



City of Gainesville

Department of Sustainable
Development

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: February 27, 2020

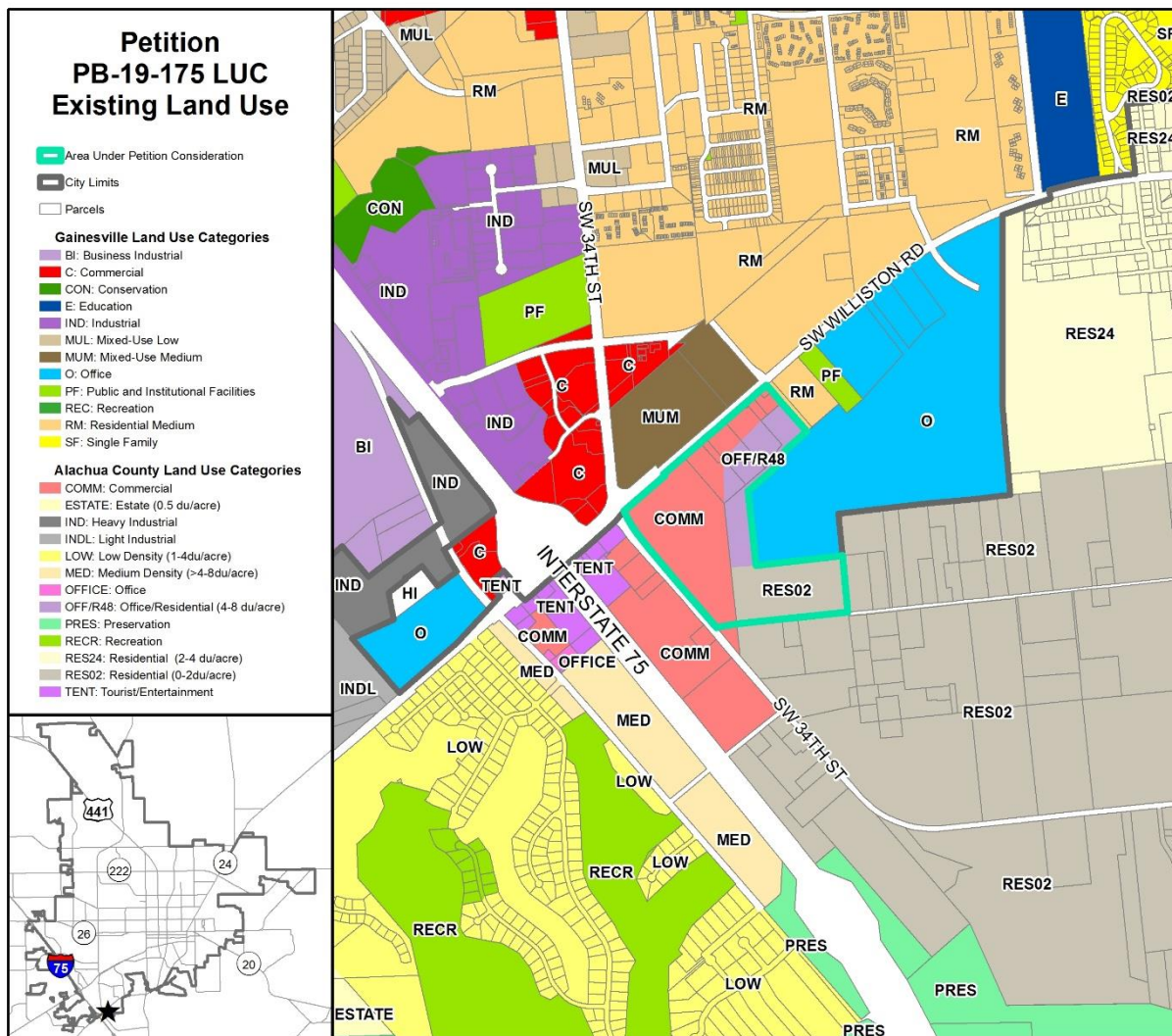
PROJECT NAME AND NUMBER: Rocky Point Land Use Change; PB-19-175 LUC

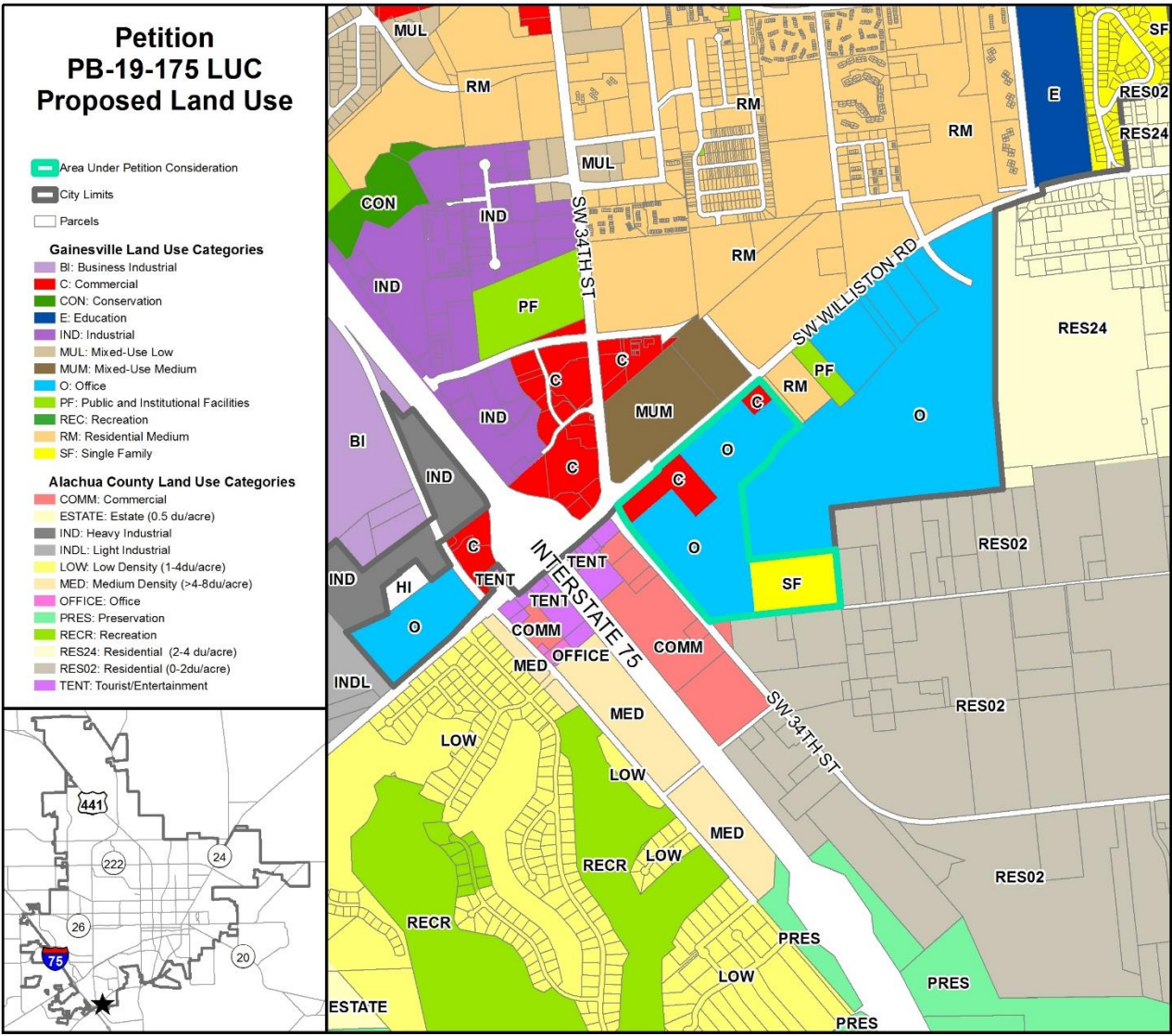
APPLICATION TYPE: Legislative

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Juan Castillo

PROPERTY SIZE: 81.45 Acres





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-19-00176 ZON

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): City of Gainesville Office, Commercial, and Single Family (proposed)/Alachua County Commercial, Office-Residential, Residential (existing).

Zoning Designation(s): City of Gainesville Office, Business, Residential Single Family RSF-1 (proposed)/Alachua County 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 Statue, 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 Statue, “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.

This property is generally located south of SW Williston Road, east of SW 34th Street and north of SW 56th Avenue (see map on page 1).

The petition for the Land Use change from Alachua County Commercial, Office/Residential (4-8 du/ac), and Residential (0-2 du/ac) to City of Gainesville Office, Commercial, and Single Family is a result of parcels 07176-007-000, 07176-010-000, 07176-011-000, 07176-000-000 (part of), 07176-012-000, 07240-000-000 (part of), 07240-037-000 annexing into the City of Gainesville on February 2, 2020 (ordinance no. 190419) with a total combined size of 80.74 acres. Two of the ten parcels associated with the land use change request are vacant: 07176-000-000 (part of) and 07240-000-000 (part of). The remaining parcels are developed with commercial (07176-007-000 and 07176-011-000) and office (07176-010-00, 07176-016-000, 07176-012-000, and 07240-037-000) uses.

The current County land uses are commercial, office/residential which allows for 4-8 dwelling units per acre, and residential which allows for 0-2 dwelling units per acre. The proposed Gainesville O: Office, Commercial, and Single Family land uses will allow the existing uses to remain conforming. Furthermore, the proposed land uses are comparable to the existing County land uses in intensity and use allowances.

Adoption of the City's Commercial, Office, and Conservation land uses will enable future development at an intensity that is consistent and compatible with the existing patterns in the area.

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 un-zoned; 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 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.

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 factors stated in the Future Land Use Element and State Statute criteria.

Those following factors are below:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

ANALYSIS

1. Consistency with the Comprehensive Plan

The proposed Office, Commercial, and Single Family uses are consistent with the City's Comprehensive Plan Future Land Use element: Policy 1.1.3, Objective 1.5, Objective 3.1, Objective 3.4, Objective 4.1., Policy 4.2.1, Objective 4.2 and Objective 4.7; the requested future land use category is listed below, under Policy 4.1.1.

The developed and undeveloped parcels associated with this request are adjacent to low density residential (County) and Office (City) land uses. Developments immediately adjacent to these parcels are residential with the Oak Hammock nursing home at the University of Florida to the east and low density single family residences to the south east.

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 1.5 Discourage the proliferation of urban sprawl.

Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.

Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the Level of Service (LOS) standards adopted in this Plan are provided.

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

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 (0-8 dwelling 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.

2. Compatibility and surrounding land uses

The proposed Office, Commercial, and Single Family land uses are compatible with land uses in the vicinity and the existing County land uses on the property. Existing land uses near the applicant's property are a mix of Alachua County and City Residential Future Land Use categories including Alachua County Residential (0-2 DU/acre), Commercial, Tourist/Entertainment and City of Gainesville Office, Mixed-use Medium (12-30 DU/Acre), Residential Medium (8-30 DU/acre), Commercial, Public and Institutional Facilities; and Industrial.

Development that is compatible with the existing uses in the area is expected if the property is developed under the proposed land use and the regulations of the Land Development Code.

3. 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 generally located at the center of the site (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 (see appendix A). 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 environmental memo on Appendix D.

4. Support for Urban Infill and/or redevelopment

While the western and eastern large parcels in this application are currently vacant, there is existing development in the north eastern parcels adjacent to SW Williston Rd. The applicant's parcels also have access to major roads, proximity to interstate 75, proximity to shopping and job centers and is in an area that has access to existing GRU infrastructure, making this an ideal area for redevelopment.

5. Impacts on Affordable Housing

This large scale land use change has no foreseen negative impact on affordable housing.

6. Impacts on the Transportation System

There is no major transportation issue associated with the proposed large scale land use change. 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 outside of the Transportation Mobility Program Area (TMPA) zone, Zone C (See Appendix A for description of Zone C and Appendix C, Exhibit C-4 for map). TMPA C will be extended to include the subject's property. Furthermore, property lies within the UF Context Area (see Appendix C, Exhibit C-5).

This approximately 80 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 (Thu-Sa, 8:50 pm – 2:53 am, every 20 min)

7. Availability of Facilities and Services

Water, sewer, electric, and gas infrastructure is available on or adjacent to the subject property. Utilities are serviced by GRU. (see Appendix C Exhibits C- 7 through C-11 for service availability maps).

8. Need for the Additional Acreage in the Proposed Future Land Use Category.

The proposed large scale land use will add approximately:

11.7 acres of Commercial Land Use. There are currently 673.2 acres of Commercial land use in the City; approximately 91.3 of those acres are vacant.

54 acres of Office Land Use. There are currently 684.3 acres of Office land use in the City; approximately 53.4 of those acres are vacant.

15.7 acres of Single Family Residential land use. There are currently 9375.4 acres of Single Family Residential in the City; approximately 1278.8 acres are vacant.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9, F.S.

Sub-section 163.3164 (51), F.S. states that “Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. Sub-section 163.3177 (6) (a) 9 requires that the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

This amendment to the future land use element discourages the proliferation of urban sprawl because it meets the following criteria of Sub-section 163.3177 (6) (a) 9 b.:

- i. Directs or locates economic growth and associated land development to geographic area of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

YES. The proposed land use amendment will encourage redevelopment of vacant properties in an urbanized area and the preservation of existing strategic ecosystem. The property has wetlands and is subject to the criteria stipulated in Sec. 30-8.17 (Regulated surface water and wetlands) of the Land Development Code. The property also lies within the Serenola Strategic Ecosystems and is subject to the criteria found in Sec. 30-8.13 Regulations of Natural and Archaeological Resources.

- ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

YES. Property is located in an urbanized area that is served by public utilities and other public services, including transit. This property is served by major road SW Williston Rd, Interstate 75 and SW 34th St. Furthermore, property belongs to the TMPA Area C.

- iii. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

This area is in close vehicular proximity to retail developments and employment centers such as the Williston Plaza and Butler Plaza. SW Williston Road has sidewalks fit for the expansion of walkable communities coupled with bike lanes. Similarly, SW 34th St has sidewalks fit for the expansion of walkable communities however it only

has bike lanes on the west side, away from the subject property. There are also currently three RTS bus routes that pass in front of the property, RTS Route 35, RTS Route 36, and RTS Later Gator Route 301.

- iv. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

YES. The proposed land use designations are consistent with the mix of residential and commercial land uses in the surrounding area.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the city's economy;

The proposed land use amendment will increase the potential for development on the property, which is supportive of the City's economic development goal of encouraging infill development.

11. Need to modify land uses categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

Property does not fall within the definition of an antiquated subdivision as defined in Section 163.3164, F.S.

RECOMMENDATION

Staff recommends approval of Petition PB-19-175 Land Use Amendment of parcels 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) from Alachua County Commercial, Office/Residential (4-8 dwelling units per acre), and Residential (0-2 dwelling units per acre) to City of Gainesville Commercial, Office, and Single Family.

DRAFT MOTION FOR CONSIDERATION

Approve PB-19-175 Land Use Amendment of parcels 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) from Alachua County Commercial, Office/Residential (4-8 dwelling units per acre), and Residential (0-2 dwelling units per acre) to City of Gainesville Commercial, Office, and Single Family.

BACKGROUND

February 6th, 2020, parcels 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) were effectively, voluntarily annexed into the City of Gainesville via Ordinance 190419 (see appendix E).

LIST OF APPENDICES

Appendix A: Comprehensive Plan Goals, Objectives and Policies

A-1 Comprehensive Plan Future Land Use Element

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

A-3 Comprehensive Plan – Transportation Mobility Element

Appendix B: Alachua County Comprehensive Plan 2011-2030

(Allowable uses in existing land use category and Strategic Ecosystem designation)

Appendix C: Maps

Exhibit C-1 Major Developments of Regional Impact (DRIs)

Exhibit C-2 Existing Land Use

Exhibit C-3 Proposed Land Use

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: Environmental Memo

Appendix E: Ordinance No. 190419

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 – Alachua County Comprehensive Plan 2011-2030

Allowable Uses in Existing Land Use Category

3.0 COMMERCIAL POLICIES

OBJECTIVE 3.1 - GENERAL

A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand. Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).

Policy 3.1.1 In order to provide sufficient flexibility to meet the needs of different types of commercial activities, a range of land areas and locations shall be provided for commercial development.

Policy 3.1.2 New commercial facilities shall be encouraged to locate within designated [activity centers](#), [Transit Oriented Developments](#) or [Traditional Neighborhood Developments](#) in order to discourage strip commercial development and the premature establishment of new activity centers.

- (a) All neighborhood level shopping centers shall locate within high, medium, or low [activity centers](#), or within [Transit Oriented Developments](#) or [Traditional Neighborhood Developments](#), consistent with the standards of this Element.
- (b) All community level shopping centers shall locate within high or medium activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.
- (c) All regional level shopping centers shall locate within high activity centers, or within Transit Oriented Developments consistent with the standards of this Element.

Policy 3.1.3 The size, location, and function of shopping centers shall be related and central to the population and market area they serve.

Policy 3.1.4 In conformance with the [Economic Element](#), the land development regulations shall provide for home-based businesses. Home-based businesses are defined as a business or commercial activity conducted on a residential property which is accessory to the residential use of that property. Home-based businesses shall not adversely impact adjacent residential uses, subject to performance criteria to be adopted in the land development regulations.

Policy 3.1.5 The sale of agricultural products produced on site shall be permissible on that site.

Policy 3.1.6 Commercial uses shall be allowed as part of a mixed use Transit Oriented Development or Traditional Neighborhood Development, subject to location, site, and design standards in the [Urban Residential policies](#) of this Element.

Policy 3.1.7 Commercial locations and proposed uses shall be consistent with the [Conservation and Open Space Element](#) Policies and Standards.

Policy 1.3.2.2 Estate Residential - The Estate Residential designation, with a maximum density of one dwelling unit per two acres, shall only be located in the urban cluster on properties adjacent or near Preservation areas, as identified on the [Future Land Use Map](#), as a transitional land use to higher intensity or density urban development.

Designated Strategic Ecosystems and Scenic Road

OBJECTIVE 8.4 - SPECIAL AREA STUDY - IDYLVILD/SERENOLA

A Special Area Study is established for the Idylwild/Serenola area which shall be subject to the policies and standards contained in this Section.

Policy 8.4.1 GENERAL: The Special Area Study is established to develop specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, Gainesville City limits to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. To help with identification of the area and specific areas described herein, an [Idylwild/Serenola Special Study Area map, designated Map 2](#), is incorporated by reference in this Section. Except where specifically modified by the policies herein, all policies of the Plan shall be applicable within the study area. Where the specific policies conflict with general policies in the remainder of the plan, the policies herein shall prevail.

Goal: Environmental Resources

Policy 8.4.2 It is the goal of this Special Area Study to conserve, manage, and restore or enhance the natural and cultural resources of the Idylwild/Serenola neighborhood, to ensure long-term environmental quality for the future. To help with the general identification of some of the specific areas described herein, an [Environmental Resources Map, designated Map 2.a.](#), is adopted.

Objective: Significant Natural Upland Communities

Policy 8.4.2.1 To preserve and conserve significant uplands, policies (a) through (c) below shall apply.

Significant uplands are defined as forested upland communities (associations) of plants and animals, which, because of their great variety of species are deemed to be of exceptional quality and richness (community completeness). These habitats are typically of sufficient size to maintain normal flora and fauna have actual or potential linkages to other significant natural areas and contain sufficient diversity among species and communities.



- (a) Preservation of upland communities shall be encouraged through public/private acquisition where possible, and other appropriate methods of preservation.
- (b) Appropriate conservation strategies shall be developed and utilized to permit appropriate development where preservation cannot be accomplished. These development regulations are addressed in the [Conservation and Open Space Element](#).
- (c) Criteria for the conservation of significant uplands shall be developed and included as a part of the development review process.

Objective: Tree Canopy Areas

Policy 8.4.2.2 To preserve, maintain, and restore where necessary, areas containing extensive tree 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 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, concentrating development within given areas to eliminate or minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.

Objective: Active Use Residential Zones

Policy 8.4.2.3 To maintain developable or already developed lots in as much of a natural state as possible, the following policy shall apply in the active use residential zones. The active use residential zones 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 within designated "Active Use Residential Areas".

Objective: Paynes Prairie

Policy 8.4.2.4 To conserve, preserve, and maintain the character of Paynes Prairie, policies (a) and (b) below shall apply. Paynes Prairie is an extensive State Preserve area of approximately 18,000 acres extending around the eastern and southern portion of the Study Area.

- (a) The removal of natural vegetation and trees adjacent to Paynes Prairie shall be prohibited in an effort to prevent erosion, maintain habitat, and preserve aesthetic values of Paynes Prairie. Specific development regulations shall be adopted which provide for the appropriate buffers adjacent to the Prairie. The development regulations shall establish a minimum buffer westward and northward of Paynes Prairie State Preserve and landward from the jurisdictional line for demarcation of waters of the State.

- (b) Natural drainage and surface water runoff into Paynes Prairie shall not be altered where possible. Where alteration is necessary the water treatment and flood control characteristics shall be maintained or enhanced.

Objective: Scenic Roads

Policy 8.4.2.5 To preserve the natural, historical, and aesthetic value of scenic roads, policies (a) through (c) below shall apply. Crown Road (56th Avenue and 17th Terrace) within the Study Area has been identified by Alachua County as a scenic road having historic or cultural significance and/or natural beauty.

- (a) Scenic roads shall not be altered unless the health, safety, and welfare of the community are jeopardized.
- (b) Development activities occurring along scenic roads shall be consistent with the Scenic Road Ordinance of Alachua County.
- (c) Development regulations shall be prepared which establish limitations on development adjacent to scenic roads.

Objective: Listed Species

Policy 8.4.2.6 To protect listed species through habitat maintenance and appropriate development regulations, policies (a) through (c) below shall apply.

- (a) Policies within the [Conservation and Open Space Element](#) shall apply as they relate to listed species.
- (b) Listed species shall be afforded the legal protective status provided by law.
- (c) Land development regulations provide specific direction for protection of areas occupied by listed species and areas immediately adjacent thereto. These provisions include standards to eliminate or minimize adverse impact on those species and their habitat.

Objective: Archeologically Significant Areas

Policy 8.4.2.7 Individual sites and areas of archeological significance shall be preserved, protected, or acquired, and wherever possible, enhanced. Policies (a) through (d) 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.
- (c) Alachua County shall develop a program of seeking all federal, state, and private funds in order to perform a systematic survey for archeological and historical sites.
- (d) Alachua County shall address Archeological and Historic Preservation as part of its Comprehensive Plan.

Goal: Land Use

Policy 8.4.3 It is the goal of this Special Area Study to encourage the orderly, harmonious, and judicious use of land to preserve the natural environmental features, existing residential areas, and historic and cultural resources.

Objectives: Land Use

Policy 8.4.3.1 The objectives of the policies in Section 8.4.3.2. are:

- (a) To protect existing residential neighborhoods from encroachment of incompatible land uses.
- (b) To promote compatible land uses on adjacent properties.
- (c) To encourage the type and intensity of land uses that is consistent with and compatible with the natural characteristics of the land.

Policies: Land Use

Policy 8.4.3.2 The policies governing land use in the special area study are as follows:

- (a) The [Future Land Use Map](#), designated Map 2, indicating future densities and land uses, is incorporated herein.
- (b) The natural constraints of the land shall be considered in light of any proposed development.
- (c) Residential properties located adjacent to single-family residential neighborhoods should be developed at not higher than a two-dwelling unit-per-acre increase in density above the density permitted on any of the adjacent zoned properties. 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 road 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, and low-intensity lighting between uses based on performance standards to be defined in the development regulations may be utilized to provide such compatibility.
- (d) Commercial development shall be required to locate within the boundaries of activity centers, except that commercial development shall be allowed within existing commercial nodes as defined by existing commercial zoned boundaries, consistent with the infill policies contained within the Comprehensive Plan.
- (e) Modify existing requirements for buffering to increase the effectiveness of transitions from one type of land use to another.
- (f) Identify environmentally sensitive areas as a Conservation Overlay. Specific regulations shall be adopted which provide protection for environmentally sensitive 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.
- (g) Provide for low density/intensity uses around environmentally sensitive areas such as Paynes Prairie.
- (h) Provide through the development regulations a manner to reevaluate proposed development which has not developed after a designated period of time.

Goal: Infrastructure

Policy 8.4.4 It is the goal of this Special Area Study to provide the necessary infrastructure to sustain and support development which maintains/enhances the quality of life within the neighborhood.

Objective: Roadway Network

Policy 8.4.4.1 To provide for safe movement of traffic within and through the neighborhood, while maintaining the unique characteristic of the scenic road, policies (a) through (d) below shall apply.

- (a) Monitor average daily traffic flow and peak hour traffic movements to allow easy identification of capacity problems or safety hazards.
- (b) Provide the appropriate connection of 35th Place between 34th Street and 23rd Terrace.
- (c) Maintain 56th Avenue and 17th Terrace as a scenic road.
- (d) Pave 35th Avenue when funding is available.

Objective: Water and Sewer

Policy 8.4.4.2 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 to all existing and proposed development within the Idylwild/Serenola neighborhood, appropriately looped to enhance flow.
- (b) Extend centralized sanitary sewer facilities to all existing and proposed development.
- (c) Coordinate the extension of water and sewer facilities with the expansion of the GRU treatment plant.
- (d) Require all development to tie into the extended water and sewer lines when capacity is available.
- (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 and/or on-site treatment.
- (f) Development regulations shall be written to address existing lots of less than three acres as provided for within the context of 8.4.4.2.(e).

Objective: Schools

Policy 8.4.4.3 To provide adequate school facilities to meet the needs of the neighborhood, policies (a) through (b) below shall apply

- (a) Establish an ongoing dialogue with the School Board to plan for adequate school facilities based on anticipated growth within the area.

- (b) Identify areas within the study area which may be suitable for acquisition and use for either an activity or resource-based recreation facility.

Objective: Public Safety

Policy 8.4.4.4 To provide adequate public safety facilities to meet the needs of the neighborhood, policies (a) and (b) below shall apply.

- (a) Enhance the existing Police and Fire protection capability by tying unconnected streets together and paving appropriate roadways.
- (b) Monitor the volume of responses and travel time of the Police, Fire and EMS facilities to determine if additional staffing or units are necessary to meet the needs of the neighborhood.

Scenic Road: Any presently existing or future public roadway in the county system having historical or cultural significance or natural beauty as designated pursuant to the Alachua County Scenic Roads Ordinance.

Appendix C: Maps

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

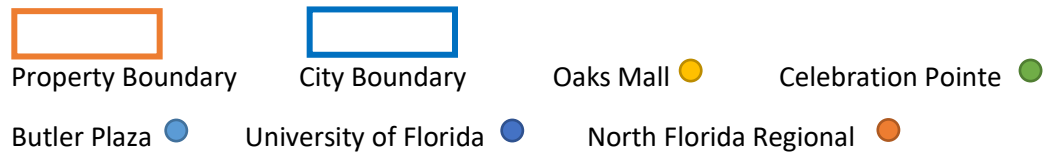
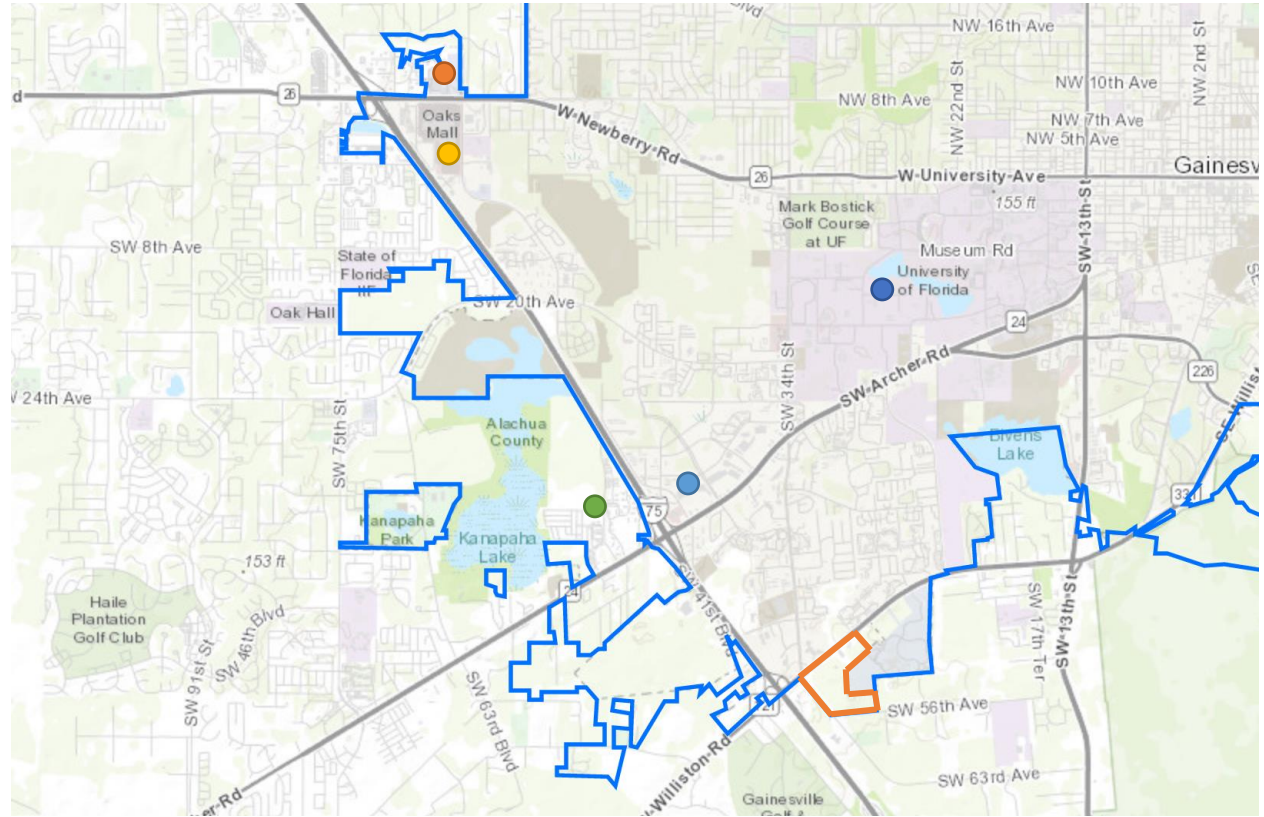


Exhibit C-2: Existing Land Use

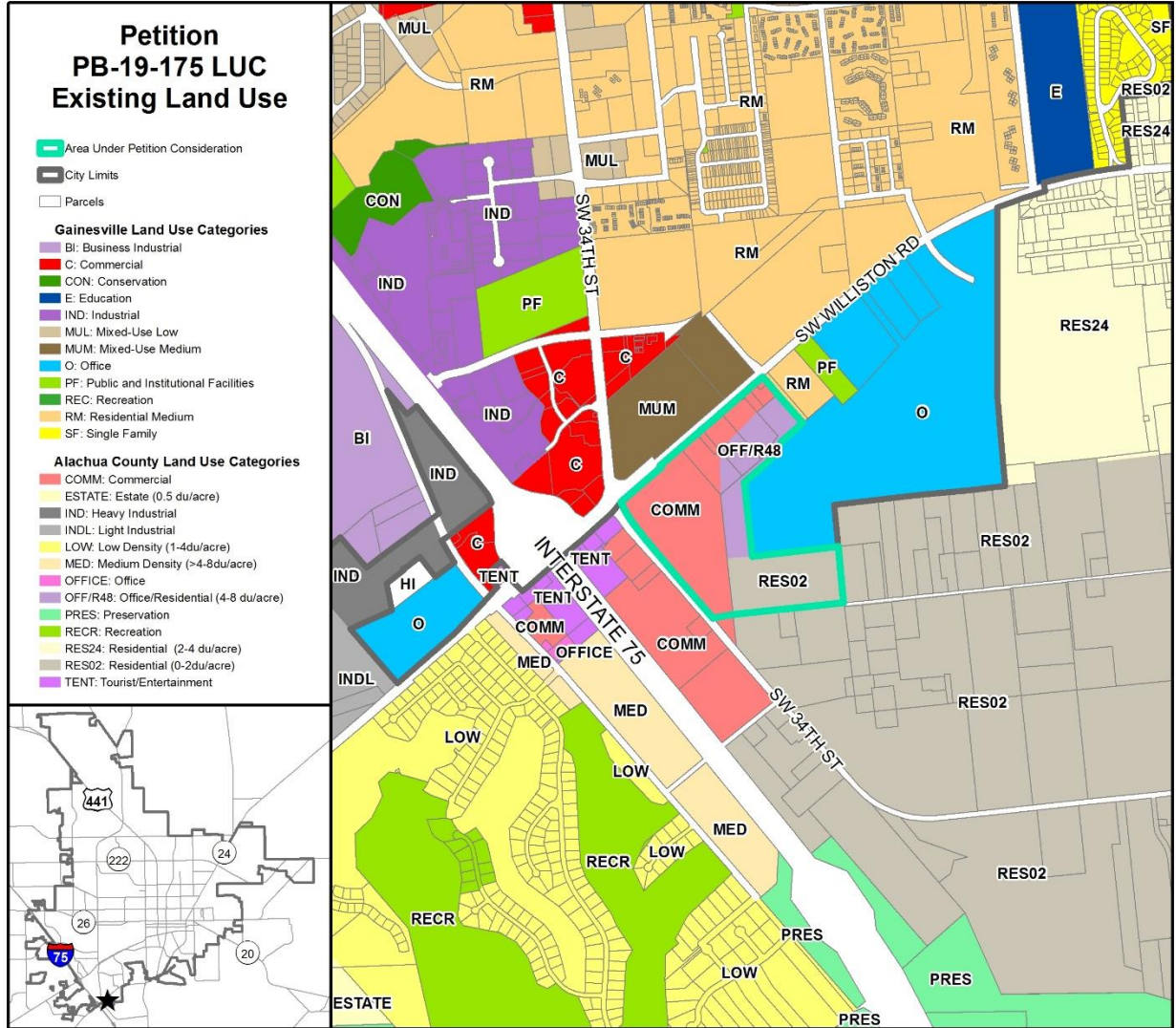


Exhibit C-3: Proposed Land Use

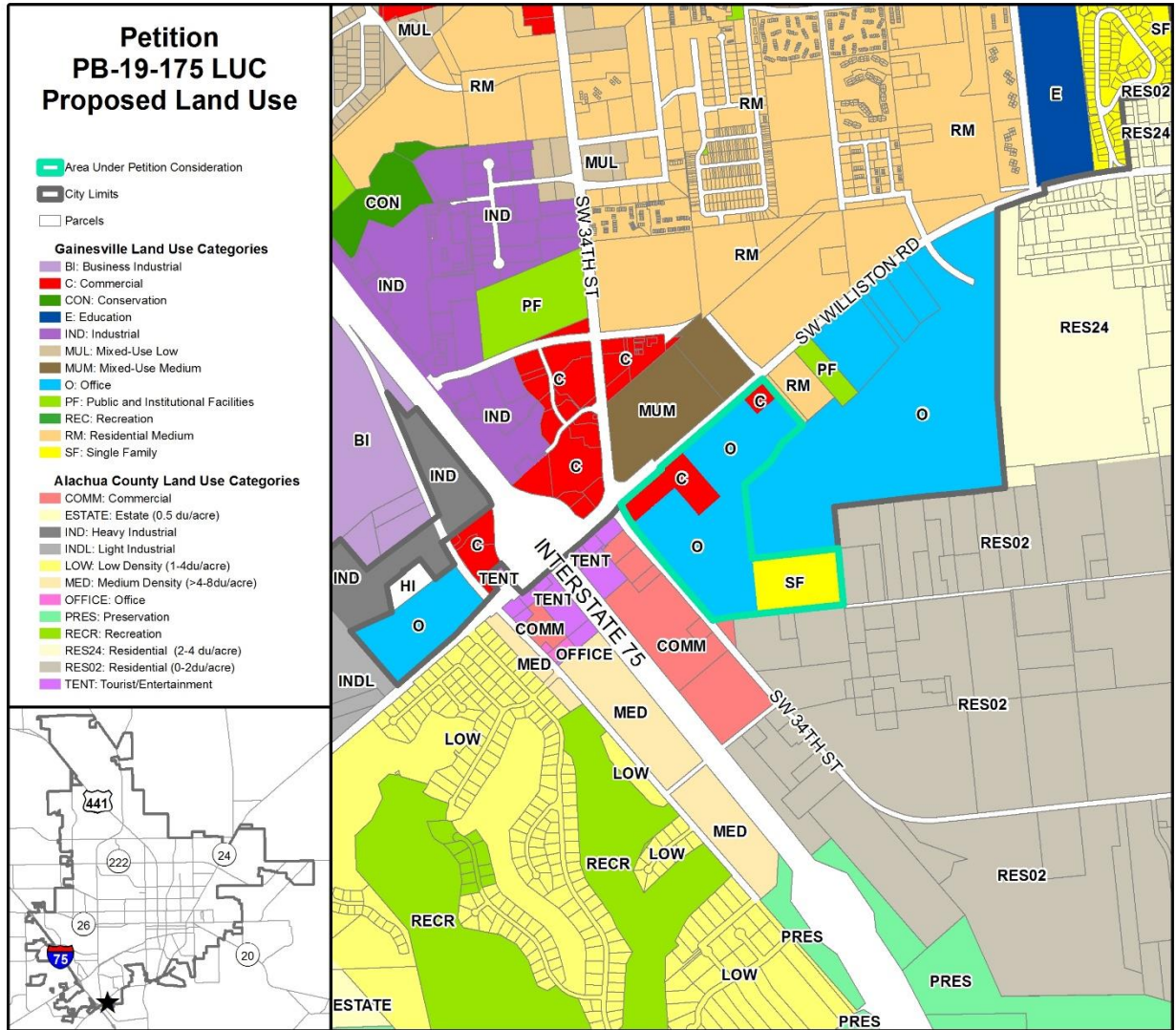


Exhibit C-4: Transportation Mobility Program Area (TMPA) Zone

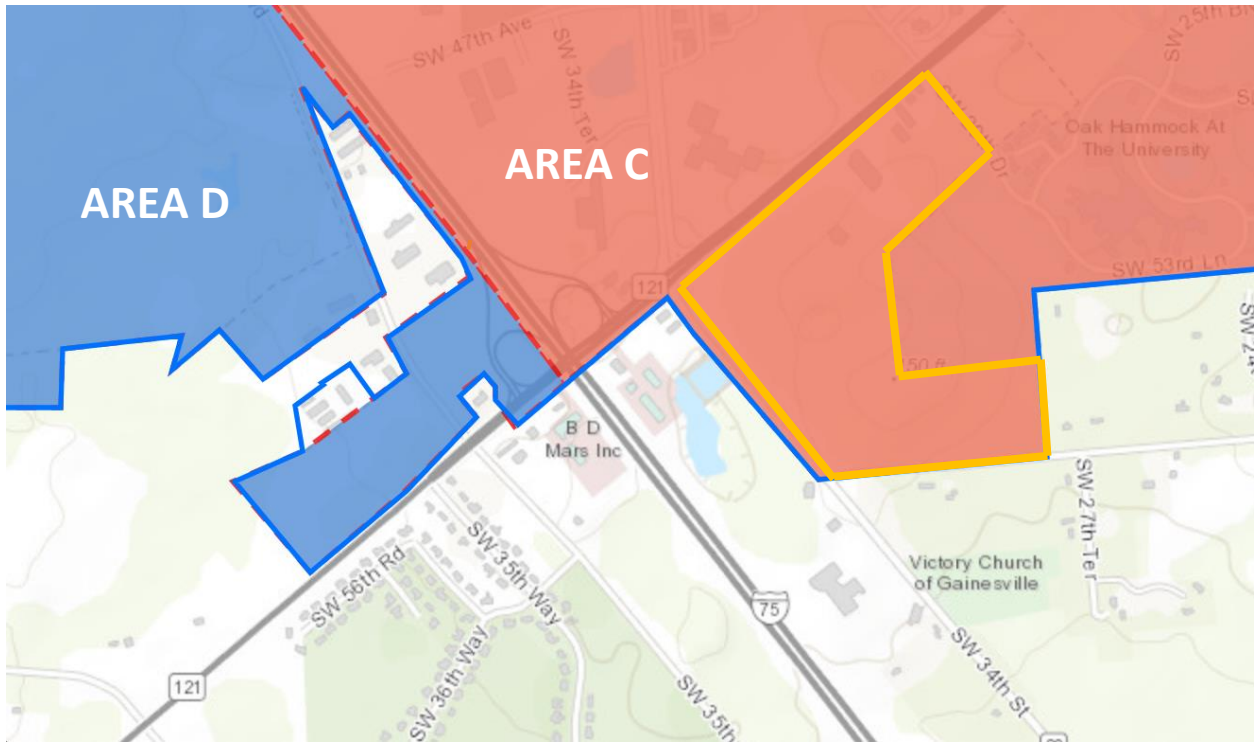


Exhibit C-5: University of Florida Context Area

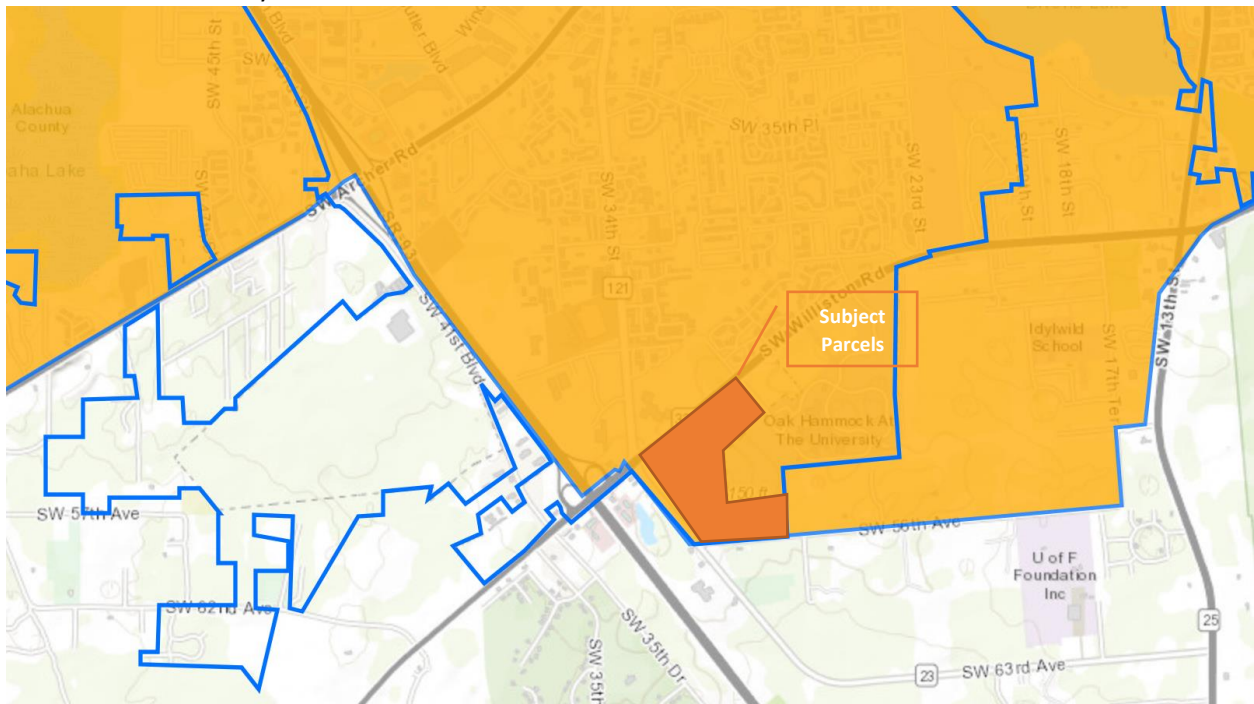


Exhibit C-6: Idylwild-Serenola Special Area Study

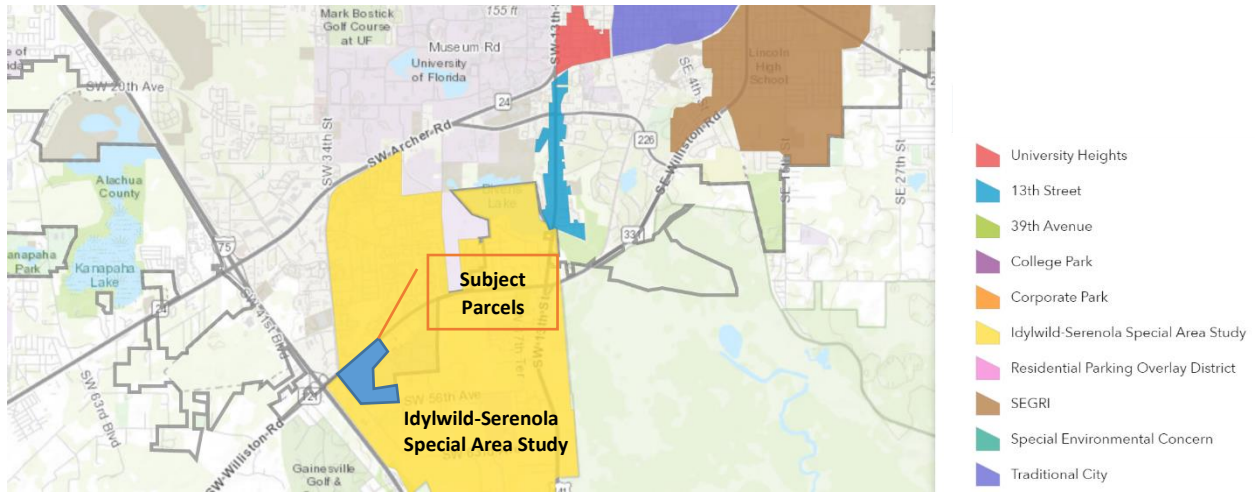


Exhibit C-8: GRU Gas Services

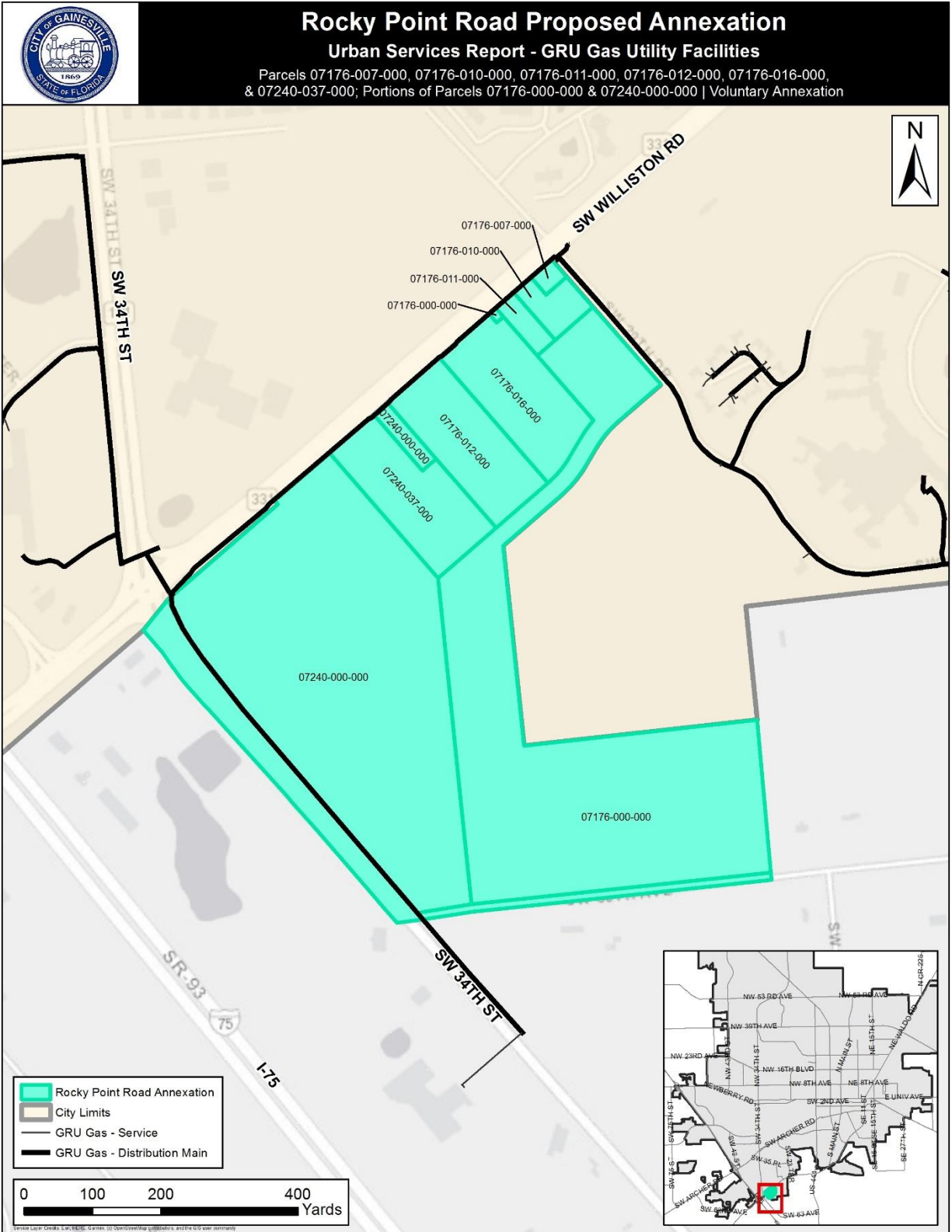


Exhibit C-9: GRU Wastewater Utility Facilities

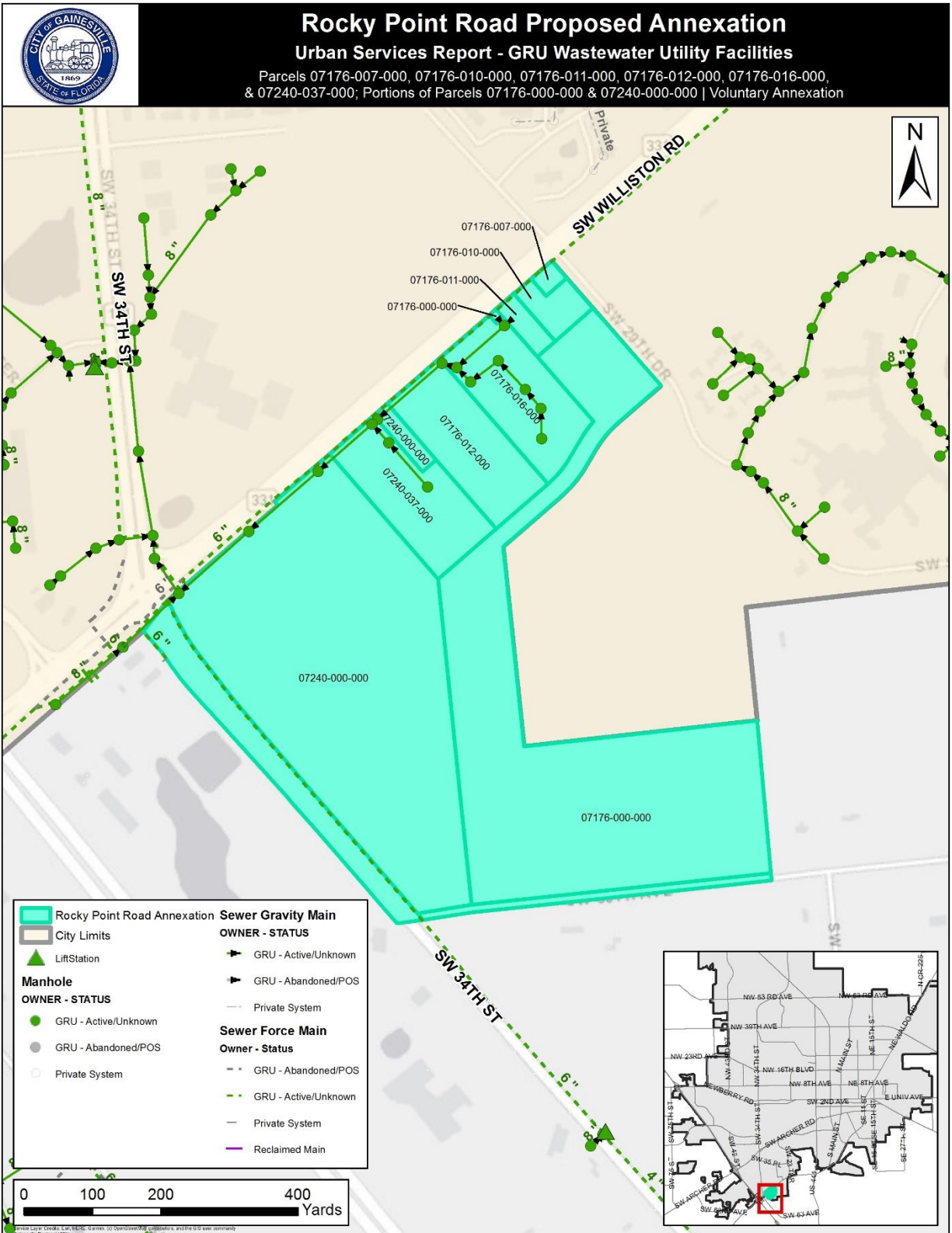


Exhibit C-10: GRU Water Utility Facilities

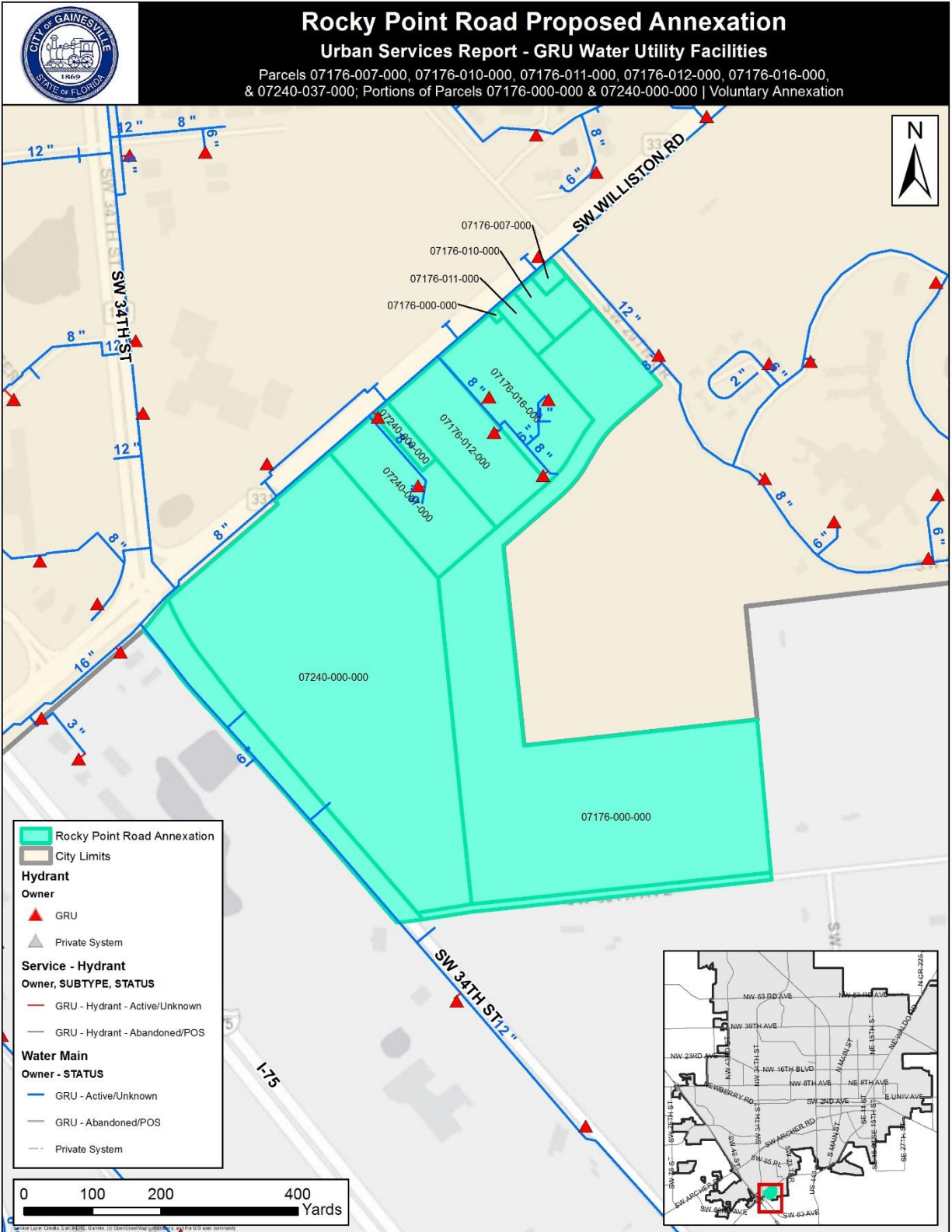


Exhibit C-13: RTS Transit Service

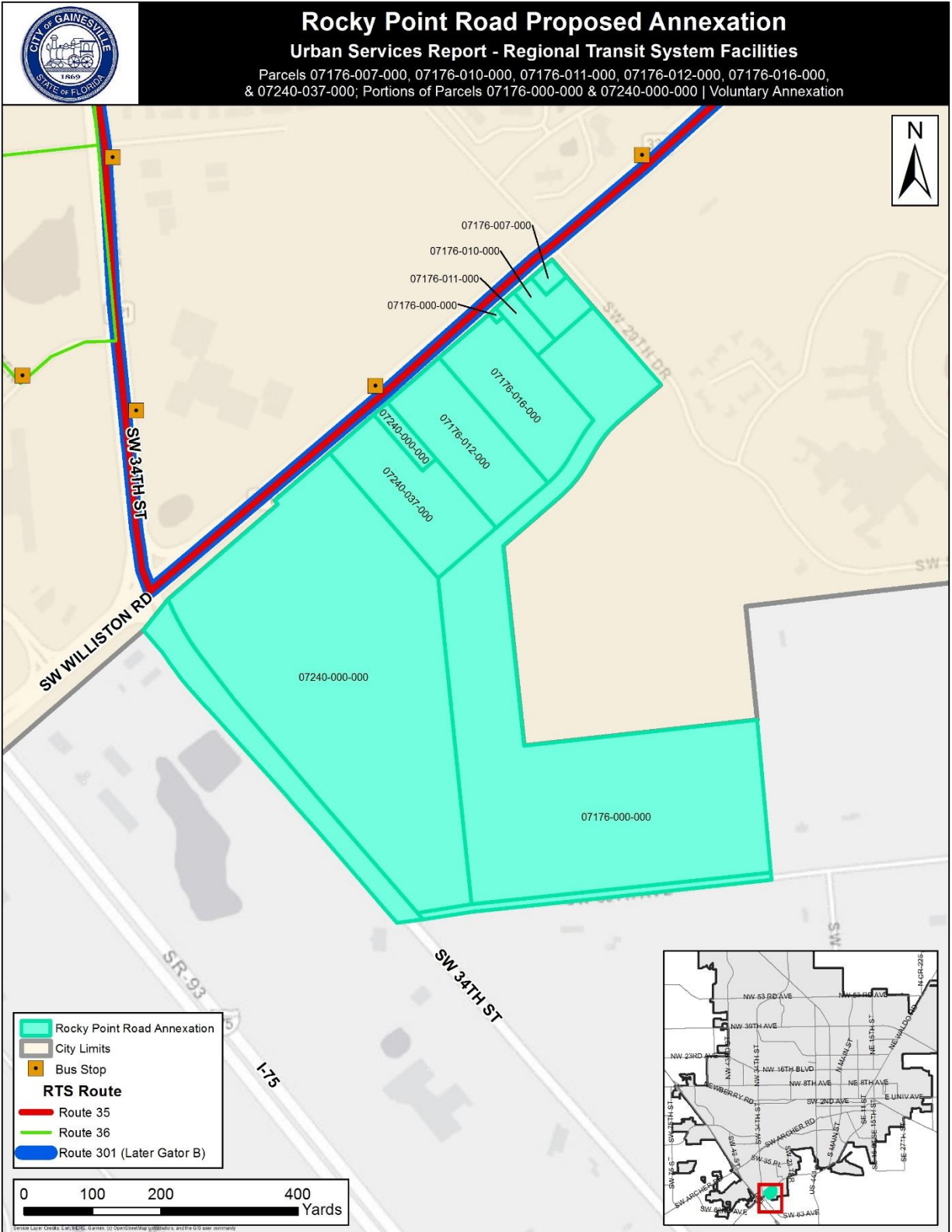


Exhibit C-14: Prairie View Trust GPS Location Analysis

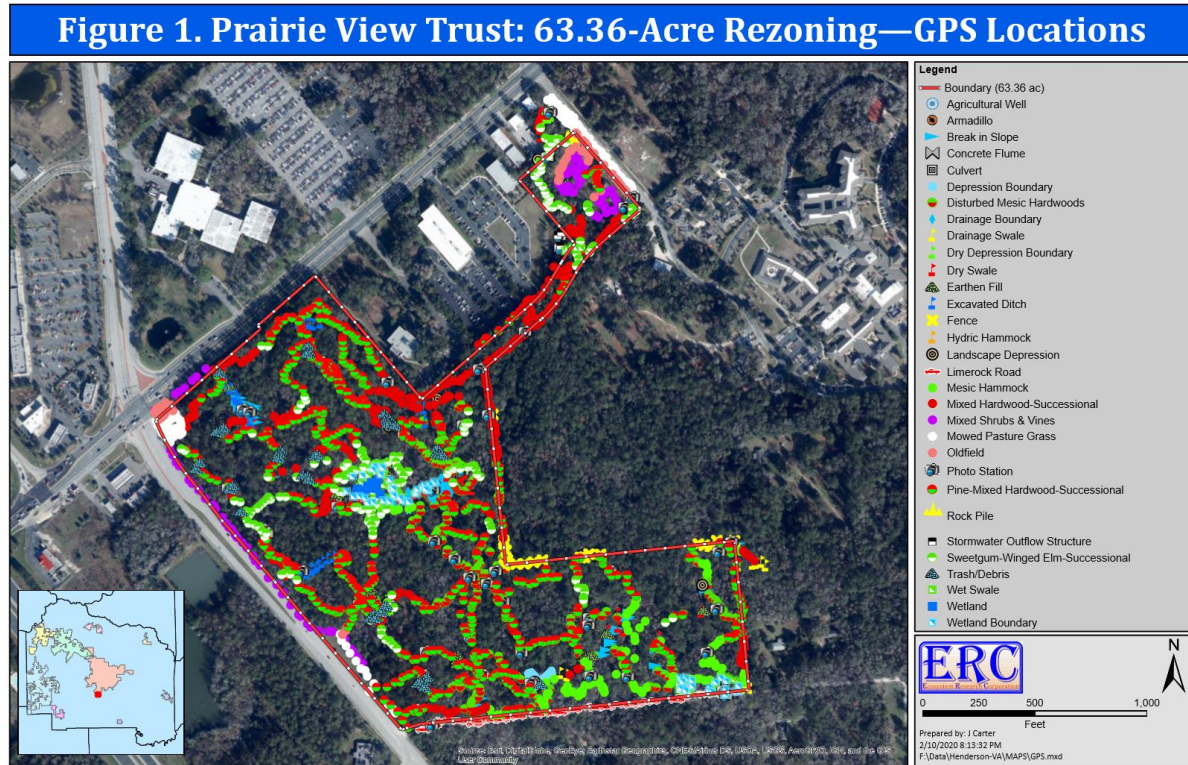


Exhibit C-15: Prairie View Trust Plant Communities

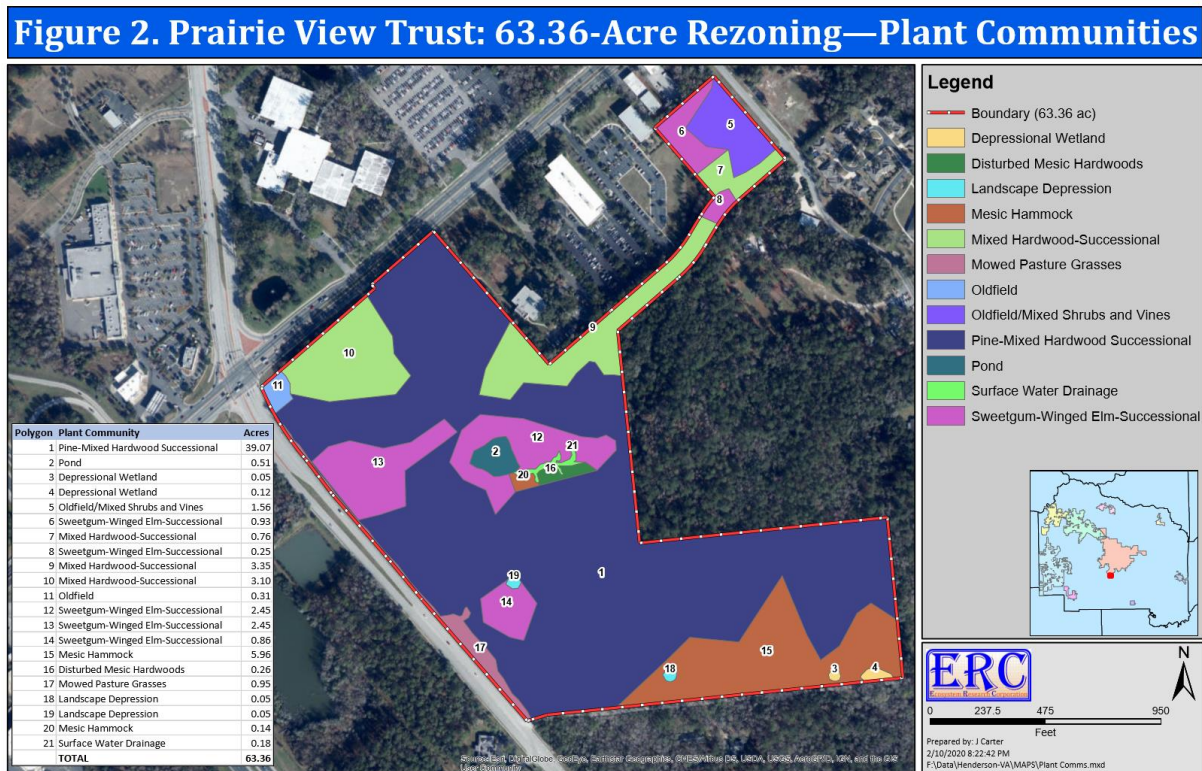


Exhibit C-16: Prairie View Trust Plant Communities within Zoning Areas

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

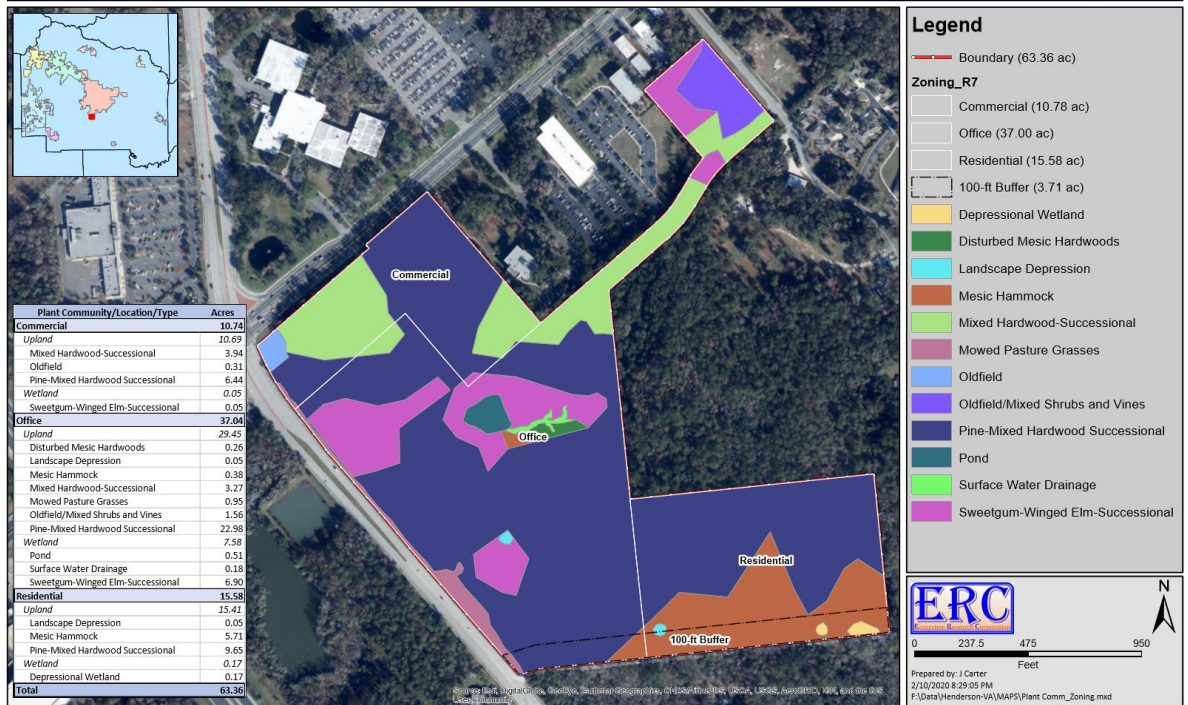


Exhibit C-17: Prairie View Trust Plant Communities Juxtaposed Over 1937 Aerial

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

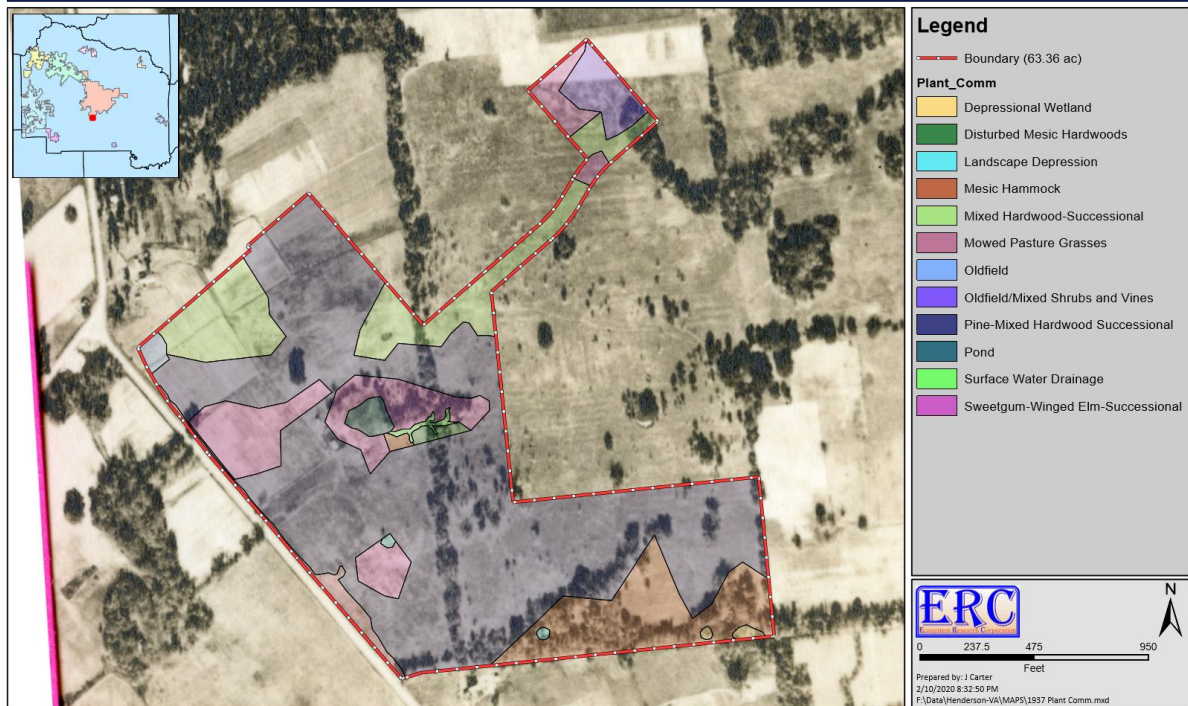


Exhibit C-18: Prairie View Trust Plant Communities Juxtaposed Over 1949 Aerial

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

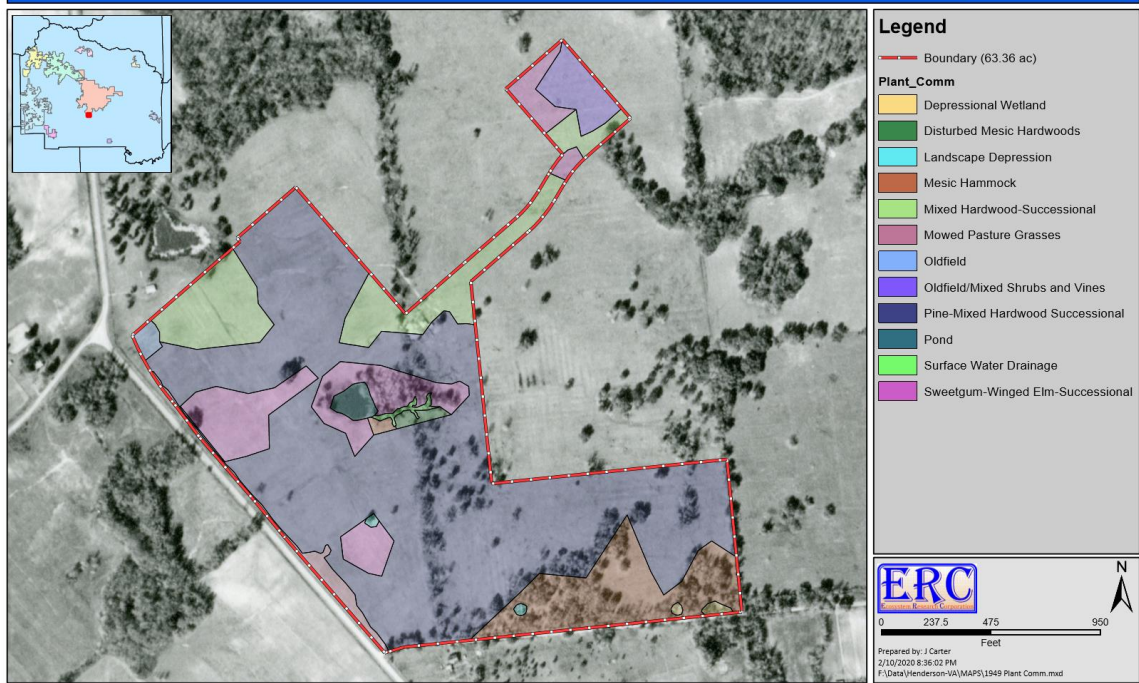


Exhibit C-19: Prairie View Trust Plant Communities Juxtaposed Over 1956 Aerial

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

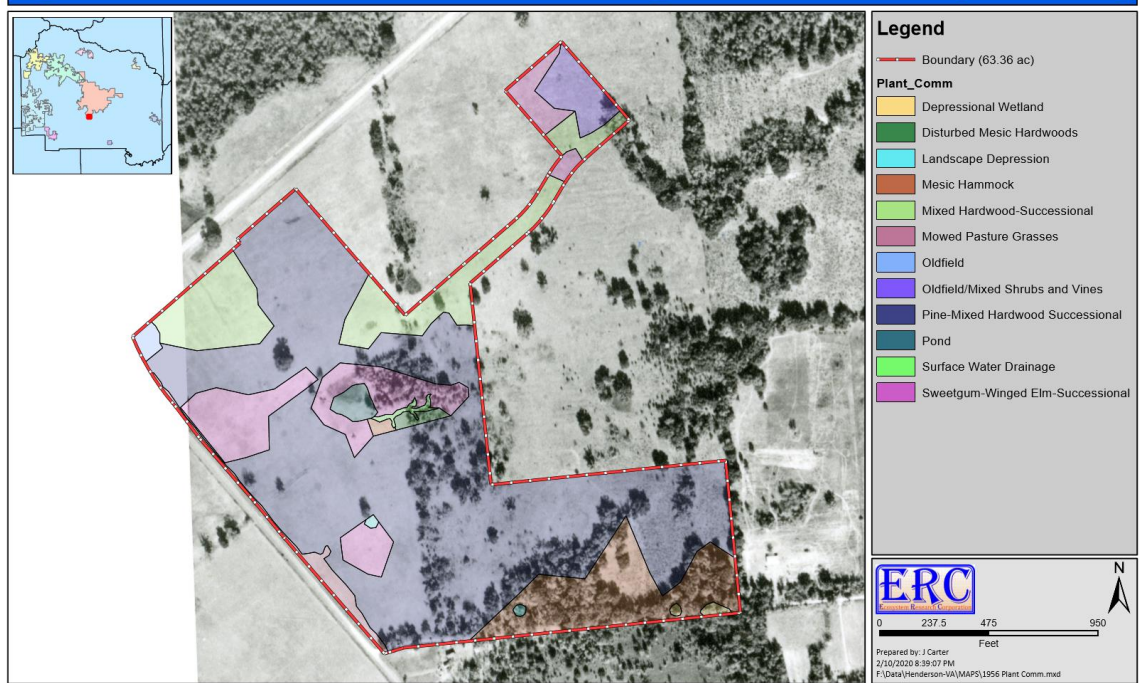


Exhibit C-20: Prairie View Trust Plant Communities Juxtaposed Over 1961 Aerial

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

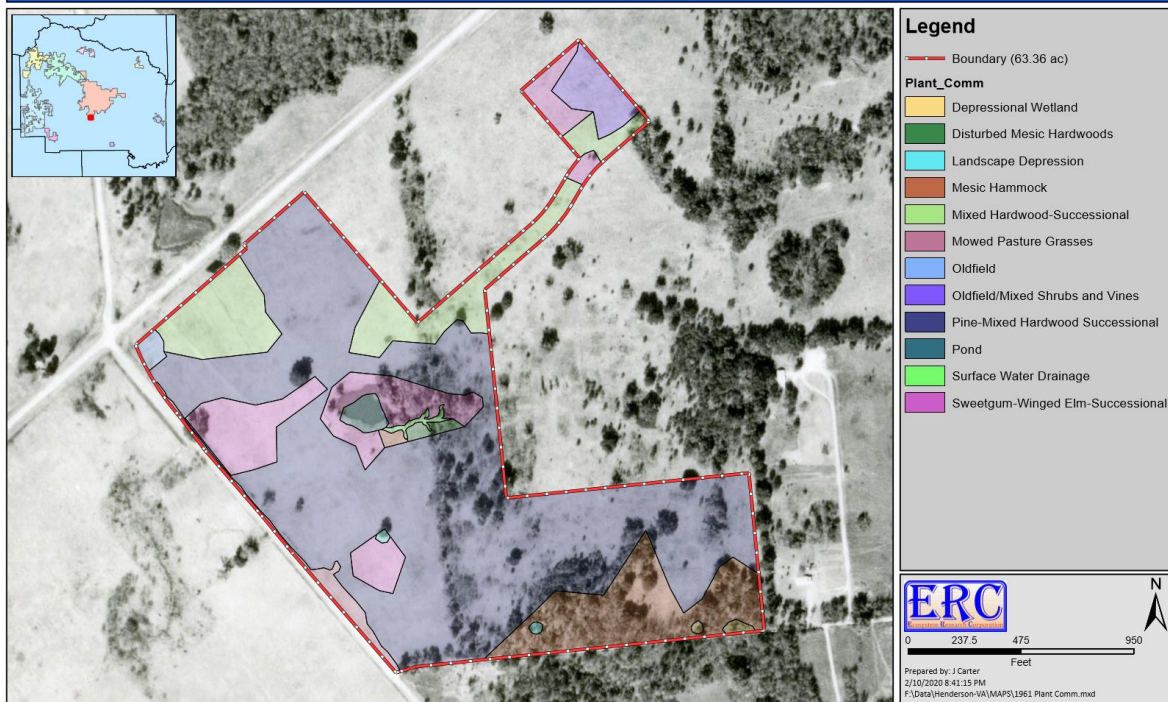


Exhibit C-21: Prairie View Trust Plant Communities Juxtaposed Over 1968 Aerial

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

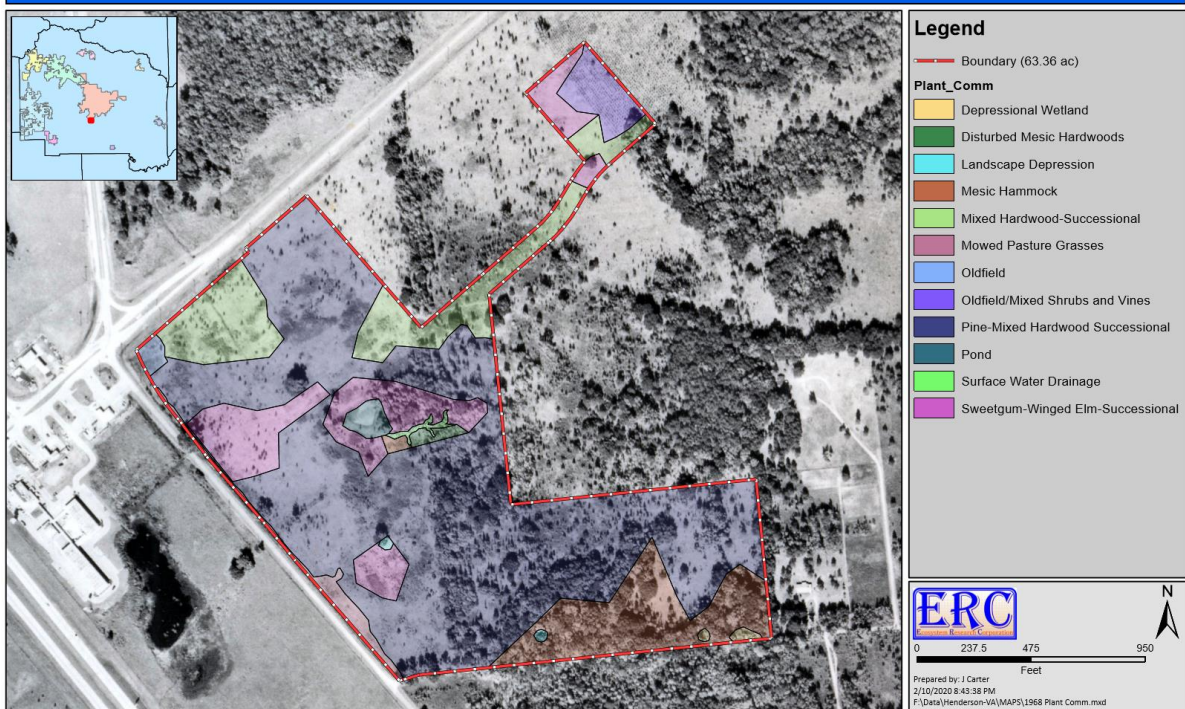


Exhibit C-22: Prairie View Trust Plant Communities Juxtaposed Over 1974 Aerial

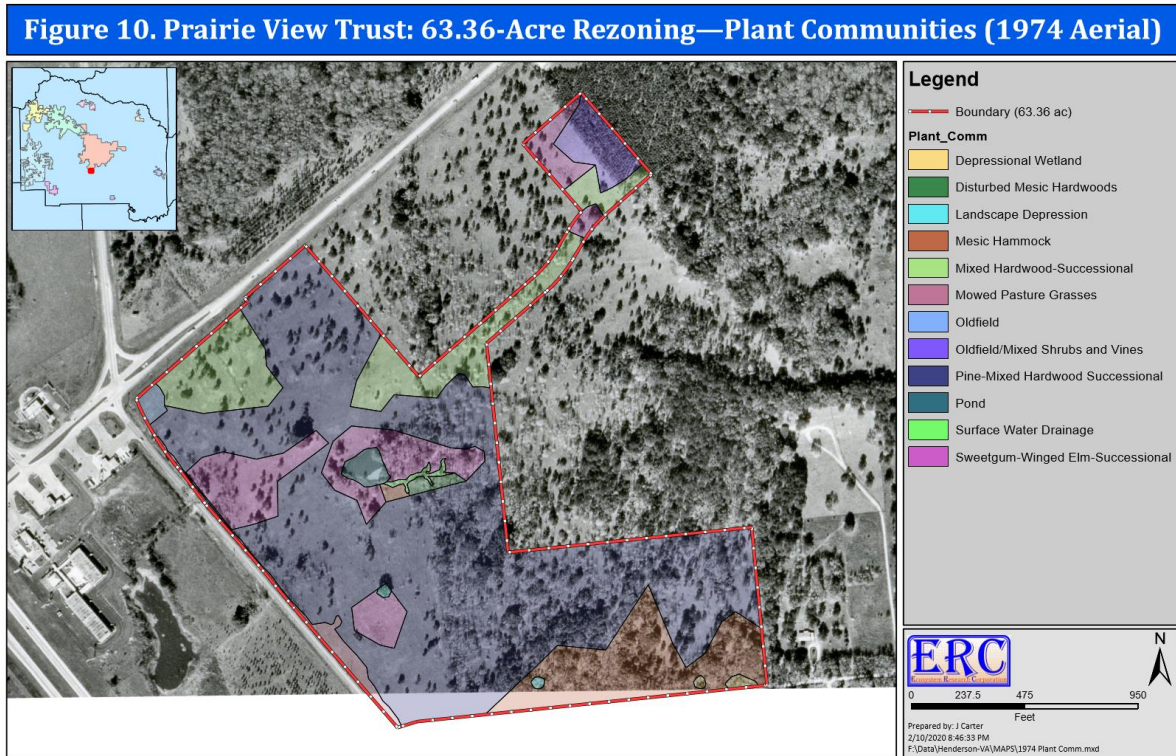


Exhibit C-23: Prairie View Trust Plant Communities Juxtaposed Over 1979 Aerial

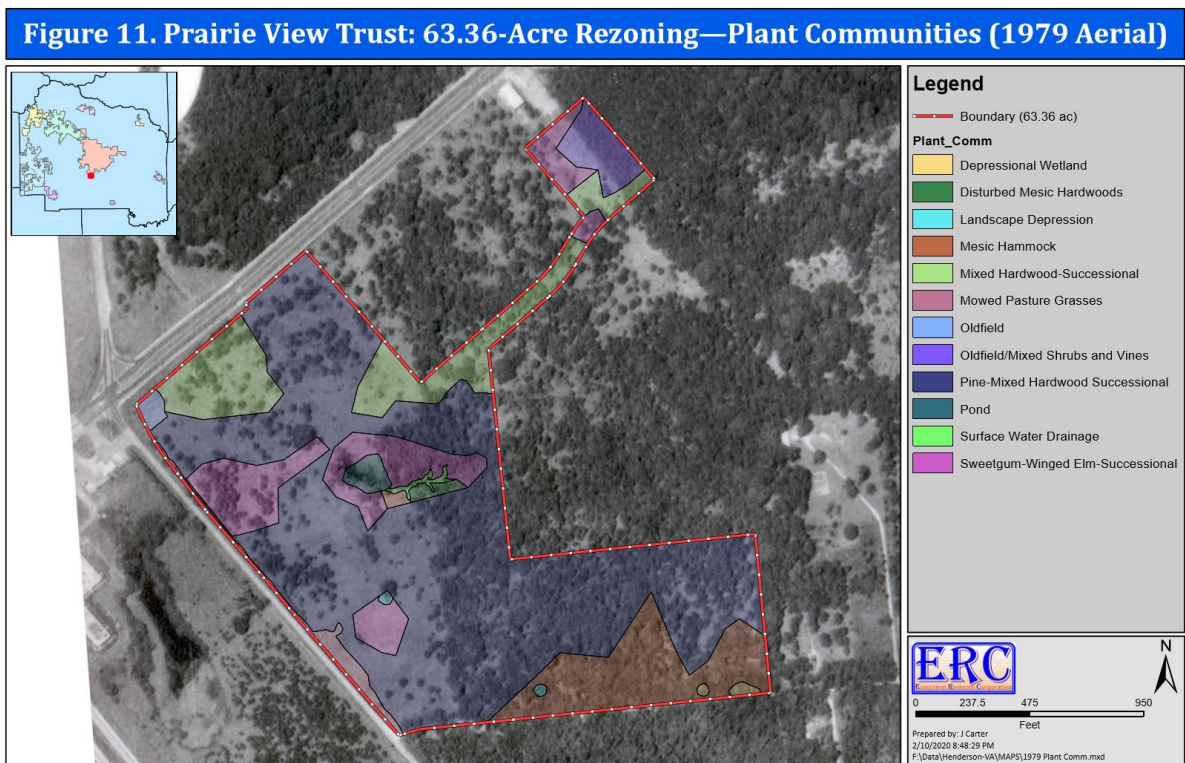


Exhibit C-24: Prairie View Trust Plant Communities Juxtaposed Over 2000 Aerial

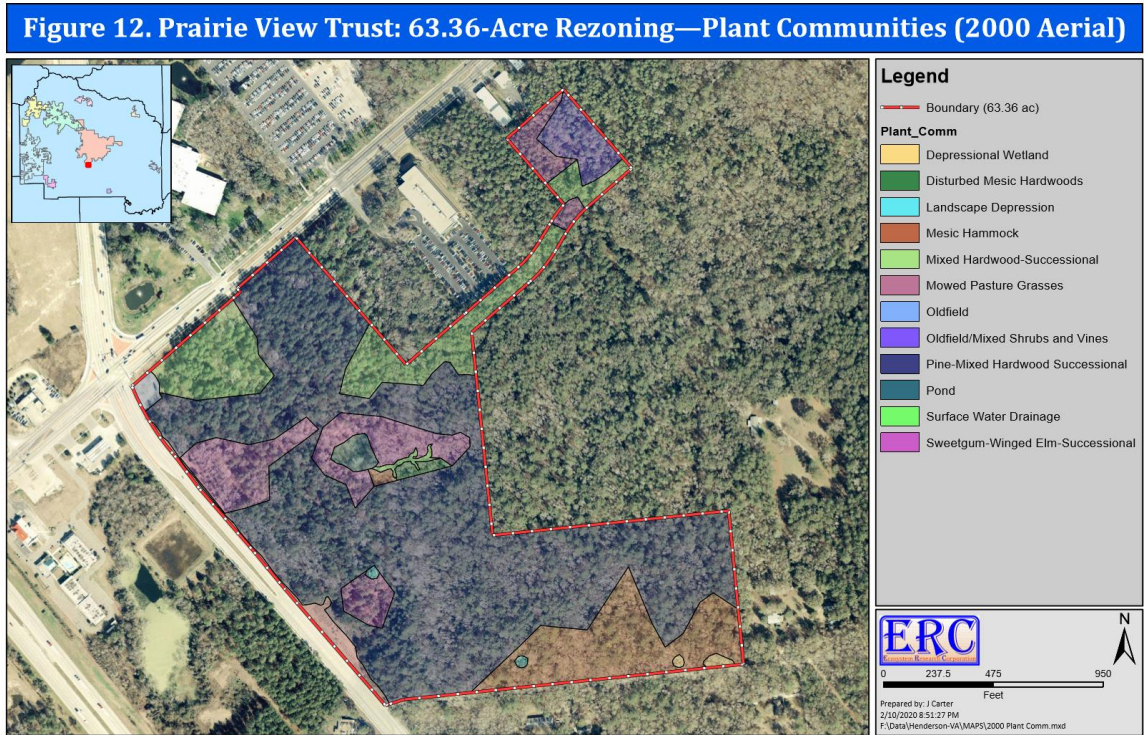


Exhibit C-25: Prairie View Trust Plant Communities Juxtaposed Over 2005 Aerial

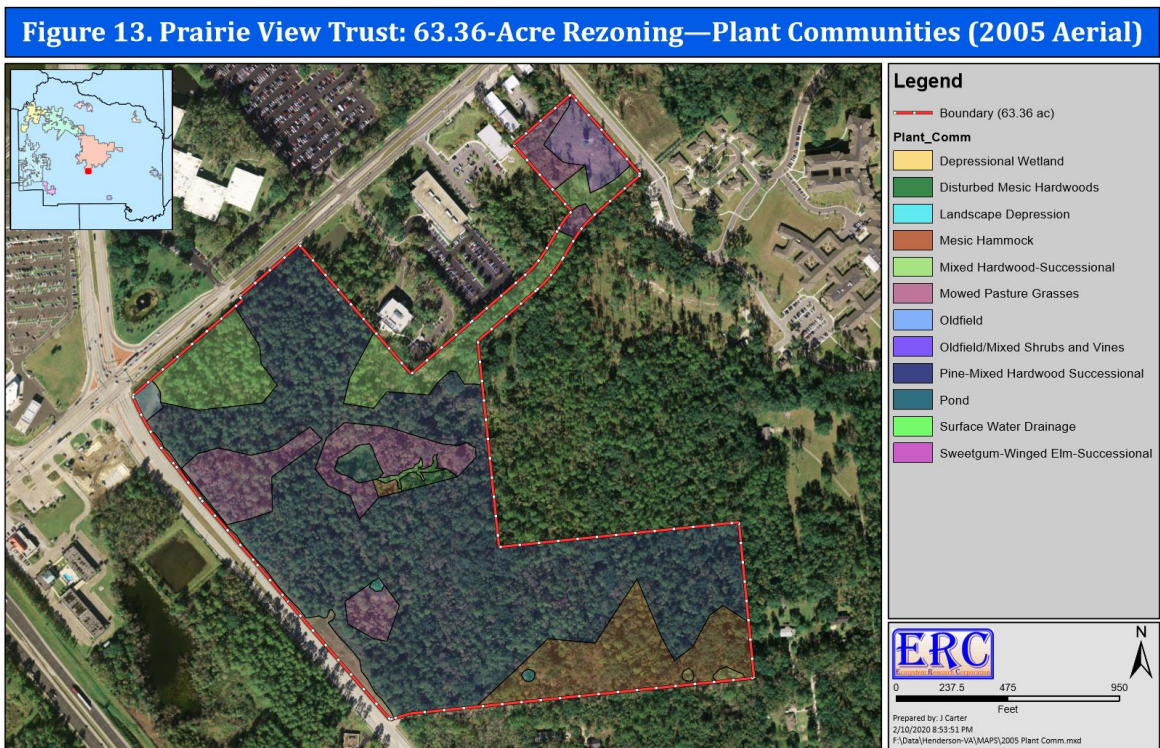


Exhibit C-26: Prairie View Trust Strategic Ecosystems

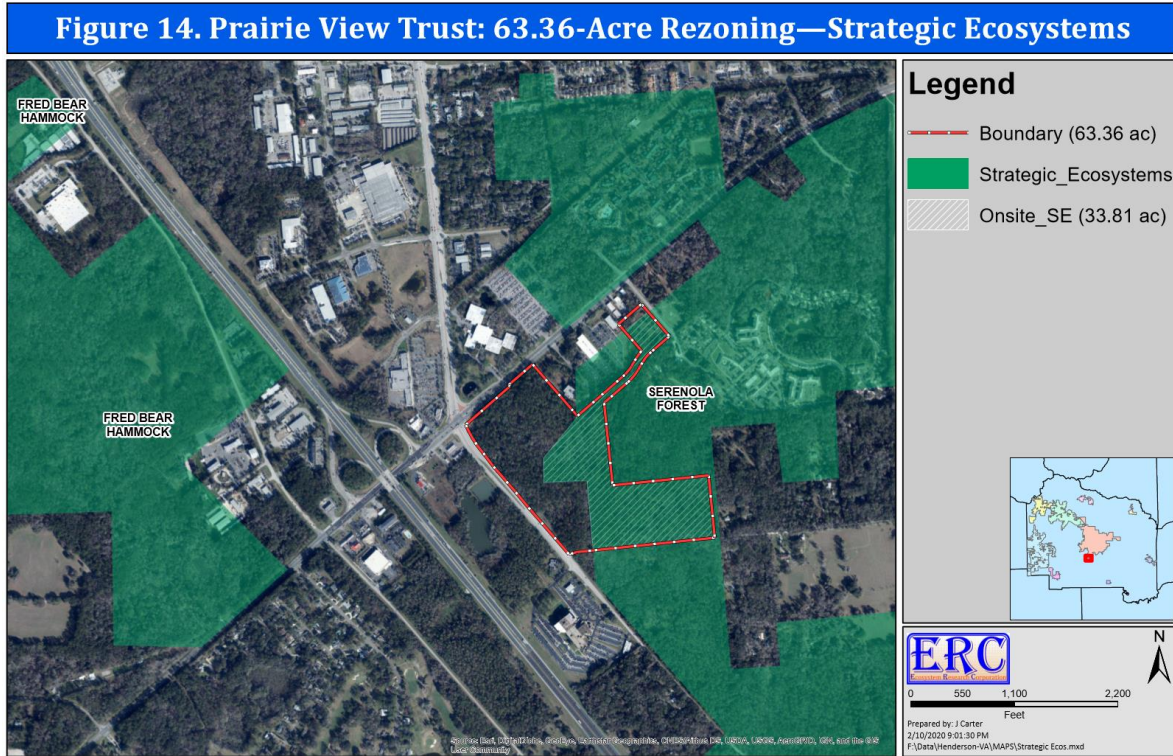


Exhibit C-27: Prairie View Trust KBN Golder Ecological Inventory

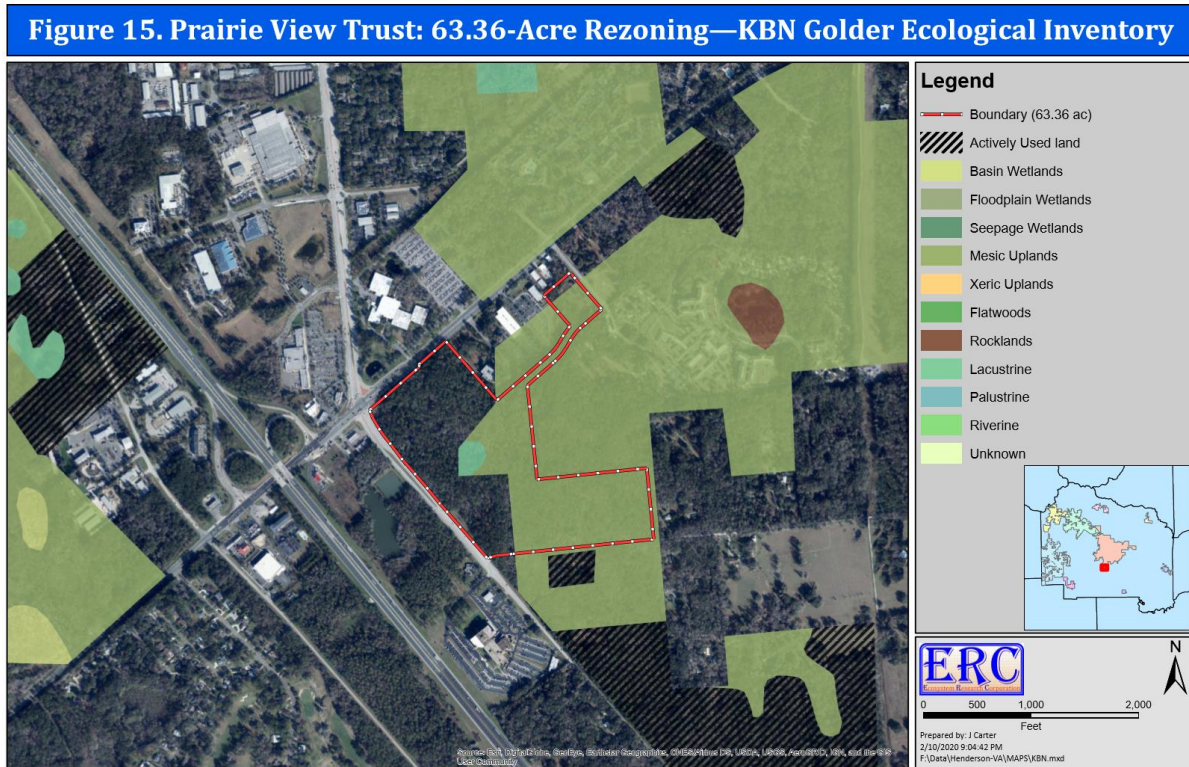


Exhibit C-28: Prairie View Trust Significant Ecological Habitats

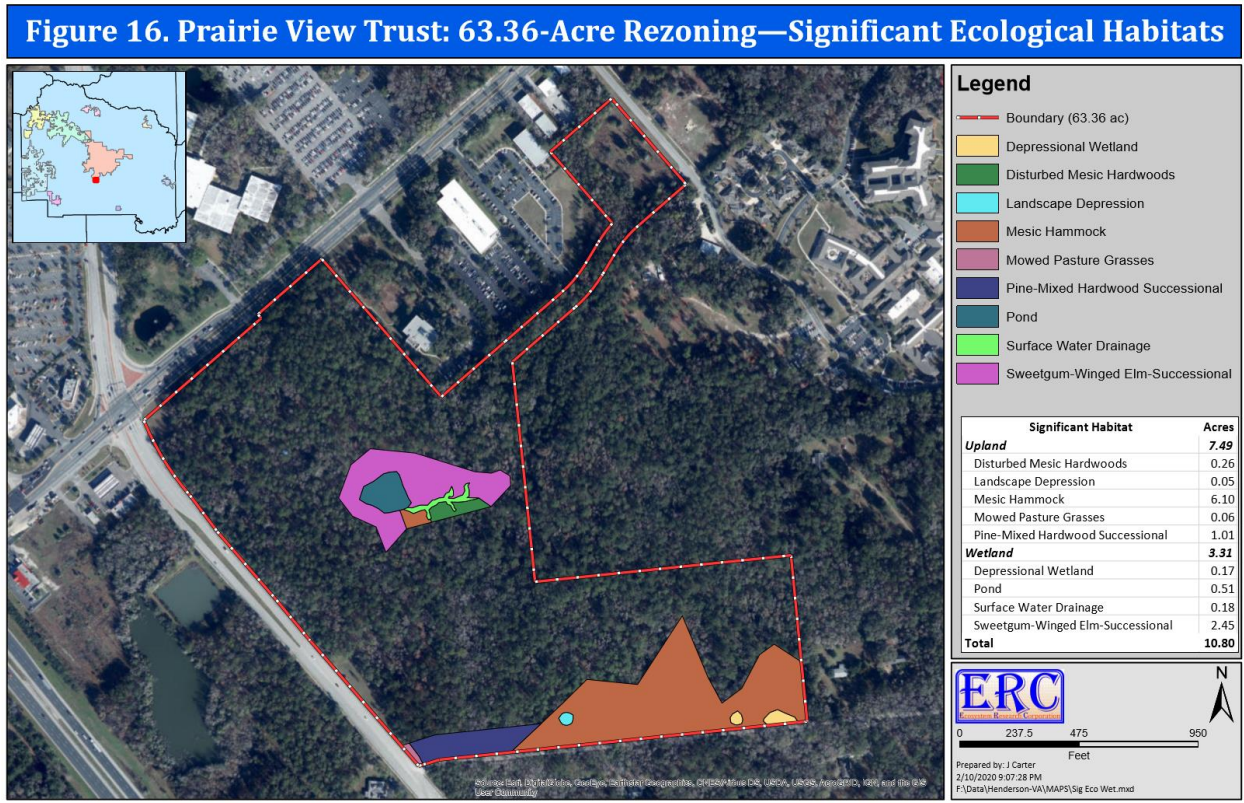
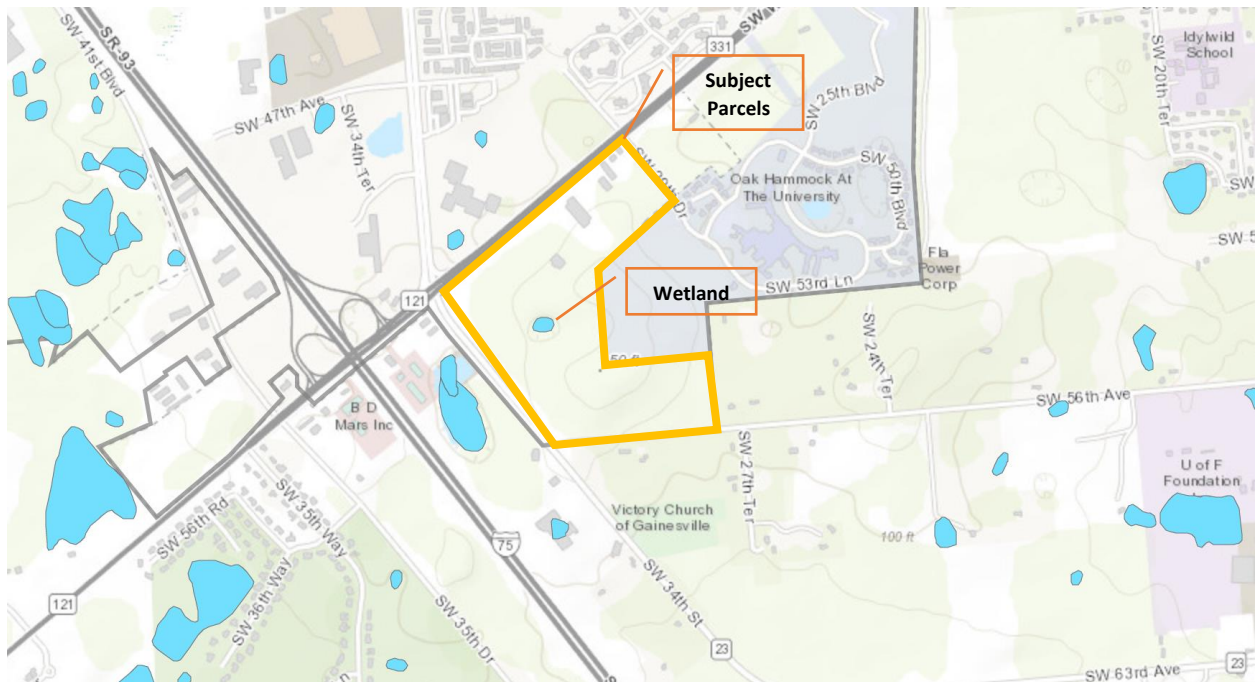


Exhibit C-29: Wetland Area



Appendix D

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.

Appendix E

Ordinance 190419

1
2
3 **ORDINANCE NO. 190419**

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

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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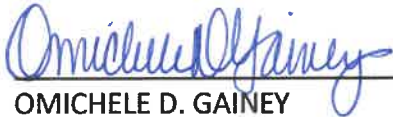
95

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

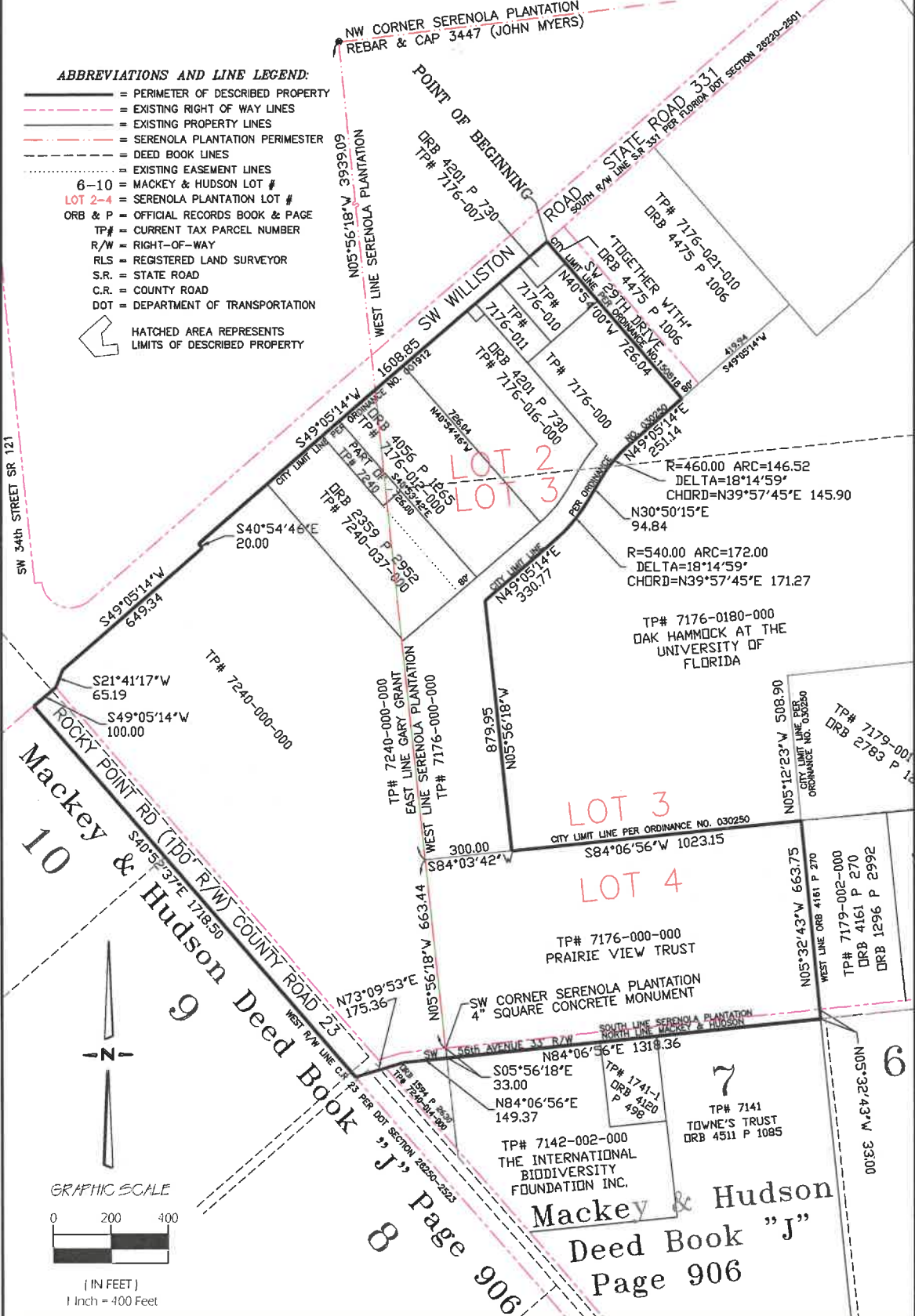
SEE DESCRIPTION ON SHEETS ONE AND TWO

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

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
ENGINEERING SUPPORT SERVICES
405 NW 39th AVENUE P.O. BOX 490 GAINESVILLE, FL 32627
OFFICE (352) 393-8194

I HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION MEETS OR EXCEEDS THE
STANDARDS OF PRACTICE AND SET FORTH BY THE BOARD OF PROFESSIONAL LAND
SURVEYORS IN CHAPTER 54.7 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO SECTION 479.021, FLORIDA STATUTES.

DRAWN BY: PRD
CHECKED BY: TGI
DATE: 11/6/2019
CAD FILE NAME:
Nov 2019 Annex

PATRICK R. DURBIN, RLS FL CERT. # 5368