

1 **WHEREAS**, on March 10, 2008, the City Commission adopted Ordinance No. 070763,
2 which amended Ordinance No. 960941 as amended by Ordinance No. 991285 by adopting
3 amended land development regulations; and

4 **WHEREAS**, the Magnolia Park PD has received time extensions as a result of Chapter
5 2012-205 and Chapter 2013-213, Laws of Florida, and the PUD and PD remain valid and
6 unexpired; and

7 **WHEREAS**, Section 30-224(a) of the City of Gainesville Land Development Code
8 provides that, with certain exceptions, an amendment to a previously approved Planned
9 Development (PD) may only be accomplished by a rezoning ordinance accompanied by a new
10 proposed Planned Development (PD); and

11 **WHEREAS**, by initiation of a petition by the owners of the subject property, notice was
12 given as required by law that the subject property's Planned Development District (PD) zoning
13 be amended; and

14 **WHEREAS**, notice was given as required by law and a public hearing was then held by
15 the City Plan Board on June 27, 2013, and by the City Commission on August 1, 2013; and

16 **WHEREAS**, at least ten (10) days' notice has been given once by publication in a
17 newspaper of general circulation notifying the public of this proposed ordinance and of public
18 hearings in the City Hall Auditorium located on the first floor of City Hall in the City of
19 Gainesville; and

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

1 **WHEREAS**, the City Commission finds that the amendments to the Planned
2 Development District (PD) zoning for the property described herein is consistent with the City of
3 Gainesville Comprehensive Plan.

4
5 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
6 **CITY OF GAINESVILLE, FLORIDA:**

7 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning
8 the following described property to Planned Development District (PD):

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

13
14 **Section 2.** The use and development of the property described in Section 1 of this
15 ordinance shall be consistent with the City of Gainesville Comprehensive Plan and, if applicable,
16 with Planned Use District (PUD) Ordinance No. 960940 as amended by Ordinance No. 990953.

17 **Section 3.** The use and development of the property described in Section 1 of this
18 ordinance shall be regulated by the land development regulations set forth in Section 4 of this
19 ordinance and by the following exhibits that are attached to this ordinance and made a part
20 hereof as if set forth in full:

- 21 1. Exhibit "C" consisting of an existing conditions map dated February 2000 and a
22 PD Layout Plan dated 5/12/00.
- 23 2. Exhibit "D" consisting of the PD Report titled "Magnolia Park Planned
24 Development Standards and Conditions."

25 In the event of conflict or inconsistency, the order of precedence shall be as follows, with

1 number 1 taking precedence over number 2 and so on: 1) the land development regulations set
2 forth in Section 4 of this ordinance; 2) Exhibit “C”; 3) Exhibit “D”; and 4) The City’s Land
3 Development Code.

4 **Section 4.** The use and development of the property described in Section 1 of this
5 ordinance shall be regulated by the following land development regulations:

6 1. When an application is made for development plan approval, the owner/developer shall
7 submit an Application for a Certificate of Final Concurrency. Any future development or
8 redevelopment shall be required to meet all relevant portions of the Transportation
9 Mobility Element of the City of Gainesville Comprehensive Plan, including required
10 transportation mobility criteria in effect at the time of application.

11
12 2. The maximum height of the self-storage buildings shall be one story, not to exceed 10
13 feet in height above finished floor elevation; roof pitch may exceed that height.

14
15 3. The self-storage buildings shall be designed in a “U” configuration, with storage doors
16 facing the interior courtyard, or with all storage doors facing internal hallways, or in
17 some other manner such that all storage doors face internally to the facilities. No
18 opening shall be visible off-site or from within the Magnolia Parke development.

19
20 4. If Pod G is developed with a self-service storage use, a 50 foot buffer shall exist along
21 the eastern boundary of the property where it abuts tax parcel number 6063-000-000
22 (Bellamy Forge Condominiums). The buffer shall remain in its natural state except: 1)
23 where it is necessary to provide a drainage swale based on existing conditions; or 2)
24 where landscape materials are required to meet adjacent use buffer requirements for an
25 industrial use, as required by the Land Development Code. If the property is developed
26 with a use other than self-service storage, the building shall be setback 50 feet and the
27 buffering requirements of the Land Development Code shall apply where the property
28 abuts tax parcel number 6063-000-000. The exterior wall of the storage facility shall not
29 exceed 10 feet in height above finished floor elevation and shall be designed with
30 architectural relief a maximum of every 50 feet. There shall be no entrance or exit or
31 other break in the outside wall along the east or north sides of the building.

32
33 5. The maximum hours of operation of the self-service storage use shall be from 6:30 a.m.
34 until 7 p.m., Monday through Friday; 7 a.m. until 7 p.m., Saturday; and 10 a.m. until 5
35 p.m., Sunday.

36
37 6. Security lighting of the storage facility shall be designed such that the cone of
38 illumination is limited to the self-service storage facility and shall not spill over onto the

1 adjacent development and other residential lands. Lighting shall be used and designed
2 such that it only reflects internally to the facility.

- 3
- 4 7. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually
5 obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet. The
6 following activities shall not be permitted within the self-service storage facility; storage
7 of hazardous materials as defined by the Alachua County Hazardous Materials Code, as
8 amended, habitation of units, music rehearsal studios, auctions, flea markets, other sales
9 activities, service, repair, fabrication, transfer/storage businesses, operation of power
10 tools, and any activities that generate odor, noise, fumes, vibration, or dust of a nuisance
11 level. Electrical receptacles shall not be provided within any storage units. All storage
12 shall be within completely enclosed buildings. Only dead storage shall be permitted
13 within the facility.
- 14
- 15 8. The self-service storage facility's perimeter wall shall be constructed of a split face block
16 exterior. The roof shall be pitched. The architectural style and color of the self-service
17 storage buildings shall be compatible with the remaining development.
- 18
- 19 9. The self-service storage facility shall be separated from NW 39th Avenue by development
20 within Pods A and B, as identified in the PD Layout Plan (Exhibit "C").
- 21
- 22 10. Highway style guardrail, chain-link fencing, and barbed wire or razor wire is prohibited.
- 23
- 24 11. A minimum of 80,000 square feet of gross floor area shown in Pods C, D, and E must be
25 developed as residential use.
- 26
- 27 12. The maximum square footage of any building in Pods A or B shall be 12,000 square feet
28 of gross floor area.
- 29
- 30 13. One drive-through facility with a maximum of three (3) drive-through lanes may be
31 permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and
32 only when accessory to a financial institution or an eating place. One drive-through
33 facility with a maximum of three (3) drive-through lanes may be permitted in either Pod
34 G or Pod I, but not both, as identified on the PD Layout Plan and only when accessory to
35 a financial institution or an eating place. Drive-throughs shall be developed in
36 conformance with the drive-through design and layout standards in the Comprehensive
37 Plan, Land Development Code, or other transportation mobility program then in effect at
38 the time of development plan review. Direct access to the drive-through is not permitted
39 from NW 39th Avenue. The facility shall be designed to gain access internally from the
40 Magnolia Parke development via a vehicular use area or an internal driveway. The
41 development plan shall direct drive-through traffic to areas of the development that will
42 have the least conflict with pedestrian and bicycle travel routes.
- 43 14. The development envelope setback from the westernmost entrance shall be a minimum of

1 15 feet and a maximum of 20 feet. A 5-foot buffer area shall be provided from the edge
2 of roadway pavement. In this buffer area, all existing regulated trees shall remain in their
3 natural state. The landscape area shall, at a minimum, meet the adjacent use buffer
4 requirements of the Land Development Code to provide screening from the automotive
5 use to the west. During development plan review, the appropriate reviewing board may
6 require additional vegetation to satisfy screening requirements of the adjacent use buffer.
7

- 8 15. The street buffer along NW 39th Avenue shall be a minimum of 10 feet. One street tree
9 shall be planted for every 50 feet of street frontage, which will vary appropriately with
10 the species of tree; said placement to be coordinated with the City Arborist or successor
11 in position. The street buffer along NW 39th Avenue shall otherwise meet the street
12 buffer requirements for a commercial use as provided in the Land Development Code.
13 The development shall meet the requirements of the Land Development Code for
14 adjacent use landscape buffer for a commercial development, except where otherwise
15 provided in the PD ordinance.
16
- 17 16. In addition to the facade extension standards included in the PD Report (Exhibit "D"),
18 buildings facing NW 39th Avenue, including walls, hedges, etc., shall have front facades
19 covering 60% of the NW 39th Avenue frontage. Parking lots in building gaps along the
20 NW 39th Avenue frontage shall be screened with plantings, fencing, hedging or walls
21 erected or maintained at least 3 feet in height.
22
- 23 17. All outdoor uses, including but not limited to, entertainment activities and other
24 promotional events that occur in Pod F shall comply with the City's noise ordinance.
25 Flea markets are prohibited.
26
- 27 18. Sidewalk displays are prohibited in front of buildings along NW 39th Avenue.
28
- 29 19. Non-operable shutters and those not made of wood or metal are prohibited.
30
- 31 20. The specified maximum distance between entrances shall be reduced to 100 feet in the
32 locations as shown in Exhibit "C" as 120 feet. Outdoor storage shall be prohibited
33 throughout the development. Outdoor displays are permitted and shall comply with the
34 standards contained in the PD Report (Exhibit "D").
35
- 36 21. Garbage collection, recycling and other utility areas shall be screened around their
37 perimeters, with enclosures of wood, brick or decorative masonry with a roof, or by brick
38 walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an area,
39 where applicable, with a gate or door on the fourth side. Such a wall shall be capped on
40 3 sides, where applicable. A landscape planting strip a minimum of 3 feet in width shall
41 be located on exposed, non-gated sides of such a facility.
42
- 43 22. At the time of development plan review, a tree survey shall be provided. Regulated trees
44 shall be preserved in accordance with the Land Development Code and in coordination

1 with the City Arborist. The methodology in determining the tree shaded areas shall meet
2 the requirements of the City's Land Development Code.
3

- 4 23. Fences shall not be more than 4 feet high where they abut a public right-of-way. The use
5 of solid board fences shall not be permitted. Walls and fences shall comply with the
6 building standards contained in the PD Report (Exhibit "D"), which shall be
7 architecturally compatible with the style, materials and color of buildings within the
8 development.
9
- 10 24. Parking lot layout, landscaping, buffering and screening shall avoid spillover light onto
11 adjacent properties, particularly residential properties. Parking lots in Pods A, B and I
12 exposed to view from NW 39th Avenue shall be screened by a hedge or wall erected or
13 maintained at least 3 feet in height along all parking areas adjacent to NW 39th Avenue.
14
- 15 25. The total amount of non-residential use for the development shall not exceed 246,000
16 square feet of gross floor area, not including the square footage allocated to self-service
17 storage in Pod G. If Pod G is developed with a non-residential use other than self-service
18 storage, the total amount of non-residential use for the development shall not exceed
19 290,000 square feet of gross floor area. In addition, if Pod G is developed with a non-
20 residential use other than self-service storage, building or parking area may encroach into
21 the Pod C building and parking envelope, as identified on the PD Layout Plan. In such
22 event, the maximum square footage of development allowed in Pod C and G combined,
23 as identified in Table 1 of the PD Report, shall remain unaffected.
24
- 25 26. If Pod G is developed with a self-service storage use, the building shall not exceed
26 30,000 square feet in gross floor area. If Pod G is developed with a non-residential use,
27 the maximum gross floor area shall be 44,000 square feet.
28
- 29 27. Unless otherwise provided for in this ordinance, the subject property shall be regulated
30 by all provisions of the Land Development Code and must comply will all applicable
31 administrative regulations.
32
- 33 28. The removal, fill or disturbance of wetlands shall be in accordance with the requirements
34 of the St. John's River Water Management District and the City's Comprehensive Plan
35 and Land Development Code.
36
- 37 29. Sufficient area must be provided for the stormwater management basins. If it is
38 determined by the City's Public Works Director that additional area is needed, then
39 provision of additional off-site property by the owner/developer shall be required prior to
40 the issuance of any developmental orders. An amendment to the Magnolia Parke PD is
41 also required.
42
- 43 30. The stormwater management system shall be designated so that there is not an increase in
44 the pre-development rate and volume of run-off for the 25-year critical duration storm

1 event in the post-development conditions.
2

- 3 31. Any development or redevelopment that increases the net, new trip generation from the
4 most recently approved traffic impact study shall require a new traffic impact study
5 prepared, at the sole cost and expense of the owner/developer, by a professional engineer
6 registered in the State of Florida.
7
- 8 32. The extension of NW 51st Street that serves this planned development shall be designed,
9 and constructed at the sole cost and expense of the owner/developer in such a manner
10 that it accommodates the future connection of NW 42nd Lane within the adjacent
11 Huntington residential development.
12
- 13 33. The exact location, dimensions and movement of traffic circulation with the planned
14 development shall be determined during development plan review subject to approval by
15 the City Manager or designee or appropriate reviewing board.
16
- 17 34. Bus service shall be provided to the development subject to the City's Regional Transit
18 System locational standards.
19
- 20 35. Bicycle lanes shall be provided along the main driveway entrance to the first intersection.
21
- 22 36. The number of required parking spaces shall meet the requirements of the City's Land
23 Development Code. If shared parking is requested, a parking plan must be submitted by
24 the owner/developer at the time of development plan review to determine parking
25 requirements. The general parking envelope locations are shown on the PD Layout Plan
26 (Exhibit "C"). The exact parking configuration, consistent with the general parking
27 envelope, shall be subject to approval by the City Manager or designee or appropriate
28 reviewing board at development plan review.
29
- 30 37. Sidewalks serving this planned development shall be provided by the developer at his or
31 her own cost and expense, from the public sidewalks along NW 39th Avenue to all
32 buildings fronting NW 39th Avenue and from all vehicular entrances to the development.
33 Sidewalks shall be provided from all vehicular entrances from NW 51st Street.
34
- 35 38. Crosswalks shall be provided by the owner/developer where necessary and appropriate
36 and in the general location shown on the PD Layout Plan. The exact location of
37 crosswalks shall be determined by the City Manager or designee or appropriate reviewing
38 board during development plan review. Crosswalks shall be of a safe and efficient design
39 as determined by the City's Traffic Engineering Department, and shall be distinguished
40 by grade, texturing or paint, consistent with the standards contained in the development
41 plan report.
42
- 43 39. Sidewalks shall be provided in the general location as shown on the PD Layout Plan
44 (Exhibit "C"). The exact location of sidewalks shall be determined by the City Manager

1 or designee or appropriate reviewing board during development plan review. Sidewalks
2 within the development shall be a minimum of 7 feet in width of clear pedestrian access
3 parallel to building fronts and along parking lots connected by streetscape. Sidewalks
4 shall be a minimum of 5 feet in width of clear pedestrian access when connecting the
5 main sidewalk and the building entrance and at the rear of buildings.
6

7 40. Pod G, if developed with a self-service storage use, shall be issued a building certificate
8 of occupancy only after a certificate of occupancy has been issued for a minimum of: 1)
9 one building in Pod A; 2) two buildings in Pod B, and 3) 15,000 gross square feet of
10 gross floor area including residential development in Pod C. The development of Pod F
11 shall be completed no later than the completion of Pod C.
12

13 41. The development may be allowed three freestanding signs along the NW 39th Avenue
14 frontage. The maximum height may not exceed ten feet. Signage shall be allowed as
15 follows: one main entrance sign with a maximum of 72 square feet; one self-storage sign
16 with a maximum of 32 square feet, and one west entrance sign with a maximum of 16
17 square feet. Freestanding signs shall be separated by a minimum distance of 300 feet.
18 Freestanding signs shall not be internally illuminated. No additional freestanding signs
19 shall be allowed for individual buildings or pods.
20

21 42. Only one secondary freestanding sign shall be permitted along NW 51st Street. The
22 maximum height of the sign shall be 8 feet. The maximum size of the sign shall not
23 exceed 24 square feet. In lieu of said sign, a residential sign may be permitted. If the
24 residential sign is freestanding, the maximum size shall not exceed 24 square feet. If the
25 residential sign is wall-mounted, the maximum size shall not exceed 24 square feet on
26 one side of the wall. The signs shall not be internally illuminated.
27

28 43. The base of all freestanding signs shall be landscaped up to a minimum of 3 feet from the
29 supports of the sign. Landscape materials and vegetation shall be used to achieve a
30 terraced-like effect.
31

32 44. The leading edge of all freestanding signs shall maintain a setback of ten (10) feet from
33 the property line of the development.
34

35 45. Except as otherwise provided in this ordinance, signage within the development shall be
36 governed by the standards provided in the PD Report (Exhibit "D").
37

38 46. Amendments to the floodplain elevations must be in accordance with the City of
39 Gainesville Flood Control Ordinance and the Federal Emergency Management Agency
40 (FEMA) regulations.
41

42 47. The planned development shall maintain an architectural review board with at least one
43 licensed architect who serves as a voting member on the board.
44

- 1 48. All streets within the planned development shall be private streets and shall be identified
2 by street numbers with reference to NW 39th Avenue and NW 51st Street.
3
- 4 49. The developer shall construct a bus shelter architecturally consistent with the Magnolia
5 Parke development on the NW 39th Avenue development frontage, or an area on NW 39th
6 Avenue proximate to Magnolia Parke, which meets all RTS and handicap accessibility
7 requirements. The exact location of the shelter must be coordinated with RTS, Planning
8 and the Building Department. Elevations of the shelter must be submitted and approved
9 prior to final development plan approval of any building in Pod I. The bus shelter must
10 be built, inspected and approved prior to the issuance of any preliminary or final
11 Certificate of Occupancy for any buildings in Pod I.
12
- 13 50. The 15 foot landscape buffer along the north property line of Pod I shall, at a minimum,
14 be landscaped in accordance with Buffer C, Option Y of Section 30-253, Chart B of the
15 Land Development Code.
16
- 17 51. The development standards for Pod A, as provided in the PD Report (Exhibit "D"), shall
18 apply to Pod I, except as otherwise provided in the PD Report.
19
- 20 52. The uses permitted in Pod I shall be those listed in Table 4 of the PD Report (Exhibit
21 "D"). No accessory gasoline service stations or filling pumps shall be permitted in Pod I.
22
- 23 53. The development of Pod I shall maximize pedestrian access to open space and recreation
24 areas within the Magnolia Parke PD. A pedestrian access shall be provided on the
25 northern portion of Pod I when the second building is constructed, to provide a
26 connection through Pod G to the planned walking trail surrounding the preserved wetland
27 north of the Magnolia Parke PD.
28
- 29 54. The Wetlands Mitigation Plan for the development of Pod I is adopted and included
30 within the PD Report (Exhibit "D"). All created wetlands, as provided in the mitigation
31 plan, shall be created and landscaped prior to the issuance of a certificate of occupancy
32 for Pod I.
33
- 34 55. The created wetlands that are approved as part of the Wetlands Mitigation Plan for Pod I
35 shall be landscaped in accordance with the plan. The created wetland on Pod I, as
36 identified on the PD Layout Plan (Exhibit "C"), shall include 15 gallon trees planted
37 every 35 feet surrounding the perimeter of the created wetland.
38
- 39 56. Vehicular access to Pod I shall be gained internally from the Magnolia Parke
40 development. A vehicular access or curb cut from NW 39th Avenue shall be prohibited.
41
- 42 57. Permitted uses for Pod G shall include self-service storage and those uses listed in Table
43 4 of the PD Report (Exhibit "D").
44

1 58. The development standards for Pod C, as provided in the PD Report (Exhibit “D”), shall
2 apply to Pod G if developed as a use other than self-service storage, unless otherwise
3 provided for in this ordinance and the PD Report.
4

5 59. Except as expressly provided herein, the use, regulation and development of the property
6 in Pods A, B, C, D, E, F, G, and I shall be governed as if this land were zoned mixed use
7 low intensity district (MU-1), and in Pod H the property shall be governed as if this land
8 were zoned conservation district (CON).
9

10 **Section 5.** The development terms and conditions in this ordinance shall remain
11 effective until such time as, upon either the City or the property owner filing a rezoning petition,
12 the City adopts an ordinance rezoning the property described in Section 1 of this ordinance to
13 another zoning district consistent with the Comprehensive Plan and Land Development Code.

14 **Section 6.** Any person who violates any provision of this ordinance shall be deemed guilty
15 of a municipal ordinance violation and shall be subject to fine or imprisonment as provided by
16 Section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
17 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
18 offense.

19 **Section 7.** If it is determined by the City Manager that a violation of this ordinance exists,
20 the City Manager may issue and deliver an order to cease and desist from such violation in order to
21 correct a violation, to preclude occupancy of the affected building or area, or to vacate the premises.
22 The City Manager, through the City Attorney, may seek an injunction in a court of competent
23 jurisdiction and seek any other remedy available at law.

24 **Section 8.** The City Manager or designee is authorized and directed to make the necessary
25 changes to the Zoning Map Atlas to comply with this ordinance.

26 **Section 9.** If any word, phrase, clause, paragraph, section or provision of this ordinance
27 or the application hereof to any person or circumstance is held invalid or unconstitutional, such

1 finding shall not affect the other provisions or applications of this ordinance that can be given
2 effect without the invalid or unconstitutional provision or application, and to this end the
3 provisions of this ordinance are declared severable.

4 **Section 10.** Ordinance No. 960941, Ordinance No. 991285, and Ordinance No. 070763
5 are hereby superseded in their entirety and are hereby repealed effective on the effective date of
6 this ordinance. Ordinance No. 980987 was repealed in its entirety by Ordinance No. 991285 and
7 remains repealed. All other ordinances or parts of ordinances in conflict herewith are to the
8 extent of such conflict hereby repealed.

9 **Section 11.** This ordinance shall become effective immediately upon final adoption.

10

11 **PASSED AND ADOPTED** this 7th day of August, 2014.

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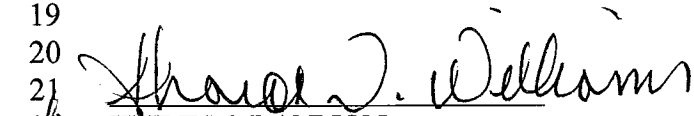
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27


EDWARD B. BRADDY
MAYOR

Attest:

Approved as to form and legality:


KURT M. LANNON
CLERK OF THE COMMISSION


NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 17th day of July, 2014.

This ordinance passed on second reading this 7th day of August, 2014.

Legal Description

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 9 SOUTH, RANGE 19 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AND RUN N00°25'25" W, ALONG THE WEST LINE OF THE SE ¼ OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 39TH AVENUE (100' R/W); THENCE RUN N89°34'07"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°25'25"W, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 207.00 FEET; THENCE RUN S89°34'07"W, A DISTANCE OF 207.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 51ST AVENUE (80' R/W); THENCE RUN N00°25'25"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 18.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 501.81 FEET AND A CENTRAL ANGLE OF 18°44'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 164.12 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N08°56'46"E, 163.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 18°44'20"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 206.04 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N08°56'46"E, 205.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N00°25'25"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 406.75 FEET; THENCE RUN N89°34'18"E, A DISTANCE OF 538.05 FEET; THENCE RUN S24°02'09"W, A DISTANCE OF 23.23 FEET; THENCE RUN S35°09'16"W, A DISTANCE OF 40.20 FEET; THENCE RUN S66°51'24"W, A DISTANCE OF 49.21 FEET; THENCE RUN S22°29'48"W, A DISTANCE OF 75.51 FEET; THENCE RUN S14°05'47"E, A DISTANCE OF 26.34 FEET; THENCE RUN S59°51'36"E, A DISTANCE OF 290.25 FEET; THENCE RUN N60°29'08"E, A DISTANCE OF 178.27 FEET; THENCE RUN N61°16'07"E A DISTANCE OF 28.54 FEET; THENCE RUN S63°10'07"E A DISTANCE OF 104.09 FEET; THENCE RUN N34°01'18"E A DISTANCE OF 150.90 FEET; THENCE RUN N17°39'05"E A DISTANCE OF 53.59 FEET; THENCE RUN N05°17'20"W A DISTANCE OF 123.63 FEET; THENCE RUN N32°27'23"W A DISTANCE OF 45.21 FEET; THENCE RUN N39°32'05"W A DISTANCE OF 36.54 FEET, THENCE RUN N89°34'07" E, A DISTANCE OF 273.20 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 22; THENCE RUN S00°25'59"E, ALONG SAID EAST LINE, A DISTANCE

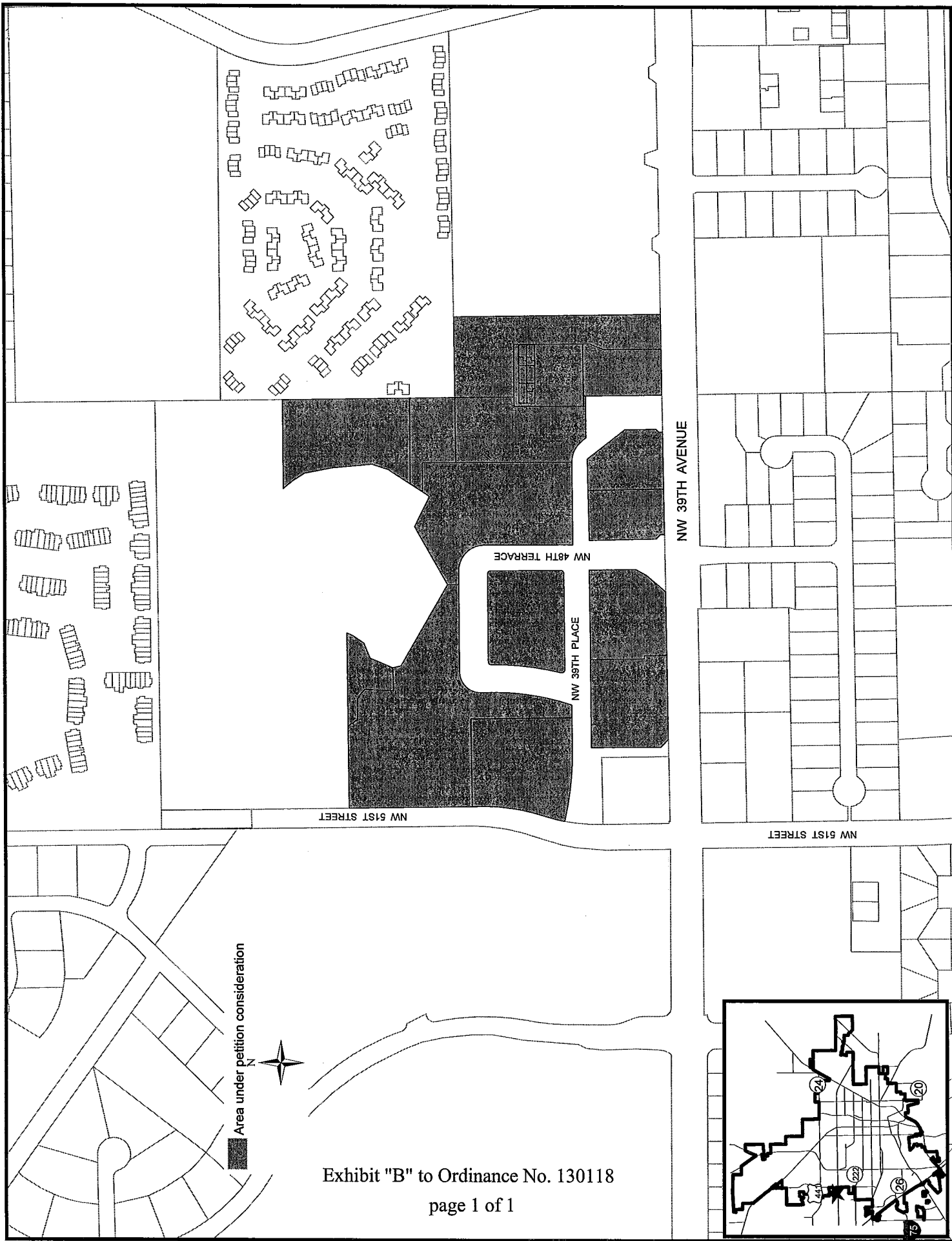
OF 1183.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID N.W. 39TH AVENUE; THENCE RUN S89°34'07"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1114.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.092 ACRES, MORE OR LESS.

AND

A PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) AND RUN THENCE NORTH 89 DEGREES, 49 MINUTES, 38 SECONDS WEST, ALONG THE SOUTH BOUNDARY THEREOF, 1322.34 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF (E 1/2) OF SOUTHEAST QUARTER (SE 1/4), THENCE NORTH 0 DEGREES, 06 MINUTES, 22 SECONDS EAST, ALONG THE WEST BOUNDARY OF SAID EAST HALF (E 1/2) OF SOUTHEAST QUARTER (SE 1/4), 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 39TH AVENUE AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 0 DEGREES, 06 MINUTES, 22 SECONDS EAST, ALONG SAID WEST BOUNDARY, 645.86 FEET THENCE SOUTH 89 DEGREES, 49 MINUTES, 38 SECONDS EAST, 250.00 FEET, THENCE SOUTH 0 DEGREES, 06 MINUTES, 22 SECONDS WEST, PARALLEL TO SAID WEST BOUNDARY, 645.86 FEET TO SAID NORTH RIGHT-OF-WAY LINE, THENCE NORTH 89 DEGREES, 49 MINUTES, 38 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE 250.00 FEET TO THE POINT OF BEGINNING.



Area under petition consideration



Exhibit "B" to Ordinance No. 130118
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