

1 long was placed in the aforesaid newspaper and provided the public with at least five (5) days'
2 advance notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the
3 City Commission; and

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

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

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

11 **Section 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
12 amended by changing the land use category of the following property from Alachua County
13 Medium High Density Residential (8-14 DU/acre) and Low Density Residential (1-4 DU/acre) to
14 City of Gainesville Mixed-Use Medium Intensity (12-30 units per acre) (MUM), Mixed-Use Low
15 Intensity (8-30 units per acre) (MUL), Residential Medium-Density (8-30 units per acre) (RM),
16 Residential Low-Density (up to 12 units per acre) (RL), and Single-Family (up to 8 units per
17 acre) (SF);

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

21

22 **Section 2.** Within ten (10) working days of the transmittal (first) hearing, the City
23 Manager or designee is authorized and directed to transmit this Future Land Use Map
24 amendment and appropriate supporting data and analyses to the reviewing agencies and to any
25 other local government or governmental agency that has filed a written request for same with the

1 City. Within ten (10) working days of the adoption (second) hearing, the City Manager or
2 designee is authorized and directed to transmit this amendment to the state land planning agency
3 and any other agency or local government that provided comments to the City regarding the
4 amendment.

5 **Section 3.** The City Manager or designee is authorized and directed to make the
6 necessary changes to maps and other data in the City of Gainesville Comprehensive Plan in
7 order to comply with this ordinance.

8 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
9 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
10 finding shall not affect the other provisions or applications of this ordinance that can be given
11 effect without the invalid or unconstitutional provision or application, and to this end the
12 provisions of this ordinance are declared severable.

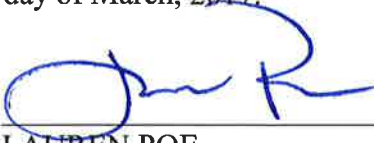
13 **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of
14 such conflict hereby repealed.

15 **Section 6.** This ordinance shall become effective immediately upon adoption; however,
16 the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
17 amendment is not timely challenged, shall be 31 days after the state land planning agency notifies
18 the City that the plan amendment package is complete in accordance with Section 163.3184,
19 Florida Statutes. If timely challenged, this Comprehensive Plan amendment shall become
20 effective on the date the state land planning agency or the Administration Commission enters a
21 final order determining the amendment to be in compliance with Chapter 163, Florida Statutes.
22 No development orders, development permits, or land uses dependent on this Comprehensive
23

1 Plan amendment may be issued or commenced before this amendment has become effective.

2 **PASSED AND ADOPTED** this 2nd day of March, 2017. *

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7



LAUREN POE
MAYOR

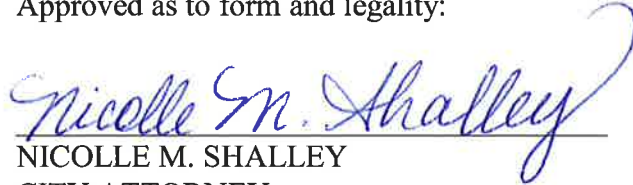
8 Attest:

Approved as to form and legality:

9
10
11



KURT LANNON
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

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This ordinance passed on (first) transmittal hearing this 15th day of December, 2016.

This ordinance passed on (second) adoption hearing this 2nd day of March, 2017.

21 *The signed ordinance filed on March 2, 2017, contained a scrivener's error as to the date. This
22 scrivener's error is being corrected by re-executing and re-filing the ordinance with the Clerk of
23 the Commission.



JACKSONVILLE | GAINESVILLE | OCALA
8583 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
122 NW 78th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DATE: July 29, 2016

PROJECT NAME: Henderson property -- Tower Road

PROJECT NO: 15-0500

DESCRIPTION FOR: Mixed Use Low/MU-1 Area

A PARCEL OF LAND LYING AND BEING IN LOT 4 OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 88°58'50" EAST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 2365.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°01'10" WEST, A DISTANCE OF 158.78 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 75.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 58°16'04" EAST, 84.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°27'52", AN ARC DISTANCE OF 88.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°32'08" EAST, A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°32'08" EAST, 35.36 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°27'52" EAST, A DISTANCE OF 357.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 20TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 25°22'50" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 118.53 FEET TO THE AFOREMENTIONED SOUTH LINE OF LOT 4 AND THE NORTHEAST CORNER OF TOWER OAKS RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK L, PAGE 18 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°58'50" WEST, ALONG THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF SAID TOWER OAKS RIDGE, A DISTANCE OF 477.63 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.226 ACRES MORE OR LESS.



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WWW.CHW-INC.COM

DESCRIPTION

DATE: July 29, 2016

PROJECT NAME: Henderson property – Tower Road

PROJECT NO: 15-0500

DESCRIPTION FOR: Mixed Use Medium/MU-2 Area

A PARCEL OF LAND LYING AND BEING IN LOTS 3 & 4 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE NORTH LINE OF SAID LOT 3 FOR THE POINT OF BEGINNING; THENCE NORTH 88°56'39"EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 265.00 FEET; THENCE SOUTH 0°51'18"EAST, A DISTANCE OF 407.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 106, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°22'57"EAST, ALONG SAID CENTERLINE, A DISTANCE OF 535.00 FEET; THENCE SOUTH 0°51'18"EAST, A DISTANCE OF 609.89 FEET; THENCE SOUTH 89°08'42"WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 0°51'18"EAST, A DISTANCE OF 497.61 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 4 IN SECTION 9; THENCE SOUTH 88°58'50"WEST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 550.00 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF SW 75th STREET; THENCE NORTH 0°51'18"WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1518.17 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.999 ACRES MORE OR LESS.



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www.chw-390.com

DATE: 29 July 2016
PROJECT NAME: Henderson property – Tower Road
PROJECT NO: 15-0500
DESCRIPTION FOR: Residential Low/RMF-5 Area

A PARCEL OF LAND LYING AND BEING IN LOTS 2, 3 & 4 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE NORTH LINE OF SAID LOT 3; THENCE NORTH $88^{\circ}58'39"$ EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 1688.81 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 482 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH $0^{\circ}48'54"$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 323.88 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4225, PAGE 488 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH $89^{\circ}01'18"$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 493.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE SOUTH $0^{\circ}49'08"$ EAST, A DISTANCE OF 499.93 FEET; THENCE SOUTH $89^{\circ}30'21"$ WEST, A DISTANCE OF 24.94 FEET; THENCE SOUTH $0^{\circ}00'29"$ EAST, A DISTANCE OF 195.50 FEET; THENCE SOUTH $89^{\circ}30'21"$ WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH $0^{\circ}00'00"$ WEST, A DISTANCE OF 50.13 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 108, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}22'57"$ WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1293.85 FEET; THENCE SOUTH $0^{\circ}51'18"$ EAST, A DISTANCE OF 809.89 FEET; THENCE SOUTH $89^{\circ}08'42"$ WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH $0^{\circ}51'18"$ EAST, A DISTANCE OF 497.81 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 4 IN SECTION 9; THENCE NORTH $88^{\circ}58'50"$ EAST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 1815.94 FEET; THENCE NORTH $01^{\circ}01'10"$ WEST, A DISTANCE OF 158.78 FEET; THENCE NORTH $90^{\circ}00'00"$ EAST, A DISTANCE OF 75.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $58^{\circ}16'04"$ EAST, 84.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $63^{\circ}27'52"$, AN ARC DISTANCE OF 88.81 FEET TO THE POINT OF TANGENCY; THENCE NORTH $28^{\circ}32'08"$ EAST, A DISTANCE OF 66.22 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $71^{\circ}32'08"$ EAST, 35.36 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00"$, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $63^{\circ}27'52"$ EAST, A DISTANCE OF 357.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SW 20TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE NORTH $25^{\circ}22'50"$ EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1959.86 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND

DISTANCE OF NORTH 34°44'55" EAST, 636.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18°42'01", AN ARC DISTANCE OF 639.66 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1980 FEET OF AFOREMENTIONED SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 00°30'02" WEST, ALONG SAID WEST LINE OF THE EAST 1980 FEET, A DISTANCE OF 1646.10 FEET TO THE NORTH LINE OF AFOREMENTIONED LOT 2 IN SAID SECTION 9; THENCE SOUTH 88°55'49" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1535.15 FEET TO AN INTERSECTION WITH THE BOUNDARY OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4225, PAGE 486 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID LANDS; (1) THENCE SOUTH 00°51'50" EAST, A DISTANCE OF 105.96 FEET; (2) THENCE NORTH 89°02'47" EAST, A DISTANCE OF 435.62 FEET; (3) THENCE SOUTH 00°49'08" EAST, A DISTANCE OF 329.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 90.575 ACRES MORE OR LESS.



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101 NE 1st Avenue, Ocala, Florida 34470
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DESCRIPTION

DATE: July 29, 2016

PROJECT NAME: Henderson property – Tower Road

PROJECT NO: 15-0500

DESCRIPTION FOR: Residential Medium/RMF-7 Area

A PARCEL OF LAND LYING AND BEING IN LOT 3 IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 10 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SW 75TH STREET (TOWER ROAD) AND THE NORTH LINE OF SAID LOT 3; THENCE NORTH $88^{\circ}56'39''$ EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 3, NORTH $88^{\circ}56'39''$ EAST, A DISTANCE OF 1423.61 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 492 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH $0^{\circ}48'54''$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 323.56 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4225, PAGE 486 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH $89^{\circ}01'18''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 493.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH $0^{\circ}49'00''$ EAST, A DISTANCE OF 499.93 FEET; THENCE SOUTH $89^{\circ}30'21''$ WEST, A DISTANCE OF 24.94 FEET; THENCE SOUTH $0^{\circ}00'29''$ EAST, A DISTANCE OF 195.50 FEET; THENCE SOUTH $89^{\circ}30'21''$ WEST, A DISTANCE OF 60.60 FEET; THENCE SOUTH $0^{\circ}00'00''$ WEST, A DISTANCE OF 50.13 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER LINE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 108, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}22'57''$ WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1828.85 FEET; THENCE NORTH $0^{\circ}51'18''$ WEST, A DISTANCE OF 407.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.719 ACRES MORE OR LESS.



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 101 NE 1st Avenue, Ocala, Florida 34470
 WWW.CHW-INC.COM

DATE: July 29, 2016

PROJECT NAME: Henderson property – SW 20th Ave

PROJECT NO: 15-0500

DESCRIPTION FOR: Single Family/RSF-4 Area

A PARCEL OF LAND LYING AND BEING IN SECTIONS 9 & 10, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PORTOFINO CLUSTER SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 58 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SW 20TH AVENUE (R/W WIDTH VARIES) AND BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1859.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°02'08" EAST, 801.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'21", AN ARC DISTANCE OF 803.88 FEET TO AN INTERSECTION WITH THE NORTHWEST CORNER OF AN ADDITIONAL RIGHT OF WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 4388, PAGE 1788 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIFTEEN (15) COURSES ALONG SAID ADDITIONAL RIGHT OF WAY TAKING; (1) SOUTH 11°39'44" EAST, 3.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1858.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°57'50" EAST, 364.07 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'07", AN ARC DISTANCE OF 364.88 FEET TO THE END OF SAID CURVE; (3) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 54.93 FEET; (4) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 7.00 FEET; (5) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 80.00 FEET; (6) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 4.00 FEET; (7) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 180.00 FEET; (8) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 7.00 FEET; (9) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 101.42 FEET; (10) THENCE NORTH 76°05'08" EAST, A DISTANCE OF 59.99 FEET; (11) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 320.25 FEET; (12) THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 12.00 FEET; (13) THENCE NORTH 89°34'53" EAST, A DISTANCE OF 50.00 FEET; (14) THENCE NORTH 00°25'07" WEST, A DISTANCE OF 12.86 FEET; (15) THENCE NORTH 84°24'41" EAST, A DISTANCE OF 68.14 FEET TO THE NORTHEAST CORNER OF SAID R/W TAKING AND THE SOUTHERLY RIGHT OF WAY LINE OF SW 20TH AVENUE; THENCE NORTH 89°34'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 101.93 FEET; THENCE SOUTH 00°25'07" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°34'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 589.40 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 22768.32 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°59'35" EAST, 139.95 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°21'08", AN ARC DISTANCE OF 139.95 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN

OFFICIAL RECORDS BOOK 1997, PAGE 2460 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID NORTHERLY BOUNDARY LINE; (1) THENCE SOUTH 89°34'37" WEST, A DISTANCE OF 349.69 FEET; (2) THENCE SOUTH 00°25'23" EAST, A DISTANCE OF 220.00 FEET; (3) THENCE SOUTH 59°34'37" WEST, A DISTANCE OF 480.00 FEET; (4) THENCE SOUTH 89°34'37" WEST, A DISTANCE OF 809.87 FEET; (5) THENCE NORTH 60°24'48" WEST, A DISTANCE OF 431.27 FEET; (6) THENCE NORTH 00°24'48" WEST, A DISTANCE OF 230.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1729.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 69°57'03" WEST, 613.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°26'21", AN ARC DISTANCE OF 617.09 FEET TO THE NORTHEASTERLY LINE OF AFOREMENTIONED PORTOFINO CLUSTER SUBDIVISION PHASE 1; THENCE NORTH 30°15'33" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 22.196 ACRES MORE OR LESS.

Land Use Designations City of Gainesville

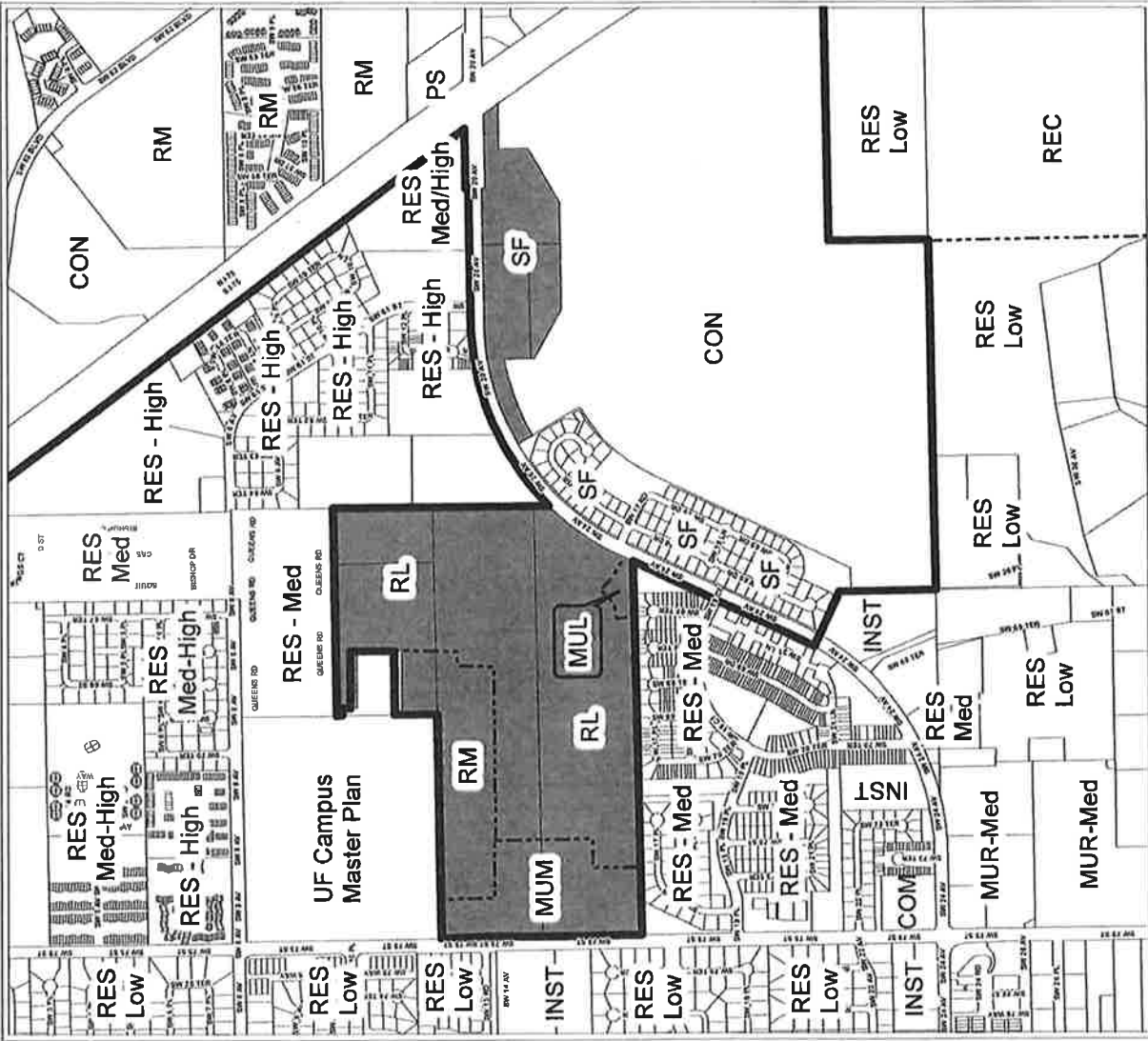
- SF Single-Family (up to 8 units/acre)
- RL Residential Low-Density (up to 12 units/acre)
- RM Residential Medium-Density (8-30 units/acre)
- MUL Mixed-Use Low-Intensity (8-30 units/acre)
- MUM Mixed-Use Medium-Intensity (12-30 units/acre)
- CON Conservation
- PF Public Facilities

Land Use Designations Alachua County

- RES - Low Residential Low-Density (1-4 units/acre)
- RES - Med Residential Medium-Density (4-8 units/acre)
- RES - Med/High Residential Medium-High Density (8-14 units/acre)
- RES - High Residential High-Density (14-21 units/acre)
- COM Commercial
- INST Institutional
- REC Recreation
- MUR-Med Mixed-Use Residential Medium Density (4-8 units/acre)
- UF UF Campus Master Plan

Area under petition consideration

Division line between two land use categories
City Limits



PROPOSED LAND USE

Petition Request	Petition Number
Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF	PB-16-107 LUC




Land Use Designations City of Gainesville

- SF Single-Family (up to 8 units/acre)
- RM Residential Medium-Density (8-30 units/acre)
- CON Conservation
- PF Public Facilities

Land Use Designations Alachua County

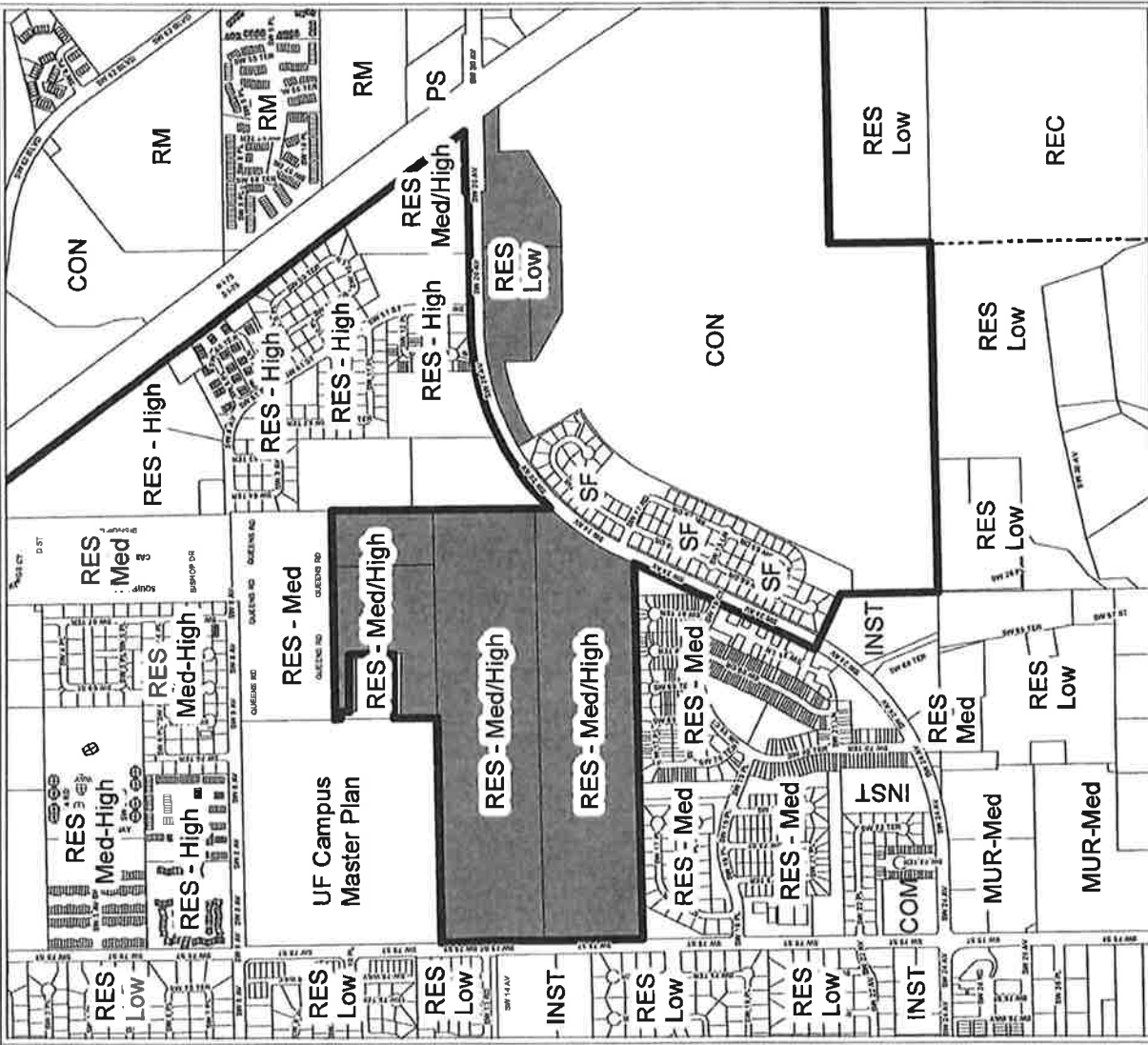
- RES - Low Residential Low-Density (1-4 units/acre)
- RES - Med Residential Medium-Density (4-8 units/acre)
- RES - Med/High Residential Medium-High Density (8-14 units/acre)
- RES - High Residential High-Density (14-21 units/acre)
- COM Commercial
- INST Institutional
- REC Recreation
- MUR-Med Mixed-Use Residential Medium Density (4-8 units/acre)
- UF UF Campus Master Plan

Area under petition consideration



Division line between two land use categories

City Limits



EXISTING LAND USE

Name	Petition Request	Petition Number
City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF	PB-16-107 LUC

