6 are to the extent of such conflict hereby repealed effective on the effective date on this
7 ordinance.

8 **Section 10.** This ordinance shall become effective immediately upon adoption.

9

10 **PASSED AND ADOPTED** this 21st day of August, 2014.

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Attest:


KURT M. LANNON
CLERK OF THE COMMISSION


EDWARD B. BRADDY
MAYOR

Approved as to form and legality:


NICOLLE M. SHALLEY
CITY ATTORNEY

23

24 This ordinance passed on first reading this 7th day of August, 2014.

25

26 This ordinance passed on second reading this 21st day of August, 2014.



*Focused on Excellence
Delivered with Integrity*

DESCRIPTION

July 21, 2014
JOB NO. 11-0268.04
UNIVERSITY TOWNE CENTER: PD Boundary

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 13 AND IN THE GARY GRANT, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 13, TOWNSHIP 10 SOUTH, RANGE 19 EAST; THENCE SOUTH $00^{\circ}41'21''$ EAST, ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 13, A DISTANCE OF 2490.90 FEET TO A POINT ON THE SURVEY CENTERLINE OF STATE ROAD NO. 121, AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 26250-2523; THENCE NORTH $08^{\circ}05'03''$ EAST, ALONG SAID SURVEY CENTERLINE, A DISTANCE OF 70.34 FEET; THENCE SOUTH $81^{\circ}54'57''$ EAST, A DISTANCE OF 64.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 121 (ALSO KNOWN AS S.W. 34TH STREET), AND THE **POINT OF BEGINNING**, SAID POINT BEING ON THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2928.79 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $02^{\circ}11'31''$ EAST, 601.31 FEET (RESPECTIVELY); THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $11^{\circ}47'03''$, AN ARC DISTANCE OF 602.37 FEET TO THE END OF SAID CURVE; THENCE NORTH $03^{\circ}42'00''$ WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.45 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD ARCHER ROAD (PREVIOUSLY KNOWN AS ROCKY POINT ROAD); THENCE NORTH $18^{\circ}44'42''$ EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 357.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1402.40 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH $38^{\circ}02'53''$ EAST, 365.28 FEET (RESPECTIVELY); THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $14^{\circ}57'59''$, AN ARC DISTANCE OF 366.32 FEET TO THE END OF SAID CURVE; THENCE NORTH $45^{\circ}03'44''$ EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 99.90 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2393, PAGE 2903 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH $33^{\circ}27'40''$ EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 839.00 FEET TO THE NORTH LINE OF THE GARY GRANT; THENCE SOUTH $46^{\circ}40'42''$ WEST, ALONG SAID NORTH LINE, A DISTANCE OF 595.80 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH $31^{\circ}13'10''$ EAST, A DISTANCE OF 270.89 FEET; THENCE SOUTH $46^{\circ}41'58''$ WEST, A DISTANCE OF 276.99 FEET TO THE NORTHERLY BOUNDARY LINE OF ROCKY POINT LANDING UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 57 OF SAID PUBLIC RECORDS; THENCE NORTH $65^{\circ}08'14''$ WEST, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 71.79 FEET TO THE NORTHWEST CORNER OF SAID LANDS, ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3144, PAGE 1152 OF SAID PUBLIC RECORDS; THENCE NORTH $65^{\circ}08'14''$ WEST, ALONG THE NORTH BOUNDARY OF SAID LANDS, A DISTANCE OF 213.40 FEET TO THE AFOREMENTIONED NORTH LINE OF THE GARY GRANT; THENCE SOUTH $46^{\circ}40'42''$ WEST, ALONG SAID NORTH LINE, A DISTANCE OF 238.47 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 121; THENCE NORTH $08^{\circ}05'02''$ EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 236.22 FEET TO THE **POINT OF BEGINNING**.

Exhibit "A" to Ordinance No. 130862

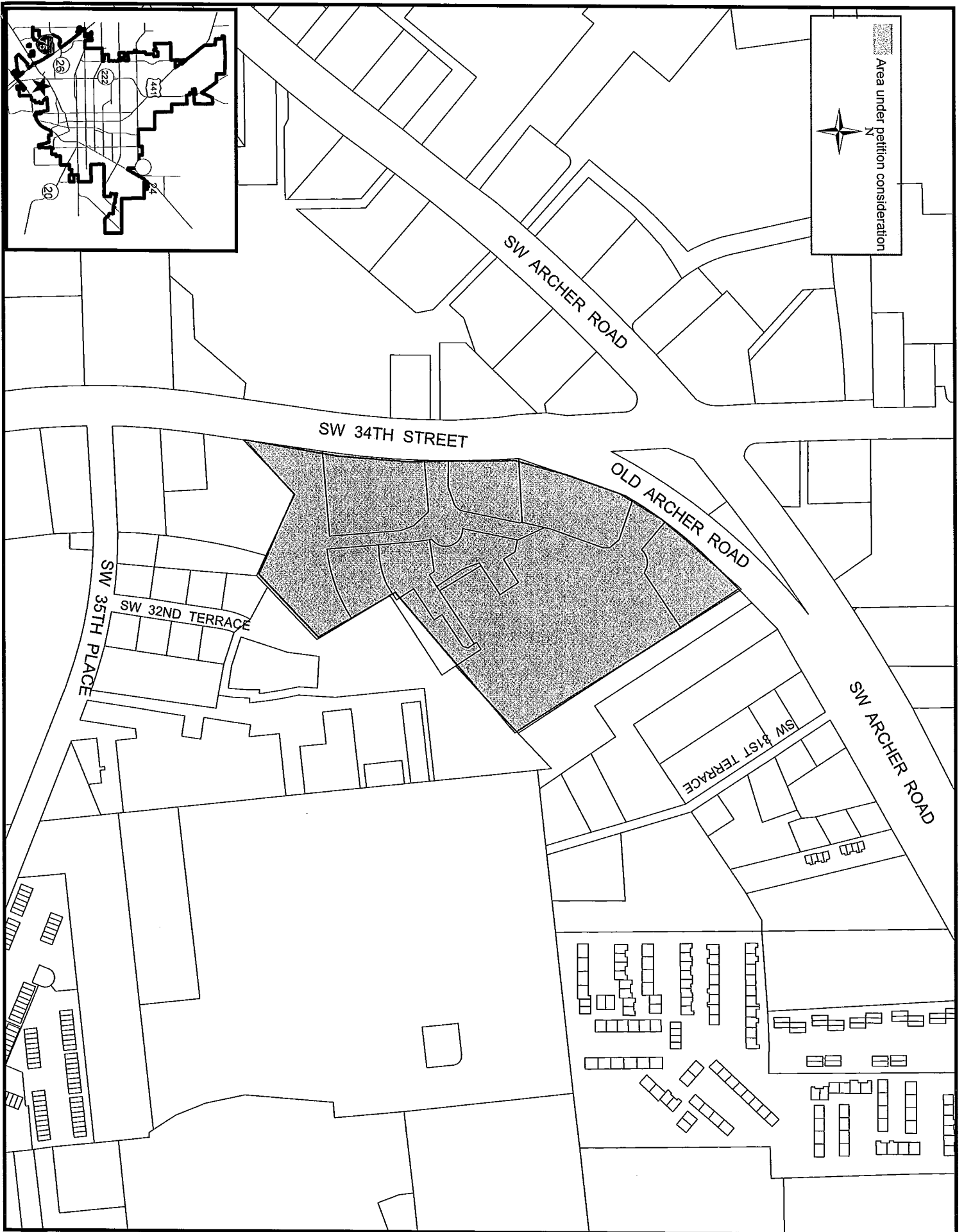


Exhibit "B" to Ordinance No. 130862