

Legislative #

190987

ORDINANCE NO. 190987

1  
2  
3       **An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas**  
4       **by rezoning certain property from Alachua County R-1A Single-Family**  
5       **Residential district, Alachua County R-1C Single-Family Residential district, and**  
6       **Alachua County Agricultural district to City of Gainesville Planned Development**  
7       **(PD) district, which property is specifically described in this ordinance and is**  
8       **generally located north of SW Archer Road between SW 50<sup>th</sup> Street and SW 47<sup>th</sup>**  
9       **Street; amending Ordinance No. 100604 to include the subject property within**  
10       **that existing PD and to increase the allowance for assisted living facility beds**  
11       **and to amend existing PD conditions; providing directions to the City Manager;**  
12       **providing a severability clause; providing a repealing clause; and providing an**  
13       **effective date.**

14  
15       **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a  
16       Comprehensive Plan to guide the future development and growth of the city; and

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

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

CODE: Words ~~stricken~~ are deletions; words underlined are additions; words double underlined are changes made at first reading.

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

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

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

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

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

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

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

21 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be  
22 consistent with the City of Gainesville Comprehensive Plan when the amendment to the

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1 Comprehensive Plan adopted by Ordinance No. 190986 becomes effective as provided therein.

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

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

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

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

16 **SECTION 3.** The conditions, restrictions, and regulations set forth in Section 6 of Ordinance No.  
17 100604 are amended as follows. Except as amended herein, the remainder of Ordinance No.  
18 100604 remains in full force and effect.

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

- 21  
22 A. Beauty Shops (GN 723)  
23 B. Barber Shops (GN 724)  
24 C. Offices and clinics of Doctors of Medicine (GN 801)  
25 D. Offices and clinics of Dentists (GN 802)  
26 E. Offices and clinics of Doctors of Osteopathy (GN 803)  
27 F. Offices and clinics of other Health Practitioners (GN 804)  
28 G. Nursing and Personal Care Facilities (GN 805)  
29 H. Medical and dental laboratories (GN 807)

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- 1 I. Home Health Care Services (GN 808)
- 2 J. Miscellaneous health and allied services not elsewhere classified (GN 809)
- 3 K. Rehabilitation Centers, defined as a facility providing professional care, nonresident only,
- 4 for those requiring therapy, counseling or other rehabilitative services related to
- 5 alcohol abuse, physical disabilities, mental retardation ~~or~~ or similar problems.
- 6 L. Assisted Living Facility, defined as any building or buildings, section or distinct part of a
- 7 building, private home, boarding home, home for the aged, or other residential
- 8 facility, whether operated for profit or not, which is licensed by the state and
- 9 undertakes through its ownership or management to provide housing, meals, and
- 10 one or more personal services for a period exceeding 24 hours to one or more adults
- 11 who are not relatives of the owner or administrator.
- 12 M. Community Residential Homes over 14 persons, defined as a dwelling unit licensed by
- 13 the state which provides a living environment for residents who operate as the
- 14 functional equivalent of a family, including such supervision and care by supportive
- 15 staff as may be necessary to meet the physical, emotional and social needs of the
- 16 residents. This definition does not include foster family homes for children, rooming
- 17 or boarding homes, clubs, dormitories, fraternities, sororities, monasteries or
- 18 convents, hotels, residential treatment facilities (Levels I, III or V), nursing homes,
- 19 emergency shelters, social service homes or halfway houses, or residences for
- 20 destitute people.
- 21 N. Accessory uses determined by the City to be uses customary and clearly incidental to the
- 22 permitted uses listed as A through M above.
- 23

24 Condition 2. The allowable intensities and phases are as listed below. At a minimum, the

25 owner/developer shall complete construction of a minimum of 135 bed Skilled Nursing Facility in

26 Phase I (as evidenced by issuance of a certificate of completion or certificate of occupancy)

27 before a certificate of completion or certificate of occupancy can be issued for any development

28 in Phase II. Phase II may be developed in whole, or in part, as determined by the

29 owner/developer. Other permitted uses may be constructed as part of Phase I or Phase II,

30 provided such development is consistent with this Ordinance.

31

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	<del>130</del> <u>235</u> Beds; <u>105 of these assisted living facility beds shall be constructed in Area C identified on the PD Layout Map</u>
	Medical Offices Physical Therapy	75,000 Gross Square Feet

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	Dialysis Center Administrative Offices for the Skilled Nursing Center, Assisted Living Facility, Physical Therapy and/or Dialysis Center	
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Condition 3. During development plan review, the owner/developer shall submit a list of materials and architectural standards for review, and subject to approval, by the City to ensure that all developments within the PD are consistent and compatible.

Condition 4. Building facades oriented towards ~~along~~ Archer Road and SW 47<sup>th</sup> Street shall have non-reflective, transparent windows or glazed area covering at least 25 percent of their surface area at pedestrian level (between 3 feet above grade and 8 feet above grade) on the first floor. Operable entrance doors shall be included in the calculation of total surface area for purposes of glazing.

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

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

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

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

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

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2 Condition 9. No parking is allowed in Zone A as depicted on the PD Layout Plan. The maximum  
3 number of parking spaces allowed in the PD for Skilled Nursing and Assisted Living Facility beds  
4 is one (1) parking space per bed. The maximum number of parking spaces allowed in the PD for  
5 all other permitted uses each use shall be as set forth in Sec. 30-3327.5. Required number of  
6 parking spaces, of the Land Development Code, as same may be amended or renumbered from  
7 time to time.

8  
9 Condition 10. A maximum building height of ~~two stories or 35 feet, whichever is lower~~ shall be  
10 allowed for buildings abutting property zoned residential. In other areas, the maximum building  
11 height shall be ~~four stories or 65 feet, whichever is lower.~~

12  
13 Condition 11. ~~Area B B~~ buildings shall be placed to frame Archer Road and SW 47<sup>th</sup> Street and  
14 other future proposed connecting streets. Each building or building set, oriented to the above  
15 roadways, shall have a functional entrance from the adjacent roadway. The longest sides of  
16 Area B buildings shall be parallel with Archer Road or SW 47<sup>th</sup> Street and a minimum of 70% of  
17 the building facade shall be at the build-to line. However, with respect to one medical office  
18 building, the shorter side of the building may be parallel with SW 47<sup>th</sup> street, provided 100% of  
19 the building facade is at the build-to line.

20  
21 The Area B build-to line along Archer Road must be a maximum of 50 feet from the existing  
22 southern property line of the PD. The build-to line along SW 47<sup>th</sup> Street must be a maximum of  
23 70 feet from the existing eastern property line of the PD. Along SW 47<sup>th</sup> Street, the following  
24 exceptions to the build-to line may be allowed:

- 25  
26 (a) Limited parking associated with the secondary emergency and service access  
27 may be allowed but must not exceed 70 feet in length; and  
28 (b) The north 250 feet of the property may have parking that encroaches into the 70  
29 foot build-to line but must be no closer than the building facade along the street  
30 with no parking allowed in front of buildings.

31  
32 Within the north 250 feet of Area B, the area between any parking and right-of-way line must be  
33 designed to visually screen the vehicular use area from the public right-of-way and adjacent  
34 development. Screening must include an architecturally compatible garden wall, or other  
35 acceptable fencing, and vegetation, as determined during the plan review; provided the  
36 screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there  
37 must be no more than 10 consecutive parking spaces in a row and at the end of each row, there  
38 must be a 20-foot-wide area that is landscaped and includes an architectural feature designed  
39 to be compatible and consistent with the architecture of the building as determined by the City  
40 during development plan review.

41  
42 ~~Condition 12.~~ ~~The build to line along Archer Road shall be a maximum of 50 feet from the~~  
43 ~~existing southern property line of the PD. The build to line along SW 47<sup>th</sup> Street shall be a~~  
44 ~~maximum of 70 feet from the existing eastern property line of the PD. Along SW 47<sup>th</sup> Street, the~~

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1 following exceptions to the build to line may be allowed: Limited parking associated with the  
2 secondary emergency and service access may be allowed but shall not exceed 70 feet in length;  
3 and the north 250 feet of the property may have parking that encroaches into the 70 foot build-  
4 to line but shall be no closer than the building facade along the street with no parking allowed in  
5 front of buildings. Within the north 250 feet, the area between any parking and right of way line  
6 shall be designed to visually screen the vehicular use area from the public right of way and  
7 adjacent development. Screening shall include an architecturally compatible garden wall, or  
8 other acceptable fencing, and vegetation, as determined during the plan review; provided the  
9 screening provides at least 80% opacity between 0 and 4 feet above grade. In addition, there  
10 shall be no more than 10 consecutive parking spaces in a row and at the end of each row, there  
11 shall be a 20-foot wide area that is landscaped and includes an architectural feature designed to  
12 be compatible and consistent with the architecture of the building as determined by the City  
13 during development plan review.

14 Area C building(s) may be oriented with the shorter side of the building toward Archer Road due  
15 to Area C's linear shape and orientation. Due to the site's topography, location of Heritage trees,  
16 and required Stormwater Management Facility, Area C building(s) adjacent to Archer Road must  
17 be a minimum of ~~100~~ 85 feet and a maximum of ~~135~~ 145 feet from the right-of-way line of  
18 Archer Road. Area C building(s) facade(s) facing Archer Road must have the appearance of a  
19 functional door. Fencing and vegetation consistent with Area B may be included along the Area  
20 C frontage to maintain continuity along Archer Road.

21  
22 Condition 13. The portion of the western property line of the PD which is adjacent to residential  
23 uses fronting SW 50<sup>th</sup> Street and residential zoning shall have a 9-foot-wide landscape buffer,  
24 either Buffer A or Buffer B as set forth in Sec. 30-8.5 of the Land Development Code, as same  
25 may be amended from time to time. including a wall (6 feet to 8 feet in height) and a  
26 building setback of ~~25-20~~ feet from is required along the PD property line adjacent to SW 50<sup>th</sup> Street. The  
27 buffer shall be either Buffer A, Option Y or Buffer B, Option X, as set forth in Sec. 30-253 of the  
28 Land Development Code, as same may be amended from time to time. The wall shall be  
29 constructed of masonry, cementitious material or brick veneer. If the adjacent uses are non-  
30 residential, the requirement for the wall may be modified during development plan review,  
31 based on compatibility and similarity of the uses then existing on the adjacent lots fronting SW  
32 50<sup>th</sup> Street.

33  
34 Condition 14. During development plan review, pedestrian/bicycle access points shall be  
35 preliminarily located to provide future connectivity to developments west of the property. The  
36 exact location of these access points shall be determined and the access constructed and  
37 opened for public access when development is constructed fronting SW 50<sup>th</sup> Street.

38  
39 Condition 15. The highest elevation contour of the edge of a stormwater basin shall be no  
40 closer than 30 feet from the property line along Archer Road and SW 47<sup>th</sup> Street, except in  
41 Developable Area C where this distance is reduced to 10 feet from the property line along  
42 Archer Road. In Area B, tThe area between the stormwater basin and the public right-of-way  
43 shall be landscaped consistent with the landscaping along the street frontage that provides an  
44 80% opacity at 0 to 4 feet high within two- years of planting. In Area C, the stormwater basin

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1 must meet Land Development Code requirements in place at the time development plan  
2 applications are proposed.

3  
4 Condition 16. The PD shall maintain a minimum of 20% open space, ~~which In Area B, the open~~  
5 space shall include a minimum of 1.16 acres devoted to active recreation space, including  
6 recreational facilities, for residents of the PD.

7  
8 ~~Condition 17.~~ During development plan review, the owner/developer shall prepare a tree  
9 survey identifying trees existing within a 60-foot wide area along the entire eastern property  
10 boundary. The owner/developer shall, to the maximum extent practicable, protect and preserve  
11 Heritage Trees, Champion Trees and other regulated trees designated by the City's Urban Forest  
12 Inspector, along the SW 47<sup>th</sup> Street corridor. The design and construction plans for SW 47<sup>th</sup>  
13 Street shall contain specific measures for preservation and protection of the regulated trees.

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

28  
29 Condition 1917. All roadway improvements associated with the PD shall be designed and  
30 constructed at the expense of the owner/developer. All roads shall remain private roads, unless  
31 the City decides, in its sole discretion, to accept the road for public ownership and maintenance.

32  
33 Condition 2018. Within the PD, there shall be established Transportation and Roadway Facilities  
34 Corridors for the purposes of accommodating roadways, sidewalks, bike paths, landscape  
35 buffers and screenings, street trees, utilities and other roadway related facilities. The PD shall  
36 provide two east/west Transportation and Roadway Facilities Corridors (each of which  
37 commences at a primary access point as shown on the PD Layout) to establish connectivity and  
38 a gridded road network system to serve the PD. The widths of the east/west Transportation  
39 and Roadway Facilities corridors shall be a minimum of 50 feet. During development plan  
40 review, future roadway ~~connections~~ connections from the PD to future developments along SW  
41 50th Street may be identified.

42  
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1 Condition 2119. A maximum of three primary access points shall be allowed for the PD, one off  
2 Archer Road and two off SW 47<sup>th</sup> Street, as approximately depicted on the PD Layout Plan. One  
3 secondary access for service and emergency vehicles shall be allowed off SW 47<sup>th</sup> Street.  
4

5 Condition 2220. The PD shall be designed to provide safe, efficient and reasonable access to  
6 existing and proposed mass transit stops within the PD.  
7

8 ~~Condition 23.~~ A bus shelter which is architecturally consistent with the PD shall be constructed  
9 along Archer Road. The bus shelter shall be constructed to Regional Transit System  
10 requirements and shall include the following amenities, at a minimum, bicycle racks, shelter  
11 lighting, benches with backs and armrests, a trash can, a 5 feet wide by 8 feet long ADA  
12 compliant landing pad (connecting the curb to the sidewalk) and an ADA compliant path  
13 connecting the bus shelter and stop to the PD. The bus shelter shall be located to minimize  
14 walking distance to the residential facilities in the PD. An easement, in the form provided by the  
15 City, with a minimum size of 18 feet wide (parallel to road) by 10 feet long (perpendicular to  
16 road), shall be granted to the City for the bus shelter. The easement shall be recorded by the  
17 owner/developer in the public records of Alachua County and a copy of the easement shall be  
18 provided to the Regional Transit System and the Public Works Department. The bus shelter  
19 construction and easement shall not count toward meeting required TCEA standards. The bus  
20 shelter shall be constructed and the easement shall be granted prior to issuance of the first  
21

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

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

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

31 **SECTION 7.** This ordinance will become effective immediately upon adoption; however, the  
32 rezoning will not become effective until the amendment to the City of Gainesville

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1 Comprehensive Plan adopted by Ordinance No. 190986 becomes effective as provided therein.

2 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

3

4

5

6

\_\_\_\_\_  
LAUREN POE

7

MAYOR

8

9 Attest:

Approved as to form and legality:

10

11

12

\_\_\_\_\_  
OMICHELE D. GAINEY  
CLERK OF THE COMMISSION

\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

15

16 This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

17

18 This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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## 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

