



City of Gainesville

Department of Sustainable
Development

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: February 27, 2020

PROJECT NAME AND NUMBER: Rocky Point Rezoning; PB-19-00176 ZON

APPLICATION TYPE: Legislative

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo

PROPERTY SIZE: 81.45 Acres

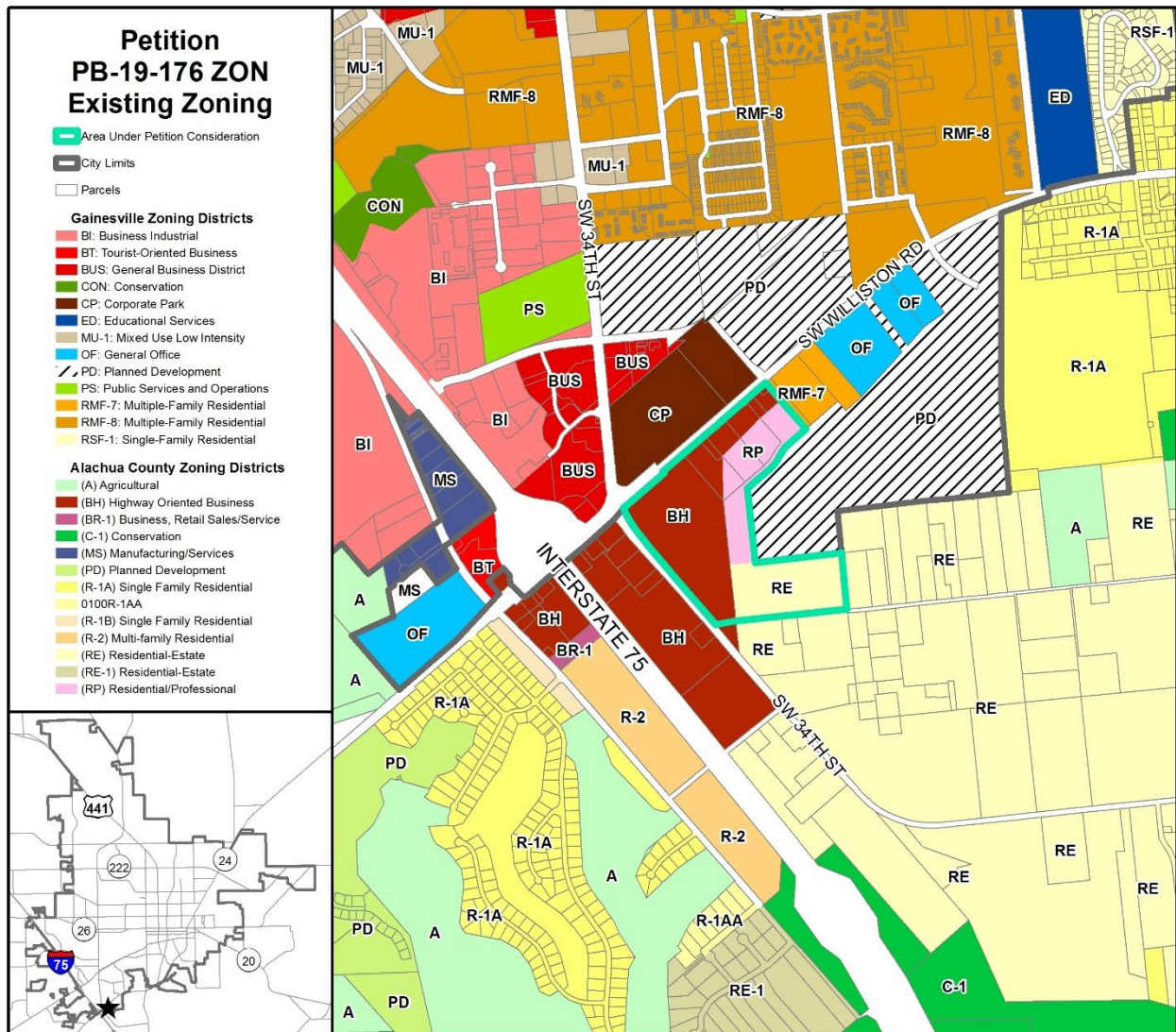


Figure 1: Existing Zoning – Alachua County Highway Oriented Business (BH), Residential/Professional (RP), and Residential-Estate (RE)

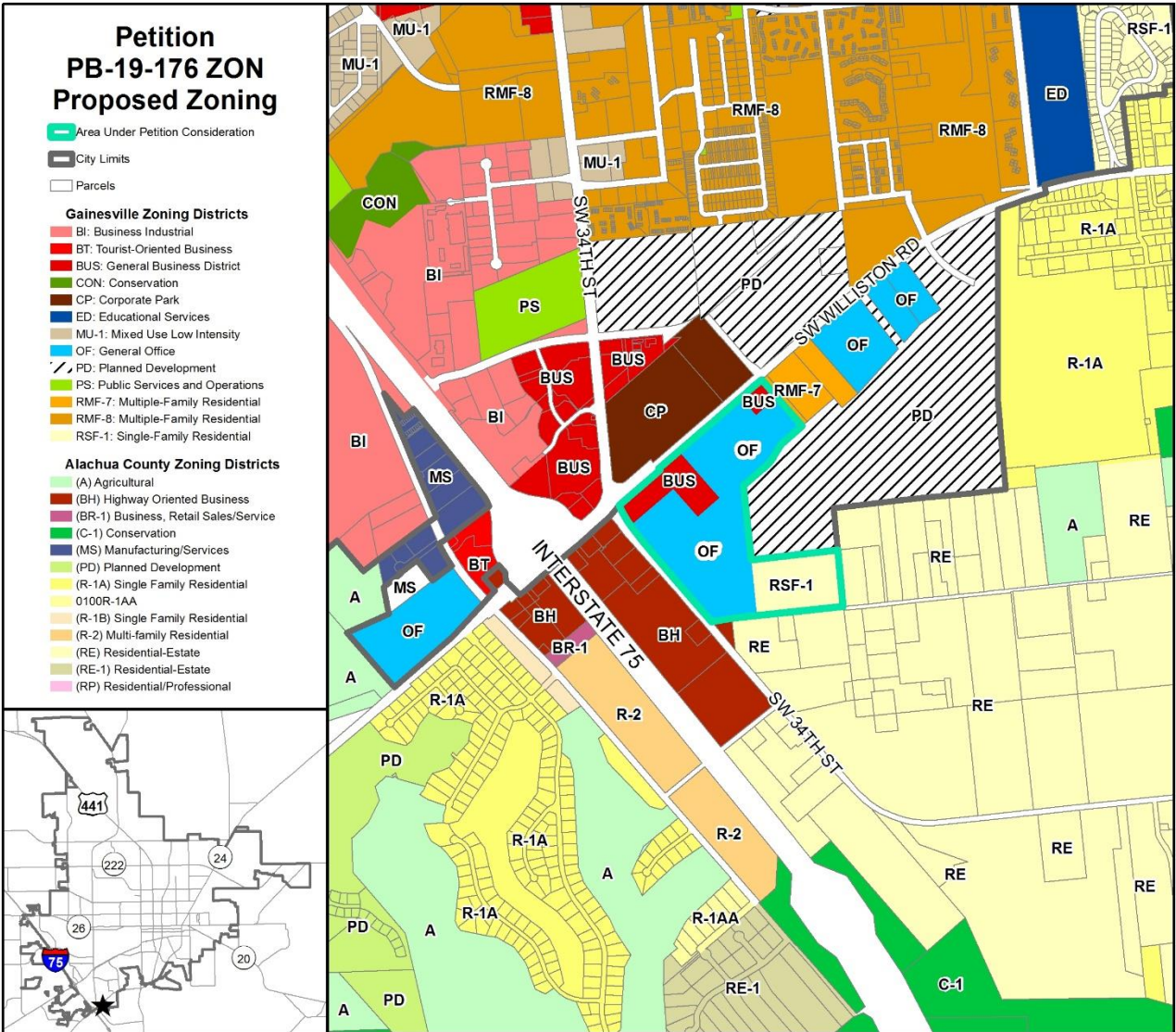


Figure: 2 Proposed Zoning – City of Gainesville Single Family RSF-1, General Office, and General Business

APPLICATION INFORMATION

Agent/Applicant: City of Gainesville

Property Owner(s): James R. Hodge and Barbara C. Hodge; Rollins Continental Inc.; Brewer & Saunders & Saunders; Prairie View Trust; Shands Teaching Hospital & Clinics Inc.; and One-Putt Enterprises Inc.

Related Petition(S): PB-19-00175 LUC

Legislative History: Annexation – 190419, February 6, 2020.

SITE INFORMATION

Location: 81.45 Acres South of SW Williston Rd. and East of SW 34th St.

Parcel Number(s): 07176-007-000, 07176-010-000, 07176-011-000, 07240-037-000, 07176-016-000, 07176-012-000, 7240-000-000 (a portion of), and 7176-000-000 (a portion of).

Existing Use(s): Warehouse/storage unit (07176-007-000 and 07176-011-000), Office (07176-010-000, 07176-016-000, 07240-037-000, and 07176-012-000); and Vacant (a portion of 7240-000-000 and a portion of 7176-000-000).

Land Use Designations(s): Office, Commercial, and Conservation (proposed)/Alachua Commercial, Office Residential, Residential (existing).

Zoning Designation(s): Office, Business, Conservation (proposed)/Alachua Business Highway, Residential Professional District, Single Family Estate Residential (existing).

Transportation Mobility Program Area (TMPA): Zone C.

Annexed: February 6th, 2020.

Table 1: Adjacent Property Characteristics

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION
North	Insurance Offices, Vacant Commercial	MUM: Mixed Use Medium Intensity (12-30 du/ac)	CP: Corporate Park
South	Vacant, Office, Single Family	Commercial, Residential (0-2 du/ac)	BH: Highway Oriented Business, Residential Single Family Estate (.5 du/ac)
East	Grazing Goats, Nursing Home, Single Family	Residential (0-2 du/ac), O: Office	RMF-7: multiple-family Residential (8-14 du/ac), PD: Planned Development (Oak Hammock Retirement Community), Residential Single Family Estate (.5 du/ac)
West	ROW SW 34th ST, Convenience Store, Vacant Commercial, State Property, Insurance Office, Club Lodge	Tourist/Entertainment, Commercial	BH: Highway Oriented Business

Purpose and Description

Section 171.062 of the Florida Statute, Effects of annexations or contractions states that “if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Additionally, The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element reiterates the Florida Statute, “Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.’ Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation (s) of staff.

The petition for rezoning from Alachua County Highway Oriented Business (BH), Residential/Professional (RP), and Residential-Estate (RE) to City of Gainesville Single Family RSF-1, General Office, and General Business is a result of the property annexing into the City of Gainesville on February 6, 2020 (ordinance no. 190419) and pertains to eight parcels with a combined size of 81.45 +/- acres. This property is generally located on the south side of SW Williston Rd. at the intersection of SW Williston Rd. and SW 34th St. south of the City of Gainesville boundary and west of the City of Gainesville boundary (see map on page 1) roughly 828 ft. east of I-75. The parcel adjacent to SW 34th St (07240-000-000 part of) and the parcel adjacent to the scenic road SW 56th Ave. (07176-000-000 part of) are undeveloped with no paved roads or structures. The remaining parcels are developed with a mixture of commercial and offices. As a result of the annexation of this property, appropriate land use and zoning designations must be made.

Current County zoning for this property includes Highway Oriented Business which is a commercial zoning district with elements that cater to tourist/entertainment development, the County Residential/Professional zoning district-a transitional zoning district designed to act as a transition between commercial and residential uses, and Residential Estate zoning district-a single family residential zoning district with an allowed density of 1 dwelling unit per 2 acres. The proposed Gainesville zonings of Single Family RSF-1 which allows for a maximum of 3.5 dwelling units per acre; General Office, and General Business is consistent with the existing zoning and will allow existing development to remain conforming. The proposed zoning will also enable future development at a development type and density that is consistent and compatible with the existing and future development pattern in the area which includes a mixture of commercial and residential development in close proximity to I-75.

Provisions and Regulations

- **Sec. 171.062, F.S. – Effects of annexations or contradictions.**
 2. If the area annexed was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

City of Gainesville Land Development Code

Sec. 30-4.3 – Zoning Map. E. Un-zoned property generally. If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is approved.

Sec. 30-4.4 – Annexed Territory. When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(S). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

Recommendation Criteria

The staff recommendation is based on the five factors below:

1. Conformance with the Comprehensive Plan
2. Conformance with the Land Development Code
3. Changed Conditions

4. Compatibility
5. Impacts of Affordable Housing

ANALYSIS

1. Conformance with the Comprehensive Plan

This petition to rezone property from Alachua County Highway Oriented Business (BH), Residential/Professional (RP), and Residential-Estate (RE) to City of Gainesville Single Family RSF-1, General Office, and General Business is consistent with the City's Comprehensive Plan and supports the various goals of the Comprehensive Plan.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.

Objective 4.7 A Special Area is established for the Idylwild/Serenola area that shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the City

2. Conformance with the Land Development Code

According to Section 30.4.4 – Annexed Territory, when lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s).

The proposed rezoning to City of Gainesville Single Family RSF-1, General Office, and General Business will complement the proposed Office, Commercial, and Single Family land use category proposed by related petition PB-19-175 LUC. The permitted uses and dimensional standards for the RSF-1 district are in Land Development Code Article IV, Division 3. Section 30-4.16 and Section 30-4.17; General Office and General Business can be found in Land Development Code Article IV, Division 4. Section 30-4.19 and Section 30-4.20 (see Appendix B, Land Development Code).

Any proposed development or redevelopment will be required to meet all applicable Land Development Code requirements at the time of development plan review.

3. Changed Conditions

Changed conditions include the annexation of the subject's parcels into the City of Gainesville. The northern parcels have existed as developed land with commercial uses and no development plans have been submitted for any potential redevelopment. The southern parcels are currently vacant. No development plan have been submitted for potential development of these parcels. During the process of selection of zoning categories for recently annexed parcels, the existing zoning and context to neighboring parcels is considered.

A second condition includes a higher proposed density than what currently exists. RSF-1 would allow for a maximum of 3.5 dwelling units per acre as opposed to Alachua County's RE zoning which allows for a density of 1 dwelling unit per 2 acres. RSF-1 is the residential zone with the lowest density available within the City of Gainesville and would therefore be the closest zoning district to match the existing RE County Zoning district on the applicant's parcel.

Lastly, the overall composition of the zones have changed to better reflect the existing uses, consolidate the split zone parcels from Alachua County Highway Oriented Business and Residential/Professional zoning to City of Gainesville General Office zoning; and provide more consistent transitional uses between non-residential and residential uses (See Appendix C, Exhibit C-2 and C-3).

4. Compatibility

Comparison of permitted uses shows similar uses between Alachua county RE and City of Gainesville RSF-1 with the City's zoning having a higher density and restricting the allowance of Accessory Dwelling Units. As for the County's Highway Oriented Business and Residential/Professional zonings, there are no direct translation to City of Gainesville zoning districts. However, the proposed City zoning districts incorporate similar uses that satisfy the existing development's needs and conforms to the existing development characteristic of the area. For an in depth look at uses and dimensional standards from both Alachua County and City of Gainesville Land Development Code see tables in Appendix B.

5. Impacts on Affordable Housing

The proposed zoning categories are primarily commercial in nature with the exception of 15.6 acres of Residential Single Family (RSF-1). Though the proposed residential zoning designation is primarily meant for the construction of single family homes the proposed City residential zoning is at a higher density than the existing County Residential Estate (RE) zoning. Due to the density allowance and dimensional standards of the RSF-1 zoning district any future development could have a positive impact on affordable housing by adding to the housing stock. Changing the zoning category from Alachua County RE to City of Gainesville RSF-1 will have a net increase in density by 3 dwelling units per acre.

Transportation

This property is served by SW Williston Rd and SW 34th St. Therefore there will be no immediate changes to the transportation network. The property lies just inside of the Transportation Mobility Program Area (TMPA) zone C (See Appendix C). Furthermore, property lies within the UF Context Area.

This approximately 81 acres land is located on the south side of SW Williston Rd. which has sidewalks on the south and north side. Furthermore, SW Williston Rd has bike lanes on both sides, runs perpendicular to interstate 75 and serves as access to local streets and subdivisions. The property in question is accessible by car and bus transit.

Transit service along the major arterial road, SW 20th Avenue that is adjacent to the south of the property in question:

- Route 35 – The Hub – Williston Plaza (M-F, every 30-60 min)
- Route 36 – Reitz Union – SW 35th Place (M-F, every 10-22 min | Saturday and Sunday, every 44 min)

Route 301- Later Gator B – Rosa Parks RTS – SW 35th Place (Th-S, 8:50 pm – 2:53 am, every 20 min)

Environmental Impacts and Constraints

This site lies within the Serenola Strategic Ecosystem (see Appendix C Exhibit C-6: Idylwild-Serenola Special Area Study). Site also contains a wetland area (see Appendix C Exhibit C-29: Wetland Area). The area shall be regulated through the City's Land Development Code (LDC), Article VIII, Division 3 – Natural and Archaeological Resources, and Division 4 – Surface Waters and Wetlands. Furthermore, the City's Comprehensive plan Objective 4.7 will apply.

A review of the site was conducted by Pete Wallace of Ecosystem Research Corporation and found an area of mesic hammock forest, which is a significant natural community type ranked S3 by the Florida Natural Areas Inventory (FNAI) on the southeastern portion of the site, adjacent to SW 56th St. The mesic hammock forest on the project site contains large

live oaks interspersed throughout with a sub canopy dominated by pignut hickory and water oak. No other significant upland natural communities or areas of listed species habitat were identified on the site.

Three wetlands were identified and delineated on the site during the resource review. Two of the wetlands are small, depressional areas located in the southeast corner of the site adjacent to SW 56th St. A larger wetland area and associated drainage is located along the eastern edge of parcel 7240-000-000. As such, regulations in LDC Division 4, *Surface Waters and Wetlands*, apply.

The entire subject property falls within the Idylwild/Serenola Special Area. As such, Comprehensive Plan Policies 4.7.1 to 4.7.10 in the Future Land Use Element apply. Most of the environmental protection requirements are already addressed within Article VIII, Division 3 of the LDC. Policy 4.7.3., however, addresses the protection of tree canopy areas, defined as “major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource.” A tree canopy area was previously identified in the northeastern portion of the site, just south of Williston Road. Policy 4.7.3.b. requires development within tree canopy areas to utilize “cluster” design concepts to minimize impacts to trees. See staff memo on appendix I.

RECOMMENDATION

Staff recommends approval of Petition PB-19-00176 ZON rezone of parcels 06675-008-000 and 06675-004-000 from Alachua County Highway Oriented Business (BH), Residential/Professional (RP), and Residential-Estate (RE) to City of Gainesville Single Family RSF-1, General Office, and General Business zoning.

DRAFT MOTION FOR CONSIDERATION

Approve petition PB-19-00176 ZON rezone of parcels 06675-008-000 and 06675-004-000 from Alachua County Highway Oriented Business (BH), Residential/Professional (RP), and Residential-Estate (RE) to City of Gainesville Single Family RSF-1, General Office, and General Business zoning.

LIST OF APPENDICES:

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Appendix B: Land Development Code Regulations

Appendix C: Maps

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Exhibit C-2	Existing Zoning
Exhibit C-3	Proposed Zoning
Exhibit C-4	Transportation Mobility Program Area (TMPA) Zone
Exhibit C-5	University of Florida Context Area
Exhibit C-6	Idylwild-Serenola Special Area Study
Exhibit C-7	GRU Electric Services

Exhibit C-8	GRU Gas Services
Exhibit C-9	GRU Wastewater Utility Facilities
Exhibit C-10	GRU Water Utility Facilities
Exhibit C-11	City Park Services and Facilities
Exhibit C-12	Strategic Ecosystems
Exhibit C-13	RTS Transit Service
Exhibit C-14	Prairie View Trust GPS Location Analysis
Exhibit C-15	Prairie View Trust Plant Communities
Exhibit C-16	Prairie View Trust Plant Communities within Zoning Areas
Exhibit C-17	Prairie View Trust Plant Communities Juxtaposed Over 1937 Aerial
Exhibit C-18	Prairie View Trust Plant Communities Juxtaposed Over 1949 Aerial
Exhibit C-19	Prairie View Trust Plant Communities Juxtaposed Over 1956 Aerial
Exhibit C-20	Prairie View Trust Plant Communities Juxtaposed Over 1961 Aerial
Exhibit C-21	Prairie View Trust Plant Communities Juxtaposed Over 1968 Aerial
Exhibit C-22	Prairie View Trust Plant Communities Juxtaposed Over 1974 Aerial
Exhibit C-23	Prairie View Trust Plant Communities Juxtaposed Over 1979 Aerial
Exhibit C-24	Prairie View Trust Plant Communities Juxtaposed Over 2000 Aerial
Exhibit C-25	Prairie View Trust Plant Communities Juxtaposed Over 2005 Aerial
Exhibit C-26	Prairie View Trust Strategic Ecosystems
Exhibit C-27	Prairie View Trust KBN Golder Ecological Inventory
Exhibit C-28	Prairie View Trust Significant Ecological Habitats
Exhibit C-29	Wetland Area

Appendix D: Use Comparison Table

Appendix E: Ordinance No. 190419

Appendix F: Commercial Parcel Legal Description

Appendix G: General Office Parcel Legal Description

Appendix H: Residential Parcel Legal Description

Appendix I: Environmental Memo

Appendix A

Comprehensive Plan Goals, Objectives and Policies

Appendix A: Comprehensive Plan Goals, Objectives and Policies

A-1 Comprehensive Plan Future Land Use Element

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

Office (O)

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Single-Family (SF): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

A-2 Relevant Comprehensive Plan Goals, Objectives, Policies (GOP)

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

Objective 4.7 **A Special Area is established for the Idylwild/Serenola area that shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the City.**

Policy 4.7.1 The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area Map (Special Area Study: Idylwild/Serenola in the Future Land Use Element Map Series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.

Policy 4.7.2 To preserve and conserve significant natural resource areas, the following policies shall apply.

- a. Preservation of significant natural communities, listed species habitat, geological features, and areas of strategic ecosystems shall be encouraged through public or private acquisition where possible, and other appropriate methods of preservation.
- b. Appropriate conservation strategies shall be used to permit compatible development when acquisition is not possible. These development regulations are contained in the regulated natural and archeological resources development portion of the Land Development Code.

Policy 4.7.3 To preserve, maintain, and restore where necessary, areas containing extensive trees canopies, policies (a) and (b) below shall apply. Tree canopy areas are major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource.

- a. The development regulations shall require a tree survey be submitted for all development proposed within designated "Tree Canopy Areas". The survey shall be submitted at the time of development application.
- b. Development within Tree Canopy Areas shall utilize "cluster" design concepts where appropriate, concentrating development within given areas to minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.

Policy 4.7.4 To maintain developable or already developed lots in as much of a natural state as possible, the following policy shall apply in areas currently in residential use. The areas currently in residential use contain the densely tree-canopied, developed areas of the Idylwild, Serenola, and Malore Gardens neighborhoods.

- a. Innovative lot designs shall be encouraged through flexibility in the development regulations to maintain the natural character of the individual lots currently in residential use.

Policy 4.7.5 To protect listed species through habitat maintenance and appropriate development regulations, the following policies shall apply.

- a. The policies within the Conservation, Open Space and Groundwater Recharge Element of the Gainesville Comprehensive Plan shall apply as they relate to listed species.
- b. "Listed species," meaning those species of plants and animals listed by federal or Florida law as endangered, threatened, or a species of special concern; and those species ranked by the FNAI as S1, S2 and S3 plants, and S1 animals, S2 animals and only S3 animals that are

breeding/nesting shall be afforded the legal protective status provided by law.

- c. The encroachment of development upon areas of listed species shall be discouraged through regulations contained in the regulated natural and archeological resources portion of the Land Development Code.

Policy 4.7.6

Individual sites and areas of archeological significance shall be preserved, protected, or acquired, and wherever possible, enhanced. Policies (a) through (b) below shall apply to archeologically significant areas.

- a. The relocation of construction sites which coincide spatially with identified historical and archeological sites shall be encouraged.
- b. The development regulations shall establish minimum buffer areas around known archeologically significant areas.

Policy 4.7.7

The City shall protect existing residential neighborhoods from encroachment of incompatible land uses in the Idylwild/Serenola Special Area; promote compatible land uses on adjacent properties; and encourage the type and intensity of land uses that are consistent with and compatible to the natural characteristics of the land.

Policy 4.7.8

The policies governing land use in the special area are as follows:

- a. The 44 acres of the Idylwild/Serenola Special Area that were annexed by Ordinance No. 991231, if developed, shall be developed with no more than 88 residential units, each of which must be single-family and detached.
- b. Residential properties located adjacent to single-family residential neighborhoods should be developed at not higher than a 2 du/a increase in density above the density permitted on any adjacent land within 150 feet. Adjacent properties shall mean abutting properties or properties which are separated only by a private or County right-of-way or easement, but properties that are separated by an arterial street shall not be considered adjacent. Further increases may be permitted only for development shown to be sufficiently similar in character and intensity to existing uses so that compatibility is maintained. Techniques such as step-up in residential density, buffers, setbacks, screening, modest surface parking, and low-intensity lighting between uses—based on performance standards to be defined in the development regulations—may be utilized to provide such compatibility. All density increases for any portion of the 44-acre property annexed by Ordinance No. 991231 shall comply with Policy 4.9.8 a., which limits the total number of units for the entire, 44-acre property to 88, each of which must be single-family and detached.

- c. The natural constraints of the land shall be considered in light of any proposed development.
- d. Provide protection for environmentally significant areas. Specific criteria, standards, and procedures should be identified for development requests including provisions such as appropriate setbacks, buffers, mitigation and restoration requirements and provision of natural open areas.
- e. Provide for low density/intensity uses around environmentally significant areas such as Paynes Prairie.
- f. Provide through the development regulations a manner to reevaluate proposed development which has not developed after a designated period of time.

Policy 4.7.9 Provide the necessary infrastructure to sustain and support growth which maintains and enhances the quality of life within the Idylwild/Serenola neighborhood.

Policy 4.7.10 To provide for public water and centralized sewer system of adequate size and capacity to protect the sensitive environmental structure of the area, policies (a) through (e) below shall apply.

- a. Extend existing public water lines as appropriate to all approved new development within the Idylwild/Serenola neighborhood, appropriately looped to enhance flow. Such extensions shall be made in accordance with GRU extension policies.
- b. Extend centralized sanitary sewer facilities as appropriate to all approved new development. Such extensions shall be made in accordance with GRU extension policies.
- c. Coordinate the extension of water and sewer facilities with the expansion of the GRU treatment plant.
- d. Require all new development to tie into the extended water and sewer lines when capacity is available. Such connections shall be made in accordance with GRU policies.
- e. Prohibit new development within the neighborhood unless it is connected to a public water supply and a centralized sewer facility unless:
 1. the development is single-family in nature; and
 2. is being constructed on a lot of 3 acres or more; and
 3. receives the appropriate permits for either well use, on-site treatment, or both.

A-3 Comprehensive Plan – Transportation Mobility Element

Objective 10.1 The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.

Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.

Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

Policy 10.1.7 For any development or redevelopment within Zone C, the developer shall, at the developer’s expense, meet the following transportation mobility criteria based on the development’s (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 3
101 to 400	At least 4.5
401 to 1,000	At least 7.5
1,001 to 5,000	At least 12
Greater than 5,000	At least 18 and meet either a. or b.: <ul style="list-style-type: none"> a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

Zone C Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone C if demonstrated to be a direct benefit to the transportation system in Zone C. Projects may include, but shall not be limited to, the following:
 1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue;
 2. extension of SW 47th Avenue to connect from its terminus east and south to Williston Road;
 3. extension of streets, deeding of land, and/or easements to create a more gridded network and provide connectivity in redevelopment areas; and
 4. extension of SW 40th Place from SW 27th Street to SW 47th Avenue.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Use of joint driveways or cross-access connections to reduce curb cuts.
- d. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic inter-connection for traffic signals, roundabouts, OPTICOM signal preemption, and/or implementation of elements of the Gainesville Traffic Signalization Master Plan. Implementation of the Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, transit signal prioritization, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- g. Provision of matching funds for transit or other transportation mobility-related grants.
- h. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the

addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.

- i. Funding of streetscaping/landscaping on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- j. Pedestrian-scale lighting in priority areas, including:
 - 1. SW 35th Place;
 - 2. SW 37th/39th Blvd.;
 - 3. SW 23rd Terrace; and
 - 4. Williston Road.
- k. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- l. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- m. Funding for the construction of new or expanded transit facilities.
- n. Construction of bus shelters built to City specifications.
- o. Bus shelter lighting using solar technology designed and constructed to City specifications.
- p. Construction of bus turn-out facilities to City specifications.
- q. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- r. Business operations shown to have limited or no peak-hour roadway impact.
- s. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.8 The City establishes the following priority for transportation mobility projects within Zone C and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Construction of an extension of SW 47th Avenue to connect from its terminus east and south to Williston Road.
- c. Funding for the construction of new or expanded transit facilities.

Policy 10.1.16 To encourage redevelopment and desirable urban design and form, any development or redevelopment within Zones B, C, D, E, or M that meets standards such as neo-traditional, new urbanist, transit-oriented development (TOD), or mixed-use development and includes a mix of both residential and non-residential uses at transit-oriented densities shall be provided credits, in relation to the multi-modal amenities provided, toward meeting the criteria in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13, as applicable.

Policy 10.6.1 Parking in excess of that required by the Land Development Code shall be prohibited within the TMPA.

Policy 10.6.2 Developments may apply for a parking reduction within the TMPA, based on criteria in the Land Development Code.

Appendix B

Land Development Code Regulations

Appendix B – Land Development Code Regulations

B-1 Governing Principles

- Section 30-4.3 – Zoning Map.

E. *Unzoned property generally.* If property in newly annexed territory is unzoned; or if the zoning of any property is vacated or invalidated for any reason, either judicially or legislatively, then the classification of any of such properties shall be deemed to be conservation district (CON), unless and until a different zoning is provided for such property by ordinance amending the zoning map; and, until such amendment is provided for, no use may be made of any such property except in accordance with the regulations for the CON district.

Section 30-4.4. Annexed Territory.

When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

16 Section 30-3.14. Rezoning Criteria.

17 Applications to rezone property shall be reviewed according to the following criteria:

18 A. Compatibility of permitted uses and allowed intensity and density with surrounding existing
19 development.

20 B. The character of the district and its suitability for particular uses.

21 C. The proposed zoning district of the property in relation to surrounding properties and other similar
22 properties.

23 D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout
24 the city.

25 E. The applicable portions of any current city plans and programs such as land use, traffic ways,
26 recreation, schools, neighborhoods, stormwater management and housing.

27 F. The needs of the city for land areas for specific purposes to serve population and economic
28 activities.

29 G. Whether there have been substantial changes in the character or development of areas in or near
30 an area under consideration for rezoning.

31 H. The goals, objectives, and policies of the Comprehensive Plan.

32 I. The facts, testimony, and reports presented at public hearings.

33 J. Applications to rezone to a transect zone shall meet the following additional criteria:

34 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate
35 transition between zones.

36 2. The area shall have had a change in growth and development pattern to warrant the rezoning to
37 a more or less urban T-Zone.

- 1 3. The request shall be consistent with the overall City of Gainesville vision for growth and
- 2 development as expressed in the City of Gainesville Comprehensive Plan.
- 3 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

B-2 City of Gainesville Land Development Code

Table V - 4: Permitted Uses in Residential Districts.

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	-	A	A	A	A
Adult day care homes	30-5.2	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishments	30-5.4	S	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential homes (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential homes (over 14 residents)	30-5.6	-	-	-	-	P
Day care centers	30-5.7	-	P	P	P	P
Dormitory, small	30-5.8	-	-	-	-	P
Dormitory, large	30-5.8	-	-	-	-	S
Emergency shelters		-	-	-	-	P
Family child care homes	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.36	-	-	-	-	-
Mobile homes		-	-	P	-	-
Multi-family dwellings		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
Places of religious assembly	30-5.21	S	P	P	P	P
Libraries		-	S	S	S	S
Public parks		P	P	P	P	P
Schools (elementary, middle and high)		S	P	P	P	P
Single-family dwellings		P	P	P	P	P
Skilled nursing facility		-	-	-	-	S
Social service homes/halfway houses	30-5.26	-	-	-	-	S

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

Table V - 5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3500	None	None	None
Min lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	75	75	75
Other uses	85	75	60	50	35	35	85	85	85	85
Min lot depth (ft.)	90 ³	90 ³	90 ³	80 ³	None	None	90	90	90	90
MIN SETBACKS (ft.)										
Front	20 ³	20 ³	20 ³	20 ³	10 ⁴	15	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max
Side (street)	10	10	7.5	7.5	NA	NA	15	15	15	15
Side (interior) ^{5,6}	7.5	7.5	7.5	7.5	5	5	10	10	10	10
Rear ^{6,7}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

- 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.
- 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family.
- 3 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

- 4 = Attached stoops or porches meeting the standards in Sections 30-4.13 and 30-4.14 are permitted to encroach up to 5 feet into the minimum front yard setback.
- 5 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.
- 6 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75% opaque.
- 7 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

DIVISION 4. MIXED-USE AND NONRESIDENTIAL

Section 30-4.19. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensing facility		P	P	A ¹	A ¹	S	P	P	P	P	P	S	S
Microbrewery Microwinery Microdistillery ³	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	P	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S	-	-	S	-	S	-
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-	-	-
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25% of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

Section 30-4.20. Dimensional Standards.

The following tables contain the dimensional standards for the various uses allowed in each district.

Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
DENSITY/INTENSITY												
Residential density (units/acre)												
Min ¹	8	12	None	None	10	None	None	None	8	None	None	None
Max	30	30	20	20	30	None	None	None	30	None	None	None
Nonresidential building coverage	60%	75%	40%	50%	50%	None	None	None	None	None	None	None
Nonresidential GLA (max)	100,000 ²	None ²	None	None	None	None	None	None	None	None	None	None
LOT STANDARDS												
Min lot area (sq. ft.)	None	None	6,000	6,000	None	None	None	6,000	None	None	None	None
Min lot width (ft.)	None	None	60	60	None	None	None	60	None	None	None	None
Min lot depth (ft.)	None	None	90	90	None	None	None	90	None	None	None	None
SETBACKS (ft.)												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 ⁴	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	10	15	10	10 ⁴	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	8	8	8	-	8	-	-	-	-

LEGEND:

- 1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
- 2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.
- 3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.
- 4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, Section 30-4.8 development compatibility standards shall apply.

B-3 Alachua County Land Development Code

Sec. 403.07. - Single family residential standards.

Within all single-family residential zoning districts, unless otherwise provided in this ULDC, the principal building and accessory buildings shall be located and constructed in accordance with Table 403.07.1, Setback Requirements for Residential Lots, and the following standards shall apply.

- (a) Lot sizes. Lot sizes may vary in the single family residential zoning districts provided the following density requirements are met.

Table 403.07.1
Density of Single Family Residential Districts

Density Range	Zoning Districts				
	RE	RE-1	R-1aa	R-1a or R-1c	R-1b
Dwelling units	1 per 2 acres or less	1 per 2 acres to 2 per acre	1—3 per acre	1—4 per acre	4—8 per acre

Note: Permitted housing types in each district are established in [Chapter 404](#). In rural clusters, the minimum lot size within any single family residential zoning district shall be one acre for development on private wells and septic tanks.

- (b) Maximum height. The maximum height for all structures within the single-family residential zoning districts is 35 feet.

Table 403.07.2
Setback Requirements for Residential Lots

Setbacks ¹	Front or Street	Garage Front ²	Rear	Side	Accessory buildings
Lots less than 1 acre in size, Minimum Principal Building (ft.)	10	20	10	5 ²	Same as principal building except rear is 7.5 ft.
Lots 1 acre or greater in size, Minimum Principal Building (ft.)	15	20	15	10 ²	Same as principal building except rear is 10 ft.

¹Minimum side setbacks do not apply to detached zero lot line units provided the building spacing requirements of the Florida Building Code, Table 600, are met, and also do not apply to single-family attached units.

²Minimum side setbacks do not apply to single family attached units.

³The garage front setback applies only to the garage portion of the structure when the garage opening faces the front of the street.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2015-17, § 2, 12-8-15; Ord. No. 2016-10, § 2(Exh. A), 6-28-16; [Ord. No. 2018-10](#), § 2(Exh. A), 3-13-18; [Ord. No. 2018-23](#), § 2(Exh. A), 10-9-18)

ARTICLE II. - RURAL/AGRICULTURAL DISTRICTS

Sec. 403.03. - Rural/agricultural district descriptions.

- (a) *Agricultural (A) district.* The agricultural district (A) implements the rural/agriculture designation on the future land use map, and the policies of the comprehensive plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, open space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article II of [Chapter 404](#). Any use with a blank cell for this district in the Use Table or that does not meet the requirements of [section 404.08](#) for similar uses is prohibited.
- (b) *Agricultural rural business (A-RB) district.* The agricultural rural business district (A-RB) implements the rural/agriculture designation on the future land use map, and the policies of the comprehensive plan to provide for those commercial or other uses on a limited scale serving or ancillary to agricultural activities. Properties zoned A-RB shall front a paved publicly-maintained road and shall be located at least a mile from all other properties zoned A-RB. Permitted uses are found on the Use Table in Article II of [Chapter 404](#). Any use with a blank cell for this district in the Use Table or that does not meet the requirements of [section 404.08](#) for similar uses is prohibited.
- (c) *Agriculture (AG-TDR) district (with transfer of development rights).* The agriculture transfer of development rights district implements the rural/agriculture designation on the future land use map and the transfer of development rights policies of the comprehensive plan, to provide principally for agricultural activities while allowing limited residential development at a density of up to one dwelling unit per 40 acres. A rezoning to this district shall occur when the owner of an agricultural property, defined as having an approved agriculture classification from the Alachua County Property Appraiser, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in [Chapter 402](#) Article XX.
- (d) *Conservation (C-TDR) district (with transfer of development rights).* The conservation transfer of development rights district implements the TDR policies of the comprehensive plan, to provide principally for preservation of environmentally sensitive land while allowing limited residential development if resources can be protected at a density of up to one unit per 200 acres where consistent with a conservation area management plan. Higher densities of up to one dwelling unit per 40 acres may be proposed where it can be demonstrated that there is not impact on resource protection and where consistent with the conservation area management plan. A rezoning to this district shall occur when the owner of conservation property, defined as properties that contain strategic ecosystems or are on the Alachua County Forever (ACF) active acquisition list, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in [Chapter 402](#) Article XX.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-05, § 2(Exh. A), 9-9-09)

Sec. 403.04. - Rural/agricultural zoning district requirements.

All development and divisions of land meeting the gross residential density in a rural/agricultural zoning district shall comply with the requirements of Table 403.04.1, Standards for Rural/Agricultural Zoning Districts. Dimensional standards for rural/agriculture clustered subdivisions are found in Table 407.7.1 of [chapter 407](#).

Table 403.04.1
Standards for Rural/Agricultural Zoning Districts

Standards	Zoning Districts	
	A	A-RB
Maximum residential density	1 unit per 5 acres	N/A
Area, min (acres)	3 ¹	1
Area, max(acres)	N/A	3
Width at front building line, min (ft) ²	250	250
Maximum building coverage(percent of gross land area)	20%	20%
Building Height	Unlimited ³	Unlimited ³
Setbacks ⁴		
Front, min (ft)	40	40
Rear, min (ft)	40	40
Interior side, min (ft)	20	20
Street side, min (ft)	40	40
Rear lot line setback - accessory buildings, min (ft)	25	25

N/A = Not Applicable

¹ Lots as small as 1 acre may be permitted upon approval by the zoning administrator for the first split of a parent parcel where the density requirements are met. Such lots shall be subject to the dimensional standards in Table 408.16.1.

² The minimum lot width shall not apply to lots that front on a curved street or the curved portion of a cul-de-sac street provided the lot complies with all other lot and setback requirements.

³ Building heights are unlimited with the exception of residential structures, which shall not exceed 35 feet in height.

⁴ Unless otherwise specified for a specific use in [Chapter 404](#) of this ULDC, buildings used for agricultural processing or packaging shall not be less than 100 feet from all lot or property lines.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 11-18, § 1(Exh. A), 12-13-11; Ord. No. 12-09, § 2(Exh. A), 10-9-12)

(e) *Highway oriented business services (BH) district.* The highway oriented business services (BH) district implements the commercial and tourist/entertainment policies of the comprehensive plan and the associated designations on the future land use map. Permitted uses are found on the Use Table in Article II of [Chapter 404](#). Any use with a blank cell for this district in the Use Table or that does not meet the requirements of [section 404.08](#) for similar uses is prohibited.

Sec. 403.12. - Commercial district standards.



Within all commercial zoning districts, principal building and accessory buildings shall be located and constructed in accordance with the requirements of Table 403.12.1.

Table 403.12.1
Standards for Commercial Districts

Standards	Zoning Districts					
	AP	BP	BR, BR-1	BH	BA, BA-1	MB
<i>Lot Dimensions</i>						
Min Area (sq ft)	5,000	5,000	5,000	5,000	5,000	5,000
Width at front building line, min (ft)	50	50	50	50	50	50
Depth, min. (ft)	100	100	100	100	100	100
<i>Setbacks</i>						
Front, min. (ft)	25	25	25	25	25	25
Rear, min. (ft)	10	10	5 ¹	5 ¹	5 ¹	5 ¹
Interior side, min. (ft)	5 ²	5 ²	5 ²	5 ²	5 ²	5 ²
Street side, min. (ft)	25	25	25	25	15	15
<i>Building Standards</i>						
Height, max (ft)	35	45	65	65	45	35
Building coverage, max (% of gross land area)	40%	40%	N/A	N/A	N/A	N/A

¹ Where the rear yard abuts a residential or agriculture zoning district, a minimum rear setback of 25 feet shall be required.

² Six inches of additional side yard shall be required for each foot of building height over 35 feet when abutting single-family residential uses or zoning.

Sec. 403.18. - Residential professional (RP) district.



(a) *Purpose.* The residential professional (RP) district provides a transition zone between commercial and residential uses by allowing urban density residential development, certain institutional uses and limited office uses. This zone may be used to implement areas designated for commercial, office/residential and institutional uses on the future land use map. Permitted uses are found on the Use Table in Article II of [Chapter 404](#). Any use with a blank cell for this district in the Use Table or that does not meet the requirements of [section 404.08](#) for similar uses is prohibited.

(b) *Residential professional district standards.* Within the residential/professional zoning district, principal buildings, accessory buildings and other land uses shall be located so as to comply with the requirements established in Table 403.18.1.

Table 403.18.1
Standards for the Residential/Professional Zoning District

Standards	RP
Single-family detached, min (sq ft)	8,500
Width at front building line, min (ft)	85
Depth, min. (ft)	90
Other residential or nonresidential use, min. (sq. ft)	15,000
Width at front building line, min. (ft)	100
Depth, min. (ft)	90

<i>Setbacks:</i>	
Front, min. (ft)	25
Rear, min. (ft)	20 ¹
Interior side, min. (ft)	10 ¹
Street side, min. (ft)	25
<i>Building standards:</i>	
Height, max. (ft) within areas designated for residential land use by the Comprehensive Plan.	35
Height, max. (ft) within areas designated commercial, office, institutional or other nonresidential uses by the Comprehensive Plan.	65
Building coverage, max (% of gross land area)	20%

¹ Plus one foot for each foot of building height over 35 feet in an area designated residential land use.

(c) *Residential development restrictions.* Any residential use within an RP district located in a commercial, office, institutional or other nonresidential future land use map designation shall be included as an integral part of the office/institutional structure.

(1) Such residential development shall not exceed 50 percent of the total square footage of the structure or of the total permitted development. Assisted living facilities within the RP zoning district are excluded from the 50 percent limit.

(2) Residential development within the RP zoning district must have direct access to a paved publicly-maintained road.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06)

B-3 Alachua County Land Development Code

Article II. Use Table																									
Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards
Key: P = Permitted Use		L = Limited Use		SE = Special Exception		SU = Special Use		A = Accessory Use		NA = Not Applicable															
AGRICULTURAL AND CONSERVATION USES																									
Agriculture	Agricultural uses, except as listed below	P	P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Article III
	Agricultural processing, offsite	L	L																	L	L	L	L		section 404.10
	Produce stand	L	L													L	L	L	L				L	L	section 404.11
	Agricultural services	SE	P																						
	Poultry or livestock raising on parcels less than 5 acres	L	L		L	A	A	A																	section 404.13
	Community garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.13.5
	Farmers market	L	L									L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.13.6
	Dairy, commercial	SE																							section 404.14
	Commercial livestock market	SE	P																						
	Private agricultural event center or arena	SE																							section 404.14.5
	Slaughter plant	SE																							
	Farm machinery and lawn and garden equipment repair	L	P																P			P			section 404.15
	Wood processing facility	SE																							section 404.16
	Feed & agriculture supply sales		P													P	P	P	P	P					
	Kennel, Cattery or Private Animal Shelter	L SE			L SE																				404.18
	Animal Sanctuary	SE		SE																					404.18.5
	Farmworker housing	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	404.19
Resource-based Recreation	Resource-based recreation, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Dock	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	section 404.108

B-3 Alachua County Land Development Code

	Family child care home	L			L	L	L	L	L	L			L										L	section 404.32		
Educational Facilities	Educational facility, private (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	SU	section 404.34	
	Educational facility, public (pre-K-12)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	L	section 404.34	
	Educational facility, vocational, business or technical school; college or university	A													P	P	P		P	P	P	P		P		
Community Services	Government Buildings and facilities	SU	SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	P	section 404.35
	Cemetery	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU	L SU		section 404.36
	Funeral home											SE			P									P	section 404.37	
	Homeless shelter, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	section 404.38
	Homeless shelter, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	section 404.39
	Soup kitchen, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU		section 404.40
	Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	section 404.41
	Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	section 404.42
	Museum	L	L		L	L	L	L	L			L	L		L	P	P	P	P	L	L	L	L	P	section 404.43	
	Commercial animal boarding or training facility		SE														SE	SE		SE	SE				section 404.44	
	Pet rescue organization	L													L	L	L	L						L	section 404.44.5	
Health and Medical Facilities	Hospital												P													
	Medical clinic or lab	SE	P										P	P	P	P	P	P	P	P	P	P	P	P	P	
	Medical marijuana dispensary												L		L	L	L	L								section 404.45
	Veterinary clinic or hospital	SE	L										L		L	L	L	L	L	L	L	L	L	L	L	section 404.46
	Massage therapist														L	L	L	L	L	L	L			L	section 404.47	

ARTICLE V. - IDYLWILD/SERENOLA SPECIAL AREA STUDY



Sec. 405.17. - Intent.



It is the intent of these regulations to establish development regulations in the Idylwild/Serenola area so that future land development adequately addresses environmental, archaeological and historical issues as a part of the development process. These regulations shall apply to all real property lying within the boundaries of the Idylwild/Serenola special area as defined in the Future Land Use Element of the Alachua County Comprehensive Plan, and attached hereto as Exhibit B.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06)

Sec. 405.18. - Barriers for environmental resources protection.



Where these regulations require the protection of an environmental resource, the following standards shall be used:

- (a) *Construction of barriers.* Barriers shall be constructed of nominal two-inch by four-inch or larger wooden posts, two inches or larger diameter pipe, or other post material of equivalent size and strength and shall be implanted deep enough in the ground to be stable, with at least three feet of the post visible above the ground.
- (b) *Tree protection barriers.* Barrier posts shall be placed at the drip line of any tree to be protected or an area based on a ratio of two feet for each inch of tree diameter measured at breast height (DBH).
- (c) *Posts and fencing.* All protective posts shall be linked together by lumber fencing at a height of three feet. Each section shall be clearly flagged with flagging tape or other readily visible markers. The substitution of 36-inch-wide reusable polyethylene barrier fencing for the lumber fencing is acceptable.
- (d) *Installation of barriers.* Required barriers shall be erected prior to the construction of any structure, utility service, or other improvement and shall remain in place until such time as completion of construction dictates that removal will not harm the resource.
- (e) *Waiver of barrier requirement.* The development review committee may grant a waiver to the barrier requirement provided that reasonable alternatives are taken.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.19. - Environmental resources.



The Idylwild/Serenola area contains numerous environmentally sensitive areas. These areas have been generally identified on the environmental resources map in the Future Land Use Element. Each area requires special protective regulations as indicated in the study. Where site specific analysis or verification is required to determine the presence of environmental resources protected herein, the cost of such analysis or verification shall be borne by the applicant. Environmentally sensitive areas may overlap and all applicable regulations shall apply.

- (a) *Significant uplands habitat.* These provisions shall apply to the development of all lands identified as significant uplands after determination of designation in accordance with the Conservation policies of the Alachua County Comprehensive Plan.
 - (1) *Upland habitat.* Upland habitat shall be indicated on all development plans and subdivisions.
 - (2) *Maximum lot coverage for nonresidential development.* Each nonresidential development shall be designed so that the total mass of all buildings, parking and loading areas shall not occupy in excess of 50 percent of the total site area. The remainder of each development site shall retain the existing undisturbed vegetation.
 - (3) *Residential development requirements.* Each residential development shall use planned development zoning or cluster development that retains 50 percent of the area as common open space. The common open space shall retain the existing undisturbed vegetation. The selection of the common open space shall be based upon:
 - a. Retention of sinkholes, surface waters and wetlands; and
 - b. Proximity to other upland habitats.
 - (4) *Protection of undisturbed vegetation.* The undisturbed vegetation shall be protected during construction by barriers.
 - (5) *Violations.* Violations of significant uplands habitat regulations shall require corrective action as provided in [Chapter 406, section 406.115](#) of this ULDC.
- (b) *Wetlands.* Connected and isolated wetlands shall be protected in accordance with the provisions of [Chapter 406](#) of this ULDC.
- (c) *Bald eagle nesting zones.* These provisions shall apply to any property located within a bald eagle nesting zone in order to maintain and improve the environmental conditions required for the survival of bald eagles. These regulations shall apply to apparently "abandoned" nests for a period extending through five consecutive breeding seasons of non-use after notification to the United States Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission and the Alachua County Environmental Protection Department.
 - (1) *Definitions.* For the purposes of this section bald eagle nesting zone means the area of eagle habitat situated immediately around the nest. The boundary for this zone is a 660-foot radius around the nest tree.
 - (2) *Development plans.* All development plans and subdivisions shall show the location of the property in relation to the eagle nesting zone during the eagle's nesting period, usually from October 1 to May 15.
 - (3) *Development standards.*
 - a. There shall be no development activity within the nesting zone.
 - b. Land use within the nesting zone shall be limited to passive recreation, farming, grazing, nurseries or gardening.
 - i. The use of property for any other activity shall require a special use permit.
 - ii. The burden shall be on the applicant to demonstrate that the proposed use will not weaken the integrity of the nesting zone.
 - iii. The special use permit may further limit specific activities as necessary and appropriate to protect the function and value of bald eagle nesting zones, including but not limited to additional restrictions during the eagle's nesting period, usually from October 1 to May 15.
 - iv. Development within the nesting zone shall cluster units away and shall not include buildings in excess of 35 feet in height or the construction of new roads providing increased access to the nest.

- (d) *Paynes Prairie*. The State of Florida's Paynes Prairie State Preserve shall be protected from activities on adjacent lands through the review of all activities within 660 feet of the preserve, in accordance with article VIII of this Chapter.
- (e) *Tree preservation*.
- (1) *Purpose*. The purpose of this section is to preserve and retain areas containing extensive tree canopies. Due to the exceptional quality of the tree canopy found within the study area, where these provisions are more restrictive than those found in article II, Trees and Native Vegetation, of [chapter 406](#) relating to tree protection, these restrictions shall be applicable and shall apply to all real property, including publicly owned lands, lying within the active use residential, tree canopy or significant upland habitats identified on the environmental resources map of the Idylwild/ [Serenola](#) Special Area Study.
 - (2) *Definitions*. For the purposes of this section, the following definitions shall apply.
 - a. *Initial canopy* means the tree canopy of the regulated trees on the property prior to any development.
 - b. *Regulated tree* means any self-supporting woody plant of a species which normally grows to an overall minimum height of 15 feet in the Alachua County area and which has attained a diameter of eight inches or more at a point 4.5 feet above the existing grade. In order to retain smaller native trees, the definition shall also include the species listed in Table 405.19.1 that have attained a diameter of six inches as measured at a height of 4.5 feet above the existing grade.

Table 405.19.1
Trees Included in the Regulated Tree Definition

Latin Name	Common Name
<i>Carpinus caroliniana</i>	Blue-beech
<i>Cercis Canadensis</i>	Redbud
<i>Chionanthus virginica</i>	Fringe tree
<i>Cornus florida</i>	Flowering dogwood
<i>Crataegus marshallii</i>	Parsley haw
<i>Ostrya virginiana</i>	Eastern hophornbeam
<i>Prunus umbellata</i>	Flatwoods plum

- c. *Tree canopy* means the aerial extent of the tree as determined by a perpendicular line from the ground to the outer edge of the tree's foliage.
- (3) *Removal permit required*. A regulated tree shall not be removed without a removal permit as provided for hereinafter and in [chapter 406](#).
- (4) *Development plan approval requirements*.
- a. *Tree survey required*. At the time of permit application, a tree survey shall be submitted to the department. The survey shall locate all regulated trees, specifying species, to be protected or removed and the location and extent of initial canopy.
 - b. *Tree removal permit issuance*. Issuance of a permit for tree removal and/or relocation shall be based upon the criteria:
 - i. That the tree is an immediate safety hazard, either to persons or to domestic animals, or to buildings, or to other constructions, or to motor, or bicycle, or pedestrian traffic.
 - ii. That the tree is infected with an infestation of harmful insects or fungi that are not generally present on other trees of the species and may reasonably be expected to spread to trees not so infested.
 - iii. That the tree by its location prevents reasonable use or development of the site, and that no other reasonable alternative to such use or development is possible. In determining the reasonable use or development of the site, the following criteria shall be considered:
 - (A) The need for driveway and site access;
 - (B) Locating the proposed structures and parking areas to minimize tree removal;
 - (C) Location of utilities and surface water drainage; and
 - (D) Essential grade changes; or
 - iv. That the tree, by the normal growth of its branches and roots, is causing progressive damage to existing buildings or other facilities, and that no reasonable correction or prevention is possible other than removal of the tree.
 - c. As a condition of the granting of a permit, in order to meet canopy requirements, the development review committee may require the relocation of trees proposed for removal or replacement of the removed trees with other trees planted elsewhere on the site. Replacement trees may be required on a more than one-for-one basis if the replacement trees are smaller than the tree being removed. The tree list established in Table 405.19.2 shall be used as a reference for selecting replacement trees.
 - d. Regulated trees shall not be removed after the issuance of a certificate of occupancy without securing another permit.

Table 405.19.2
Permitted Replacement Trees

Acceptable Tree Species	
Latin Name	Common Name
<i>Quercus michauxii</i>	Swamp chestnut oak
<i>Quercus sinicata</i>	Bluff oak
<i>Q. shumardii</i>	Shumard oak
<i>Q. falcata</i> var. <i>falcata</i>	Southern red oak
<i>Q. hemisphaerica</i>	Laurel oak
<i>Q. laurifolia</i>	Diamond-leaved oak
<i>Q. nigra</i>	Water oak
<i>Q. virginiana</i>	Southern live oak
<i>Pinus taeda</i>	Loblolly pine
<i>Pinus glabra</i>	Spruce pine
<i>Acer rubrum</i>	Red maple
<i>A. negundo</i>	Box elder
<i>A. saccharum</i> var.	Florida maple
<i>Fraxinus Americana</i>	White ash
<i>Taxodium distichum</i>	Bald cypress
<i>Tilia americana</i>	Basswood
<i>Carpinus caroliniana</i>	Blue beech
<i>Nyssa biflora</i>	Blackgum
<i>Carya glabra</i>	Pignut hickory
<i>Juniperus silicicola</i>	Southern red cedar
<i>Cercis canadensis</i>	Redbud
<i>Celtis laevigata</i>	Hackberry
<i>Chionanthus virginicus</i>	Fringe tree
<i>Cornus florida</i>	Flowering dogwood
<i>Crataegus marshallii</i>	Parsley haw
<i>Gordonia lasianthus</i>	Loblolly bay
<i>Ostrya virginiana</i>	Eastern hophornbeam
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Magnolia grandiflora</i>	Southern magnolia
<i>Persea borbonia</i>	Upland red bay
<i>Persea palustris</i>	Swamp red bay
<i>Prunus umbellata</i>	Flatwoods plum
<i>Ulmus alata</i>	Winged elm
<i>Ulmus americana</i> var. <i>florida</i>	Florida elm

- e. All replacement trees or additional required trees shall be in place prior to the issuance of a certificate of occupancy.
 - f. The department may conduct periodic inspections of the site prior to and during clearing and construction to ensure compliance.
 - g. Selective harvesting of regulated trees or tree removal for agricultural purposes, excluding bona fide commercial forestry operations with a forest management plan in effect as required in [chapter 406](#), article II regarding tree removal permits, shall be prohibited without development plan approval from the development review committee.
 - i. Not more than five percent of the initial tree canopy may be removed in any given year.
 - ii. All applications for selective harvesting shall include a management plan that includes a replanting schedule and buffering provisions.
 - h. All applications for development plan approval shall specify the reason for the tree removal and demonstrate that the tree removal is necessary.
- (5) *Canopy requirements in single-family residential districts.* These requirements shall apply to any property located within a single-family residential zoning district.
- a. Retention of regulated trees. All regulated trees shall be retained within the front, side, and rear yard setback areas; except as provided for in subsection [405.19\(e\)\(4\)](#).
 - b. Development location. Development shall be located on a site in such a way to maintain as many regulated trees as possible.
6. *Canopy requirements for multifamily and nonresidential districts.* These requirements shall apply to any development located within a multifamily or business/commercial district.
- a. All developments shall be designed so as to retain at least 40 percent of the initial canopy.
 - b. All development shall be designed so that, in 20 years' time, 50 percent of the property will be underneath tree canopy. In areas identified as significant uplands habitat, this canopy requirement can be satisfied by the 50 percent open space requirement in subsection (a)(2). In other areas, existing trees may be relocated or additional trees planted in the appropriate areas to meet this criterion.
 - c. The additional trees shall conform to the characteristics specified by the publication "Standards for Nursery Stock" available from the State of Florida Department of Agriculture and Consumer Services. All replacement trees shall be Florida Nursery Grade No. 1 or better and shall have a minimum height of eight feet and a minimum tree caliper of three-fourths inch at the time of planting. Acceptable tree species are listed in the Table 405.19.2.
 - d. Other tree species may be added to this list based upon whether or not the species is a naturally occurring tree in the Idylwild/[Serenola](#) area.
- (7) *Protection of existing trees.*
- a. Protection of trees during construction.
 - i. The development review committee shall determine during development plan review whether existing trees will require protection during construction. This decision shall be based upon the proximity of the area of construction activity and the location of the trees relative to the structure and other facilities. All trees approved for removal shall be exempt from protection requirements.
 - ii. Existing regulated trees may be required to be protected by barriers as provided for in [section 405.18](#).
 - iii. Grade changes shall not be made within the protective barriers without prior approval by the development review committee. Where roots greater than one-inch in diameter are damaged or exposed, the roots shall be cut cleanly and covered with soil.
 - iv. Landscape preparation within the protective barriers shall be limited to hand clearing or shallow disking in the area. Disking shall be limited to a depth of two inches unless specifically approved otherwise by the director.
 - v. Attachments or wires other than those of a protective or non-damaging nature shall not be attached to any protected tree.
 - vi. Trees that have been destroyed or received major damage during construction shall be replaced prior to the issuance of the certificate of occupancy. Replacement trees may be required on a more than one-for-one basis if the replacement trees are smaller than the tree being removed.
- (f) *Archaeologically significant areas.*
- (1) *Purpose and intent.* A number of archaeologically significant areas have been identified within the Idylwild/[Serenola](#) study area. These areas are not mapped, but have been generally located during field surveys by representatives of the State of Florida, Division of Historical Resources.
 - (2) *Archaeological survey required.* If archaeologically significant areas are present on a site, then the exact location and extent of the archaeologically significant site shall be surveyed by a professional archeologist and coordinated with the State of Florida Division of Historical Resources.
 - (3) *Historical resources preservation criteria.* In order to preserve these important historical resources, the criteria listed below shall apply to the development of parcels containing archaeologically significant areas.
 - a. In-situ preservation of a site is the preferred method of avoiding damage to an archeological resource.
 - b. Preserving the site is more important than preserving the artifacts alone because the relationship of the artifacts to each other in the site provides valuable information that can be lost when artifacts are removed. Further, preserving the site keeps it available for more sophisticated future research techniques.
 - c. When a residential parcel contains an archaeologically significant site, any development on that site shall be located and designed in such a way that preserves the archaeologically significant areas as common open space.
 - d. When a nonresidential parcel contains an archaeologically significant site, construction shall avoid damage to the site by planning construction to avoid the site. If development planning constraints preclude avoiding the site altogether, then easily removed facilities such as parking lots, tennis courts, or other similar nonpermanent construction may be allowed above the site provided there is "capping" or covering of the archeological site first with a layer of soil to protect the site. Capping may be used where:
 - i. The soils to be covered will not suffer serious compaction;
 - ii. The covering materials are not chemically active;
 - iii. The site is one in which the natural processes of deterioration have been slowed; and
 - iv. The site has been recorded.
 - e. A buffer may be required between the development and the archeological site. The width of the buffer shall be determined on a case-by-case basis by the professional archeologist after consultation with representatives of the State of Florida Division of Historical Resources.
 - f. The archeological site, if preserved in-situ, shall be protected from construction activity by the use of barriers, as provided for in [section 405.18](#).
 - g. If deemed appropriate after consultation with representatives of the State of Florida Division of Historical Resources, the site may be mitigated through data recovery.
 - h. If, during the construction phase of a development, an archeological find is made on a parcel not previously identified as an archaeologically significant site, the developer shall cease work within 20 feet in all directions of the find and within five working days shall notify by writing the Department and representatives of the State of Florida. The developer shall engage a professional archeologist to have an archeological and historical survey prepared. Within ten working days, the archeologist shall determine, after consultation with the State of Florida Division of Historical Resources, whether or not the find is significant and, if so, the actual dimensions of the site. A significant archeological find is one which:
 - i. Is associated with an event or person of recognized significance in Florida or American history or recognized scientific importance in prehistory;
 - ii. Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archeological research questions;
 - iii. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;
 - iv. Possesses substantial stratigraphic integrity; or
 - v. Involves important research questions that historical research has shown can be answered only with archeological methods.
 - i. If the find is not determined to be significant, the developer may resume construction without amendment to the development plan.
 - j. If the find is determined to be significant, the developer shall have the option of revising the development plan so as to comply with this Section or mitigating through data recovery.
 - k. If a determination is not made within the ten-working-day time period, then the find shall not be considered significant and the developer may resume construction without amendment to the development plan.
- (g) *Scenic roads.* Crown Road (56th Avenue and 17th Terrace) has been identified as a scenic road. Development activities occurring along Crown Road shall be consistent with the [chapter 405](#), Article IX, Scenic Road Corridors Overlay of this ULDC.

Sec. 405.20. - Land use.



- (a) *Density.* Within the boundaries of the Idylwild/Serenola Special Area Study, the limitations listed below on allowable residential density shall apply to properties that are adjacent to parcels designated as residential 0—2 units per acre or 2—4 units per acre on the Idylwild/Serenola Future Land Use Map.
- (b) *Parcels within 150 feet.*
 - (1) For that portion of those adjacent properties within 150 feet of parcels so designated, the residential density shall not exceed two units per acre above the maximum zoned density of the designated parcel.
 - (2) The 150 feet shall be measured from the boundary of the zoning district of the parcels so designated, referred to henceforth as the zoned boundary.
 - (3) Adjacent properties shall mean abutting properties or properties that are separated by a private or county right-of-way or easement, but properties that are separated by an arterial road shall not be considered adjacent.
 - (4) Within those 150 feet, the character of the proposed development shall be the same as the character of development in that adjacent residential zone with regard to the building height and housing type.
 - (5) The density may be increased by an additional two units per acre for every additional setback of 150 feet from the zone boundary.
 - (6) Increases in density may be permitted for development of a planned unit development shown to be sufficiently similar in character and intensity so that compatibility is maintained.
 - (7) The planned unit development shall use such techniques as screening and buffering and building height and design restrictions.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.21. - Infrastructure.



Any new development, subdivision or PD shall be connected to a public water supply and a centralized sewer facility.

- (a) *Application.* This section shall not apply to the development of single-family lots of more than three acres in size or existing lots of record of less than three acres in size, either of which receive approval by the Health Department for well or septic permits.
- (b) *Burden of proof.*
 - (1) The burden shall be on the property owner to demonstrate that a lot of record was existing prior to February 7, 1989.
 - (2) In both cases, the well and/or septic permits shall be considered temporary and shall be valid only until such time as central water and/or sewer capacity is made available. Such development shall then be required to tie into the central system(s).

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.22. - Alternative compliance.



Except as otherwise provided in this article, requests for alternative compliance from any provision of this article may be made as follows:

- (a) An applicant may submit a proposal which varies from the strict application of the requirements of this article in order to accommodate unique site features or characteristics, utilize innovative design, prevent extraordinary hardship, promote the overriding public interest or general public welfare, or because the provisions of this Article do not apply or are unnecessary. Diminished value or inconvenience is not considered extraordinary hardship.
- (b) The applicant shall have the burden of demonstrating the existence of the necessary conditions or reasons for alternative compliance. In any case where alternative compliance is granted, the alternative compliance shall be the minimum necessary to permit reasonable use or access. Mitigation measures may be required as a condition of granting the alternative compliance.
- (c) Requests for alternative compliance shall be submitted as part of an application for development plan approval and shall be received and approved, approved with conditions, or denied by the development review committee.
- (d) An alternative compliance plan shall be approved only upon a finding that it fulfills the purpose and intent of this article as well as, or more effectively than, would adherence to the strict requirements.

(Ord. No. 05-10, § 2, 12-8-05)

ARTICLE IX. - SCENIC ROAD CORRIDORS OVERLAY

Sec. 405.34. - Objectives of article.

The objectives of this article are as follows:

- (a) To promote the convenience and enjoyment of public travel on the highways, roadways, and other travel corridors of the county.
- (b) To protect the natural and cultural heritage scenic road corridors of the county and to enhance their resource values for the enjoyment of future generations.
- (c) To protect the public investment in scenic road corridors from activities, land uses, signs, etc., which impair both the integrity of the corridor, its capacity for traffic, and its visual qualities.
- (d) To provide safe facilities for leisure driving, hiking, and biking.
- (e) To provide access to and protect outstanding visual experiences representative of the county's variety of landscape resources and cultural attractions.
- (f) To contribute to the environmental and historical appreciation of the county and education of the residents and visitors.
- (g) To attract visitors to the county by preserving natural beauty along the scenic road corridors.
- (h) To expose scenic views and vistas along the travel corridor.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.35. - Guidelines for designation.

To measure the significance of the scenic, historical, and cultural value of scenic road corridors, the following guidelines shall apply:

- (a) The quality of its scenic, historic, or cultural resources is unique and/or of sufficient magnitude to merit regional or county recognition;
- (b) A variety and diversity of visual experience created by land form, changes in terrain, natural vegetation, type of landscape and/or land use activity is provided;
- (c) Access between or to recreation areas or points of scenic, cultural, historical, or scientific interest occur as part of the system;
- (d) The immediate roadside or corridor is relatively free of commercial or other development restrictive of scenic quality; and
- (e) The scenic road corridor's natural, scenic, and cultural resources are not damaged beyond their recognition and it is relatively easy to restore their initial resource value.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.36. - Specific criteria for designation.

To receive the designation of scenic road corridor, one or more of the following criteria must apply:

- (a) **Scenic resource significance.**
 - (1) Interesting geomorphic formations.
 - (2) Type of natural vegetation.
 - (3) Presence or nearness of water bodies (by type).
 - (4) Overall landscape composition.
- (b) *Archaeological resource significance.* Area of archaeological importance.
- (c) *Historical resource significance.*
 - (1) **Road** developed prior to era of interstate development.
 - (2) Sites of historical importance.
- (d) *Cultural resource significance.*
 - (1) Unspoiled character of resource (no adverse land uses and structures).
 - (2) Amenability for multiple recreational uses for pedestrian, equestrian, or bicycle paths, and passive recreation.
- (e) *Priority of criteria.*
 - (1) **Scenic** quality.
 - (2) Variety of recreation experience.
 - (3) Compatibility with other corridor users.
 - (4) Harmony with other land use.
 - (5) Access to parks and other recreation.
 - (6) Popular demand.
 - (7) Degree of urgency if the corridor is to be protected.
 - (8) Protection of ecology.
 - (9) Suitability for use by other transportation modes (bus, pedestrian, equestrian, bicycles).
 - (10) Type of developmental possibilities.
 - (11) Resource vulnerability to incompatible land use.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.37. - Protected area along scenic road corridors.

The area within 100 feet of the right-of-way lines or the limits of the county's prescriptive use on any **road** designated as a **scenic road** corridor shall be the protected area of the corridor.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.38. - Restrictions along scenic road corridors.



The county commission may designate by resolution or ordinance scenic road corridors for purposes of preservation. In preserving a scenic road corridor, the county commission shall have the power to impose restrictions along the corridor, including, but not limited to, the following:

- (a) Providing and erecting markers designating scenic road corridors.
- (b) Prohibition of outdoor advertising signs within the protected area except small (7½-square-foot maximum) signs advertising residential development or homes for sale on lots or parcels of property immediately adjacent to the corridor and subdivision entryway signs constructed in accordance with [article 3 of chapter 407](#).
- (c) The setting and posting of speed limits.
- (d) The setting and posting of maximum weight limits and classes of vehicular travel.
- (e) Prohibiting the removal of trees which have attained a diameter of eight inches or more at a point 4½ feet above average ground level within the protected area except under circumstances where trees have died or the over-grown trees have hindered sight lines and safety factors creating traffic hazards in accordance with the requirements of [section 406.12\(b\)](#) of this ULDC, or where no access to the property is available without removal of such trees.
- (f) Providing for preservative maintenance to protect and enhance scenic quality in accordance with [section 405.05](#).
- (g) Prohibiting structures within the protected area except for the following:
 - (1) Fences with opacity of not more than 50 percent when viewed along a line of sight perpendicular to the fence shall be permitted with an approved administrative permit.
 - (2) Traffic signals shall be permitted.
 - (3) Street lights shall be permitted within 25 feet of intersecting right-of-way lines.
 - (4) Subdivision entryway signs, decorative walls, and fences built as entryway features and permitted in accordance with this ULDC shall be permitted according to the following:
 - a. The line of sight is to be viewed as perpendicular to the centerline of the scenic roadway;
 - b. The entryway structure is not to exceed six feet in height except for columns and posts, which may not exceed eight feet in height. Structures may be allowed to extend to eight feet in height and columns and posts to ten feet in height at pedestrian and bicycle access points;
 - c. The width of the entryway structure is not to exceed 50 feet in a perpendicular direction from the entrance road edge of pavement;
 - d. The entryway structure shall be designed in a manner that is consistent with the intent of this chapter and blend with the natural surroundings and aesthetics of the scenic road corridor. Materials and colors utilized shall be in earth tones or natural woods;
 - e. Landscaping shall be provided and maintained along those areas that are visible from the scenic road corridor line of sight to "soften" the appearance of the entryway structure; and
 - f. The use of high-intensity lighting for any of these features is prohibited.
- (h) Prohibiting any commercial activity within the protected area.
- (i) Prohibiting overhead utilities within the protected area, except for the following:
 - (1) Utility drops may be installed to previously existing buildings within the protected area.
 - (2) Primary electrical transmission lines carrying 25,000 volts or more may be exempted from this restriction by the county commission after development plan approval when such transmission lines propose to cross the protected area perpendicular to the scenic road corridor.
 - (3) Utility lines carrying less than 25,000 volts shall be installed underground when making a perpendicular crossing to service new development; however, the installation of an attractively landscaped electric transformer to the buildings or structures in such new development from an underground electric connection shall be permitted within the protected area.
- (j) Providing for the mapping and description of all designated scenic road corridors in the comprehensive plan as part of the conservation and open space element.
- (k) Nothing herein shall be construed as otherwise denying the use of the protected area as yard space.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 405.39. - Maintenance of corridors and scenic quality.



The county engineer shall implement the following guidelines for scenic road corridor maintenance:

- (a) Conserve and restore the high quality of natural resources and unique features such as tree canopy, ground cover, animals and geological features in their natural state.
- (b) Preserve cultural and historical character.
- (c) Clear cutting of vegetation in the scenic road corridor right-of-way shall not be permitted, except as authorized in subsection (c) of this section, and except under such circumstances where the sight lines are obstructed and contributing to traffic hazards after fulfilling procedures in [section 405.41\(c\)\(3\)](#); provided, however, that one annual clear cutting shall be permitted, if necessary, to restore scenic vistas along a corridor.
- (d) Selective vegetation cutting may be permitted to open up and enhance views and vistas within the scenic road corridor right-of-way upon recommendation of the staff and approval of the county commission.
- (e) Where proper permits have been obtained controlled burning may be practiced where necessary to encourage vegetation growth and control insect and pest occurrence.
- (f) Mowing shall be permitted in drainage ditches to prevent clogging and overflow.
- (g) Trees and other vegetation damaged beyond the restoration stage, either by natural causes or accidents, should be removed. Attempts should be made to replant such areas to bring them to their original state.
- (h) In cases where recreation access and/or facilities (scenic overlook, picnic areas, multi-purpose trails, unpaved parking) are provided, they shall be maintained on a regular basis.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 09-01, § 2(Exh. A), 2-24-09)

Sec. 405.40. - Variances.



The county commission may grant variances from the terms of this chapter if serving the public interest and where, due to special conditions, a literal enforcement of the provisions would result in unnecessary and undue hardship or a safety hazard. Public notice shall be provided in accordance with article IV in [chapter 402](#) of this ULDC. In granting variances, the county commission shall make a finding that:

- (a) Special conditions and circumstances exist which are peculiar to the land, such as size, shape or topography, which are not applicable to other lands in the protected area;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
- (d) The variance is necessary to promote public safety.

(Ord. No. 05-10, § 2, 12-8-05)

(a) *Method of designation.*

- (1) Once a request has been received to designate a particular road as a scenic road corridor, staff will review the proposal and prepare a report and recommendation to be presented to the county commission.
- (2) Should staff's report be favorable, the county commission shall give public notice of a hearing to consider designation as a scenic road corridor, in accordance with the requirements of [Article 4, Chapter 402](#) of this ULDC. The notice shall include the following:
 - a. Description and location of the corridor and popular name;
 - b. Maximum weight limit to be set, if any;
 - c. Speed limit to be set, if any;
 - d. Description of the protected area; and
 - e. Any other special limitation, restriction or use not covered above which may be imposed along the scenic road corridor.

(b) *Modification or revocation of designation.*

- (1) *Addition of right-of-way width.* The addition of right-of-way width along a designated scenic road corridor shall have no effect upon the reservation and protection of the full designated protected area unless and until the county commission approves an improvement plan that encroaches into the full designated protected area and financing of construction for the reclassified designated scenic road corridor has been established. In such instance, the scenic nature of the road shall be preserved to the maximum extent possible. This may include replanting of similar types of vegetation, including native vegetation, if available.
- (2) *Change in character.* In the event of change in character of a designated scenic road corridor, whether due to natural disaster or degradation, except for man-made disaster or degradation, the same procedure specified in subsection (b) (a) of this Section shall be utilized to consider continuing designation of the road as a scenic road corridor. In no case shall a change in character, where due to natural or man-made causes (such as incorporation in municipal limits), result in revocation unless a study report of the staff clearly shows that restoration to the original character of the scenic road corridor is impracticable. The same procedures specified in subsection (a) of this section shall be used to modify designated scenic road corridors.
- (3) *Revocation.* No designated scenic road corridor shall be revoked for any reason whatsoever except by the procedure specified in subsection (a) of this section. A designated scenic road corridor may be revoked by the procedures specified in subsection (a) of this section when:
 - a. Its character has been adversely altered by natural causes, rendering it irretrievable as a scenic road corridor; or
 - b. Imminent construction due to reclassification as provided in paragraph (1) above, when such construction irrevocably destroys the scenic character of the protected area.

(c) *Public hearing.*

- (1) At the time of hearing, the proof of publication of the required notice shall be filed with the county commission.
- (2) Mailed notice shall be provided to all property owners located along the proposed corridor no later than 15 days prior to the public hearing.
- (3) At the hearing, the county commission shall hear all interested parties and, should it determine that a road should be designated, modified, or revoked as a scenic road corridor, it shall adopt an appropriate resolution or ordinance stating the same.
- (4) Each such resolution or ordinance by the board of county commissioners shall have the effect of designating, modifying, or revoking, as the case may be, a road as a scenic road corridor.
- (5) Such designation, modification, or revocation as a scenic road corridor shall become effective when a certified copy of such resolution or ordinance has been filed by the board in the office of the clerk of the circuit court and duly recorded in the public records of the county.

Appendix C

Maps

Appendix C: Maps

Exhibit C-1 – Major Development of Regional Impact (DRIs)

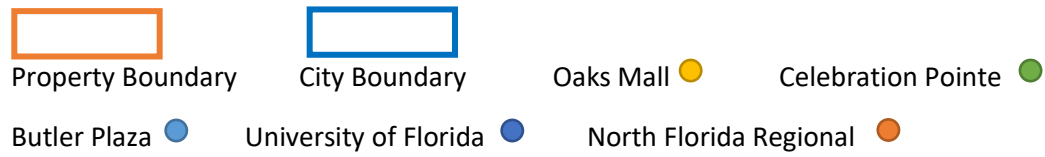
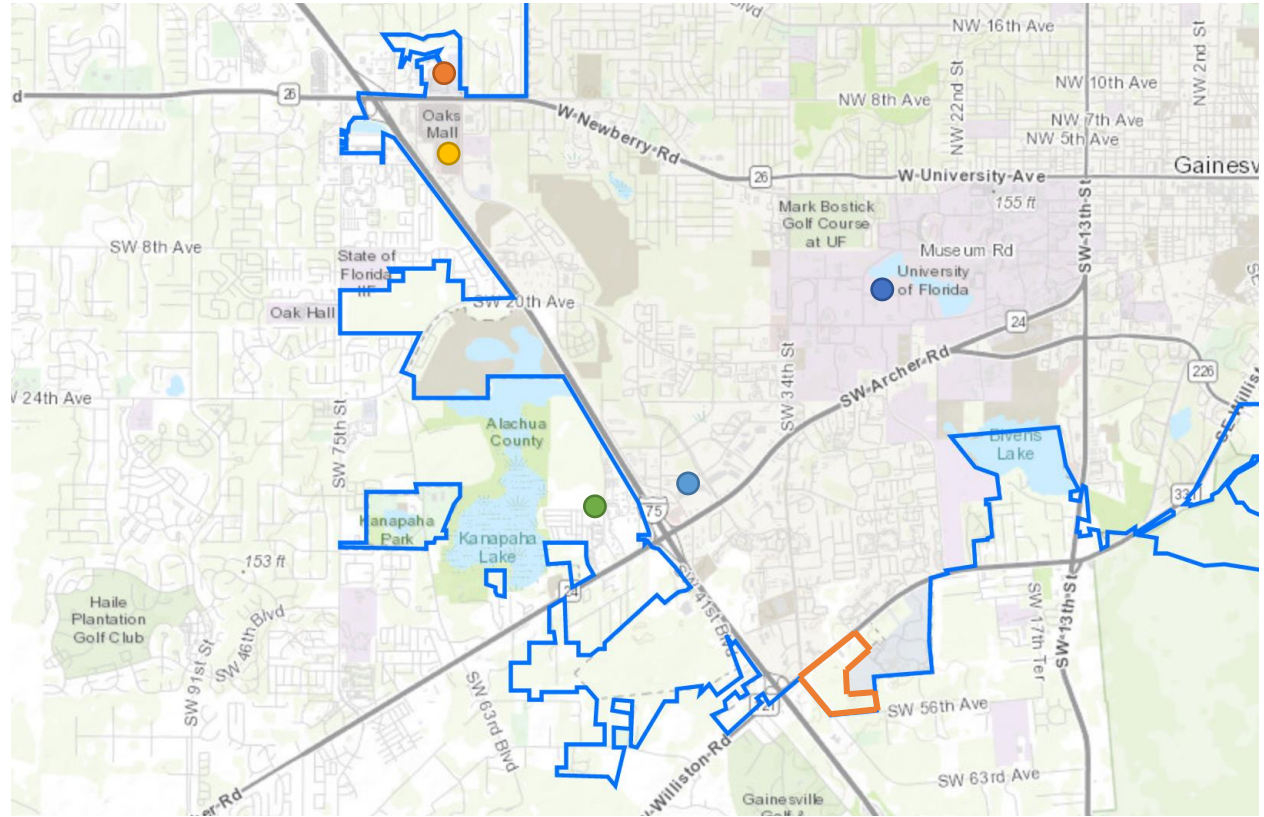


Exhibit C-2: Existing Zoning

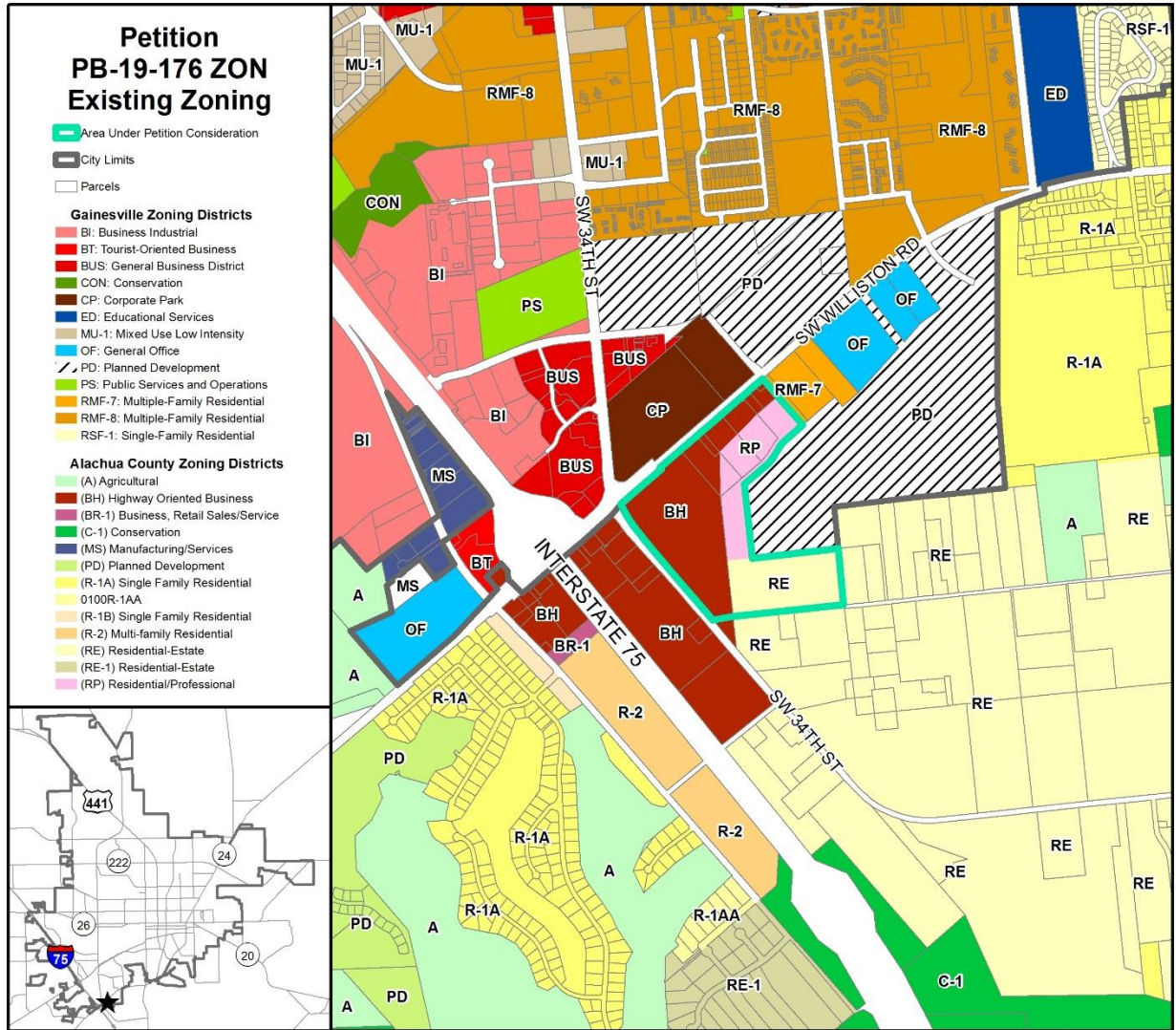


Exhibit C-3: Proposed Zoning

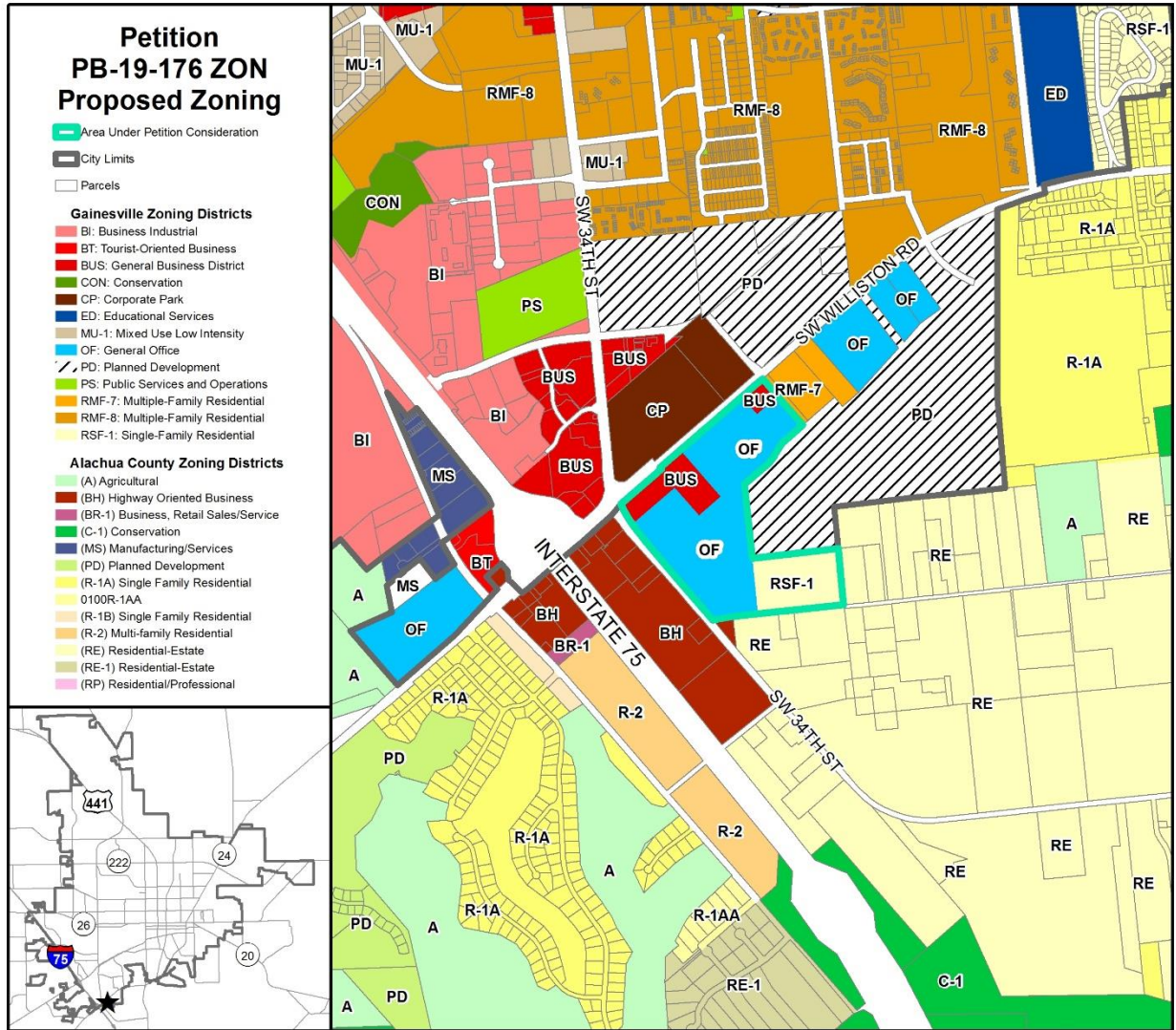


Exhibit C-4: Transportation Mobility Program Area (TMPA) Zone

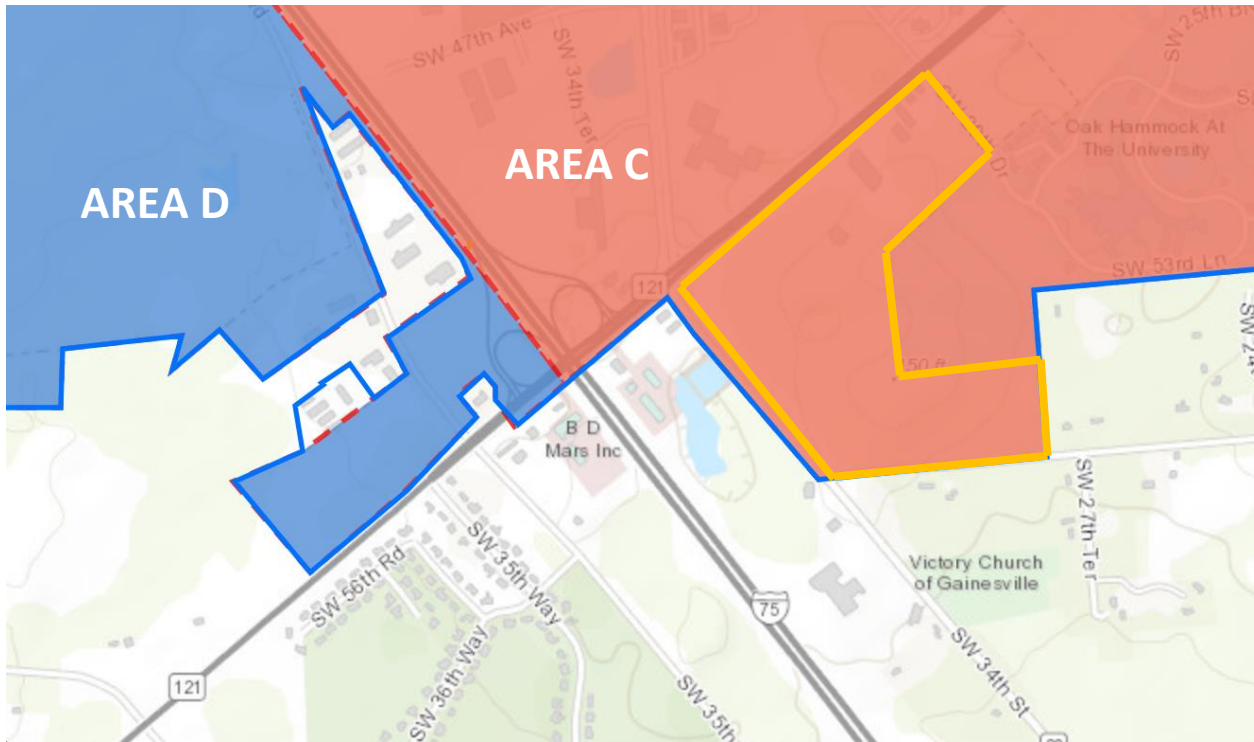


Exhibit C-5: University of Florida Context Area

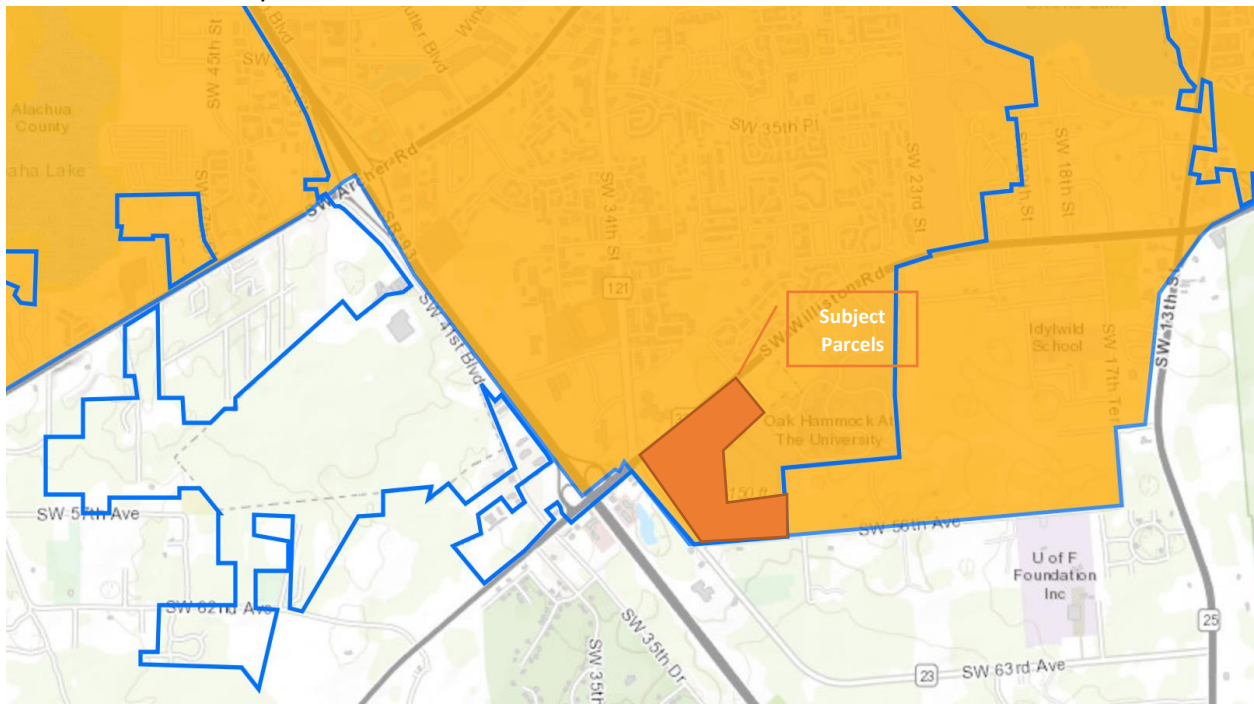


Exhibit C-6: Idylwild-Serenola Special Area Study

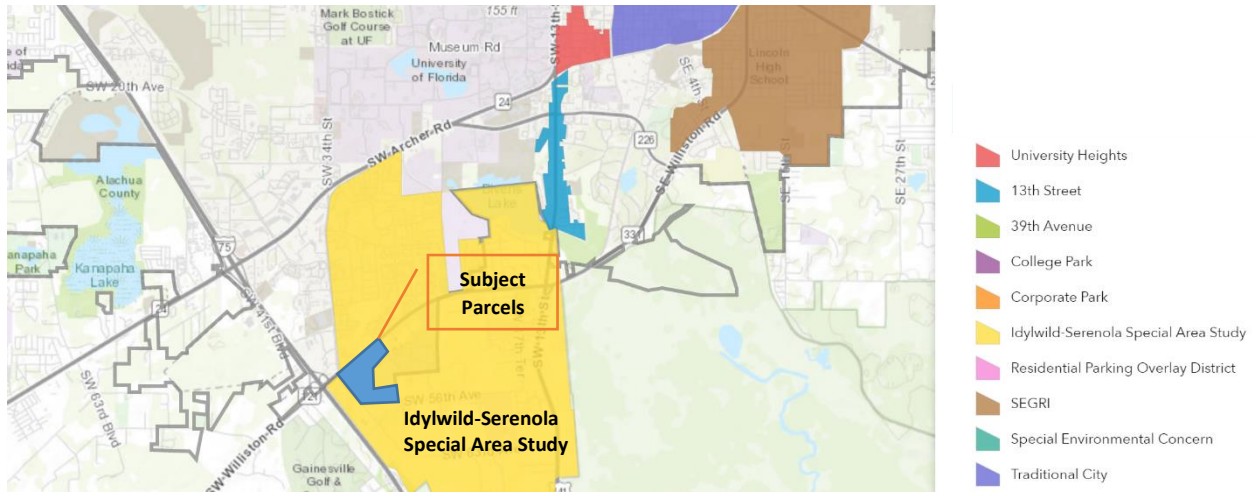


Exhibit C-8: GRU Gas Services

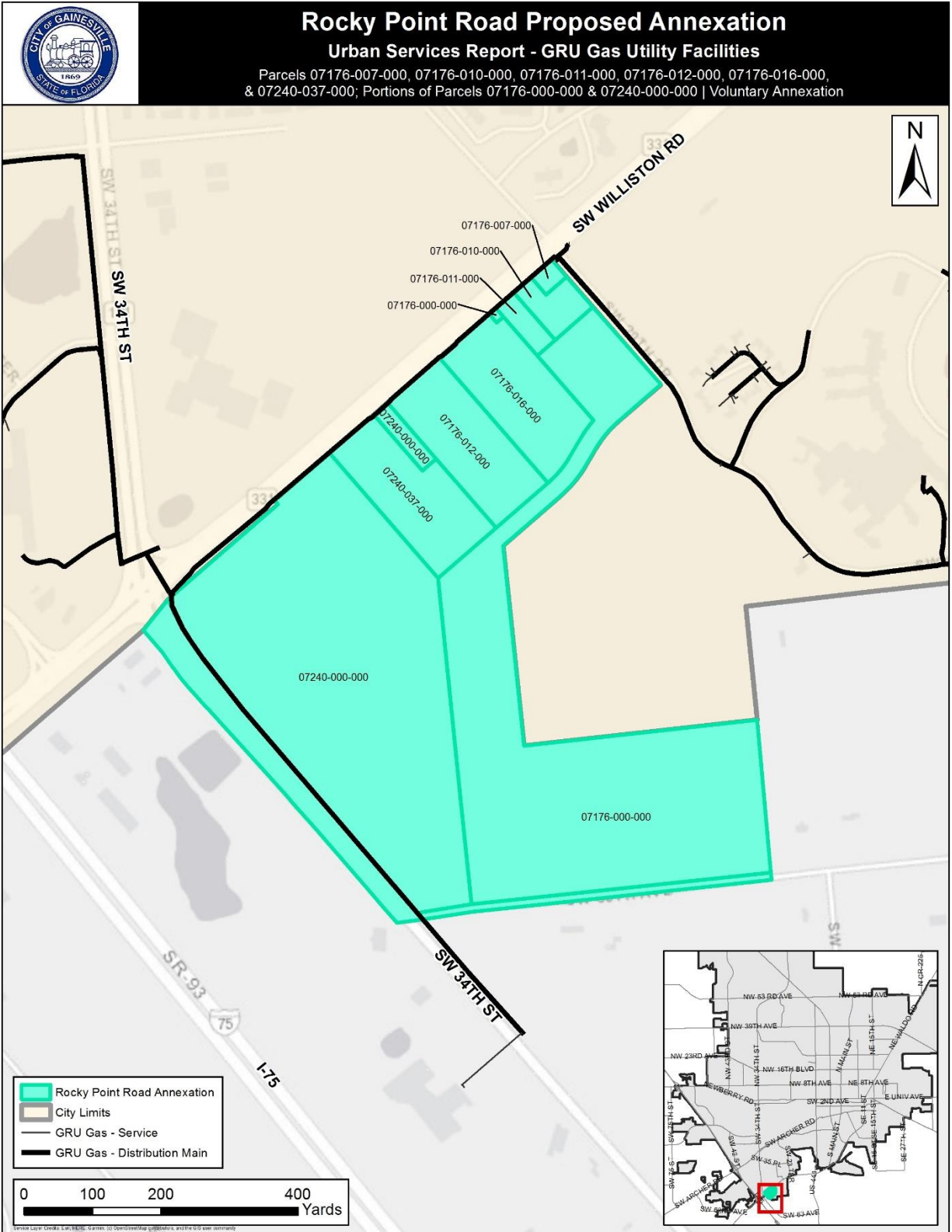


Exhibit C-9: GRU Wastewater Utility Facilities

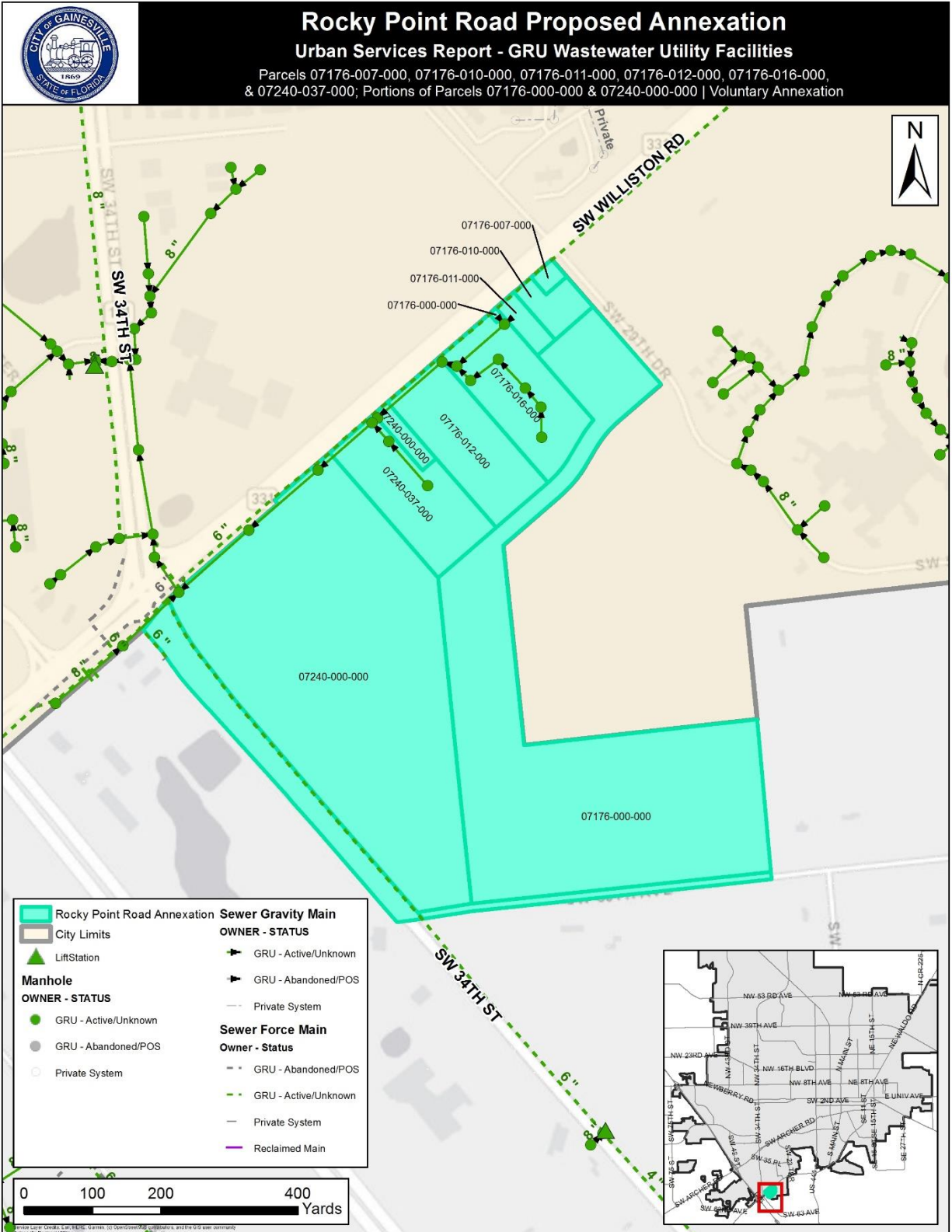


Exhibit C-10: GRU Water Utility Facilities

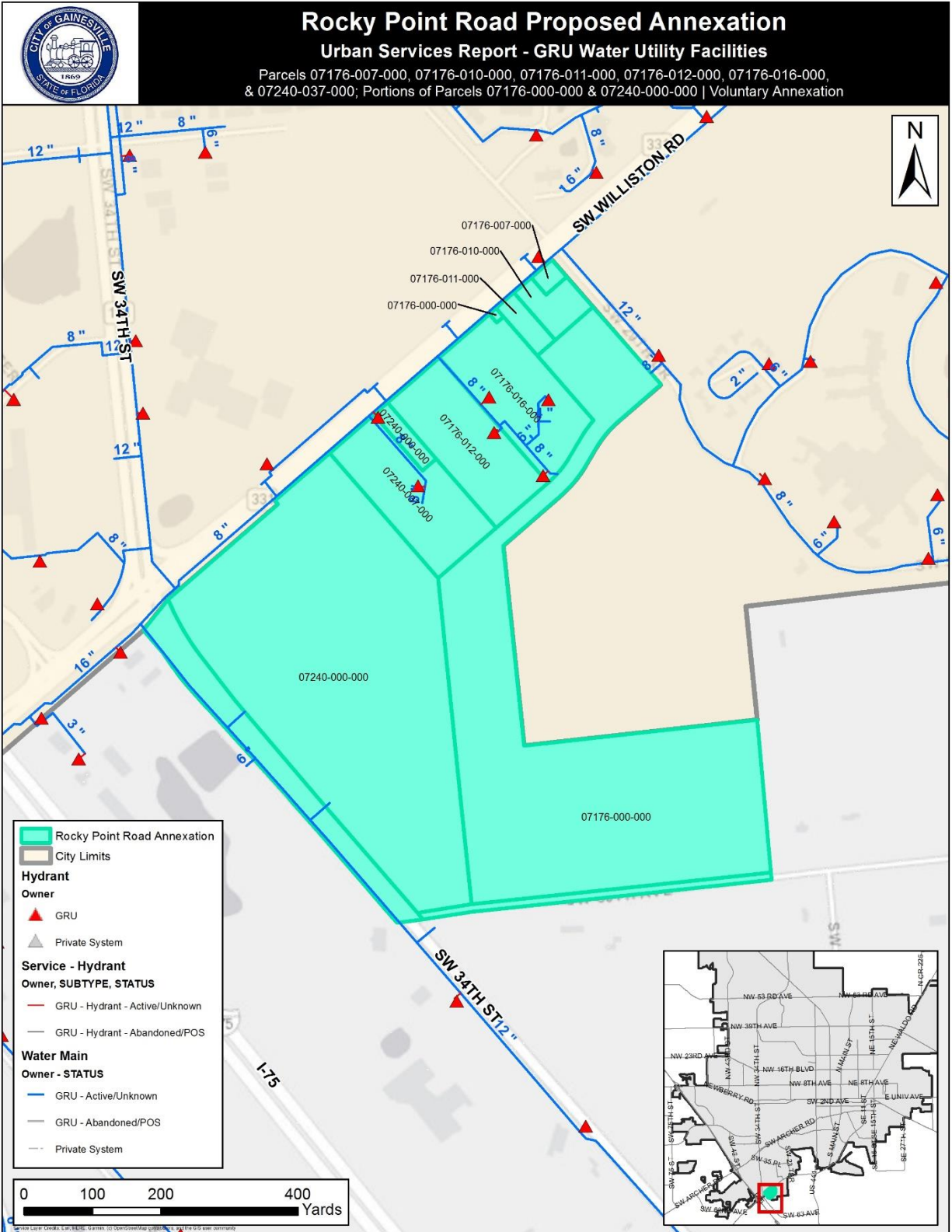


Exhibit C-13: RTS Transit Service

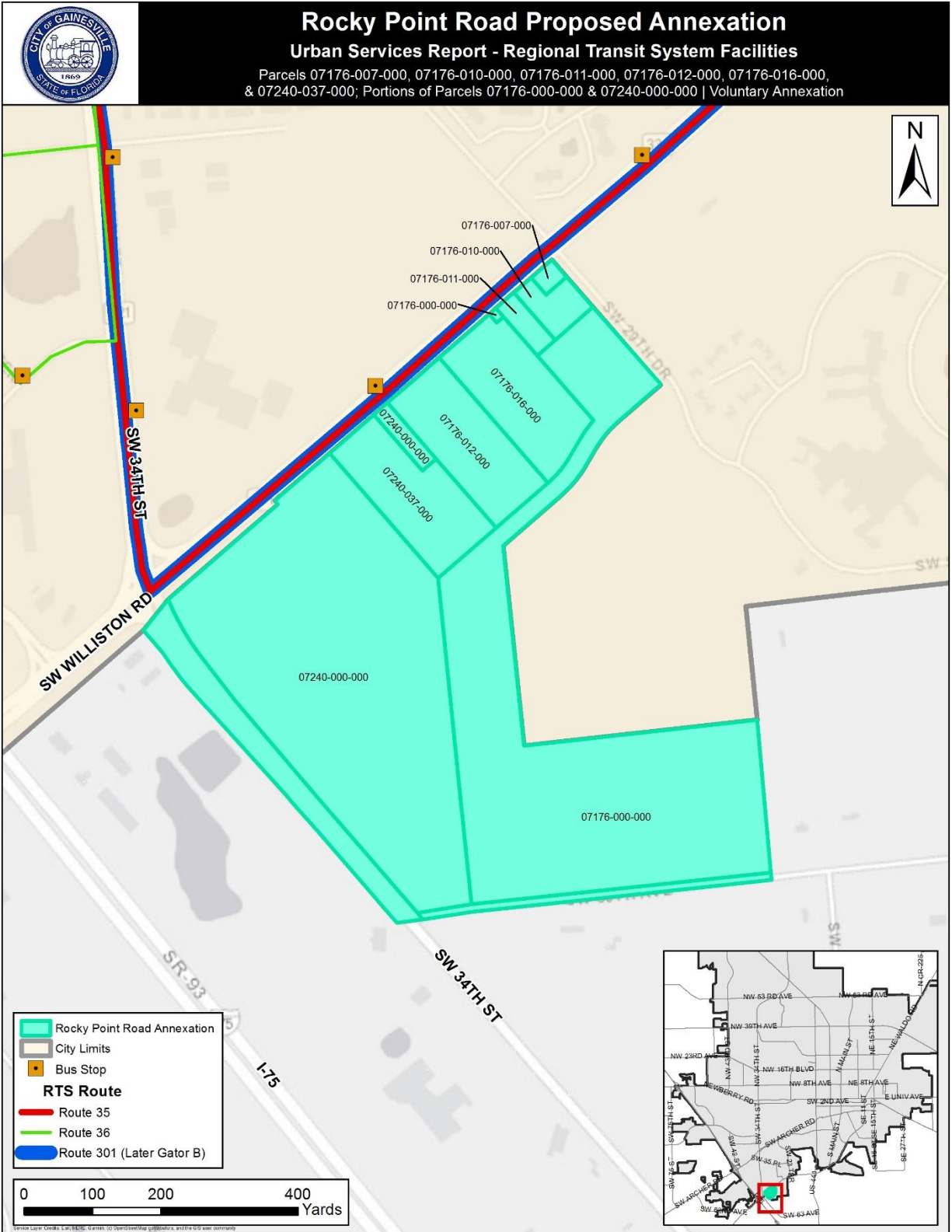


Exhibit C-14: Prairie View Trust GPS Location Analysis

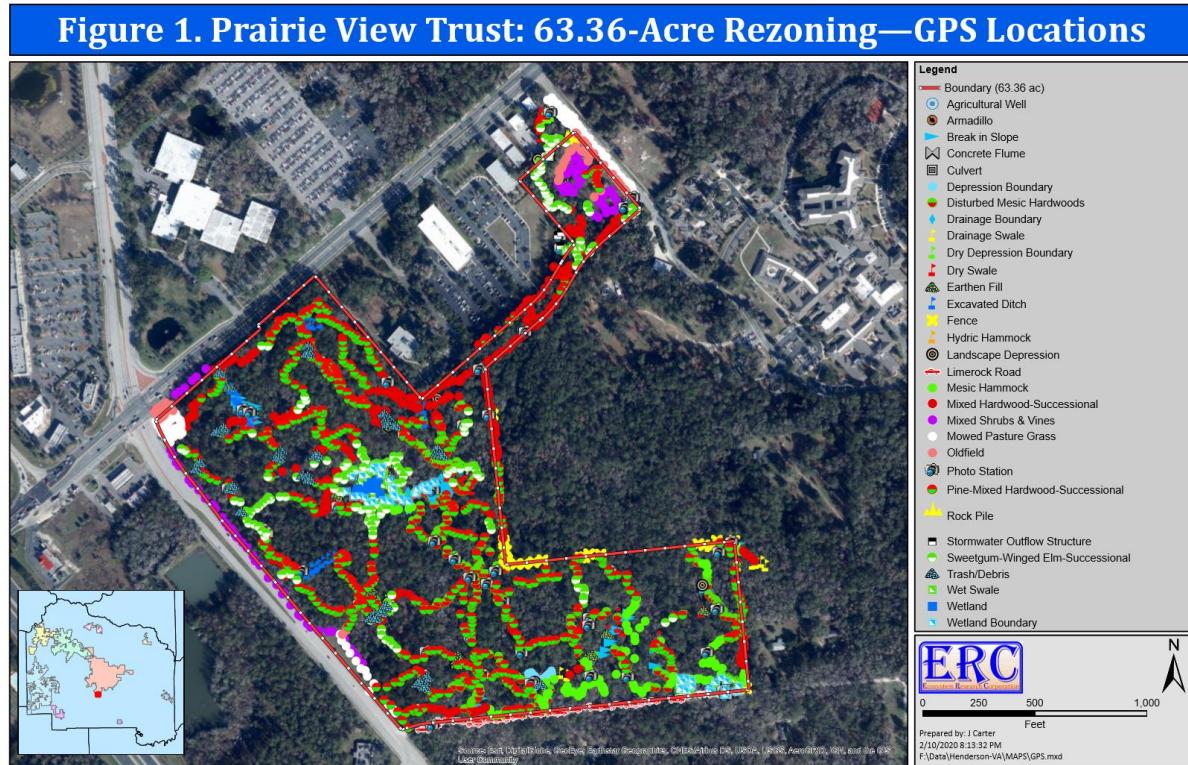


Exhibit C-15: Prairie View Trust Plant Communities

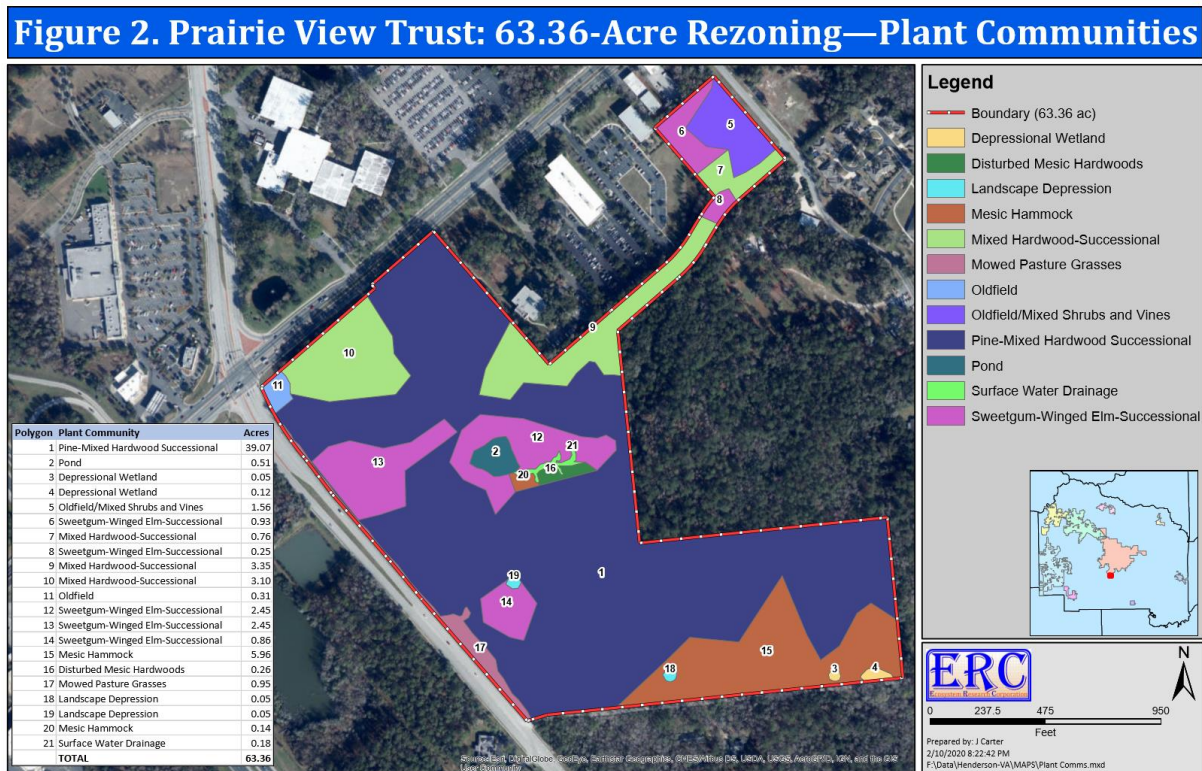


Exhibit C-16: Prairie View Trust Plant Communities within Zoning Areas

Figure 4. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities within Zoning Areas

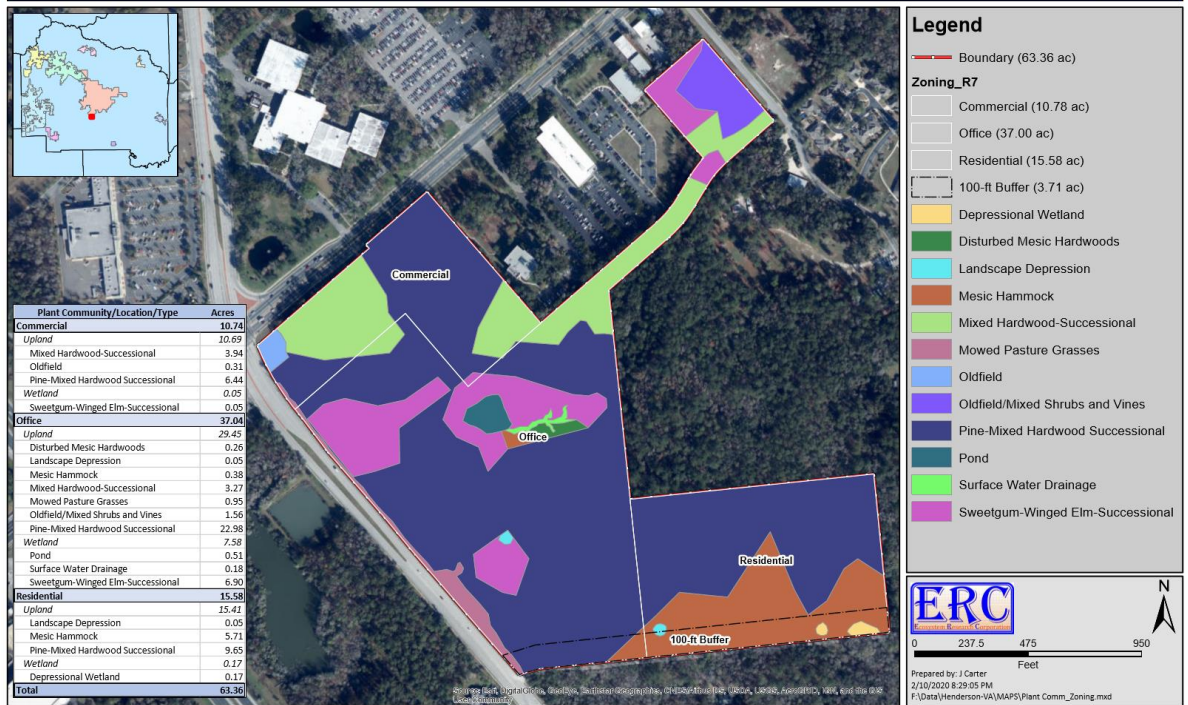


Exhibit C-17: Prairie View Trust Plant Communities Juxtaposed Over 1937 Aerial

Figure 5. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities (1937 Aerial)

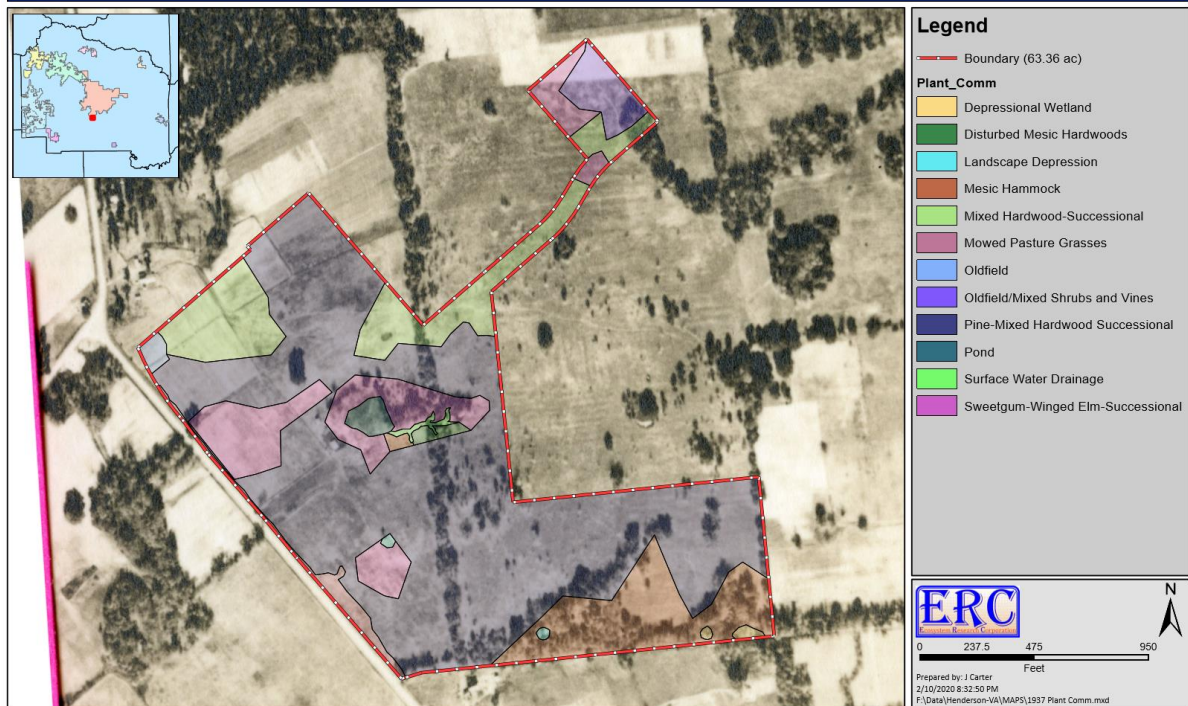


Exhibit C-18: Prairie View Trust Plant Communities Juxtaposed Over 1949 Aerial

Figure 6. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities (1949 Aerial)

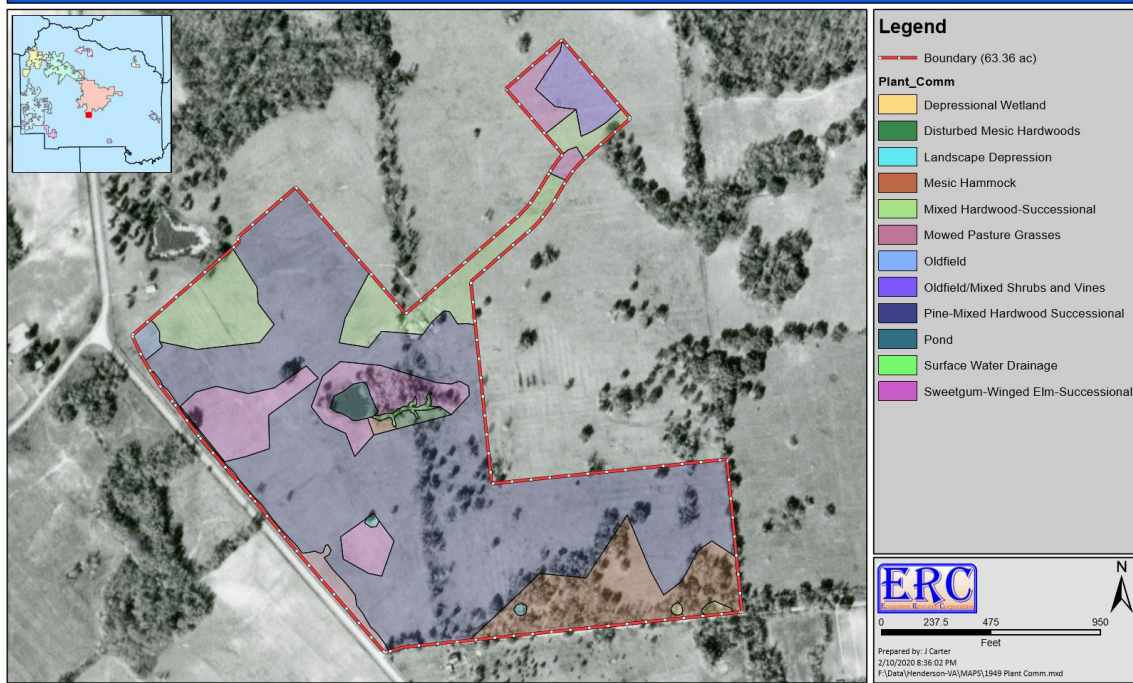


Exhibit C-19: Prairie View Trust Plant Communities Juxtaposed Over 1956 Aerial

Figure 7. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities (1956 Aerial)

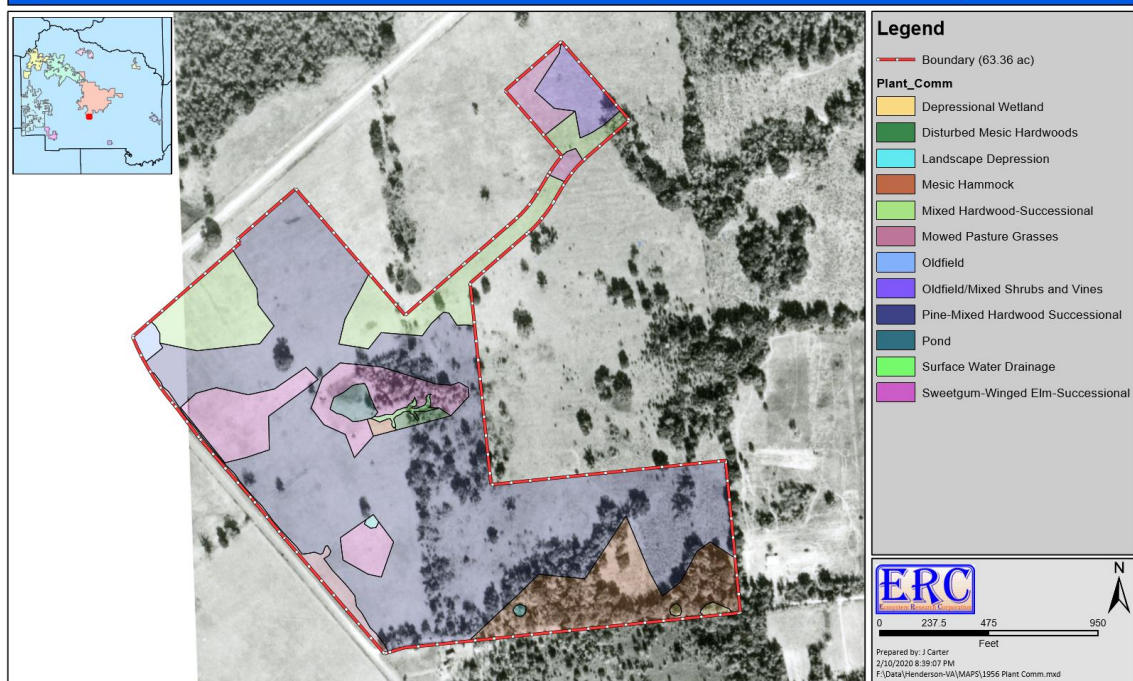


Exhibit C-20: Prairie View Trust Plant Communities Juxtaposed Over 1961 Aerial

Figure 8. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities (1961 Aerial)

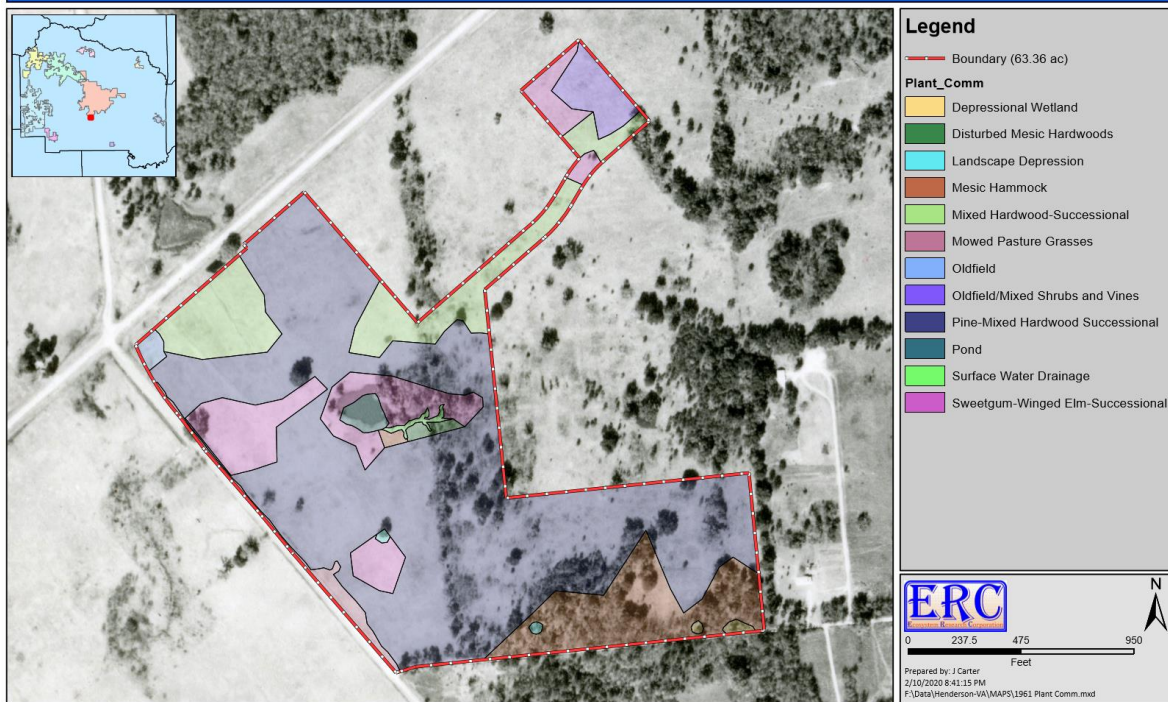


Exhibit C-21: Prairie View Trust Plant Communities Juxtaposed Over 1968 Aerial

Figure 9. Prairie View Trust: 63.36-Acre Rezoning—Plant Communities (1968 Aerial)

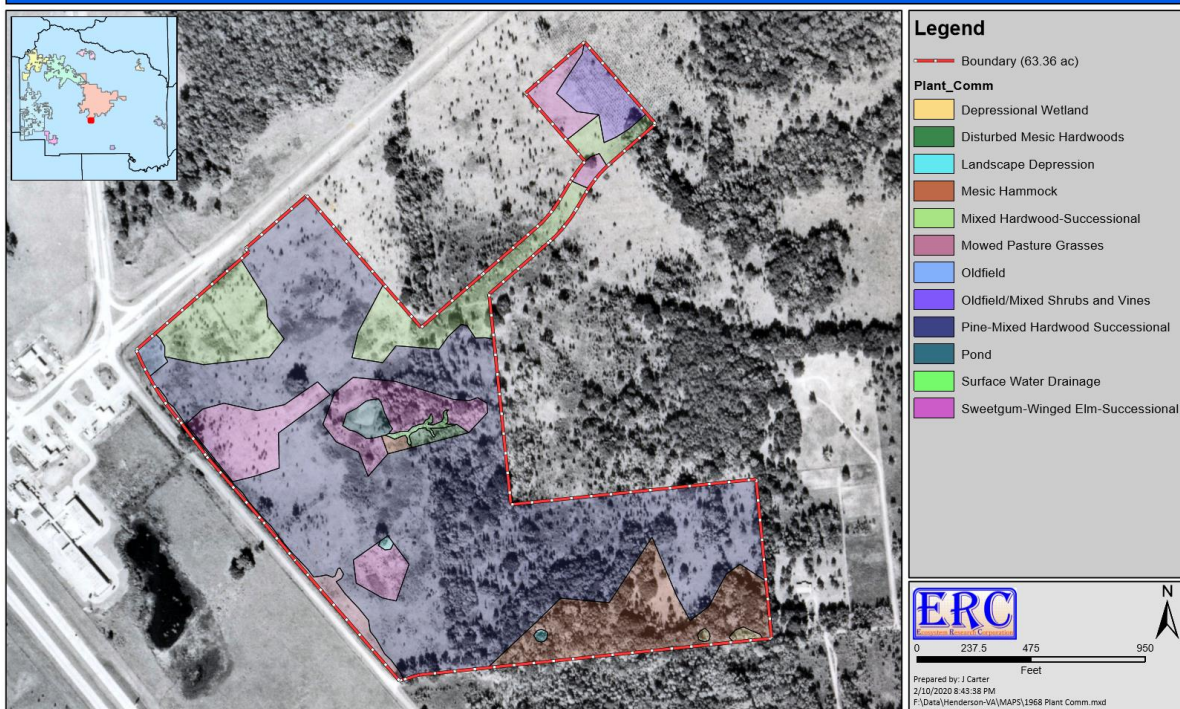


Exhibit C-22: Prairie View Trust Plant Communities Juxtaposed Over 1974 Aerial

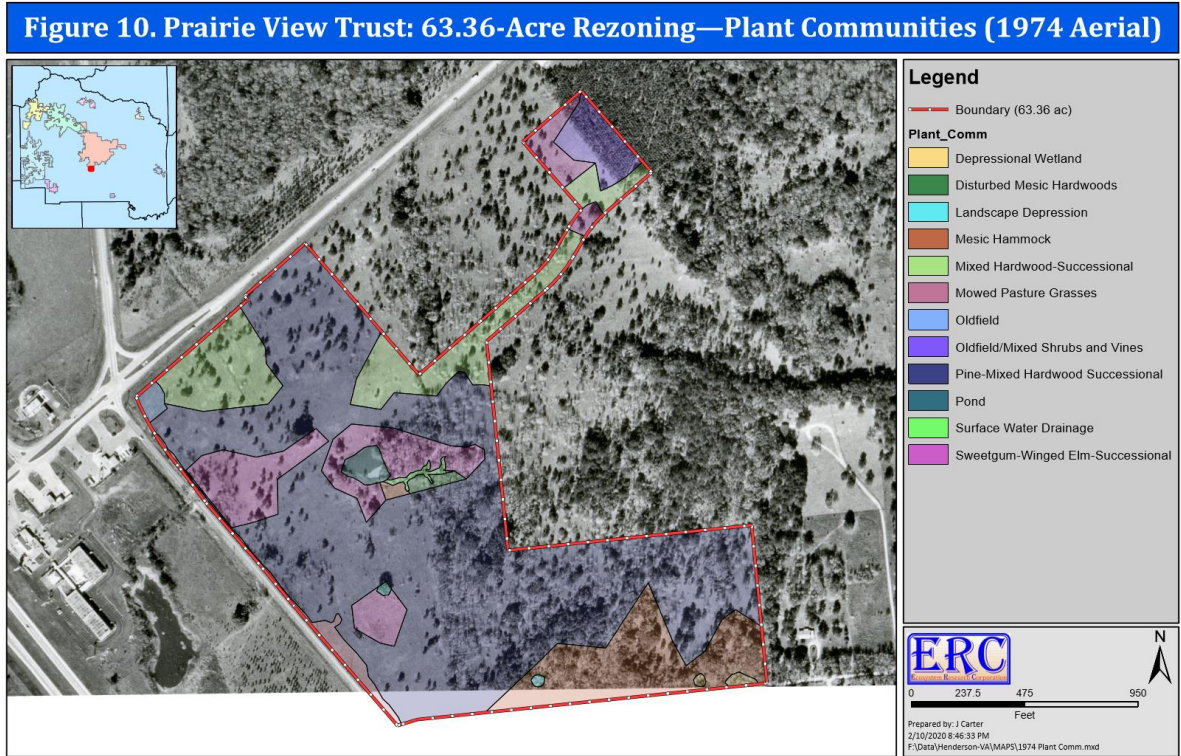


Exhibit C-23: Prairie View Trust Plant Communities Juxtaposed Over 1979 Aerial

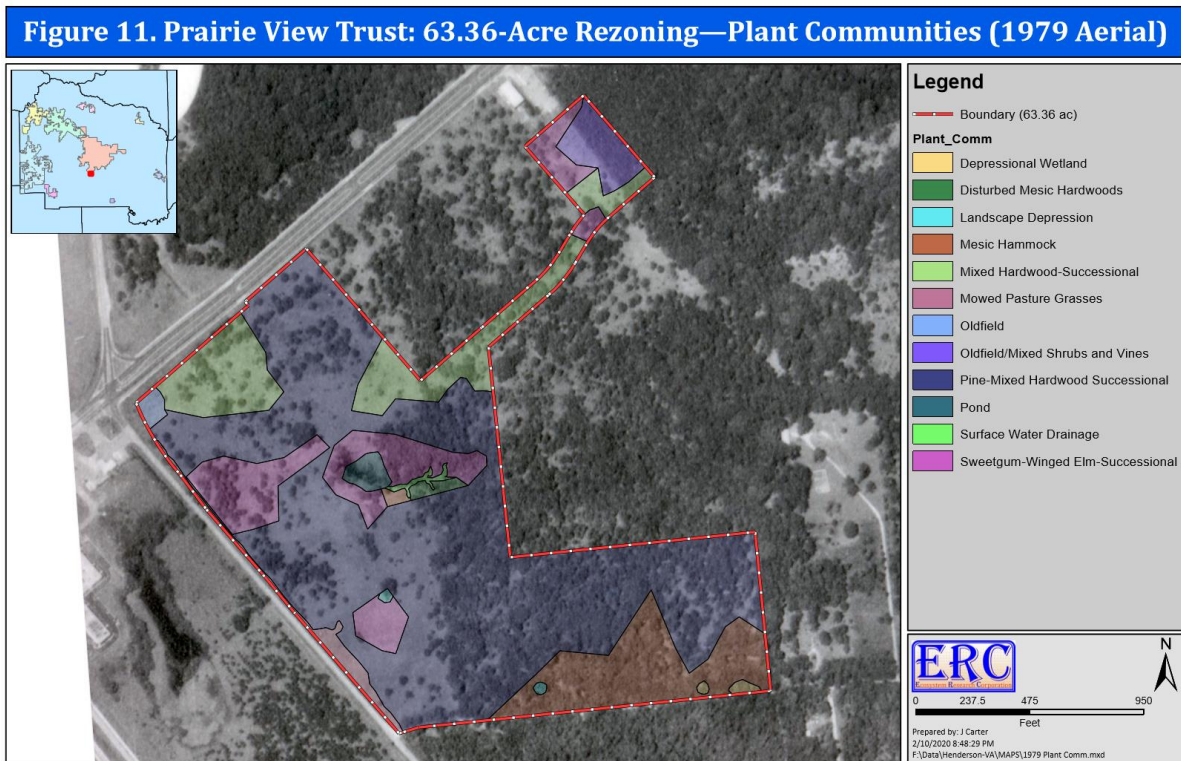


Exhibit C-24: Prairie View Trust Plant Communities Juxtaposed Over 2000 Aerial

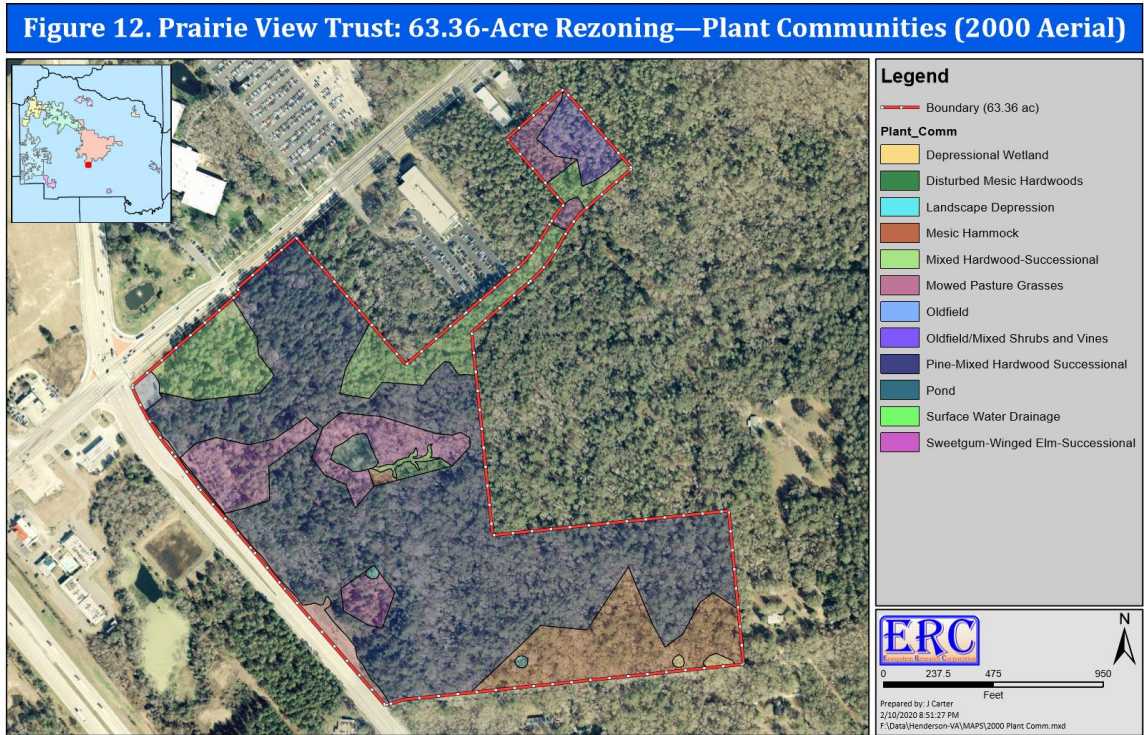


Exhibit C-25: Prairie View Trust Plant Communities Juxtaposed Over 2005 Aerial

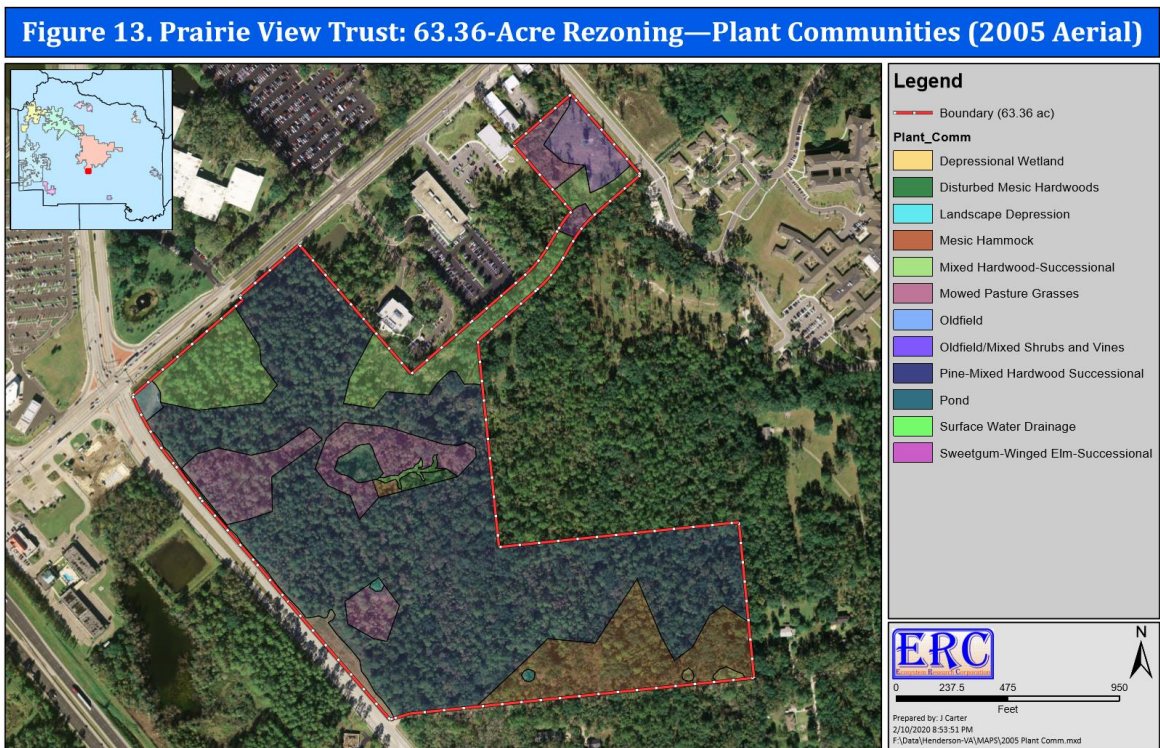


Exhibit C-26: Prairie View Trust Strategic Ecosystems

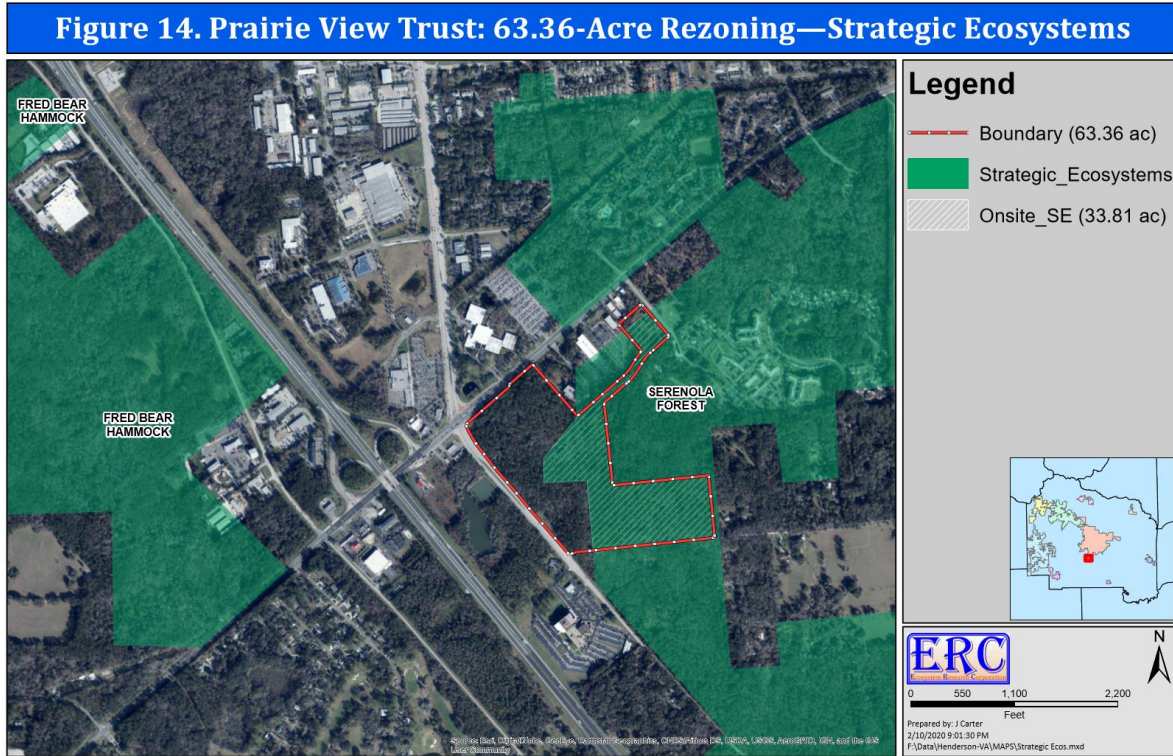


Exhibit C-27: Prairie View Trust KBN Golder Ecological Inventory

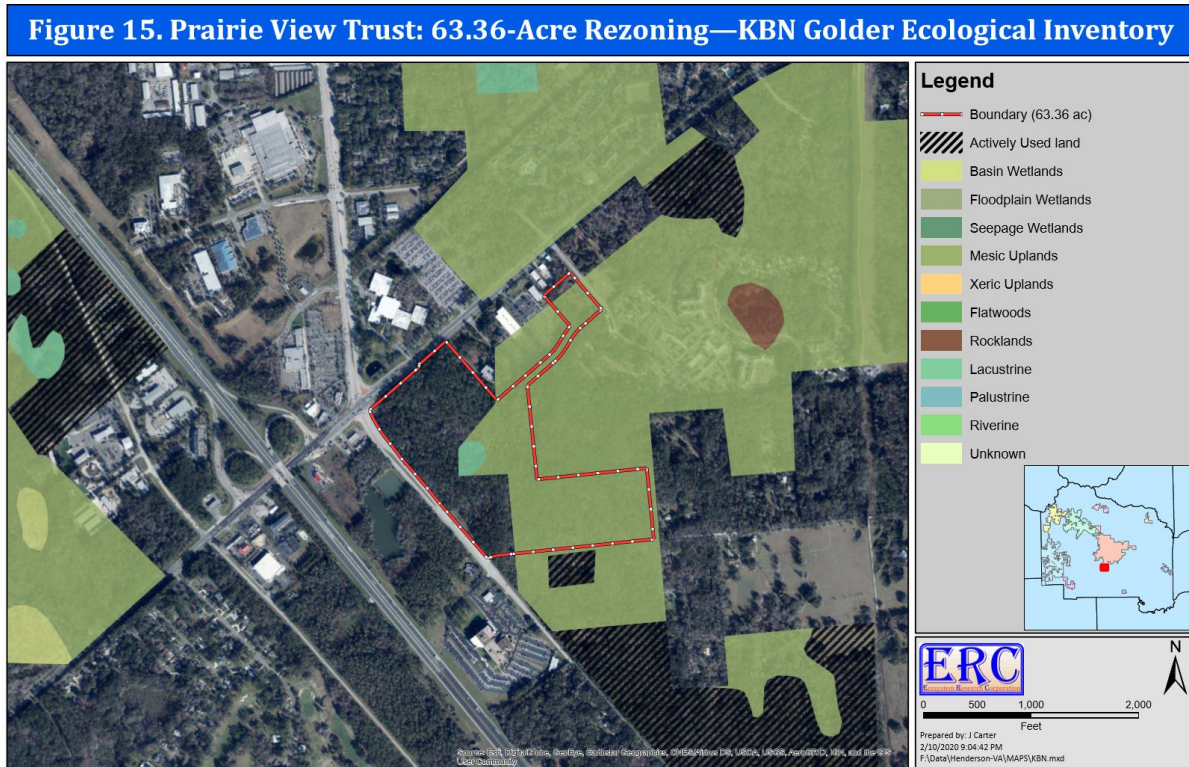


Exhibit C-28: Prairie View Trust Significant Ecological Habitats

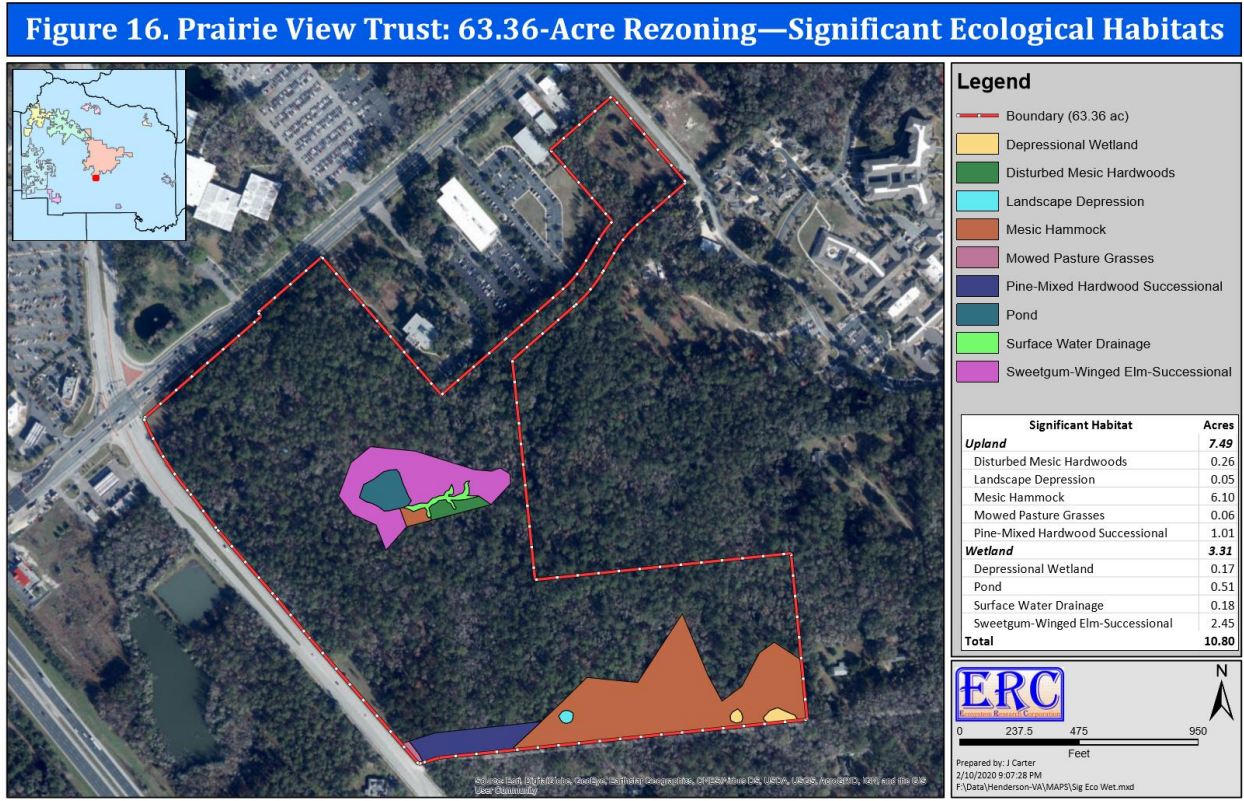
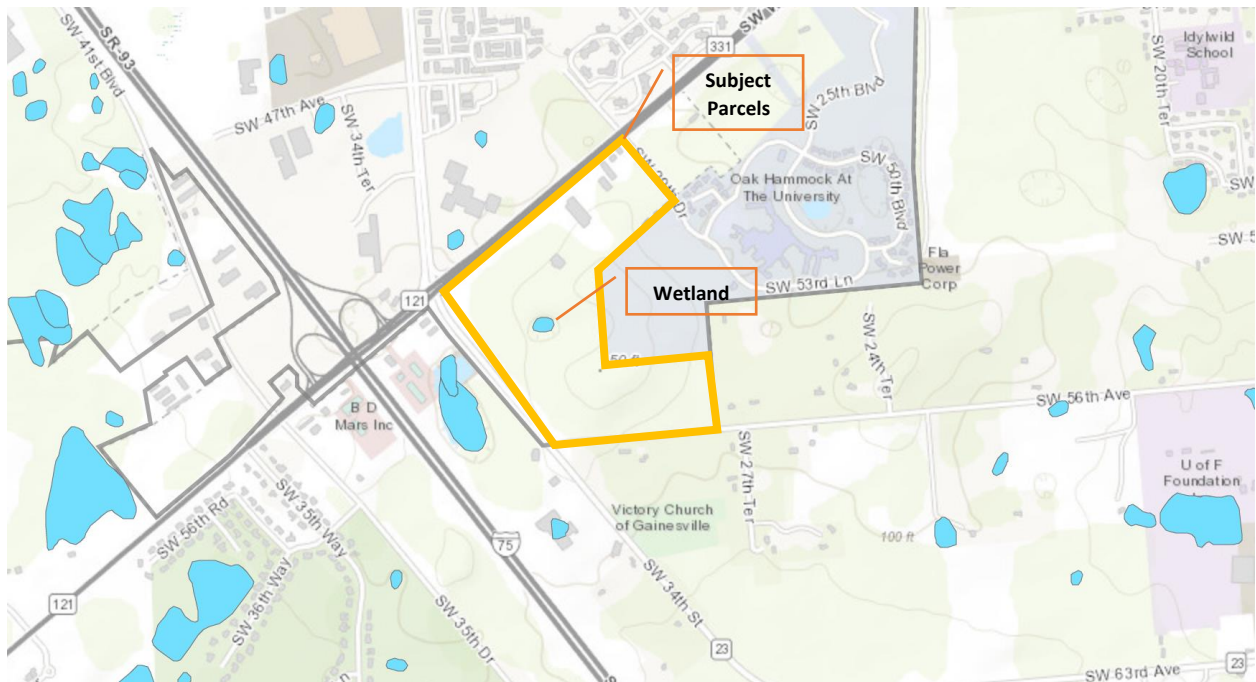


Exhibit C-29: Wetland Area



Appendix D

Use Comparison Table

Use Comparison Table

Alachua County	City of Gainesville
BH Business, Highway	BUS Business
Produce Stand (Limited)	Dormitory, Small (Special Use)
Community Garden (Limited)	Bed and Breakfast Establishments
Farmers Market (Limited)	Emergency Shelters
Feed & Agriculture Supply Sales	Car Wash Facilities
Farmworker Housing (Special Exception)	Funeral Homes and Crematories
Dock (Limited)	Fuel Dealers (Special Use)
Public Park or Historic Site	Public Parks
Security Quarters (Accessory Use)	Job Training and Vocational Rehabilitation Services
Adult Day Care (Limited)	Adult Day Care Homes
Child Care (Limited)	Daycare Center
Government Buildings and Facilities (Limited, Special use)	Public Administration Buildings
Cemetery (Limited, Special Use)	Microbrewery, Micro winery, Micro distillery
Homeless Shelter as a Principal use (Special Use)	Residence for Destitute People (Special Use)
Homeless Shelter as an accessory use (Accessory Use)	Residence for Destitute People (Special Use)
Soup Kitchen as a principle use (Special Use)	Food Distribution Center for the Needy (Special Use)
Soup Kitchen as an accessory use (Accessory Use)	Food Distribution Center for the Needy (Special Use)
Civic Organizations and Places of Worship	Places of Religious Assembly
Civic Organizations and Places of Worship	Civic, Social & Fraternal Organizations
Museum	Museum and Art Galleries
Commercial Animal Boarding or Training Facility - (Special Exception)	Ice manufacturing/vending machines (Special Use)
Pet Rescue Organization (Limited)	Rehabilitation Centers (Special Use)
Medical Clinic or Lab	Offices, Medical and Dental
Medical Clinic or Lab	Laboratories, Medical and Dental
Medical Marijuana dispensary (Limited)	Medical Marijuana Dispensing Facility
Veterinary Clinic or Hospital (Limited)	Veterinary Services
Massage Therapist - (Limited)	Office
Bus or Train Station (Special Exception)	Passenger Transit or Rail Stations
Major Utilities (Special Exception)	Liquor Store
Minor Utilities	Retail Nurseries, Lawn and Garden Supply Stores

Broadcast or Communication Tower (Special Exception)	School, Elementary, Middle & High (Public & Private)
Amateur Radio Tower (Accessory Use)	Schools, Professional
Personal Wireless Service Facility (Limited, Special Use)	Schools, Vocational and Trade
Entertainment and Recreation (Special Exception)	Scooter or Electric Golf Cart Sales
Outdoor Recreation (Limited, Special Exception)	Recreation, Outdoor (Special Use)
Zoo (Special Exception)	Skilled Nursing Facility
Restaurant	Restaurants
Restaurant with Drive through (Limited)	Drive-through Facility
Incidental Food and Beverage Sales (Accessory Use)	Research, Development and Testing Facilities
Cocktail Lounge, Bar, Tavern or Nightclub	Alcoholic Beverage Establishments
Mobile Food Sales (Limited)	Food Truck
Business and Professional Services	Business Services
Bank or Financial Institution	
Radio or Television Station Excluding Tower	
Personal Services	Personal Services
Gym or Fitness Center	
Indoor Sports Training Facility	Recreation, Indoor
Hotel or Motel	Hotels and Motels
Retail Sales and Service	Large-scale Retail
Neighborhood Convenience Center (Limited)	Retail Sales (Not Elsewhere Classified)
Convenience Store (Limited)	Retail Sales (Not Elsewhere Classified)
Pharmacy (Limited)	Light Assembly, Fabrication, and Processing (Special Use)
Furniture Store (Limited)	Retail Sales (Not Elsewhere Classified)
Media Sales and Rental (Limited)	Vehicle Sales (No Outdoor Display)
Media, Sexually Oriented (Limited)	Sexually-oriented Retail Store
Self-service Storage Facilities (Limited)	
Vehicle and Trailer Rental (Accessory Use)	Vehicle Rental
Vehicle and Trailer Rental (Accessory Use)	Equipment Sales, Rental and Leasing, Light
Service Station	Vehicle Services
Fuel Sales (Accessory Use)	Gasoline/Alternative Fuel Stations
Outdoor Storage (Accessory Use)	
Outdoor Display (Accessory Use)	
Remote Parking (Limited)	Parking, Surface as a Principal Use (Special Use)
Package Treatment Plant (Special Use)	Recycling Center (Special Use)

Spray Irrigation (Limited)	
RE Single Family, Estate Residential	RSF-1 Single Family Residential
Agriculture Use (Limited)	Adult Day Care Homes
Poultry or Livestock Raising on Parcels Less than 5 Acres (Limited)	Places of Religious Assembly (Special Use)
Community Garden (Limited)	Schools (Elementary, Middle and High) (Special Use)
Kennel, Cattery or Private Animal Shelter (Limited, Special Exception)	
Farmworker Housing (Special Exception)	
Resource-based Recreation	
Dock (Limited)	
Public Park or Historic Site	Public Parks
Single-family Detached Dwelling	Single-family Dwellings
Accessory Living Unit (Accessory Use)	
Security Quarters (Accessory Use)	
Model Home (Accessory Use)	
Community Residential Home, Small (Limited)	Community Residential Homes (Up to 6 Residents)
Child Care Center (Special Exception)	
Family Child Care Home (Limited)	Family Child Care Homes
Government Buildings and Facilities (Limited, Special use)	
Cemetery (Limited, Special Use)	
Homeless Shelter as a Principal use (Special Use)	
Soup Kitchen as an accessory use (Accessory Use)	
Soup Kitchen as a principle use (Special Use)	
Civic Organizations and Places of Worship (limited)	
Museum (Limited)	
Major Utilities (Special Exception)	
Minor Utilities (Limited)	
Amateur Radio Tower (Accessory Use)	
Personal Wireless Service Facility (Limited, Special Use)	
Home-based Business (Accessory Use)	
Golf Course (Limited)	
Bed and Breakfast (Limited)	Bed and Breakfast Establishments (Special Use)
Parking or Trucks, Recreational Vehicles and Trailers (Accessory Use)	
Package Treatment Plant (Special Use)	

Spray Irrigation (Limited)	
RP Residential Professional	OF office
Agriculture Use (Limited)	Accessory Dwelling Units (Accessory)
Community Garden (Limited)	Emergency Shelters
Farmers Market (Limited)	Equipment Sales, Rental and Leasing, Light
Farmworker Housing (Special Exception)	Food Truck (Accessory Use)
Resource-based Recreation	Health Services
Dock (Limited)	Light Assembly, Fabrication, and Processing (Special Use)
Public Park or Historic Site	Public Parks (Special Use)
Single-family Detached Dwelling	Single-family House
Single-family Attached Dwelling	Attached Dwellings
Security Quarters (Accessory Use)	Offices
Multiple-family Dwelling	Multi-family Dwellings
Residential Over Commercial	Offices, Medical and Dental
Assisted Living (Limited)	Assisted Living Facility
Community Residential Home, Small (Limited)	Community Residential Homes (Up to 6 Residents)
Community Residential Home, Small (Limited)	Community Residential Homes (7 to 14 Residents)
Community Residential Home, Large (Limited)	Community Residential Homes (More than 14 Residents)
Adult Day Care (Limited)	Adult Day Care Homes
Child Care Center (Limited)	Daycare Center
Family Child Care Home (Limited)	Family Child Care Homes
Government Buildings and Facilities (Limited, Special use)	Public Administration Buildings
Cemetery (Limited, Special Use)	Personal Services
Funeral Home (Special Exception)	Funeral Homes and Crematories
Homeless Shelter as an accessory use (Accessory Use)	Residence for Destitute People (Special Use)
Homeless Shelter as a Principal use (Special Use)	Residence for Destitute People (Special Use)
Soup Kitchen as a principle use (Special Use)	Rehabilitation Centers (Special Use)
Soup Kitchen as an accessory use (Accessory Use)	Medical Marijuana Dispensing Facility (Accessory Use)
Civic Organizations and Places of Worship	Places of Religious Assembly
Museum (Limited)	Museums and Art Galleries
Medical Clinic or Lab	Laboratories, Medical and Dental
Major Utilities (Special Exception)	Recreation, Indoor
Minor Utilities	Restaurants (Special Use)

Amateur Radio Tower (Accessory Use)	Schools, Elementary, Middle & High (Public & Private) (Special Use)
Personal Wireless Service Facility (Limited, Special Use)	Schools Professional
Home-based Business (Accessory Use)	Schools Vocational and Trade
Business and Professional Services	Business Services
Dance, Art or Similar Studio	Skilled Nursing Facility
Bed and Breakfast (Limited)	Bed and Breakfast Establishments (Special Use)
Rooming House	Dormitory, Large (Special Use)
Rooming House	Dormitory, Small
Package Treatment Plant (Special Use)	Social Service Facility
Spray Irrigation (Limited)	Veterinary Services
*Items highlighted in green are uses that are comparable between Alachua County and the City of Gainesville.	

Appendix E

Ordinance No. 190419

ORDINANCE NO. 190419

1
2
3 **An ordinance of the City of Gainesville, Florida, annexing approximately 86.64**
4 **acres of privately-owned property generally located south of SW Williston Road,**
5 **west of SW 29th Drive, north of SW 56th Avenue, and east of SW 34th Street, as**
6 **more specifically described in this ordinance, as petitioned for by the property**
7 **owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings;**
8 **providing for inclusion of the property in Appendix I of the City Charter; providing**
9 **for land use plan, zoning, and subdivision regulations, and enforcement of**
10 **same; providing for persons engaged in any occupation, business, trade, or**
11 **profession; providing directions to the Clerk of the Commission; providing a**
12 **severability clause; providing a repealing clause; and providing an immediate**
13 **effective date.**

14
15 **WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Florida Statutes, (the**
16 **“Act”), sets forth criteria and procedures for adjusting the boundaries of municipalities through**
17 **annexations or contractions of corporate limits; and**

18 **WHEREAS, on October 3, 2019, the City Commission of the City of Gainesville received a petition**
19 **for voluntary annexation of real property located in the unincorporated area of Alachua County, as**
20 **more specifically described in this ordinance, and determined that the petition included the**
21 **signatures of all owners of property in the area proposed to be annexed; and**

22 **WHEREAS, the subject property meets the criteria for annexation under the Act; and**

23 **WHEREAS, the City has provided all notices required pursuant to the Act, including: 1) notice that**
24 **has been published in a newspaper of general circulation at least once a week for two consecutive**
25 **weeks prior to first reading, and which notice gives: a) the ordinance number, b) a brief, general**
26 **description of the area proposed to be annexed together with a map clearly showing the area, and**
27 **c) a statement that the ordinance and a complete legal description by metes and bounds of the**
28 **annexation area can be obtained from the office of the Clerk of the Commission; and 2) not fewer**
29 **than ten calendar days prior to publishing the newspaper notice, the City Commission has**

30 provided a copy of the notice, via certified mail, to the Alachua County Board of County
31 Commissioners; and

32 **WHEREAS**, public hearings were held pursuant to the notice described above during which the
33 parties in interest and all others had an opportunity to be and were, in fact, heard.

34 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
35 **FLORIDA:**

36 **SECTION 1.** The City Commission finds that the property described in Section 2 of this ordinance is
37 reasonably compact and contiguous to the present corporate limits of the City of Gainesville and
38 that no part of the subject property is within the boundary of another municipality or outside of
39 the county in which the City of Gainesville lies. The City Commission finds that annexing the
40 subject property into the corporate limits of the City of Gainesville does not create an enclave of
41 unincorporated property.

42 **SECTION 2.** The property described in **Exhibit A**, which is attached hereto and made a part hereof
43 as if set forth in full, is annexed and incorporated within the corporate limits of the City of
44 Gainesville, Florida.

45 **SECTION 3.** The corporate limits of the City of Gainesville, Florida, as set forth in Appendix I,
46 Charter Laws of the City of Gainesville, are amended and revised to include the property described
47 in Section 2 of this ordinance.

48 **SECTION 4.** In accordance with Section 171.062, Florida Statutes, the Alachua County land use
49 plan and zoning or subdivision regulations shall remain in full force and effect in the property
50 described in Section 2 of this ordinance until the City adopts a comprehensive plan amendment
51 that includes the annexed area. The City of Gainesville shall have jurisdiction to enforce the

52 Alachua County land use plan and zoning or subdivision regulations through the City of
53 Gainesville's code enforcement and civil citation processes.

54 **SECTION 5.** (a) As of the effective date of this ordinance, all persons who are lawfully engaged in
55 any occupation, business, trade, or profession within the property area described in Section 2 of
56 this ordinance may continue such occupation, business, trade, or profession, but shall obtain a
57 business tax receipt from the City of Gainesville for the term commencing on October 1, 2020.

58 (b) As of the effective date of this ordinance, all persons who possess a valid certificate of
59 competency issued by Alachua County that are lawfully engaged in any construction trade,
60 occupation, or business within the property area described in Section 2 of this ordinance may
61 continue the construction trade, occupation, or business within the subject area and the entire
62 corporate limits of the City of Gainesville, subject to the terms, conditions, and limitations imposed
63 on the certificate by Alachua County, and provided that such persons register the certificate with
64 the Building Inspections Division of the City of Gainesville and the Department of Business and
65 Professional Regulation of the State of Florida, if applicable, on or before 4:00 p.m. of the effective
66 date of this ordinance.

67 **SECTION 6.** The Clerk of the Commission is directed to submit a certified copy of this ordinance to
68 the following parties within seven calendar days after the adoption of this ordinance: 1) the Florida
69 Department of State; 2) the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for
70 Alachua County, Florida; and 3) the Chief Administrative Officer of Alachua County.

71 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
72 application hereof to any person or circumstance is held invalid or unconstitutional, such
73 finding will not affect the other provisions or applications of this ordinance that can be given

74 effect without the invalid or unconstitutional provision or application, and to this end the
75 provisions of this ordinance are declared severable.

76 **SECTION 8.** All other ordinances or parts of ordinances in conflict herewith are to the extent of
77 such conflict hereby repealed.

78 **SECTION 9.** This ordinance will become effective immediately upon adoption.

79 **PASSED AND ADOPTED** this 6th day of February, 2020.

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86 Attest:

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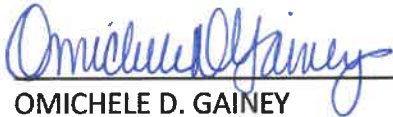
95

96



LAUREN POE
MAYOR

Approved as to form and legality:



OMICHELE D. GAINNEY
CLERK OF THE COMMISSION



NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 16th day of January, 2020.

This ordinance passed on second reading this 6th day of February, 2020.

LEGAL DESCRIPTION

DESCRIPTION FOR ANNEXATION AT THE SOUTHEAST CORNER OF SW WILLISTON ROAD AND ROCKY POINT ROAD INCLUDING A PORTION OF TAX PARCEL # 07240-000-000 AND TAX PARCELS # 07240-037-000, 07176-012-000, 07176-016-000, 07176-011-000, 07176-010-000, 07176-007-000 & 07176-000-000.

A PORTION OF THE MAP OF PROPERTY BELONGING TO MACKEY & HUDSON AS RECORDED IN DEED BOOK "J", PAGE 906 AND A PORTION OF LOTS 2, 3, AND 4 OF SERENOLA PLANTATION, AS RECORDED IN DEED BOOK "L", PAGES 480 AND 481 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND A PORTION OF THE GARY GRANT, ALL LYING AND BEING IN TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 001912 MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SW WILLISTON ROAD ALSO KNOWN AS STATE ROAD 331 AND THE NORTHWEST CORNER OF THE "TOGETHER WITH" PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4475, PAGE 1006 ALSO BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID WILLISTON ROAD AND SW 29TH DRIVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG SAID EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 001912 THE FOLLOWING 5 COURSES: 1.) S 09°05'14" W, 1,608.85 FEET 2.) S 40°54'46" E, 20.00 FEET; 3.) S 49°05'14" W, 649.34 FEET; 4.) S 21°41'17" W, 65.19 FEET TO THE EAST LINE OF ROCKY POINT ROAD; 5.) S 49°05'14" W, 100.00 FEET TO THE WEST LINE OF ROCKY POINT ROAD; THENCE LEAVING SAID EXISTING CITY OF GAINESVILLE LIMIT LINE S 40°52'37"E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROCKY POINT ROAD ALSO BEING KNOWN AS COUNTY ROAD NUMBER 23, A DISTANCE OF 1,718.50 FEET TO A POINT ON A SOUTHWESTERLY PROJECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 56TH AVENUE; THENCE N 73°09'53 E ALONG SAID PROJECTION AND RIGHT-OF-WAY LINE A DISTANCE OF 175.36 FEET TO A POINT OF INTERSECTION ON SAID RIGHT-OF-WAY; THENCE N 84°06'56" E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 149.37 FEET TO A POINT LYING S 05°56'18" E, 33.00 FEET ON A SOUTHERLY EXTENSION OF THE WEST LINE OF SAID SERENOLA PLANTATION FROM A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SERENOLA PLANTATION ALSO BEING THE SOUTHWEST CORNER OF LOT 4 OF SAID SERENOLA PLANTATION; THENCE CONTINUE N 84°06'56" E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1318.36 FEET TO A POINT ON A SOUTHERLY PROJECTION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE

ONE OF THREE: NOT COMPLETE WITHOUT ALL THREE SHEETS

Exhibit A to Ordinance No. 190419

270; THENCE N 05°32'43" W ALONG SAID SOUTHERLY PROJECTION 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SW 56TH AVENUE ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL; THENCE CONTINUE N 05°32'43" W ALONG SAID WEST LINE A DISTANCE OF 663.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NUMBER 030250; THENCE CONTINUE ALONG SAID EXISTING CITY LIMIT LINE THE FOLLOWING 7 COURSES; 1.) SOUTH 84°06'56" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SERENOLA PLANTATION, 1023.15 FEET TO A POINT LYING 300 FEET PERPENDICULAR TO THE WEST LINE OF SAID SERENOLA PLANTATION, AT A POINT WHICH LIES NORTH 05°56'18" WEST, 663.44 FEET FROM THE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SERENOLA PLANTATION, AND SOUTH 05°56'18" EAST, 3939.09 FEET FROM A REBAR AND CAP (JW MYERS, PLS 3447) FOUND AT THE NORTHWEST CORNER OF SAID SERENOLA PLANTATION; 2.) NORTH 05°56'18" WEST, PARALLEL TO THE WEST LINE OF SAID SERENOLA PLANTATION, 879.95 FEET; 3.) NORTH 49°05'14" EAST, 330.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 540.00 FEET; 4.) NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 172.00 FEET THROUGH A CENTRAL ANGLE OF 18°14'59" TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 39° 57' 45" EAST, 171.27 FEET; 5.) NORTH 30°50'15" EAST 94.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 460.00 FEET; 6.) NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°14'59" AN ARC DISTANCE OF 146.52 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N 39°57'45" E, 145.90 FEET; 7.) NORTH 49°05'14" EAST, 251.14 FEET TO A POINT ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO.150818 ALSO BEING THE SOUTHWEST CORNER OF THE "TOGETHER WITH" PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4475, PAGE 1006; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND EXISTING CITY LIMIT LINE NORTH 40°54'00" WEST, 726.04 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 86.64 ACRES, MORE OR LESS.

TWO OF THREE: NOT COMPLETE WITHOUT ALL THREE SHEETS

Exhibit A to Ordinance No. 190419

SW WILLISTON & ROCKY POINT ROADS VICINITY

SKETCH & DESCRIPTION FOR PROPOSED ANNEXATION

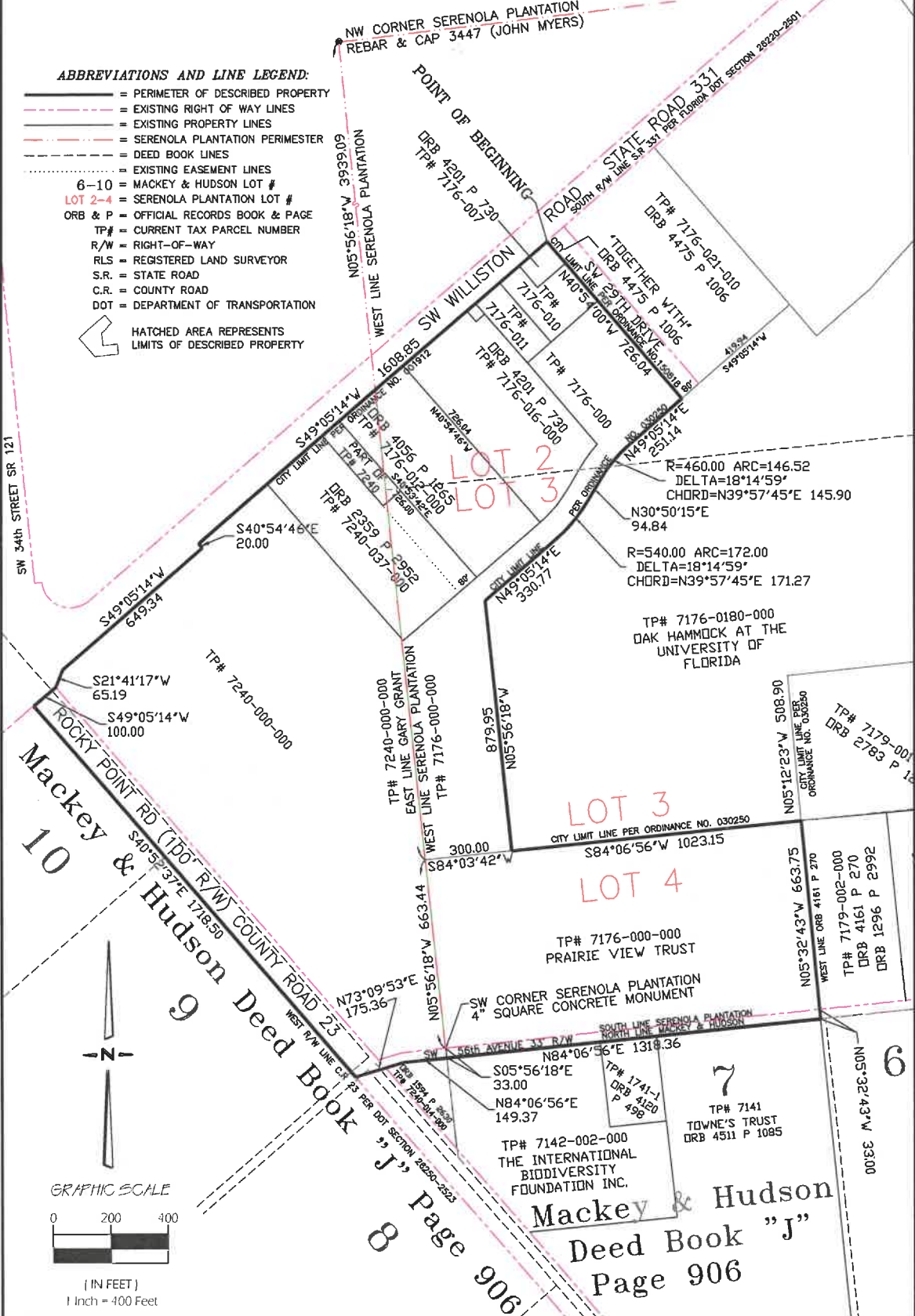
SEE DESCRIPTION ON SHEETS ONE AND TWO

SURVEYOR'S NOTES:

1. THE BEARING BASIS FOR THIS SKETCH & DESCRIPTION IS THE SOUTH LINE OF WILLISTON ROAD ACCORDING TO A SURVEY BY ENG, DENMAN, AND ASSOCIATES, PROJECT NUMBER 99-138 SOB, DATED 08/09/2002 OF THE OAK HAMMOCK AT THE UNIVERSITY OF FLORIDA.
2. INFORMATION FROM THE PROPERTY APPRAISER'S WEB SITE, DEEDS OF RECORD, AN HH GREEN SURVEY FROM 1984 PROVIDED TO THIS SURVEYOR, DEED BOOK "J", PAGE 906 (THE MAP OF MACKEY AND HUDSON LANDS) AND DEED BOOK "L", PAGES 480 & 481 WERE ALSO USED TO BEST REPRESENT THE INTENT OF THE LANDS TO BE INCLUDED IN THIS SKETCH AND DESCRIPTION.

ABBREVIATIONS AND LINE LEGEND:

- = PERIMETER OF DESCRIBED PROPERTY
 - = EXISTING RIGHT OF WAY LINES
 - = EXISTING PROPERTY LINES
 - = SERENOLA PLANTATION PERIMETER
 - = DEED BOOK LINES
 - = EXISTING EASEMENT LINES
 - 6-10 = MACKEY & HUDSON LOT #
 - LOT 2-4 = SERENOLA PLANTATION LOT #
 - ORB & P = OFFICIAL RECORDS BOOK & PAGE
 - TP# = CURRENT TAX PARCEL NUMBER
 - R/W = RIGHT-OF-WAY
 - RLS = REGISTERED LAND SURVEYOR
 - S.R. = STATE ROAD
 - C.R. = COUNTY ROAD
 - DOT = DEPARTMENT OF TRANSPORTATION
- HATCHED AREA REPRESENTS LIMITS OF DESCRIBED PROPERTY



THIS IS NOT A BOUNDARY SURVEY

SHEET THREE OF THREE: NOT COMPLETE WITHOUT ALL SHEETS

Appendix F

Commercial Parcel Legal Description

DESCRIPTION SKETCH

SITUATED IN
SERENOLA PLANTATION & MACHKEY HUDSON GRANTS
 TOWNSHIP 10 SOUTH, RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: BY THIS SURVEYOR. (COMMERCIAL PARCEL)

A PARCEL OF LAND LYING IN A PORTION OF THE SERENOLA PLANTATION AS RECORDED IN DEED BOOK "L", PAGE 480 AND A PORTION OF THE MACKY HUDSON GRANT AS RECORDED IN DEED BOOK "J", PAGE 906 BOTH OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE STATE ROAD No. 121 (WILLISTON ROAD FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 26220 RIGHT OF WAY WIDTH VARIES), EAST OF COUNTY ROAD No. 23 - SOUTHWEST 23RD STREET (FORMERLY ROCKY POINT ROAD - WIDTH VARIES) AND NORTH OF SOUTHWEST 56TH AVENUE (WIDTH VARIES) A SCENIC ROAD TOWNSHIP 10 SOUTH, RANGE 20 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE SOUTHWEST CORNER OF SERENOLA PLANTATION AS RECORDED IN DEED BOOK L, PAGE 480 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.84°03'22"E., ALONG THE SOUTH LINE OF SAID SERENOLA PLANTATION A DISTANCE OF 297.62 FEET; THENCE RUN N.05°53'56"W. ALONG A LINE PARALLEL WITH THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 270 AND ALSO ALONG THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 30, A DISTANCE OF 1543.59 FEET TO A FOUND CONCRETE MONUMENT (4"x4" LB2389); THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 2541, PAGE 30 THE FOLLOWING FIVE (5) CALLS; (1) N.49°01'15"E., A DISTANCE OF 330.86 FEET TO A FOUND CONCRETE MONUMENT (4"x4" LB2389) ON THE POINT OF A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 540.00 FEET; (2) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 171.98 FEET THROUGH A CENTRAL ANGLE OF 18°14'51", AN ARC LENGTH OF 171.98 FEET (CHORD BEARING N.39°54'21"E - CHORD DISTANCE 171.25 FEET); (3) N.30°46'47"E., A DISTANCE OF 94.86 FEET TO A FOUND CONCRETE MONUMENT (4"x4" LB2389) ON THE POINT OF A CURVE CONCAVED TO THE SOUTHWEST HAVING A RADIUS OF 460.00 FEET; (4) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 146.51 FEET THROUGH A CENTRAL ANGLE OF 18°14'56", AN ARC LENGTH OF 146.51 FEET (CHORD BEARING N.39°55'27"W. - CHORD DISTANCE 145.89 FEET) TO FOUND CONCRETE MONUMENT (4"x4" LB2389); (5) N.49°00'02"E., A DISTANCE OF 251.15 FEET TO A SET IRON ROD AND CAP (1/2" LB021) AT THE SOUTHERNMOST CORNER OF AN 80 FOOT WIDE NON-EXCLUSIVE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4475, PAGE 1006 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 30, RUN N.40°57'10"W., ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID NON-EXCLUSIVE RIGHT OF WAY; A DISTANCE OF 451.13 FEET TO A SET IRON ROD AND CAP (1/2" LB021) AT THE EASTERN MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 561 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHWESTERLY NON-EXCLUSIVE RIGHT OF WAY LINE, RUN S.49°02'50"W., ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 561 AND ALONG THE SOUTHEASTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 3937, PAGE 1385 OF SAID PUBLIC RECORDS TO A SET IRON ROD AND CAP (1/2" LB021) AT THE SOUTHERNMOST CORNER OF SAID OFFICIAL RECORD BOOK 3937, PAGE 1385, SAID CORNER ALSO LYING ON THE NORTHEAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4201, PAGE 730 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, RUN S.40°57'09"E., ALONG SAID NORTHEAST BOUNDARY A DISTANCE OF 376.43 FEET TO A FOUND IRON ROD AND CAP (5/8" LB5075) AT THE EASTERN MOST CORNER OF SAID LANDS ALSO BEING A POINT ON A CURVE CONCAVED TO THE SOUTHWEST HAVING A RADIUS OF 540.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.54 FEET THROUGH A CENTRAL ANGLE OF 10°33'41", AN ARC LENGTH OF 99.54 FEET (CHORD BEARING S.36°06'44"W. - CHORD DISTANCE 99.40 FEET) TO A FOUND IRON ROD AND CAP (5/8" LB5075) SAID CURVE BEING ALONG THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED LANDS DESCRIBED; THENCE CONTINUE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS S.31°00'23"W., A DISTANCE OF 95.06 FEET TO A FOUND IRON ROD (5/8" NO I.D.), ALSO BEING A POINT ON A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 460.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 146.27 FEET THROUGH A CENTRAL ANGLE OF 18°13'08", AN ARC LENGTH OF 146.27 FEET (CHORD BEARING S.39°52'56"W. - CHORD DISTANCE 145.66 FEET) TO A FOUND IRON ROD AND CAP (1/2" NO I.D.) SAID POINT BEING THE SOUTHERNMOST CORNER OF SAID PARCEL OF LAND ALSO BEING THE EASTERNMOST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 4056, PAGE 1265; THENCE S.49°02'52"W. ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 299.93 FEET TO FOUND IRON ROD AND CAP (1/2" CAP ILLEGIBLE) AT THE SOUTHEASTERLY MOST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2359, PAGE 2952 OF SAID PUBLIC RECORDS; THENCE S.49°03'22"E. ALONG THE SOUTHERN MOST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 335.89 FEET TO A FOUND IRON ROD AND CAP (5/8" #6538) AT THE SOUTHWESTERLY MOST CORNER OF SAID PARCEL OF LAND FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.49°03'22"W. ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHERN MOST LINE OF SAID PARCEL, A DISTANCE OF 401.00 FEET; THENCE N.40°56'26"W. ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 403.09 FEET; THENCE S.49°02'06"W PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 331 (AKA WILLISTON ROAD-SECTION 26220), A DISTANCE OF 610.55 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 121 (AKA ROCKY POINT ROAD SECTION 26200 - WIDTH VARIES) ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVED TO THE NORTHEAST HAVING A RADIUS OF 1081.92 FEET; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE AN ARC LENGTH OF 309.17 THROUGH A CENTRAL ANGLE OF 16°22'22" (CHORD BEARING N.30°30'25"W. - CHORD 308.12 FEET) TO A SET IRON ROD AND CAP (1/2" LB021); THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED SOUTHWEST WILLISTON ROAD THE FOLLOWING THREE (3) CALLS; (1) N.49°02'06"E., A DISTANCE OF 619.33 FEET TO A SET IRON ROD AND CAP (1/2", LB021); (2) N.40°57'10"W., A DISTANCE OF 20.00 FEET TO A SET IRON ROD AND CAP (1/2", LB021); (3) N.49°02'50"E., A DISTANCE OF 336.42 FEET TO A FOUND NAIL AND DISK (LB4641) AT THE NORTHWEST CORNER OF AFORESAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 2359, PAGE 2952; THENCE S.40°56'26"E. ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 726.16 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 10.76 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY

LEGEND
 OR OFFICIAL RECORD BOOK
 P. PAGE
 ● POINT OF INTERSECTION

PREPARED FOR: DINK HENDERSON 3501 S. MAIN ST. GAINESVILLE, FL. 32601		COMMERCIAL PARCEL DESCRIPTION SKETCH		BY DATE DESCRIPTION	
		SECTION TOWNSHIP 10 S., RANGE 19 E.		REVISED	
CREW CHIEF	NA	DATE	NA		
DRAWN	HB	12/12/19			
CHECKED	SAH	12/12/19			
FIELD BOOK	NA				
FIELD DATE	NA				

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George F. Young, Inc.

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JOB NO.
19010500GS

SHEET NO.
S1 of S4

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DESCRIPTION SKETCH

SITUATED IN
 SERENOLA PLANTATION & MACHKEY HUDSON GRANTS
 TOWNSHIP 10 SOUTH, RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA

NOTES

- THIS SKETCH IS A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER.
- THE PRINTED DIMENSIONS SHOWN ON THIS SKETCH SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SKETCHOR AND MAPPER BASED ON THE SKETCHOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SKETCH HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SKETCH FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SKETCHOR AND MAPPER.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SKETCH OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SKETCHOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SKETCH IS VALID AS TO THE SIGNATURE DATE .
- THIS SKETCH MAP AND REPORT (IF APPLICABLE) OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SKETCHOR AND MAPPER.
- BASIS OF BEARINGS: N84°0322"E ALONG THE SOUTH LINE OF THE SERENOLA GRANT OF TOWNSHIP 10 SOUTH, RANGE 20 EAST OF DEED BOOK "L", PAGE 480, AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THIS SKETCH PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.

LEGEND

- OR OFFICIAL RECORD BOOK
- P. PAGE
- POINT OF INTERSECTION

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PREPARED FOR:
 DINK HENDERSON
 3501 S. MAIN ST.
 GAINESVILLE, FL. 32601

COMMERCIAL PARCEL
 DESCRIPTION SKETCH

SECTION , TOWNSHIP 10 S., RANGE 19 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF	NA	NA
DRAWN	HB	12/12/19
CHECKED	SAH	12/12/19
FIELD BOOK	NA	
FIELD DATE	NA	

STACY A. HALL
 PSM LS 3784
 DATE 12-13-19



George F. Young, Inc.

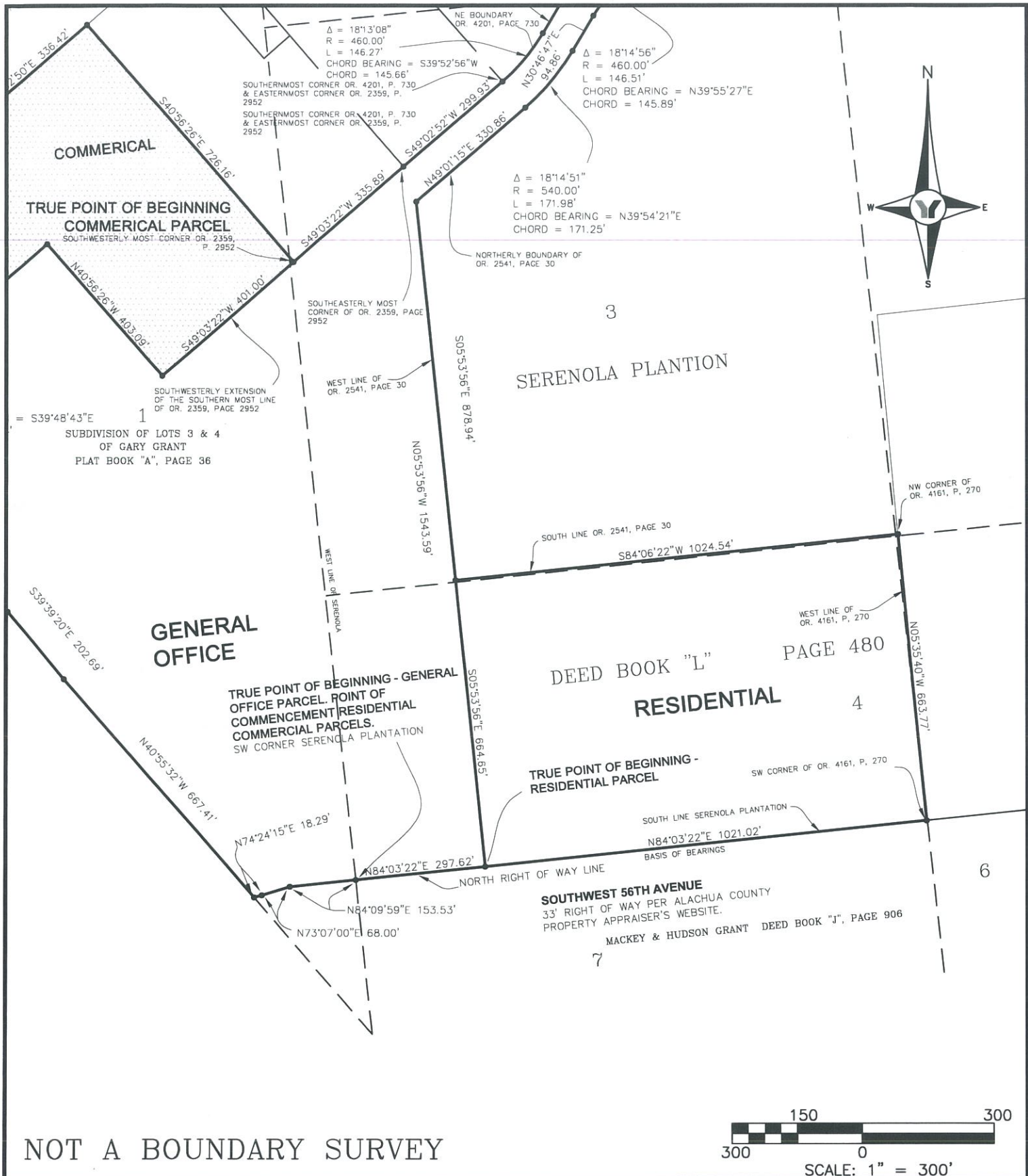
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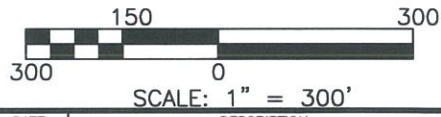
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PREPARED FOR:
DINK HENDERSON
 3501 S. MAIN ST.
 GAINESVILLE, FL. 32601

COMMERCIAL PARCEL DESCRIPTION SKETCH

SECTION _____ TOWNSHIP 10 S., RANGE 19 E.

REVISED	BY	DATE	DESCRIPTION

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DRAWN	HB	12/12/19
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FIELD BOOK	NA	
FIELD DATE	NA	

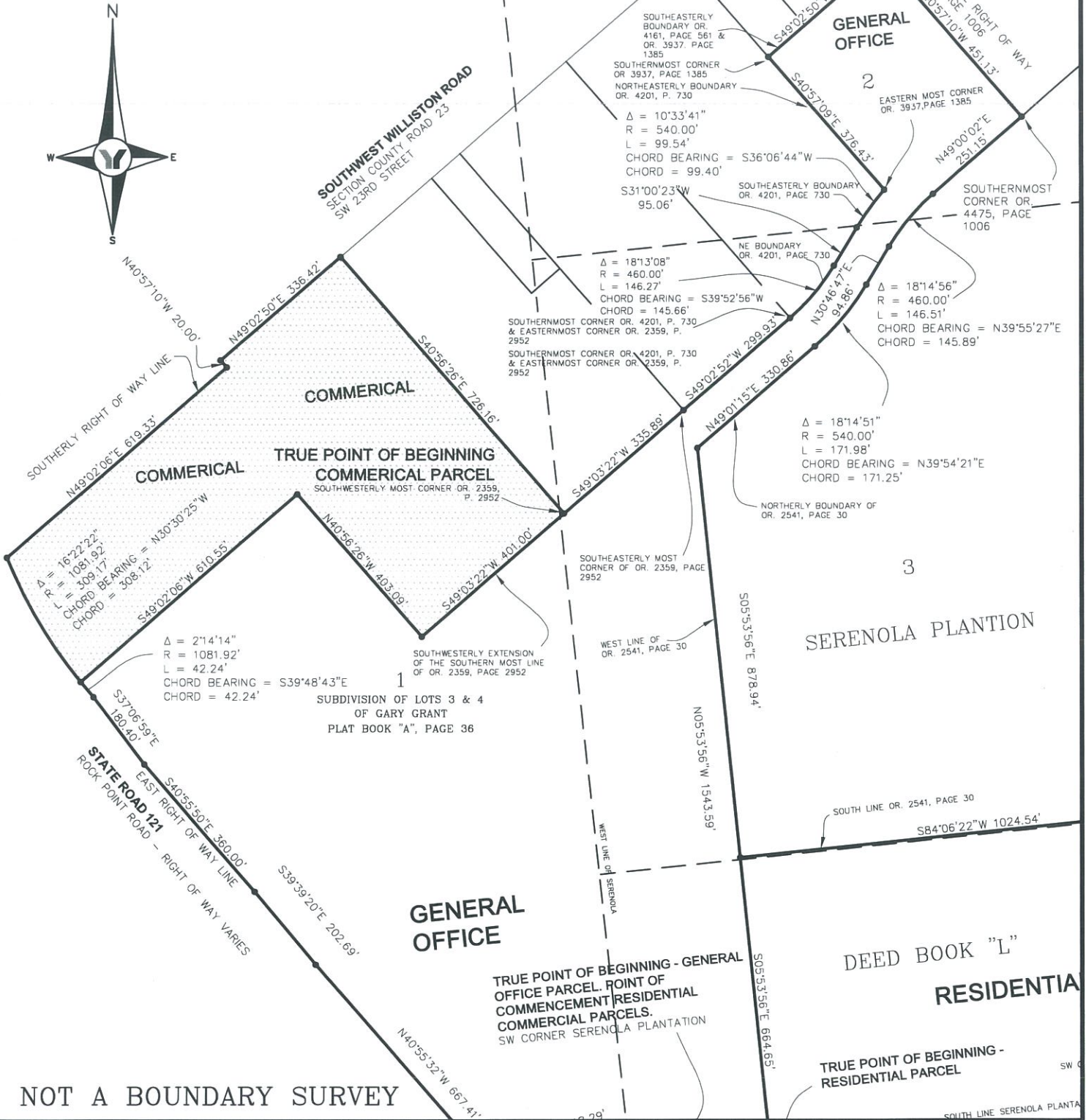
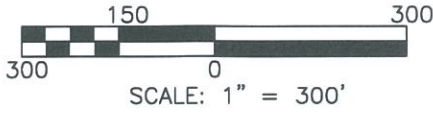


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JOB NO.
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PREPARED FOR:
DINK HENDERSON
 3501 S. MAIN ST.
 GAINESVILLE, FL. 32601

**COMMERCIAL PARCEL
 DESCRIPTION SKETCH**

SECTION , TOWNSHIP 10 S., RANGE 19 E.

REVISION	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF	NA	NA
DRAWN	HB	12/12/19
CHECKED	SAH	12/12/19
FIELD BOOK	NA	
FIELD DATE	NA	



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JOB NO.
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S4 OF S4

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Appendix G

General Office Parcel Legal Description

DESCRIPTION SKETCH

SITUATED IN
SERENOLA PLANTATION & MACHKEY HUDSON GRANTS
 TOWNSHIP 10 SOUTH, RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA

T LEGAL DESCRIPTION: BY THIS SURVEYOR. (GENERAL OFFICE PARCEL)

A PARCEL OF LAND LYING IN A PORTION OF THE SERENOLA PLANTION AS RECORDED IN DEED BOOK "L", PAGE 480 AND A PORTION OF THE MACKKEY HUDSON GRANT AS RECORDED IN DEED BOOK "J", PAGE 906 BOTH OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE STATE ROAD No. 121 (WILLISTON ROAD FLORIDA DEPARTMENT OF TRANSPORTATION SECTON 26220 RIGHT OF WAY WIDTH VARIES), EAST OF COUNTY ROAD No. 23 - SOUTHWEST 23RD STREET (FORMERLY ROCKY POINT ROAD - WIDTH VARIES) AND NORTH OF SOUTHWEST 56TH AVENUE (WIDTH VARIES) A SCENIC ROAD TOWNSHIP 10 SOUTH, RANGE 20 EAST ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE SOUTHWEST CORNER OF SERENOLA PLANTATION AS RECORDED IN DEED BOOK L, PAGE 480 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT HEREIN REFERRED TO AS THE TRUE POINT OF BEGINNING; THENCE RUN N.84°03'22"E., ALONG THE SOUTH LINE OF SAID SERENOLA PLANTATION A DISTANCE OF 297.62 FEET; THENCE RUN N.05°53'56"W. ALONG A LINE PARALLEL WITH THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 270 AND ALSO ALONG THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 30, A DISTANCE OF 1543.59 FEET TO A FOUND CONCRETE MONUMENT (4"x4" LB2389); THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORDS BOOK 2541, PAGE 30 THE FOLLOWING FIVE (5) CALLS; (1) N.49°01'15"E., A DISTANCE OF 330.86 FEET TO A FOUND CONCRETE MONUMENT (4"x4" LB2389) ON THE POINT OF A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 540.00 FEET; (2) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 171.98 FEET THROUGH A CENTRAL ANGLE OF 18°14'51", AN ARC LENGTH OF 171.98 FEET (CHORD BEARING N.39°54'21"E - CHORD DISTANCE 171.25 FEET); (3) N.30°46'47"E., A DISTANCE OF 94.86 FEET TO A FOUND CONCRETE MONUMENT (4"x4" LB2389) ON THE POINT OF A CURVE CONCAVED TO THE SOUTHEAST HAVING A RADIUS OF 460.00 FEET; (4) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 146.51 FEET THROUGH A CENTRAL ANGLE OF 18°14'56", AN ARC LENGTH OF 146.51 FEET (CHORD BEARING N.39°55'27"W. - CHORD DISTANCE 145.89 FEET) TO FOUND CONCRETE MONUMENT (4"x4" LB2389); (5) N.49°00'02"E., A DISTANCE OF 251.15 FEET TO A SET IRON ROD AND CAP (1/2" LB021) AT THE SOUTHERNMOST CORNER OF AN 80 FOOT WIDE NON-EXCLUSIVE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4475, PAGE 1006 OF AFOREMENTIONED PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 30, RUN N.40°57'10"W., ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID NON-EXCLUSIVE RIGHT OF WAY; A DISTANCE OF 451.13 FEET TO A SET IRON ROD AND CAP (1/2" LB021) AT THE EASTERN MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 561 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHWESTERLY NON-EXCLUSIVE RIGHT OF WAY LINE, RUN S.49°02'50"W., ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 561 AND ALONG THE SOUTHEASTERLY BOUNDARY OF OFFICIAL RECORDS BOOK 3937, PAGE 1385 OF SAID PUBLIC RECORDS TO A SET IRON ROD AND CAP (1/2" LB021) AT THE SOUTHERNMOST CORNER OF SAID OFFICIAL RECORD BOOK 3937, PAGE 1385, SAID CORNER ALSO LYING ON THE NORTHEAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4201, PAGE 730 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, RUN S.40°57'09"E., ALONG SAID NORTHEAST BOUNDARY A DISTANCE OF 376.43 FEET TO A FOUND IRON ROD AND CAP (5/8" LB5075) AT THE EASTERN MOST CORNER OF SAID LANDS ALSO BEING A POINT ON A CURVE CONCAVED TO THE SOUTHEAST HAVING A RADIUS OF 540.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.54 FEET THROUGH A CENTRAL ANGLE OF 10°33'41", AN ARC LENGTH OF 99.54 FEET (CHORD BEARING S.36°06'44"W. - CHORD DISTANCE 99.40 FEET) TO A FOUND IRON ROD AND CAP (5/8" LB5075) SAID CURVE BEING ALONG THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED LANDS DESCRIBED; THENCE CONTINUE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS S.31°00'23"W., A DISTANCE OF 95.06 FEET TO A FOUND IRON ROD (5/8" NO I.D.), ALSO BEING A POINT ON A CURVE CONCAVED TO THE NORTHWEST HAVING A RADIUS OF 460.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 146.27 FEET THROUGH A CENTRAL ANGLE OF 18°13'08", AN ARC LENGTH OF 146.27 FEET (CHORD BEARING S.39°52'56"W. - CHORD DISTANCE 145.66 FEET) TO A FOUND IRON ROD AND CAP (1/2" NO I.D.) SAID POINT BEING THE SOUTHERNMOST CORNER OF SAID PARCEL OF LAND ALSO BEING THE EASTERNMOST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 4056, PAGE 1265; THENCE S.49°02'52"W. ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 299.93 FEET TO FOUND IRON ROD AND CAP (1/2" CAP ILLEGIBLE) AT THE SOUTHEASTERLY MOST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2359, PAGE 2952 OF SAID PUBLIC RECORDS; THENCE S.49°03'22"E. ALONG THE SOUTHERN MOST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 335.89 FEET TO A FOUND IRON ROD AND CAP (5/8" #6538) AT THE SOUTHWESTERLY MOST CORNER OF SAID PARCEL OF LAND; THENCE CONTINUE S.49°03'22"W. ALONG THE SOUTHWESTERLY EXTENSION OF THE SOTHERN MOST LINE OF SAID PARCEL, A DISTANCE OF 401.00 FEET; THENCE N.40°56'26"W. ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 403.09 FEET; THENCE S.49°02'06"W PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 331 (AKA WILLISTON ROAD SECTION 26220), A DISTANCE OF 610.55 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 121 (AKA ROCKY POINT ROAD SECTION 26200) ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVED TO THE NORTHEAST HAVING A RADIUS OF 1081.92 FEET; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) CALLS; (1) RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'14" AN ARC LENGTH OF 42.24 FEET (CHORD BEARING S.39°48'43"E - CHORD DISTANCE OF 42.24 FEET) TO A SET IRON ROD AND CAP (1/2" LB021); (2) S.37°06'59"E., A DISTANCE OF 180.40 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (3) S.40°55'50"E., A DISTANCE OF 360.00 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (4) S.39°39'20"E., A DISTANCE OF 202.69 FEET TO A FOUND IRON ROD (5/8" NO ID); (5) S.40°55'32"E., A DISTANCE OF 667.41 FEET TO A SET IRON ROD AND CAP (1/2" LB021) ON THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 56TH AVENUE; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) CALLS; (1) N.74°24'15"E., A DISTANCE OF 18.29 FEET TO A SET IRON ROD AND CAP (1/2" LB021); (2) N.73°07'00"E., A DISTANCE OF 68.00 FEET TO A FOUND CONCRETE MONUMENT (4"x4" NO ID.); (3) N.84°09'59"E. 153.53 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 37.00 ACRES MORE OR LESS.

LEGEND

- OR OFFICIAL RECORD BOOK
- P. PAGE
- POINT OF INTERSECTION

NOT A BOUNDARY SURVEY

PREPARED FOR:
DINK HENDERSON
 3501 S. MAIN ST.
 GAINESVILLE, FL. 32601

GENERAL OFFICE PARCEL DESCRIPTION SKETCH

SECTION _____ TOWNSHIP 10 S., RANGE 19 E.

REVISED	BY	DATE	DESCRIPTION

CREW CHIEF	INITIALS	DATE
	NA	NA
DRAWN	HB	12/12/19
CHECKED	SAH	12/12/19
FIELD BOOK	NA	
FIELD DATE	NA	

STACY A. HALL

12-13-19

PSM LS 3784

DATE _____



George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
 PHONE (352) 378-1444 FAX (352) 372-2502
 BUSINESS ENTITY LB21
 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
 GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA

JOB NO.
19010500GS

SHEET NO.
S1 of S4

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DESCRIPTION SKETCH

SITUATED IN
 SERENOLA PLANTATION & MACHKEY HUDSON GRANTS
 TOWNSHIP 10 SOUTH, RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA


NOTES

- THIS SKETCH IS A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 300' OR SMALLER.
- THE PRINTED DIMENSIONS SHOWN ON THIS SKETCH SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SKETCHOR AND MAPPER BASED ON THE SKETCHOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SKETCH HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SKETCH FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SKETCHOR AND MAPPER.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SKETCH OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SKETCHOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SKETCH IS VALID AS TO THE SIGNATURE DATE .
- THIS SKETCH MAP AND REPORT (IF APPLICABLE) OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SKETCHOR AND MAPPER.
- BASIS OF BEARINGS: N84°03'22"E ALONG THE SOUTH LINE OF THE SERENOLA GRANT OF TOWNSHIP 10 SOUTH, RANGE 20 EAST OF DEED BOOK "L", PAGE 480, AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THIS SKETCH PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.
- NO INFORMATION ON ADJOINING PROPERTY OWNERSHIP OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.

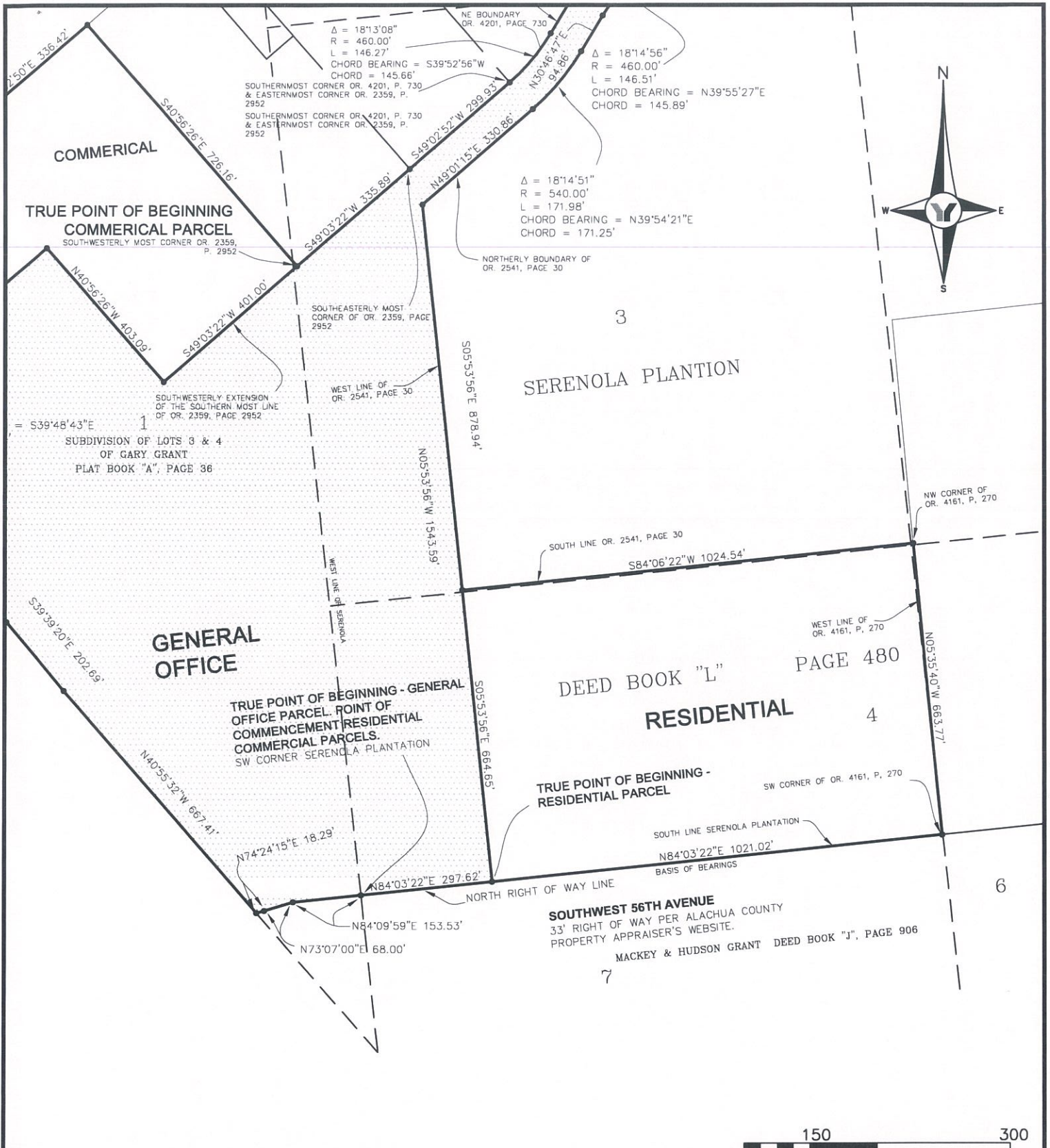
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- OR OFFICIAL RECORD BOOK
- P. PAGE
- POINT OF INTERSECTION

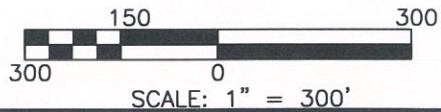
NOT A BOUNDARY SURVEY

PREPARED FOR: DINK HENDERSON 3501 S. MAIN ST. GAINESVILLE, FL. 32601		GENERAL OFFICE PARCEL DESCRIPTION SKETCH		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">REVISED</th> <th style="width: 15%;">BY</th> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		REVISED	BY	DATE	DESCRIPTION												
REVISED	BY	DATE	DESCRIPTION																		
SECTION _____ TOWNSHIP 10 S., RANGE 19 E.				George F. Young, Inc. 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601 PHONE (352) 378-1444 FAX (352) 372-2502 BUSINESS ENTITY LB21 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA																	
CREW CHIEF DRAWN CHECKED FIELD BOOK FIELD DATE	INITIALS NA HB SAH NA NA	DATE NA 12/12/19 12/12/19 NA NA	STACY A. HALL PSM LS 3784 DATE 12-13-19	JOB NO. 19010500GS	SHEET NO. S2 OF S4																

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NOT A BOUNDARY SURVEY



PREPARED FOR:
DINK HENDERSON
 3501 S. MAIN ST.
 GAINESVILLE, FL. 32601

GENERAL OFFICE PARCEL
DESCRIPTION SKETCH
 SECTION , TOWNSHIP 10 S., RANGE 19 E.

REVISED	BY	DATE	DESCRIPTION

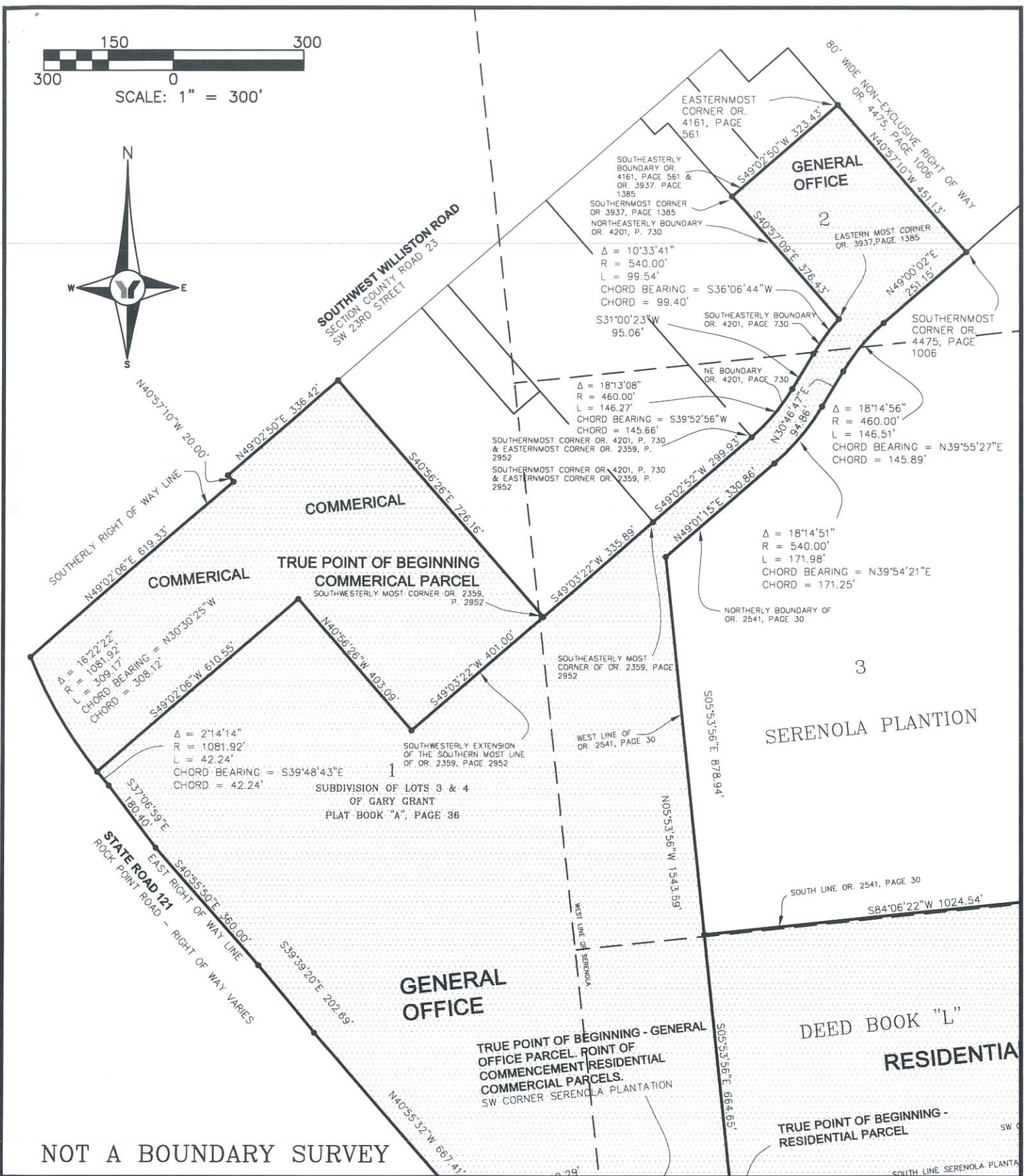
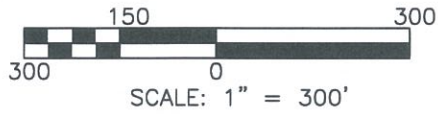
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DRAWN	HB	12/12/19
CHECKED	SAH	12/12/19
FIELD BOOK	NA	
FIELD DATE	NA	



George F. Young, Inc.
 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
 PHONE (352) 378-1444 FAX (352) 372-2502
 BUSINESS ENTITY LB21
 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
 GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA

JOB NO.
19010500GS
 SHEET NO.
S3 of S4

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NOT A BOUNDARY SURVEY

PREPARED FOR:
DINK HENDERSON
 3501 S. MAIN ST.
 GAINESVILLE, FL. 32601

GENERAL OFFICE PARCEL
DESCRIPTION SKETCH

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF	NA	NA
DRAWN	HB	12/12/19
CHECKED	SAH	12/12/19
FIELD BOOK	NA	
FIELD DATE	NA	



George F. Young, Inc.
 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
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SECTION _____ TOWNSHIP 10 S., RANGE 19 E.

JOB NO.
19010500GS
 SHEET NO.
S4 OF S4

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Appendix H

Residential Parcel Legal Description

DESCRIPTION SKETCH

SITUATED IN
 SERENOLA PLANTATION & MACHKEY HUDSON GRANTS
 TOWNSHIP 10 SOUTH, RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: BY THIS SURVEYOR. (RESIDENTIAL PARCEL)

A PARCEL OF LAND LYING IN A PORTION OF THE SERENOLA PLANTION AS RECORDED IN DEED BOOK "L", PAGE 480 AND A PORTION OF THE MACKY HUDSON GRANT AS RECORDED IN DEED BOOK "J", PAGE 906 BOTH OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE STATE ROAD No. 121 (WILLISTON ROAD FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 26220 RIGHT OF WAY WIDTH VARIES), EAST OF COUNTY ROAD No. 23 - SOUTHWEST 23RD STREET (FORMERLY ROCKY POINT ROAD - WIDTH VARIES) AND NORTH OF SOUTHWEST 56TH AVENUE (WIDTH VARIES) A SCENIC ROAD OF TOWNSHIP 10 SOUTH, RANGE 20 EAST 26220 COALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS


COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION AT THE SOUTHWEST CORNER OF SERENOLA PLANTATION AS RECORDED IN DEED BOOK L, PAGE 480 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.84°03'22"E., ALONG THE SOUTH LINE OF SAID SERENOLA PLANTATION A DISTANCE OF 297.62 FEET TO THE TRUE POINT OF BEGINNG; THENCE CONTINUE N.84°03'22"E. ALONG SAID SOUTH LINE, A DISTANCE OF 1021.02 FEET TO A FOUND CONCRETE MONUMENT (4"X4" NO ID.) AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 270, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN N.05°35'40"W., ALONG THE WEST LINE OF SAID LANDS DESCRIBED A DISTANCE OF 663.77 FEET TO A FOUND IRON PIPE (3/4" NO ID) AT THE NORTHWEST CORNER OF SAID LANDS DESCRIBED; THENCE DEPARTING SAID WEST LINE RUN S.84°06'22"W. ALONG THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2541, PAGE 30 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1024.54 FEET; THENCE RUN S.05°53'56"E. PARALLEL WITH THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 4161, PAGE 270, A DISTANCE OF 664.65 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 15.60 ACRES MORE OR LESS.

LEGEND

- OR OFFICIAL RECORD BOOK
- P. PAGE
- POINT OF INTERSECTION

NOT A BOUNDARY SURVEY

PREPARED FOR: DINK HENDERSON 3501 S. MAIN ST. GAINESVILLE, FL. 32601		RESIDENTIAL PARCEL DESCRIPTION SKETCH		BY DATE DESCRIPTION	
INITIALS DATE CREW CHIEF NA NA DRAWN HB 12/12/19 CHECKED SAH 12/12/19 FIELD BOOK NA FIELD DATE NA		SECTION TOWNSHIP 10 S., RANGE 19 E.		REVISIONS	
STACY A. HALL PSM LS 3784 DATE 12-13-19			 George F. Young, Inc. 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601 PHONE (352) 378-1444 FAX (352) 372-2502 BUSINESS ENTITY LB21 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITIES GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH GARDENS • ST. PETERSBURG • TAMPA		JOB NO. 19010500GS SHEET NO. S1 OF S3

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DESCRIPTION SKETCH

SITUATED IN
 SERENOLA PLANTATION & MACHKEY HUDSON GRANTS
 TOWNSHIP 10 SOUTH, RANGE 20 EAST
 ALACHUA COUNTY, FLORIDA

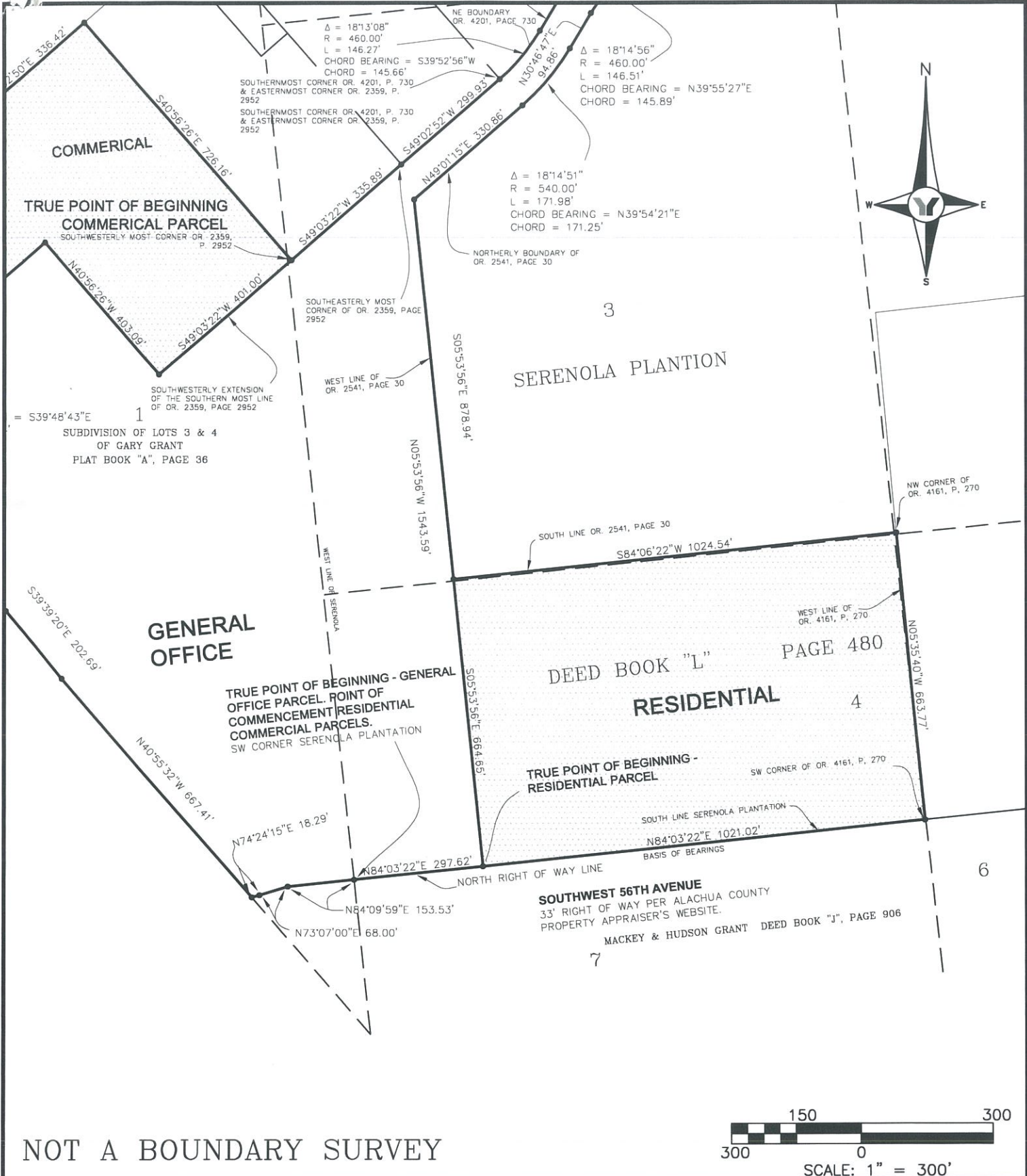
NOTES

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- THIS SKETCH IS VALID AS TO THE SIGNATURE DATE .
- THIS SKETCH MAP AND REPORT (IF APPLICABLE) OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SKETCHOR AND MAPPER.
- BASIS OF BEARINGS: N84°0322"E ALONG THE SOUTH LINE OF THE SERENOLA GRANT OF TOWNSHIP 10 SOUTH, RANGE 20 EAST OF DEED BOOK "L", PAGE 480, AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THIS SKETCH PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.

NOT A BOUNDARY SURVEY

PREPARED FOR: DINK HENDERSON 3501 S. MAIN ST. GAINESVILLE, FL. 32601		RESIDENTIAL PARCEL DESCRIPTION SKETCH		REVISED	BY	DATE	DESCRIPTION
		SECTION TOWNSHIP 10 S., RANGE 19 E.					
	INITIALS	DATE	 <div style="text-align: center;"> George F. Young, Inc. 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601 PHONE (352) 378-1444 FAX (352) 372-2502 BUSINESS ENTITY LB21 ARCHITECTURE·ENGINEERING·ENVIRONMENTAL·LANDSCAPE·PLANNING·SURVEYING·UTILITIES GAINESVILLE·LAKEWOOD RANCH·ORLANDO·PALM BEACH GARDENS·ST. PETERSBURG·TAMPA </div>				
CREW CHIEF	NA	NA					
DRAWN	HB	12/12/19					
CHECKED	SAH	12/12/19					
FIELD BOOK	NA						
FIELD DATE	NA						
			JOB NO. 19010500GS				
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NOT A BOUNDARY SURVEY

PREPARED FOR:
DINK HENDERSON
 3501 S. MAIN ST.
 GAINESVILLE, FL. 32601

RESIDENTIAL PARCEL
DESCRIPTION SKETCH
 SECTION , TOWNSHIP 10 S., RANGE 19 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF	NA	NA
DRAWN	HB	12/12/19
CHECKED	SAH	12/12/19
FIELD BOOK	NA	
FIELD DATE	NA	



George F. Young, Inc.
 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
 PHONE (352) 378-1444 FAX (352) 372-2502
 BUSINESS ENTITY LB21
 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
 GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA

JOB NO.
19010500GS
 SHEET NO.
S3 OF S3

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Appendix I

Environmental Memo

CITY OF GAINESVILLE

INTEROFFICE COMMUNICATION

TO: Juan Castillo, Planner I
Planning and Development Services Department

FROM: Liliana Kolluri, Environmental Coordinator

SUBJECT: Petitions PB-19-175 LUC and PB-19-176 ZON

DATE: January 28, 2020

The subject petitions include a proposed change in land use and zoning for an 84.3-acre area that includes eight properties (parcels 7176-000-000, 7176-007-000, 7176-010-000, 7176-011-000, 7176-012-000, 7176-016-000, 7240-000-000, 7240-037-000) located south of SW Williston Road, northeast of SW 34th Street, and north of SW 56th Street. The proposed activities have been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*.

The entire subject property is forested with the exception of some small areas along SW 34th Street that are kept mowed. Along SW 34th Street and Williston Road, the forested area contains remnants of old pine plantation with a canopy comprised primarily of loblolly pine, sweetgum, and water oak. Heading eastward into the site the habitat changes. The canopy is dominated by pignut hickory and water oak with large, heritage-size live oaks interspersed throughout.

The following regulated natural resources have been identified or have potential to occur within the subject property:

Serenola Forest Strategic Ecosystem

In 1987 and 1996, Alachua County conducted two studies to create an ecological inventory to identify, inventory, describe, and evaluate the most significant natural upland and wetland communities remaining under private ownership in the county and to make recommendations for protecting these natural resources. These areas were designated as "Strategic Ecosystems" and specific criteria were established within the County's and City's regulatory codes toward appropriate protection and mitigation for impacts to these systems. Mitigation activities

associated with these impacts typically include the preservation and management of a portion of the associated habitats, with particular emphasis and effort toward the more ecologically beneficial areas within the associated properties.

The eastern portion of the subject property falls within the Serenola Forest Strategic Ecosystem (SE). The Serenola Forest SE ranks about average in terms of ecosystem benefits compared to other strategic ecosystems, with a rank of 28 out of 47 evaluated sites. It is characterized by the presence of high quality, mature, mesic hammock forest and the presence of several sinkholes. While there is limited habitat for listed species, the forested areas provide good habitat for squirrels, woodpeckers, and migrating songbirds. Wetland areas may be used by wading birds. Recommended conservation strategies for the Serenola Forest SE include continual management of invasive exotic species, maintaining the connection to Paynes Prairie State Preserve, and protection of sinkholes.

On properties that fall within mapped strategic ecosystem areas, it is required that a resource assessment of the site be submitted as part of a development application pursuant to regulations in LDC Section 30-8.12. On sites where strategic ecosystem resources are identified, up to 50% of the upland portion of the site may be required to be set aside for protection of regulated resources.

A review of the site was conducted by Pete Wallace of Ecosystem Research Corporation in late 2019. An area of mesic hammock forest, which is a significant natural community type ranked S3 by the Florida Natural Areas Inventory (FNAI), was identified on the southeastern portion of the site, adjacent to SW 56th St. Mesic hammock habitat is generally characterized by presence of an evergreen hardwood and palm canopy dominated by live oak and cabbage palm, with other species present such as pignut hickory, southern magnolia, laurel oak, water oak, sweetgum, hackberry, and loblolly pine. The mesic hammock forest on the project site contains large live oaks interspersed throughout with a subcanopy dominated by pignut hickory and water oak. No other significant upland natural communities or areas of listed species habitat were identified on the site. A sinkhole was identified along the western boundary of the mesic hammock area.

Wetlands and Surface Waters

Three wetlands were identified and delineated on the site during the resource review. Two of the wetlands are small, depressional areas located in the southeast corner of the site adjacent to SW 56th St. A larger wetland area and associated drainage is located along the eastern edge of parcel 7240-000-000. As such, regulations in LDC Division 4, *Surface Waters and Wetlands*, apply.

Idylwild/Serenola Special Area Plan

The entire subject property falls within the Idylwild/Serenola Special Area. As such, Comprehensive Plan Policies 4.7.1 to 4.7.10 in the Future Land Use Element apply. Most of the environmental protection requirements are already addressed within Article VIII, Division 3 of the LDC. Policy 4.7.3., however, addresses the protection of tree canopy areas, defined as “major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource.” A tree canopy area was previously identified in the northeastern portion of the site, just south of Williston Road. Policy 4.7.3.b. requires development within tree canopy areas to utilize “cluster” design concepts to minimize impacts to trees.

Archaeological Resources

Based on a review of data listed in the Florida Master Site File, no archaeological sites have been identified within the subject property. However, the property is located within the Serenola Plantation archaeological district.