

LEGISLATIVE #

190419A

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 _____ day of _____, 2020.

80
81
82 _____
83 LAUREN POE
84 MAYOR

85
86
87 Attest: Approved as to form and legality:
88
89

90 _____
91 OMICHELE D. GAINNEY
92 CLERK OF THE COMMISSION
93
94 _____
95 NICOLLE M. SHALLEY
96 CITY ATTORNEY

95 This ordinance passed on first reading this _____ day of _____, 2020.

97 This ordinance passed on second reading this _____ day of _____, 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

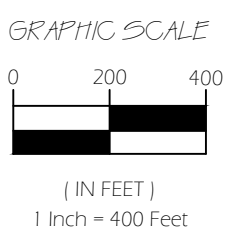
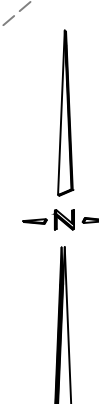
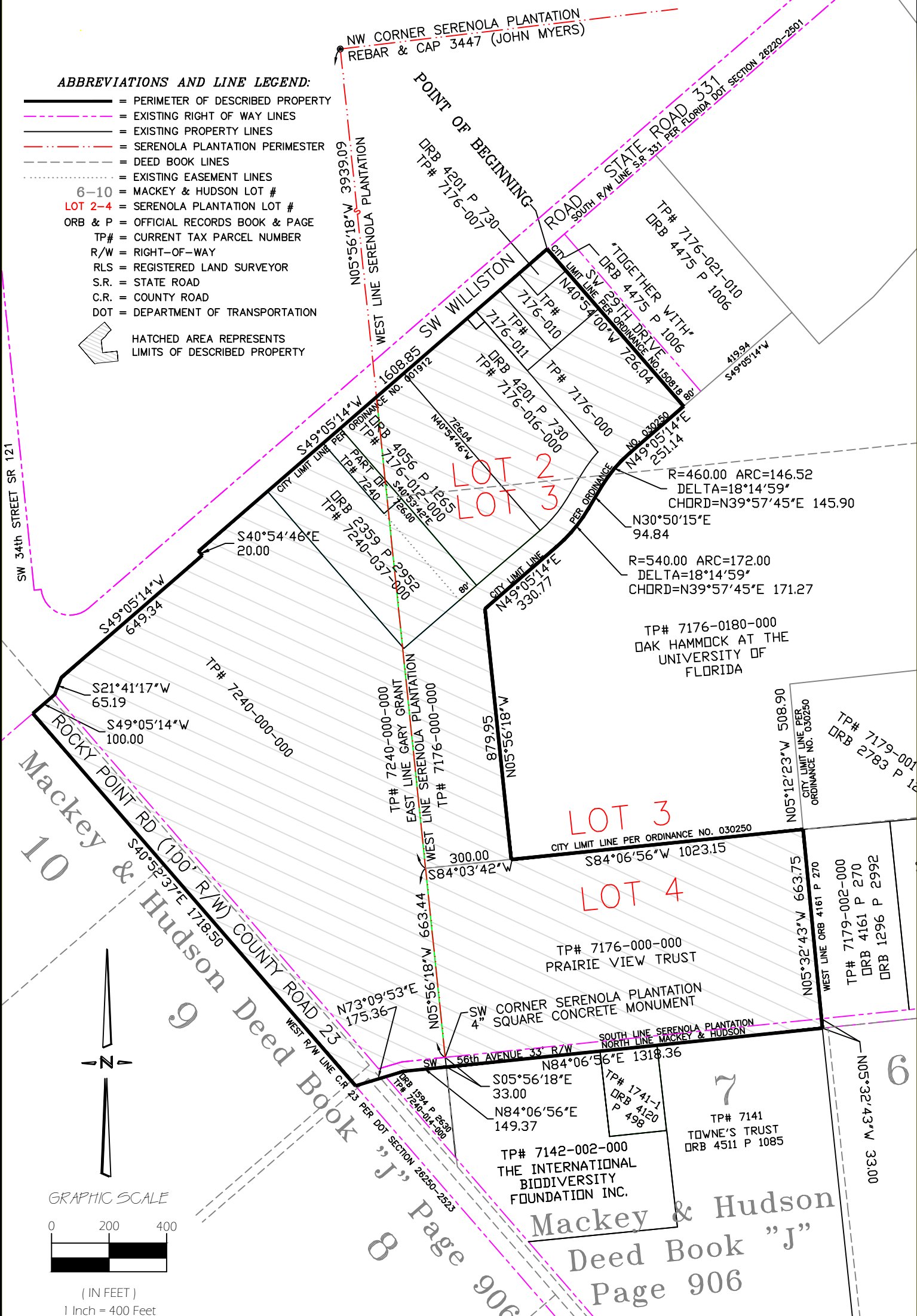
SEE DESCRIPTION ON SHEETS ONE AND TWO

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 99-136 S08, 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 1964 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

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

SHEET THREE OF THREE: NOT COMPLETE WITHOUT ALL SHEETS

I HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

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

PATRICK R. DURBIN, RLS FL CERT.# 5368

Mackey & Hudson
Deed Book "J"
Page 906