

Legislative #

160398

ORDINANCE NO. 160398

1
2
3 **An ordinance amending the Future Land Use Map of the City of Gainesville**
4 **Comprehensive Plan by changing the land use category of approximately 157**
5 **acres of property that is generally located between the 1300-1800 block of**
6 **Tower Road (75th Street) and the 1800 block of SW 20th Avenue, as more**
7 **specifically described in this ordinance, from Alachua County Medium High**
8 **Density Residential (8-14 DU/acre) and Low Density Residential (1-4**
9 **DU/acre) to City of Gainesville Mixed-Use Medium Intensity (12-30 units per**
10 **acre) (MUM), Mixed-Use Low Intensity (8-30 units per acre) (MUL),**
11 **Residential Medium-Density (8-30 units per acre) (RM), Residential Low-**
12 **Density (up to 12 units per acre) (RL), and Single-Family (up to 8 units per**
13 **acre) (SF); providing directions to the City Manager; providing a**
14 **severability clause; providing a repealing clause; and providing an effective**
15 **date.**

16
17 **WHEREAS,** notice was given as required by law that the Future Land Use Map of the
18 City of Gainesville Comprehensive Plan be amended by changing the land use category of the
19 subject property; and

20 **WHEREAS,** the City Plan Board, which acts as the local planning agency pursuant to
21 Section 163.3174, Florida Statutes, held a public hearing on September 22, 2016, and voted to
22 recommend that the City Commission approve this Future Land Use Map amendment; and

23 **WHEREAS,** an advertisement no less than two columns wide by ten (10) inches long
24 was placed in a newspaper of general circulation and provided the public with at least seven (7)
25 days' advance notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held
26 by the City Commission in the City Hall Auditorium, located on the first floor of City Hall in the
27 City of Gainesville; and

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

31 **WHEREAS,** a second advertisement no less than two columns wide by ten (10) inches

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 _____ day of _____, 2016.

3

4

5

LAUREN POE

6

MAYOR

7

8 Attest:

Approved as to form and legality:

9

10

11

KURT LANNON

NICOLLE M. SHALLEY

12 CLERK OF THE COMMISSION

CITY ATTORNEY

13

14 This ordinance passed on (first) transmittal hearing this ____ day of _____, 2016.

15

16 This ordinance passed on (second) adoption hearing this ____ day of _____, 2017.

17



JACKSONVILLE | GAINESVILLE | OCALA
2383 Argyis Business Loop, Ste. 3, Jacksonville, Florida 32204
132 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 89°58'50"EAST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 2335.94 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 68.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 26°32'08" EAST, A DISTANCE OF 38.22 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, 35.38 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 63°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.



JACKSONVILLE | GAINESVILLE | OCALA
6633 Argyle Bushong Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-FL.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°58'39"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 10.999 ACRES MORE OR LESS.



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 8643 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32234
 132 NW 78th Drive, Gainesville, Florida 32607
 101 NE 1st Avenue, Ocala, Florida 34470
www.chw-inc.com

DATE: 29 July 2016

PROJECT NAME: Henderson property – Tower Road

PROJECT NO: 15-0500

DESCRIPTION FOR: Residential Low/RMF-6 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°58'36" EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 1885.81 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°48'54" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 323.83 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4226, PAGE 483 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 89°01'13" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 469.80 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE SOUTH 0°48'08" EAST, A DISTANCE OF 469.83 FEET; THENCE SOUTH 89°30'21" WEST, A DISTANCE OF 24.84 FEET; THENCE SOUTH 0°00'28" EAST, A DISTANCE OF 185.80 FEET; THENCE SOUTH 89°30'21" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 0°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 106, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°22'57" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1293.65 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 497.81 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 4 IN SECTION 9; THENCE NORTH 88°58'50" EAST, ALONG SAID SOUTH LINE OF LOT 4, A DISTANCE OF 1815.94 FEET; 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 88.22 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 80°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 NORTH 25°22'50" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.56 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 $34^{\circ}44'55''$ EAST, 636.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $18^{\circ}42'01''$, 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 $00^{\circ}30'02''$ 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 $88^{\circ}55'49''$ 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 $00^{\circ}51'50''$ EAST, A DISTANCE OF 105.96 FEET; (2) THENCE NORTH $89^{\circ}02'47''$ EAST, A DISTANCE OF 435.62 FEET; (3) THENCE SOUTH $00^{\circ}49'08''$ 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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8858 Argyle Business Loop, Etc. 9, Jacksonville, Florida 32254
152 NW 78th Drive, Gainesville, Florida 32637
101 NE 1st Avenue, Ocala, Florida 34478
www.chw-inc.com

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 285.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 3, NORTH $88^{\circ}56'39"$ EAST, A DISTANCE OF 1423.91 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 462 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 323.58 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 $89^{\circ}01'16"$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 493.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH $0^{\circ}49'06"$ EAST, A DISTANCE OF 496.93 FEET; THENCE SOUTH $89^{\circ}30'21"$ WEST, A DISTANCE OF 24.84 FEET; THENCE SOUTH $0^{\circ}00'29"$ EAST, A DISTANCE OF 185.50 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 46 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}22'57"$ WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1828.66 FEET; THENCE NORTH $0^{\circ}51'16"$ WEST, A DISTANCE OF 407.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.716 ACRES MORE OR LESS.



JACKSONVILLE | GAINESVILLE | Ocala
 8383 Argyle Boulevard Loop, Ste. 9, Jacksonville, Florida 32244
 132 NW 70th Drive, Gainesville, Florida 32607
 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°02'03" EAST, 301.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'21", AN ARC DISTANCE OF 603.86 FEET TO AN INTERSECTION WITH THE NORTHWEST CORNER OF AN ADDITIONAL RIGHT OF WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 4368, 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 334.86 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 2430 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID NORTHERLY BOUNDARY LINE; (1) THENCE SOUTH $89^{\circ}34'37''$ WEST, A DISTANCE OF 349.69 FEET; (2) THENCE SOUTH $00^{\circ}25'23''$ EAST, A DISTANCE OF 220.00 FEET; (3) THENCE SOUTH $59^{\circ}34'37''$ WEST, A DISTANCE OF 480.00 FEET; (4) THENCE SOUTH $89^{\circ}34'37''$ WEST, A DISTANCE OF 809.87 FEET; (5) THENCE NORTH $60^{\circ}24'48''$ WEST, A DISTANCE OF 431.27 FEET; (6) THENCE NORTH $00^{\circ}24'48''$ 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 $69^{\circ}57'03''$ WEST, 613.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $20^{\circ}26'21''$, AN ARC DISTANCE OF 617.09 FEET TO THE NORTHEASTERLY LINE OF AFOREMENTIONED PORTOFINO CLUSTER SUBDIVISION PHASE 1; THENCE NORTH $30^{\circ}15'33''$ 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

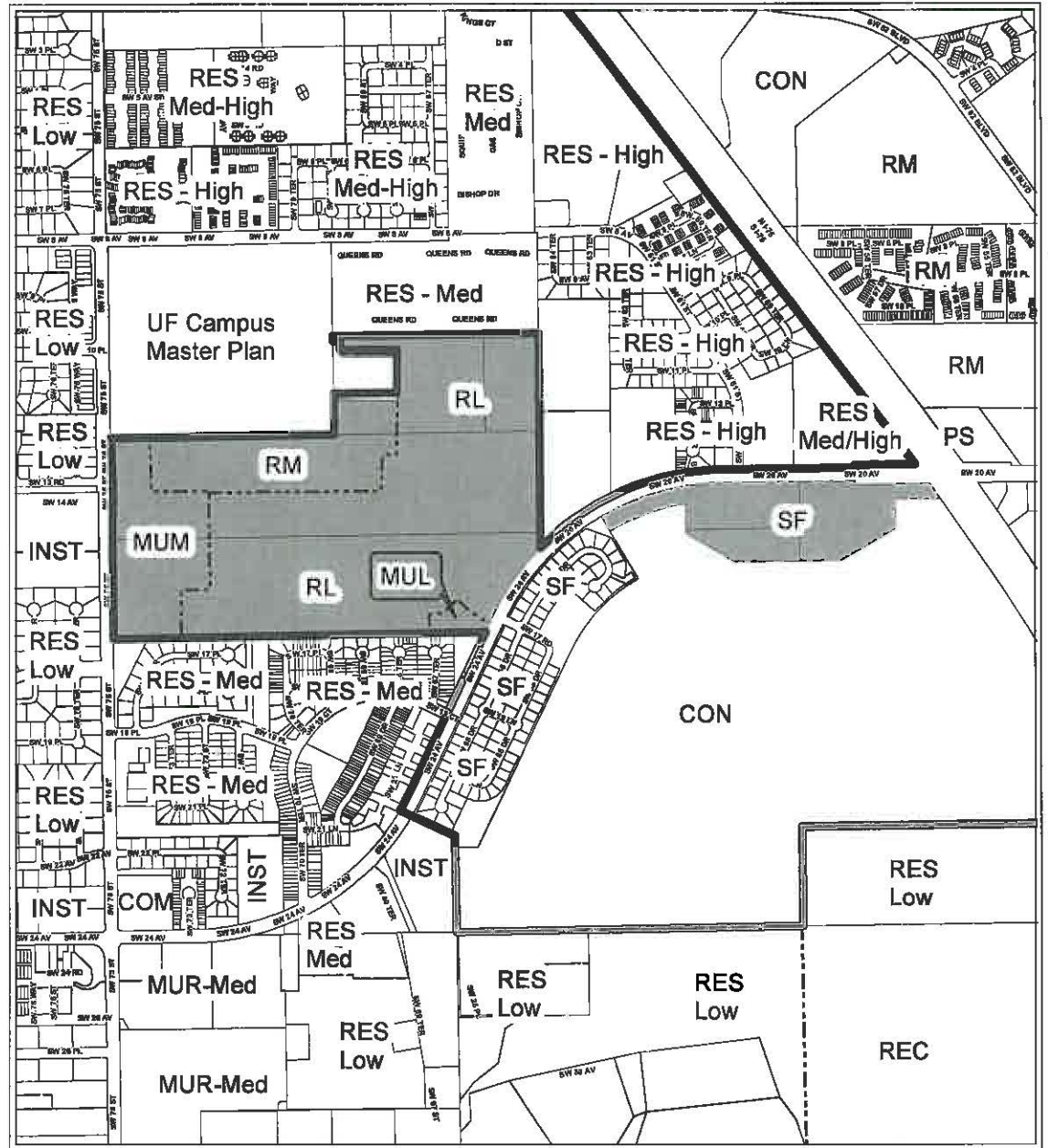
- SF Single-Family (up to 8 units/acre)
- RL Residential Low-Density (up to 12 units/acre)
- RM Residential Medium-Density (8-30 units/acre)
- MUL Mixed-Use Low-Intensity (8-30 units/acre)
- MUM Mixed-Use Medium-Intensity (12-30 units/acre)
- CON Conservation
- PF Public Facilities

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

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

Area under petition consideration



PROPOSED 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

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

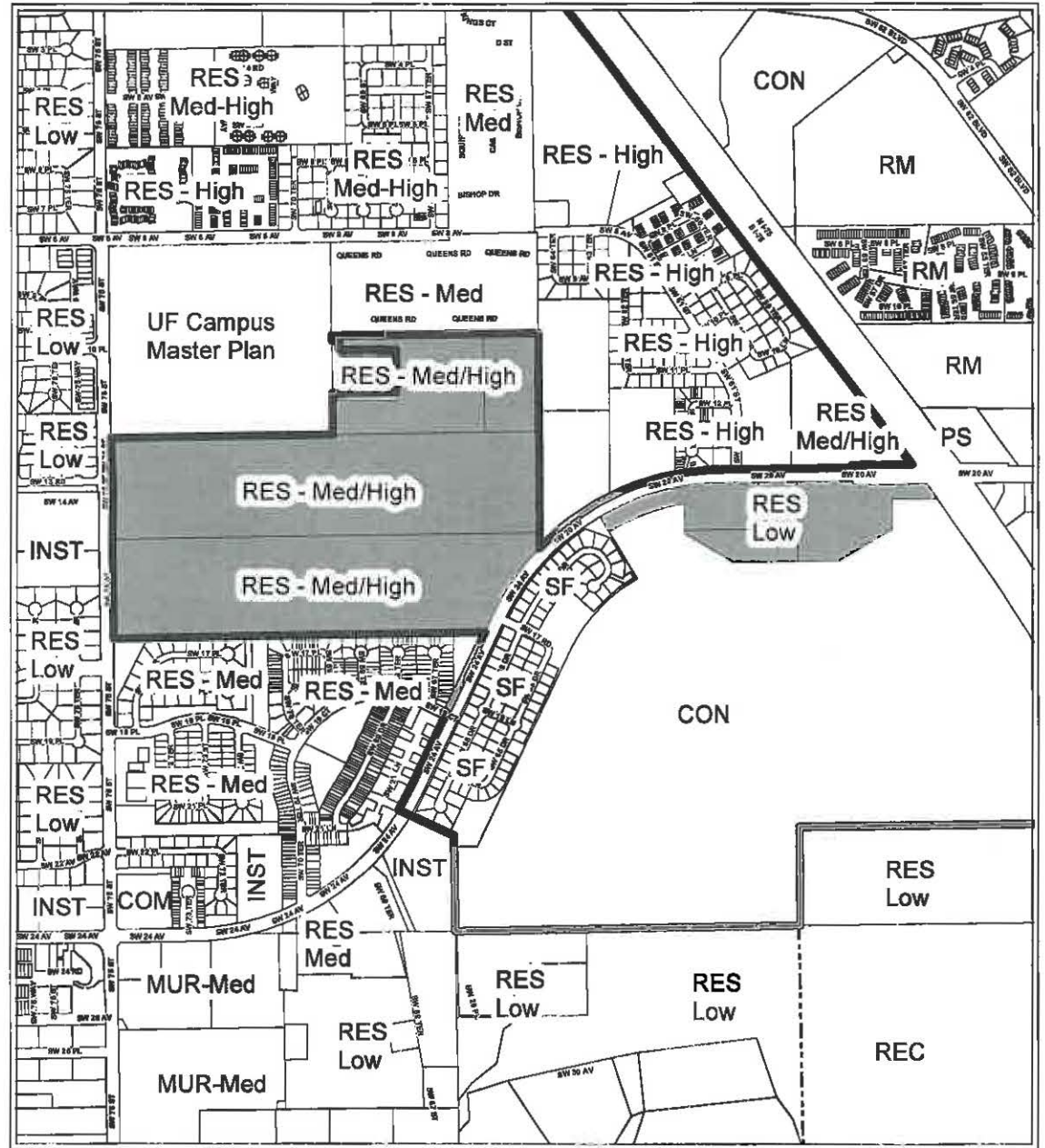
Land Use Designations Alachua County

- 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

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City Limits



EXISTING LAND USE

 No Scale	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