

City Plan Board
Petition 78LUC-04PB
December 2, 2004

Concurrency Exception Area, more affordable housing (especially in the area near the University of Florida) may become available as a result of redevelopment where the strict adherence to transportation concurrency requirements limits development potential.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ralph Hilliard".

Ralph Hilliard
Planning Manager

RH:ORL

EXHIBIT "A"

May 7, 2004

LEGAL DESCRIPTION FOR THE ENTIRE TRANSPORTATION CONCURRENCY EXCEPTION AREA

That area comprising Zone A, Zone B and Zone C of the Transportation Concurrence Exception Area being described as:

All that area lying within the municipal boundaries of the City of Gainesville, Florida; (heretofore known as "city limits"), as of December 3, 1999 with the addition of that property annexed into the City of Gainesville on January 10, 2000 as per Ordinance No. 990947, being described as:

A part of the East half (E ½) of the Southeast quarter (SE ¼) of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said East half (E ½) of the Southeast quarter (SE ¼) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South boundary thereof, 1322.34 feet to the Southwest corner of said East half (E ½) of Southeast quarter (SE ¼), thence North 0 degrees, 06 minutes, 22 seconds East, along the West boundary of said East half (E ½) of Southeast quarter (SE ¼), 50.00 feet to the North right-of-way line of Northwest 39th Avenue and the Point-of-Beginning; thence continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary, 645.86 feet; thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence South 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645.86 feet to said North right-of-way line, thence 89 degrees, 49 minutes, 38 seconds West along said right-of-way line 250 feet to the Point-of-Beginning.

AND:

That property annexed into the City of Gainesville on September 1, 2002 as per Ordinance 002394, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 27, Township 9 South, Range 19 East, Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 27 and run North 0 degrees, 06 minutes, 52 seconds East along the East line of said Section a distance of 495.00 feet; thence run North 89 degrees, 55 minutes, 11 seconds West, a distance of 50.00 feet to the existing City of Gainesville limit on the West right-of-way line of County Road 232 (NW 43rd Street) and the Point of Beginning; thence continue North 89 degrees, 55 minutes, 11 seconds West, a distance of approximately 613.12 feet to a point on the East line of Lot 63 of the "Subdivision of Section 27, Township 9 South, Range 19 East, Arredondo Grant" as per the plat thereof as described in Plat Book "A" at page 55 of the Public Records of Alachua County, Florida; thence run North, a distance of approximately 165.07 feet to the Northeast Corner of said Lot 63; thence run West, along the North line

of said Lot 63 also being the South line of Lot 50, of said "Arredondo Grant" a distance of 663 feet to the Southwest corner of Lot 50; thence continue West along the south line of Lot 51 of said "Arredondo Grant" a distance of approximately 663 feet to the Southwest corner of said Lot 51, thence run North along the West line of said Lot 51, a distance of approximately 663 feet to the Northwest corner of said Lot 51, said corner also being the Southwest corner of "Buck Ridge Unit-2" a subdivision as recorded in Plat Book "R", at page 31 of the Public Records of Alachua County, Florida; thence run along the West line of said "Buck Ridge Unit-2", North 0 degrees, 15 minutes, 19 seconds East a distance of 663.36 feet to the Northwest corner of said "Buck Ridge Unit-2"; thence run along the North line of said "Buck Ridge Unit-2", South 89 degrees, 42 minutes, 46 seconds East, a distance of 662.41 feet to the Northeast corner of said "Buck Ridge Unit-2", said corner also being the Northwest corner of Lot 47 of said "Arredondo Grant"; thence run East along the North line of said Lot 47 and along the North line of Lot 48 of said "Arredondo Grant" a distance of approximately 1276 feet to a point on the existing City of Gainesville limit on the West right-of-way line of County Road 232 (NW 43rd Street); thence run South along said existing City of Gainesville limit and Westerly right-of-way line a distance of approximately 1,485.00 feet to the Point of Beginning.

AND:

A portion of that property annexed into the City of Gainesville on September 1, 2002 as per Ordinance No. 001912, being described as:

A parcel of land located in Sections 12 and 13 of Township 10 South, Range 19 East, and Section 7, Township 10 South, Range 20 East, all located in Alachua County, Florida; being more particularly described as follows:

Commence at a point marking the intersection of the East right-of-way line of SW 23rd Terrace with the South right-of-way line of SW Archer Road, said point also being the Northwesterly corner of Parcel "F" of the city limits of Gainesville as recorded in Annexation Ordinance 4048, and the Point-of-Beginning; thence continue along said city limits South 01 degree 06 minutes 29 seconds East along the East line of SW 23rd Terrace a distance of 497.94 feet to a point; thence leaving said East right-of-way line proceed West 100.00 feet to the West right-of-way line of SW 23rd Terrace; said point also being the Northwest corner of Parcel "G", of the city limits of Gainesville as recorded in Annexation Ordinance 4048; thence South 01 degree 10 minutes 09 seconds East along the West line of said Parcel "G" to a point crossed by a line parallel to the south right-of-way line of SW Archer Road at a distance of 1,320 feet (1/4-Mile) from said South right-of-way line of SW Archer Road; thence Westerly along said parallel line to its intersection with the East right-of-way of SW 34th Street (State Road 121), thence North along said East right-of-way of SW 34th Street to the Southwest corner of that property as described in the Official Records Book 2037, Page 823 of Alachua County, Florida and being that property as voluntarily annexed into the City of Gainesville by Ordinance Number 000130; thence continue along the following courses; North 88 degrees 08 minutes 44 seconds East along the South line of said parcel a distance of 359.51 feet; thence South 35 degrees 33 minutes 27 seconds East a distance of 156.09 feet to a point marking the intersection with the North right-of-way line of SW Archer Road and a point on a curve concave to the Southeast having a radius of 5,807.58 feet and a delta of

00 degrees 59 minutes 06 seconds; thence along the arc of said curve a distance of 99.85 feet to the point of compound curvature of a curve concave to the Southeast having a radius of 7,185.68 feet and a delta of 00 degrees 06 minutes 13 seconds; thence along the arc of said curve a distance of 13.00 feet to the Southeast corner of said parcel; thence leaving the North line of SW Archer Road North 51 degrees 29 minutes 30 seconds West a distance of 14.96 feet to a point; thence North 00 degrees 52 minutes 06 seconds West a distance of 740.66 feet to a point marking the intersection with the South line of the City of Gainesville Annexation Parcel "B" as recorded in Ordinance 4047; thence North 88 degrees 56 minutes 53 seconds East a distance of 1,391.01 feet to the intersection with the North line of SW Archer Road; thence North 60 degrees 30 minutes 34 seconds East a distance of 564.58 feet; thence North 01 degrees 30 minutes 22 seconds West a distance of 850.08 feet; thence North 88 degrees 35 minutes 33 seconds East a distance of 857.81 feet; thence South 00 degrees 38 minutes 17 seconds East a distance of 396.00 feet to the intersection with the North right-of-way line of SW Archer Road; thence along said line North 60 degrees 30 minutes 28 seconds East a distance of 649.30 feet; thence continue North 01 degrees 07 minutes 55 seconds West a distance of 1,335.12 feet; thence North 88 degrees 59 minutes 35 seconds East a distance of 400.00 feet; thence South 01 degrees 07 minutes 55 seconds East a distance of 1,120.41 feet to the intersection with the North right-of-way line of SW Archer Road and a point on a curve, said curve being concave to the Southeast, having a radius of 6,661.05 feet and a delta of 01 degree 40 minutes 36 seconds, thence along the arc of said curve a distance of 194.91 feet; thence South 88 degrees 21 minutes 32 seconds West a distance of 81.25 feet; thence North 01 degree 26 minutes 53 seconds West a distance of 642.42 feet; thence North 05 degrees 39 minutes 45 seconds West a distance of 17.64 feet; thence North 00 degree 56 minutes 20 seconds West a distance of 660.00 feet to a point marking the intersection with the Northeast corner of Parcel "B"; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to the intersection with the Northwest corner of City of Gainesville Annexation Parcel "C" as recorded in Ordinance 4048; thence continue along the West line of Parcel "C" South 00 degree 56 minutes 20 seconds a distance of 660.00 feet; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to a point marking the intersection with the West line of Section 07, Township 10 South, Range 20 East; thence along said line South 00 degree 56 minutes 20 seconds East a distance of 212.76 feet; thence continue along the line of Parcel "C" North 67 degrees 01 minute 16 seconds East a distance of 210.00 feet; thence South 00 degree 31 minutes 00 seconds West a distance of 96.90 feet to a point marking the intersection with the North right-of-way of SW Archer Road; thence along said line North 68 degrees 29 minutes 51 seconds East a distance of 300.00 feet; thence leaving the North right-of-way line and crossing SW Archer Road South 12 degrees 57 minutes 59 seconds East a distance of 162.76 feet to a point marking the intersection with the South right-of-way line of SW Archer Road and the Northerly most corner of City of Gainesville Annexation Parcel "F" as recorded in Ordinance 4048; thence continue along the line of Parcel "F" South 00 degree 55 minutes 42 seconds East a distance of 234.18 feet; thence South 00 degree 55 minutes 29 seconds a distance of 85.50 feet; thence South 88 degree 54 minutes 34 seconds West a distance of 223.66 feet; thence South 00 degree 56 minutes 48 seconds East a distance of 14.93 feet; thence South 88 degrees 55 minutes 48 seconds West a distance of 315.25 feet to the intersection with the East line of Section 12, Township 10 South, Range 19 East; thence continue South 00 degree 56 minutes 20 seconds East a distance of 1,379.70 feet to a point marking the Southeast corner of Section 12, Township 10 South, Range 19 East; thence continue along the South line of said Section 12, South 88 degrees 56

minutes 53 seconds West a distance of 330.03 feet; thence North 01 degree 15 minutes 28 seconds West a distance of 658.92 feet; thence South 88 degrees 48 minutes 38 seconds West a distance of 329.85 feet; thence South 88 degrees 49 minutes 43 seconds West a distance of 199.98 feet; thence South 88 degrees 52 minutes 50 seconds West a distance of 100.00 feet; thence North a distance of 160.34 feet; thence North 28 degrees 29 minutes 00 seconds West a distance of 182.85 feet to a point marking the intersection with the Southeasterly right-of-way line of SW Archer Road; thence along said line South 61 degrees 31 minutes 00 seconds West a distance of 655.70 feet; thence continue along said line South 60 degrees 30 minutes 28 seconds West a distance of 133.51 feet to the Point of Beginning.

AND:

That property annexed into the City of Gainesville on December 10, 2001 as per Ordinance No. 002124, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lot Three (3), of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on September 9, 2002 as per Ordinance No. 020104, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots Two (2), of North Florida Regional Doctors Office Park, according to the plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on December 8, 2003 as per Ordinance No. 030457, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots One (1), and Twenty-Two through Twenty-Six (22-26), of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on December 8, 2003 as per Ordinance No. 030458, being described as:

A parcel of land lying in the Southwest one quarter (SW ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots Ten (10), Eleven (11), Sixteen (16) of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

Commence at a point marking the intersection of the East right-of-way line of SW 23rd Terrace with the South right-of-way line of SW Archer Road, said point also being the Northwesterly corner of Parcel "F" of the city limits as recorded in Annexation Ordinance 4048; thence continue along said city limits South 01 degree 06 minutes 29 seconds East along the East line of SW 23rd Terrace a distance of 497.94 feet to a point; thence leaving said East right-of-way line proceed West 100.00 feet to the West right-of-way line of SW 23rd Terrace; said point also being the Northwest corner of Parcel "G", of the city limits as recorded in Annexation Ordinance 4048; thence South 01 degree 10 minutes 09 seconds East along the West line of said Parcel "G" to a point crossed by a line parallel to the south right-of-way line of SW Archer Road at a distance of 1,320 feet (1/4-Mile) from said South right-of-way line of SW Archer Road, and the Point-of-Beginning; thence Westerly along said parallel line to its intersection with the East right-of-way of SW 34th Street (State Road 121), thence North along said East right-of-way of SW 34th Street to the north line of the existing city limits, being also the north line of the property annexed into the city as recorded in Annexation Ordinance 020654; thence run West along said north line to the west line of said area, also being the west right-of-way line of SW 34th Street; thence run South along said west right-of-way line to the north line of SW Archer Road being also the north line of that area annexed into the city as recorded in Annexation Ordinance 001912; thence run Westerly to the west line of that area annexed into the city as recorded in the above mentioned Annexation Ordinance 001912; thence run Southerly and Southeasterly along the west line of said Annexation Ordinance to the south line of that area annexed into the city as recorded in Annexation Ordinance 001912, being also the south right-of-way line of SW Williston Road; thence run along the south right-of-way line of SW Williston Road to its intersection with the east right-of-way line of SW 23rd Street; thence follow the east right-of-way line of SW 23rd Street and along the east right-of-way line of SW 23rd Terrace to the Point-of-Beginning, and close.

LESS the following described area:

That northern portion of the City of Gainesville lying north of the following described line:

Commence at a point lying on the West city limits line, and being one-quarter mile (1/4 mile) north of the north right-of-way line of NW 53rd Avenue; thence run East parallel to and one-quarter mile (1/4 mile) north of said NW 53rd Avenue to the east line of the Southwest one-quarter (SW 1/4) of Section 17, Township 9 South, Range 20 East; thence run South along said east line to a point 933 feet (more-or-less) north of the south line of said Section; thence run West 682 feet (more-or-less); thence run South to the North right-of-way line of NW 53rd Avenue; thence run East to the east city limits line.

AND LESS:

All that area lying and being in the City of Gainesville, Alachua County, Florida, lying East of the following described line:

Commence at the Northwest corner of the Northeast one-quarter (NE 1/4) of Section 30, Township 9 South, Range 21 East; thence run South along the West line of said Northeast one-quarter (NE 1/4) to a point 50 feet South of the South line of said Northeast one-quarter (NE 1/4); thence run East a distance of 176.35 feet; thence run South 48 degrees East to a point on the Southerly right-of-way line of State Road No. 222; thence run Northeasterly along said southerly right-of-way line to a point on the West line of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the aforementioned Section 30, Township 9 South, Range 21 East; thence run South along said West line to point of ending on the City of Gainesville city limits line.

AND LESS:

Any and all of that area and right-of-way known as Interstate 75.

EXHIBIT "B"

May 7, 2004

LEGAL DESCRIPTION FOR ZONE "A" OF THE TRANSPORTATION CONCURRENCY EXCEPTION AREA

That area comprising Zone "A" of the Transportation Concurrency Exception Area lying within the municipal boundaries of the City of Gainesville, Florida; (heretofore known as "city limits") as of April 1, 1999; being more particularly described as follows:

Commence at a point on the northeast corner of the intersection of NE 15th Street and NE 39th Avenue as the Point-of-Beginning; thence run West along the North right-of-way line of NE 39th Avenue and NW 39th Avenue to the East line of the Seaboard Coastline Railroad right-of-way line; thence run Southerly along said East railroad right-of-way to the North right-of-way line of NE 23rd Avenue; thence run West along the North right-of-way of NE 23rd Avenue and NW 23rd Avenue to a point on the Northerly extension of the East right-of-way line of NW 2nd Street; thence run South along said Northerly extension and along the East right-of-way line of said NW 2nd Street to the North right-of-way line of NW 8th Avenue; thence run West along said north right-of-way line of NW 8th Avenue to the East right-of-way line of NW 34th Street; thence run South along the East right-of-way line of NE 34th Street and SW 34th Street to its intersection with a Southerly city limits line; thence follow the city limits line to the Point-of-Beginning, and close.

AND:

A portion of that property annexed into the City of Gainesville on September 1, 2002 as per Ordinance No. 001912, being described as:

A parcel of land located in Sections 12 and 13 of Township 10 South, Range 19 East, and Section 7, Township 10 South, Range 20 East, all located in Alachua County, Florida; being more particularly described as follows:

Commence at a point marking the intersection of the East right-of-way line of SW 23rd Terrace with the South right-of-way line of SW Archer Road, said point also being the Northwesterly corner of Parcel "F" of the city limits of Gainesville as recorded in Annexation Ordinance 4048, and the Point-of-Beginning; thence continue along said city limits South 01 degree 06 minutes 29 seconds East along the East line of SW 23rd Terrace a distance of 497.94 feet to a point; thence leaving said East right-of-way line proceed West 100.00 feet to the West right-of-way line of SW 23rd Terrace; said point also being the Northwest corner of Parcel "G", of the city limits of Gainesville as recorded in Annexation Ordinance 4048; thence South 01 degree 10 minutes 09 seconds East along the West line of said Parcel "G" to a point crossed by a line parallel to the south right-of-way line of SW Archer Road at a distance of 1,320 feet (1/4-Mile) from said South right-of-way line of SW Archer Road; thence Westerly along said parallel line to its intersection with the East right-of-way of SW 34th Street (State Road 121), thence North

along said East right-of-way of SW 34th Street to the Southwest corner of that property as described in the Official Records Book 2037, Page 823 of Alachua County, Florida and being that property as voluntarily annexed into the City of Gainesville by Ordinance Number 000130; thence continue along the following courses; North 88 degrees 08 minutes 44 seconds East along the South line of said parcel a distance of 359.51 feet; thence South 35 degrees 33 minutes 27 seconds East a distance of 156.09 feet to a point marking the intersection with the North right-of-way line of SW Archer Road and a point on a curve concave to the Southeast having a radius of 5,807.58 feet and a delta of 00 degrees 59 minutes 06 seconds; thence along the arc of said curve a distance of 99.85 feet to the point of compound curvature of a curve concave to the Southeast having a radius of 7,185.68 feet and a delta of 00 degrees 06 minutes 13 seconds; thence along the arc of said curve a distance of 13.00 feet to the Southeast corner of said parcel; thence leaving the North line of SW Archer Road North 51 degrees 29 minutes 30 seconds West a distance of 14.96 feet to a point; thence North 00 degrees 52 minutes 06 seconds West a distance of 740.66 feet to a point marking the intersection with the South line of the City of Gainesville Annexation Parcel "B" as recorded in Ordinance 4047; thence North 88 degrees 56 minutes 53 seconds East a distance of 1,391.01 feet to the intersection with the North line of SW Archer Road; thence North 60 degrees 30 minutes 34 seconds East a distance of 564.58 feet; thence North 01 degrees 30 minutes 22 seconds West a distance of 850.08 feet; thence North 88 degrees 35 minutes 33 seconds East a distance of 857.81 feet; thence South 00 degrees 38 minutes 17 seconds East a distance of 396.00 feet to the intersection with the North right-of-way line of SW Archer Road; thence along said line North 60 degrees 30 minutes 28 seconds East a distance of 649.30 feet; thence continue North 01 degrees 07 minutes 55 seconds West a distance of 1,335.12 feet; thence North 88 degrees 59 minutes 35 seconds East a distance of 400.00 feet; thence South 01 degrees 07 minutes 55 seconds East a distance of 1,120.41 feet to the intersection with the North right-of-way line of SW Archer Road and a point on a curve, said curve being concave to the Southeast, having a radius of 6,661.05 feet and a delta of 01 degree 40 minutes 36 seconds, thence along the arc of said curve a distance of 194.91 feet; thence South 88 degrees 21 minutes 32 seconds West a distance of 81.25 feet; thence North 01 degree 26 minutes 53 seconds West a distance of 642.42 feet; thence North 05 degrees 39 minutes 45 seconds West a distance of 17.64 feet; thence North 00 degree 56 minutes 20 seconds West a distance of 660.00 feet to a point marking the intersection with the Northeast corner of Parcel "B"; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to the intersection with the Northwest corner of City of Gainesville Annexation Parcel "C" as recorded in Ordinance 4048; thence continue along the West line of Parcel "C" South 00 degree 56 minutes 20 seconds a distance of 660.00 feet; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to a point marking the intersection with the West line of Section 07, Township 10 South, Range 20 East; thence along said line South 00 degree 56 minutes 20 seconds East a distance of 212.76 feet; thence continue along the line of Parcel "C" North 67 degrees 01 minute 16 seconds East a distance of 210.00 feet; thence South 00 degree 31 minutes 00 seconds West a distance of 96.90 feet to a point marking the intersection with the North right-of-way of SW Archer Road; thence along said line North 68 degrees 29 minutes 51 seconds East a distance of 300.00 feet; thence leaving the North right-of-way line and crossing SW Archer Road South 12 degrees 57 minutes 59 seconds East a distance of 162.76 feet