

Legislative #
150090A

ORDINANCE NO. 150090

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3 **An ordinance amending the Zoning Map Atlas of the City of Gainesville,**
4 **Florida, by rezoning approximately 258 acres of property that is generally**
5 **located in the 3400 block of SW Williston Road and contains the Paynes**
6 **Prairie Sheetflow Restoration Project and Sweetwater Wetlands Park, as more**
7 **specifically described in this ordinance, from Alachua County Conservation**
8 **(C-1) to City of Gainesville Public Services and Operations District (PS);**
9 **providing directions to the City Manager; providing a severability clause;**
10 **providing a repealing clause; and providing an effective date.**

11
12 **WHEREAS,** notice was given as required by law that the Zoning Map Atlas of the City
13 of Gainesville, Florida, be amended by rezoning certain property from Alachua County
14 Conservation (C-1) to City of Gainesville Public Services and Operations District (PS); and

15 **WHEREAS,** the City Plan Board, which acts as the local planning agency pursuant to
16 Section 163.3174, Florida Statutes, held a public hearing on May 28, 2015, and voted to
17 recommend that the City Commission approve this rezoning; and

18 **WHEREAS,** an advertisement no less than two columns wide by ten (10) inches long
19 was placed in a newspaper of general circulation and provided the public with at least seven (7)
20 days' advance notice of this ordinance's first public hearing to be held by the City Commission
21 in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

22 **WHEREAS,** a second advertisement no less than two columns wide by ten (10) inches
23 long was placed in the aforesaid newspaper and provided the public with at least five (5) days'
24 advance notice of this ordinance's second public hearing to be held by the City Commission; and

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

28 **WHEREAS,** the City Commission finds that the rezoning of the property described
29 herein will be consistent with the City of Gainesville Comprehensive Plan when City of

1 Gainesville Ordinance No. 150089 becomes effective as provided therein.

2 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
3 **CITY OF GAINESVILLE, FLORIDA:**

4 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
5 following property from Alachua County Conservation (C-1) to City of Gainesville Public
6 Services and Operations District (PS):

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

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12 **Section 2.** The uses permitted by right on the property described in Section 1 of this
13 ordinance are as follows:

- 14 1) Water conservation areas, water reservoirs and control structures.
- 15 2) Stormwater treatment facilities.
- 16 3) Public lands designated for open space and/or conservation.
- 17 4) Wildlife management.
- 18 5) Local nature park, as defined in the Recreation Element of the City of Gainesville
- 19 Comprehensive Plan. Uses include passive recreation amenities that include, but are
- 20 not limited to, nature trails and boardwalks, restrooms and pavilions.
- 21 6) Visitor/education center.
- 22 7) Security residence.
- 23 8) Accessory uses customarily incidental to any permitted principal use.

24
25 **Section 3.** All future development activity shall be in substantial compliance (as
26 determined by the City Manager or designee) with the Final Development Plan that was
27 approved in 2012 by the Alachua County Development Review Committee (Project No.
28 2009121601_F), which is on file with the City of Gainesville Public Works Department and
29 Gainesville Regional Utilities.

1 **Section 4.** The City Commission finds that a preliminary development plan is not
2 required in connection with this rezoning.

3 **Section 5.** The City Manager or designee is authorized and directed to make the
4 necessary changes to the Zoning Map Atlas to comply with this ordinance.

5 **Section 6.** If any word, phrase, clause, paragraph, section or provision of this ordinance
6 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
7 finding shall not affect the other provisions or applications of this ordinance that can be given
8 effect without the invalid or unconstitutional provision or application, and to this end the
9 provisions of this ordinance are declared severable.

10 **Section 7.** All ordinances or parts of ordinances in conflict herewith are to the extent of
11 such conflict hereby repealed.

12 **Section 8.** This ordinance shall become effective immediately upon adoption; however,
13 the rezoning shall not become effective until the amendment to the City of Gainesville
14 Comprehensive Plan adopted by Ordinance No. 150089 becomes effective as provided therein.

15
16 **PASSED AND ADOPTED** this _____ day of _____, 2015.

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EDWARD B. BRADDY
MAYOR

Attest:

Approved as to form and legality:

By: _____
KURT LANNON
CLERK OF THE COMMISSION

By: _____
NICOLLE M. SHALLEY
CITY ATTORNEY

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This ordinance passed on first reading this _____ day of _____, 2015.

This ordinance passed on second reading this _____ day of _____, 2015.



PAYNES PRAIRIE SHEETFLOW RESTORATION PROJECT
LEGAL DESCRIPTIONS PROVIDED BY TERENCE BRANNAN LAND SURVEYOR, INC.

LAND DESCRIPTION FOR CITY OF GAINESVILLE ANNEXATION AREA:

A PARCEL OF LAND LOCATED IN THE D.L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE D.L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING THE **POINT OF BEGINNING**; THENCE NORTH 84°05'09" WEST, ALONG THE SOUTH LINE OF THE D.L. CLINCH GRANT AND ALONG THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 848, PAGE 238 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2480.58 FEET TO A FOUND RAIL ROAD RAIL MARKING THE SOUTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 848, PAGE 238; THENCE NORTH 84°03'27" WEST, A DISTANCE OF 14.85 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3442, PAGE 1090; THENCE NORTH 63°16'54" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 230.15 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, SAID CURVE HAVING A RADIUS OF 5701.88 FEET, A CENTRAL ANGLE OF 12°31'39" AND A CHORD BEARING AND DISTANCE OF NORTH 57°04'16" EAST, 1244.21 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1246.69 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 26°41'47" WEST, A DISTANCE OF 58.25 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 118.00 FEET, A DELTA OF 42°28'35", AND A CHORD BEARING AND DISTANCE OF NORTH 50°59'40" WEST, 85.49 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.48 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT ON A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 130.65 FEET, A DELTA OF 28°51'48", AND A CHORD BEARING AND DISTANCE OF NORTH 63°49'55" WEST, 65.12 FEET; THENCE ALONG THE ARC OF SAID CURVE, 65.82 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT ON A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 33.64 FEET, A DELTA OF 40°43'00", AND A CHORD BEARING AND DISTANCE OF NORTH 81°20'39" WEST, 23.40 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.90 FEET TO A SET 5/8" REBAR & CAP (#3524) ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. S-331 AND 24; THENCE NORTH 55°21'48" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 257.63 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2924.79 FEET, A DELTA OF 20°25'35", AND A CHORD BEARING AND DISTANCE OF NORTH 45°06'50" EAST, 1037.20 FEET; THENCE ALONG THE ARC OF SAID CURVE, 1042.71 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 55°05'40" EAST A DISTANCE OF 60.06 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2924.79 FEET, A DELTA OF 10°53'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 40°26'09" WEST, 554.99 FEET; THENCE ALONG



THE ARC OF SAID CURVE, 555.82 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 44°39'59" EAST, A DISTANCE OF 103.13 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE EASTERLY LINE OF A 150 FOOT WIDE ELECTRICAL TRANSMISSION LINE EASEMENT AS PER OFFICIAL RECORDS BOOK 824, PAGE 28; THENCE SOUTH 47°10'02" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 174.19 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE, LEAVING SAID EASTERLY LINE, SOUTH 43°46'29" WEST, A DISTANCE OF 56.15 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3442, PAGE 1090; THENCE NORTH 79°07'18" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 198.07 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE, LEAVING SAID SOUTH LINE, SOUTH 16°51'25" EAST, A DISTANCE OF 80.74 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE NORTH LINE OF PARCEL 1A AS DESCRIBED IN OFFICIAL RECORDS BOOK 932, PAGE 380; THENCE SOUTH 73°08'35" WEST, ALONG SAID NORTH LINE OF PARCEL 1A, A DISTANCE OF 374.09 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID PARCEL 1A; THENCE SOUTH 49°29'10" WEST, ALONG THE WEST LINE OF SAID PARCEL 1A, A DISTANCE OF 217.62 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 848, PAGE 238 AND MARKING THE INTERSECTION WITH THE EAST LINE OF SAID 150 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT AS PER OFFICIAL RECORDS BOOK 824, PAGE 28; THENCE SOUTH 32°37'46" WEST, ALONG SAID EAST LINE, A DISTANCE OF 620.04 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE, LEAVING SAID EAST LINE, NORTH 82°09'01" EAST, A DISTANCE OF 1517.96 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE NORTH 18°07'33" EAST, A DISTANCE OF 557.54 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE NORTH 33°20'23" EAST, A DISTANCE OF 293.39 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 56°41'40" EAST, A DISTANCE OF 99.96 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 33°18'24" WEST, A DISTANCE OF 280.28 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 18°10'12" WEST, A DISTANCE OF 555.25 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 00°40'03" WEST, A DISTANCE OF 719.00 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 848, PAGE 238; THENCE NORTH 89°20'32" WEST, A DISTANCE OF 82.29 FEET TO THE **POINT OF BEGINNING**, CONTAINING ±36.00 ACRES, MORE OR LESS.

LAND DESCRIPTION FOR STATE OF FLORIDA ANNEXATION AREA:

BEGINNING AT THE SOUTHEAST CORNER OF THE D.L. CLINCH GRANT, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°20'27" EAST, A DISTANCE OF 82.29 FEET TO A FOUND CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THAT CITY OF GAINESVILLE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 848, PAGE 238; THENCE NORTH 00°38'19" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 718.99 FEET TO A POINT; THENCE NORTH 18°12'12" EAST, A DISTANCE OF 555.37 FEET TO A POINT; THENCE NORTH 33°17'10" EAST, A DISTANCE OF 280.08 FEET TO A POINT; THENCE NORTH 56°42'50" WEST, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 33°17'10" WEST, A



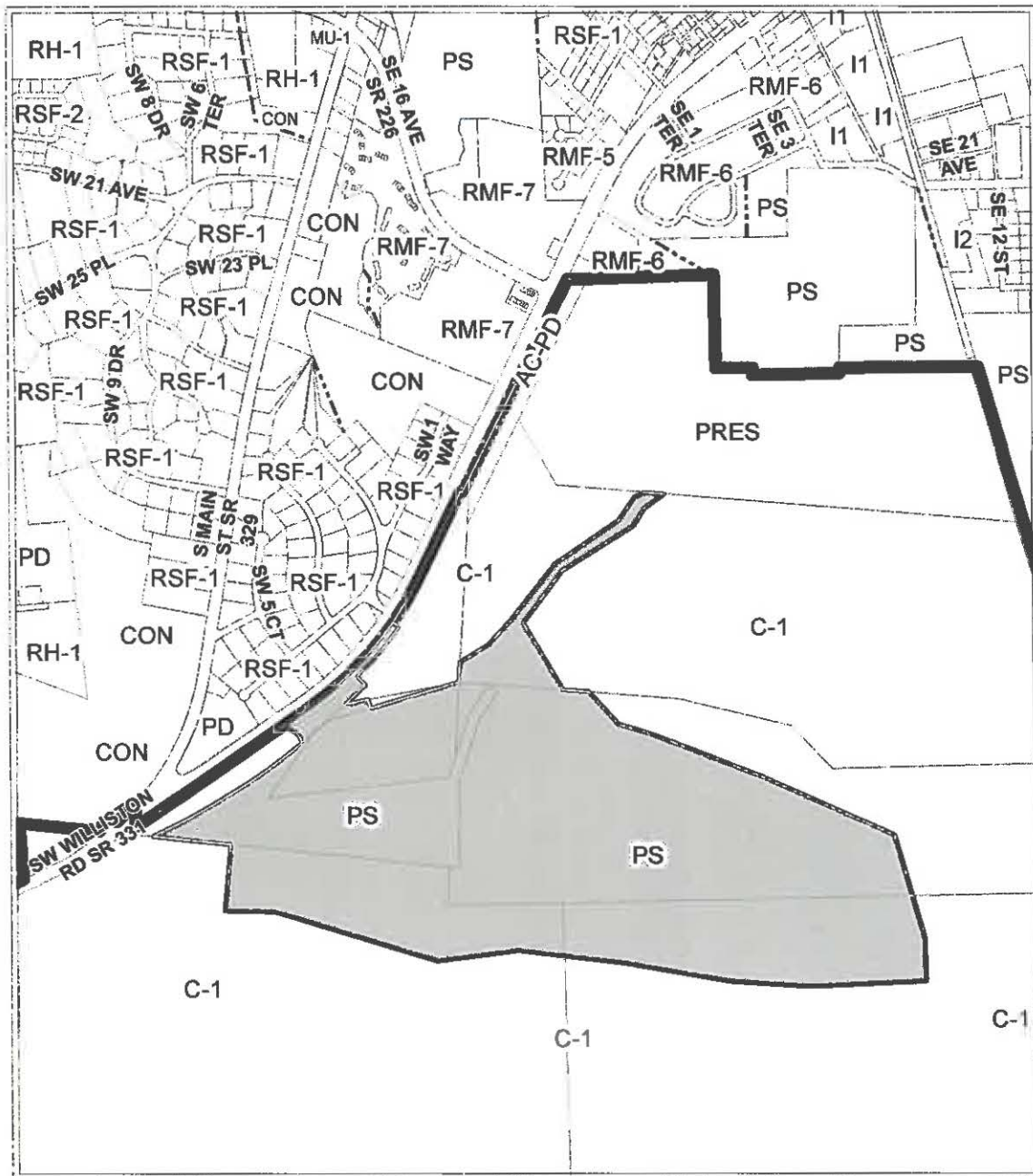
DISTANCE OF 293.41 FEET TO A POINT; THENCE SOUTH 18°05'52" WEST, A DISTANCE OF 557.47 FEET TO A POINT; THENCE SOUTH 82°09'45" WEST, A DISTANCE OF 1518.15 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 32°34'32" EAST, A DISTANCE OF 620.01 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 848, PAGE 238, AND THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF OLD T & J RAILROAD; THENCE NORTH 49°29'10" EAST ALONG SAID LINE, A DISTANCE OF 217.62 FEET TO A FOUND CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF PARCEL 1A AS DESCRIBED IN OFFICIAL RECORDS BOOK 932, PAGE 380: THENCE LEAVING SAID T & J RAILROAD LINE NORTH 73°08'35" EAST, ALONG THE NORTH LINE OF SAID PARCEL 1A, A DISTANCE OF 1145.09 FEET TO A FOUND CONCRETE MONUMENT; THENCE, LEAVING SAID NORTH LINE OF PARCEL 1A, NORTH 03°14'27" EAST, ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3442, PAGE 1090, A DISTANCE OF 179.86 FEET TO A POINT; THENCE, LEAVING SAID EAST LINE, NORTH 57°35'59" EAST, A DISTANCE OF 276.17 FEET TO A POINT; THENCE NORTH 42°51'59" EAST, A DISTANCE OF 280.13 FEET TO A POINT; THENCE NORTH 38°14'58" EAST, A DISTANCE OF 602.53 FEET TO A POINT; THENCE NORTH 56°03'11" EAST, A DISTANCE OF 645.89 FEET TO A POINT; THENCE NORTH 35°20'49" EAST, A DISTANCE OF 237.93 FEET TO A POINT; THENCE NORTH 65°27'13" EAST, A DISTANCE OF 88.05 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 932, PAGE 384; THENCE SOUTH 85°23'27" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 169.72 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE, SOUTH 54°28'56" WEST, A DISTANCE OF 203.31 FEET TO A POINT; THENCE SOUTH 33°10'05" WEST, A DISTANCE OF 172.42 FEET TO A POINT; THENCE SOUTH 58°02'29" WEST, A DISTANCE OF 710.37 FEET TO A POINT; THENCE SOUTH 37°12'37" WEST, A DISTANCE OF 545.69 FEET TO A POINT; THENCE SOUTH 30°13'40" EAST, A DISTANCE OF 652.71 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 932, PAGE 384; THENCE SOUTH 86°28'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 218.07 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, SOUTH 41°48'36" EAST, A DISTANCE OF 367.13 FEET TO A POINT; THENCE SOUTH 72°32'01" EAST, A DISTANCE OF 298.54 FEET TO A POINT; THENCE SOUTH 68°49'22" EAST, A DISTANCE OF 994.39 FEET TO A POINT; THENCE SOUTH 65°55'47" EAST, A DISTANCE OF 1201.44 FEET TO A POINT; THENCE SOUTH 16°22'33" EAST, A DISTANCE OF 907.31 FEET TO A POINT; THENCE SOUTH 01°37'24" EAST, A DISTANCE OF 359.66 FEET TO POINT; THENCE SOUTH 87°25'03" WEST, A DISTANCE OF 987.18 FEET TO A POINT; THENCE NORTH 86°00'58" WEST, A DISTANCE OF 659.82 FEET TO A POINT; THENCE NORTH 80°14'21" WEST, A DISTANCE OF 884.89 FEET TO A POINT; THENCE NORTH 83°23'39" WEST, A DISTANCE OF 908.93 FEET TO A POINT; THENCE SOUTH 82°45'26" WEST, A DISTANCE OF 679.28 FEET TO A POINT; THENCE NORTH 73°10'19" WEST, A DISTANCE OF 1424.29 FEET TO A POINT; THENCE NORTH 88°25'14" WEST, A DISTANCE OF 424.34 FEET TO A POINT; THENCE NORTH 05°51'33" EAST, A DISTANCE OF 559.23 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 848, PAGE 238; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 84°04'42" EAST, A DISTANCE OF 1839.44 FEET TO THE **POINT OF BEGINNING**. CONTAINING ±222.18 ACRES, MORE OR LESS.

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single Family Residential
- RSF-2 4.6 units/acre Single Family Residential
- RMF-6 8-15 units/acre Multiple Family Residential
- RMF-7 8-21 units/acre Multiple Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- I-1 Limited Industrial
- I-2 General Industrial
- CON Conservation
- PS Public Services and Operations
- PD Planned Development

Alachua County Zoning Districts

- PRES Preservation
- C-1 Conservation
- AC-PD Planned Development



Area
under petition
consideration

----- Division line between two zoning districts
 ————— City Limits



PROPOSED ZONING

Name

Petition Request

Petition Number

City Plan Board

Rezone property from Alachua County Conservation (C-1) to City of Gainesville Public services and operations district (PS)

PB-15-14 ZON



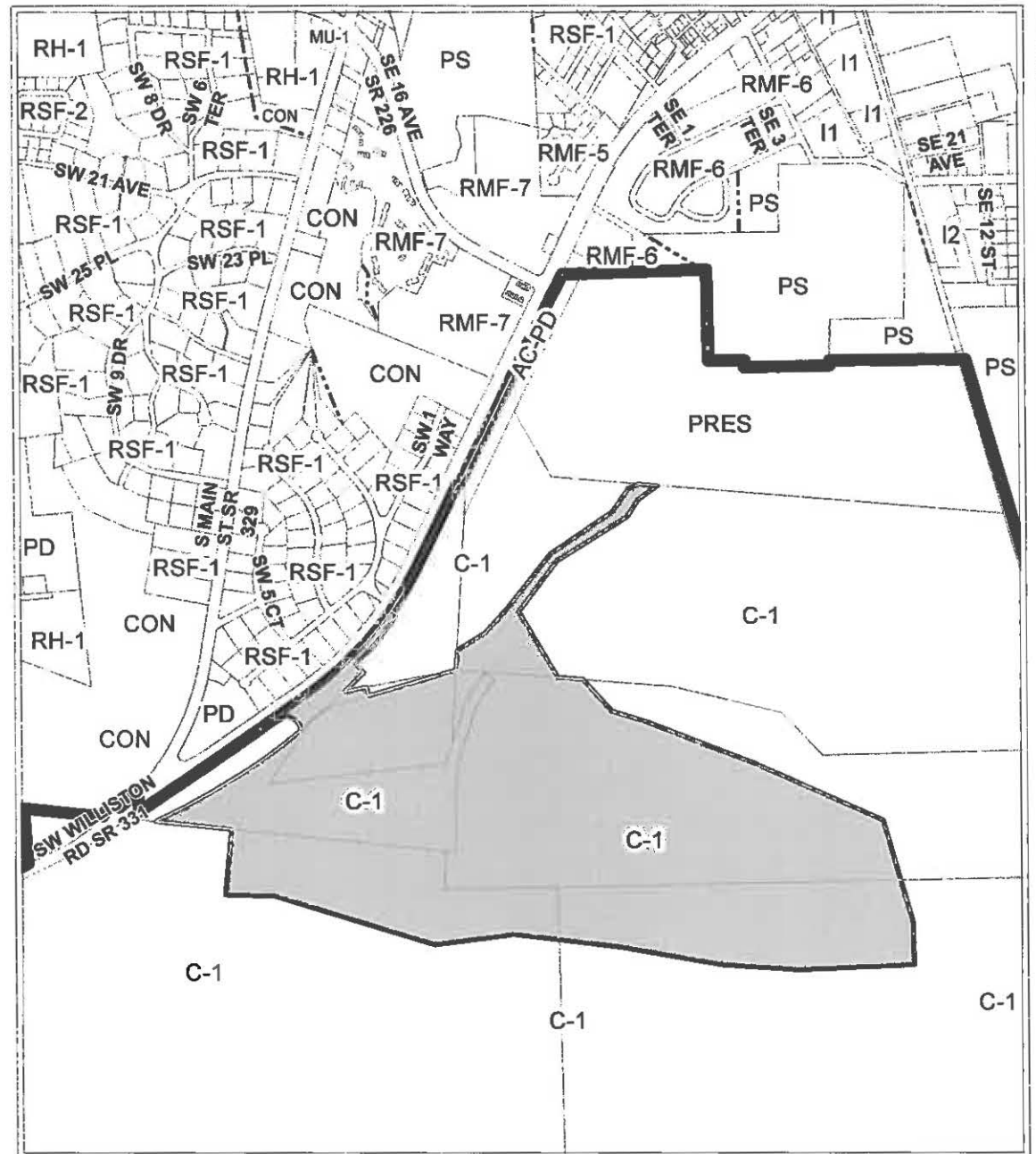
No Scale

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single Family Residential
- RSF-2 4.6 units/acre Single Family Residential
- RMF-6 8-15 units/acre Multiple Family Residential
- RMF-7 8-21 units/acre Multiple Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- I-1 Limited Industrial
- I-2 General Industrial
- CON Conservation
- PS Public Services and Operations
- PD Planned Development

Alachua County Zoning Districts


- PRES Preservation
- C-1 Conservation
- AC-PD Planned Development



----- Division line between two zoning districts
 ——— City Limits

Area under petition consideration

EXISTING ZONING

	Name	Petition Request	Petition Number
 No Scale	City Plan Board	Rezone property from Alachua County Conservation (C-1) to City of Gainesville Public services and operations district (PS)	PB-15-14 ZON