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3 **ORDINANCE NO. 140030**

4 **An ordinance amending the Zoning Map Atlas and the Land Development**
5 **Code of the City of Gainesville, Florida, by rezoning approximately 12.22**
6 **acres of property known as the “Power District” that is generally located south**
7 **of SE 4th Avenue, west of SE 7th Street, north of SE 7th Avenue, and east of SE**
8 **3rd Street, as more specifically described in this ordinance, from Public**
9 **Services and Operations District (PS) and Central City District (CCD) to**
10 **Urban Mixed-Use District 2 (UMU-2); amending the Land Development**
11 **Code by adding “public administration, excluding correctional institutions”**
12 **to the list of permitted uses by right in Section 30-65.2 *Urban mixed-use***
13 ***district 2 (UMU-2); amending the Land Development Code Section 30-65.2***
14 ***Urban mixed-use district 2 (UMU-2) by adding a height limit dimensional***
15 ***provision and adding Figure 1.3 *District Boundary Map – Power District,****
16 ***Figure 2.3 *Street Types – Power District,* and Figure 3.1 *Height Limits – Power****
17 ***District; providing directions to the City Manager; providing directions to***
18 ***the Codifier; providing a severability clause; providing a repealing clause;***
19 ***and providing an effective date.***

20 **WHEREAS,** notice was given as required by law that the Zoning Map Atlas of the City
21 of Gainesville, Florida, be amended by rezoning certain property from Public Services and
22 Operations District (PS) and Central City District (CCD) to Urban Mixed-Use District 2 (UMU-
23 2) and that the text of Section 30-65.2 *Urban mixed-use district 2 (UMU-2)* of the Land
24 Development Code of the City of Gainesville, Florida, be amended; and

25 **WHEREAS,** notice was given as required by law and the City Plan Board held public
26 hearings on May 22, 2014, for Petitions PB-14-54 ZON and PB-14-53 TCH, and on July 24,
27 2014, for Petitions PB-14-76 ZON and PB-14-77 TCH; and

28 **WHEREAS,** notice was given as required by law and the City Commission held a public
29 hearing on August 21, 2014, for Petitions PB-14-54 ZON and PB-14-53 TCH; and

30 **WHEREAS,** an advertisement no less than two columns wide by ten (10) inches long
31 was placed in a newspaper of general circulation and provided the public with at least seven (7)
32 days’ advance notice of this ordinance’s first public hearing to be held by the City Commission
33 in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

1 **WHEREAS**, a second advertisement no less than two columns wide by ten (10) inches
2 long was placed in the aforesaid newspaper and provided the public with at least five (5) days’
3 advance notice of this ordinance’s second public hearing to be held by the City Commission; and

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

7 **WHEREAS**, the City Commission finds that the rezoning of the property described
8 herein will be consistent with the City of Gainesville Comprehensive Plan when City of
9 Gainesville Ordinance No.140029 becomes effective as provided therein.

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

12 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the
13 following property from Public Services and Operations District (PS) and Central City District
14 (CCD) to Urban Mixed-Use District 2 (UMU-2):

15 See legal description attached as Exhibit "A" and made a part hereof as if set
16 forth in full. The location of the property is shown on Exhibit “B” for visual
17 reference. In the event of conflict or inconsistency, Exhibit “A” shall prevail
18 over Exhibit “B”. For informational purposes only, the existing zoning
19 districts are shown on Exhibit “C”.
20

21 **Section 2.** Subsection (c)(1) of Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of
22 the Land Development Code is amended as follows:

23 **Sec. 30-65.2 Urban Mixed-use district 2 (UMU-2).**

24 (c) *Uses.*

25 (1) Permitted uses by right are as follows:

SIC	Uses	Conditions
	Compound uses	

	Single-family dwellings	
	Rowhouses	
	Multi-family dwellings	Minimum and maximum densities are set forth in the Dimensional Requirements Table in this section
	Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests	
	Dormitory	Must not abut property designated single-family on the future land use map
	Rooming houses and boarding houses	In accordance with article VI
	Consolidated apartment management offices	
	Bed and breakfast establishment	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential development and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Adult day care homes	In accordance with article VI
	Family day care homes	In accordance with article VI
	Day care center	In accordance with article VI
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Outdoor cafes	In accordance with article VI
	Eating places	
	Repair services for household needs	
	Specialty T-shirt production	
	Structured parking	In accordance with subsection (f)(3) below
	Rehabilitation centers	In accordance with article VI
	Research and development in the physical, engineering and life sciences	
	Light assembly, packaging, and manufacturing associated with research and development in the physical, engineering and life sciences	
	Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities	
	Scooter sales	Only within enclosed buildings in accordance with section 30-67(g). Facilities to service scooters are permitted as an accessory use when such facilities

		do not exceed 45% of the gross floor area of the enclosed building.
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
GN-078	Landscape and horticultural services	
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-523	Paint, glass, and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply	
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN-598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
<u>Div. J</u>	<u>Public administration</u>	<u>Excluding correctional institutions (IN-9223)</u>
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-701	Hotels and motels	
MG-78	Motion picture	
MG-79	Amusement and recreation service	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports
MG-80	Health services	
MG-81	Legal services	

MG-82	Educational services	
MG-83	Social services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	

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Section 3. Subsection (d)(1) of Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of

the Land Development Code is amended as follows:

Sec. 30-65.2 Urban Mixed-use district 2 (UMU-2).

(d) *Site development requirements.*

(1) All structures shall be located and constructed in accordance with the Dimensional Requirements Table. Accessory structures shall meet all regulations pertaining to principal structures within this district.

Dimensional Requirements Table

	Nonresidential and Vertically Mixed Use Buildings	Single-family Dwellings	Multi-family dwellings, Two-family dwellings and Rowhouses
Lot depth (minimum)	90 feet	90 feet	90 feet
Interior side (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map	5 feet except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet	7.5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map
Rear (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.	10 feet	5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.
Lot coverage (maximum)	N/A	N/A	80%
Building frontage ¹	70% minimum	N/A	70% minimum
Density (minimum) ²	Within University Heights and the Archer Triangle, N/A	N/A	Within University Heights and the Archer Triangle, 10 du/acre
	Within the Urban Village, to be		Within the Urban Village, 20

	considered mixed-use, a residential development must include a minimum of 10,000 square feet of nonresidential uses; and a nonresidential development must contain a minimum of 3 residential units.		du/acre for new, single-use multi-family development; 10 du/acre for mixed use developments and additions to existing developments.
Density (maximum)	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.	N/A	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.
	Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking)		Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking).
Height and Stories	Non-single-family buildings shall have a minimum height of 24 feet.		
	A maximum of six stories is permitted by right, and a maximum of eight stories is permitted by special use permit. Unless otherwise specified, a maximum of eight stories is permitted by special use permit in all areas except the Power District.		
	Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).		
	Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.		
	<u>Within the Power District, a maximum of three stories is permitted at the build-to line when located adjacent to residentially zoned properties as depicted in Figure 3.1, with a step back of 15 feet per additional building story up to the maximum permitted.</u>		

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Notes to Table:

¹ Minor insets (defined as up to five feet in depth) for the purpose of creating articulation and architectural interest in the building façade will be deemed to meet the build-to line and shall be included in computing the building frontage.

² Within University Heights and the Archer Triangle, lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements. Within the Urban Village, lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.

1 **Section 4.** Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of the Land
2 Development Code is amended by adding Figure 1.3 *District Boundary Map – Power District*, as
3 set forth in Exhibit “D” attached hereto, which shall immediately follow existing Figure 1.2.

4 **Section 5.** Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of the Land
5 Development Code is amended by adding Figure 2.3 *Street Types – Power District*, as set forth
6 in Exhibit “E” attached hereto, which shall immediately follow existing Figure 2.3. **(Note to**
7 **codifier: Existing Figures 2.2 and 2.3 shall be renumbered to Figures 2.1 and 2.2 to reflect**
8 **the deletion of Figure 2.1 by Ordinance No. 121118 and to allow the insertion of new Figure**
9 **2.3 per this ordinance.)**

10 **Section 6.** Section 30-65.2. *Urban mixed-use district 2 (UMU-2)* of the Land
11 Development Code is amended by adding Figure 3.1 *Height Limits – Power District*, as set forth
12 in Exhibit “F” attached hereto, which shall immediately follow existing Figure 3.0.

13 **Section 7.** The City Manager or designee is authorized and directed to make the
14 necessary changes to the Zoning Map Atlas to comply with this ordinance.

15 **Section 8.** It is the intention of the City Commission that the provisions of Section 2
16 through Section 6 of this ordinance shall become and be made a part of the Code of Ordinances
17 of the City of Gainesville, Florida.

18 **Section 9.** If any word, phrase, clause, paragraph, section or provision of this ordinance
19 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
20 finding shall not affect the other provisions or applications of this ordinance that can be given
21 effect without the invalid or unconstitutional provision or application, and to this end the
22 provisions of this ordinance are declared severable.


23 **Section 10.** All ordinances or parts of ordinances in conflict herewith are to the extent of

1 such conflict hereby repealed.

2 **Section 11.** This ordinance shall become effective when the amendment to the City of
3 Gainesville Comprehensive Plan adopted by Ordinance No. 140029 becomes effective as
4 provided therein.


5 **PASSED AND ADOPTED** this 18th day of December, 2014.


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EDWARD B. BRADDY
MAYOR

Attest:

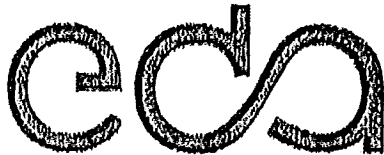
Approved as to form and legality:

By: 
for KURT LANNON
CLERK OF THE COMMISSION

By: 
for NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 16th day of October, 2014.

This ordinance passed on second reading this 18th day of December, 2014.



engineers, planners
& surveyors

Eng, Denman & Associates, Inc.

April 8, 2014

Legal Description

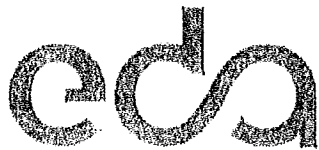
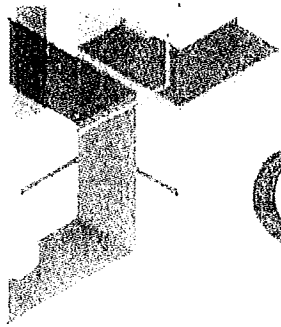
For: Gainesville Community Redevelopment Agency
Parcel 1c

Lots 22, 23 and 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida and a portion of SE 6th Avenue right-of-way, formerly known as Dell Street, and Lots 5, 6, 7 and 8 of Block 1, Range III of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records and a portion of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat Book "A", page 107 of said Public Records, and a portion of Block C of Sanchez Heights, as per plat thereof, recorded in Plat Book B, page 85 of said Public Records and a portion of SE 5th Street right-of-way, formerly known as Myrtle Street, and a portion of SE 4th Place right-of-way, formerly known as Lemon Street, all lying and being in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Begin at the southeast corner of Lot 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida, and run thence South 89°33'26" West, along the north right-of-way line of SE 5th Avenue, a distance of 468.41 feet to the southwest corner of Lot 8, Block 1, Range III of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records; thence North 06°21'39" East, along the west line of said Lot 8, a distance of 11.36 feet to the southeast corner of Lot 5, Block C of Sanchez Heights, as per plat thereof, recorded in Plat Book "B", page 85 of said Public Records; thence South 89°57'32" West, along said north right-of-way line, 106.38 feet; thence North 03°17'46" West, 212.84 feet; thence North 50°27'01" West, 53.51 feet; thence North 87°43'52" West, 21.81 feet to a point on the west right-of-way line of SE 5th Street, formerly known as Myrtle Street; thence North 01°08'58" West, along said west right-of-way line, 42.50 feet to a point on the westerly extension of the south line of Lot 4 of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat book "A", page 107 of said Public Records, as per a boundary survey by John W. Myers & Associates, P.A., Project No. M-4437-98, dated 9-24-98; thence North 89°20'18" East, along said westerly extension and said south line and along the south line of the North ½ of Lot 6 of said Block 1 of Parrish and Parrish Addition to Gainesville, as per said boundary survey, 213.21 feet to the southeast corner of said North ½ of Lot 6; thence North 06°17'53" East, along the east line of said Lot 6, as per said boundary survey, and along the east line of Lot 1 of said Block 1 of Parrish & Parrish Addition to Gainesville, as per said boundary survey, 92.29 feet to a point on the southerly right-of-way line of SE 4th Avenue; thence South 78°48'54" East, along said southerly right-of-way line, 14.41 feet; thence North 08°52'40" East, along said southerly right-of-way line, 6.58 feet; thence North 89°18'31" East, along

said southerly right-of-way line, 122.02 feet to a point lying on the arc of a curve, concave northerly, having a radius of 1167.92 feet; thence easterly, along said southerly right-of-way line and along the arc of said curve, through a central angle of $03^{\circ}21'13''$, an arc distance of 68.36 feet, said arc being subtended by a chord, having a bearing and distance of South $88^{\circ}53'27''$ East, 68.35 feet; thence North $89^{\circ}21'38''$ East, along said southerly right-of-way line, 48.03 feet; thence North $87^{\circ}25'06''$ East, along said southerly right-of-way line, 27.98 feet to a point on the centerline of the right-of-way of SE 6th Avenue, formerly known as Dell Street; thence South $00^{\circ}43'42''$ East, along said centerline, 248.70 feet to a point on the westerly extension of the north line of Lot 22 of said Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville; thence North $89^{\circ}29'16''$ East along said westerly extension and said north line, 140.00 feet to the northeast corner of said Lot 22; thence South $00^{\circ}43'41''$ East, along the west right-of-way line of SE 6th Terrace, formerly known as Wilson Avenue, 149.97 feet to the Point of Beginning.

Containing 4.215 acres (183,593 square feet), more or less.



engineers • surveyors • planners, inc.

July 9, 2014

Legal Description

For: Gainesville Regional Utilities
Parcel 1d

A portion of Blocks 1 and 2 and all of Block 3 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat Book "A", page 107 of the Public Records of Alachua County, Florida and a portion of Block C and all of Blocks A and B of Sanchez Heights, as per plat thereof, recorded in Plat Book "B", page 85 of said Public Records, and a portion of SE 4th Street right-of-way, formerly known as Bay Street and a portion of SE 5th Street right-of-way, formerly known as Myrtle Street and a portion of SE 4th Place right-of-way, formerly known as Lemon Street, all lying and being in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of Lot 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida, and run thence South 89°33'26" West, along the north right-of-way line of SE 5th Avenue, a distance of 468.41 feet to the southwest corner of Lot 8, Block 1, Range III of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records; thence North 05°21'39" East, along the west line of said Lot 8, a distance of 11.36 feet to the southeast corner of Lot 5, Block C of Sanchez Heights, as per plat thereof, recorded in Plat Book "B", page 85 of said Public Records; thence South 89°57'32" West, along said north right-of-way line, 106.38 feet to the Point of Beginning; thence North 03°17'46" West, 212.84 feet; thence North 50°27'01" West, 53.51 feet; thence North 87°43'52" West, 21.81 feet to a point on the west right-of-way line of SE 5th Street, formerly known as Myrtle Street; thence North 01°08'58" West, along said west right-of-way line, 42.50 feet to a point on the westerly extension of the south line of Lot 4 of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat book "A", page 107 of said Public Records, as per a boundary survey by John W. Myers & Associates, P.A., Project No. M-4437-98, dated 9-24-98; thence North 89°20'18" East, along said westerly extension and said south line and along the south line of the North ½ of Lot 6 of said Block 1 of Parrish and Parrish Addition to Gainesville, as per said boundary survey, 213.21 feet to the southeast corner of said North ½ of Lot 6; thence North 06°17'53" East, along the east line of said Lot 6, as per said boundary survey, and along the east line of Lot 1 of said Block 1 of Parrish & Parrish Addition to Gainesville, as per said boundary survey, 92.29 feet to a point on the southerly right-of-way line of SE 4th Avenue; thence North 78°48'54" West, along said southerly right-of-way line, 26.78 feet; thence North 08°52'40" East, along said southerly right-of-way line, 6.36 feet to a point

May 2 2014

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lying on the arc of a curve concave southerly, having a radius of 1123.92 feet; thence westerly, along said southerly right-of-way line, and along the arc of said curve, through a central angle of $11^{\circ}44'05''$, an arc distance of 230.19 feet, said arc being subtended by a chord, having a bearing and distance of North $84^{\circ}10'25''$ West, 229.79 feet; thence North $00^{\circ}02'28''$ West, along said southerly right-of-way line, 11.01 feet; thence South $89^{\circ}57'32''$ West, along said southerly right-of-way line, 402.46 feet to the northwest corner of Lot 2 of Block 3 of said Parrish & Parrish Addition to Gainesville and to a point on the east right-of-way line of SE 3rd Street, formerly known as Oak Street; thence South $01^{\circ}47'34''$ East, along the said east right-of-way line of SE 3rd Street, 430.20 feet to the southwest corner of Lot 4 of Block A of said Sanchez Heights and to a point on the said north right-of-way line of SE 5th Avenue; thence North $89^{\circ}57'32''$ East, along the said north right-of-way line, 495.73 feet to the Point of Beginning.

Less:

That portion of S.E. 5th Street right-of-way, formerly known as Myrtle Street (30 foot right-of-way), lying north of Lot 8 of Block 2 and Lot 5 of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat Book "A", page 107 of the Public Records of Alachua County, Florida.

Containing 5.073 acres (220,992 square feet), more or less.



Eng, Denman & Associates, Inc.

April 2, 2014

Legal Description

For: **Gainesville Community Redevelopment Agency**
Parcel 2b

Lots 1 through 8, inclusive, of Davis Addition, a subdivision as per plat thereof, recorded in Plat Book "D", page 15 of the Public Records of Alachua County, Florida, and a portion of Lot 9 of said Davis Addition and Lot 11, Block 2, Range II of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records, and a portion of Lot 12, Block 2, Range II of said Roper's Addition to the Town of Gainesville and that portion of the right-of-way of SE 6th Terrace lying South of the south right-of-way line of SE 5th Avenue formerly known as Middle Street, all lying and being in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

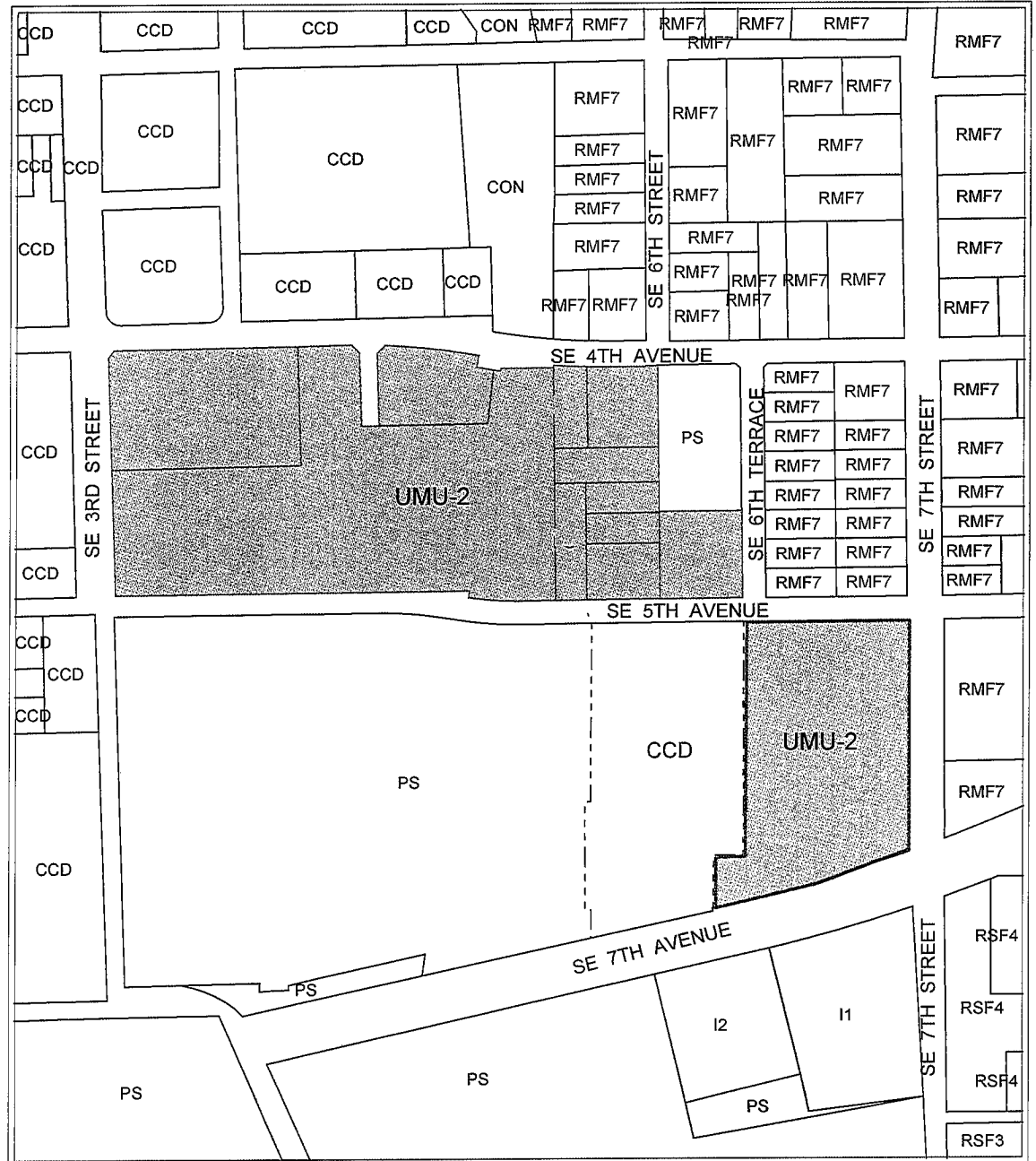
Begin at the northeast corner of Lot 1 of Davis Addition, a subdivision as per plat thereof, recorded in Plat Book "D", page 15 of the Public Records of Alachua County, Florida, and run thence South 89°26'31" West, along the south right-of-way line of SE 5th Avenue, a distance of 280.00 feet to the northeast corner of Lot 9 of said Davis Addition; thence South 00°43'46" East, 396.95 feet; thence South 89°01'14" West, 58.00 feet; thence South 00°43'46" East, 91.57 feet to a point on the northerly right-of-way line of SE Depot Avenue; thence North 78°39'20" East, along said northerly right-of-way line, 3.30 feet to a point lying on the arc of a curve, concave northerly, having a radius of 2827.40 feet; thence northeasterly, along the arc of said curve and along said northerly right-of-way line, through a central angle of 07°02'06", an arc distance of 347.17 feet to the southeast corner of Lot 11, Block 2, Range II of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records and to a point on the west right-of-way line of SE 7th Street, formerly known as Roper Street, said arc being subtended by a chord, having a bearing and distance of North 74°02'22" East, 346.95 feet; thence North 00°43'46" West, along said west right-of-way line, 396.18 feet to the Point of Beginning.

Containing 2.935 acres (127.828 square feet), more or less.

Witness My Hand and Legal Seal at Gainesville, Florida, this 1st day of April, 2014.


City of Gainesville Zoning Districts

- RSF4 8 units/acre Single-Family Residential
- RMF7 8-21 units/acre Multiple-Family Residential
- CCD Up to 150 units/acre Central City
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- I-1 Limited Industrial
- I-2 General Industrial
- CON Conservation
- PS Public Services and Operations




----- Division line between two zoning districts

Area
under petition
consideration



PROPOSED ZONING

	Name	Petition Request	Petition Number
 No Scale	eda engineers-surveyors-planners, inc., agent for the City of Gainesville	Rezone parcels from Public Services & Operations (PS) and Central City District (CCD) to Urban Mixed-Use 2 (UMU-2) district	PB-14-54 ZON PB-14-76 ZON

City of Gainesville Zoning Districts

RSF4	8 units/acre Single-Family Residential
RMF7	8-21 units/acre Multiple-Family Residential
CCD	Up to 150 units/acre Central City
UMU-2	Up to 100 units/acre Urban Mixed-Use
I-1	Limited Industrial
I-2	General Industrial
CON	Conservation
PS	Public Services and Operations



Area under petition consideration



----- Division line between two zoning districts

EXISTING ZONING


 No Scale	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., on behalf of the City of Gainesville	Rezone parcels from Public Services & Operations (PS) and Central City District (CCD) to Urban-Mixed Use 2 (UMU-2) district	PB-14-54 ZON PB-14-76 ZON

EXHIBIT "D" TO ORDINANCE NO. 140030

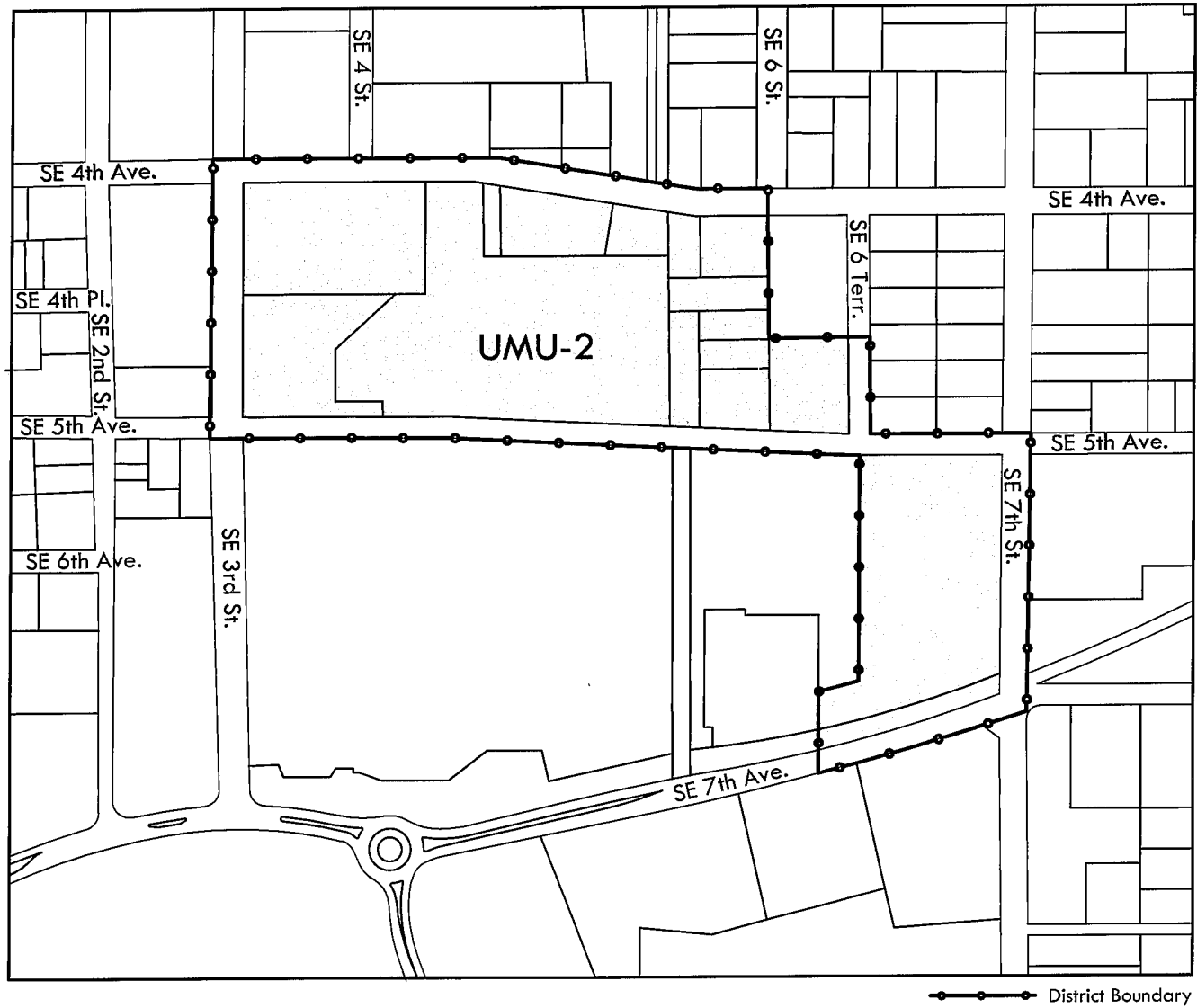
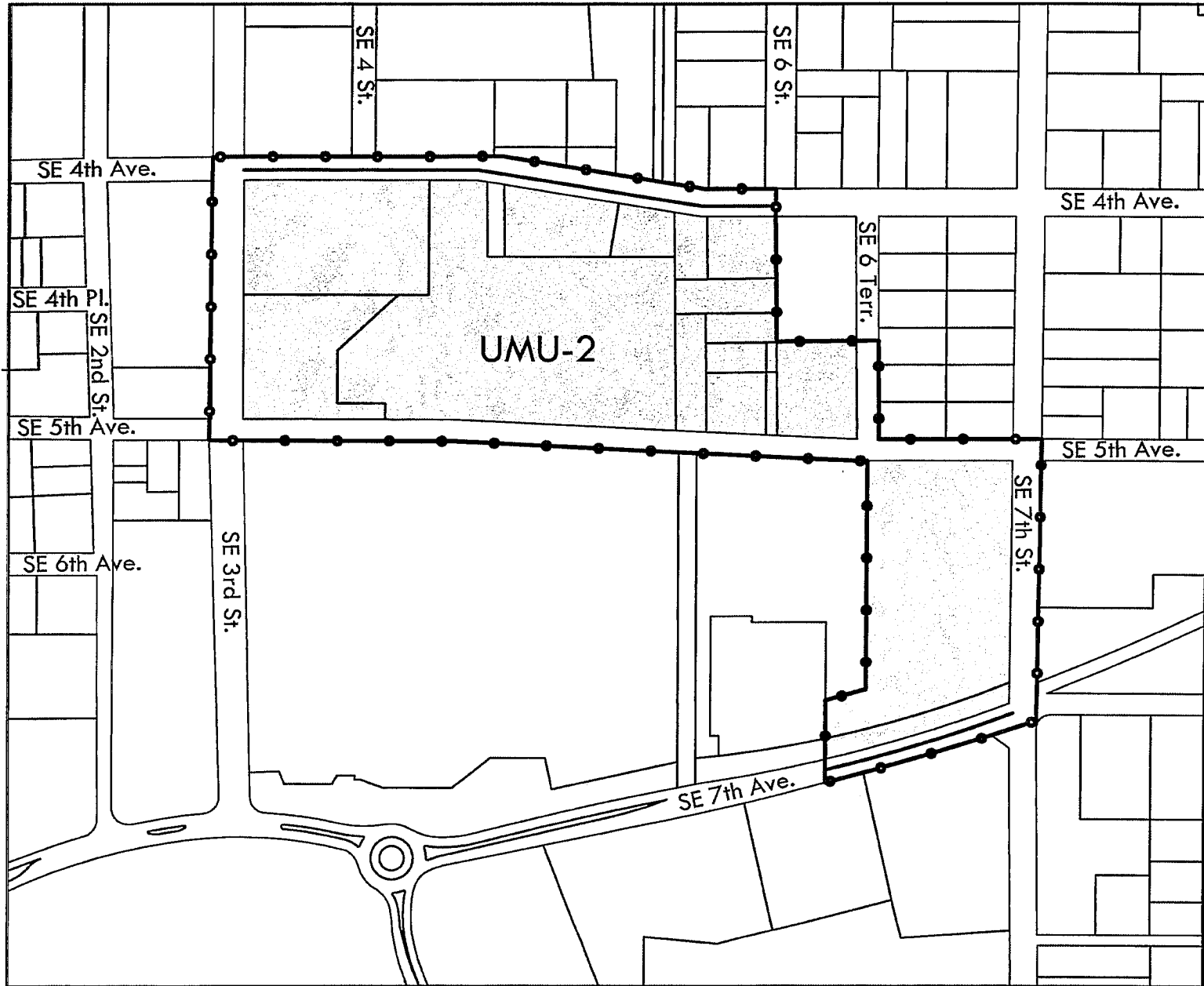


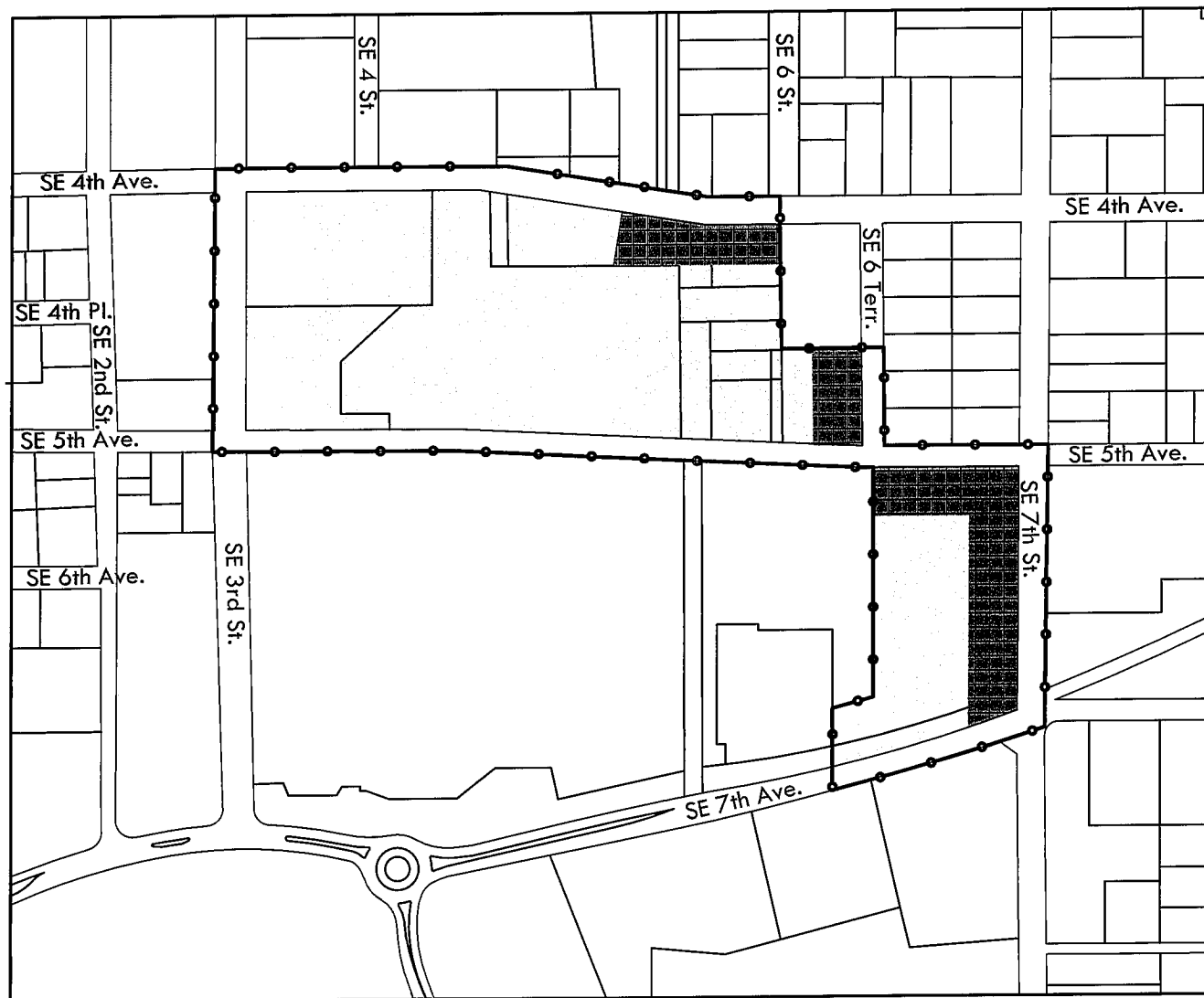
Figure 1.3 District Boundary Map - Power District



NOTE: ALL STREETS LOCATED WITHIN POWER DISTRICT ARE LOCAL STREETS UNLESS IDENTIFIED OTHERWISE IN THIS EXHIBIT.

Figure 2.3 Street Types - Power District

- District Boundary
- Storefront Street






-  District Boundary
-  6 Story Height Limit
-  3 Story Height Limit

Figure 3.1 Height Limits - Power District