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3 **ORDINANCE NO. 140030**

4 **An ordinance amending the Zoning Map Atlas and the Land Development**  
5 **Code of the City of Gainesville, Florida, by rezoning approximately 12.22**  
6 **acres of property known as the “Power District” that is generally located south**  
7 **of SE 4<sup>th</sup> Avenue, west of SE 7<sup>th</sup> Street, north of SE 7<sup>th</sup> Avenue, and east of SE**  
8 **3<sup>rd</sup> Street, as more specifically described in this ordinance, from Public**  
9 **Services and Operations District (PS) and Central City District (CCD) to**  
10 **Urban Mixed-Use District 2 (UMU-2); amending the Land Development**  
11 **Code by adding “public administration, excluding correctional institutions”**  
12 **to the list of permitted uses by right in Section 30-65.2 *Urban mixed-use***  
13 ***district 2 (UMU-2); amending the Land Development Code Section 30-65.2***  
14 ***Urban mixed-use district 2 (UMU-2) by adding a height limit dimensional***  
15 ***provision and adding Figure 1.3 *District Boundary Map – Power District,****  
16 ***Figure 2.3 *Street Types – Power District,* and Figure 3.1 *Height Limits – Power****  
17 ***District; providing directions to the City Manager; providing directions to***  
18 ***the Codifier; providing a severability clause; providing a repealing clause;***  
19 ***and providing an effective date.***

20 **WHEREAS,** notice was given as required by law that the Zoning Map Atlas of the City  
21 of Gainesville, Florida, be amended by rezoning certain property from Public Services and  
22 Operations District (PS) and Central City District (CCD) to Urban Mixed-Use District 2 (UMU-  
23 2) and that the text of Section 30-65.2 *Urban mixed-use district 2 (UMU-2)* of the Land  
24 Development Code of the City of Gainesville, Florida, be amended; and

25 **WHEREAS,** notice was given as required by law and the City Plan Board held public  
26 hearings on May 22, 2014, for Petitions PB-14-54 ZON and PB-14-53 TCH, and on July 24,  
27 2014, for Petitions PB-14-76 ZON and PB-14-77 TCH; and

28 **WHEREAS,** notice was given as required by law and the City Commission held a public  
29 hearing on August 21, 2014, for Petitions PB-14-54 ZON and PB-14-53 TCH; and

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

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

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

7           **WHEREAS**, the City Commission finds that the rezoning of the property described  
8 herein will be consistent with the City of Gainesville Comprehensive Plan when City of  
9 Gainesville Ordinance No.140029 becomes effective as provided therein.

10           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
11 **CITY OF GAINESVILLE, FLORIDA:**

12           **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
13 following property from Public Services and Operations District (PS) and Central City District  
14 (CCD) to Urban Mixed-Use District 2 (UMU-2):

15           See legal description attached as Exhibit "A" and made a part hereof as if set  
16 forth in full. The location of the property is shown on Exhibit “B” for visual  
17 reference. In the event of conflict or inconsistency, Exhibit “A” shall prevail  
18 over Exhibit “B”. For informational purposes only, the existing zoning  
19 districts are shown on Exhibit “C”.

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21           **Section 2.** Subsection (c)(1) of Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of  
22 the Land Development Code is amended as follows:

23           **Sec. 30-65.2 Urban Mixed-use district 2 (UMU-2).**

24           (c)     *Uses.*

25           (1)     Permitted uses by right are as follows:

| SIC | Uses          | Conditions |
|-----|---------------|------------|
|     | Compound uses |            |

|  |   |   |
|--|---|---|
|  | Single-family dwellings   |   |
|  | Rowhouses   |   |
|  | Multi-family dwellings  | Minimum and maximum densities are set forth in the Dimensional Requirements Table in this section   |
|  | Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests |   |
|  | Dormitory   | Must not abut property designated single-family on the future land use map  |
|  | Rooming houses and boarding houses  | In accordance with article VI   |
|  | Consolidated apartment management offices   |   |
|  | Bed and breakfast establishment   | In accordance with article VI   |
|  | Community residential homes with 14 or fewer residents  | When part of a permitted single-family or multi-family residential development and in accordance with article VI  |
|  | Community residential homes with more than 14 residents   | In accordance with article VI   |
|  | Adult day care homes  | In accordance with article VI   |
|  | Family day care homes   | In accordance with article VI   |
|  | Day care center   | In accordance with article VI   |
|  | Places of religious assembly  | In accordance with article VI   |
|  | Public service vehicles   | In accordance with article VI   |
|  | Outdoor cafes   | In accordance with article VI   |
|  | Eating places   |   |
|  | Repair services for household needs   |   |
|  | Specialty T-shirt production  |   |
|  | Structured parking  | In accordance with subsection (f)(3) below  |
|  | Rehabilitation centers  | In accordance with article VI   |
|  | Research and development in the physical, engineering and life sciences   |   |
|  | Light assembly, packaging, and manufacturing associated with research and development in the physical, engineering and life sciences  |   |
|  | Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities  |   |
|  | Scooter sales   | Only within enclosed buildings in accordance with section 30-67(g). Facilities to service scooters are permitted as an accessory use when such facilities |

|               |  |   |
|---------------|--|---|
|               |  | do not exceed 45% of the gross floor area of the enclosed building.   |
| GN-074        | Veterinary services                              | Only within enclosed buildings and in accordance with article VI  |
| GN-078        | Landscape and horticultural services             |   |
| MG-43         | U.S. Postal Service                              |   |
| GN-471        | Arrangement of passenger transportation          | Offices only, with no operation of passenger tours on site  |
| GN-483        | Radio and television broadcasting stations       | Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services  |
| GN-523        | Paint, glass, and wallpaper stores               |   |
| GN-525        | Hardware stores                                  |   |
| GN-526        | Retail nurseries, lawn and garden supply         |   |
| MG-53         | General merchandise stores                       |   |
| MG-54         | Food stores                                      | Excluding gasoline pumps  |
| MG-56         | Apparel and accessory stores                     |   |
| MG-57         | Home furniture, furnishing, and equipment stores |   |
| MG-59         | Miscellaneous retail                             | Excluding GN-598 Fuel Dealers   |
| Div. H        | Finance, insurance and real estate               | Excluding cemetery subdividers and developer (IN-6553)  |
| <u>Div. J</u> | <u>Public administration</u>                     | <u>Excluding correctional institutions (IN-9223)</u>  |
| MG-72         | Personal services                                | Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)   |
| MG-73         | Business services                                | Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359) |
| GN-701        | Hotels and motels                                |   |
| MG-78         | Motion picture                                   |   |
| MG-79         | Amusement and recreation service                 | Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports   |
| MG-80         | Health services                                  |   |
| MG-81         | Legal services                                   |   |

|       |   |  |
|-------|---|--|
| MG-82 | Educational services  |  |
| MG-83 | Social services   |  |
| MG-84 | Museums, art galleries, and botanical and zoological gardens        |  |
| MG-86 | Membership organization   |  |
| MG-87 | Engineering, accounting, research, management, and related services |  |

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**Section 3.** Subsection (d)(1) of Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of

the Land Development Code is amended as follows:

**Sec. 30-65.2 Urban Mixed-use district 2 (UMU-2).**

(d) *Site development requirements.*

(1) All structures shall be located and constructed in accordance with the Dimensional Requirements Table. Accessory structures shall meet all regulations pertaining to principal structures within this district.

**Dimensional Requirements Table**

|                                | Nonresidential and Vertically Mixed Use Buildings   | Single-family Dwellings   | Multi-family dwellings, Two-family dwellings and Rowhouses   |
|--------------------------------|---|---|--|
| Lot depth (minimum)            | 90 feet   | 90 feet   | 90 feet  |
| Interior side (minimum)        | 0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map  | 5 feet except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet | 7.5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map |
| Rear (minimum)                 | 0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map. | 10 feet   | 5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.  |
| Lot coverage (maximum)         | N/A   | N/A   | 80%  |
| Building frontage <sup>1</sup> | 70% minimum   | N/A   | 70% minimum  |
| Density (minimum) <sup>2</sup> | Within University Heights and the Archer Triangle, N/A  | N/A   | Within University Heights and the Archer Triangle, 10 du/acre  |
|                                | Within the Urban Village, to be   |   | Within the Urban Village, 20   |

|                    |   |     |  |
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|                    | considered mixed-use, a residential development must include a minimum of 10,000 square feet of nonresidential uses; and a nonresidential development must contain a minimum of 3 residential units.  |     | du/acre for new, single-use multi-family development; 10 du/acre for mixed use developments and additions to existing developments.  |
| Density (maximum)  | Within University Heights and the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.   | N/A | Within University Heights and the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.  |
|                    | Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking)                   |     | Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking). |
| Height and Stories | Non-single-family buildings shall have a minimum height of 24 feet.   |     |  |
|                    | <del>A maximum of six stories is permitted by right, and a maximum of eight stories is permitted by special use permit. Unless otherwise specified, a maximum of eight stories is permitted by special use permit in all areas except the Power District.</del>                 |     |  |
|                    | Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development). |     |  |
|                    | Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.  |     |  |
|                    | <u>Within the Power District, a maximum of three stories is permitted at the build-to line when located adjacent to residentially zoned properties as depicted in Figure 3.1, with a step back of 15 feet per additional building story up to the maximum permitted.</u>        |     |  |

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Notes to Table:

<sup>1</sup> Minor insets (defined as up to five feet in depth) for the purpose of creating articulation and architectural interest in the building façade will be deemed to meet the build-to line and shall be included in computing the building frontage.

<sup>2</sup> Within University Heights and the Archer Triangle, lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements. Within the Urban Village, lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.

1           **Section 4.** Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of the Land  
2 Development Code is amended by adding Figure 1.3 *District Boundary Map – Power District*, as  
3 set forth in Exhibit “D” attached hereto, which shall immediately follow existing Figure 1.2.

4           **Section 5.** Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of the Land  
5 Development Code is amended by adding Figure 2.3 *Street Types – Power District*, as set forth  
6 in Exhibit “E” attached hereto, which shall immediately follow existing Figure 2.3. **(Note to**  
7 **codifier: Existing Figures 2.2 and 2.3 shall be renumbered to Figures 2.1 and 2.2 to reflect**  
8 **the deletion of Figure 2.1 by Ordinance No. 121118 and to allow the insertion of new Figure**  
9 **2.3 per this ordinance.)**

10          **Section 6.** Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of the Land  
11 Development Code is amended by adding Figure 3.1 *Height Limits – Power District*, as set forth  
12 in Exhibit “F” attached hereto, which shall immediately follow existing Figure 3.0.

13          **Section 7.** The City Manager or designee is authorized and directed to make the  
14 necessary changes to the Zoning Map Atlas to comply with this ordinance.

15          **Section 8.** It is the intention of the City Commission that the provisions of Section 2  
16 through Section 6 of this ordinance shall become and be made a part of the Code of Ordinances  
17 of the City of Gainesville, Florida.

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


23          **Section 10.** All ordinances or parts of ordinances in conflict herewith are to the extent of

1 such conflict hereby repealed.

2 **Section 11.** This ordinance shall become effective when the amendment to the City of  
3 Gainesville Comprehensive Plan adopted by Ordinance No. 140029 becomes effective as  
4 provided therein.


5 **PASSED AND ADOPTED** this 18th day of December, 2014.


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EDWARD B. BRADDY  
MAYOR

Attest:

Approved as to form and legality:

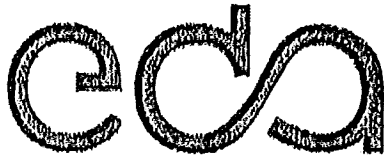
By:   
for KURT LANNON  
CLERK OF THE COMMISSION

By:   
for NICOLLE M. SHALLEY  
CITY ATTORNEY

This ordinance passed on first reading this 16th day of October, 2014.

This ordinance passed on second reading this 18th day of December, 2014.





engineers, planners  
& surveyors

## Eng, Denman & Associates, Inc.

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April 8, 2014

### Legal Description

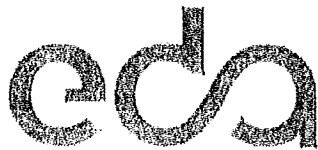
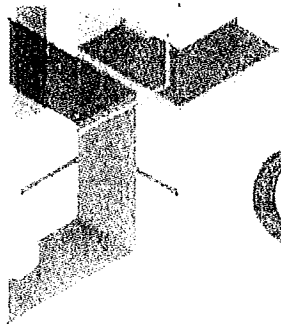
For: Gainesville Community Redevelopment Agency  
Parcel 1c

Lots 22, 23 and 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida and a portion of SE 6<sup>th</sup> Avenue right-of-way, formerly known as Dell Street, and Lots 5, 6, 7 and 8 of Block 1, Range III of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records and a portion of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat Book "A", page 107 of said Public Records, and a portion of Block C of Sanchez Heights, as per plat thereof, recorded in Plat Book B, page 85 of said Public Records and a portion of SE 5<sup>th</sup> Street right-of-way, formerly known as Myrtle Street, and a portion of SE 4<sup>th</sup> Place right-of-way, formerly known as Lemon Street, all lying and being in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Begin at the southeast corner of Lot 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida, and run thence South 89°33'26" West, along the north right-of-way line of SE 5<sup>th</sup> Avenue, a distance of 468.41 feet to the southwest corner of Lot 8, Block 1, Range III of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records; thence North 06°21'39" East, along the west line of said Lot 8, a distance of 11.36 feet to the southeast corner of Lot 5, Block C of Sanchez Heights, as per plat thereof, recorded in Plat Book "B", page 85 of said Public Records; thence South 89°57'32" West, along said north right-of-way line, 106.38 feet; thence North 03°17'46" West, 212.84 feet; thence North 50°27'01" West, 53.51 feet; thence North 87°43'52" West, 21.81 feet to a point on the west right-of-way line of SE 5<sup>th</sup> Street, formerly known as Myrtle Street; thence North 01°08'58" West, along said west right-of-way line, 42.50 feet to a point on the westerly extension of the south line of Lot 4 of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat book "A", page 107 of said Public Records, as per a boundary survey by John W. Myers & Associates, P.A., Project No. M-4437-98, dated 9-24-98; thence North 89°20'18" East, along said westerly extension and said south line and along the south line of the North ½ of Lot 6 of said Block 1 of Parrish and Parrish Addition to Gainesville, as per said boundary survey, 213.21 feet to the southeast corner of said North ½ of Lot 6; thence North 06°17'53" East, along the east line of said Lot 6, as per said boundary survey, and along the east line of Lot 1 of said Block 1 of Parrish & Parrish Addition to Gainesville, as per said boundary survey, 92.29 feet to a point on the southerly right-of-way line of SE 4<sup>th</sup> Avenue; thence South 78°48'54" East, along said southerly right-of-way line, 14.41 feet; thence North 08°52'40" East, along said southerly right-of-way line, 6.58 feet; thence North 89°18'31" East, along

said southerly right-of-way line, 122.02 feet to a point lying on the arc of a curve, concave northerly, having a radius of 1167.92 feet; thence easterly, along said southerly right-of-way line and along the arc of said curve, through a central angle of  $03^{\circ}21'13''$ , an arc distance of 68.36 feet, said arc being subtended by a chord, having a bearing and distance of South  $88^{\circ}53'27''$  East, 68.35 feet; thence North  $89^{\circ}21'38''$  East, along said southerly right-of-way line, 48.03 feet; thence North  $87^{\circ}25'06''$  East, along said southerly right-of-way line, 27.98 feet to a point on the centerline of the right-of-way of SE 6<sup>th</sup> Avenue, formerly known as Dell Street; thence South  $00^{\circ}43'42''$  East, along said centerline, 248.70 feet to a point on the westerly extension of the north line of Lot 22 of said Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville; thence North  $89^{\circ}29'16''$  East along said westerly extension and said north line, 140.00 feet to the northeast corner of said Lot 22; thence South  $00^{\circ}43'41''$  East, along the west right-of-way line of SE 6<sup>th</sup> Terrace, formerly known as Wilson Avenue, 149.97 feet to the Point of Beginning.

Containing 4.215 acres (183,593 square feet), more or less.



engineers • surveyors • planners, inc.

July 9, 2014

Legal Description

For: Gainesville Regional Utilities  
Parcel 1d

A portion of Blocks 1 and 2 and all of Block 3 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat Book "A", page 107 of the Public Records of Alachua County, Florida and a portion of Block C and all of Blocks A and B of Sanchez Heights, as per plat thereof, recorded in Plat Book "B", page 85 of said Public Records, and a portion of SE 4<sup>th</sup> Street right-of-way, formerly known as Bay Street and a portion of SE 5<sup>th</sup> Street right-of-way, formerly known as Myrtle Street and a portion of SE 4<sup>th</sup> Place right-of-way, formerly known as Lemon Street, all lying and being in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Lot 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida, and run thence South 89°33'26" West, along the north right-of-way line of SE 5<sup>th</sup> Avenue, a distance of 468.41 feet to the southwest corner of Lot 8, Block 1, Range III of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records; thence North 05°21'39" East, along the west line of said Lot 8, a distance of 11.36 feet to the southeast corner of Lot 5, Block C of Sanchez Heights, as per plat thereof, recorded in Plat Book "B", page 85 of said Public Records; thence South 89°57'32" West, along said north right-of-way line, 106.38 feet to the Point of Beginning; thence North 03°17'46" West, 212.84 feet; thence North 50°27'01" West, 53.51 feet; thence North 87°43'52" West, 21.81 feet to a point on the west right-of-way line of SE 5<sup>th</sup> Street, formerly known as Myrtle Street; thence North 01°08'58" West, along said west right-of-way line, 42.50 feet to a point on the westerly extension of the south line of Lot 4 of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat book "A", page 107 of said Public Records, as per a boundary survey by John W. Myers & Associates, P.A., Project No. M-4437-98, dated 9-24-98; thence North 89°20'18" East, along said westerly extension and said south line and along the south line of the North ½ of Lot 6 of said Block 1 of Parrish and Parrish Addition to Gainesville, as per said boundary survey, 213.21 feet to the southeast corner of said North ½ of Lot 6; thence North 06°17'53" East, along the east line of said Lot 6, as per said boundary survey, and along the east line of Lot 1 of said Block 1 of Parrish & Parrish Addition to Gainesville, as per said boundary survey, 92.29 feet to a point on the southerly right-of-way line of SE 4<sup>th</sup> Avenue; thence North 78°48'54" West, along said southerly right-of-way line, 26.78 feet; thence North 08°52'40" East, along said southerly right-of-way line, 6.36 feet to a point

May 2 2014

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lying on the arc of a curve concave southerly, having a radius of 1123.92 feet; thence westerly, along said southerly right-of-way line, and along the arc of said curve, through a central angle of  $11^{\circ}44'05''$ , an arc distance of 230.19 feet, said arc being subtended by a chord, having a bearing and distance of North  $84^{\circ}10'25''$  West, 229.79 feet; thence North  $00^{\circ}02'28''$  West, along said southerly right-of-way line, 11.01 feet; thence South  $89^{\circ}57'32''$  West, along said southerly right-of-way line, 402.46 feet to the northwest corner of Lot 2 of Block 3 of said Parrish & Parrish Addition to Gainesville and to a point on the east right-of-way line of SE 3<sup>rd</sup> Street, formerly known as Oak Street; thence South  $01^{\circ}47'34''$  East, along the said east right-of-way line of SE 3<sup>rd</sup> Street, 430.20 feet to the southwest corner of Lot 4 of Block A of said Sanchez Heights and to a point on the said north right-of-way line of SE 5<sup>th</sup> Avenue; thence North  $89^{\circ}57'32''$  East, along the said north right-of-way line, 495.73 feet to the Point of Beginning.

Less:

That portion of S.E. 5<sup>th</sup> Street right-of-way, formerly known as Myrtle Street (30 foot right-of-way), lying north of Lot 8 of Block 2 and Lot 5 of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat Book "A", page 107 of the Public Records of Alachua County, Florida.

Containing 5.073 acres (220,992 square feet), more or less.



# Eng, Denman & Associates, Inc.

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April 2, 2014

**Legal Description**

For: **Gainesville Community Redevelopment Agency**  
Parcel 2b

Lots 1 through 8, inclusive, of Davis Addition, a subdivision as per plat thereof, recorded in Plat Book "D", page 15 of the Public Records of Alachua County, Florida, and a portion of Lot 9 of said Davis Addition and Lot 11, Block 2, Range II of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records, and a portion of Lot 12, Block 2, Range II of said Roper's Addition to the Town of Gainesville and that portion of the right-of-way of SE 6<sup>th</sup> Terrace lying South of the south right-of-way line of SE 5<sup>th</sup> Avenue formerly known as Middle Street, all lying and being in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

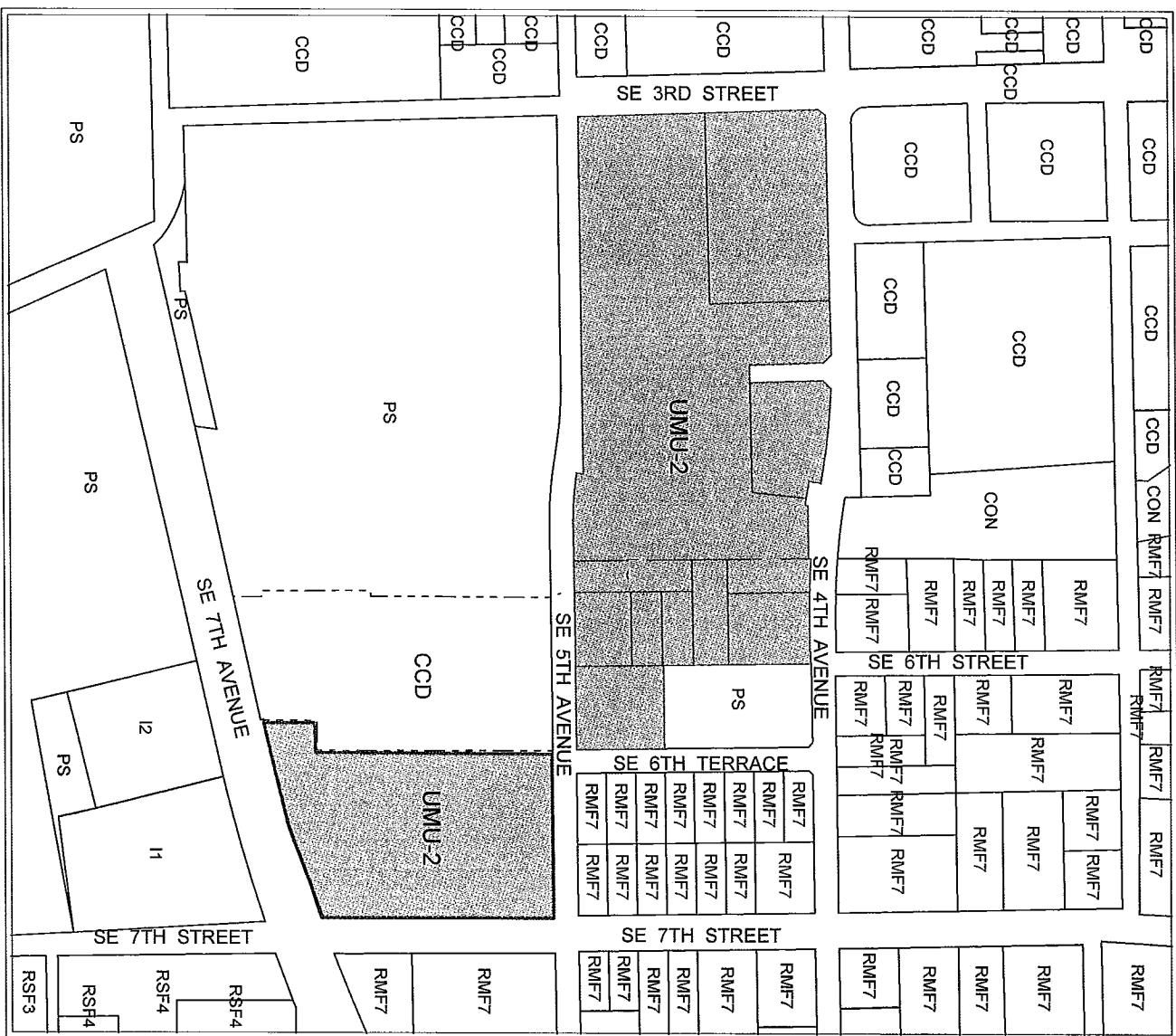
Begin at the northeast corner of Lot 1 of Davis Addition, a subdivision as per plat thereof, recorded in Plat Book "D", page 15 of the Public Records of Alachua County, Florida, and run thence South 89°26'31" West, along the south right-of-way line of SE 5<sup>th</sup> Avenue, a distance of 280.00 feet to the northeast corner of Lot 9 of said Davis Addition; thence South 00°43'46" East, 396.95 feet; thence South 89°01'14" West, 58.00 feet; thence South 00°43'46" East, 91.57 feet to a point on the northerly right-of-way line of SE Depot Avenue; thence North 78°39'20" East, along said northerly right-of-way line, 3.30 feet to a point lying on the arc of a curve, concave northerly, having a radius of 2827.40 feet; thence northeasterly, along the arc of said curve and along said northerly right-of-way line, through a central angle of 07°02'06", an arc distance of 347.17 feet to the southeast corner of Lot 11, Block 2, Range II of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records and to a point on the west right-of-way line of SE 7<sup>th</sup> Street, formerly known as Roper Street, said arc being subtended by a chord, having a bearing and distance of North 74°02'22" East, 346.95 feet; thence North 00°43'46" West, along said west right-of-way line, 396.18 feet to the Point of Beginning.

Containing 2.935 acres (127.828 square feet), more or less.

Witness My Hand and Legal Seal at Gainesville, Florida, this 1<sup>st</sup> day of April, 2014.

## City of Gainesville Zoning Districts

- RSF4 8 units/acre Single-Family Residential
- RMF7 8-21 units/acre Multiple-Family Residential
- CCD Up to 150 units/acre Central City
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- I-1 Limited Industrial
- I-2 General Industrial
- CON Conservation
- PS Public Services and Operations



----- Division line between two zoning districts

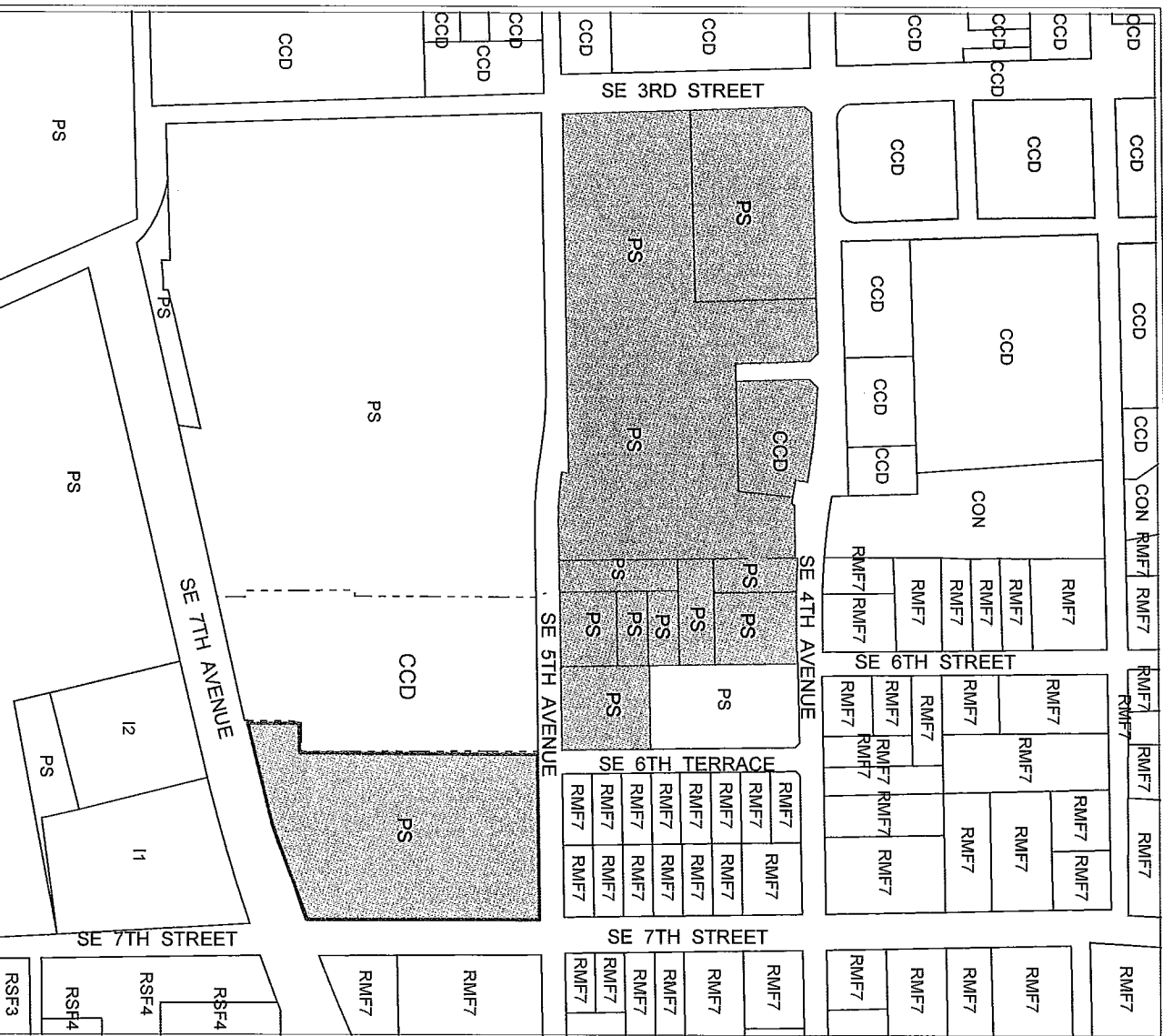
Area under petition consideration

## PROPOSED ZONING

|   |   |  |   |
|---|---|--|---|
| <p style="font-size: small;">No Scale</p> | <h3 style="margin: 0;">Name</h3> <p style="font-size: small; margin: 5px 0;">eda engineers-surveyors-planners, inc.,<br/>ment for the City of Gainesville</p> | <h3 style="margin: 0;">Petition Request</h3> <p style="font-size: small; margin: 5px 0;">Rezone parcels from Public Services &amp; Operations (PS) and<br/>Central City District (CCD) to Urban Mixed-Use 2 (UMU-2) district</p> | <h3 style="margin: 0;">Petition Number</h3> <p style="font-size: small; margin: 5px 0;">PB-14-54 ZON<br/>PB-14-76 ZON</p> |
|---|---|--|---|

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----- Division line between two zoning districts

Area under petition consideration

### EXISTING ZONING

| Name   | Petition Request   | Petition Number              |
|--|--|------------------------------|
| eda engineers-surveyors-planners, inc.,<br>nment for the City of Gainesville | Rezone parcels from Public Services & Operations (PS) and<br>Central City District (CCD) to Urban-Mixed Use 2 (UMU-2) district | PB-14-54 ZON<br>PB-14-76 ZON |



No Scale

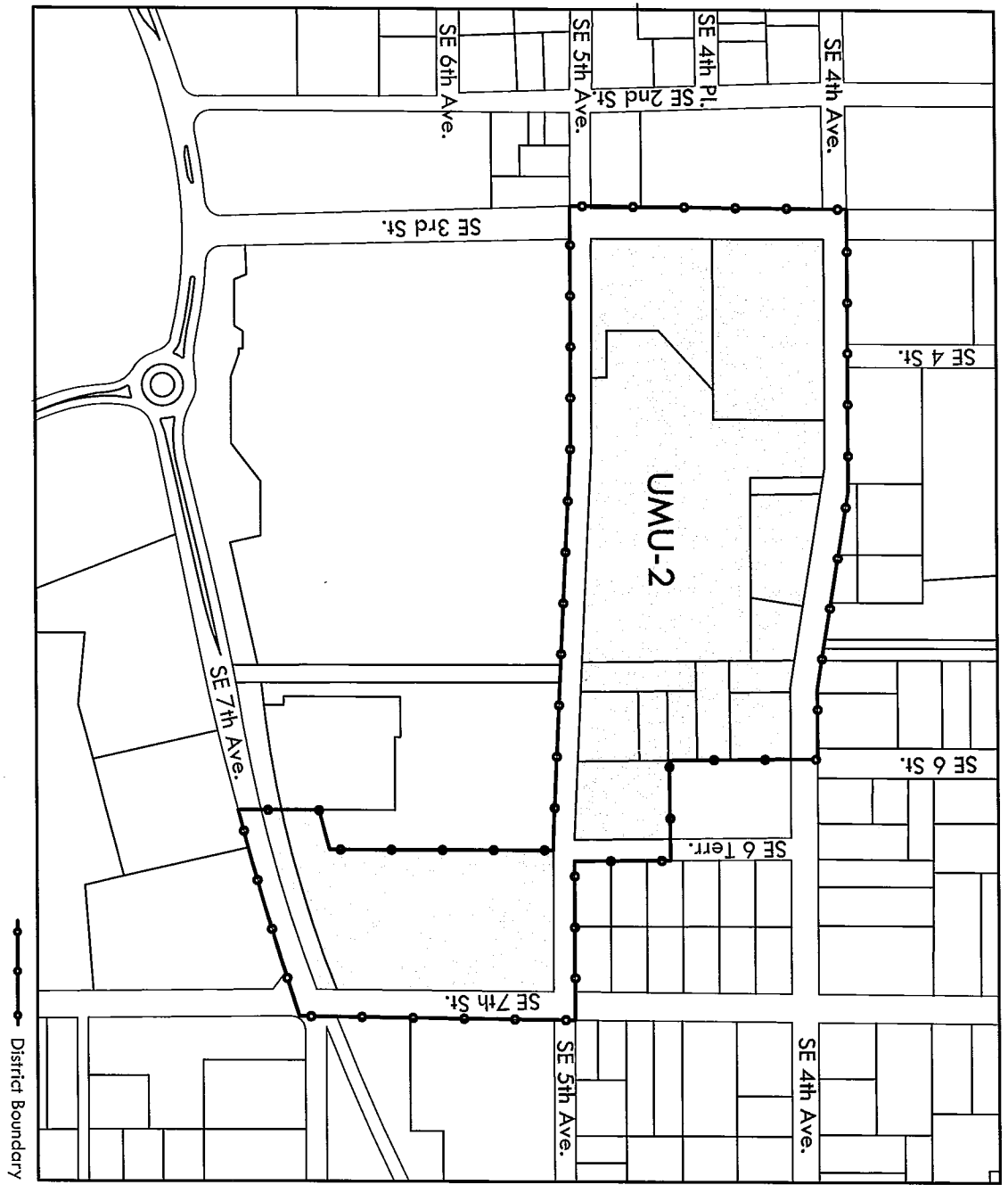
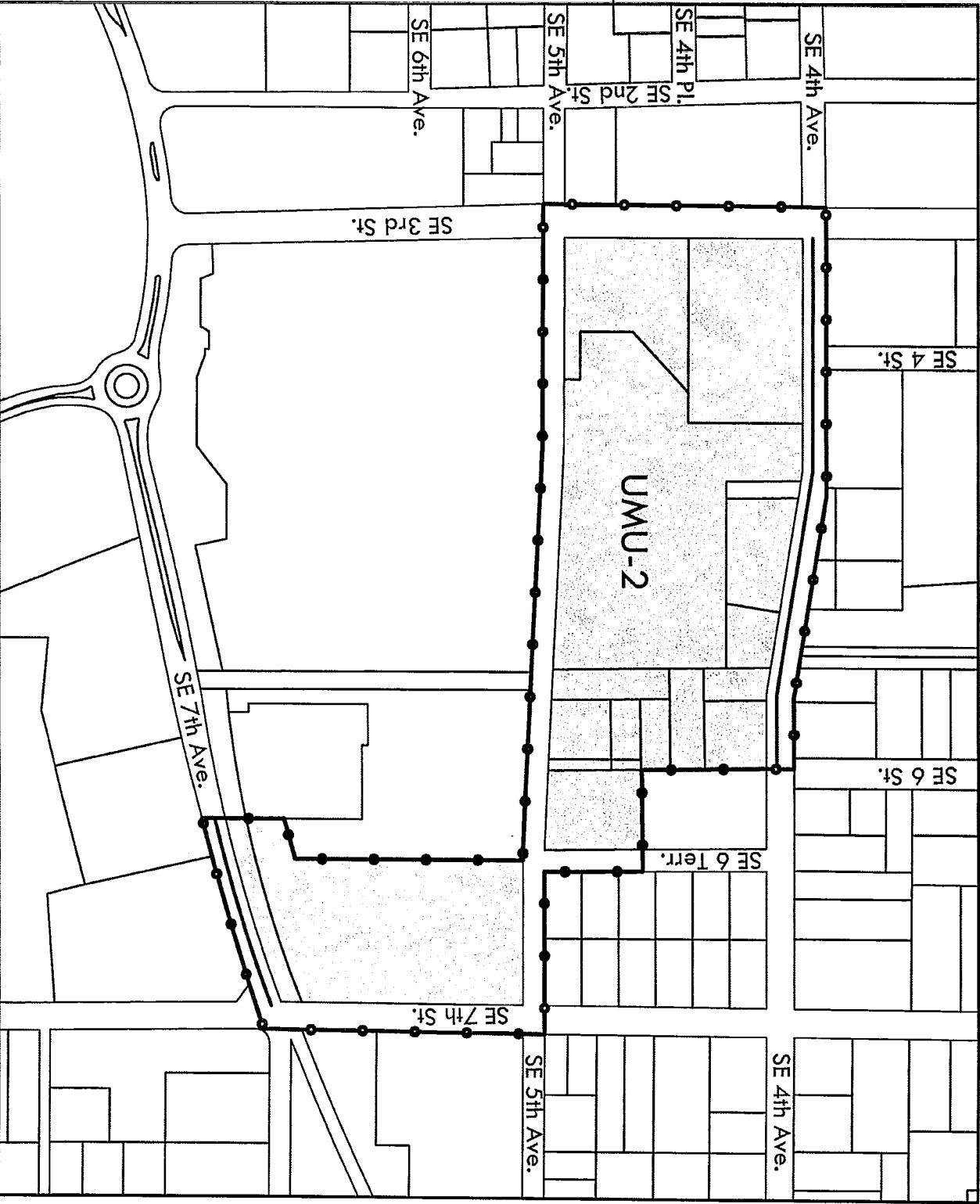


Figure 1.3 District Boundary Map - Power District





NOTE: ALL STREETS LOCATED WITHIN POWER DISTRICT ARE LOCAL STREETS UNLESS IDENTIFIED OTHERWISE IN THIS EXHIBIT.

Figure 2.3 Street Types - Power District

—●— District Boundary  
—— Storefront Street

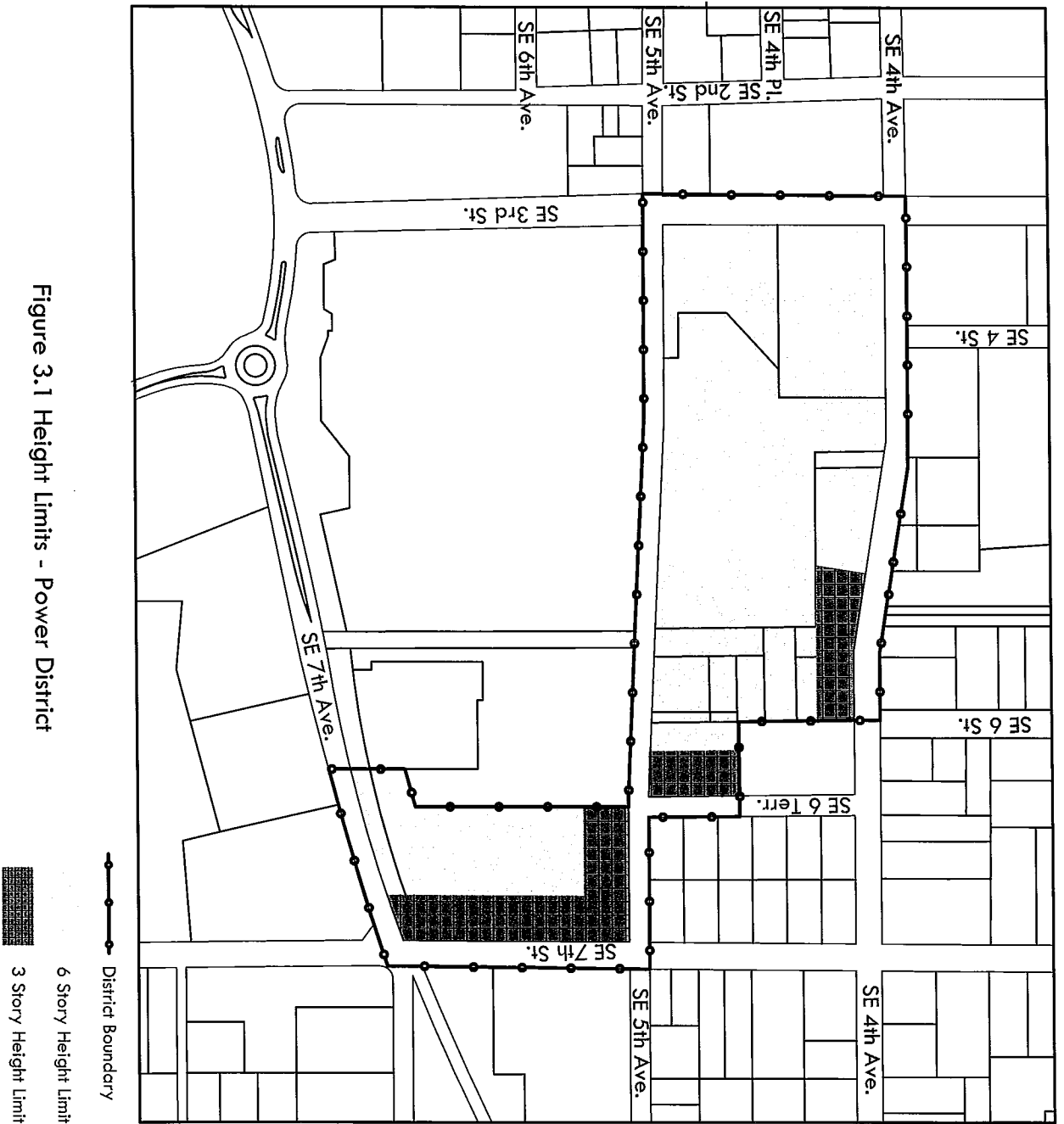


Figure 3.1 Height Limits - Power District