

**ORDINANCE NO. 031252**  
**0-05-16**

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4       **An ordinance amending the City of Gainesville 2000-2010**  
5       **Comprehensive Plan, amending the City of Gainesville Future**  
6       **Land Use, Transportation Mobility and Concurrency**  
7       **Management Elements' Map Series and Legal Descriptions to**  
8       **add a Zone C to the Transportation Concurrency Exception**  
9       **Area (TCEA) containing areas annexed in the Archer**  
10       **Road/Southwest area annexation; amending the Future Land**  
11       **Use Map Series to expand the Designated Urban Redevelopment**  
12       **area to include the Archer Road/Southwest area annexation;**  
13       **amending the existing and potential transit hubs, terminals,**  
14       **transfer stations map, Transportation Mobility Map Series;**  
15       **amending the Concurrency Management Element Map Series to**  
16       **add a NW 13<sup>th</sup> Street Special Concurrency Redevelopment Area**  
17       **Map; providing directions to the city manager; providing a**  
18       **severability clause; providing a repealing clause; and providing**  
19       **an effective date.**  
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22       **WHEREAS**, the City Plan Board authorized the publication of notice of a public hearing  
23 that the land use category of certain lands within the City be changed; and

24       **WHEREAS**, notice by the Plan Board was given and publication made as required by law  
25 and a public hearing was held by the City Plan Board on December 2, 2004; and

26       **WHEREAS**, notice was given and public was made as required by law of the City  
27 Commission's public hearing on this petition on January 24, 2005 and May 23, 2005; and

28       **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10  
29 inches long was placed in a newspaper of general circulation notifying the public of this proposed  
30 ordinance and of the Public Hearing to be held in the City Commission Meeting Room, First Floor,  
31 City Hall, in the City of Gainesville at least seven (7) days after the day the first advertisement was  
32 published; and

1           **WHEREAS**, pursuant to law, after the public hearing at the transmittal stage, the City of  
2 Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

3           **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was  
4 placed in the aforesaid newspaper notifying the public of the second Public Hearing to be held at  
5 the adoption stage at least five (5) days after the day the second advertisement was published; and

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

9           **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered the  
10 comments, recommendations and objections, if any, of the State Land Planning Agency.

11           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
12 **CITY OF GAINESVILLE, FLORIDA:**

13           **Section 1.** The area described in the legal description in Exhibit D, attached hereto and  
14 incorporated herein as if set forth in full, is added to the existing Transportation Concurrency  
15 Exception Area in the Concurrency Management Element of the City of Gainesville 2000-2010  
16 Comprehensive Plan as the newly established Zone C. Existing Exhibit A to said Area in said  
17 Element is hereby amended to include this area and is replaced with the attached Exhibit A.

18           The existing Transportation Concurrency Exception Area (TCEA) (see Map 1) is hereby  
19 amended to include the property described as Zone C (see Map 2). Map 5, which shows the  
20 Transportation Concurrency Exception Area, is hereby adopted in the Future Land Use Element  
21 Map Series and the existing map with this title in the Future Land Use Element Map Series is  
22 deleted. Map 3, which shows the Transportation Concurrency Exception Area sub-zones, is hereby

1 adopted in the Transportation Mobility and Concurrency Management Elements' Map Series and  
2 the existing map with this title in the Transportation Mobility and Concurrency Management  
3 Elements' Map Series is deleted. The Future Land Use Element Map Series is amended to adopt a  
4 new Designated Urban Redevelopment Area map (see Map 4 attached hereto) to include the area  
5 described as TCEA Zone C and the existing map with this title in the Future Land Use Element  
6 Map Series is deleted. The Existing & Potential Transit Hubs, Terminals, Transfer Stations map in  
7 the Transportation Mobility Element Map Series is hereby deleted and is replaced with the attached  
8 map entitled Existing & Potential Transit Hubs (see Map 6 attached hereto). The Concurrency  
9 Management Element map series is amended to add a new map entitled NW 13<sup>th</sup> Street Special  
10 Concurrency Redevelopment Credit Area (see Map 14 attached hereto).

11       **Section 2.** The City Manager is authorized and directed to make the necessary changes in  
12 maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or element, or  
13 portion thereof in order to comply with this ordinance.

14       **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid  
15 or unconstitutional by any court of competent jurisdiction then said holding shall in no way affect  
16 the validity of the remaining portions of this ordinance.


17       **Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
18 such conflict hereby repealed.

19       **Section 5.** This ordinance shall become effective immediately upon final adoption;  
20 however, the amendment to the 2000-2010 Comprehensive Plan shall not become effective until  
21 the state land planning agency issues a final order determining the adopted amendment to be in  
22 compliance with section 63.3184(9), F.S., or until the Administration Commission issues a final

1 order determining the adopted amendment to be in compliance in accordance with section  
2 163.3184(10), F.S.

3 **PASSED AND ADOPTED** this 14<sup>th</sup> day of November, 2005.

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PEGEEN HANRAHAN,  
MAYOR

10 ATTEST:

APPROVED AS TO FORM AND LEGALITY:

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\_\_\_\_\_  
KURT LANNON,  
CLERK OF THE COMMISSION

  
\_\_\_\_\_  
MARION J. RADSON, CITY ATTORNEY

NOV 15 2005

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This ordinance passed on first reading this 27<sup>th</sup> day of June, 2005.

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This ordinance passed on second reading this 14<sup>th</sup> day of November, 2005.

EXHIBIT "A"

May 7, 2004

LEGAL DESCRIPTION FOR THE ENTIRE TRANSPORTATION CONCURRENCY  
EXCEPTION AREA

That area comprising Zone A, Zone B and Zone C of the Transportation Concurrency  
Exception Area being described as:

All that area lying within the municipal boundaries of the City of Gainesville, Florida;  
(heretofore known as "city limits"), as of December 3, 1999 with the addition of that  
property annexed into the City of Gainesville on January 10, 2000 as per Ordinance No.  
990947, being described as:

A part of the East half (E ½) of the Southeast quarter (SE ¼) of Section 22, Township 9  
South, Range 19 East, Alachua County, Florida; being more particularly described as  
follows:

Commence at the Southeast corner of said East half (E ½) of the Southeast quarter (SE  
¼) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South  
boundary thereof, 1322.34 feet to the Southwest corner of said East half (E ½) of  
Southeast quarter (SE ¼), thence North 0 degrees, 06 minutes, 22 seconds East, along the  
West boundary of said East half (E ½) of Southeast quarter (SE ¼), 50.00 feet to the  
North right-of-way line of Northwest 39<sup>th</sup> Avenue and the Point-of-Beginning; thence  
continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary,  
645.86 feet; thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence  
South 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645.86  
feet to said North right-of-way line, thence 89 degrees, 49 minutes, 38 seconds West  
along said right-of-way line 250 feet to the Point-of-Beginning.

AND:

That property annexed into the City of Gainesville on September 1, 2002 as per  
Ordinance 002394, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 27, Township 9  
South, Range 19 East, Alachua County, Florida, and being more particularly described as  
follows:

Commence at the Southeast corner of said Section 27 and run North 0 degrees, 06  
minutes, 52 seconds East along the East line of said Section a distance of 495.00 feet;  
thence run North 89 degrees, 55 minutes, 11 seconds West, a distance of 50.00 feet to the  
existing City of Gainesville limit on the West right-of-way line of County Road 232 (NW  
43<sup>rd</sup> Street) and the Point of Beginning; thence continue North 89 degrees, 55 minutes, 11  
seconds West, a distance of approximately 613.12 feet to a point on the East line of Lot  
63 of the "Subdivision of Section 27, Township 9 South, Range 19 East, Arredondo  
Grant" as per the plat thereof as described in Plat Book "A" at page 55 of the Public  
Records of Alachua County, Florida; thence run North, a distance of approximately  
165.07 feet to the Northeast Corner of said Lot 63; thence run West, along the North line

of said Lot 63 also being the South line of Lot 50, of said "Arredondo Grant" a distance of 663 feet to the Southwest corner of Lot 50; thence continue West along the south line of Lot 51 of said "Arredondo Grant" a distance of approximately 663 feet to the Southwest corner of said Lot 51, thence run North along the West line of said Lot 51, a distance of approximately 663 feet to the Northwest corner of said Lot 51, said corner also being the Southwest corner of "Buck Ridge Unit-2" a subdivision as recorded in Plat Book "R", at page 31 of the Public Records of Alachua County, Florida; thence run along the West line of said "Buck Ridge Unit-2", North 0 degrees, 15 minutes, 19 seconds East a distance of 663.36 feet to the Northwest corner of said "Buck Ridge Unit-2"; thence run along the North line of said "Buck Ridge Unit-2", South 89 degrees, 42 minutes, 46 seconds East, a distance of 662.41 feet to the Northeast corner of said "Buck Ridge Unit-2", said corner also being the Northwest corner of Lot 47 of said "Arredondo Grant"; thence run East along the North line of said Lot 47 and along the North line of Lot 48 of said "Arredondo Grant" a distance of approximately 1276 feet to a point on the existing City of Gainesville limit on the West right-of-way line of County Road 232 (NW 43<sup>rd</sup> Street); thence run South along said existing City of Gainesville limit and Westerly right-of-way line a distance of approximately 1,485.00 feet to the Point of Beginning.

AND:

A portion of that property annexed into the City of Gainesville on September 1, 2002 as per Ordinance No. 001912, being described as:

A parcel of land located in Sections 12 and 13 of Township 10 South, Range 19 East, and Section 7, Township 10 South, Range 20 East, all located in Alachua County, Florida; being more particularly described as follows:

Commence at a point marking the intersection of the East right-of-way line of SW 23<sup>rd</sup> Terrace with the South right-of-way line of SW Archer Road, said point also being the Northwesterly corner of Parcel "F" of the city limits of Gainesville as recorded in Annexation Ordinance 4048, and the Point-of-Beginning; thence continue along said city limits South 01 degree 06 minutes 29 seconds East along the East line of SW 23<sup>rd</sup> Terrace a distance of 497.94 feet to a point; thence leaving said East right-of-way line proceed West 100.00 feet to the West right-of-way line of SW 23<sup>rd</sup> Terrace; said point also being the Northwest corner of Parcel "G", of the city limits of Gainesville as recorded in Annexation Ordinance 4048; thence South 01 degree 10 minutes 09 seconds East along the West line of said Parcel "G" to a point crossed by a line parallel to the south right-of-way line of SW Archer Road at a distance of 1,320 feet (1/4-Mile) from said South right-of-way line of SW Archer Road; thence Westerly along said parallel line to its intersection with the East right-of-way of SW 34<sup>th</sup> Street (State Road 121), thence North along said East right-of-way of SW 34<sup>th</sup> Street to the Southwest corner of that property as described in the Official Records Book 2037, Page 823 of Alachua County, Florida and being that property as voluntarily annexed into the City of Gainesville by Ordinance Number 000130; thence continue along the following courses; North 88 degrees 08 minutes 44 seconds East along the South line of said parcel a distance of 359.51 feet; thence South 35 degrees 33 minutes 27 seconds East a distance of 156.09 feet to a point marking the intersection with the North right-of-way line of SW Archer Road and a point on a curve concave to the Southeast having a radius of 5,807.58 feet and a delta of

00 degrees 59 minutes 06 seconds; thence along the arc of said curve a distance of 99.85 feet to the point of compound curvature of a curve concave to the Southeast having a radius of 7,185.68 feet and a delta of 00 degrees 06 minutes 13 seconds; thence along the arc of said curve a distance of 13.00 feet to the Southeast corner of said parcel; thence leaving the North line of SW Archer Road North 51 degrees 29 minutes 30 seconds West a distance of 14.96 feet to a point; thence North 00 degrees 52 minutes 06 seconds West a distance of 740.66 feet to a point marking the intersection with the South line of the City of Gainesville Annexation Parcel "B" as recorded in Ordinance 4047; thence North 88 degrees 56 minutes 53 seconds East a distance of 1,391.01 feet to the intersection with the North line of SW Archer Road; thence North 60 degrees 30 minutes 34 seconds East a distance of 564.58 feet; thence North 01 degrees 30 minutes 22 seconds West a distance of 850.08 feet; thence North 88 degrees 35 minutes 33 seconds East a distance of 857.81 feet; thence South 00 degrees 38 minutes 17 seconds East a distance of 396.00 feet to the intersection with the North right-of-way line of SW Archer Road; thence along said line North 60 degrees 30 minutes 28 seconds East a distance of 649.30 feet; thence continue North 01 degrees 07 minutes 55 seconds West a distance of 1,335.12 feet; thence North 88 degrees 59 minutes 35 seconds East a distance of 400.00 feet; thence South 01 degrees 07 minutes 55 seconds East a distance of 1,120.41 feet to the intersection with the North right-of-way line of SW Archer Road and a point on a curve, said curve being concave to the Southeast, having a radius of 6,661.05 feet and a delta of 01 degree 40 minutes 36 seconds, thence along the arc of said curve a distance of 194.91 feet; thence South 88 degrees 21 minutes 32 seconds West a distance of 81.25 feet; thence North 01 degree 26 minutes 53 seconds West a distance of 642.42 feet; thence North 05 degrees 39 minutes 45 seconds West a distance of 17.64 feet; thence North 00 degree 56 minutes 20 seconds West a distance of 660.00 feet to a point marking the intersection with the Northeast corner of Parcel "B"; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to the intersection with the Northwest corner of City of Gainesville Annexation Parcel "C" as recorded in Ordinance 4048; thence continue along the West line of Parcel "C" South 00 degree 56 minutes 20 seconds a distance of 660.00 feet; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to a point marking the intersection with the West line of Section 07, Township 10 South, Range 20 East; thence along said line South 00 degree 56 minutes 20 seconds East a distance of 212.76 feet; thence continue along the line of Parcel "C" North 67 degrees 01 minute 16 seconds East a distance of 210.00 feet; thence South 00 degree 31 minutes 00 seconds West a distance of 96.90 feet to a point marking the intersection with the North right-of-way of SW Archer Road; thence along said line North 68 degrees 29 minutes 51 seconds East a distance of 300.00 feet; thence leaving the North right-of-way line and crossing SW Archer Road South 12 degrees 57 minutes 59 seconds East a distance of 162.76 feet to a point marking the intersection with the South right-of-way line of SW Archer Road and the Northerly most corner of City of Gainesville Annexation Parcel "F" as recorded in Ordinance 4048; thence continue along the line of Parcel "F" South 00 degree 55 minutes 42 seconds East a distance of 234.18 feet; thence South 00 degree 55 minutes 29 seconds a distance of 85.50 feet; thence South 88 degree 54 minutes 34 seconds West a distance of 223.66 feet; thence South 00 degree 56 minutes 48 seconds East a distance of 14.93 feet; thence South 88 degrees 55 minutes 48 seconds West a distance of 315.25 feet to the intersection with the East line of Section 12, Township 10 South, Range 19 East; thence continue South 00 degree 56 minutes 20 seconds East a distance of 1,379.70 feet to a point marking the Southeast corner of Section 12, Township 10 South, Range 19 East; thence continue along the South line of said Section 12, South 88 degrees 56

minutes 53 seconds West a distance of 330.03 feet; thence North 01 degree 15 minutes 28 seconds West a distance of 658.92 feet; thence South 88 degrees 48 minutes 38 seconds West a distance of 329.85 feet; thence South 88 degrees 49 minutes 43 seconds West a distance of 199.98 feet; thence South 88 degrees 52 minutes 50 seconds West a distance of 100.00 feet; thence North a distance of 160.34 feet; thence North 28 degrees 29 minutes 00 seconds West a distance of 182.85 feet to a point marking the intersection with the Southeasterly right-of-way line of SW Archer Road; thence along said line South 61 degrees 31 minutes 00 seconds West a distance of 655.70 feet; thence continue along said line South 60 degrees 30 minutes 28 seconds West a distance of 133.51 feet to the Point of Beginning.

AND:

That property annexed into the City of Gainesville on December 10, 2001 as per Ordinance No. 002124, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lot Three (3), of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on September 9, 2002 as per Ordinance No. 020104, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots Two (2), of North Florida Regional Doctors Office Park, according to the plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on December 8, 2003 as per Ordinance No. 030457, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots One (1), and Twenty-Two through Twenty-Six (22-26), of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.



AND:

That property annexed into the City of Gainesville on December 8, 2003 as per Ordinance No. 030458, being described as:

A parcel of land lying in the Southwest one quarter (SW ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots Ten (10), Eleven (11), Sixteen (16) of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

Commence at a point marking the intersection of the East right-of-way line of SW 23<sup>rd</sup> Terrace with the South right-of-way line of SW Archer Road, said point also being the Northwestern corner of Parcel "F" of the city limits as recorded in Annexation Ordinance 4048; thence continue along said city limits South 01 degree 06 minutes 29 seconds East along the East line of SW 23<sup>rd</sup> Terrace a distance of 497.94 feet to a point; thence leaving said East right-of-way line proceed West 100.00 feet to the West right-of-way line of SW 23<sup>rd</sup> Terrace; said point also being the Northwest corner of Parcel "G", of the city limits as recorded in Annexation Ordinance 4048; thence South 01 degree 10 minutes 09 seconds East along the West line of said Parcel "G" to a point crossed by a line parallel to the south right-of-way line of SW Archer Road at a distance of 1,320 feet (1/4-Mile) from said South right-of-way line of SW Archer Road, and the Point-of-Beginning; thence Westerly along said parallel line to its intersection with the East right-of-way of SW 34<sup>th</sup> Street (State Road 121), thence North along said East right-of-way of SW 34<sup>th</sup> Street to the north line of the existing city limits, being also the north line of the property annexed into the city as recorded in Annexation Ordinance 020654; thence run West along said north line to the west line of said area, also being the west right-of-way line of SW 34<sup>th</sup> Street; thence run South along said west right-of-way line to the north line of SW Archer Road being also the north line of that area annexed into the city as recorded in Annexation Ordinance 001912; thence run Westerly to the west line of that area annexed into the city as recorded in the above mentioned Annexation Ordinance 001912; thence run Southerly and Southeasterly along the west line of said Annexation Ordinance to the south line of that area annexed into the city as recorded in Annexation Ordinance 001912, being also the south right-of-way line of SW Williston Road; thence run along the south right-of-way line of SW Williston Road to its intersection with the east right-of-way line of SW 23<sup>rd</sup> Street; thence follow the east right-of-way line of SW 23<sup>rd</sup> Street and along the east right-of-way line of SW 23<sup>rd</sup> Terrace to the Point-of-Beginning, and close.

LESS the following described area:

That northern portion of the City of Gainesville lying north of the following described line:

Commence at a point lying on the West city limits line, and being one-quarter mile (1/4 mile) north of the north right-of-way line of NW 53<sup>rd</sup> Avenue; thence run East parallel to and one-quarter mile (1/4 mile) north of said NW 53<sup>rd</sup> Avenue to the east line of the Southwest one-quarter (SW ¼) of Section 17, Township 9 South, Range 20 East; thence run South along said east line to a point 933 feet (more-or-less) north of the south line of said Section; thence run West 682 feet (more-or-less); thence run South to the North right-of-way line of NW 53<sup>rd</sup> Avenue; thence run East to the east city limits line.

AND LESS:

All that area lying and being in the City of Gainesville, Alachua County, Florida, lying East of the following described line:

Commence at the Northwest corner of the Northeast one-quarter (NE ¼) of Section 30, Township 9 South, Range 21 East; thence run South along the West line of said Northeast one-quarter (NE ¼) to a point 50 feet South of the South line of said Northeast one-quarter (NE ¼); thence run East a distance of 176.35 feet; thence run South 48 degrees East to a point on the Southerly right-of-way line of State Road No. 222; thence run Northeasterly along said southerly right-of-way line to a point on the West line of the East one-half (E ½) of the Southwest one-quarter (SW ¼) of the Northeast one-quarter (NE ¼) of the aforementioned Section 30, Township 9 South, Range 21 East; thence run South along said West line to point of ending on the City of Gainesville city limits line.

AND LESS:

Any and all of that area and right-of-way known as Interstate 75.

#031252

## EXHIBIT "B"

May 7, 2004

LEGAL DESCRIPTION FOR ZONE "A" OF THE TRANSPORTATION  
CONCURRENCY EXCEPTION AREA

That area comprising Zone "A" of the Transportation Concurrency Exception Area lying within the municipal boundaries of the City of Gainesville, Florida; (heretofore known as "city limits") as of April 1, 1999; being more particularly described as follows:

Commence at a point on the northeast corner of the intersection of NE 15<sup>th</sup> Street and NE 39<sup>th</sup> Avenue as the Point-of-Beginning; thence run West along the North right-of-way line of NE 39<sup>th</sup> Avenue and NW 39<sup>th</sup> Avenue to the East line of the Seaboard Coastline Railroad right-of-way line; thence run Southerly along said East railroad right-of-way to the North right-of-way line of NE 23<sup>rd</sup> Avenue; thence run West along the North right-of-way of NE 23<sup>rd</sup> Avenue and NW 23<sup>rd</sup> Avenue to a point on the Northerly extension of the East right-of-way line of NW 2<sup>nd</sup> Street; thence run South along said Northerly extension and along the East right-of-way line of said NW 2<sup>nd</sup> Street to the North right-of-way line of NW 8<sup>th</sup> Avenue; thence run West along said north right-of-way line of NW 8<sup>th</sup> Avenue to the East right-of-way line of NW 34<sup>th</sup> Street; thence run South along the East right-of-way line of NE 34<sup>th</sup> Street and SW 34<sup>th</sup> Street to its intersection with a Southerly city limits line; thence follow the city limits line to the Point-of-Beginning, and close.

AND:

A portion of that property annexed into the City of Gainesville on September 1, 2002 as per Ordinance No. 001912, being described as:

A parcel of land located in Sections 12 and 13 of Township 10 South, Range 19 East, and Section 7, Township 10 South, Range 20 East, all located in Alachua County, Florida; being more particularly described as follows:

Commence at a point marking the intersection of the East right-of-way line of SW 23<sup>rd</sup> Terrace with the South right-of-way line of SW Archer Road, said point also being the Northwesterly corner of Parcel "F" of the city limits of Gainesville as recorded in Annexation Ordinance 4048, and the Point-of-Beginning; thence continue along said city limits South 01 degree 06 minutes 29 seconds East along the East line of SW 23<sup>rd</sup> Terrace a distance of 497.94 feet to a point; thence leaving said East right-of-way line proceed West 100.00 feet to the West right-of-way line of SW 23<sup>rd</sup> Terrace; said point also being the Northwest corner of Parcel "G", of the city limits of Gainesville as recorded in Annexation Ordinance 4048; thence South 01 degree 10 minutes 09 seconds East along the West line of said Parcel "G" to a point crossed by a line parallel to the south right-of-way line of SW Archer Road at a distance of 1,320 feet (1/4-Mile) from said South right-of-way line of SW Archer Road; thence Westerly along said parallel line to its intersection with the East right-of-way of SW 34<sup>th</sup> Street (State Road 121), thence North

along said East right-of-way of SW 34<sup>th</sup> Street to the Southwest corner of that property as described in the Official Records Book 2037, Page 823 of Alachua County, Florida and being that property as voluntarily annexed into the City of Gainesville by Ordinance Number 000130; thence continue along the following courses; North 88 degrees 08 minutes 44 seconds East along the South line of said parcel a distance of 359.51 feet; thence South 35 degrees 33 minutes 27 seconds East a distance of 156.09 feet to a point marking the intersection with the North right-of-way line of SW Archer Road and a point on a curve concave to the Southeast having a radius of 5,807.58 feet and a delta of 00 degrees 59 minutes 06 seconds; thence along the arc of said curve a distance of 99.85 feet to the point of compound curvature of a curve concave to the Southeast having a radius of 7,185.68 feet and a delta of 00 degrees 06 minutes 13 seconds; thence along the arc of said curve a distance of 13.00 feet to the Southeast corner of said parcel; thence leaving the North line of SW Archer Road North 51 degrees 29 minutes 30 seconds West a distance of 14.96 feet to a point; thence North 00 degrees 52 minutes 06 seconds West a distance of 740.66 feet to a point marking the intersection with the South line of the City of Gainesville Annexation Parcel "B" as recorded in Ordinance 4047; thence North 88 degrees 56 minutes 53 seconds East a distance of 1,391.01 feet to the intersection with the North line of SW Archer Road; thence North 60 degrees 30 minutes 34 seconds East a distance of 564.58 feet; thence North 01 degrees 30 minutes 22 seconds West a distance of 850.08 feet; thence North 88 degrees 35 minutes 33 seconds East a distance of 857.81 feet; thence South 00 degrees 38 minutes 17 seconds East a distance of 396.00 feet to the intersection with the North right-of-way line of SW Archer Road; thence along said line North 60 degrees 30 minutes 28 seconds East a distance of 649.30 feet; thence continue North 01 degrees 07 minutes 55 seconds West a distance of 1,335.12 feet; thence North 88 degrees 59 minutes 35 seconds East a distance of 400.00 feet; thence South 01 degrees 07 minutes 55 seconds East a distance of 1,120.41 feet to the intersection with the North right-of-way line of SW Archer Road and a point on a curve, said curve being concave to the Southeast, having a radius of 6,661.05 feet and a delta of 01 degree 40 minutes 36 seconds, thence along the arc of said curve a distance of 194.91 feet; thence South 88 degrees 21 minutes 32 seconds West a distance of 81.25 feet; thence North 01 degree 26 minutes 53 seconds West a distance of 642.42 feet; thence North 05 degrees 39 minutes 45 seconds West a distance of 17.64 feet; thence North 00 degree 56 minutes 20 seconds West a distance of 660.00 feet to a point marking the intersection with the Northeast corner of Parcel "B"; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to the intersection with the Northwest corner of City of Gainesville Annexation Parcel "C" as recorded in Ordinance 4048; thence continue along the West line of Parcel "C" South 00 degree 56 minutes 20 seconds a distance of 660.00 feet; thence North 88 degrees 55 minutes 35 seconds East a distance of 462.00 feet to a point marking the intersection with the West line of Section 07, Township 10 South, Range 20 East; thence along said line South 00 degree 56 minutes 20 seconds East a distance of 212.76 feet; thence continue along the line of Parcel "C" North 67 degrees 01 minute 16 seconds East a distance of 210.00 feet; thence South 00 degree 31 minutes 00 seconds West a distance of 96.90 feet to a point marking the intersection with the North right-of-way of SW Archer Road; thence along said line North 68 degrees 29 minutes 51 seconds East a distance of 300.00 feet; thence leaving the North right-of-way line and crossing SW Archer Road South 12 degrees 57 minutes 59 seconds East a distance of 162.76 feet

to a point marking the intersection with the South right-of-way line of SW Archer Road and the Northerly most corner of City of Gainesville Annexation Parcel "F" as recorded in Ordinance 4048; thence continue along the line of Parcel "F" South 00 degree 55 minutes 42 seconds East a distance of 234.18 feet; thence South 00 degree 55 minutes 29 seconds a distance of 85.50 feet; thence South 88 degree 54 minutes 34 seconds West a distance of 223.66 feet; thence South 00 degree 56 minutes 48 seconds East a distance of 14.93 feet; thence South 88 degrees 55 minutes 48 seconds West a distance of 315.25 feet to the intersection with the East line of Section 12, Township 10 South, Range 19 East; thence continue South 00 degree 56 minutes 20 seconds East a distance of 1,379.70 feet to a point marking the Southeast corner of Section 12, Township 10 South, Range 19 East; thence continue along the South line of said Section 12, South 88 degrees 56 minutes 53 seconds West a distance of 330.03 feet; thence North 01 degree 15 minutes 28 seconds West a distance of 658.92 feet; thence South 88 degrees 48 minutes 38 seconds West a distance of 329.85 feet; thence South 88 degrees 49 minutes 43 seconds West a distance of 199.98 feet; thence South 88 degrees 52 minutes 50 seconds West a distance of 100.00 feet; thence North a distance of 160.34 feet; thence North 28 degrees 29 minutes 00 seconds West a distance of 182.85 feet to a point marking the intersection with the Southeasterly right-of-way line of SW Archer Road; thence along said line South 61 degrees 31 minutes 00 seconds West a distance of 655.70 feet; thence continue along said line South 60 degrees 30 minutes 28 seconds West a distance of 133.51 feet to the Point of Beginning.

LESS and except the following described area:

All that area lying and being in the City of Gainesville, Alachua County, Florida, lying East of the following described line:

Commence at the Northwest corner of the Northeast one-quarter (NE  $\frac{1}{4}$ ) of Section 30, Township 9 South, Range 21 East; thence run South along the West line of said Northeast one-quarter (NE  $\frac{1}{4}$ ) to a point 50 feet South of the South line of said Northeast one-quarter (NE  $\frac{1}{4}$ ); thence run East a distance of 176.35 feet; thence run South 48 degrees East to a point on the Southerly right-of-way line of State Road No. 222; thence run Northeasterly along said southerly right-of-way line to a point on the West line of the East one-half (E  $\frac{1}{2}$ ) of the Southwest one-quarter (SW  $\frac{1}{4}$ ) of the Northeast one-quarter (NE  $\frac{1}{4}$ ) of the aforementioned Section 30, Township 9 South, Range 21 East; thence run South along said West line to point of ending on the City of Gainesville city limits line.

## EXHIBIT "C"

May 7, 2004

LEGAL DESCRIPTION FOR ZONE "B" OF THE TRANSPORTATION  
CONCURRENCY MANAGEMENT AREA

That area comprising Zone "B" of the Transportation Concurrency Area lying within the municipal boundaries of the City of Gainesville, Florida; (heretofore known as "city limits") as of April 1, 1999; being more particularly described as follows:

Commence at a point lying on the West city limits line, and being one-quarter mile (1/4 mile) north of the north right-of-way line of NW 53<sup>rd</sup> Avenue; thence run East parallel to and one-quarter mile (1/4 mile) north of said NW 53<sup>rd</sup> Avenue to the east line of the Southwest one-quarter (SW 1/4) of Section 17, Township 9 South, Range 20 East; thence run South along said east line to a point 933 feet (more-or-less) north of the south line of said Section; thence run West 682 feet (more-or-less); thence run South to the North right-of-way line of NW 53<sup>rd</sup> Avenue; thence run East to the east city limits line; thence follow said city limits line to a point on the northeast corner of the intersection of NE 15<sup>th</sup> Street and NE 39<sup>th</sup> Avenue; thence run West along the north right-of-way line of NE 39<sup>th</sup> Avenue and NW 39<sup>th</sup> Avenue to the east line of the Seaboard Coastline Railroad right-of-way line; thence run southerly along said east railroad right-of-way line to the north right-of-way line of NE 23<sup>rd</sup> Avenue; thence run West along the north right-of-way line of NE 23<sup>rd</sup> Avenue and NW 23<sup>rd</sup> Avenue to a point on the northerly extension of the east right-of-way line of NE 2<sup>nd</sup> Street; thence run South along said northerly extension and along the east right-of-way line of said NW 2<sup>nd</sup> Street to the north right-of-way line of NW 8<sup>th</sup> Avenue to the east right-of-way line of NW 34<sup>th</sup> Street; thence run South along the east right-of-way line of NW 34<sup>th</sup> Street and SW 34<sup>th</sup> Street to its intersection with a southerly city limits line; thence follow said city limits line in a westerly direction to its intersection with the east right-of-way line of Interstate 75; thence run northwesterly along said east right-of-way line to its intersection with the north right-of-way line of Newberry Road (being also a northern city limits line); thence follow the aforementioned city limits to the Point-of-Beginning, and close.

AND:

That property annexed into the City of Gainesville on January 10, 2000 as per Ordinance No 990947, being described as:

A part of the East half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 22, Township 9 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said East half (E 1/2) of the Southeast quarter (SE 1/4) and run thence North 89 degrees, 49 minutes, 38 seconds West, along the South boundary thereof, 1322.34 feet to the Southwest corner of said East half (E 1/2) of Southeast quarter (SE 1/4), thence North 0 degrees, 06 minutes, 22 seconds East, along the

West boundary of said East half (E ½) of Southeast quarter (SE ¼) 50.00 feet to the North right-of-way line of Northwest 39<sup>th</sup> Avenue and the point of beginning, thence continue North 0 degrees, 06 minutes, 22 seconds East, along said West boundary, 645.86 feet; thence South 89 degrees, 49 minutes, 38 seconds East, 250.00 feet, thence South 0 degrees, 06 minutes, 22 seconds West, parallel to said West boundary, 645.86 feet to said North right-of-way line, thence North 89 degrees, 49 minutes, 38 seconds West, along said right-of-way line 250.00 feet to the point of beginning.

AND:

That property annexed into the City of Gainesville on September 1, 2002 as per Ordinance 002394, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 27, Township 9 South, Range 19 East, Alachua County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 27 and run North 0 degrees, 06 minutes, 52 seconds East along the East line of said Section a distance of 495.00 feet; thence run North 89 degrees, 55 minutes, 11 seconds West, a distance of 50.00 feet to the existing City of Gainesville limit on the West right-of-way line of County Road 232 (NW 43<sup>rd</sup> Street) and the Point of Beginning; thence continue North 89 degrees, 55 minutes, 11 seconds West, a distance of approximately 613.12 feet to a point on the East line of Lot 63 of the "Subdivision of Section 27, Township 9 South, Range 19 East, Arredondo Grant" as per the plat thereof as described in Plat Book "A" at page 55 of the Public Records of Alachua County, Florida; thence run North, a distance of approximately 165.07 feet to the Northeast Corner of said Lot 63; thence run West, along the North line of said Lot 63 also being the South line of Lot 50, of said "Arredondo Grant" a distance of 663 feet to the Southwest corner of Lot 50; thence continue West along the south line of Lot 51 of said "Arredondo Grant" a distance of approximately 663 feet to the Southwest corner of said Lot 51, thence run North along the West line of said Lot 51, a distance of approximately 663 feet to the Northwest corner of said Lot 51, said corner also being the Southwest corner of "Buck Ridge Unit-2" a subdivision as recorded in Plat Book "R", at page 31 of the Public Records of Alachua County, Florida; thence run along the West line of said "Buck Ridge Unit-2", North 0 degrees, 15 minutes, 19 seconds East a distance of 663.36 feet to the Northwest corner of said "Buck Ridge Unit-2"; thence run along the North line of said "Buck Ridge Unit-2", South 89 degrees, 42 minutes, 46 seconds East, a distance of 662.41 feet to the Northeast corner of said "Buck Ridge Unit-2", said corner also being the Northwest corner of Lot 47 of said "Arredondo Grant"; thence run East along the North line of said Lot 47 and along the North line of Lot 48 of said "Arredondo Grant" a distance of approximately 1276 feet to a point on the existing City of Gainesville limit on the West right-of-way line of County Road 232 (NW 43<sup>rd</sup> Street); thence run South along said existing City of Gainesville limit and Westerly right-of-way line a distance of approximately 1,485.00 feet to the Point of Beginning.

AND:

That property annexed into the City of Gainesville on December 10, 2001 as per Ordinance No. 002124, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lot Three (3), of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on September 9, 2002 as per Ordinance No. 020104, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots Two (2), of North Florida Regional Doctors Office Park, according to the plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on December 8, 2003 as per Ordinance No. 030457, being described as:

A parcel of land lying in the Southeast one quarter (SE ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Lots One (1), and Twenty-Two through Twenty-Six (22-26), of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

AND:

That property annexed into the City of Gainesville on December 8, 2003 as per Ordinance No. 030458, being described as:

A parcel of land lying in the Southwest one quarter (SW ¼) of Section 33, Township 9 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

2005 NOV 31  
PM 4:55



Lots Ten (10), Eleven (11), Sixteen (16) of North Florida Regional Doctors Office Park, as per plat thereof recorded in Plat Book "H", Page 81 of the Public Records of Alachua County, Florida.

LESS:

Any and all of that area and right-of-way known as Interstate 75.

## EXHIBIT "D"

May 7, 2004

### LEGAL DESCRIPTION FOR ZONE "C" OF THE TRANSPORTATION CONCURRENCY EXCEPTION AREA

That area comprising Zone "C" of the Transportation Concurrency Area lying within the municipal boundaries of the City of Gainesville, Florida; (heretofore known as "city limits") as of April 26, 2004 being more particularly described as follows:

Commence at a point marking the intersection of the East right-of-way line of SW 23<sup>rd</sup> Terrace with the South right-of-way line of SW Archer Road, said point also being the Northwestern corner of Parcel "F" of the city limits of Gainesville as recorded in Annexation Ordinance 4048; thence continue along said city limits South 01 degree 06 minutes 29 seconds East along the East line of SW 23<sup>rd</sup> Terrace a distance of 497.94 feet to a point; thence leaving said East right-of-way line proceed West 100.00 feet to the West right-of-way line of SW 23<sup>rd</sup> Terrace; said point also being the Northwest corner of Parcel "G", of the city limits of Gainesville as recorded in Annexation Ordinance 4048; thence South 01 degree 10 minutes 09 seconds East along the West line of said Parcel "G" to a point crossed by a line parallel to the south right-of-way line of SW Archer Road at a distance of 1,320 feet (1/4-Mile) from said South right-of-way line of SW Archer Road, and the Point-of-Beginning; thence Westerly along said parallel line to its intersection with the East right-of-way of SW 34<sup>th</sup> Street (State Road 121), thence North along said East right-of-way of SW 34<sup>th</sup> Street to the north line of the existing city limits, being also the north line of the property annexed into the city as recorded in Annexation Ordinance 020654; thence run West along said north line to the west line of said area, also being the west right-of-way line of SW 34<sup>th</sup> Street; thence run South along said west right-of-way line to the north line of SW Archer Road being also the north line of that area annexed into the city as recorded in Annexation Ordinance 001912; thence run Westerly to the west line of that area annexed into the city as recorded in the above mentioned Annexation Ordinance 001912; thence run Southerly and Southeasterly along the west line of said Annexation Ordinance to the south line of that area annexed into the city as recorded in Annexation Ordinance 001912, being also the south right-of-way line of SW Williston Road; thence run along the south right-of-way line of SW Williston Road to its intersection with the east right-of-way line of SW 23<sup>rd</sup> Street; thence follow the east right-of-way line of SW 23<sup>rd</sup> Street and along the east right-of-way line of SW 23<sup>rd</sup> Terrace to the Point-of-Beginning, and close.

LESS:



Any and all of that area and right-of-way known as Interstate 75.

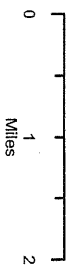
**Existing Transportation Concurrency Exception Area**

Gainesville, Florida

**—** Gainesville City Limits

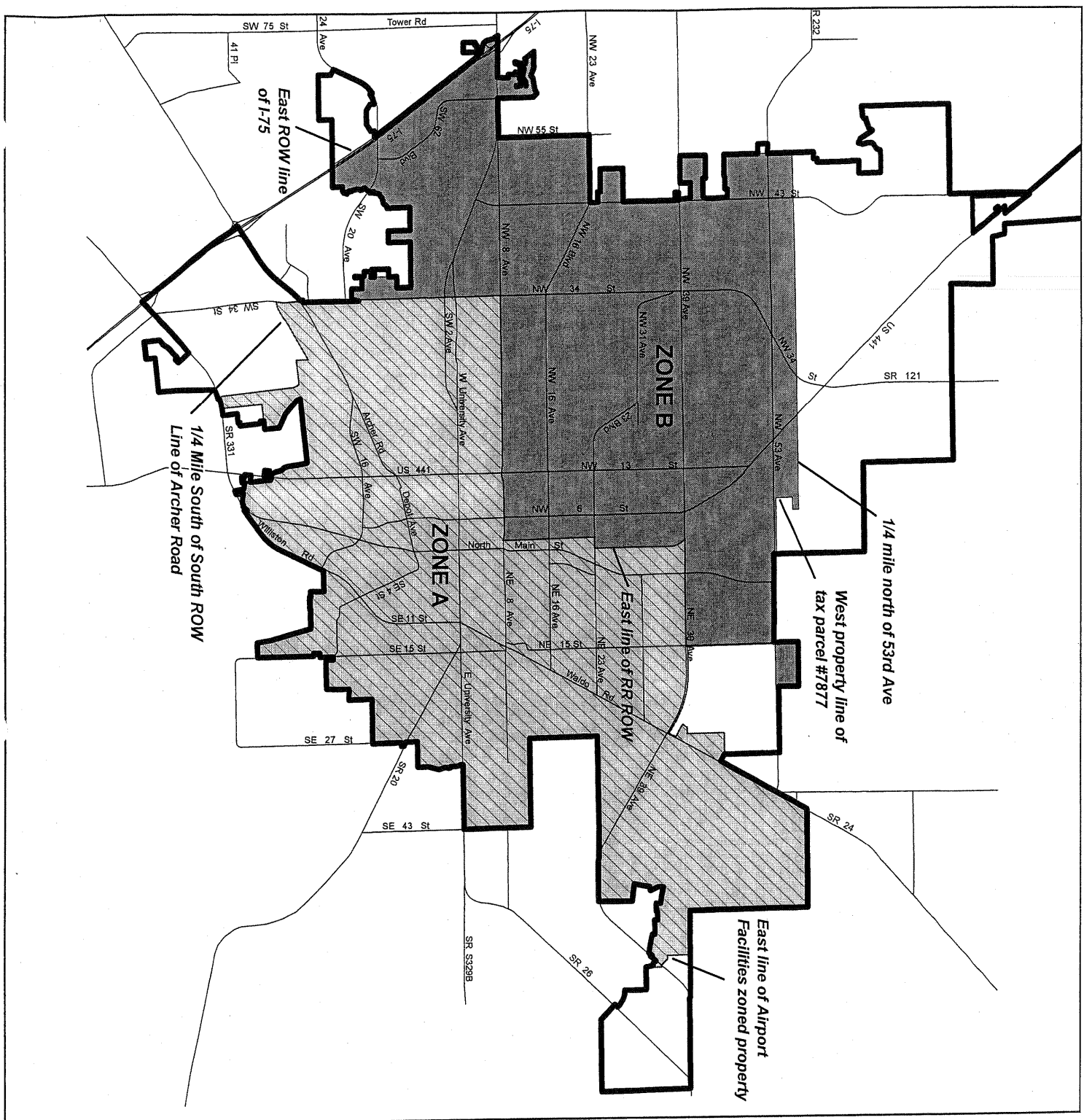
Existing Transportation Concurrency Exception Area Sub-Zones

-  Zone A
-  Zone B



File: Steve\_2003/Onella\_TCEAMay-Dec 2004  
 Updates/CEA\_Map1-EXISTSzones

City of Gainesville  
 Gainesville, Florida  
 Prepared by  
 Dept. of Community Development  
 December 2, 2004

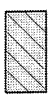




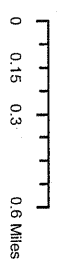
**Zone C Expansion  
of the Transportation  
Concurrency  
Exception Area**

Gainesville, Florida

— Gainesville City Limits

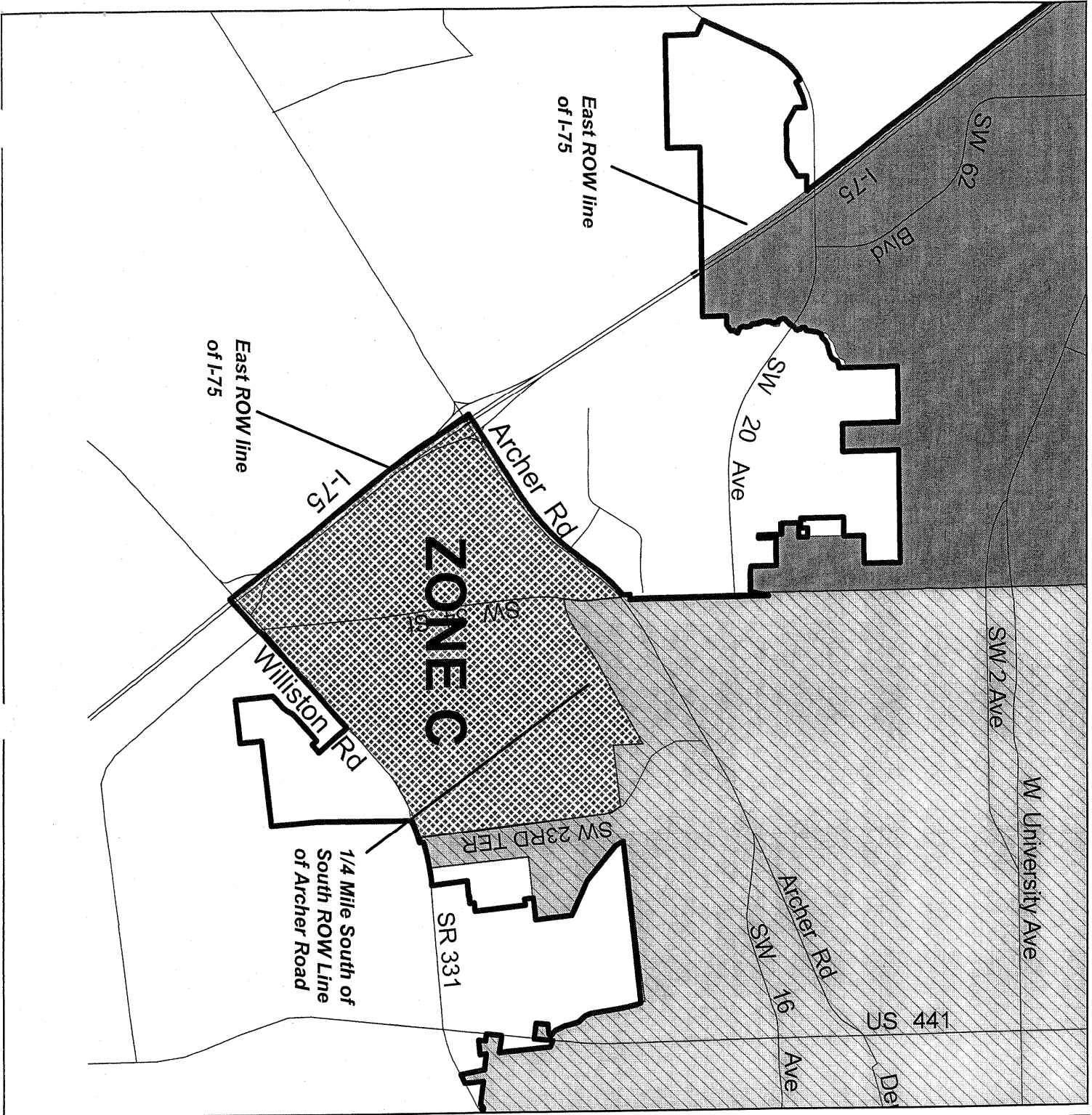
Transportation Concurrency  
Exception Area Sub-Zones

-  Zone A
-  Zone B
-  Zone C



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Updates/TCGEA\_Map2-PropExp\_ZoneC\_Detail

City of Gainesville  
Gainesville, Florida  
Prepared by  
Dept. of Community Development  
April 14, 2005






**Transportation  
Concurrency  
Exception Area**

Gainesville, Florida

— Gainesville City Limits

Transportation  
Concurrency  
Exception Area Sub-Zones

-  Zone A
-  Zone B
-  Zone C

East line of Airport  
Facilities zoned property

East line of RR ROW

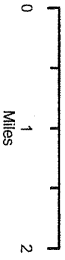
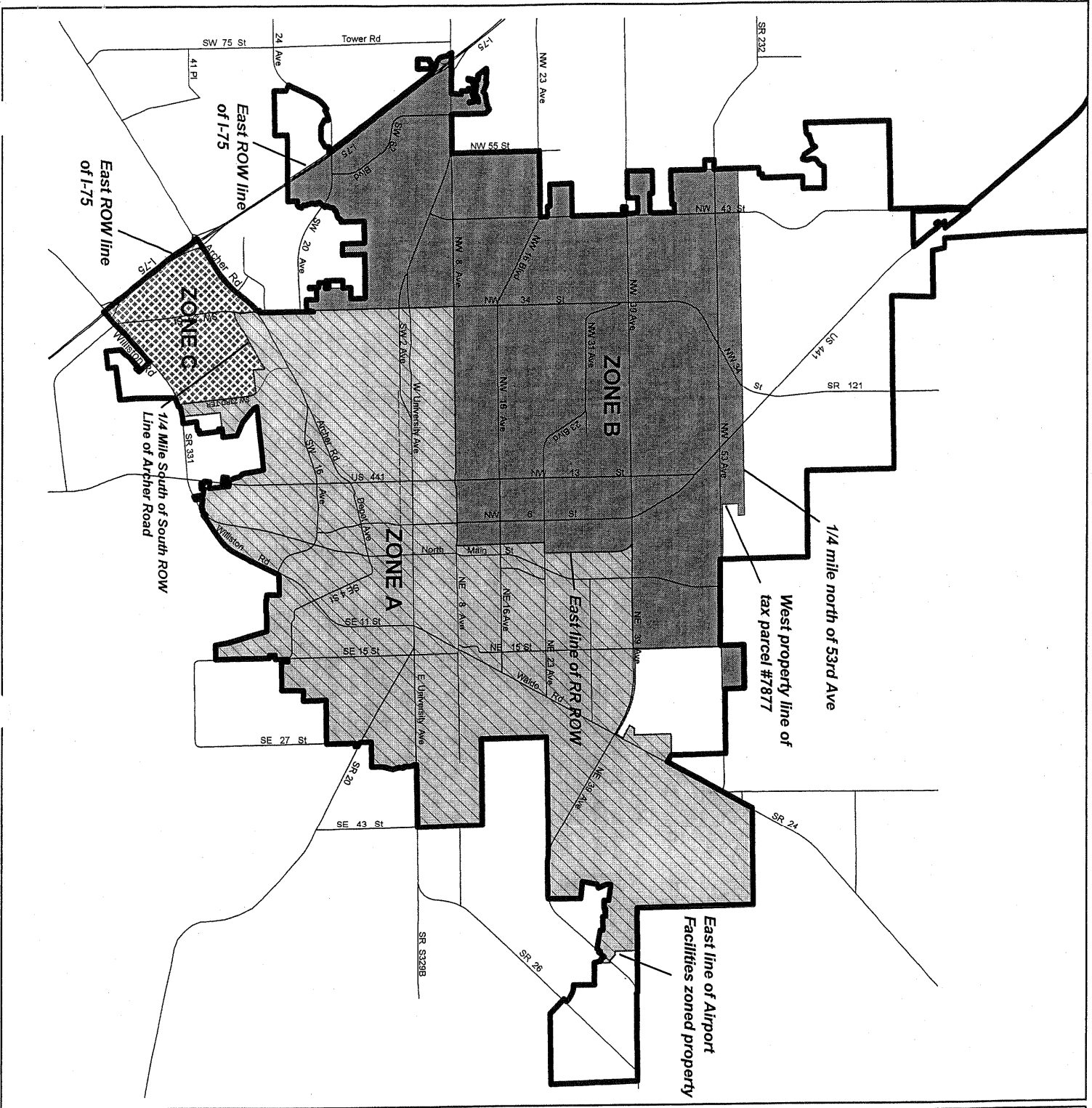
West property line of  
tax parcel #7877

1/4 mile north of 53rd Ave

1/4 Mile South of South ROW  
Line of Archer Road

East ROW line  
of I-75

East ROW line  
of I-75




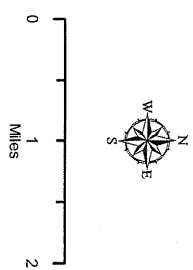
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 Updates/CEA\_Map2-PropExp\_ZoneC\_Full  
 City of Gainesville  
 Gainesville, Florida  
 Prepared by  
 Dept. of Community Development  
 April 14, 2005

# FUTURE LAND USE MAP SERIES

Designated Urban  
Redevelopment Area

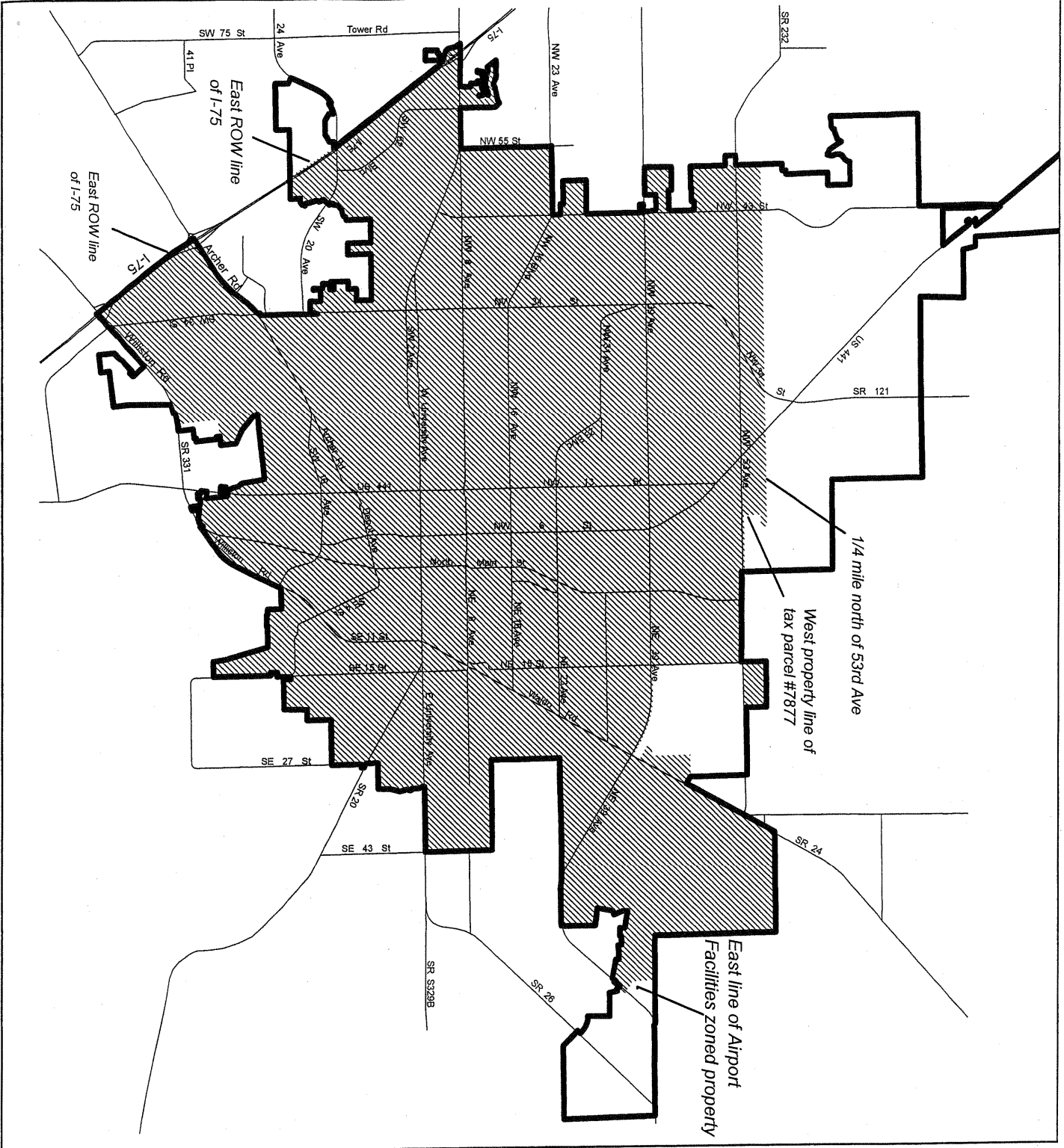
 Designated Urban  
Redevelopment Area

 Gainesville City Limits





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Updates/TCEA\_Maps-FLU-URA

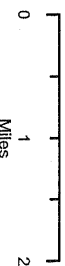
City of Gainesville  
Gainesville, Florida  
Prepared by  
Dept. of Community Development  
December 2, 2004



# Transportation Concurrency Exception Area

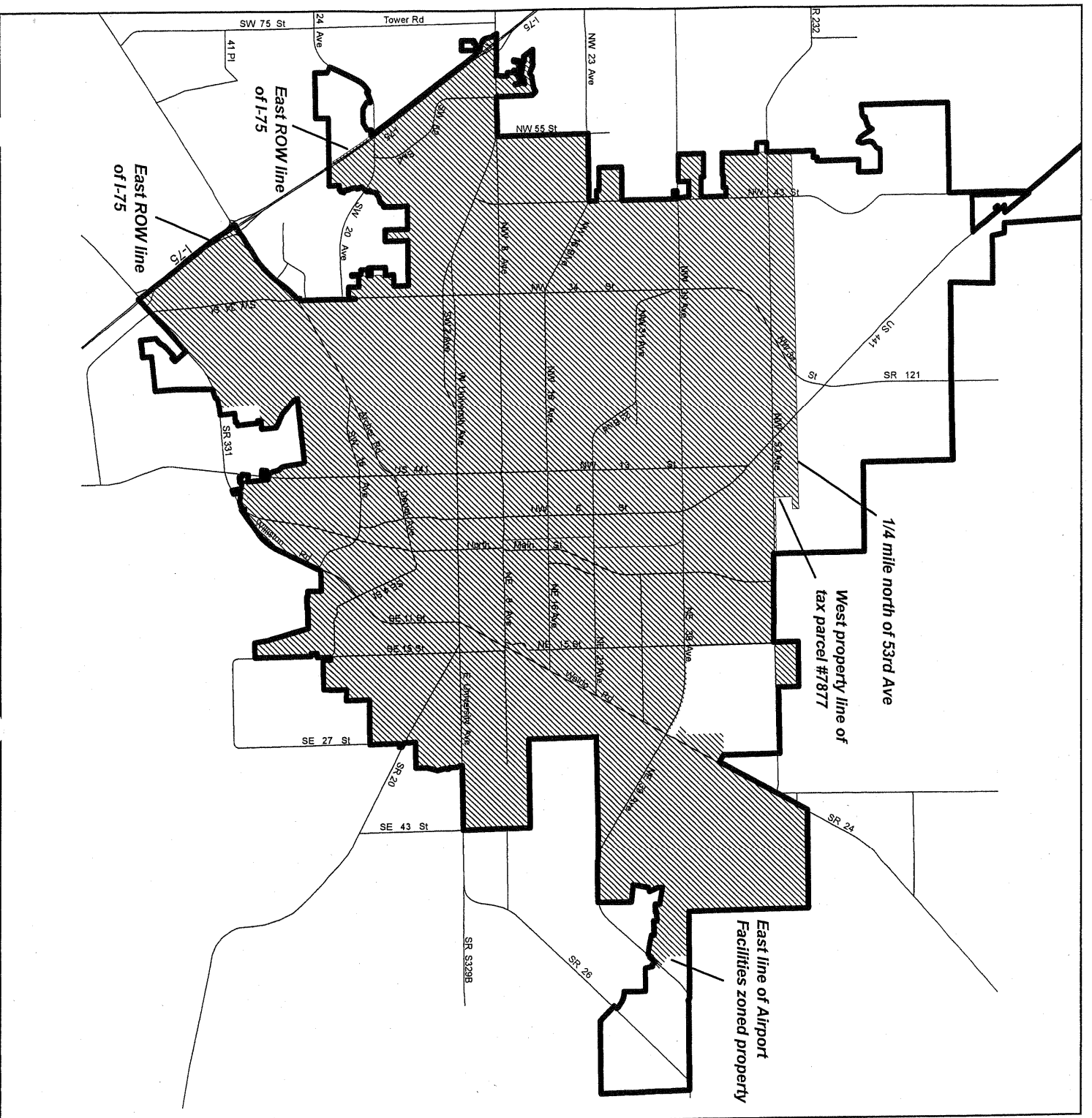
Gainesville, Florida

-  Transportation Concurrency Exception Area
-  Gainesville City Limits



File: Steve\_2003/Ornella\_TOCEAMay-Dec 2004  
Updates/TC/CEA\_Maps-Exist-All

City of Gainesville  
Gainesville, Florida  
Prepared by  
Dept. of Community Development  
December 2, 2004



# EXISTING & POTENTIAL TRANSIT HUBS

## Transportation Mobility Map Series

### # Existing Hubs

- 6. NW 13th Street Activity Center
- 12. Oaks Mall/North Florida Regional Hospital
- 15. University of Florida/Shands VA Hospital
- 16. Downtown Plaza
- 20. Butler Plaza/Archer Road

### # Potential Hubs

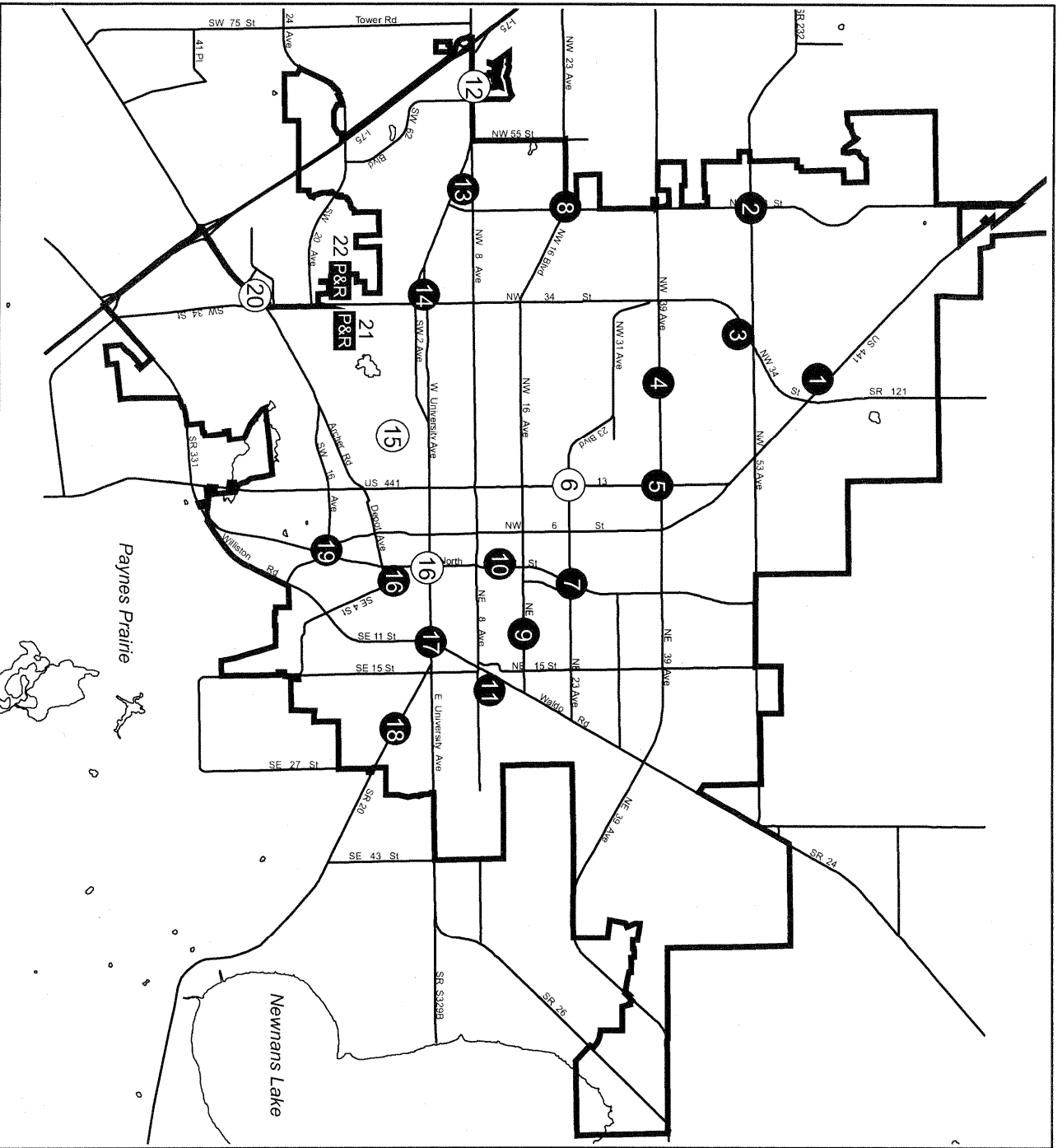
- 1. Northwood Shopping Center
- 2. Hunter's Crossing
- 3. Ridgeway Village Shopping Area
- 4. Hancock Village/Townsend
- 5. Exchange Center
- 7. Wynn Dixie/Big Lots
- 8. Milhopper/Thorntreock Village
- 9. Northgate Shopping Center
- 10. Main Street Shopping Center
- 11. Camp/Filmer (Waldo Road)
- 13. Corporate park
- 14. Westgate/Westgate Regency
- 16. Regional Transit System Transit Center Site (within downtown area), to be built
- 17. Waldo Road/East University Avenue
- 18. Food Lion
- 19. South Main Street & South 16th Avenue

### P&R Park & Ride Facility

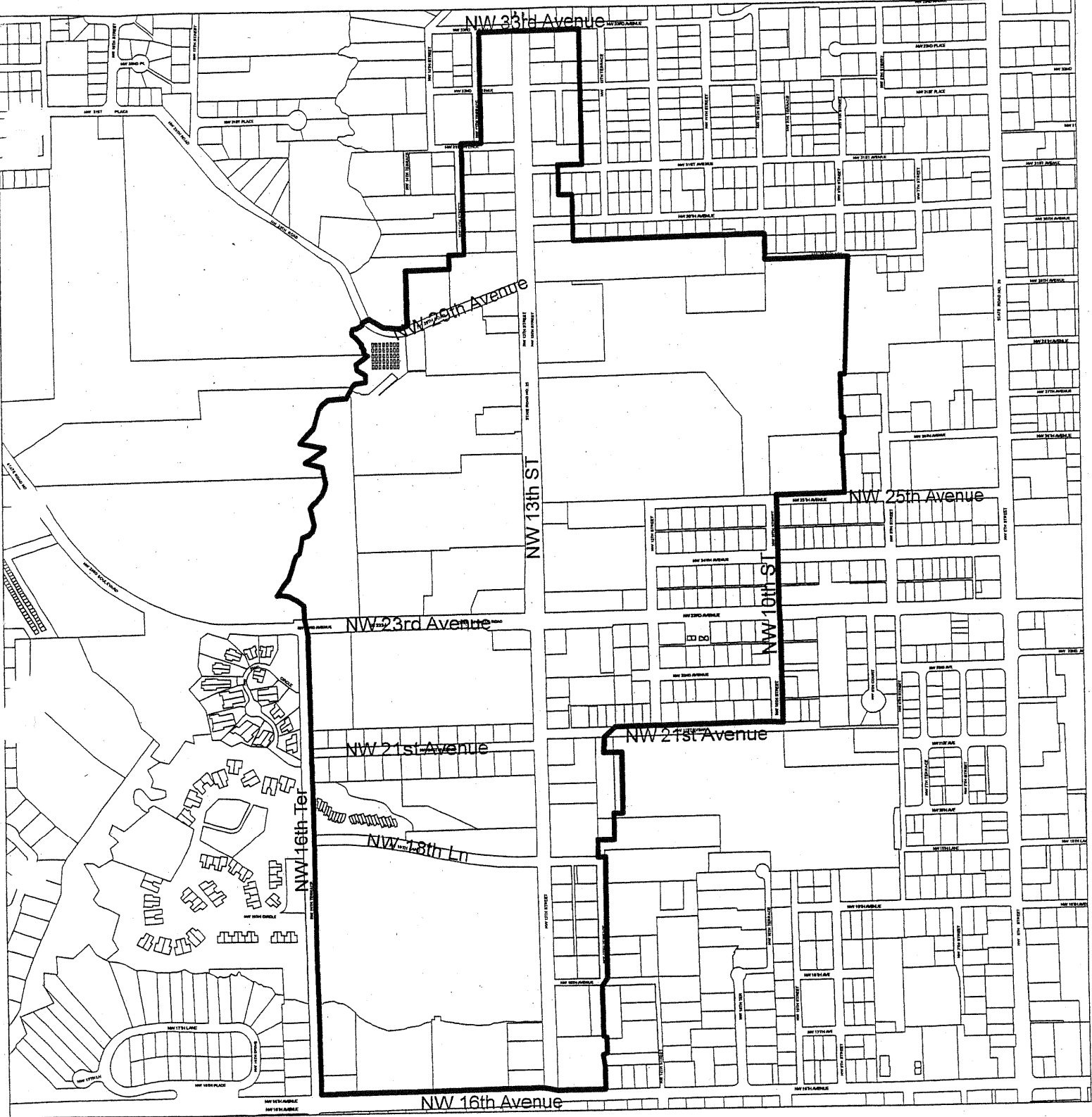
- 21. Ham Museum
- 22. UF Conference Center

### Gainessville City Limits

**City of Gainesville  
Gainessville, Florida**  
Prepared by the  
Dept of Community Development  
July 28, 2005

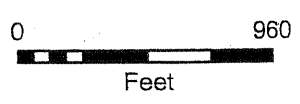






NW 13th Street Special  
 Concurrency Redevelopment  
 Credit Area

 Boundary



**City of Gainesville  
 Gainesville, Florida**

Prepared by the  
 Dept of Community Development  
 November 19, 2004