

Legislative #

160399

ORDINANCE NO. 160399

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An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 157 acres of property that is generally located between the 1300-1800 block of Tower Road (75th Street) and the 1800 block of SW 20th Avenue, as more specifically described in this ordinance from Alachua County Multiple-family, medium-high density district (8-14 units per acre) (R-2A), and Single-family low density district (1-4 units per acre) (R-1A) to City of Gainesville Mixed use medium intensity district (12-30 units per acre) (MU-2); Mixed use low intensity district (8-30 units per acre) (MU-1); Multiple-family medium density residential district (8-21 units per acre) (RMF-7); Residential low density district (up to 12 units per acre) (RMF-5), and Single-family residential district (up to 8 units per acre) (RSF-4); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, notice was given as required by law that the Zoning Map Atlas of the City of Gainesville, Florida, be amended by rezoning the property that is the subject of this ordinance from Alachua County Multiple-family, medium-high density district (R-2A), and Single-family low density district (R-1A) to City of Gainesville MU-2, MU-1, RMF-7, RMF-5, and RSF-4; and

WHEREAS, the City Plan Board, which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on September 22, 2015, and voted to recommend that the City Commission approve this rezoning; and

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

WHEREAS, a second advertisement no less than two columns wide by ten (10) inches long was placed in the aforesaid newspaper and provided the public with at least five (5) days' advance notice of this ordinance's second public hearing to be held by the City Commission; and

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

4 **WHEREAS**, the City Commission finds that the rezoning of the property described
5 herein will be consistent with the City of Gainesville Comprehensive Plan when City of
6 Gainesville Ordinance No. 160398 becomes effective as provided therein.

7 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
8 **CITY OF GAINESVILLE, FLORIDA:**

9 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
10 following property from Alachua County Multiple-family, medium-high density district (8-14 units
11 per acre) (R-2A), and Single-family low density district (1-4 units per acre) (R-1A) to City of
12 Gainesville Mixed use medium intensity district (12-30 units per acre) (MU-2); Mixed use low
13 intensity district (8-30 units per acre) (MU-1); Multiple-family medium density residential district
14 (8-21 units per acre) (RMF-7); Residential low density district (up to 12 units per acre) (RMF-5),
15 and Single-family residential district (up to 8 units per acre) (RSF-4):

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

21 **Section 2.** The City Manager or designee is authorized and directed to make the
22 necessary changes to the Zoning Map Atlas to comply with this ordinance.

23 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance
24 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
25 finding shall not affect the other provisions or applications of this ordinance that can be given
26 effect without the invalid or unconstitutional provision or application, and to this end the

1 provisions of this ordinance are declared severable.

2 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
3 such conflict hereby repealed.

4 **Section 5.** This ordinance shall become effective immediately upon adoption; however,
5 the rezoning shall not become effective until the amendment to the City of Gainesville
6 Comprehensive Plan adopted by Ordinance No. 160398 becomes effective as provided therein.

7 **PASSED AND ADOPTED** this ____ day of _____, 2016.

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LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

By: _____
KURT LANNON
CLERK OF THE COMMISSION

By: _____
NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this ____ day of _____, 2016.

This ordinance passed on second reading this ____ day of _____, 2016.



JACKSONVILLE | GAINESVILLE | OCALA
6383 Apollo Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 78th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
www.chw.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 80°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 56°13'04" EAST, 84.13 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°27'52", AN ARC DISTANCE OF 88.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 26°32'08" EAST, A DISTANCE OF 83.22 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 2.225 ACRES MORE OR LESS.



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6503 Argy's Business Loop, Ste. 2, 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 286.00 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 309.89 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 19.639 ACRES MORE OR LESS.



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 6903 Argyle Business Loop, #10, Jacksonville, Florida 32214
 132 NW 78th Drive, Gainesville, Florida 32607
 101 NE 1st Avenue, Ocala, Florida 34470
 www.chiw.com

DATE: 29 July 2016

PROJECT NAME: Henderson property – Tower Road

PROJECT NO: 15-0500

DESCRIPTION FOR: Residential Low/RMF-8 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 $86^{\circ}58'36''$ EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 1308.81 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 402 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH $0^{\circ}48'56''$ WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 323.63 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4226, PAGE 408 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 469.60 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE SOUTH $0^{\circ}46'08''$ EAST, A DISTANCE OF 469.63 FEET; THENCE SOUTH $89^{\circ}30'21''$ WEST, A DISTANCE OF 24.94 FEET; THENCE SOUTH $0^{\circ}00'28''$ EAST, A DISTANCE OF 125.50 FEET; THENCE SOUTH $89^{\circ}30'21''$ WEST, A DISTANCE OF 80.03 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 609.89 FEET; THENCE SOUTH $89^{\circ}08'42''$ WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH $0^{\circ}51'18''$ EAST, A DISTANCE OF 467.81 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 4 IN SECTION 9; THENCE NORTH $68^{\circ}58'50''$ 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 60.00 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 $80^{\circ}00'00''$, 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 14.56 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 639.63 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 $83^{\circ}55'49''$ 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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3535 Argyle Business Loop, Ste. B, Jacksonville, Florida 32214
132 NW 79th Drive, Gainesville, Florida 32607
131 NE 1st Avenue, Ocala, Florida 34479
352-220-0000

DESCRIPTION

DATE: July 20, 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°53'39"EAST, ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 3, NORTH 88°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 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 323.58 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4225, PAGE 483 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°01'18"EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 463.60 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 0°49'06"EAST, A DISTANCE OF 499.93 FEET; THENCE SOUTH 89°30'21"WEST, A DISTANCE OF 24.84 FEET; THENCE SOUTH 0°00'29"EAST, A DISTANCE OF 185.50 FEET; THENCE SOUTH 89°30'21"WEST, A DISTANCE OF 60.00 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 108, PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°22'57"WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1828.85 FEET; THENCE NORTH 0°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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 8863 Argyle Business Loop, Ste. 9, Jacksonville, Florida 32244
 132 NW 7th 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 1858.86 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°02'08" EAST, 301.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'21", AN ARC DISTANCE OF 303.96 FEET TO AN INTERSECTION WITH THE NORTHWEST CORNER OF AN ADDITIONAL RIGHT OF WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 4368, PAGE 1763 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, 354.07 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'07", AN ARC DISTANCE OF 364.83 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 RW 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 569.40 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 $20^{\circ}23'21''$, 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.

City of Gainesville Zoning District Categories

- RSF-1 3.5 units/acre Single-Family residential
- RSF-4 8 units/acre Single-Family residential
- RMF-5 12 units/acre Single-Family/Multiple Family residential
- RMF-7 8-21 units/acre Multiple Family residential
- MU-1 8-30 units/acre Mixed-Use low intensity
- MU-2 12-30 units/acre Mixed-Use medium intensity
- PD Planned Development
- CON Conservation
- PS Public Services and Operations

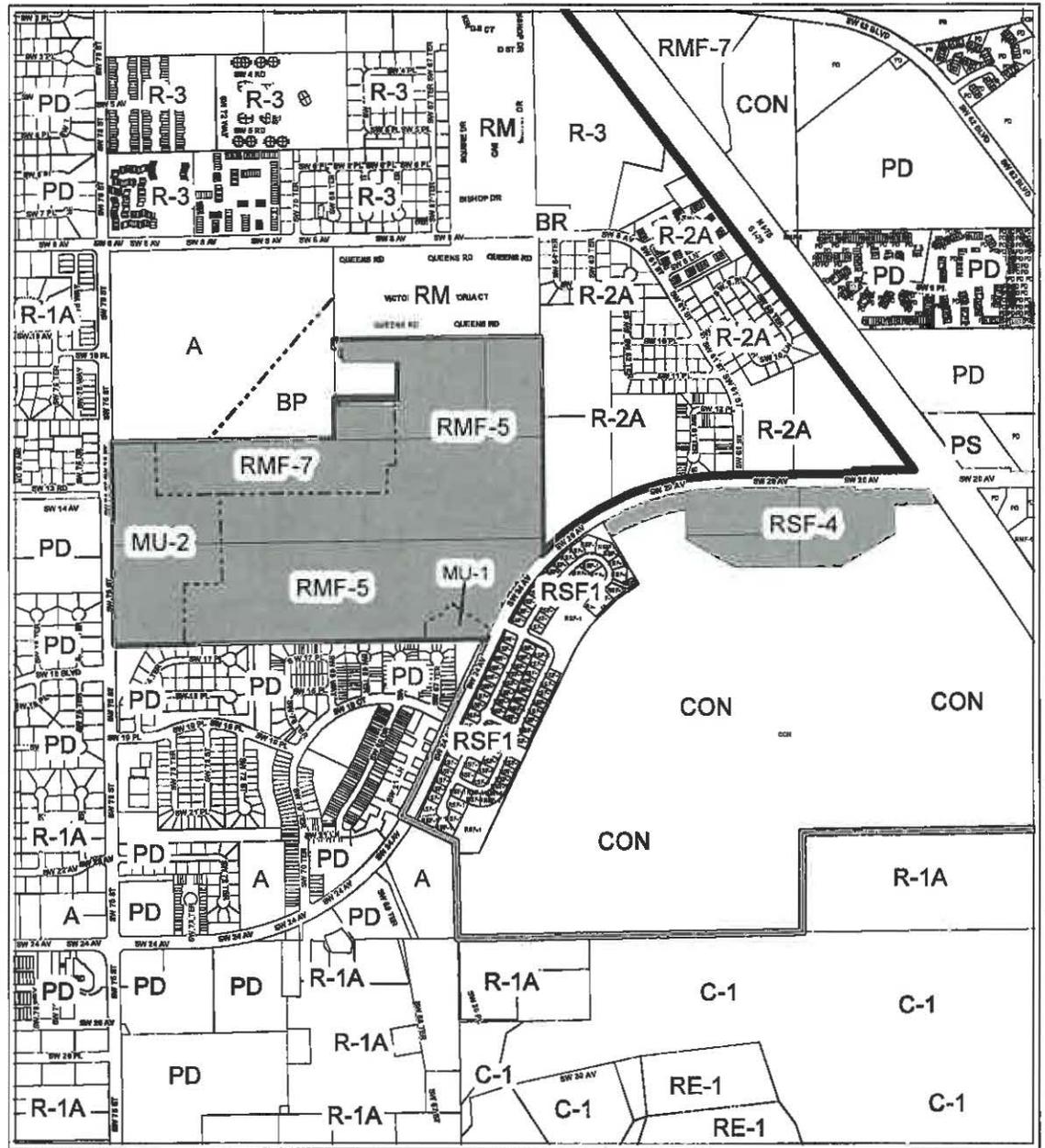
Alachua County Zoning District Categories

- A Agriculture
- C-1 Conservation
- RE-1 Single-Family, Low Density (1 unit per 2 acres to 2 units/acre)
- R-1A Single-Family, Low Density (1-4 units/acre)
- R-2A Multiple-Family, Medium-High Density (8-14 units/acre)
- R-3 Multiple-Family High Density (14-24 units/acre)
- PD Planned Development
- BP Business and Professional
- BR Business, Retail
- RM Manufactured-Mobile Home Park

Area under petition consideration



- Division line between two zoning districts
- City Limits



PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville	Rezone property from Alachua County Multiple-Family, medium-high density district (R-2A) and Single-family, low-density district (R-1A) to City of Gainesville MU-2, MU-1, RMF-5, RMF-7 and RSF-4	PB-16-108 ZON

City of Gainesville Zoning District Categories

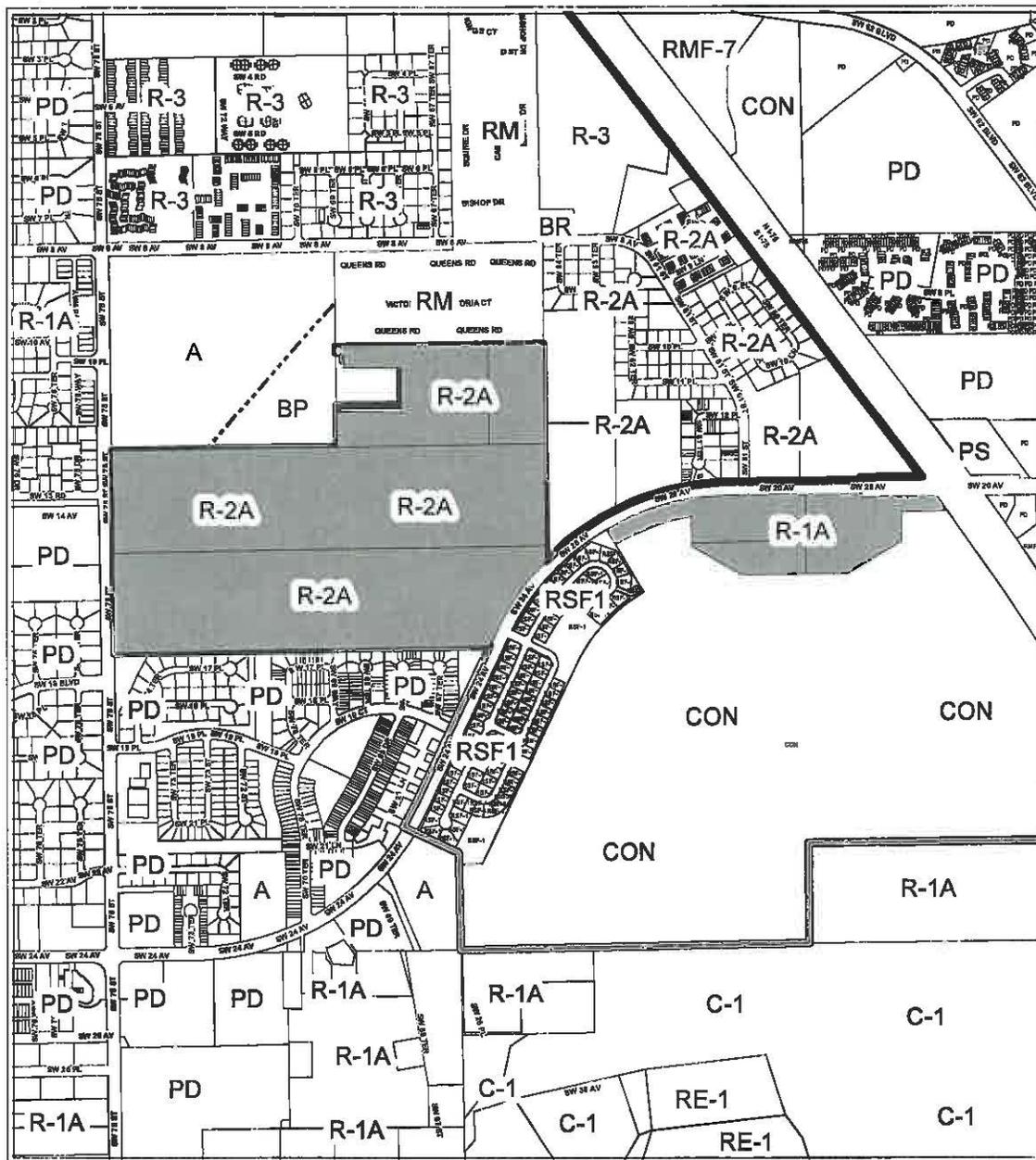
- RSF-1 3.5 units/acre Single-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Medium Density Residential
- PD Planned Development
- CON Conservation
- PS Public Services and Operations

Alachua County Zoning District Categories

- A Agriculture
- C-1 Conservation
- RE-1 Single-Family, Low Density (1 unit per 2 acres to 2 units per acre)
- R-1A Single-Family, Low Density (1-4 units/acre)
- R-2A Multiple-Family, Medium-High Density (8-14 units/acre)
- R-3 Multiple-Family High Density (14-24 units/acre)
- PD Planned Development
- BP Business and Professional
- BR Business, Retail
- RM Manufactured-Mobile Home Park

Area under petition consideration

----- Division line between two zoning districts
 ——— City Limits



EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville	Rezone property from Alachua County Multiple-Family, medium-high density district (R-2A) and Single-family, low-density district (R-1A) to City of Gainesville MU-2, MU-1, RMF-5, RMF-7 and RSF-4	PB-16-108 ZON