

**LEGISLATIVE #**

**180111A**

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3 **ORDINANCE NO. 180111**

4 **An ordinance of the City of Gainesville, Florida, amending the Future Land Use**  
5 **Map of the Comprehensive Plan by overlaying the Planned Use District (PUD)**  
6 **land use category on approximately 118 acres of property generally located**  
7 **near the 4500 block of SW 62<sup>nd</sup> Avenue near SW 43<sup>rd</sup> Terrace, as more**  
8 **specifically described in this ordinance; providing land development**  
9 **regulations; providing directions to the City Manager; providing a severability**  
10 **clause; providing a repealing clause; and providing an effective date.**

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

13 **WHEREAS**, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1),  
14 Florida Statutes, must provide the principles, guidelines, standards, and strategies for the  
15 orderly and balanced future economic, social, physical, environmental, and fiscal development  
16 of the city as reflected by the community’s commitments to implement such plan; and

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

24 **WHEREAS**, the Planned Use District (PUD) land use category is an overlay land use district that  
25 may be applied to any specific property in the City, and which allows the consideration of  
26 unique, innovative, or narrowly-construed land use proposals that might otherwise not be  
27 allowed in the underlying land use category; and

28 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land  
29 Use Map of the Comprehensive Plan by overlaying the PUD land use category on the property  
30 that is the subject of this ordinance; and

31 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
32 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency  
33 pursuant to Section 163.3174, Florida Statutes, held a public hearing on June 28, 2018, and  
34 voted to recommend that the City Commission approve this Future Land Use Map amendment;  
35 and

36 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a  
37 newspaper of general circulation and provided the public with at least seven days' advance  
38 notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City  
39 Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of  
40 Gainesville; and

41 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this  
42 proposed amendment to the reviewing agencies and any other local government unit or state  
43 agency that requested same; and

44 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was  
45 placed in the aforesaid newspaper and provided the public with at least five days' advance  
46 notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City  
47 Commission; and

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

50 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written  
51 comments received concerning this Future Land Use Map amendment.

52 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
53 **FLORIDA:**

54 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is  
55 amended by overlaying the Planned Use District (PUD) land use category on the following  
56 property that has an underlying land use category of Alachua County Low-Density Residential:

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

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61 **SECTION 2.** The property described in Section 1 of this ordinance is governed by the following  
62 regulations:

63 **A.** The allowable uses within the five sub-areas depicted on Exhibit B are as follows:

<b>Sub-areas</b>	<b>Allowable Uses</b>
A – Residential	Single-family detached housing Attached housing
B – Residential	Single-family detached housing Attached housing Multi-family housing
C – Residential	Single-family detached housing
D – Residential	Single-family detached housing
E – Open Space	Wetlands and wetlands buffers Pervious walking trails outside of wetland buffers Uses permitted in an approved Conservation Management Plan Stormwater management facilities

64  
65 **B.** The total residential density for the entire PUD must not exceed 471 units.  
66 **C.** The PUD must provide interconnectivity, including vehicular stub-outs to abutting property.  
67 Within sub-area A, a minimum of at least two stub-outs are required. Final stub-out  
68 locations must be determined during the design plat phase.  
69 **D.** Wetlands and wetland buffers must be protected in accordance with the Land Development  
70 Code.

71 E. Sidewalks that are a minimum of 5-feet wide must be provided on both sides of the road  
72 network throughout the PUD.

73 F. Total traffic generation for the PUD may not exceed 4,128 total daily trips. Trip generation  
74 beyond that maximum requires a revised traffic study and associated transportation  
75 mitigation requirements.

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77 **SECTION 3.** The property described in Section 1 of this ordinance has an underlying land use  
78 category of Alachua County Low-Density Residential. This underlying land use category is  
79 neither abandoned nor repealed, but is inapplicable as long as a Planned Development District  
80 (PD) zoning ordinance implementing this PUD land use overlay is adopted by the City  
81 Commission within 18 months of the effective date of this plan amendment as provided in  
82 Section 8 of this ordinance. If the aforesaid time period expires without the adoption of an  
83 implementing PD zoning ordinance, this ordinance will be void and have no further force and  
84 effect and the City may amend the Future Land Use Map accordingly.

85 **SECTION 4.** Within ten working days of the transmittal (first) hearing, the City Manager or  
86 designee is authorized and directed to transmit this Future Land Use Map amendment and  
87 appropriate supporting data and analyses to the reviewing agencies and to any other local  
88 government or governmental agency that has filed a written request for same with the City.  
89 Within ten working days of the adoption (second) hearing, the City Manager or designee is  
90 authorized and directed to transmit this amendment to the state land planning agency and  
91 any other agency or local government that provided comments to the City regarding the  
92 amendment.

93 **SECTION 5.** The City Manager or designee is authorized and directed to make the necessary  
94 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to  
95 comply with this ordinance.

96 **SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or  
97 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
98 finding will not affect the other provisions or applications of this ordinance that can be given  
99 effect without the invalid or unconstitutional provision or application, and to this end the  
100 provisions of this ordinance are declared severable.

101 **SECTION 7.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
102 conflict hereby repealed on the effective date of this amendment to the Comprehensive Plan.

103 **SECTION 8.** This ordinance will become effective immediately upon adoption; however, the  
104 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the  
105 amendment is not timely challenged, shall be 31 days after the state land planning agency  
106 notifies the City that the plan amendment package is complete in accordance with Section  
107 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment will  
108 become effective on the date the state land planning agency or the Administration Commission  
109 enters a final order determining the amendment to be in compliance with Chapter 163, Florida  
110 Statutes. No development orders, development permits, or land uses dependent on this  
111 Comprehensive Plan amendment may be issued or commenced before this amendment has  
112 become effective.

113

114 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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119

120 Attest:

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

Approved as to form and legality:

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124 \_\_\_\_\_  
OMICHELE D. GAINEY

\_\_\_\_\_  
NICOLLE M. SHALLEY

125 CLERK OF THE COMMISSION

CITY ATTORNEY

126

127 This ordinance passed on transmittal (first) reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

128

129 This ordinance passed on adoption (second) reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

## LEGAL DESCRIPTION

DESCRIPTION FOR: FINLEY WOODS PLANNED DEVELOPMENT (PD)

FINLEY WOODS, PHASE 1A, AS RECORDED IN PLAT BOOK 29, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

FINLEY WOODS, PHASE 1B, AS RECORDED IN PLAT BOOK 29, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

FINLEY WOODS, PHASE 1C, AS RECORDED IN PLAT BOOK 34, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62; THENCE NORTH 12°28'50" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 402.61 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 38°59'58" WEST, A DISTANCE OF 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°13'59" WEST, 58.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°31'58", AN ARC LENGTH OF 62.42 FEET; THENCE NORTH 32°32'00" EAST, A DISTANCE OF 150.09 FEET; THENCE NORTH 59°11'02" WEST, A DISTANCE OF 70.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°04'48" WEST, 60.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°12'29", AN ARC LENGTH OF 64.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°30'43" WEST, 99.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°04'19", AN ARC LENGTH OF 104.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED



BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°32'41" WEST, 41.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'23", AN ARC LENGTH OF 42.77 FEET; THENCE NORTH 0°57'31" EAST, A DISTANCE OF 40.44 FEET; THENCE NORTH 89°05'44" WEST, A DISTANCE OF 125.23 FEET; THENCE SOUTH 59°11'02" EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH 30°48'58" WEST, A DISTANCE OF 167.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°05'37" WEST, 176.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'19", AN ARC LENGTH OF 177.15 FEET; THENCE SOUTH 53°22'17" WEST, A DISTANCE OF 81.99 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 474.23 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°53'10" WEST, 74.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°02'39", AN ARC LENGTH OF 74.86 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 27°38'25" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23°17'25" EAST, A DISTANCE OF 255.79 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFOREMENTIONED FINLEY WOODS, PHASE 1A PLAT; THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY BOUNDARY OF SAID FINLEY WOODS PHASE 1A, A DISTANCE OF 123.72 FEET TO THE SOUTHEAST CORNER THEREOF, LYING ON THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62; THENCE SOUTH 89°41'50" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 295.07 FEET; THENCE SOUTH 38°59'58" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 473.25 FEET TO THE POINT OF BEGINNING.

CONTAINING ±8.655 ACRES, MORE OR LESS

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED

RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE NORTH 88°51'58" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID LANDS; THENCE SOUTH 00°37'00" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 568.46 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE; THENCE NORTH 89°06'16" WEST, ALONG SAID NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163; THENCE NORTH 00°36'22" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 724.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 89°45'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162; THENCE NORTH 00°32'09" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 61.25 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°14'50" EAST, A DISTANCE OF 6.83 FEET TO THE SOUTHWEST CORNER OF BROOKS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE NORTH 39°24'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421, A DISTANCE OF 104.14 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID LANDS, THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420, A DISTANCE OF 2451.15 FEET TO THE NORTHEAST CORNER

OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420; THENCE SOUTH 02°09'02" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 376.31 FEET; THENCE NORTH 89°42'08" EAST, A DISTANCE OF 71.02 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3051, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE SOUTH 31°06'07" WEST, ALONG THE EAST BOUNDARY LINES OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3051, PAGE 1424, OFFICIAL RECORDS BOOK 3051, PAGE 1425, OFFICIAL RECORDS BOOK 3051, PAGE 1423, AND A SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 1924.82 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 00°28'38", AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF NORTH 75°01'21" WEST, 29.83 FEET, RESPECTIVELY) TO THE POINT OF BEGINNING.

LESS & EXCEPT #1

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST

LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND THE POINT OF BEGINNING; THENCE NORTH 81°02'41" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 620.72 FEET TO THE NORTHWEST CORNER OF SAID LANDS, AND LYING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 00°26'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°20'10" EAST, ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, A DISTANCE OF 671.85 FEET TO THE WEST LINE OF PARCEL 10, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 338.81 FEET TO THE NORTHEAST CORNER OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE NORTH 88°20'10" WEST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°07'57" WEST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 109.10 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT #2

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES);

SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°47'11" WEST, 190.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'02", AN ARC LENGTH OF 190.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°30'54" WEST, 25.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23", AN ARC LENGTH OF 25.41 FEET; THENCE DEPARTING FROM SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE WEST LINE OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 25.00 FEET; THENCE DEPARTING FROM THE NORTH LINE OF SAID PARCEL 12, SOUTH 01°07'57" WEST, A DISTANCE OF 1184.37 FEET; THENCE SOUTH 40°06'17" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 86°58'45" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 01°13'26" WEST, A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

## Petition PB-18-82 LUC Proposed Land Use

Area under petition consideration

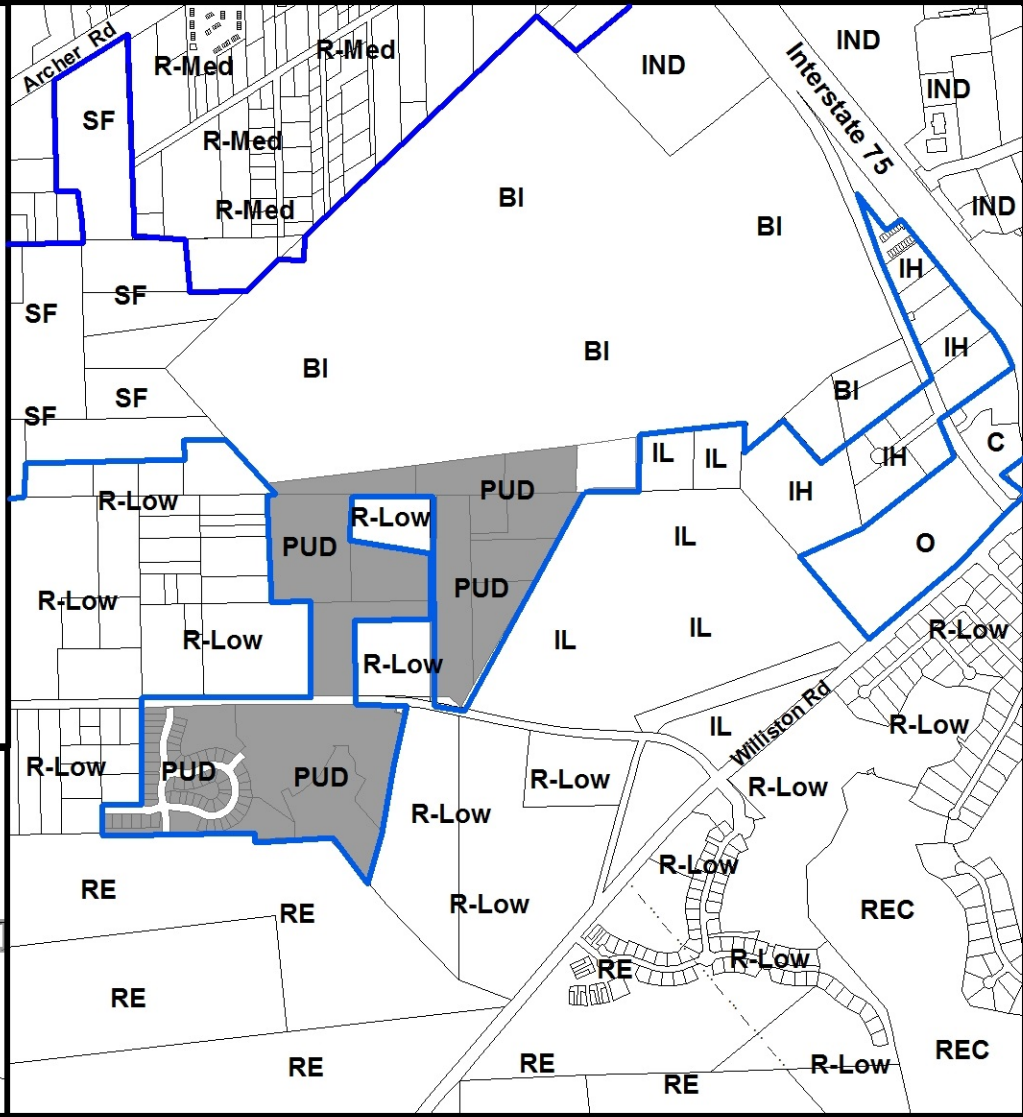
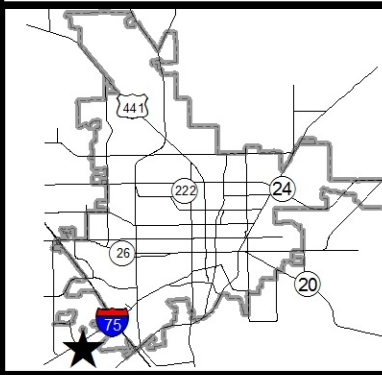
### City of Gainesville Land Use Categories

- SF Single Family
- C Commercial
- O Office
- BI Business Industrial
- IND Industrial
- PUD Planned Use Development

### Alachua County Land Use Categories

- RE Residential Estate
- R-Low Residential Low Density
- R-Med Residential Medium Density
- REC Recreation
- IL Light Industrial
- IH Heavy Industrial

--- Division line between two land use categories  
 City Limits



# Petition PB-18-82 LUC Current Land Use

Area Under Petition Consideration

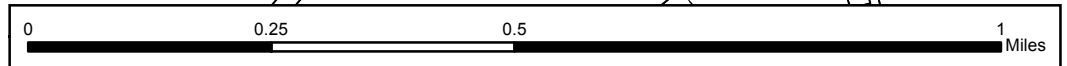
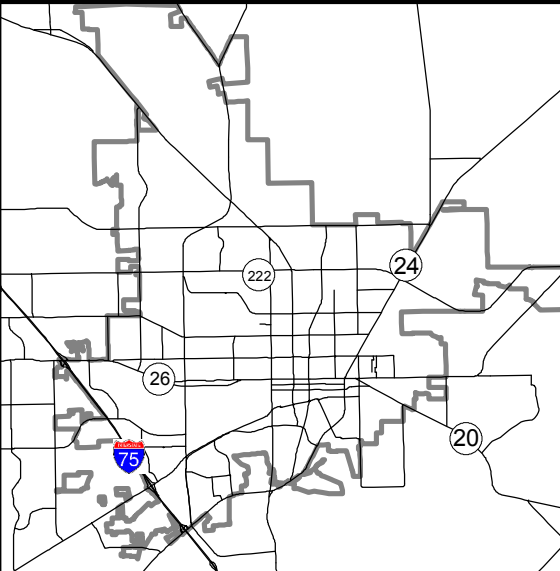
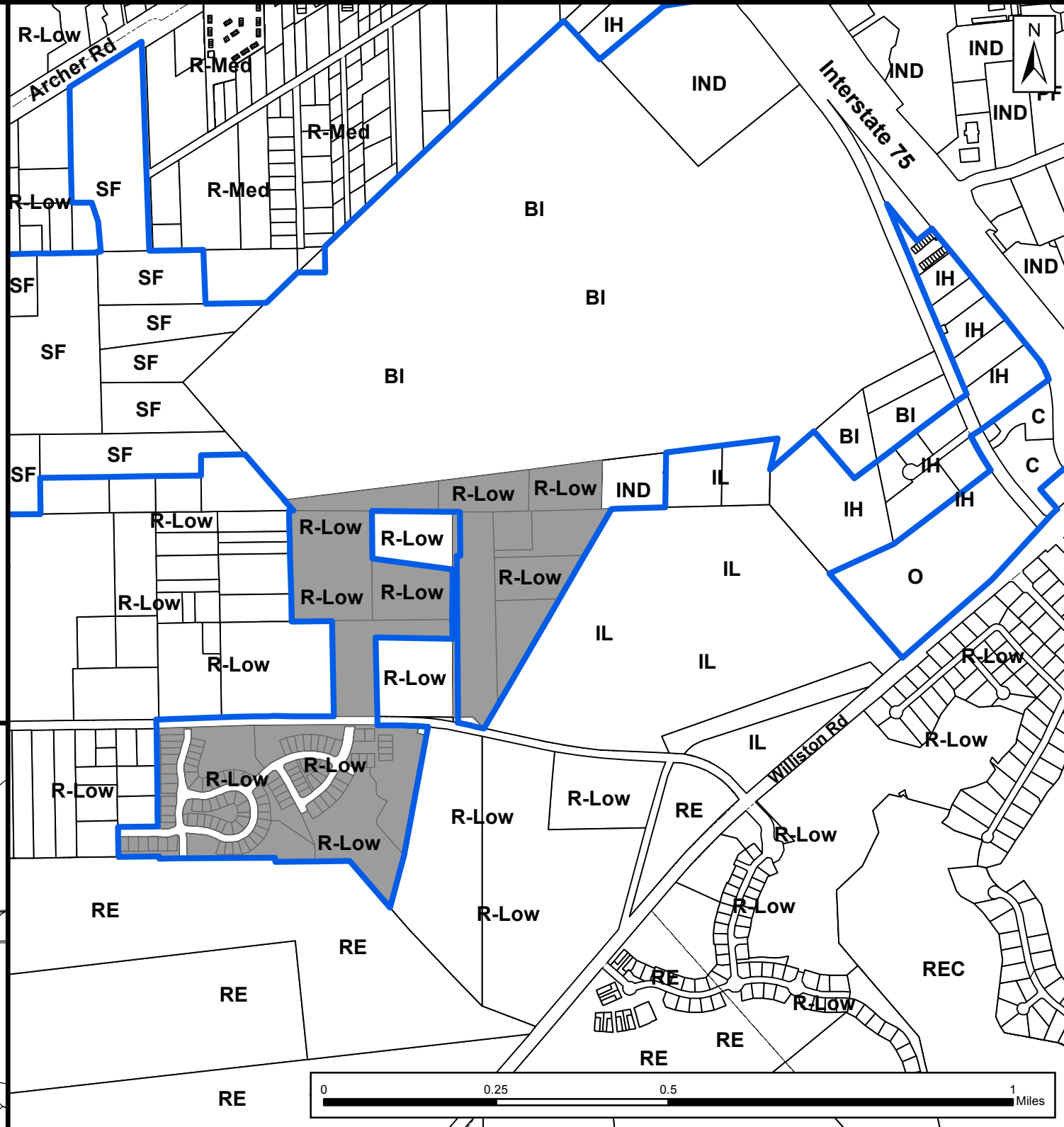
## City of Gainesville Land Use Categories

- BI Business Industrial
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## Alachua County Land Use Categories

- IH Heavy Industrial
- IL Light Industrial
- R-Low Low density Residential
- R-Med Medium Density Residential
- RE Estate Residential
- REC Recreation

Division line between two land use categories  
 City Limits



# FINLEY WOODS ZONING MASTER PLAN

11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1988 **FLORIDA**  
CA-5075

**CHW**  
Professional Consultants

SCALE: 1" = 180'  
USERS' SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALE ACCORDINGLY

CONSTRUCTION/REV. REASONS  
SUBMITTAL - PD REZONING APPLICATION, FEBRUARY 5, 2018  
REVISED, JULY 25, 2018

CLIENT: FINLEY WOODS  
PROJECT: PLANNED DEVELOPMENT  
SHEET TITLE: ZONING MASTER PLAN  
PROJECT NUMBER: 17-0050

TECHNICIAN: N. HILL  
DESIGNER: N. HILL  
QUALITY CONTROL: R. THOMPSON  
SHEET NO.: 1 of 1

- GENERAL NOTES**
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
  2. ACCESS AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A', 'B', 'C', 'D' AND/OR 'F'.
  3. SHARED STORMWATER MANAGEMENT FACILITIES (SMF) ARE PERMITTED WITHIN ANY LAND USE AREA.

## LAND USE AREAS

- AREA A: 'A' RESIDENTIAL
- AREA B: 'B' RESIDENTIAL
- AREA C: 'C' RESIDENTIAL
- AREA D: 'D' RESIDENTIAL
- AREA E: COMMON OPEN SPACE
- AREA F: MAJOR CIRCULATION
- PROJECT BOUNDARY
- EXISTING ACCESS
- PROPOSED ACCESS

PHASE	AC.	MAXIMUM # OF UNITS
NORTH	±68	
SOUTH	±50	471

LAND USE CLASSIFICATION	ALLOWABLE USES <small>(Open Space, Stormwater Management, Infrastructure Elements, and Landscaping may exist in any land use classification)</small>	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY, AND CUSTOMARY ACCESSORY USES	<b>DETACHED</b> Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. <b>ATTACHED</b> Min. Lot Area = 2,500 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft.	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY, AND CUSTOMARY ACCESSORY USES	<b>DETACHED</b> Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. <b>ATTACHED</b> Min. Lot Area = 2,500 sq. ft. Max. Bldg. Height = 45 ft. Front Setback = 10 ft. Rear Setback = 0 ft.	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	<b>DETACHED</b> Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 10 ft.	5.89	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	<b>DETACHED</b> Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 15 ft.	8.69	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS	N/A	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	8.52	7%
TOTAL PROJECT AREA			118	100%

