

LEGISLATIVE #

190987A

ORDINANCE NO. 190987

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning certain property from Alachua County R-1A Single-Family Residential district, Alachua County R-1C Single-Family Residential district, and Alachua County Agricultural district to City of Gainesville Planned Development (PD) district, which property is specifically described in this ordinance and is generally located north of SW Archer Road between SW 50th Street and SW 47th Street; amending Ordinance No. 100604 to include the subject property within that existing PD and to increase the allowance for assisted living facility beds and to amend existing PD conditions; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan and that are combined and compiled into a single land development code for the city; and

WHEREAS, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land development regulations on specific classifications of land within the city; and

1 **WHEREAS**, on March 1, 2012, the City Commission adopted Ordinance No. 100604 and
2 rezoned certain property from Alachua County Single-family, low-density (R-1a and R-1c)
3 districts to City of Gainesville Conservation (CON) district and Planned Development (PD)
4 district; and

5 **WHEREAS**, on February 21, 2019, and on September 5, 2019, the City Commission adopted,
6 respectively, Ordinance No. 180538 and Ordinance No. 181065, and annexed certain parcels of
7 land into the City of Gainesville; and

8 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map
9 Atlas by rezoning the property that is the subject of this ordinance; and

10 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
11 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
12 pursuant to Section 163.3174, Florida Statutes, held a public hearing on February 27, 2020, and
13 voted to recommend that the City Commission approve this rezoning; and

14 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of
15 general circulation notifying the public of this proposed ordinance and a public hearing to be
16 held by the City Commission; and

17 **WHEREAS**, the public hearing was held pursuant to the notice described above at which
18 hearing the parties in interest and all others had an opportunity to be and were, in fact, heard;
19 and

20 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
21 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
22 Comprehensive Plan adopted by Ordinance No. 190986 becomes effective as provided therein.

23 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

1 **FLORIDA:**

2 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
3 following property from Alachua County R-1A Single-Family Residential district, Alachua County
4 R-1C Single-Family Residential district, and Alachua County Agricultural district to City of
5 Gainesville Planned Development (PD) district:

6 See legal description attached as **Exhibit A** and made a part hereof as if set forth
7 in full. The location of the property is shown on **Exhibit B** for visual reference.
8 In the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.
9

10 **SECTION 2.** Ordinance No. 100604 is amended to add the property described in Section 1 of
11 this ordinance to the PD established in Ordinance No. 100604, and the property will thereby
12 be subject to the conditions and regulations provided in Ordinance No. 100604. The entirety
13 of the PD land area as amended by this ordinance is shown on **Exhibit B**.

14 **SECTION 3.** The conditions, restrictions, and regulations set forth in Section 6 of Ordinance
15 No. 100604 are amended as follows. Except as amended herein, the remainder of Ordinance
16 No. 100604 remains in full force and effect.

17 Condition 1. The permitted uses by right are as listed below. The GN numbers are references
18 to the Standard Industrial Code, 1987 Edition, classification of uses.

- 19
20 A. Beauty Shops (GN 723)
21 B. Barber Shops (GN 724)
22 C. Offices and clinics of Doctors of Medicine (GN 801)
23 D. Offices and clinics of Dentists (GN 802)
24 E. Offices and clinics of Doctors of Osteopathy (GN 803)
25 F. Offices and clinics of other Health Practitioners (GN 804)
26 G. Nursing and Personal Care Facilities (GN 805)
27 H. Medical and dental laboratories (GN 807)
28 I. Home Health Care Services (GN 808)
29 J. Miscellaneous health and allied services not elsewhere classified (GN 809)
30 K. Rehabilitation Centers, defined as a facility providing professional care, nonresident
31 only, for those requiring therapy, counseling or other rehabilitative services related
32 to alcohol abuse, physical disabilities, mental retardation ~~or~~ or similar problems.

- 1 L. Assisted Living Facility, defined as any building or buildings, section or distinct part of a
 2 building, private home, boarding home, home for the aged, or other residential
 3 facility, whether operated for profit or not, which is licensed by the state and
 4 undertakes through its ownership or management to provide housing, meals, and
 5 one or more personal services for a period exceeding 24 hours to one or more
 6 adults who are not relatives of the owner or administrator.
- 7 M. Community Residential Homes over 14 persons, defined as a dwelling unit licensed by
 8 the state which provides a living environment for residents who operate as the
 9 functional equivalent of a family, including such supervision and care by supportive
 10 staff as may be necessary to meet the physical, emotional and social needs of the
 11 residents. This definition does not include foster family homes for children, rooming
 12 or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or
 13 convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes,
 14 emergency shelters, social service homes or halfway houses, or residences for
 15 destitute people.
- 16 N. Accessory uses determined by the City to be uses customary and clearly incidental to
 17 the permitted uses listed as A through M above.

18

19 Condition 2. The allowable intensities and phases are as listed below. At a minimum, the
 20 owner/developer shall complete construction of a minimum of 135 bed Skilled Nursing Facility
 21 in Phase I (as evidenced by issuance of a certificate of completion or certificate of occupancy)
 22 before a certificate of completion or certificate of occupancy can be issued for any
 23 development in Phase II. Phase II may be developed in whole, or in part, as determined by the
 24 owner/developer. Other permitted uses may be constructed as part of Phase I or Phase II,
 25 provided such development is consistent with this Ordinance.

26

PHASE	USE	MAXIMUM INTENSITY
I	Skilled Nursing Facility and Administrative Offices for the Skilled Nursing Facility (the square footage of such offices will be deducted from the overall 75,000 gross square feet allowed for such uses in this PD)	180 Beds
II	Assisted Living Facility	130 <u>235</u> Beds
	Medical Offices Physical Therapy Dialysis Center Administrative Offices for the Skilled Nursing Center, Assisted Living Facility, Physical Therapy and/or Dialysis Center	75,000 Gross Square Feet

27

28 Condition 3. During development plan review, the owner/developer shall submit a list of
 29 materials and architectural standards for review, and subject to approval, by the City to ensure
 30 that all developments within the PD are consistent and compatible.

31

32 Condition 4. Building facades oriented towards ~~along~~ Archer Road and SW 47th Street shall
 33 have non-reflective, transparent windows or glazed area covering at least 25 percent of their

1 surface area at pedestrian level (between 3 feet above grade and 8 feet above grade) on the
2 first floor. Operable entrance doors shall be included in the calculation of total surface area for
3 purposes of glazing.

4
5 Condition 5. The PD is located in Zone D of the Transportation ~~Concurrency Exception~~ Mobility
6 Program Area (TCEA/TMPA). Prior to the second reading of this ordinance, the owner/developer
7 shall sign a ~~TCEA~~ TMPA Zone D Agreement or agreement for transportation mitigation based
8 on the program in effect at that time. ~~At a minimum, the initial agreement shall be for Phase I~~
9 ~~of the PD.~~

10
11 ~~Operational and safety modifications which are required due to site related impacts shall not~~
12 ~~count toward meeting TCEA standards.~~

13
14 Condition 6. The PD shall provide a shuttle service for its residents with, at a minimum, off-site
15 service at regular intervals between 8am and 6pm, 7 days per week (excluding federal
16 holidays). The shuttle service shall be in operation as long as the PD has an occupied residential
17 component.

18
19 Condition 7. The development shall incorporate an internal network of sidewalks linking
20 buildings and activity areas to each other and to the primary road network. Special
21 consideration shall be given to designing internal layout and sidewalks for safe and efficient
22 movement of pedestrians across vehicular use areas, with minimum conflict. Internal sidewalks
23 shall be a minimum of 5 feet wide and paved per the standards in the ~~Public Works Design~~
24 ~~Manual~~ Engineering Design and Construction Manual. During development plan review, the
25 City may require wider sidewalks and additional sidewalks, provided the City finds that
26 additional and/or wider sidewalks are necessary to establish safe, efficient and convenient
27 pedestrian circulation.

28
29 Condition 8. Landscaping for all vehicular use areas shall meet the requirements, as may be
30 amended or renumbered from time to time, of a parking lot as set forth in Sec. 30-~~330~~ 7.2.
31 Design requirements for vehicle parking and Sec. 30-~~331~~ 7.4. Design requirements for bicycle
32 and motorcycle parking, of the Land Development Code, as same may be amended or
33 renumbered from time to time.

34
35 Condition 9. No parking is allowed in Zone A as depicted on the PD Layout Plan. The maximum
36 number of parking spaces allowed in the PD for Skilled Nursing and Assisted Living Facility beds
37 is one (1) parking space per bed. The maximum number of parking spaces allowed in the PD for
38 all other permitted uses ~~each use~~ shall be as set forth in Sec. 30-~~332~~ 7.5. Required number of
39 parking spaces, of the Land Development Code, as same may be amended or renumbered from
40 time to time.

41
42 Condition 10. A maximum building height of ~~two stories or 35 feet, whichever is lower~~ shall be
43 allowed for buildings abutting property zoned residential. In other areas, the maximum
44 building height shall be ~~four stories or 65 feet, whichever is lower~~.

1 Condition 11. Area B buildings shall be placed to frame Archer Road and SW 47th Street and
2 other future proposed connecting streets. Each building or building set, oriented to the above
3 roadways, shall have a functional entrance from the adjacent roadway. The longest sides of
4 Area B buildings shall be parallel with Archer Road or SW 47th Street and a minimum of 70% of
5 the building facade shall be at the build-to line. However, with respect to one medical office
6 building, the shorter side of the building may be parallel with SW 47th street, provided 100% of
7 the building facade is at the build-to line.

8
9 The Area B build-to line along Archer Road must be a maximum of 50 feet from the existing
10 southern property line of the PD. The build-to line along SW 47th Street must be a maximum of
11 70 feet from the existing eastern property line of the PD. Along SW 47th Street, the following
12 exceptions to the build-to line may be allowed:

- 13
14 (a) Limited parking associated with the secondary emergency and service access
15 may be allowed but must not exceed 70 feet in length; and
16 (b) The north 250 feet of the property may have parking that encroaches into the
17 70 foot build-to line but must be no closer than the building facade along the
18 street with no parking allowed in front of buildings.

19
20 Within the north 250 feet of Area B, the area between any parking and right-of-way line must
21 be designed to visually screen the vehicular use area from the public right-of-way and adjacent
22 development. Screening must include an architecturally compatible garden wall, or other
23 acceptable fencing, and vegetation, as determined during the plan review; provided the
24 screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there
25 must be no more than 10 consecutive parking spaces in a row and at the end of each row,
26 there must be a 20-foot-wide area that is landscaped and includes an architectural feature
27 designed to be compatible and consistent with the architecture of the building as determined
28 by the City during development plan review.

29
30 ~~Condition 12. The build to line along Archer Road shall be a maximum of 50 feet from the~~
31 ~~existing southern property line of the PD. The build to line along SW 47th Street shall be a~~
32 ~~maximum of 70 feet from the existing eastern property line of the PD. Along SW 47th Street,~~
33 ~~the following exceptions to the build to line may be allowed: Limited parking associated with~~
34 ~~the secondary emergency and service access may be allowed but shall not exceed 70 feet in~~
35 ~~length; and the north 250 feet of the property may have parking that encroaches into the 70~~
36 ~~foot build to line but shall be no closer than the building facade along the street with no~~
37 ~~parking allowed in front of buildings. Within the north 250 feet, the area between any parking~~
38 ~~and right of way line shall be designed to visually screen the vehicular use area from the public~~
39 ~~right of way and adjacent development. Screening shall include an architecturally compatible~~
40 ~~garden wall, or other acceptable fencing, and vegetation, as determined during the plan~~
41 ~~review; provided the screening provides at least 80% opacity between 0 and 4 feet above~~
42 ~~grade. In addition, there shall be no more than 10 consecutive parking spaces in a row and at~~
43 ~~the end of each row, there shall be a 20 foot wide area that is landscaped and includes an~~
44 ~~architectural feature designed to be compatible and consistent with the architecture of the~~
45 ~~building as determined by the City during development plan review.~~

1 Area C building(s) may be oriented with the shorter side of the building toward Archer Road
2 due to Area C's linear shape and orientation. Due to the site's topography, location of Heritage
3 trees, and required Stormwater Management Facility, Area C building(s) adjacent to Archer
4 Road must be a minimum of 100 feet and a maximum of 135 feet from the right-of-way line of
5 Archer Road. Area C building(s) façade(s) facing Archer Road must have the appearance of a
6 functional door. Fencing and vegetation consistent with Area B may be included along the Area
7 C frontage to maintain continuity along Archer Road.

8
9 Condition 13. The portion of the western property line of the PD which is adjacent to
10 residential uses fronting SW 50th Street and residential zoning shall have a 9-foot-wide
11 landscape buffer, either Buffer A or Buffer B as set forth in Sec. 30-8.5 of the Land
12 Development Code, as same may be amended from time to time, including a wall (6 feet to 8
13 feet in height) and a building setback of 25-20 feet from-is required along the PD property line
14 adjacent to SW 50th Street. The buffer shall be either Buffer A, Option Y or Buffer B, Option X,
15 as set forth in Sec. 30-253 of the Land Development Code, as same may be amended from time
16 to time. The wall shall be constructed of masonry, cementitious material or brick veneer. If the
17 adjacent uses are non-residential, the requirement for the wall may be modified during
18 development plan review, based on compatibility and similarity of the uses then existing on the
19 adjacent lots fronting SW 50th Street.

20
21 Condition 14. During development plan review, pedestrian/bicycle access points shall be
22 preliminarily located to provide future connectivity to developments west of the property. The
23 exact location of these access points shall be determined and the access constructed and
24 opened for public access when development is constructed fronting SW 50th Street.

25
26 Condition 15. The highest elevation contour of the edge of a stormwater basin shall be no
27 closer than 30 feet from the property line along Archer Road and SW 47th Street, except in
28 Developable Area C where this distance is reduced to 10 feet from the property line along
29 Archer Road. In Area B, the area between the stormwater basin and the public right-of-way
30 shall be landscaped consistent with the landscaping along the street frontage that provides an
31 80% opacity at 0 to 4 feet high within two- years of planting. In Area C, the stormwater basin
32 must meet Land Development Code requirements in place at the time development plan
33 applications are proposed.

34
35 Condition 16. The PD shall maintain a minimum of 20% open space, which In Area B, the open
36 space shall include a minimum of 1.16 acres devoted to active recreation space, including
37 recreational facilities, for residents of the PD.

38
39 Condition 17. During development plan review, the owner/developer shall prepare a tree
40 survey identifying trees existing within a 60-foot wide area along the entire eastern property
41 boundary. The owner/developer shall, to the maximum extent practicable, protect and
42 preserve Heritage Trees, Champion Trees and other regulated trees designated by the City's
43 Urban Forest Inspector, along the SW 47th Street corridor. The design and construction plans
44 for SW 47th Street shall contain specific measures for preservation and protection of the
45 regulated trees.

1
2 ~~Condition 18.~~ A minimum right of way width of 60 feet is necessary for the road
3 improvements for SW 47th Street. This right of way is intended to lie within the PD or on
4 property controlled by the owner of the PD property. The right of way shall include, and the
5 road improvements shall incorporate, the existing SW 47th Street. During development plan
6 review for Phase I of the PD, the owner/developer shall submit the road improvements design
7 for SW 47th Street that, at a minimum, meets the City's road design specifications for a two-
8 lane roadway. In addition, the area in between the western edge of the paved area of SW 47th
9 Street and buildings within the PD shall contain, at a minimum, a 10 foot wide paved multi use
10 path, street trees, fencing, street furniture and accessories, and street buffer landscaping. The
11 owner/developer is responsible for negotiating whatever land rights, if any, are necessary to
12 complete the required improvements to SW 47th Street. Prior to issuance of any preliminary or
13 final Certificate of Occupancy for the PD, the owner/developer shall fully construct SW 47th
14 Street from Archer Road to the northern boundary of the PD in accordance with the approved
15 development plan.

16
17 Condition 1917. All roadway improvements associated with the PD shall be designed and
18 constructed at the expense of the owner/developer. All roads shall remain private roads,
19 unless the City decides, in its sole discretion, to accept the road for public ownership and
20 maintenance.

21
22 Condition 2018. Within the PD, there shall be established Transportation and Roadway
23 Facilities Corridors for the purposes of accommodating roadways, sidewalks, bike paths,
24 landscape buffers and screenings, street trees, utilities and other roadway related facilities.
25 The PD shall provide two east/west Transportation and Roadway Facilities Corridors (each of
26 which commences at a primary access point as shown on the PD Layout) to establish
27 connectivity and a gridded road network system to serve the PD. The widths of the east/west
28 Transportation and Roadway Facilities corridors shall be a minimum of 50 feet. During
29 development plan review, future roadway ~~corrections~~ connections from the PD to future
30 developments along SW 50th Street may be identified.

31
32 Condition 2119. A maximum of three primary access points shall be allowed for the PD, one off
33 Archer Road and two off SW 47th Street, as approximately depicted on the PD Layout Plan. One
34 secondary access for service and emergency vehicles shall be allowed off SW 47th Street.

35
36 Condition 2220. The PD shall be designed to provide safe, efficient and reasonable access to
37 existing and proposed mass transit stops within the PD.

38
39 Condition 23. A bus shelter which is architecturally consistent with the PD shall be constructed
40 along Archer Road. The bus shelter shall be constructed to Regional Transit System
41 requirements and shall include the following amenities, at a minimum, bicycle racks, shelter
42 lighting, benches with backs and armrests, a trash can, a 5 feet wide by 8 feet long ADA
43 compliant landing pad (connecting the curb to the sidewalk) and an ADA compliant path
44 connecting the bus shelter and stop to the PD. The bus shelter shall be located to minimize
45 walking distance to the residential facilities in the PD. An easement, in the form provided by

~~the City, with a minimum size of 18 feet wide (parallel to road) by 10 feet long (perpendicular to road), shall be granted to the City for the bus shelter. The easement shall be recorded by the owner/developer in the public records of Alachua County and a copy of the easement shall be provided to the Regional Transit System and the Public Works Department. The bus shelter construction and easement shall not count toward meeting required TCEA standards. The bus shelter shall be constructed and the easement shall be granted prior to issuance of the first~~

SECTION 4. The City Manager or designee is authorized and directed to make the necessary changes to the Zoning Map Atlas to comply with this ordinance.

SECTION 5. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 7. This ordinance will become effective immediately upon adoption; however, the rezoning will not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190986 becomes effective as provided therein.

PASSED AND ADOPTED this _____ day of _____, 2020.

LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINEY

NICOLLE M. SHALLEY

1 CLERK OF THE COMMISSION

CITY ATTORNEY

2

3 This ordinance passed on first reading this _____ day of _____, 2020.

4

5 This ordinance passed on second reading this _____ day of _____, 2020.

Legal Description

A portion of Sections 15 and 22, Township 10 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the lands described in Deed Book 370, Page 69 of the Public Records of Alachua County, Florida for the POINT OF BEGINNING and thence S.88°00'00"W., along the north line of said lands, a distance of 253.35 feet; thence departing said north line, N.09°30'52"W., a distance of 152.67 feet; thence N.70°37'52"W., a distance of 31.15 feet; thence S.27°21'47"W., a distance of 129.32'; thence S.88°00'00"W., a distance of 51.18 feet; thence N.17°47'37"W., a distance of 228.85 feet; thence N.00°00'00"E., a distance of 70.00 feet; thence N.08°36'05"E., a distance of 75.34 feet; thence N.27°05'29"E., a distance of 79.13 feet; thence N.45°43'41"E., a distance of 120.01 feet; thence N.00°50'14"W., a distance of 50.00 feet to the South line of the lands described in Official Records Book (ORB) 2468, Page 1211 of said Public Records; thence N.89°09'46"E., along said South line, a distance of 776.99 feet; thence N.85°26'21"E., continuing along said South line, a distance of 193.51 feet; thence S.05°00'40"E., along the West line of the lands described in ORB 2061, Page 1926 of said Public records, a distance of 658.90 feet to the beginning of a curve concave Northeasterly, said curve having a radius of 534.36 feet; thence Southeasterly and continuing along said West line, with said curve, through an arc angle of 26°16'23", an arc distance of 245.03 feet (chord bearing and distance of S.18°10'07"E., 242.89 feet respectively) to the end of said curve; thence S.31°18'38"E., continuing along said West line, a distance of 289.43 feet; thence S.32°04'50"E., a distance of 10.67 feet to the Northwesterly right of way line of State Road No. 24 (Archer Road); thence S.58°31'58"W., along said right of way line, a distance of 637.67 feet to the Southwest corner of the lands described in ORB 2171, Page 1587 of said Public Records; thence run N.05°00'44"W., along the West line of said lands described in ORB 2171, Page 1587, a distance of 459.44 feet; thence N.04°53'32"W., continuing along said West line, a distance of 245.75 feet to the Northwest corner of said lands described in ORB 2171, Page 1587; thence N.62°04'47"E., along the North line of said lands described in ORB 2171, Page 1587, a distance of 38.25 feet to the Northeast corner of the lands described in ORB 829, Page 737 of said Public Records; thence S.84°09'25"W., along the North line of said lands described in ORB 829, Page 737, a distance of 281.92 feet to the Southwest corner of said lands described in ORB 829, Page 737; thence N.04°57'40"W., along the West line of said lands as described in ORB 829, Page 737, a distance of 156.90 feet to the Northwest corner of said lands described in ORB 829, Page 737; thence S.89°16'31"W., a distance of 38.11 feet to the POINT OF BEGINNING.
Containing 23.27 acres more or less.

TOGETHER WITH:

DESCRIPTION FOR PROPOSED ANNEXATION OF TAX PARCEL #s 069031-000-000, 06931-001-000, 06932-000-000 A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3490, PAGE 1078 (HEREAFTER ABBREVIATED ORB __, P__), OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (ALL RECORDS CITED HEREIN ARE RECORDED IN ALACHUA COUNTY) ALSO BEING THE SOUTHWEST MOST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4267, PAGE 1797 AND BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER CITY ORDINANCE NUMBER 080605 AT STATION 235 +63.70 ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 24 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAYMAP SECTION 26090 AS SHOWN ON SHEET 6 OF 6 ALSO KNOWN AS SOUTHWEST ARCHER ROAD; THENCE LEAVING SAID CITY OF

GAINESVILLE LIMIT LINE S 57° 58' 54" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF ARCHER ROAD AND ALONG THE SOUTH LINE OF THOSE CERTAIN PARCELS OF LAND AS DESCRIBED IN ORB 981, P. 948 AND ORB 3862, P. 1267 A DISTANCE OF 275.51 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN ORB 3862, P. 1267 ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 50TH STREET; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID ARCHER ROAD RUN N 05°28'06" W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SW 50TH STREET AND THE WEST LINES OF SAID PARCELS DESCRIBED IN ORB 3862, P. 1267 AND ORB 981, P. 948 AND THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 1168, P 523 A DISTANCE OF 704.38 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 2168, P 1678; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SW 50TH STREET N 58°21'53" EAST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN ORB 2168, P 1678 ALSO BEING THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 1168, P 523 A DISTANCE OF 275.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 4267, P 1797 AND A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 080605; THENCE S 05°23'23" W ALONG SAID CITY LIMIT LINE AND WEST LINE OF SAID PARCEL ALSO BEING THE EAST LINE OF THOSE PARCELS OF LAND AS DESCRIBED IN ORB 1168, P. 563 AND ORB 981, P. 948 A DISTANCE OF 702.80 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ARCHER ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, CONTAINING 3.987 ACRES MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION (BASED UPON O.R.B. 4679 P. 2201 AS PROVIDED):
A TRACT OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4679, PAGE 2201 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 50TH STREET (A PRIVATE ROAD) AND ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 080605 AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN ALONG SAID CITY LIMIT LINE NORTH 59 DEGREES 43 MINUTES EAST A DISTANCE OF 312.80 FEET; THENCE RUN ALONG SAID CITY LIMIT LINE SOUTH 85 DEGREES 33 MINUTES WEST A DISTANCE OF 281.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTHWEST 50TH STREET; THENCE LEAVING SAID CITY LIMIT LINE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 04 DEGREES 27 MINUTES EAST A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.44 ACRES, MORE OR LESS.

Petition PB-19-151 ZON Planned Development Land Area



Area Under Petition Consideration

PD Area

Parcels

City of Gainesville Zoning

BR-1: Business, Tourist, and Entertainment

BI: Business Industrial

CON: Conservation

PD: Planned Development

RSF-4: Single-Family Residential

Alachua County Zoning

(BR-1) Business, Retail Sales/Service

(C-1) Conservation

(PD) Planned Development

(R-1A) Single Family Residential

(R-1AA) Single Family Residential

(R-1B) Single Family Residential

(R-1C) Single Family Residential

(R-2) Multi-family Residential

(RE-1) Residential-Estate

(RM) Manufacturing/Mobile Home Park

Exhibit B to Ordinance No. 190987

