

LEGISLATIVE #

180120A

ORDINANCE NO. 180120

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3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map**
4 **Atlas by rezoning approximately 118 acres of property known as Finley Woods**
5 **generally located near the 4500 block of SW 62nd Avenue near SW 43rd Terrace,**
6 **as more specifically described in this ordinance, from Alachua County Planned**
7 **Development (PD) district to City of Gainesville Planned Development (PD)**
8 **district; providing land development regulations; providing directions to the**
9 **City Manager; providing a severability clause; providing a repealing clause; and**
10 **providing an effective date.**

11
12 **WHEREAS,** Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
13 Comprehensive Plan to guide the future development and growth of the city; and

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

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

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

28 **WHEREAS**, Planned Development District (PD) zoning is a zoning category that allows for
29 landowners or developers to submit unique proposals that are not addressed or otherwise
30 provided for in the zoning districts and land development regulations established by the City of
31 Gainesville Land Development Code; and

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

34 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
35 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency
36 pursuant to Section 163.3174, Florida Statutes, held a public hearing on June 28, 2018, and
37 voted to recommend that the City Commission approve this rezoning; and

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

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

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

47 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be
48 consistent with the City of Gainesville Comprehensive Plan when the amendment to the
49 Comprehensive Plan adopted by Ordinance No. 180111 becomes effective as provided therein.

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

51 **FLORIDA:**

52 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
53 following property from Alachua County Planned Development (PD) district to City of
54 Gainesville Planned Development (PD) district:

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

58
59 **SECTION 2.** The use and development of the property described in Section 1 of this ordinance
60 is governed by **Exhibit C**, which is attached and made a part hereof as if set forth in full.

61 **SECTION 3.** The development terms and conditions in this ordinance will remain effective until
62 such time as, upon either the City or the property owner filing a rezoning petition, the City
63 adopts an ordinance rezoning the property described in Section 1 of this ordinance to another
64 zoning district consistent with the Comprehensive Plan and Land Development Code.

65 **SECTION 4.** The City Manager or designee is authorized and directed to make the necessary
66 changes to the Zoning Map Atlas to comply with this ordinance.

67 **SECTION 5.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
68 the application hereof to any person or circumstance is held invalid or unconstitutional, such
69 finding will not affect the other provisions or applications of this ordinance that can be given
70 effect without the invalid or unconstitutional provision or application, and to this end the
71 provisions of this ordinance are declared severable.

72 **SECTION 6.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
73 conflict hereby repealed.

74 **SECTION 7.** This ordinance will become effective immediately upon adoption; however, the
75 rezoning will not become effective until the amendment to the City of Gainesville

76 Comprehensive Plan adopted by Ordinance No. 180111 becomes effective as provided therein.

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78 **PASSED AND ADOPTED** this _____ day of _____, 2018.

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Attest:

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 _____ day of _____, 2018.

This ordinance passed on second reading this _____ day of _____, 2018.

LEGAL DESCRIPTION

DESCRIPTION FOR: FINLEY WOODS PLANNED DEVELOPMENT (PD)

FINLEY WOODS, PHASE 1A, AS RECORDED IN PLAT BOOK 29, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

FINLEY WOODS, PHASE 1B, AS RECORDED IN PLAT BOOK 29, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

FINLEY WOODS, PHASE 1C, AS RECORDED IN PLAT BOOK 34, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62; THENCE NORTH 12°28'50" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 402.61 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 38°59'58" WEST, A DISTANCE OF 299.43 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 3°13'59" WEST, 58.45 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°31'58", AN ARC LENGTH OF 62.42 FEET; THENCE NORTH 32°32'00" EAST, A DISTANCE OF 150.09 FEET; THENCE NORTH 59°11'02" WEST, A DISTANCE OF 70.63 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 22°04'48" WEST, 60.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°12'29", AN ARC LENGTH OF 64.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 95.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°30'43" WEST, 99.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°04'19", AN ARC LENGTH OF 104.58 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED

BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°32'41" WEST, 41.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°00'23", AN ARC LENGTH OF 42.77 FEET; THENCE NORTH 0°57'31" EAST, A DISTANCE OF 40.44 FEET; THENCE NORTH 89°05'44" WEST, A DISTANCE OF 125.23 FEET; THENCE SOUTH 59°11'02" EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH 30°48'58" WEST, A DISTANCE OF 167.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°05'37" WEST, 176.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°33'19", AN ARC LENGTH OF 177.15 FEET; THENCE SOUTH 53°22'17" WEST, A DISTANCE OF 81.99 FEET TO THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 474.23 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 57°53'10" WEST, 74.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°02'39", AN ARC LENGTH OF 74.86 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 24.29 FEET; THENCE NORTH 27°38'25" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 62°21'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23°17'25" EAST, A DISTANCE OF 255.79 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFOREMENTIONED FINLEY WOODS, PHASE 1A PLAT; THENCE SOUTH 00°00'00" EAST, ALONG THE EASTERLY BOUNDARY OF SAID FINLEY WOODS PHASE 1A, A DISTANCE OF 123.72 FEET TO THE SOUTHEAST CORNER THEREOF, LYING ON THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3495, PAGE 62; THENCE SOUTH 89°41'50" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 295.07 FEET; THENCE SOUTH 38°59'58" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 473.25 FEET TO THE POINT OF BEGINNING.

CONTAINING ±8.655 ACRES, MORE OR LESS

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED

RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE NORTH 88°51'58" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 588.03 FEET TO A BOUNDARY CORNER OF SAID LANDS; THENCE SOUTH 00°37'00" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 568.46 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE; THENCE NORTH 89°06'16" WEST, ALONG SAID NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 329.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163; THENCE NORTH 00°36'22" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 724.44 FEET TO THE NORTHWEST CORNER OF SAID LANDS, LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 89°45'09" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 310.28 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162; THENCE NORTH 00°32'09" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 850.24 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 61.25 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°14'50" EAST, A DISTANCE OF 6.83 FEET TO THE SOUTHWEST CORNER OF BROOKS ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE NORTH 39°24'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421, A DISTANCE OF 104.14 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 84°05'35" EAST, ALONG THE NORTH LINE OF SAID LANDS, THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420, A DISTANCE OF 2451.15 FEET TO THE NORTHEAST CORNER

OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1420; THENCE SOUTH 02°09'02" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 376.31 FEET; THENCE NORTH 89°42'08" EAST, A DISTANCE OF 71.02 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 3051, PAGE 1424 OF SAID PUBLIC RECORDS; THENCE SOUTH 31°06'07" WEST, ALONG THE EAST BOUNDARY LINES OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3051, PAGE 1424, OFFICIAL RECORDS BOOK 3051, PAGE 1425, OFFICIAL RECORDS BOOK 3051, PAGE 1423, AND A SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 1924.82 FEET TO THE AFOREMENTIONED NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 00°28'38", AN ARC DISTANCE OF 29.83 FEET (CHORD BEARING AND DISTANCE OF NORTH 75°01'21" WEST, 29.83 FEET, RESPECTIVELY) TO THE POINT OF BEGINNING.

LESS & EXCEPT #1

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTIONS 22, 23, 26, AND 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 3581.00 FEET, THROUGH AN ARC ANGLE OF 03°27'25", AN ARC DISTANCE OF 216.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 76°59'23" WEST, 216.03 FEET, RESPECTIVELY); THENCE NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST

LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS, AND THE POINT OF BEGINNING; THENCE NORTH 81°02'41" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 620.72 FEET TO THE NORTHWEST CORNER OF SAID LANDS, AND LYING ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 162 OF SAID PUBLIC RECORDS; THENCE NORTH 00°26'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 369.21 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1421 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°20'10" EAST, ALONG THE SOUTH LINE OF SAID LANDS, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3051, PAGE 1422, A DISTANCE OF 671.85 FEET TO THE WEST LINE OF PARCEL 10, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°13'26" WEST, ALONG SAID WEST LINE, A DISTANCE OF 338.81 FEET TO THE NORTHEAST CORNER OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS; THENCE NORTH 88°20'10" WEST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 51.93 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°07'57" WEST, ALONG THE WEST LINE OF SAID PARCEL 12, A DISTANCE OF 109.10 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT #2

A TRACT OF LAND SITUATED IN THE GAREY GRANT AND SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE G.I.F. CLARK GRANT, SITUATED IN THE AFOREMENTIONED TOWNSHIP 10 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 35°40'54" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1049, PAGE 40 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS THE "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 31.18 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY LINE WITH THE NORTHERLY COUNTY MAINTAINED RIGHT OF WAY LINE FOR S.W. 62ND AVENUE (RIGHT OF WAY WIDTH VARIES);

SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°47'11" WEST, 190.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°03'02", AN ARC LENGTH OF 190.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE AND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3581.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 78°30'54" WEST, 25.41 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'23", AN ARC LENGTH OF 25.41 FEET; THENCE DEPARTING FROM SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, NORTH 01°13'26" EAST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY LINE OF SAID "WOODS AND WILLIAMS PARCEL", A DISTANCE OF 33.78 FEET TO THE SOUTHWEST CORNER OF SAID "WOODS AND WILLIAMS PARCEL"; THENCE NORTH 86°58'45" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2164, PAGE 1759 OF SAID PUBLIC RECORDS, SAID LANDS BEING HEREINAFTER REFERRED TO AS THE "ALLTEL TRACT"; THENCE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 567.58 FEET TO A BOUNDARY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 163 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID "ALLTEL TRACT", A DISTANCE OF 168.62 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590,

PAGE 153 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 153, A DISTANCE OF 380.33 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE CONTINUE NORTH 01°07'57" EAST, ALONG THE WEST LINE OF PARCEL 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3590, PAGE 155 OF SAID PUBLIC RECORDS, A DISTANCE OF 109.10 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 88°20'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL 12, A DISTANCE OF 25.00 FEET; THENCE DEPARTING FROM THE NORTH LINE OF SAID PARCEL 12, SOUTH 01°07'57" WEST, A DISTANCE OF 1184.37 FEET; THENCE SOUTH 40°06'17" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 86°58'45" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 01°13'26" WEST, A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

Petition PB-18-83 ZON Proposed Zoning

Area under petition consideration

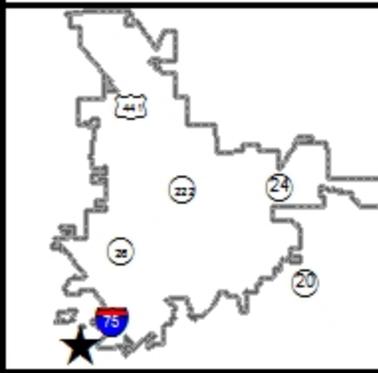
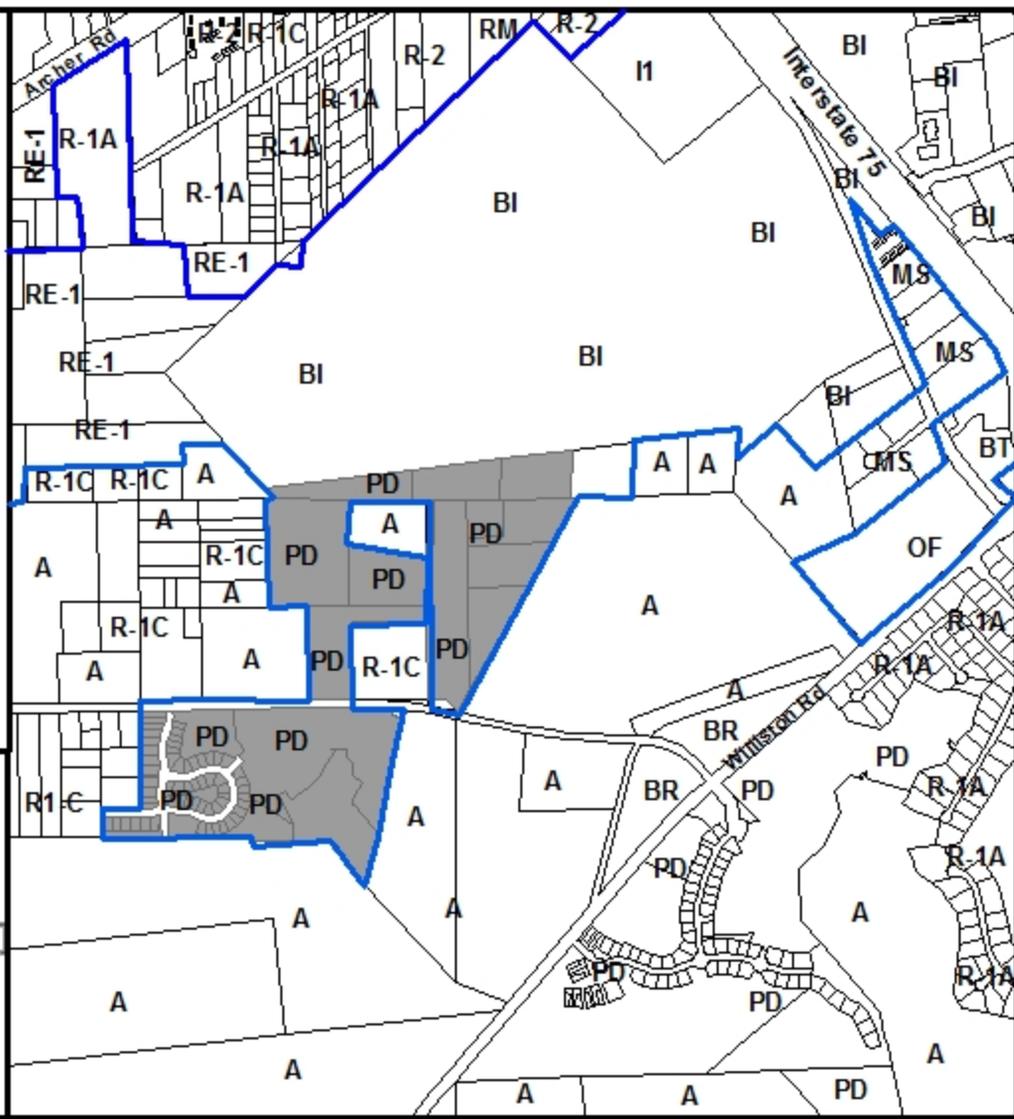
City of Gainesville Zoning Districts

- BI Business Industrial
- BT Tourist-oriented Business
- I1 Limited Industrial
- OF Office

Alachua County Zoning Districts

- A Agriculture
- BR Business, Retail
- RE-1 Single Family, Low Density
- R-1A Single Family, Low Density
- R-1C Single Family, Low Density
- R-2 Multiple Family, Medium Density
- MS Industrial Services
- PD Planned Development District

--- Division line between two land use categories
 City Limits



Petition PB-18-83 ZON Current Zoning

 Area Under Petition Consideration

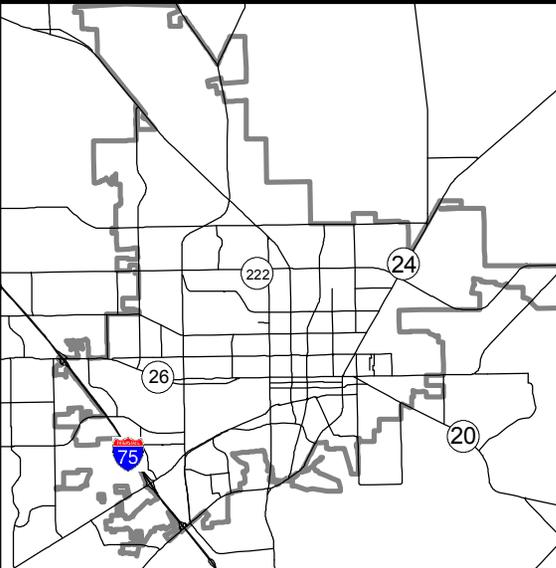
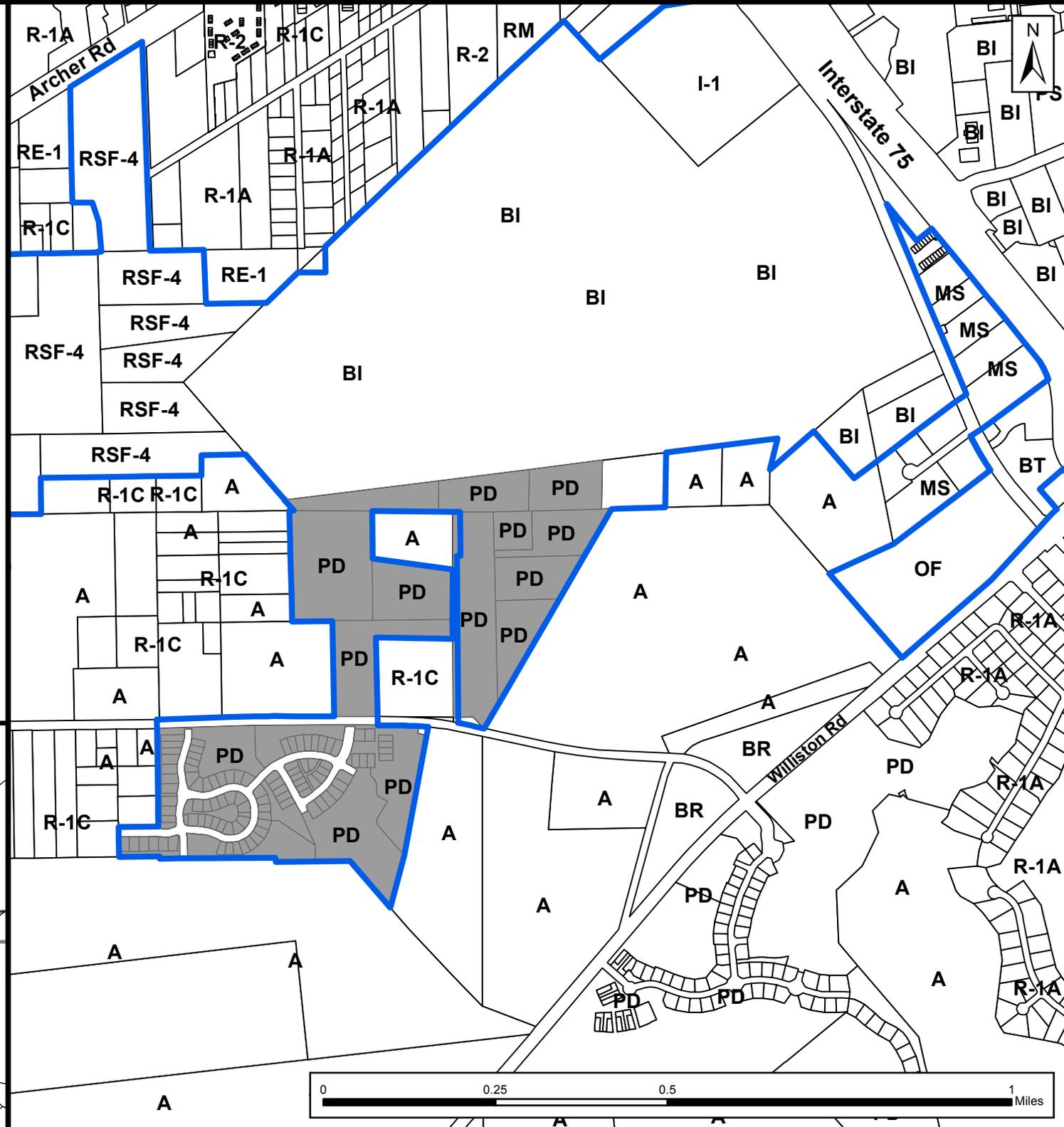
City of Gainesville Zoning Districts

- BI Business Industrial
- BT Tourist-Oriented Business
- I-1 Limited Industrial
- OF Office
- RSF-4 Single Family

Alachua County Zoning Districts

- A Agriculture
- BR Business, Retail
- RE-1 Single Family, Low Density
- R-1A Single Family, Low Density
- R-1C Single Family, Low Density
- R-2 Multiple Family, Medium Density
- MS Industrial Services
- PD Planned Development District

 City Limits



FINLEY WOODS ZONING MASTER PLAN

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

CHW
Professional Consultants

SCALE: 1" = 180'
USERS' SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALE ACCORDINGLY

CONSTRUCTION/REV. REASONS
SUBMITTAL - PD REZONING APPLICATION, FEBRUARY 5, 2018
REVISED, JULY 25, 2018

CLIENT: FINLEY WOODS
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: ZONING MASTER PLAN
PROJECT NUMBER: 17-0050

TECHNICIAN: N. HILL
DESIGNER: N. HILL
QUALITY CONTROL: R. THOMPSON
SHEET NO.: 1 of 1

- GENERAL NOTES**
1. THE LAND USE AREA BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED DURING DEVELOPMENT PLAN APPROVAL.
 2. ACCESS AND VEHICULAR PARKING AREAS ARE PERMITTED WITHIN LAND USE AREAS 'A', 'B', 'C', 'D' AND/OR 'F'.
 3. SHARED STORMWATER MANAGEMENT FACILITIES (SMF) ARE PERMITTED WITHIN ANY LAND USE AREA.

LAND USE AREAS

- AREA A: 'A' RESIDENTIAL
- AREA B: 'B' RESIDENTIAL
- AREA C: 'C' RESIDENTIAL
- AREA D: 'D' RESIDENTIAL
- AREA E: COMMON OPEN SPACE
- AREA F: MAJOR CIRCULATION
- PROJECT BOUNDARY
- EXISTING ACCESS
- PROPOSED ACCESS

PHASE	AC.	MAXIMUM # OF UNITS
NORTH	±68	
SOUTH	±50	471

LAND USE CLASSIFICATION	ALLOWABLE USES <small>(Open Space, Stormwater Management, Infrastructure Elements, and Landscaping may exist in any land use classification)</small>	DIMENSIONAL STANDARDS	AC.	(%) OF SITE
'A' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 10 ft. Side Setback, Interior or Street = 0 ft. MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	66.58	57%
'B' RESIDENTIAL	SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY, AND CUSTOMARY ACCESSORY USES	DETACHED Min. Lot Area = 3,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback, Interior or Street = 0 ft. MULTI-FAMILY Min. Area = 20,000 sq. ft. Max. Bldg. Height = 5 Stories	8.53	7%
'C' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 10 ft.	5.89	5%
'D' RESIDENTIAL	SINGLE FAMILY DETACHED	DETACHED Min. Lot Area = 4,000 sq. ft. Max. Bldg. Height = 35 ft. Front Setback = 15 ft. Rear Setback = 0 ft. Side Setback, Interior = 0 ft. Side Setback, Street = 15 ft.	8.69	7%
'E' OPEN SPACE	A. WETLANDS AND THEIR BUFFERS B. MULCHED WALKING TRAILS OUTSIDE OF WETLAND BUFFERS C. USES AS MAY BE PERMITTED IN AN APPROVED CONSERVATION MANAGEMENT PLAN D. STORMWATER MANAGEMENT SYSTEMS	N/A	19.79	17%
'F' MAJOR CIRCULATION	PEDESTRIAN, BICYCLE, AND VEHICULAR CIRCULATION, INFRASTRUCTURE ELEMENTS, SIGNAGE, LANDSCAPING	N/A	8.52	7%
TOTAL PROJECT AREA			118	100%

