

ORDINANCE NO. 210466

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3 An ordinance of the City of Gainesville, Florida, amending the Zoning Map  
4 Atlas by rezoning approximately 68.46 acres of property located south of SW  
5 Archer Road, west of Interstate 75, north of SW 62<sup>nd</sup> Avenue, and east of SW  
6 44<sup>th</sup> Street, as more specifically described in this ordinance, from Alachua  
7 County Residential Single-Family Low Density (R-1A), Residential Single-Family  
8 Medium Density (R-1B), Manufacturing/Mobile Home Park (RM), Multi-Family  
9 Residential (R-2), Agricultural (A), and Manufacturing/Services (MS) to City of  
10 Gainesville Medical Services (MD) and Business Industrial (BI); providing  
11 directions to the City Manager; providing a severability clause; providing a  
12 repealing clause; and providing an effective date.  
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15 **WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a  
16 Comprehensive Plan to guide the future development and growth of the city; and

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

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

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

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

33 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
34 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency  
35 pursuant to Section 163.3174, Florida Statutes, held a public hearing on October 28, 2021, and  
36 voted to recommend that the City Commission approve this rezoning; and

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

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

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

45 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be  
46 consistent with the City of Gainesville Comprehensive Plan when the amendment to the  
47 Comprehensive Plan adopted by Ordinance No. 210465 becomes effective as provided therein.

48 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

49 **FLORIDA:**

50 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the  
51 following property from Alachua County Residential Single-Family Low Density (R-1A),  
52 Residential Single-Family Medium Density (R-1B), Manufacturing/Mobile Home Park (RM),  
53 Multi-Family Residential (R-2), Agricultural (A), and Manufacturing/Services (MS) to City of  
54 Gainesville Medical Services (MD) and Business Industrial (BI):

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

58  
59 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary  
60 changes to the Zoning Map Atlas to comply with this ordinance.

61 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or  
62 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
63 finding will not affect the other provisions or applications of this ordinance that can be given  
64 effect without the invalid or unconstitutional provision or application, and to this end the  
65 provisions of this ordinance are declared severable.

66 **SECTION 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
67 conflict hereby repealed.

68 **SECTION 6.** This ordinance will become effective immediately upon adoption; however, the  
69 rezoning will not become effective until the amendment to the City of Gainesville  
70 Comprehensive Plan adopted by Ordinance No. 210465 becomes effective as provided therein.

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74 **PASSED AND ADOPTED** this 21<sup>st</sup> day of April, 2022.

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LAUREN POE  
MAYOR

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Attest:

Approved as to form and legality:

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OMICHELE D. GAINÉY  
CITY CLERK

for DANIEL M. NEE  
INTERIM CITY ATTORNEY

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This ordinance passed on first reading this 6<sup>th</sup> day of January, 2022.

This ordinance passed on second reading this 21<sup>st</sup> day of April, 2022.

**FRED BEAR HEALTH PARK**

TAX PARCELS 06974-040-000, 06813-000-000, 06813-001-000, 06800-007-001,  
07240-001-008 & 07240-050-000 AND PORTIONS OF SW ARCHER ROAD,  
SW 41<sup>ST</sup> BOULEVARD AND THE 150 FOOT WIDE CITY OF GAINESVILLE  
POWER LINE EASEMENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE GARY GRANT AND SECTIONS 14, 15, 22 AND 23,  
TOWNSHIP 10 SOUTH, RANGE 19 EAST IN ALACHUA COUNTY, FLORIDA, AND IS MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF THE GARY GRANT, ALSO BEING THE SOUTHWEST CORNER OF  
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4588, PAGE 1732 (HEREAFTER ABBREVIATED ORB & P) OF  
THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF) AND THE  
SOUTHEAST CORNER OF LOT 21 AS DISPLAYED ON THE PLAT OF RICELAND SUBDIVISION, ACCORDING TO  
THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 74, PRACF AND BEING A POINT ON THE EXISTING  
CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 080193; THENCE  
LEAVING SAID JURISDICTIONAL LIMIT LINE RUN NORTH 00°32'09" WEST ALONG THE EAST LINE OF SAID  
LOT 21 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 999.60 FEET TO THE SOUTHEAST CORNER OF LOT  
1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF RICELAND AVENUE (60' RIGHT-OF-WAY) OF SAID PLAT;  
THENCE RUN SOUTH 57°58'19" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY  
LINES OF LOT 1 AND LOT 2 A DISTANCE OF 456.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE RUN NORTH 01°54'56" WEST ALONG THE WEST LINE OF SAID LOT 2 ALSO BEING THE EAST LINE  
OF LOT 3 OF SAID PLAT, A DISTANCE OF 678.96 FEET; THENCE LEAVING SAID WEST LINE OF LOT 2 AND  
SAID EAST LINE OF LOT 3, RUN SOUTH 58°18'08" WEST A DISTANCE OF 193.59 FEET TO A POINT LYING ON  
THE EASTERLY RIGHT-OF-WAY LINE OF RICE ROAD PER SAID PLAT; THENCE NORTH 02°01'06" WEST ALONG  
SAID EASTERLY LINE OF RICE ROAD, AND THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 247.03  
FEET TO THE NORTHWEST CORNER OF SAID LOT 3, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ECIR  
AVENUE PER SAID PLAT; THENCE LEAVING AND PERPENDICULAR TO SAID SOUTHERLY LINE OF ECIR  
AVENUE NORTH 32°04'49" WEST A DISTANCE OF 251.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY  
LINE OF SW ARCHER ROAD ALSO KNOWN AS STATE ROAD NO. 24; THENCE ALONG SAID RIGHT-OF-WAY  
LINE THE FOLLOWING THREE (3) COURSES; 1) NORTH 57°55'11" EAST A DISTANCE OF 576.10 FEET TO A POINT  
ON THE WEST LINE OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST; 2) THENCE SOUTH 00°57'49" EAST  
A DISTANCE OF 23.36 FEET; 3) NORTH 57°55'11" EAST A DISTANCE OF 485.42 FEET TO A POINT ON THE  
EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER  
080137; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID LIMIT  
LINE SOUTH 31°02'19" EAST A DISTANCE OF 253.78 FEET TO A POINT ON THE SOUTHWESTERLY  
RIGHT-OF-WAY OF S.W. 41ST BOULEVARD, SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY  
AND HAVING A RADIUS OF 220.00 FEET; THENCE ALONG SAID SOUTHERLY AND  
WESTERLY RIGHT-OF-WAY AND JURISDICTIONAL LIMIT LINE THE FOLLOWING 8  
COURSES; (1) NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY 240.53 FEET ALONG THE  
ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'33" WITH A CHORD

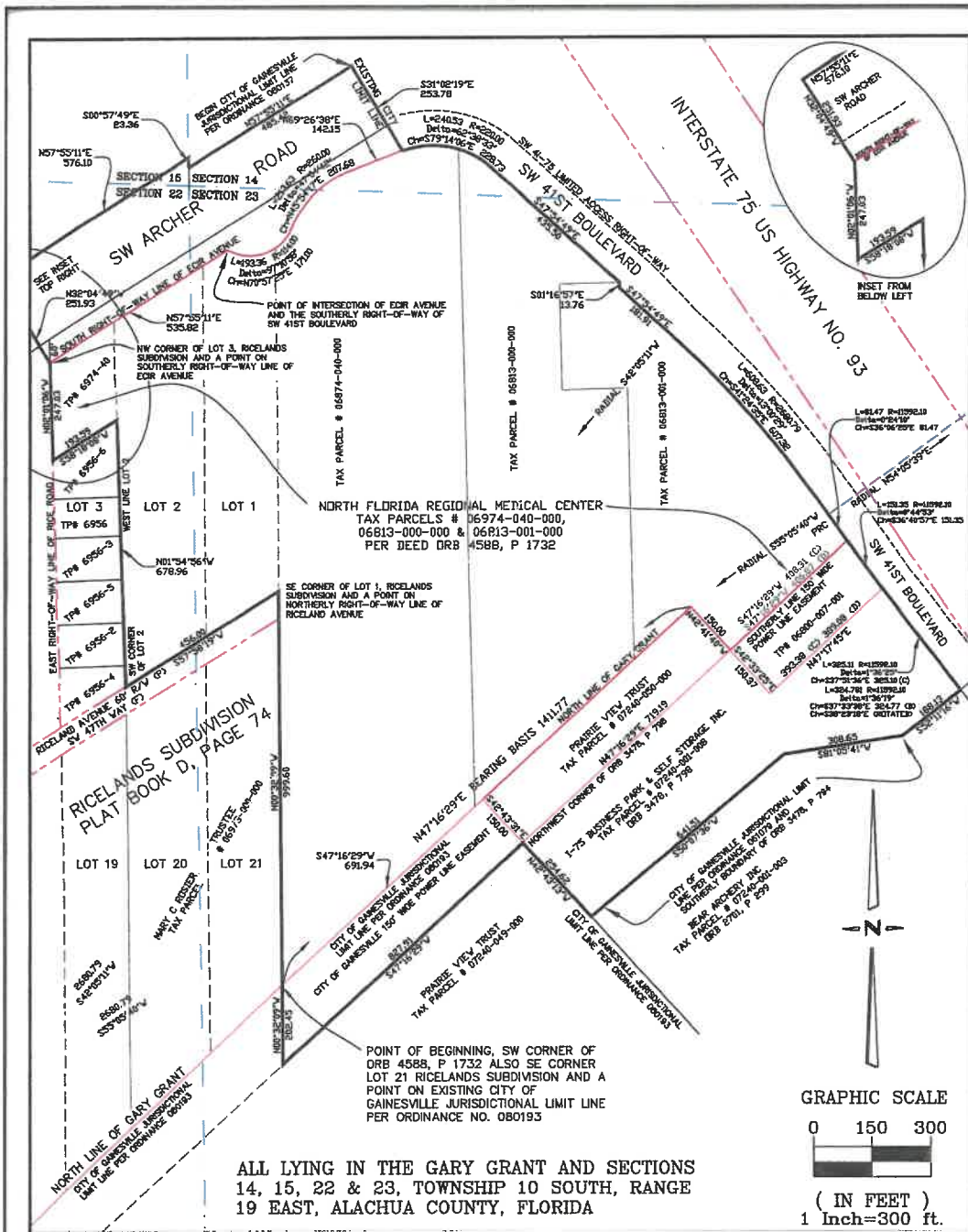
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Page 1

Exhibit A to Ordinance 210466

BEARING AND DISTANCE OF SOUTH 79°14'06" EAST, 228.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) SOUTH 47°54'49" EAST A DISTANCE OF 435.50 FEET; (3) SOUTH 01°16'57" EAST A DISTANCE OF 13.76 FEET; (4) SOUTH 47°54 '49" EAST A DISTANCE OF 181.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2680.79 FEET; (5) SOUTHEASTERLY 608.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'29" WITH A CHORD BEARING AND DISTANCE OF SOUTH 41°24'35" EAST, 607.32 FEET TO A POINT OF REVERSE CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11,592.10 FEET WITH A RADIAL BEARING OF NORTH 54°05' 39" EAST; (6) SOUTHEASTERLY 81.47 FEET ALONG THE ARC OF SAID CURVE AND EAST LINE OF LANDS DESCRIBED IN ORB 4588, P 1732 OF THE PRACF THROUGH A CENTRAL ANGLE OF 0°24'10" WITH A CHORD BEARING AND DISTANCE OF SOUTH 36°06'25" EAST, 81.47 FEET TO A POINT ON THE SOUTHERLY LINE OF A 150 FOOT WIDE POWER LINE EASEMENT; (7) CONTINUE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 11,592.10 FEET AN ARCDISTANCE OF 151.35 FEET THROUGH A CENTRAL ANGLE OF 0°44'53" WITH A CHORD BEARING AND DISTANCE OF SOUTH 36°40'57" EAST, 151.35 TO THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN ORB 3478, P 798 OF THE PRACF AND THE WEST RIGHT-OF-WAY LINE OF SAID SW 41<sup>ST</sup> BOULEVARD; (8) CONTINUE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 11,592.10 FEET AN ARC DISTANCE OF 325.11 FEET THROUGH A CENTRAL ANGLE OF 01°36'25" WITH A CHORD BEARING AND DISTANCE OF SOUTH 37°51'36" EAST, 325.10 FEET TO THE EAST MOST CORNER OF SAID LANDS ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 061079; THENCE LEAVING SAID CURVE AND WESTERLY RIGHT-OF WAY LINE, RUN ALONG SAID LIMIT LINE AND THE SOUTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING 3 COURSES: (1) SOUTH 52°11'16" WEST A DISTANCE OF 188.13 FEET; (2) SOUTH 81°05'41" WEST A DISTANCE OF 308.65 FEET; (3) SOUTH 50°07'36" WEST A DISTANCE OF 641.51 TO THE SOUTHWEST CORNER OF SAID LANDS AND A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 080193; THENCE ALONG SAID LIMIT LINE ALSO BEING THE WESTERLY LINE SAID LANDS NORTH 42°43'13" WEST A DISTANCE OF 254.62 FEET TO THE NORTHWESTCORNER OF SAID LANDS; THENCE LEAVING SAID CITY LIMIT LINE ALONG THE SOUTHERLY LINE OF A 150 FOOT WIDE CITY OF GAINESVILLE POWER LINE EASEMENT ALSO BEING THE NORTH LINE OF WHAT IS CURRENTLY KNOWN AS PRAIRIE VIEW TRUST TAX PARCEL NO. 07240-049-000, SOUTH 47°16'29" WEST A DISTANCE OF 827.91 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF LOT 21 OF THE AFOREMENTIONED RICELANDS SUBDIVISION; THENCE LEAVING SAID CITY OF GAINESVILLE EASEMENT LINE NORTH 00°32'09" WEST ALONG SAID EXTENSION A DISTANCE OF 202.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID PARCEL CONTAINING 68.458 ACRES MORE OR LESS.

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ALL LYING IN THE GARY GRANT AND SECTIONS 14, 15, 22 & 23, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

**SURVEYOR'S NOTES**

1. THE BEARING BASIS FOR THIS DESCRIPTION IS NORTH 47°16'29" EAST FOR THE NORTH LINE OF THE GARY GRANT AS FOUND IN OFFICIAL RECORDS BOOK 4588, PAGE 1732.
2. THE BEARING STRUCTURE FOR CITY OF GAINESVILLE JURISDICTIONAL LINE LIMIT ORDINANCE NO. 080137 IS CONSISTENT WITH THIS SKETCH & DESCRIPTION.
3. THE PERIMETER BOUNDARY FOR THIS ANNEXATION IS BASED ON THE SAME DEED, DEEDS FOR THE ADJACENT PARCELS ADJUSTED TO FIT AND THE ANNEXATIONS SHOWN HEREON AND INFORMATION FROM THE STRATEGIC PLANNING OFFICE.
4. TAX PARCEL DATA AS SHOWN HEREON WAS TAKEN FROM THE ALACHUA COUNTY PROPERTY APPRAISER'S WEBSITE AND WAS CURRENT AT THE TIME OF THIS SKETCH.
5. ROTATE THE DEED FOUND IN ORB 3478, PAGE 798 AND THE CITY OF GAINESVILLE JURISDICTIONAL LINE LIMIT ORDINANCE NO. 061079 COUNTERCLOCKWISE D1°03'16" TO MATCH THE DEED USED AS THE BASIS FOR THIS SKETCH AND DESCRIPTION.
6. NOT COMPLETE WITHOUT DESCRIPTION FOUND ON PAGES ONE & TWO

**ABBREVIATIONS:**

- TP = TAX PARCEL
- ORB & P = OFFICIAL RECORDS BOOK AND PAGE
- R/W = RIGHT-OF-WAY
- (C) = CALCULATED DATA
- (D) = DEED DATA
- (M) = MATHS BASED CURVE



ACAD FILENAME: BEAR HEALTH PARK ANNEX	FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.	THE SKETCH AND DESCRIPTION SHOWN HEREON IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOUND IN CHAPTER 55-170.002 (8) OF THE FLORIDA STATUTES AND THE CELESTIAL SURVEYING ACT NORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, 472.027 FLORIDA STATUTES. FRED R. DURBA, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATION NUMBER 5305	DATE: 9/7/21
- THIS IS NOT A BOUNDARY SURVEY -		<b>SKETCH &amp; DESCRIPTION</b> FRED BEAR HEALTH PARK ANNEXATION TAX PARCELS 06974-040-000, 06813-000-000, 06813-001-000, 06800-007-001, 07240-001-008 & 07240-050-000	CHECKED BY: TGH DATE: SEPT. 7, 2021
CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT ENGINEERING SUPPORT SERVICES 405 NW 39TH AVENUE P.O. BOX 490 GAINESVILLE, FL 32627 (352) 334-8070 SURVEY OFFICE (352) 393-8194		DRAWN BY: PRD	PAGE 3 OF 3

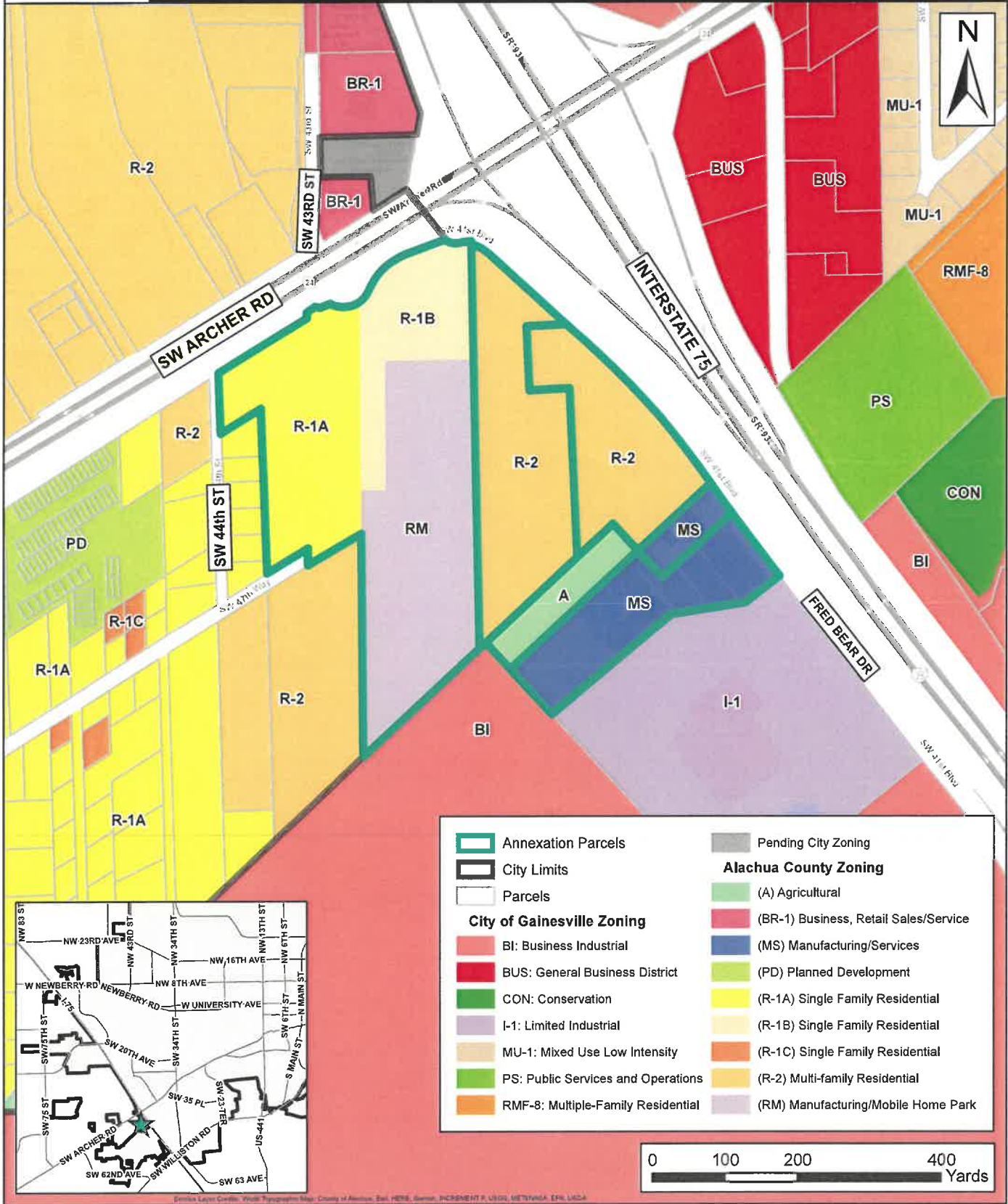
Exhibit B to Ordinance 210466



# Fred Bear Health Park - Urban Services Report

## ZON - Existing Zoning

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation





# Exhibit B to Ordinance 210466

