

ORDINANCE NO. 210463

1
2
3 An ordinance of the City of Gainesville, Florida, amending the Zoning Map
4 Atlas by rezoning approximately 283 acres of property generally located west
5 of SW Williston Road and south of the Finley Woods Subdivision, as more
6 specifically described in this ordinance, from Alachua County Agricultural to
7 City of Gainesville Urban 2 (U2), Urban 4 (U4), and Urban 6 (U6); providing
8 directions to the City Manager; providing a severability clause; providing a
9 repealing clause; and providing an effective date.

10
11
12 **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
13 Comprehensive Plan to guide the future development and growth of the city; and

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

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

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

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

30 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
31 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
32 pursuant to Section 163.3174, Florida Statutes, held a public hearing on September 30, 2021,
33 and voted to recommend that the City Commission approve this rezoning; and

34 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
35 newspaper of general circulation and provided the public with at least seven days' advance
36 notice of this ordinance's first public hearing to be held by the City Commission; and

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

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

42 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
43 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
44 Comprehensive Plan adopted by Ordinance No. 210461 becomes effective as provided therein.

45 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
46 **FLORIDA:**

47 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
48 following property from Alachua County Agricultural to City of Gainesville Urban 2 (U2), Urban
49 4 (U4), and Urban 6 (U6):

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

53
54 **SECTION 2.** The City Manager or designee is authorized and directed to make the necessary
55 changes to the Zoning Map Atlas to comply with this ordinance.

56 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
57 the application hereof to any person or circumstance is held invalid or unconstitutional, such
58 finding will not affect the other provisions or applications of this ordinance that can be given
59 effect without the invalid or unconstitutional provision or application, and to this end the
60 provisions of this ordinance are declared severable.

61 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
62 conflict hereby repealed.

63 **SECTION 5.** This ordinance will become effective immediately upon adoption; however, the
64 rezoning will not become effective until the amendment to the City of Gainesville
65 Comprehensive Plan adopted by Ordinance No. 210461 becomes effective as provided therein.

66 **PASSED AND ADOPTED** this 21st day of April, 2022.

67 

68
69 LAUREN POE
70 MAYOR

71
72 Attest:

73 

74
75 OMICHELE D. GAINNEY
76 CITY CLERK

77 Approved as to form and legality:

78 

79 FOR DANIEL M. NEE
80 INTERIM CITY ATTORNEY

81 This ordinance passed on first reading this 6th day of January, 2022.

82 This ordinance passed on second reading this 21st day of April, 2022.

Exhibit A to Ordinance 210463

SKETCH AND DESCRIPTION OF SW AREA ANNEXATION OF HENDERSON PROPERTY
ALSO KNOWN AS PRAIRIE VIEW TRUST PROPERTY
BEING A PORTION OF TAX PARCEL 06982 AND ENTIRE TAX PARCEL 06980

A TRACT OF LAND SITUATED IN THE D.L. CLINCH GRANT AND SECTIONS 26 AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 170762 ALSO BEING THE SOUTHWEST CORNER OF FINLEY WOODS, PHASE 1B, A PLAT RECORDED IN PLAT BOOK 29, PAGES 58 AND 59 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PLAT AND JURISDICTIONAL LINE THE FOLLOWING THREE COURSES: (1) NORTH 89°14'18" EAST, 323.09 FEET; (2) SOUTH 0°22'09" EAST, 16.24 FEET; (3) NORTH 89°31'21" EAST, 215.18 FEET TO THE SOUTHWEST CORNER OF FINLEY WOODS, PHASE 1A, A PLAT RECORDED IN PLAT BOOK 29, PAGES 56-57 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID JURISDICTION LINE AND THE SOUTH LINE OF SAID PLAT THE FOLLOWING THREE COURSES: (1) NORTH 89°31'21" EAST, 670.91 FEET; (2) SOUTH 6°57'12" EAST, 33.85 FEET; (3) NORTH 89°15'33" EAST, 304.72 FEET TO THE SOUTHEAST CORNER OF SAID PLAT ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 160216; THENCE CONTINUE ALONG SAID JURISDICTIONAL LIMIT LINE AND THE SOUTHWESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF SAID PUBLIC RECORDS, THE FOLLOWING TWO COURSES: (1) NORTH 89°15'33" EAST, A DISTANCE OF 295.06 FEET; (2) SOUTH 40°03'59" EAST A DISTANCE OF 472.89 FEET; THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE CONTINUE SOUTH 40°03'59" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 257.89 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3917, PAGE 1635 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 42°36'04" EAST, A DISTANCE OF 490.26 FEET; (2) THENCE SOUTH 43°01'03" EAST, A DISTANCE OF 319.86 FEET; (3) THENCE SOUTH 68°10'06" EAST, A DISTANCE OF 377.94 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTHWEST WILLISTON ROAD (100-FOOT RIGHT OF WAY); THENCE SOUTH 40°31'36" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 944.89 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2914.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 33°19'26" WEST, 730.30 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°23'36", AN ARC LENGTH OF 732.23 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE,

NOT COMPLETE WITHOUT ALL THREE PAGES: SEE SKETCH ON PAGE THREE

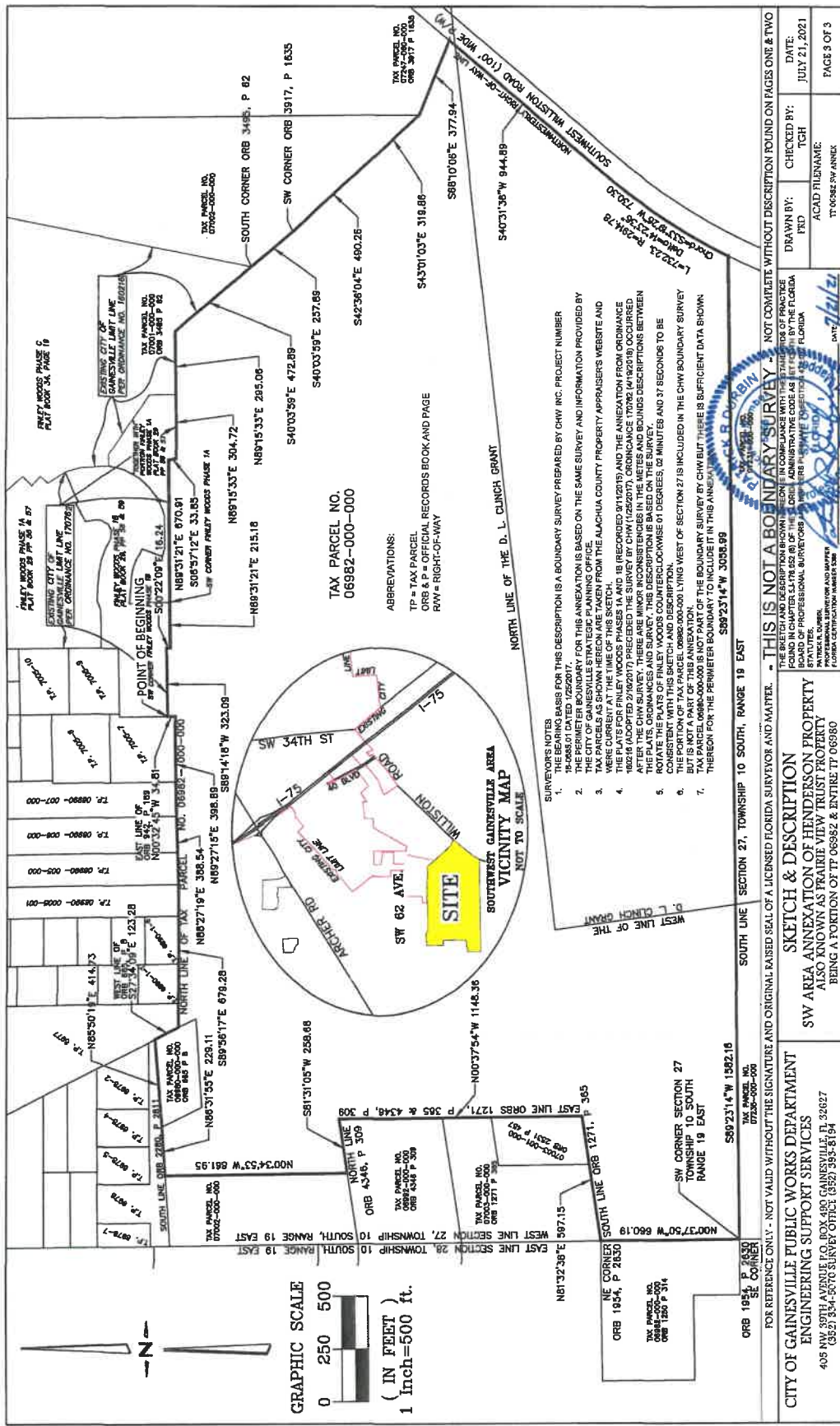
Exhibit A to Ordinance 210463

SOUTH 89°23'14" WEST ALONG THE SOUTH LINE OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, A DISTANCE OF 3058.99 FEET TO AN INTERSECTION WITH THE WEST LINE OF D.L. CLINCH GRANT; THENCE SOUTH 89°23'14" WEST ALONG SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 1582.16 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27 AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1954, PAGE 2630 OF SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00°37'50" WEST ALONG THE EAST LINE OF SAID LANDS ALSO BEING THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 660.19 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE LEAVING SAID WEST LINE OF SECTION 27 NORTH 81°32'38" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1271, PAGE 365 AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2531, PAGE 457 OF SAID PUBLIC RECORDS, A DISTANCE OF 597.15 FEET TO THE EAST LINE OF SAID LANDS; THENCE NORTH 0°37'54" WEST ALONG SAID EAST LINE, THE EAST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1271, PAGE 365 AND THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4346, PAGE 309, A DISTANCE OF 1148.36 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4346, PAGE 309 OF SAID PUBLIC RECORDS; THENCE SOUTH 81°31'05" WEST ALONG SAID NORTH LINE, A DISTANCE OF 258.68 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°34'53" WEST, PARALLEL TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 861.95 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2811 OF SAID PUBLIC RECORDS; THENCE NORTH 86°31'55" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 229.11 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 665, PAGE 8 OF SAID PUBLIC RECORDS; THENCE NORTH 85°50'19" EAST ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 414.73 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 27°34'09" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 123.28 FEET TO THE NORTH LINE OF TAX PARCEL 06982-000-000; THENCE ALONG THE NORTH LINE OF SAID TAX PARCEL, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°56'17" EAST, A DISTANCE OF 679.28 FEET; (2) THENCE NORTH 88°27'19" EAST, A DISTANCE OF 388.54 FEET; (3) THENCE NORTH 89°27'15" EAST, A DISTANCE OF 398.89 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 942, PAGE 189 OF SAID PUBLIC RECORDS; THENCE NORTH 0°32'45" WEST ALONG SAID EAST LINE, A DISTANCE OF 34.81 FEET TO A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 282.861 ACRES, MORE OR LESS.

NOT COMPLETE WITHOUT ALL THREE PAGES: SEE SKETCH ON PAGE THREE

Exhibit A to Ordinance 210463



GRAPHIC SCALE
 0 250 500
 (IN FEET)
 1 Inch = 500 ft.

SURVEYOR'S NOTES

1. THE BEARING BASIS FOR THIS DESCRIPTION IS A BOUNDARY SURVEY PREPARED BY CHW, INC. PROJECT NUMBER 19-0688.01 DATED 1/26/2017.
2. THE PERIMETER BOUNDARY FOR THIS ANNEXATION IS BASED ON THE SAME SURVEY AND INFORMATION PROVIDED BY CHW, INC. PROJECT NUMBER 19-0688.01 DATED 1/26/2017.
3. TAX PARCELS AS SHOWN HEREON ARE TAKEN FROM THE ALACHUA COUNTY PROPERTY APPRAISERS WEBSITE AND ARE CURRENT AT THE TIME OF THIS SKETCH.
4. THE PLATS FOR FINLEY WOODS PHASES 1A AND 1B (RECORDED 3/17/2015) AND THE ANNEXATION FROM ORDINANCE 210463 (RECORDED 7/21/2021) WERE CONDUCTED BY CHW, INC. (CHW) AND THE ANNEXATION FROM ORDINANCE 210463 OCCURRED AFTER THE CHW SURVEY. THEREFORE, THE ANNEXATION FROM ORDINANCE 210463 IS BASED ON THE SURVEY. THE PLATS, ORDINANCES AND SURVEY, THIS DESCRIPTION IS BASED ON THE SURVEY.
5. ROTATE THE PLATS OF FINLEY WOODS COUNTERCLOCKWISE 01 DEGREES, 02 MINUTES AND 37 SECONDS TO BE CONSISTENT WITH THIS SKETCH AND DESCRIPTION.
6. BUT IS NOT A PART OF THIS ANNEXATION.
7. THE ANNEXATION LIES WEST OF SECTION 27 IS INCLUDED IN THE CHW BOUNDARY SURVEY CONSISTENT WITH THIS SKETCH AND DESCRIPTION. TAX PARCEL 0688-000-000 IS NOT PART OF THE BOUNDARY SURVEY BY CHW BUT THERE IS SUFFICIENT DATA SHOWN THEREON FOR THE PERIMETER BOUNDARY TO INCLUDE IT IN THIS ANNEXATION.

ABBREVIATIONS:
 TP = TAX PARCEL
 ORB & P = OFFICIAL RECORDS BOOK AND PAGE
 R/W = RIGHT-OF-WAY

TAX PARCEL NO.
 069882-000-000

TOWNSHIP 10 SOUTH, RANGE 19 EAST

SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST

SW CORNER SECTION 27 TOWNSHIP 10 SOUTH RANGE 19 EAST

NE CORNER SECTION 27 TOWNSHIP 10 SOUTH RANGE 19 EAST

FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MATTHEW SKETCH & DESCRIPTION SW AREA ANNEXATION OF HENDERSON PROPERTY ALSO KNOWN AS FRAIKIE VIEW TRUST PROPERTY BEING A PORTION OF TP 069882 & ENTIRE TP 069880

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT ENGINEERING SUPPORT SERVICES 408 NW 30TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32627 (352) 334-5670 SURVEY OFFICE (352) 393-8154

DATE: JULY 21, 2021

CHECKED BY: TCH

DRAWN BY: FPD

ACAD FILE NAME: TT 069882 SW ANNEX

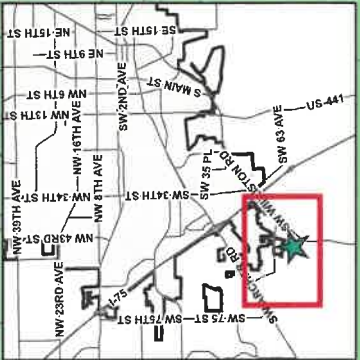
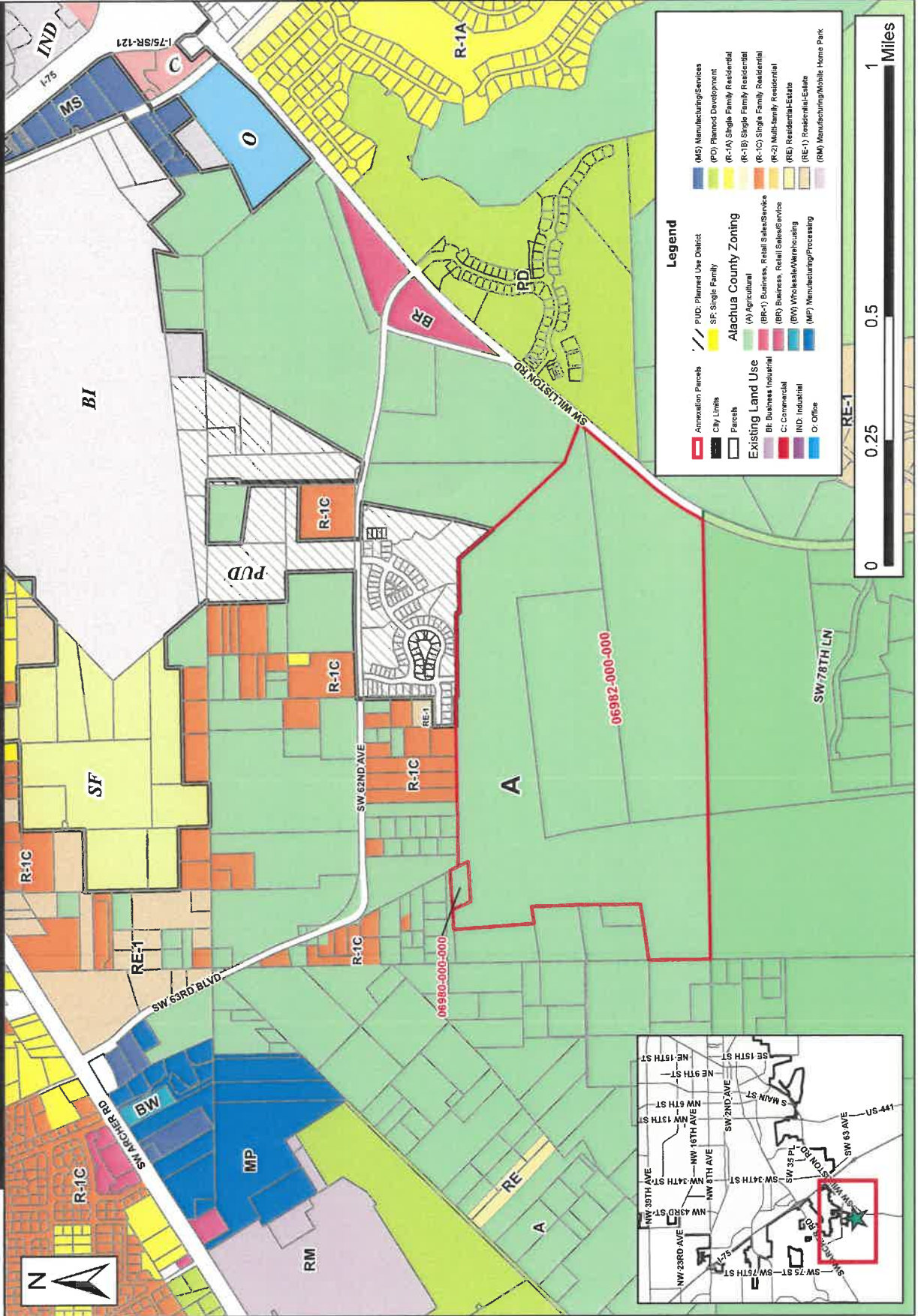
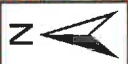
PAGE 3 OF 3



Exhibit B to Ordinance 210463

Finley Woods Phase 3 - Existing Zoning

Parcels 06980-000-000, 06982-000-000



Legend

Amusement Parcels	Planned Use District	(MS) Manufacturing/Services
City Limits	SF: Single Family	(PD) Planned Development
Parcels	Alachua County Zoning	(R-1A) Single Family Residential
Existing Land Use	(A) Agricultural	(R-1B) Single Family Residential
BI: Business Industrial	(BR-1) Business, Retail Sales/Service	(R-1C) Single Family Residential
C: Commercial	(BR) Business, Retail Sales/Service	(R-2) Multi-Family Residential
IND: Industrial	(RM) Wholesale/Wholesaling	(RE) Residential-Estate
O: Office	(MP) Manufacturing/Processing	(RE-1) Residential-Estate
		(RM) Manufacturing/Mobile Home Park

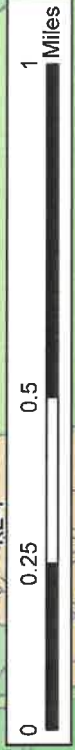
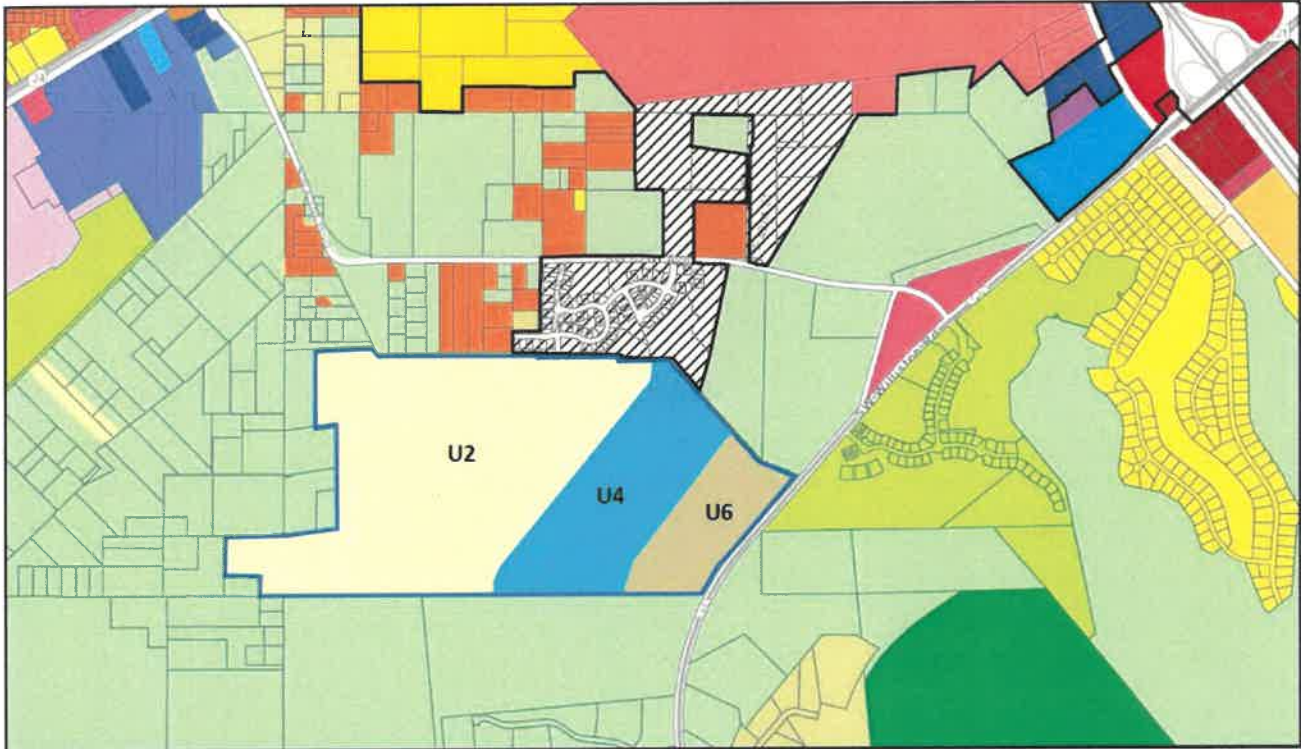


Exhibit B to Ordinance 210463

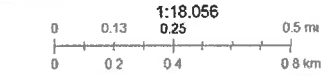
Finley Woods Phase 3 Proposed Zoning



8/9/2021 9:58:44 AM

- Gainesville City Limits
- Parcels
- City of Gainesville Zoning**
- BI Business Industrial
- OF General Office
- BT Tourist-Oriented Business
- BUS General Business District
- CP Corporate Park
- I-2 General Industrial
- PD Planned Development

- RSP-4 Single-Family Residential
- U2: Urban 2
- U4: Urban 4
- U6: Urban 6
- Alachua County Zoning**
- (A) Agricultural
- (BH) Highway Oriented Business
- (BP) Business/Professional



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Department of Sustainable Development
County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, METWASA, EPA, USDA (11) XBN Engineering and Applied Sciences, ed