

CITY
----- OF ----- INTER-OFFICE COMMUNICATION
GAINESVILLE

Item No.: 1

TO: City Plan Board DATE: December 2, 2004

FROM: Planning Division Staff

SUBJECT: Petition 78LUC-04PB City Plan Board. Amend the City of Gainesville Comprehensive Plan 2000-2010 Future Land Use, Transportation Mobility, and Concurrency Management Elements' Map Series and Legal Descriptions to add a Zone C in the TCEA containing areas annexed in the Archer Road/Southwest area annexation; amend the Future Land Use Map Series to expand the Designated Urban Redevelopment area to include the Archer Road/Southwest area annexation; and amend the Transportation Mobility Element Existing and Potential Transit Hubs, Terminals, Transfer Stations map. (Related to Petition 79CPA-04PB)

Recommendation

Planning Division staff recommends approval of Petition 78LUC-04PB.

Explanation

In December 1999, the City adopted a Transportation Concurrency Exception Area (TCEA) to relieve the problems caused by a strict interpretation of transportation concurrency regulations and to encourage redevelopment. Map 1 illustrates the currently adopted TCEA boundaries and existing Zones A and B (this includes the minor expansions of Zones A and B recently adopted by Ordinance 030627, 4/26/04 and Ordinance 030756, 11/22/04 Second Reading). Map 2 shows a detail area of the proposed expansion area to become Zone C of the TCEA. Map 3 shows all three zones (the entire TCEA) on a single map.

This petition is related to Petition 79CPA-04PB, which provides the Comprehensive Plan text amendments to add a Zone C; provides amendments that clarify existing policies; and adds new policies to update the element. The detailed explanation for the proposed new TCEA Zone

Proposed Zone C Expansion of the Transportation Concurrency Exception Area

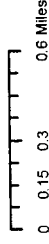
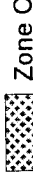
Gainesville, Florida

— Gainesville City Limits

Existing
Transportation Concurrency
Exception Area Sub-Zones

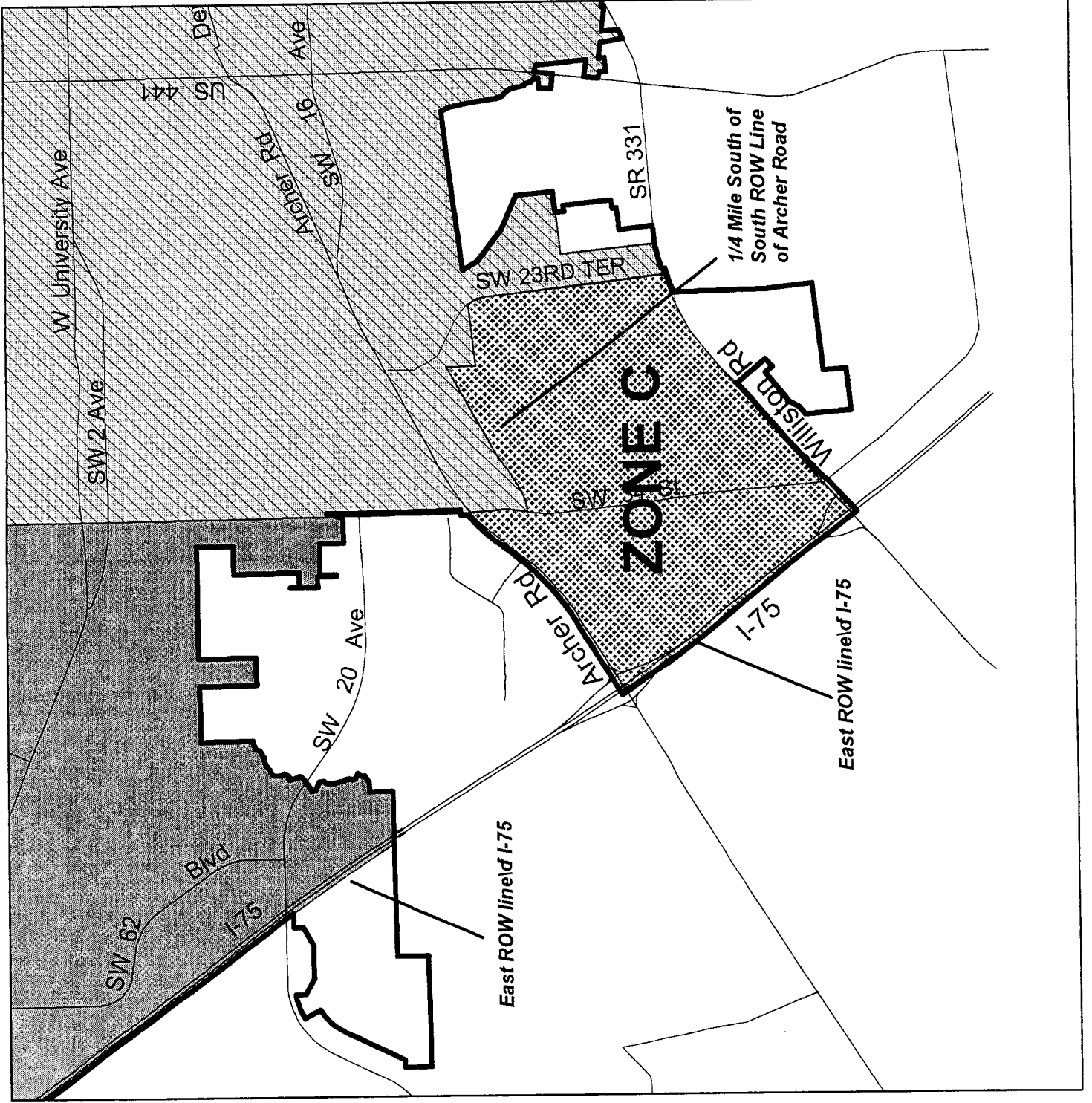


Proposed Expansion of the
Transportation Concurrency
Exception Area Sub-Zones



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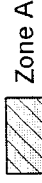


Proposed Zone C Expansion of the Transportation Concurrency Exception Area

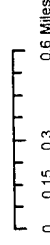
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Existing Transportation Concurrency Exception Area Sub-Zones

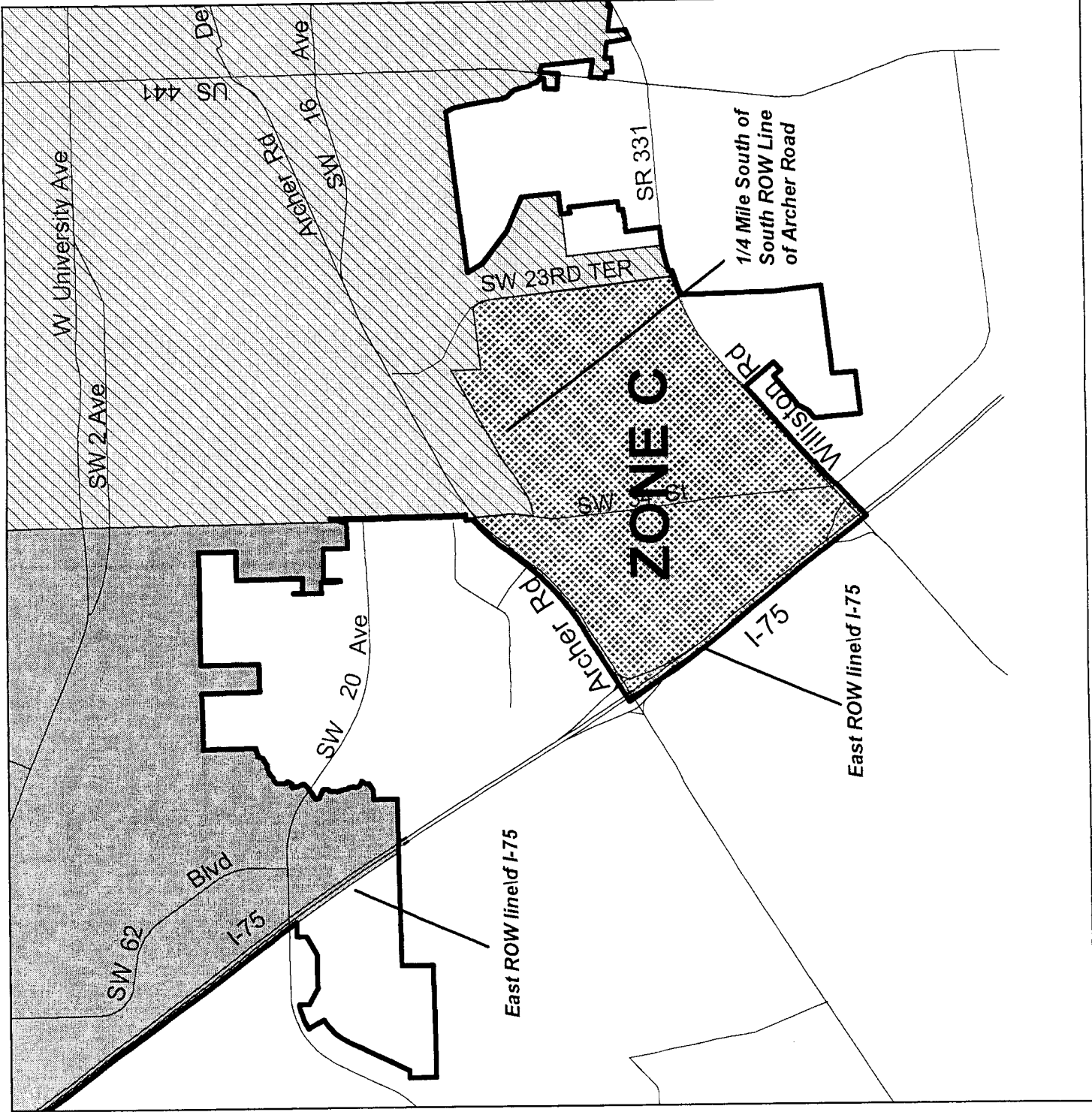


Proposed Expansion of the Transportation Concurrency Exception Area Sub-Zones



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C and the how the proposal meets statutory requirements is in the Data and Analysis Report associated with Petition 79CPA-04PB.

Prior to the adoption of the original TCEA, the City could not issue development orders in several areas of the city because of inadequate roadway level of service. This, in turn, created an opportunity for urban sprawl since developments could be placed in the urban fringe because transportation concurrency could not be issued in certain city areas.

The recent annexation of the Archer Road/Southwest area has brought parcels into city limits that are on roadways nearing capacity based on adopted levels of service (when taking into account previously reserved trips). Under this petition proposal, most of the Archer Road/Southwest annexation area would be added to a new Zone C (a portion of the area near SW Archer Road (within 1/4 mile south of SW Archer Road and east of SW 34th Street, plus parcels on the north side of Archer Road, east of SW 34th Street) were already added to Zone A). The intention of this petition is to take a proactive approach to transportation concurrency in this area because of impending LOS limitations. SW Archer Road from I-75 to SW 34th Street has now exceeded 85% of capacity when reserved trips are taken into account. Williston Road from I-75 to SW 13th Street also exceeds the 85% of capacity threshold based on the trips associated with the recently approved Shoppes of Williston Road (Publix shopping center) development and redevelopment of the I-75/Williston Road gas station (with added fueling positions).

The City Commission, at its October 27, 2003 meeting, voted to recommend addition of a portion of the Archer Road/SW annexation area into the existing TCEA (see above explanation), and further asked staff to analyze transportation concurrency solutions for the remainder of the SW Archer Road annexation area. Petitions 78LUC-04PB and 79CPA-04PB deal with that larger area. Staff has analyzed the various options available and determined that the best solution is to expand the existing Transportation Concurrency Exception Area and create a new Zone C with specially tailored regulations for the new zone that take into account the specific needs within the area.

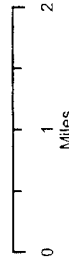
Both Rule 9J-5.0055(6)(a)2. (FAC) and Chapter 163 Florida Statutes require that a redevelopment transportation concurrency exception area be located within "a specific geographic area delineated in the comprehensive plan for urban redevelopment ... within an existing urban service area pursuant to Section 163.3164(29), F.S., established in the plan as a specific geographic area which does not contain more than 40 percent developable vacant land."

FUTURE LAND USE MAP SERIES

Designated Urban
Redevelopment Area

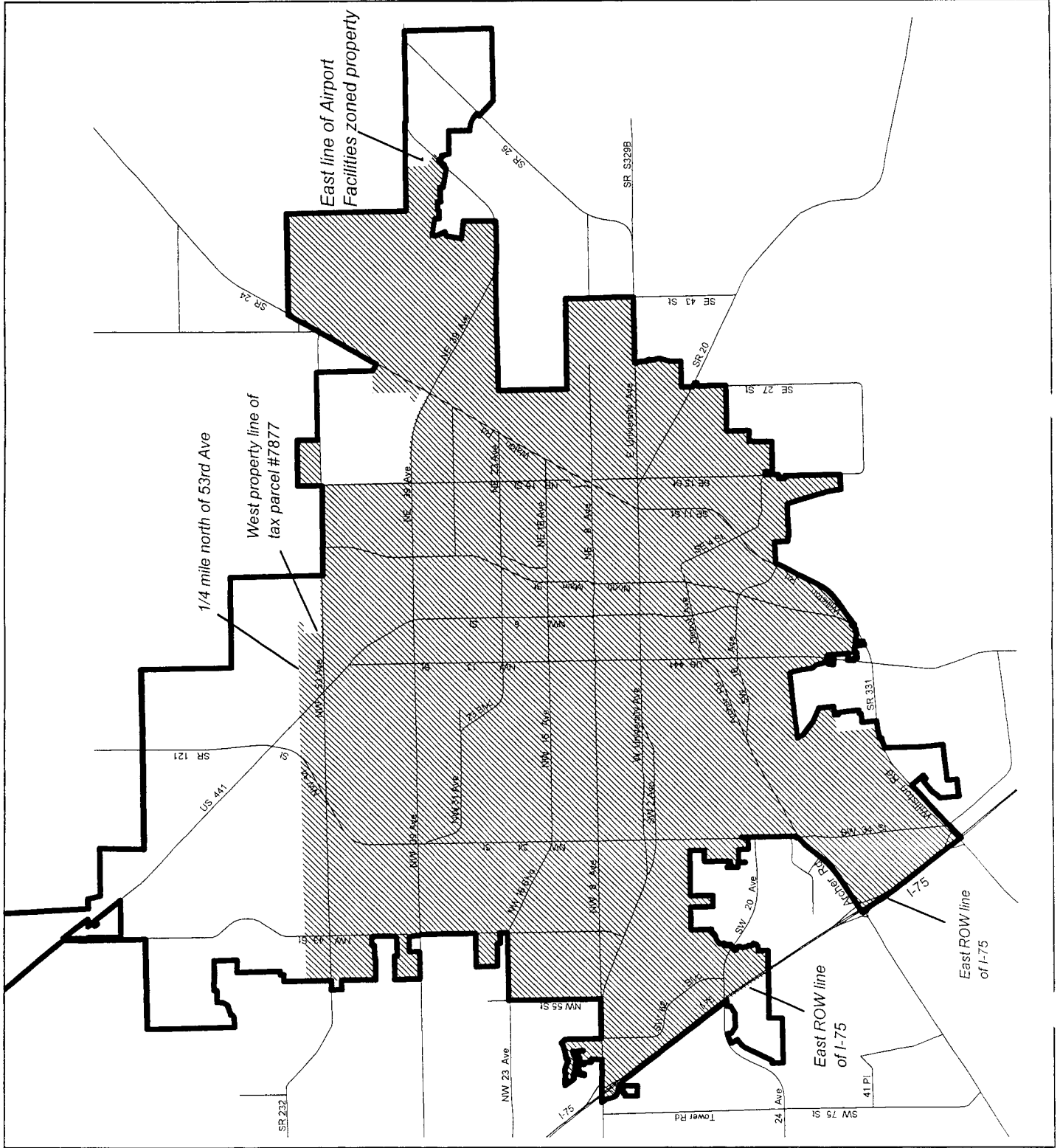
Designated Urban
Redevelopment Area

Gainesville City Limits



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The Urban Redevelopment Area Map (see Map 4) in the Future Land Use Map Series must be amended to add the annexed area in order to meet statutory requirements and also to clearly delineate the location of the City's redevelopment focus.

The entire area proposed for addition to Zone C is urban in character, fully served by public utilities and public services, and is similar in development patterns to what exists elsewhere in city limits. Across the street, on the north side of Archer Road, is Butler Plaza, one of the community's largest activity centers (but outside city limits).

Currently, according to the May 2004 records from the Alachua County Property Appraiser's Office, only 18.5% of the land in the area is developable vacant land. This clearly indicates that redevelopment will be the major focus of property in this proposed new zone.

Citywide (the existing urban service area), the Property Appraiser's data indicate that 19.98% of the area within city limits is developable vacant land. This meets the Rule 9J-5.0055(6)(a)2. (FAC) requirements for an urban service area, and in fact is less than half of the maximum of 40% developable vacant land listed in the rule.

Consistency with the Comprehensive Plan

This petition involves amendments to the adopted Future Land Use Map Series, Transportation Mobility Map Series, and Concurrency Management Element Map Series. The proposed changes are consistent with changes proposed in Petition 79CPA-04PB (the text amendments to adopt new policies associated with Zone C). The TCEA is consistent with redevelopment efforts which have been a major theme of the City's Comprehensive Plan since adoption in 1991. The proposed changes are also consistent with overall issues raised in the City's Evaluation and Appraisal Report.

Implementation of the expanded TCEA

An expansion of the existing TCEA must meet the criteria under which the original TCEA was adopted. The existing TCEA was established as a "redevelopment TCEA" under the provisions of Rule 9J-5.0055(6)(a)2. (FAC). This was a specific geographic area, or areas, delineated in the City's Comprehensive Plan (in the Future Land Use Element Map Series) for urban redevelopment. Staff notes that the following actions are necessary to implement the expanded TCEA.

1. Amend the Future Land Use Element Map Series map "Designated Urban Redevelopment Area" to include the annexed areas proposed for addition to the TCEA. Map 4 illustrates the addition of the Archer Road/SW annexation area to the Urban Redevelopment Area. This map must be adopted.
2. A finding that the new areas meet the criteria for an urban redevelopment area as defined by Rule 9J-5.0055(6)(a)2. This can be met by:
 - a. Delineating the specific geographic areas in the local government plan (this is the purpose of #1 above); and,
 - b. Providing evidence that the areas are within an "existing urban service area" as defined by Florida Statutes Chapter 163.3164(29), which does not contain more than 40% developable land. This was discussed above. Data indicate that, within city limits, 19.98% of the land is developable vacant land. At the time of adoption of the original TCEA, the figure was 22%. With ongoing development and redevelopment, that percentage has fallen since 1999. Including the newly annexed area does not increase the percentage of developable vacant land beyond what is allowed by the Rule, and, in fact, the percentage (19.98%) is less than half of the 40% allowable.
3. The annexed parcels proposed for inclusion in the TCEA are within an "existing urban service area" as defined in Chapter 163.3164(29).

As required by Rule 9J-5, Policy 1.5.6 in the Future Land Use Element designates the area within city limits as an "existing urban service area." A minor amendment to this policy is shown in Petition 79CPA-04PB (see related petition) to clarify that the annexed area now falls within this "existing urban service area."

The proposed area is within the Gainesville Urban Reserve Area adopted in March 15, 1998, which is why the parcels were the subject of annexation. The parcels are currently served by Gainesville Regional Utilities for potable water and wastewater, and other urban services (such as police and fire) are now provided by the City of Gainesville. Existing roads are in place to serve these areas: Archer Road, SW 34th Street, and Williston Roads are FDOT facilities, there are city-maintained roads servicing the area (including SW 35th Place, SW 23rd Terrace, and SW 37/39th Boulevard), and there are some private roads or driveway systems interconnecting to the public ROW.

The area is served by transit services (see related Petition 79CPA-04PB for a detailed report on transit routes and frequencies in this area). There are some existing sidewalk systems and bicycle facilities in proposed Zone C. Policy 1.1.7 in 79CPA-04PB sets standards for development/redevelopment in this area that will augment sidewalk and bicycle systems. While there are no existing public schools located within this area, the area is served by public schools within the Alachua County School District.

4. Adoption of the new TCEA boundaries in the TCEA maps contained in the Future Land Use map series, the Transportation Mobility map series, and Concurrency Management Element map series. This means that Map 5 needs to be adopted in the Future Land Use Element Map Series. Map 3 must be adopted in the Transportation Mobility and Concurrency Management Elements' map series.
5. Adoption of new legal descriptions for the added areas. See the legal descriptions in Exhibits A, B, C, and D.

The Existing & Potential Transit Hubs, Terminals, Transfer Stations map (see Map 6) in the Transportation Mobility Map Series is also being updated to reflect new city limits and to simplify the terminology. The map will be simplified to be called the Existing & Potential Transit Hubs map. Upon examination of definitions for the various terms, it was discovered that there were redundancies in terminology. According to Accessing Transit the design handbook for Florida Bus Passenger Facilities by the Florida Planning and Development Lab, a transit hub is a "transit center or interchange for connections or transfers between modes and/or routes. Connections are usually timed in clock-headway pulses and allow convenient transfer between local routes to express routes...Hubs are best located at activity centers such as shopping malls, suburban town centers and campuses."

As a result of the Archer Road/Southwest annexation, the southern portion of the Archer Road area (east of I-75) now is fully within city limits. Since this area (especially the Butler Plaza and Archer Road activity center area) serves as an existing hub, it has been added to the existing hubs list.

Impact on Affordable Housing

This petition will not have a direct impact on the provision of affordable housing. However, since it relates to both redevelopment and the expansion of the Transportation

EXISTING & POTENTIAL TRANSIT HUBS

Transportation Mobility Map Series

Existing Hubs

6. NW 13th Street Activity Center
12. Oaks Mall/North Florida Regional Hospital
15. University of Florida/Shands/VVA Hospital
16. Downtown Plaza
20. Butler Plaza/Archer Road

Potential Hubs

1. Northwood Shopping Center
2. Hunter's Crossing
3. Ridgeway Village Shopping Area
4. Hancock Village/Townsend
5. Exchange Center
7. Winn Dixie/Big Lots
8. Millhopper/Thornbrook Village
9. Northgate Shopping Center
10. Main Street Shopping Center
11. Camp/Filmer (Waldo Road)
13. Corporate park
14. Westgate/Westgate Repency
16. Regional Transit System Transit Center Site (within downtown area); to be built
17. Waldo Road/East University Avenue
18. Food Lion
19. South Main Street & South 16th Avenue

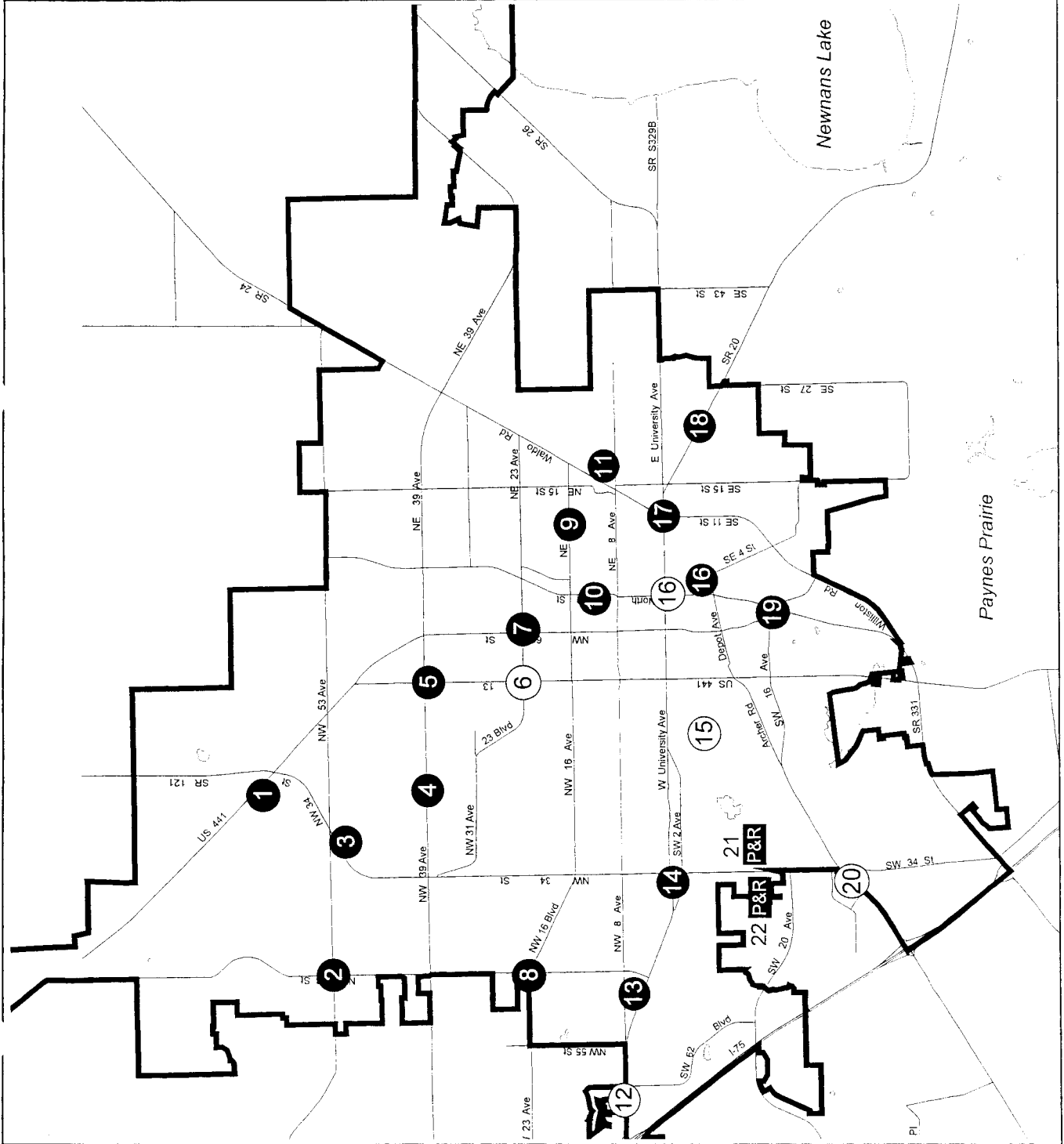
P&R Park & Ride Facility

21. Harm Museum
22. UF Conference Center

Gainesville City Limits

City of Gainesville Gainesville, Florida

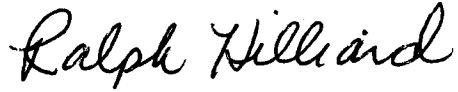
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City Plan Board
Petition 78LUC-04PB
December 2, 2004

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 black ink that reads "Ralph Hilliard". The signature is written in a cursive, flowing style.

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 Concurrency
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.