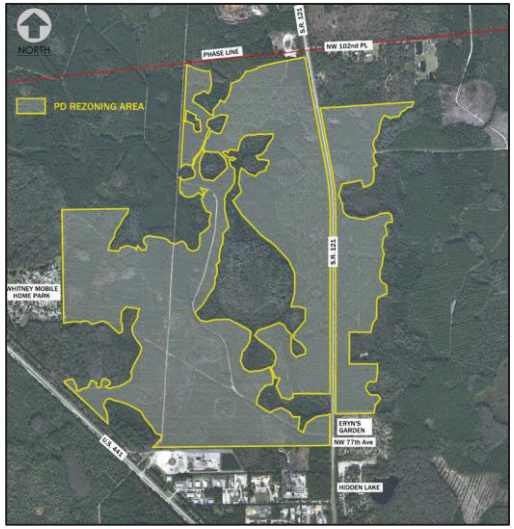
Exhibit C
Ordinance No. 211460



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Gainesville 121 Planned Development

Planned Development (PD) Report

Submitted to: City of Gainesville

Prepared by: **eda** consultants, inc.

Agents for: Weyerhaeuser NR Company

October 17, 2022

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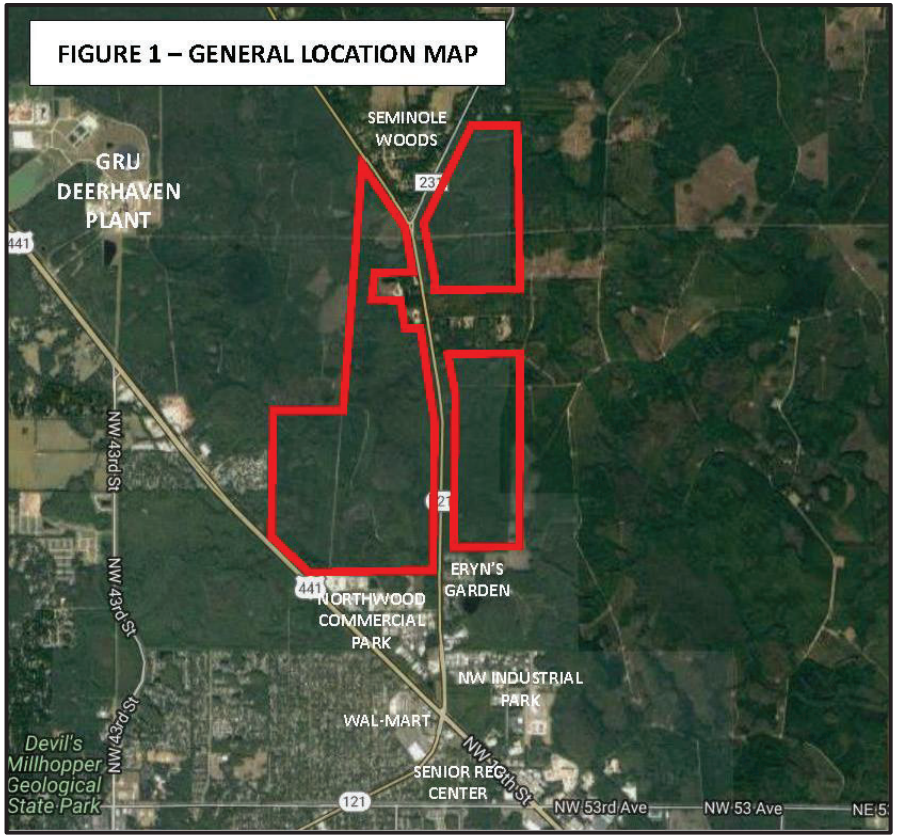
1.0

1.1 Project Introduction



The Gainesville 121 Planned Development (Gainesville 121) includes approximately 743.9 acres of the 1,779-acre+/- site referred to as the as the "Weyerhaeuser" property in the Gainesville Comprehensive Plan. The property is located in the northern portion of Gainesville, Florida along State Road (SR) 121.

The vision that forms the foundation of this Planned Development (PD) and the standards herein is for Gainesville 121 to provide its residents with meaningful connections with sustainable forestry, natural systems retention and restoration, a network of green open spaces that provide limitless recreation and wellness opportunities, and sense of community. Understanding that the managed forests, environmental resources and natural areas of the property are its greatest amenity and opportunity, this project seeks to enhance and integrate these areas throughout the community. Specific provisions of this PD are intended to create a mixed use community that is:

Connected to Sustainable Forestry

Gainesville 121, nestled within vast working forests, provides a rare opportunity for residents to observe and experience the rhythm of sustainable forestry.

Connected to nature

Gainesville 121 conserves, preserves and restores natural habitats that will envelop the built environment, making nature a major presence in the daily lives of all that choose to live there.

Connected to community

Gainesville 121 creates and maintains a sense of community by employing time honored 'place making' techniques that include the establishment of a public realm that invites its residents to enjoy on foot, bike or vehicle, a network of green open spaces, tree shaded multi-use paths for bicyclists and pedestrians, shaded sidewalks and narrow traffic-calmed streets. A mix of residential and non-residential uses at the community core area provides limitless opportunities for personal interaction among neighbors.

Background 1.0

Connected to health

Gainesville 121 supports healthy living with a rich and diverse open space network, providing vast safe and comfortable areas for walking, jogging and running as well as a variety of additional safe and accessible outdoor recreation opportunities.

Gainesville 121 is well located with easy access to the region's employment centers: downtown Gainesville with all its restaurants and nightlife; the University of Florida; UF Health; and Santa Fe College. US 441 provides easy access for commuters traveling to downtown, the University and UF Health while nearby SR 222 provides excellent access to the Santa Fe College main campus.

This PD partially implements Future Land Use Element Policy 4.3.4 of the Gainesville Comprehensive Plan which governs development of the Weyerhaeuser property depicted on the map labeled "Weyerhaeuser SR 121 Overall Site" in the Future Land Use Map Series A. This PD contains 743.9 acres of the total 1,779+/- acres Weyerhaeuser property. Included within the PD are all areas designated Planned Use District and Mixed-Use Office/Residential south of the "Phase Line" denoted on the "Weyerhaeuser SR 121 Overall Site" future land use map.

1.2 Background/Project History

Most of the Weyerhaeuser property was annexed into the City of Gainesville on February 12, 2007 by Ordinance 060731. Approximately 460 acres in the southern portion was annexed in 1992.

Following the 2007 annexation, the City adopted future land use designations specific to the entire Weyerhaeuser property as well as detailed and specific policy (Policy 4.3.4 of the Future Land Use Element) governing allowed uses, environmental protections and development requirements (see Ordinance 070447, adopted January 26, 2009).

The adopted future land use designations for the Weyerhaeuser property south of the Phase Line is shown in Figure 2 in this report in the sub-section titled "Existing Future Land Use Designation."

1.3 Compliance with PD Zoning Implementation

FLUE Policy 4.3.4 requires that all areas designated Mixed-Use Office/Residential and Planned Use District land use must be implemented by Planned Development (PD) zoning. This PD includes the entire land area designated Planned Use District as well as all areas designated Mixed-Use Office/Residential south of the Phase Line.

2.0

2.1 Gainesville 121 PD Statement

The objective of Gainesville 121 is to develop an eco-friendly, sustainable, mixed use community designed to support an active outdoor-oriented lifestyle. This PD is consistent with the requirements set forth in Future Land Use Element Policy 4.3.4 and the requirements for PD Zoning contained in the City of Gainesville Land Development Code.

The vision that forms the foundation for Gainesville 121 is to establish meaningful connections with a working forest, nature, the community, and wellness.

The vision is implemented through the overall development program and the various development and design standards established in this PD Report, and the development layout established in the PD Layout Plan establish the following districts:

CONSERVATION MANAGEMENT DISTRICT: Vast areas of the Weyerhaeuser property are being set aside as Conservation Management Areas (See, Attachment 5 - Conservation Management Areas Map) to be protected and managed in accordance with an approved Conservation Management Plan. Portions of the Conservation Management Areas lie within this PD boundary and are contained within the Conservation Management District. It is within this District where environmental restoration, passive and active recreation may occur. It is this District, together with the larger Conservation Management Areas, that envelopes the built environment of Gainesville 121 and ensures that a natural open space area is never more than a short walk away.

MIXED-USE CENTRAL DISTRICT: The Mixed-Use Central District provides a variety of neighborhood and community uses for residents of all ages.

Mixed Use Core: The mixed-use core within the Mixed-Use Central District is where commercial and office uses are concentrated providing a range of uses designed to meet the daily needs of Gainesville 121 residents as well as a central gathering area for ad hoc community interactions and organized events.

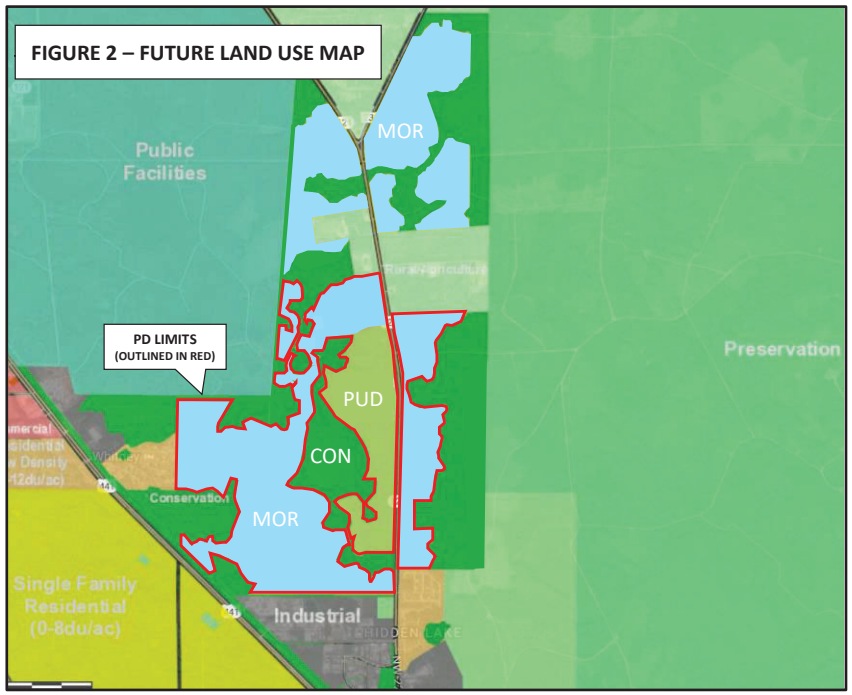
MIXED RESIDENTIAL DISTRICT: This district includes diverse and unique neighborhoods that weave in and out of the environment, accommodating a variety of attached and detached housing types.

Statement of Proposed Change 2.0

UTILITY EASEMENT DISTRICT: This district contains portions of a utility easement held by Florida Gas Transmission Company.

3.0

3.1 Existing Conditions



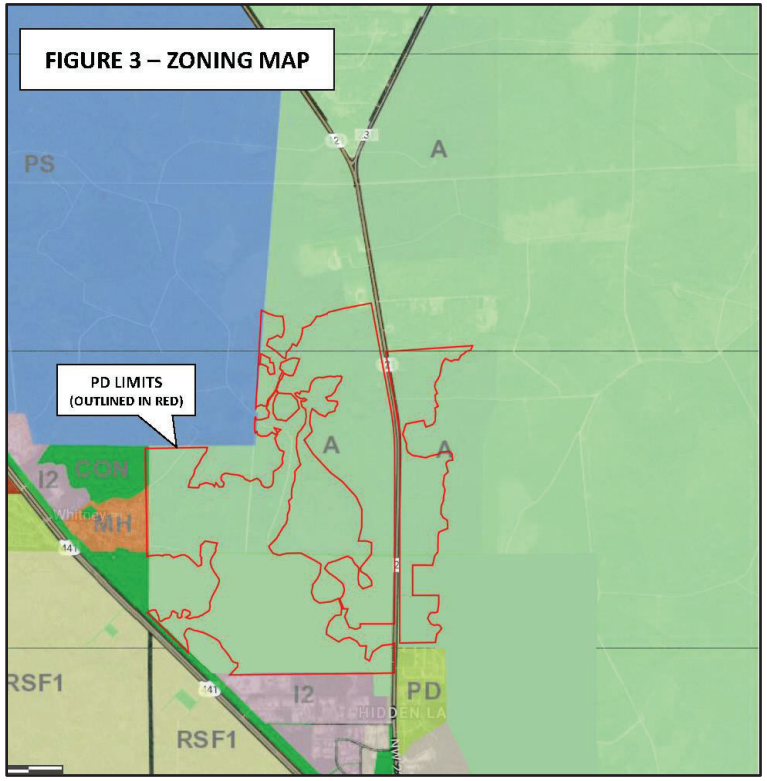
3.1.1. Adopted Future Land Use Designation.

The future land use designations on the PD property are: Mixed-Use Office/Residential and Planned Use District as depicted on Figure 2.

The PD property is governed by Policy 4.3.4 of the Future Land Use Element which modified and supplemented the adopted future land use designations.

This policy (and sub-policies) is analyzed for consistency in the Consistency and Compliance Report (separate cover).

Existing Conditions 3.0



3.1.2. Existing Zoning District.

The zoning designation of the site is Alachua County Agriculture and City Agriculture as indicated in Figure 3.

The agricultural zoning designations were not changed at the same time as the recent land use change application discussed in the Background section of the Report and reflect the historical use of the land as bona-fide agricultural uses, specifically related to active silvicultural operations. As stated, the current zoning application proposes to place a Planned Development (PD) zoning on the property which will implement the approved land use designations of PUD, and Mixed-Use Office/Residential and the related Comprehensive Plan policy (and sub-policies) that apply to the property.

3.1.3. Existing Conditions.

Attachment 2 contains the Existing Conditions maps. As illustrated in the aerial map, the property is undeveloped and in active silviculture use. The PD is bounded on the east and north by lands outside the Gainesville city limits and within unincorporated Alachua County.

West of SR 121

To the west, a portion of the PD abuts the Gainesville Regional Utilities Deerhaven Power Plant property. The area abutting the PD is currently undeveloped.

To the west of the southwest portion of the PD is the Whitney Mobile Home Park and vacant land in silviculture use.

To the south of the PD is land in industrial use and vacant land with an Agriculture zoning.

To the north is undeveloped land in active silviculture use and a smaller vacant parcel that has Alachua County Agriculture zoning.

East of SR 121

To the south is the Eryn's Garden residential subdivision (single-family homes).

To the east is undeveloped land in active silviculture use.

To the north is land in residential use and silvicultural and agricultural use.

Utilities

As illustrated in the Existing Conditions Maps for utilities (see Electric and Wastewater and Water and Gas), there are no utilities currently serving the PD. Electric power lines currently run along SR 121 (some of these lines are operated by Clay Electric and some are operated by Gainesville Regional Utilities). The Eryn's Garden Subdivision and Whitney Mobile Home Park to the south and west respectively of the PD have GRU electric service.

Eryn's Garden and Whitney Mobile Home Park are also served by GRU wastewater and potable water systems. Whitney Mobile Home Park also has natural gas available from GRU.

Wetlands

The PD contains significant jurisdictional wetland acreage and abuts additional wetlands designated Conservation land use that are not a part of this PD. To preserve the wetland areas within the PD and comply with the FLUE Policy 4.3.4 requirements, these wetlands are designated as Conservation Management District, and are included in the Conservation Management Areas designated for the entire Weyerhaeuser property.

Existing Conditions 3.0

FEMA Floodplain

The current FEMA floodplain map illustrates that large portions of the PD are in designated FEMA floodplain area. Substantial portions of this floodplain area are included in the Conservation Management Areas.

Topography

As illustrated in the topographic map, the PD area is relatively flat. It ranges from approximately 180 to 190 feet.

Soils

The soils map in the Existing Conditions map series identifies 14 different soil types within the PD area. The information concerning soil types is from the Web Soil Survey for Alachua County published by the USDA Natural Resources Conservation Service.

Existing Transit Facilities

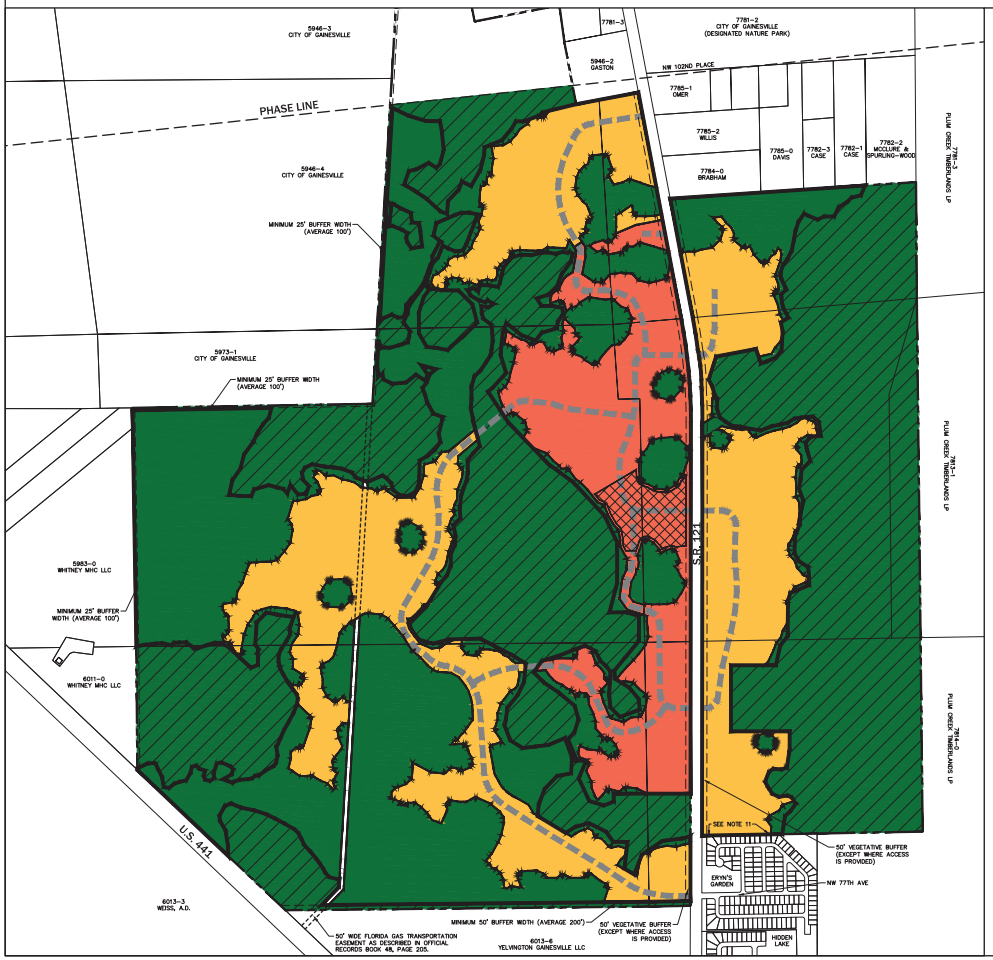
There are no existing transit facilities at the PD site. However, there is a Park and Ride facility and associated bus stops at the WalMart Shopping Center and Senior Recreation Center that are approximately 1.1 miles from the southernmost portion of the PD. Regional Transit Service Route 6 serves the WalMart and Senior Recreation Center. It operates every 60 minutes Monday through Friday and every 120 minutes on Saturday. Regional Transit Service Route 8 also serves the WalMart and Senior Recreation Center and operates every 22-31 minutes Monday through Friday and every 80 minutes on Saturday and Sunday.

PD Zoning 4.0

GAINESVILLE 121 PLANNED DEVELOPMENT

PD LAYOUT PLAN

JUNE 22, 2022



LEGEND

- PD BOUNDARY
- OVERALL PROPERTY BOUNDARY
- CONCEPTUAL ROAD NETWORK
- CONSERVATION LAND USE NOT INCLUDED IN THIS PD
- CONCEPTUAL LOCATION OF MIXED-USE CORE
- UTILITY EASEMENT DISTRICT
- MIXED-USE CENTRAL DISTRICT
- MIXED RESIDENTIAL DISTRICT
- CONSERVATION MANAGEMENT DISTRICT

NORTH

SCALE: 1" = 500'

0 250 500 1000

GRAPHIC SCALE

NOTES

1. ACCESS POINTS TO SR 121 DEPICTED ON THIS PD LAYOUT PLAN ARE CONCEPTUAL AND FINAL PLACEMENT IS SUBJECT TO FDOT AND CITY APPROVAL AND SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
2. THE INTERNAL ROAD NETWORK DEPICTED ON THIS PD LAYOUT PLAN IS CONCEPTUAL AND THE FINAL APPROVED NETWORK CONFIGURATION WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF SR 121 TO MEET THE CITY'S CODE REQUIREMENTS. IF A MULTI-USE PATH IS CONSTRUCTED IN LIEU OF A SIDEWALK, IT MAY BE USED TO MEET THE SIDEWALK CODE REQUIREMENTS AND THE ADDITIONAL AREA OF THE MULTI-USE PATH CAN BE APPLIED AS A CREDIT TOWARD MEETING TMPA ZONE E REQUIREMENTS. IF UTILIZED, THE PROPOSED MULTI-USE PATH WILL BE LOCATED ON THE WEST SIDE OF SR 121, WITHIN THE 50-FOOT BUFFER ON THE WEYERHAUSER PROPERTY ADJACENT TO THE SR 121 ROW. THE SPECIFIC LOCATION SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
4. WETLANDS AND WETLAND BUFFERS SHALL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN GOVERNING THE APPROVED CONSERVATION MANAGEMENT AREAS WITHIN THE CONSERVATION MANAGEMENT DISTRICT. THE PD WILL PROVIDE FOR ECOLOGICAL CONNECTIVITY AND ADEQUATE INTERCONNECTIVITY BETWEEN UPLAND PROPERTIES CONSISTENT WITH FLUE POLICY 4.3.4.A.3. THESE IMPACTS, IF OCCURRING WITHIN THE CONSERVATION MANAGEMENT DISTRICT, SHALL BE IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN FOR THE APPLICABLE CONSERVATION MANAGEMENT AREA OR AREAS.
5. OPEN SPACE AREAS INCLUDE THE CONSERVATION MANAGEMENT AREAS (CMA) CONTAINING APPROXIMATELY 46.5% (345.8 ACRES±) OF THE PD AREA. AN ADDITIONAL TWENTY ACRES (2.7% OF THE PD AREA) WILL BE IDENTIFIED WITHIN THE DEVELOPMENT DISTRICTS AS USABLE OPEN SPACE DURING THE DEVELOPMENT REVIEW PROCESS AND MAINTAINED AS COMMON AREAS.
6. A MINIMUM 50 FOOT VEGETATIVE BUFFER IS RETAINED ALONG BOTH SIDES OF SR 121 WITHIN THE PD BOUNDARY. WITHIN THE BUFFER, EXISTING VEGETATION SHALL BE RETAINED AND SUPPLEMENTAL VEGETATIVE PLANTINGS, FENCING AND OTHER FORMS OF BUFFERING MAY BE PROVIDED. ACCESS POINTS, ROADWAY CROSSINGS, AND OTHER WITHIN THE BUFFER, IMPROVEMENTS PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO THE PD ARE ALLOWED AND MAY INCLUDE SIGNS AUTHORIZED BY THIS PD AT ENTRANCE STREETS, STREETS, MULTI-USE PATHS, SIDEWALKS AND BUS SHELTERS. ALL OTHER DEVELOPMENT SHALL BE SET BACK NO LESS THAN 50 FEET FROM THE SR 121 RIGHT-OF-WAY.
7. THE NATURAL AND/OR PLANTED BUFFER REQUIRED BY FUTURE LAND USE POLICY 4.3.4 A.12. TO BE RETAINED ALONG THE WESTERN BOUNDARY PROPERTY LINE BEGINNING AT THE PHASE LINE AND RUNNING SOUTH TO US 441, BUT NOT INCLUDING THE SOUTHWESTERLY PROPERTY LINE ABUTTING US 441, IS RETAINED AND INCLUDED WITHIN THE APPROVED CONSERVATION MANAGEMENT AREAS AND WILL BE MANAGED IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN FOR EACH OF THE APPLICABLE APPROVED CONSERVATION MANAGEMENT AREAS.
8. THE 50' MINIMUM AND 200' AVERAGE NATURAL AND/OR PLANTED BUFFER REQUIRED BY FUTURE LAND USE POLICY 4.3.4 A.13. TO BE RETAINED ALONG THE SOUTHERN PROPERTY BOUNDARY LINE WEST OF SR 121 IS MET BY INCLUSION OF THE DESIGNATED CONSERVATION LAND USE AREA ALONG THE SOUTHERN BOUNDARY TOGETHER WITH PORTIONS OF THE APPROVED CONSERVATION MANAGEMENT AREAS.
9. PERMITTED DENSITIES, INTENSITIES, AND USES FOR EACH DISTRICT ARE SPECIFIED IN THE PD REPORT.
10. THE MIXED-USE CORE WITHIN THE MIXED-USE CENTRAL DISTRICT MAY INCLUDE ALL OF THE COMMERCIAL/OFFICE USES (MINIMUM 15,000 SQUARE FEET) DEVELOPED WITHIN THE MIXED-USE CENTRAL DISTRICT AND MAY INCLUDE A COMBINATION OF PARKS, RESIDENTIAL USES, PUBLIC FACILITIES SUCH AS PLACES OF RELIGIOUS ASSEMBLY OR COMMUNITY CENTERS.
11. FOR LOTS ABUTTING ERYN'S GARDEN SUBDIVISION (AKA BUCK BAY RE-PLAT), ONLY SINGLE FAMILY DETACHED DWELLINGS ARE ALLOWED FOR A DISTANCE OF 100 FEET FROM THE PROPERTY LINE. MINIMUM LOT WIDTH IS 50 FEET; MINIMUM LOT DEPTH IS 90 FEET. THE MINIMUM REAR SETBACK IS 15 FEET FOR THE PRINCIPAL BUILDING AND 7.5 FEET FOR ACCESSORY STRUCTURES.

PD DATA

	MIXED-USE CENTRAL DISTRICT:	121.8 ACRES±	16.4%±
	MIXED RESIDENTIAL DISTRICT:	272.7 ACRES±	36.6%±
	CONSERVATION MANAGEMENT DISTRICT:	345.8 ACRES±	46.5%±
	UTILITY EASEMENT DISTRICT:	3.6 ACRES±	0.5±
	TOTAL PD LAND AREA:	743.9 ACRES±	100.0%±

INSET (NOT TO SCALE)

4.0

4.1 PD Layout Plan

4.1.1. Introduction

Gainesville 121 is organized into Four Districts: Mixed-Use Central, Mixed Residential, Conservation Management, and Utility Easement. The following table identifies the total acreage of each adopted future land use designation within each PD District.

Table 4.1: Future Land Use Acreage Within Each Gainesville 121 PD Zoning District

FLU	Gainesville 121 PD Districts				
	TOTAL ACRES	Mixed-Use Central	Mixed Residential	Conservation Management	Utility Easement
PUD	166.9	121.8	0	45.1	0
MOR	577.0	0	272.7	300.7	3.6
TOTAL	**743.9**	**121.8**	**272.7**	**345.8**	**3.6**

4.1.2 Land Use Summary

Table 4.2.a PD Summary

Total Site Acreage	743.9
CONSERVATION MANAGEMENT DISTRICT (acres)	345.8
DEVELOPMENT AREAS (acres)	394.5
Mixed Residential	272.7
Mixed-Use Central	121.8
Usable Open Space, Public Recreation Areas, Common Areas (% of Development Area)	5%
UTILITY EASEMENT DISTRICT (acres)	3.6
TOTAL OPEN SPACE[1]	365.8

[1] Open Space areas in the PD include the entire Conservation Management District and usable common areas to be included within the development areas.

Table 4.2.b PD Environmental Features Summary

ENVIRONMENTAL FEATURES	
Wetlands	142.72
Surface Water	4.25
Floodplain	135.36

Source: Natural Area Resource Assessment, Ecosystem Research Corporation and eda consultants, inc.

4.1.3 Development Program

The Gainesville 121 development program includes residential and non-residential uses with allowed and required densities and intensities as indicated in Table 4.3 labelled "Development Program". No private restriction may hereafter be created, whether contained in a deed of conveyance or declaration of restrictions, for the purpose of, or having the effect of, restricting development to single-family detached or prohibiting uses allowed by Section 4.2.2.

Table 4.3: Development Program

Gainesville 121 PD	TOTAL Acres in PD Rezoning	% of Total Acres	Minimum Development		Maximum Development	
			Residential Units	Non-Residential[1] SF[2]	Residential Density	Non-Residential[1] Intensity[3]
Mixed-Use Central	121.8	16.4%	668	15,000	60 du/ac	See footnote 3
Mixed Residential	272.7	36.6%	0	0	20 du/ac	See footnote 3
Conservation Management	345.8	46.5%	0	0	0 du/ac	N/A
Utility Easement	3.6	0.5%	0	0	0 du/ac	N/A
Total	**743.9**	**100%**	**668**	**15,000**		**See footnote 3**

1 Commercial, office and retail non-residential uses shall count toward the minimum/maximum non-residential square footage. Civic and institutional uses, schools, parks and open spaces, places of religious assembly and ALF's , shall not count toward the minimum or maximum non-residential square footage.

2 SF = Gross Leasable Floor Area.

3 Intensity within the City of Gainesville is controlled by height limits and design standards that require buildings to face the street with modest build-to lines, instead of a maximum floor area ratio. Within the Mixed-Use Center Core the height limit is 5 stories or less, within the Mixed-Use Center outside of the Core the height limit is 4 stories or less, and within the Mixed Residential the height limit is 3 stories or less,

4.2 Permitted Uses

4.2.1. Zoning and Uses

Policy 4.3.4 c. 1. provides that: All areas designated Mixed-Use Office/Residential and Planned Use District land use shall be implemented by Planned Development (PD) zoning. Until such rezonings to PD are effective, the zoning district designations shall remain Agriculture for all areas designated Mixed-Use Office/Residential and Planned Use District land use.

4.2.2 Permitted Use Table

Uses allowed within the Mixed Residential District shall be as provided in the Land Development Code for the Urban 4 transect, as may be amended, except that silviculture within the Mixed Residential District is permitted as a temporary use that is regulated by the standards in Section 4.3.8.

Uses allowed within each of the other districts delineated on the PD Layout Plan are indicated in Table 4.4 below by a check symbol in the applicable cell. Blank cells indicate that the use is not allowed. Uses are as defined in City of Gainesville Land Development Code. Use Standards for specific uses are provided in the City of Gainesville Land Development Code.

Table 4.4 Permitted Uses

USES	Use Standard[1]	Mixed-Use Central District	Conservation Management District [2]	Utility Easement District[3]
Accessory dwelling units		✓		
Adult day care homes		✓		
Alcoholic beverage establishments		✓		
Assisted living facility		✓		
Attached dwellings (up to 6 attached units)		✓		
Attached dwellings		✓		
Bed and breakfast establishments		✓		
Business services		✓		
Civic, social & fraternal organizations		✓		
Common Open Space Areas		✓	✓[2]	✓
Community Gardens		✓		

PD Zoning 4.0

USES	Use Standard[1]	Mixed-Use Central District	Conservation Management District [2]	Utility Easement District[3]
Community residential homes (up to 6 residents)		✓		
Community residential homes (more than 6 residents)		✓		
Daycare center		✓		
Drive-through facility		✓[4]		
Emergency shelters		✓		
Exercise Studio		✓		
Family child care homes		✓		
Farmer's Market		✓		
Food trucks and food truck park		✓		
Funeral homes and crematories		✓		
Health services		✓		
Laboratories, medical and dental		✓		
Libraries		✓		
Microbrewery, Microwinery, Microdistillery		✓		
Multi-family dwellings, small scale (2-4 units per building)		✓		
Multi-family dwellings		✓		
Museums and art galleries		✓		
Offices		✓		
Offices, medical and dental		✓		

PD Zoning 4.0

USES	Use Standard[1]	Mixed-Use Central District	Conservation Management District [2]	Utility Easement District[3]
Personal services		✓		
Places of religious assembly		✓		
Professional school		✓		
Public administration buildings		✓		
Public parks		✓	✓[2]	
Recreation, indoor		✓		
Recreation, outdoor		✓		
Restaurants		✓		
Retail sales (not elsewhere classified)		✓		
Schools, elementary, middle & high (public & private)		✓		
Scooter or electric golf cart sales		✓		
Silviculture		✓[5]	✓[2]	✓
Single-family dwelling		✓		
Skilled Nursing Facility		✓		
Stormwater / Compensating Storage		✓	✓[2]	✓
Uses allowed as indicated in the approved Conservation Management Plan			✓[2]	
Veterinary services		✓		
Vocational/Trade school		✓		
Wireless communication services	See Section 30-5.32 of the City of Gainesville Form Based Code.			

[1] See Article V in the City of Gainesville Land Development Code for the Use Standards that apply.

[2] Uses allowed within the Conservation Management District are only as indicated in the approved Conservation Management Plan for each CMA.
[3] Uses allowed within the Utility Easement District may not conflict with the provisions of the utility easement.
[4] Drive-through facilities are limited to financial institutions, pharmacies, and dry cleaners with a maximum of 2 drive-through lanes.
[5] Silviculture within the Mixed-Use Central District is a temporary use that is regulated by the standards in Section 4.3.8.

4.3 General Design Standards

Policy 4.3.4 provides fundamental direction for development of this property including specific requirements guiding site design. The following standards are consistent with and implement the requirements of Policy 4.3.4. The Consistency and Compliance Report (separate cover) provides a comprehensive table of all Comprehensive Plan Policies applicable to this PD and a description of how this PD is consistent with and implements those policies. The standards and requirements of the City of Gainesville land development regulations are applicable to this PD except to the extent of any conflict that may exist between the standards contained in this PD Report and PD Layout and to the extent of any such conflict, expressed or implied, the requirements of this PD shall control.

4.3.1 Site Design, Building Layout, Dimensional & Development Standards

4.3.1.1 Mixed-Use Central District

Within the Mixed-Use Central District a wide range of residential uses and building types are allowed together with retail, office and commercial uses. Development within this District shall generally adhere to the time-honored design principles of "traditional neighborhood development," a pattern of development that creates pedestrian and bicycle friendly environments facilitating walking, biking and greater interaction among people, resulting in what is often referred to as a 'sense of place.' Common design elements of the pattern include:

- A rich network of streets that form blocks small enough to ensure a high degree of interconnectivity and intersection intervals that promote pedestrian activity
- Streets configured to ensure safety and comfort for pedestrians and bicyclists and to reinforce slow operating speeds for drivers of motor vehicles.
- Streets that provide quality public realm with on-street parking, street trees, ample sidewalks, and buildings with entrances oriented to the street.
- Parks and other civic spaces located within a 5-minute walk (1/4 mile) of most residences.
- Surface parking lots that are not located between buildings and streets but are instead placed to the rear and sides of buildings.
- Mixing of residential and non-residential uses.

Adherence to the physical design elements of traditional neighborhood development is maximized within an approximately 25-acre area called the Mixed-Use Core. The Core area shall include a concentration of retail, commercial and office space developed within the Mixed-Use Central District, and will likely include some of the higher density residential development within Gainesville 121. The Core area must have a minimum residential

density of 10 dwelling units per acre, a minimum of 15,000 square feet of non-residential area at buildout, and a minimum of 10 electric charging stations provided after there are at least 100 dwelling units in the Core. In addition, no residential units may be constructed in the Mixed Residential District west of SR 121 until there are at least 300 dwelling units constructed in the Mixed-Use Central District.

A conceptual location of the Mixed Use Core is depicted on the PD Layout Plan and may be relocated during development review at the election of the developer in response to market demands. Development within the Mixed-Use Central District including the Mixed Use Core shall be consistent with the requirements of Table 4.5 below.

4.3.1.2 Mixed Residential District

Within the Mixed Residential District, a wide range of residential uses and building types are allowed. While the 'traditional neighborhood development' pattern is allowed, and encouraged throughout the Mixed Residential District, less rigid adherence to the physical design elements of 'traditional neighborhood development' is required as residential densities taper off with distance from the Mixed-Use Central District, thereby making way for more conventional suburban patterns. Parks, recreation, open spaces and other civic spaces shall be located within a 5-minute walk (1/4 mile) of most residences. Nonresidential development and residential development with a density of 8 du/ac or more within the Mixed Residential District shall be consistent with the dimensional standards and development requirements of the Land Development Code for the Urban 4 transect, as may be amended. Nonresidential development and residential development with a density less than 8 du/ac within the Mixed Residential District shall be consistent with the requirements of Table 4.5 below.

4.3.1.3 Compatibility with Eryn's Garden Subdivision

Lots adjacent to Eryn's Garden subdivision shall meet the following standards:

a. Only single-family detached units are allowed for a depth of 100 feet from the property line shared with Eryn's Garden.
b. The minimum lot width is 50 feet and minimum lot depth is 90 feet.
c. The minimum rear setback is 15 feet for the principal building and 7.5 feet for accessory structures.

Table 4.5: Dimensional Standards and Development Requirements

	MIXED-USE CENTRAL DISTRICT		MIXED RESIDENTIAL DISTRICT[7]
	MIXED USE CORE	MIXED USE	
A. BLOCK STANDARDS			
Maximum Block Perimeter	2,000’	2,600’	2,600’
Rear Alley Requirement for Residential Uses[6]	100%	N/A	N/A
B. LOT CONFIGURATION			
Minimum Lot Width	18’	18’	18’
C. DEVELOPMENT INTENSITY			
Maximum Non-residential Building Coverage	100%	80%	N/A
D. BUILDING FRONTAGE – (Not applicable to Single Family)			
Primary Frontage	60%	50%	N/A
Secondary Frontage	40%	40%	N/A
E. BUILDING PLACEMENT IN RELATION TO STREET MEASURED FROM EDGE OF RIGHT OF WAY Consistent Build to Lines shall be established along all streets and public space frontages for each block using the following standards.			
Front Building Façade Setbacks (min)	0’	0’	5’
Front Building Façade Setbacks (max)	10’	20’	N/A
F. BUILDING SETBACKS MEASURED FROM LOT LINE[4,5]			
Side Setback	0’	0’	0’
Rear Setback with Alley[1]	0’	0’	0’
Rear Setback without Alley	0’	0’	0’
Rear Setback for Accessory Structure	0’	0’	0’
Front Loaded Garages and Carports Setback from Forward-Most Vertical Element of the Building Façade (min)	N/A	10’	N/A
G. BUILDING HEIGHT			
Maximum Feet	88’	60’	60’
H. GLAZING[2]			
Minimum First Floor Non-residential	50%	30%	N/A
Minimum First Floor Multi-Family	30%	30%	30%
Minimum Upper Floors Non-residential and Multi-Family	15%	15%	N/A
I. SCREENING – (Not applicable to Single Family)			
Screening of unsightly mechanical equipment and building features from view from public rights-of-ways required.[3]	Yes	Yes	Yes

	MIXED-USE CENTRAL DISTRICT		MIXED RESIDENTIAL DISTRICT[7]
	MIXED USE CORE	MIXED USE	
J. BUILDING ENTRANCES			
Required Entrance Oriented Toward Primary Street	Yes	Yes	Yes
Porches Required for Single Family Detached	100%	50%	N/A
K. PARKING			
On-Street Parking Required	Yes – all streets	Required along street frontages developed with multi-family buildings lining more than 50% of the street	No
On-Street Parking Allowed	Yes	Yes	Yes
Off-Street Surface Parking Lot Placement	Must be located to the rear of buildings.	Must be located to the side or rear of buildings.	Must be located to the side or rear of multi-family buildings.
L. LIGHTING			
Pedestrian Lighting	Consistent with the requirements of the Land Development Code.	Consistent with the requirements of the Land Development Code.	Consistent with the requirements of the Land Development Code.

1 Garages facing alleys shall be setback from alley pavement edge the minimum necessary to accommodate a vehicle parked between the garage door and the alley travel lane.
2 Glazing percentages shall be calculated as follows:
a. Non-residential First Floor: The area of glass between 3 feet and 8 feet above finished floor, divided by the area of the building façade also between 3 feet and 8 feet above finished floor.
b. Non-residential above First Floor: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors.
c. Residential: The area of glass divided by the area of the façade.
3 Unsightly equipment and building features to be screened from street views include mechanical equipment (e.g., air-conditioners), solid waste, recycling, grease and yard trash containers and loading docks.
4 Accessory dwelling units are required to comply with the same setbacks as the primary structure.
5 Lots adjacent to Eryn's Garden Subdivion are requried to meet the standards established in Sec. 4.3.1.3.
6 All residential uses with garages or carports shall take access from and be oriented toward the required alley.
7 Nonresidential development and residential development with a density of 8 du/ac or more within the Mixed Residential District shall be consistent with the dimensional standards and development requirements of the Land Development Code for the Urban 4 transect.. Nonresidential development and residential development with a density less than 8 du/ac within the Mixed Residential District shall be consistent with the requirements of this Table 4.5

4.3.2 Low Impact Development (LID)

'Low Impact Development' (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. The use of Low Impact Development (LID) techniques that preserve and protect natural-resource systems while managing stormwater runoff are allowed and encouraged within the Gainesville 121 PD.

The most significant LID measures are implemented directly by Comprehensive Plan policies that require a minimum of 40% of the uplands in the entire planning parcel be protected from development and require 90% of the floodplain be protected from development.

The PD development design standards contained in this report further implement LID within the developed portions of the PD by incorporating design elements of traditional neighborhood development which is among the most effective steps that can be taken toward implementing LID. Among such standards to be implemented through the development review process are minimization of impervious surfaces by allowing narrowed street widths as provided in Section 4.3.3, allowing higher density development and reduced lot widths, and allowing reduced or eliminated building setbacks; as well as authorizing streets without curb and gutter, making bioretention areas possible.

A minimum of 25% of stormwater from public and common area impervious surfaces must be treated through LID methods which will be concentrated in common areas rather than on individual lots to better ensure effective long-term maintenance by the managing entity. All trees, shrubs, and groundcovers planted for required landscaping must be native or drought-tolerant species well-adapted to the local climate. Any standards or requirements in the Alachua County Comprehensive Plan or ordinances for LID and landscaping must be met or exceeded.

LID practices to be utilized in the design of development features and stormwater management include but are not limited to the following:

a. Within the Mixed-Use Central District, adherence to principles of “New Urbanism” or “Traditional Neighborhood Development” to the extent practicable and where such design facilitates LID practices.
b Clustering of development.
c. Use of grass swales, bioretention areas or rain gardens.
d. Use of permeable pavements where practicable and appropriate
e. Redirecting rooftop runoff to landscape areas, or storage in rain barrels or cisterns as an alternative source for irrigation.
f. Reduction in impervious pavement for driveways through reduced building setbacks.
g. Within the Mixed-Use Central District, reduction of impervious areas by utilizing minimum sizes for parking spaces and drive aisles and / or by sharing of driveways and parking lots, where feasible.
h. Establishment through an owners association or Community Development District, a permanent educational effort for future owners and residents of the developments to convey the purpose, function, and maintenance needs of each LID component.
i. Limitation of turf throughout the development and establishment and implementation of best management practices for turf including practices for minimizing fertilizer application and minimizing use of potable water for irrigation.
j. Re-use of stormwater for irrigation to help minimize use of potable water for irrigation.
k. Use of Florida Friendly plant species and preferably native species for landscaping.
l. Use of low-volume irrigation technologies and soil moisture sensors if potable water is used for irrigation.

4.3.3 Roadway Standards

In furtherance of ‘traditional neighborhood’ and ‘low impact’ development practices, the following roadway standards shall apply notwithstanding any conflicts with the roadway design standards of the City of Gainesville land development regulations.

a. Lane Widths
   i. Collector Roadways
   A minimum lane width of 10-feet shall be allowed for Minor Collector and/or Major Collector roadways within the development, as defined by the City's Engineering Design Construction Manual.

   ii. Local Streets
   A minimum lane width of 9-feet shall be allowed for Local Streets within the development.

b. Parallel Parking Width
   A minimum parallel parking width of 7-feet shall be allowed, consistent with the FDOT "Florida Greenbook" and ITE "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach".

c. Roadway Typical Section
   Rural open-swale drainage roadway typical sections will be allowed within the residential areas to promote LID principles and to reduce environmental impacts.

4.3.4 Sign Standards

The viability of non-residential uses within the Mixed Use District will depend in part upon the ability to serve customers traveling along SR 121. The 50' vegetative buffer required along both sides of the SR 121 corridor ensures limited visibility to signs for uses within the Mixed-Use Central District. To address this limitation, the following shall apply to facilitate effective communication:

a. The primary entrance to the Mixed-Use Central District shall be permitted:
   i. One double-sided monument sign not exceeding 10 feet in height and containing a sign area not greater than 120 square feet; or
   ii. Two single-sided monument signs not exceeding 10 feet in height on each of the two sides of the entrance and each containing no greater than 90 square feet.
b. At all entrances, other than the primary entrance to the Mixed-Use Central District. the following shall be permitted:
   i. A double-sided monument sign located at said entrances may not exceed 8 feet in height nor contain a sign area greater than 50 square feet; or
   ii. Two single-sided monument signs located at said entrances may not exceed 8 feet in height on each of the two sides of the entrance and each containing no greater than 50 square feet.
c. Each of the entrance signs may be used for community identification, identification of residential areas and non-residential uses within the Mixed-Use Central District and shall not constitute 'off-premises signs' whether or not the commercial message on each sign, or signs, directs attention to a specific business, product, service, entertainment event or activity, or other type of event, activity or thing that is provided, sold, produced, manufactured. furnished, conducted, or located at the property upon which the sign is located.

4.3.5 Landscape Standards

General Requirements. Gainesville 121 shall conform to the landscape standards contained in City of Gainesville Land Development Code to the extent not inconsistent with "firewise" community planning practices required by Future Land Use Element Policy 4.3.4.c.5. and Section 4.3.4.1 below. Trees, plants, and shrubs

used for landscaping in defensible spaces shall be appropriate less-fire-prone species and carefully spaced to allow access for fire suppression equipment. Tree species to be used are those that are less flammable such as, but not limited to, sycamore, red maple, southern magnolia, live oak, hophornbeam, longleaf pine, or winged elm. These trees can be used in buffers, retention areas, street buffers and as street shade trees. Shrubs that are appropriate for firewise landscaping include, but are not limited to, beautyberry, firebush, and wax myrtles. Groundcovers such as Lanceleaf coreopsis or lawn grass can also be included. With approval from the City Arborist, less fire-prone tree species not included on the Gainesville tree list in the Land Development Code may be used to promote greater species diversity. During drought, landscaping shall be maintained and trees should be pruned approximately 6-10 feet from ground level if located near homes.

Compost Pilot Program. When the first 300 dwelling units within the PD are occupied, the managing entity of common areas for those units (such as an HOA or CDD) shall sponsor a 12-month composting pilot program.

Community Garden. The PD shall provide common area for a community garden or gardens in the form of a minimum of 10 square feet of community garden space per dwelling unit constructed. The managing entity or entities of the common areas shall establish and manage the community garden(s) in support of the city's healthy community initiative.

4.3.4.1 Firewise Practices

Gainesville 121 shall incorporate the following firewise community planning practices for all development:

a. Use of the following firewise landscaping techniques:
   i. Provision for defensible project perimeters and interior fuel breaks incorporated in applicable development plans.
   ii. Creating a defensible space zone around buildings. Such zones shall provide space for fire suppression equipment in the event of an emergency and progressively limit plantings near structures to carefully spaced, fire-resistant species.
   iii. Placing low-growing species and groundcovers beneath canopy trees and rooflines to avoid creating a continuous fuel source from ground to tree or roof.
   iv. Using driveways, lawn areas, and walkways to provide firebreaks between large areas of dense vegetation.
b. All structures with exposure to wildland fuel, such as structures built adjacent to vegetated open spaces areas, shall have at least 30 feet of defensible space surrounding them so as to minimize the vulnerability of these structures to wildfire. Defensible space is defined as a "clean" zone where fuels have been cleared, reduced, or changed so as to act as a barrier between wildfire and the structures. These areas can be landscaped with trees and shrubs as long as the appropriate less-fire-prone plant material is used, placed, and maintained so that it does not provide a means that would carry fire to a structure.
c. Restrictive covenants shall be established to ensure proper maintenance of defensible space and appropriate homeowner/property owner education on firewise practices.
d. Establishment of an enforcing mechanism for the covenants or deed restrictions in the form of one or more owner associations or other responsible entity to ensure that the site is inspected for compliance with firewise practices once a year during construction of areas, and every three years thereafter.

4.3.6 Stormwater and Floodplain Management

Gainesville 121 shall conform to the stormwater standards contained in City of Gainesville Land Development Code and the following standards.

a. A master plan for stormwater management and open space for each development stage shall be prepared and submitted to the City for review and approval before final development orders are approved.
b. Stormwater facilities shall satisfy the requirements of the Suwannee River Water Management District and the City's Land Development Code. Wet detention stormwater ponds shall include littoral zones or additional permanent pool volume in accordance with the Suwannee River Water Management District and the City's Land Development Code. Dry retention stormwater ponds shall be designed with a forebay, or other stormwater system components that are designed to capture a majority of sediments. Stormwater ponds adjacent to street frontages shall provide the required landscaping for the stormwater ponds, as well as the required street buffer landscaping. If fencing is required for a stormwater pond, it shall not be chain link.
c. Stormwater facilities shall not be located within wetlands or wetland buffers, except that outfall structures shall be allowed within the wetland buffers.
d. At least 90% of the floodplain areas within the Weyerhaeuser property shall not be altered by development, except that recreation and stormwater management may occur within not more than 20% of the floodplain areas and the existing floodplain storage volume will be maintained.
e. Impact to floodplains shall be compensated for in accordance with methods acceptable to the Federal Emergency Management Agency, the Suwannee River Water Management District and the City's Land Development Code.
f. Discharge to impaired bodies and/or stream to sink basins, as defined by the Water Management Districts and the Florida Department of Environmental Protection, shall provide the required additional treatment and ensure a no net increase in pollutant loading.
g. During the development plan review, each new development area shall demonstrate the use of Low Impact Design (LID) Best Practices stormwater techniques or techniques contained within a Sec. 4.3.2. The intent is to use LID practices to the maximum extent practicable to maintain or replicate the pre-development hydrologic regime.
h. Maintenance responsibility for LID facilities within common areas shall rest with the applicable owner association or Community Development District. Maintenance responsibility for such facilities located on land dedicated to the city shall become the responsibility of the City. Maintenance of all other LID facilities shall be the responsibility of the owner of the land upon which the facility is placed.
i. LID practices identified in Section 4.3.2 shall to the extent practicable and effective be utilized in the design of development features and stormwater management.

4.3.7 Environmental

Gainesville 121 shall conform to the environmental standards contained in the Alachua County Countywide Wetland Protection and Natural Resource Protection Codes, the City of Gainesville Land Development Code, the approved Conservation Management Plan for the Conservation Management Areas and the following

standards that implement Comprehensive Plan policy 4.3.4. All dwelling units must contain low-flow faucets and shower heads.

a. Wetlands Protections.
   i. Wetlands shall not be impacted other than where necessary to achieve interconnectivity between upland properties. Where crossings are necessary, to achieve interconnectivity, the wetland impacts shall be minimized. Interconnectivity may be in the form of roadways, sidewalks, or trails that are designed to minimize impacts where unavoidable.
   ii. Wetlands shall be protected by wetland buffers that are a minimum of 50-feet wide and an average of 75-feet wide except where wetlands are impacted to achieve interconnectivity between upland properties.
   iii. Wetlands shall be preserved or enhanced within Conservation Management Areas consistent with techniques approved in the Conservation Management Plan.

b. Conservation Management Areas. The approved Conservation Management Areas and Management Plan for such areas satisfy the FLUE Policy 4.3.4 requirement to:
   i. Preserve the function of existing ecological systems; and
   ii. Set aside and protect from development at least 40% of the 1,779 +/- acre Weyerhaeuser property to protect significant plant and animal habitats, provide for habitat corridors, prevent habitat fragmentation by requiring a detailed survey of listed species, identify habitat needs for maintaining species diversity and sustainability; and preserve wetlands.
   iii. Wetlands are protected by wetland buffers that are a minimum of 50-feet wide and an average of 75-feet wide except where wetlands are impacted to achieve interconnectivity between upland properties.

4.3.8 Forestry

To ensure the compatible integration of transitional forestry activity within the PD, Gainesville 121 shall incorporate the following forestry practices for activities within the PD:

a. Prescribed burns will not be used as a forestry management tool anywhere within the PD boundaries.
b. Forestry operations shall only occur between ½ hour before sunrise until ½ hour after sunset, except in the case of emergencies.
c. Forestry equipment shall not be allowed on residential streets except in the case of emergencies.
d. Upon issuance of each final development order, only one additional timber harvest shall be allowed within the area covered by the final development order plus an additional 200 feet beyond said final development order boundary and must be completed prior to the issuance of the first certificate of occupancy within that boundary.
e. Prior to issuance of the first Certificate of Occupancy, the owner/developer shall establish and designate an appropriate administrative entity such as a Community Development District (CDD), Owner or Master Property Association, or other equivalent entity to be responsible to coordinate appropriate notifications to members of the Gainesville 121 community regarding the following forestry operations:
   1. Timber harvest schedules (time and dates) or other major silviculture activity;
   2. Herbicide applications;
   3. Timber thinning activities; and

4. Prescribed burns that may occur in transitional silviculture areas within the Weyerhaeuser property but outside the PD boundaries.

All purchasers of property within Gainesville 121 shall be provided maps showing the location of areas in transitional silviculture use.

4.3.9 Architectural Patterns

Architectural Patterns

The architecture of Gainesville 121 is generally based on the principles of the southern classical style. The relationship of people to their built environment is the basis of such classicism whether it is the vernacular based home, a commercial building or the classical order based civic building. The American vernacular of the pre-1940 South, found in early St. Augustine, Charleston, Savannah and Key West serve as climate adapted precedents. Though the architecture of Gainesville 121 is generally based on the principles of the southern classical style, no specific style is prescribed. Elements of Low Country, Southern Traditional, Cracker and Craftsman styles are all examples of architecture that will be welcomed at Gainesville 121. The following is intended as general guidelines for the design of buildings within Gainesville 121.

Site Planning

The building placement in relation to the street and adjacent properties is an essential part of creating the character of the place that will be Gainesville 121, and that context shapes the appropriate building architecture. Generally front walls of the building should be brought close to the frontage line.

The Details

Walls
Building walls and garden walls are an important part of establishing the continuous street edge. Wood- framed walls with horizontal siding or shingles are encouraged as are wooden fences. Stucco faced masonry walls should have either a smooth or float (sand) finish, heavy texture should not be allowed. Brick, if used, should be standard size and laid in a traditional bond. Water tables of brick, cast stone, stone or stucco are encouraged. Rustication of the first floor in multistory building is encouraged. Exposure of siding materials, such as; hardiplank and cedar shingles should not exceed 5 ½ inches. Vinyl or aluminum siding should not be used. Generally, materials should be used in a traditional way.

Porches & Balconies
Porches and balconies are highly encouraged and may be required in some cases. Minimum porch depth is 8 feet. Balconies on multistory building may be less than 8 feet and will be considered based on the overall design. Porches can be either one or two stories. Gable, shed, hip or flat roofs may be used for such porches when appropriate.

Massing
Buildings should generally have rectangular volume with hip or gabled roofs. The roof pitch allowed should range between 5 to 8 in 12. Secondary roof slopes, such as for porches, may be lower. Flat decks used as occupied exterior space, such as terraces, are encouraged. Two story main volumes should have either one or two-story porches. Three or five bay compositions are most common for porches. Full front porches for both floors are encouraged.

Windows & Shutters
Windows should be either vertically proportioned or square. Horizontal windows should not be allowed. Circular, elliptical or semi-circular windows may be used but great care should be used in the placement of shaped windows that draw attention to their shape. Proper traditional detailing is important in the use of these windows. Windows should not be mulled together into bands or groups, but should be separated by a minimum of 4" of vertical structure. Individual windows are preferred. Operable shutters are encouraged and should be proportioned so that each shutter is one-half the width of the window opening.

Materials

Siding
Wood or fiber cement board siding and shingles or other materials similar in appearance are allowed with a maximum 5 1/2" exposure. Brick or smooth stucco are encouraged. Brick should be standard size (no queen size) and laid in traditional Common, English or Flemish bond.

Windows & Shutters
Windows made of wood are encouraged but vinyl or aluminum cladding is permitted. Metal windows are permitted for commercial and multifamily but should be detailed with muntins which are expressed on the exterior (not sandwiched between glass) and should be properly proportioned. Shutters, if used, should be made of wood, fiberglass, solid composite or other materials similar in appearance.

Doors
Wood, glass, fiberglass or other solid composite material similar in appearance may be used. All doors should be painted or stained if appropriate. Doors, where possible should be detailed with appropriate trim and/or sidelights if facing the street. Doors should be traditional paneled stile and rail construction with appropriate hardware.

Roofing
Flat clay tile, 5 V crimp metal, fiberglass shingles or simulated slate or other materials similar in appearance are allowed.

Columns
Correctly proportioned Classical columns and details in wood, fiberglass, cast stone or other composite materials may be used.

Materials

Trim
Wood, composite, hardie trim, cellular PVC or polyurethane millwork, natural stone or cast stone may be used.

Soffits
Smooth finish composition board, tongue & groove wood boards, fiber cement panels may be used.

Exterior Ceilings
Plaster, tongue & groove wood or composite material or beaded profile plywood may be used.

Chimneys
Brick, natural or cast stone or smooth or sand finish stucco may be used.

Railings
Milled wood top and bottom rails with square or turned balusters may be used. Other materials similar in appearance to wood will be considered based on individual submittal.

Fences
Front yard: Wood, wrought iron or solid metal bars stock, brick or masonry with stucco finish are all encouraged. Celluar PVC may be considered with proper detailing and complete submittal of all details and samples.
Rear and Side yard: Same as front yard except should generally be solid privacy fencing.

4.4 Implementation

4.4.1 Development Schedule

Gainesville 121 is a single-phase PD with a 30-year time frame to complete build-out. The first application for a subdivision or a development plan approval must be submitted within 10 years following adoption of the PD ordinance. In the event that no subdivision or development plan approval is obtained within 10 years, the City may either extend the time-frame provided for such approvals or unilaterally initiate amendments to the comprehensive plan policies governing the property and rezoning to implement such revised policies. Unless and until such revisions in comprehensive plan policies and zoning district requirements are adopted by the City, the development terms and conditions of this PD shall remain in effect.

4.4.2 Affordable Housing

Five percent of the residential units in the PD shall be perpetually affordable to households earning between 80% and 120% of the median income for Alachua County for a family of four as established from time to time by the U.S. Department of Housing and Urban Development. Perpetually affordable units must be secured by a legal instrument (that may include but is not limited to deed covenants, land trusts, etc.) approved by the City Attorney's Office of the City of Gainesville. Construction of affordable housing units must be concurrent with market rate housing unit construction; at a minimum: after 300 dwelling units have been constructed, one affordable unit must be constructed for every 20 additional dwelling units until the required minimum number of affordable units have been constructed. Following completion of 500 residential units a report shall be prepared and submitted to the City documenting the percentage of all constructed units, rental and sale, occurring within the affordable range. In the event that less than 5% of constructed units are within the affordable range, an action plan designed to ensure the 5% affordable housing target is achieved at buildout shall be agreed upon by the developer and City and said action plan shall be memorialized in a binding agreement entered between the developer and City specifying the number of affordable units that must be constructed on an approved time schedule. The City Manager is authorized to negotiate and execute the agreement on behalf of the City. In meeting the 5% requirement, accessory dwelling units (rental) that are affordable will be included in the calculation.

At least 50% of all dwelling units must incorporate the "universal design" elements of step-less main entry and width/access for main entrance and hallways to provide ease of aging in place.

4.4.3 Utilities

The Gainesville 121 potable water distribution system will be an extension of the GRU water distribution system and will be conveyed to GRU for ownership and operation upon satisfactory completion of construction. All elements of the distribution system will be constructed in dedicated rights-of-way or public utility easements.

The project's wastewater collection/transmission system will be an extension of the GRU wastewater collection/transmission system and will be conveyed to GRU for ownership and operation upon satisfactory completion of construction. All elements of the collection/transmission system will be constructed in dedicated rights-of-way or public utility easements.

4.4.4 Stormwater

The Gainesville 121 stormwater management systems will be implemented in order to ensure the proper disposition of stormwater runoff (water quantity) and water quality. All areas within the development will be required to meet applicable requirements from Suwannee River Water Management District, Florida Department of Transportation (associated with State Road 121), Florida Department of Environmental Protection, Federal Emergency Management Agency, and the City of Gainesville. Final stormwater management facility locations shall be determined based on a master stormwater plan to be prepared by the Developer (Weyerhaeuser Company, their successors, and assigns) and subject to the review and approval by the City. Submittal of a master stormwater plan must include the signature or written consent of the applicant (Weyerhaeuser Company or their successors and assigns).

Prior to development plan approval for the first stage of development, the owner/developer shall provide a master plan for stormwater management and open space. During the development plan review, each new development area shall demonstrate the use of Low Impact Design (LID) Best Practices stormwater techniques.

Stormwater facilities shall satisfy the requirements of the Suwannee River Water Management District and the City's Land Development Code. Wet detention stormwater ponds shall include littoral zones or additional permanent pool volume in accordance with the Suwannee River Water Management District and the City's Land Development Code. Dry retention stormwater ponds shall be designed with a forebay, or other stormwater system components that are designed to capture a majority of sediments. Stormwater ponds adjacent to street frontages shall provide the required landscaping for the stormwater ponds, as well as the required street buffer landscaping. If fencing is required for a stormwater pond, it shall not be chain link.

Impact to floodplains shall be compensated for in accordance with methods acceptable to Federal Emergency Management Agency, the Suwannee River Water Management District and the City's Land Development Code.

Discharge to impaired bodies and/or stream to sink basins, as defined by the Water Management Districts and the Florida Department of Environmental Protection, shall provide the required additional treatment and ensure a no net increase in pollutant loading.

For non-residential uses within the PD, impervious areas shall be reduced by utilizing minimum sizes for parking spaces and drive aisles where feasible. Within the residential portion of the PD, impervious areas shall be reduced by utilizing minimum roadway and sidewalk widths. Eliminating curbing shall also be implemented where practicable.

4.4.5 Conservation Management District – Conservation Easements

The entire Conservation Management District lies within the larger Conservation Management Area depicted in Attachment 5. The governing Conservation Management Plan for the Conservation Management Area requires conveyance of Conservation Easements incrementally as final development plans are approved by the City. Such easements shall be conveyed in accordance with the Conservation Management Plan.

5.0

5.1 Transportation Mobility

Gainesville 121 shall be served internally with an interconnected network of streets and mutli-use paths that conform to the transportation standards contained in City of Gainesville Land Development Code except where said standards conflict with the following standards:

a. Development plans and subdivisions within the PD shall be designed to be traffic-calmed and pedestrian and bicycle friendly. Specific strategies shall be proposed and implemented at the development review stage.
b. Development within the Mixed-Use Central District of the PD shall maximize pedestrian/bicycle connections among all uses (residential and non-residential) and shall maximize pedestrian and bicyclist safety and comfort. A network of sidewalks and street trees shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the public right-of-way adjoining the Mixed-Use Central District.
c. For all areas in the PD, the development shall, at a minimum, follow the city regulations for bicycle infrastructure as regulated in the City of Gainesville Engineering Design & Construction Manual or other City bicycle regulations.
d. To minimize traffic impacts on SR 121, development plans and subdivision plans shall maximize internal roadway connectivity between residential areas and areas with mixed uses.
e. Roadway standards are provided in Section 4.3.3.
f. Prior to receiving a final Certificate of Occupancy for the 300th dwelling unit within the Mixed-Use Central District, Developer shall construct a paved multi-use trail along the west side of SR 121 from the north end of the Mixed-Use Central District south to the existing trail at US 441 which will be credited towards mitigation to satisfy the requirements of the City's Transportation Mobility Program.
g. An additional multi-use trail designed for all ages and abilities shall be constructed to provide a connection from the Mixed-Use Core to the westernmost developed portions of the property.
h. At least 80% of all dwelling units must be within a quarter-mile walking distance from recreation facilities, greenspace, or trails.

5.2 Level of Service

The PD is located within Transportation Mobility Program Area (TMPA) Zone E. The PD must mitigate transportation impacts consistent with the TMPA Zone E policies. A traffic study has been prepared by Kimley-Horn and Associates, Inc. For planning purposes, the study identified transportation improvements needed to achieve acceptable level of service and operations under future background (non-project traffic) and PD buildout traffic conditions.

The PD is located within a transitional area of SR 121. To mitigate for transportation impacts of the project and satisfy TMPA Zone E requirements, all costs incurred by the owner/developer for the paved multi-use trail referenced in Section 5.1.e. above shall be credited by the City against requirements of the Transportation Mobility Program. Should the multi-use trail project not be sufficient to fully satisfy the requirements of the Transportation Mobility Program, the applicant will work with City staff to identify appropriate additional project(s) to be implemented to satisfy the TMPA Zone E mitigation for the project which may include payment of fee in lieu. Should construction of the paved multi-use trail not be permitted or otherwise feasible within the rights-of-way of FDOT or CSX railroad, alternative improvements and/or payments may be substituted in accordance with the City's Transportation Mobility Program.

5.3 Transit/ Transit Phasing Plan

Based on information from RTS, transit service to the development is not sustainable until a minimum of 960 dwelling units have been built. At the point that the development reaches 960 dwelling units within a walkable distance of a potential multi-use transit station on SR 121, RTS and the owner/developer shall evaluate the appropriate type of transit service suitable for the development.

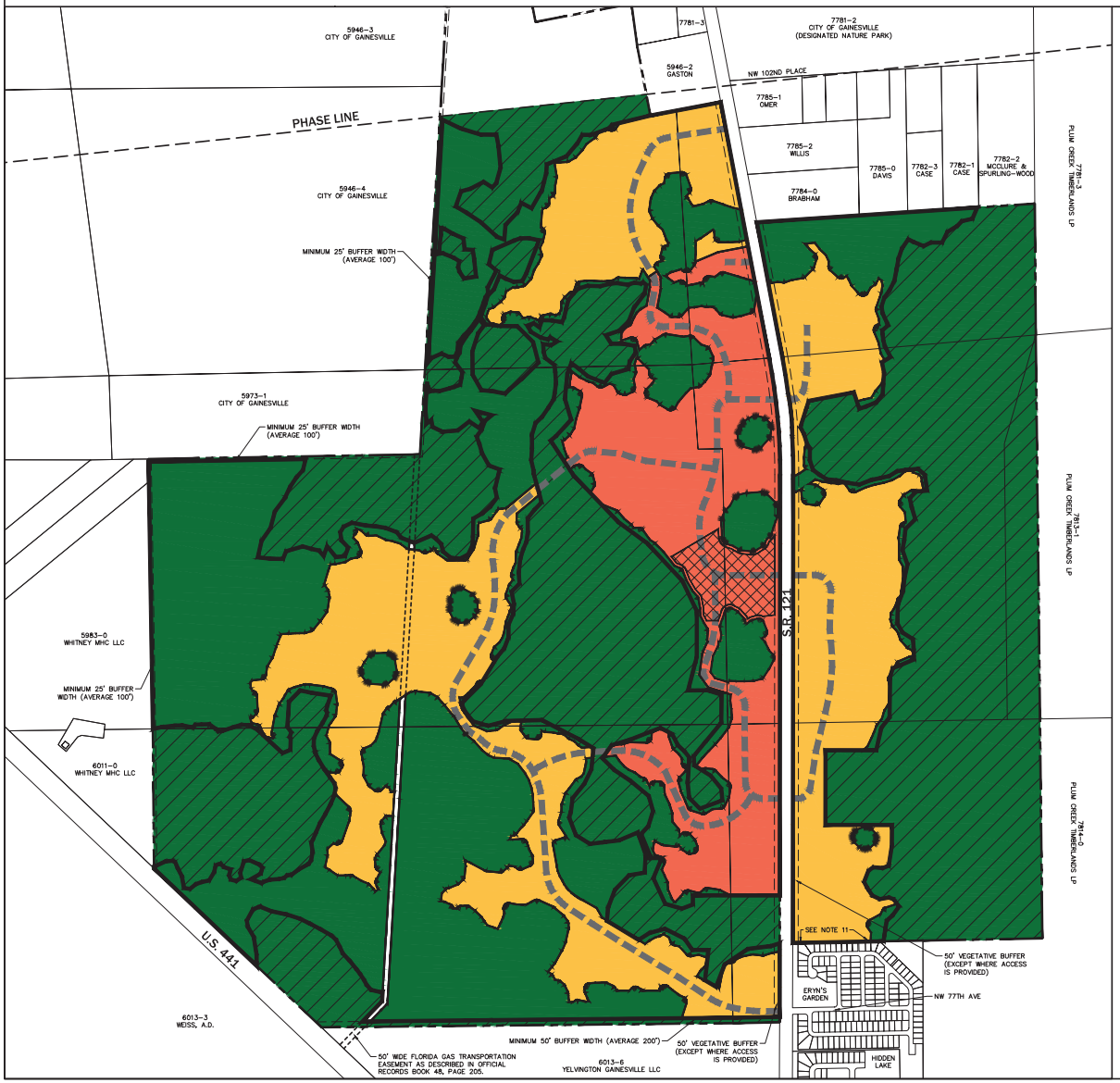
Attachment 1

PD Layout Plan

GAINESVILLE 121 PLANNED DEVELOPMENT

PD LAYOUT PLAN

JUNE 22, 2022



LEGEND

- PD BOUNDARY
- OVERALL PROPERTY BOUNDARY
- CONCEPTUAL ROAD NETWORK
- CONSERVATION LAND USE NOT INCLUDED IN THIS PD
- CONCEPTUAL LOCATION OF MIXED-USE CORE
- UTILITY EASEMENT DISTRICT
- MIXED-USE CENTRAL DISTRICT
- MIXED RESIDENTIAL DISTRICT
- CONSERVATION MANAGEMENT DISTRICT

NORTH

SCALE: 1" = 500'

0 250 500 1000

GRAPHIC SCALE

NOTES

1. ACCESS POINTS TO SR 121 DEPICTED ON THIS PD LAYOUT PLAN ARE CONCEPTUAL AND FINAL PLACEMENT IS SUBJECT TO FDOT AND CITY APPROVAL AND SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
2. THE INTERNAL ROAD NETWORK DEPICTED ON THIS PD LAYOUT PLAN IS CONCEPTUAL AND THE FINAL APPROVED NETWORK CONFIGURATION WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
3. SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF SR 121 TO MEET THE CITY'S CODE REQUIREMENTS. IF A MULTI-USE PATH IS CONSTRUCTED IN LIEU OF A SIDEWALK, IT MAY BE USED TO MEET THE SIDEWALK CODE REQUIREMENTS AND THE ADDITIONAL AREA OF THE MULTI-USE PATH CAN BE APPLIED AS A CREDIT TOWARD MEETING TMPA ZONE E REQUIREMENTS. IF UTILIZED, THE PROPOSED MULTI-USE PATH WILL BE LOCATED ON THE WEST SIDE OF SR 121, WITHIN THE 50-FOOT BUFFER ON THE WEYERHAEUSER PROPERTY ADJACENT TO THE SR 121 ROW. THE SPECIFIC LOCATION SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
4. WETLANDS AND WETLAND BUFFERS SHALL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN GOVERNING THE APPROVED CONSERVATION MANAGEMENT AREAS WITHIN THE CONSERVATION MANAGEMENT DISTRICT. IMPACTS TO WETLANDS ARE ALLOWED WHERE NECESSARY TO ACHIEVE INTERCONNECTIVITY BETWEEN UPLAND PROPERTIES CONSISTENT WITH FLUE POLICY 4.3.4.A.3. THESE IMPACTS, IF OCCURRING WITHIN THE CONSERVATION MANAGEMENT DISTRICT, SHALL BE IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN FOR THE APPLICABLE CONSERVATION MANAGEMENT AREA OR AREAS.
5. OPEN SPACE AREAS INCLUDE THE CONSERVATION MANAGEMENT AREAS (CMA) CONTAINING APPROXIMATELY 46.5% (345.8 ACRES±) OF THE PD AREA. AN ADDITIONAL TWENTY ACRES (2.7% OF THE PD AREA) WILL BE IDENTIFIED WITHIN THE DEVELOPMENT DISTRICTS AS USABLE OPEN SPACE DURING THE DEVELOPMENT REVIEW PROCESS AND MAINTAINED AS COMMON AREAS.
6. A MINIMUM 50 FOOT VEGETATIVE BUFFER IS RETAINED ALONG BOTH SIDES OF SR 121 WITHIN THE PD BOUNDARY. WITHIN THE BUFFER, EXISTING VEGETATION SHALL BE RETAINED AND SUPPLEMENTAL VEGETATIVE PLANTINGS, FENCING AND OTHER FORMS OF SCREENING ARE ALLOWED TO PROMOTE BETTER SCREENING FROM SR 121. WITHIN THE BUFFER, IMPROVEMENTS PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO THE PD ARE ALLOWED AND MAY INCLUDE SIGNS AUTHORIZED BY THIS PD AT ENTRANCE STREETS, STREETS, MULTI-USE PATHS, SIDEWALKS AND BUS SHELTERS. ALL OTHER DEVELOPMENT SHALL BE SET BACK NO LESS THAN 50 FEET FROM THE SR 121 RIGHT-OF-WAY.
7. THE NATURAL AND/OR PLANTED BUFFER REQUIRED BY FUTURE LAND USE POLICY 4.3.4 A.12. TO BE RETAINED ALONG THE WESTERN BOUNDARY PROPERTY LINE BEGINNING AT THE PHASE LINE AND RUNNING SOUTH TO US 441, BUT NOT INCLUDING THE SOUTHWESTERLY PROPERTY LINE ABUTTING US 441, IS RETAINED AND INCLUDED WITHIN THE APPROVED CONSERVATION MANAGEMENT AREAS AND WILL BE MANAGED IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN FOR EACH OF THE APPLICABLE APPROVED CONSERVATION MANAGEMENT AREAS.
8. THE 50' MINIMUM AND 200' AVERAGE NATURAL AND/OR PLANTED BUFFER REQUIRED BY FUTURE LAND USE POLICY 4.3.4 A.13. TO BE RETAINED ALONG THE SOUTHERN PROPERTY BOUNDARY LINE WEST OF SR 121 IS MET BY INCLUSION OF THE DESIGNATED CONSERVATION LAND USE AREA ALONG THE SOUTHERN BOUNDARY TOGETHER WITH PORTIONS OF THE APPROVED CONSERVATION MANAGEMENT AREAS.
9. PERMITTED DENSITIES, INTENSITIES, AND USES FOR EACH DISTRICT ARE SPECIFIED IN THE PD REPORT.
10. THE MIXED-USE CORE WITHIN THE MIXED-USE CENTRAL DISTRICT MAY INCLUDE ALL OF THE COMMERCIAL/OFFICE USES (MINIMUM 15,000 SQUARE FEET) DEVELOPED WITHIN THE MIXED-USE CENTRAL DISTRICT AND MAY INCLUDE A COMBINATION OF PARKS, RESIDENTIAL USES, PUBLIC FACILITIES SUCH AS PLACES OF RELIGIOUS ASSEMBLY OR COMMUNITY CENTERS.
11. FOR LOTS ABUTTING ERYN'S GARDEN SUBDIVISION (AKA BUCK BAY RE-PLAT), ONLY SINGLE FAMILY DETACHED DWELLINGS ARE ALLOWED FOR A DISTANCE OF 100 FEET FROM THE PROPERTY LINE. MINIMUM LOT WIDTH IS 50 FEET; MINIMUM LOT DEPTH IS 90 FEET. THE MINIMUM REAR SETBACK IS 15 FEET FOR THE PRINCIPAL BUILDING AND 7.5 FEET FOR ACCESSORY STRUCTURES.

PD DATA			
	MIXED-USE CENTRAL DISTRICT:	121.8 ACRES±	16.4%±
	MIXED RESIDENTIAL DISTRICT:	272.7 ACRES±	36.6%±
	CONSERVATION MANAGEMENT DISTRICT:	345.8 ACRES±	46.5%±
	UTILITY EASEMENT DISTRICT:	3.6 ACRES±	0.5±
	TOTAL PD LAND AREA:	743.9 ACRES±	100.0%±

INSET (NOT TO SCALE)

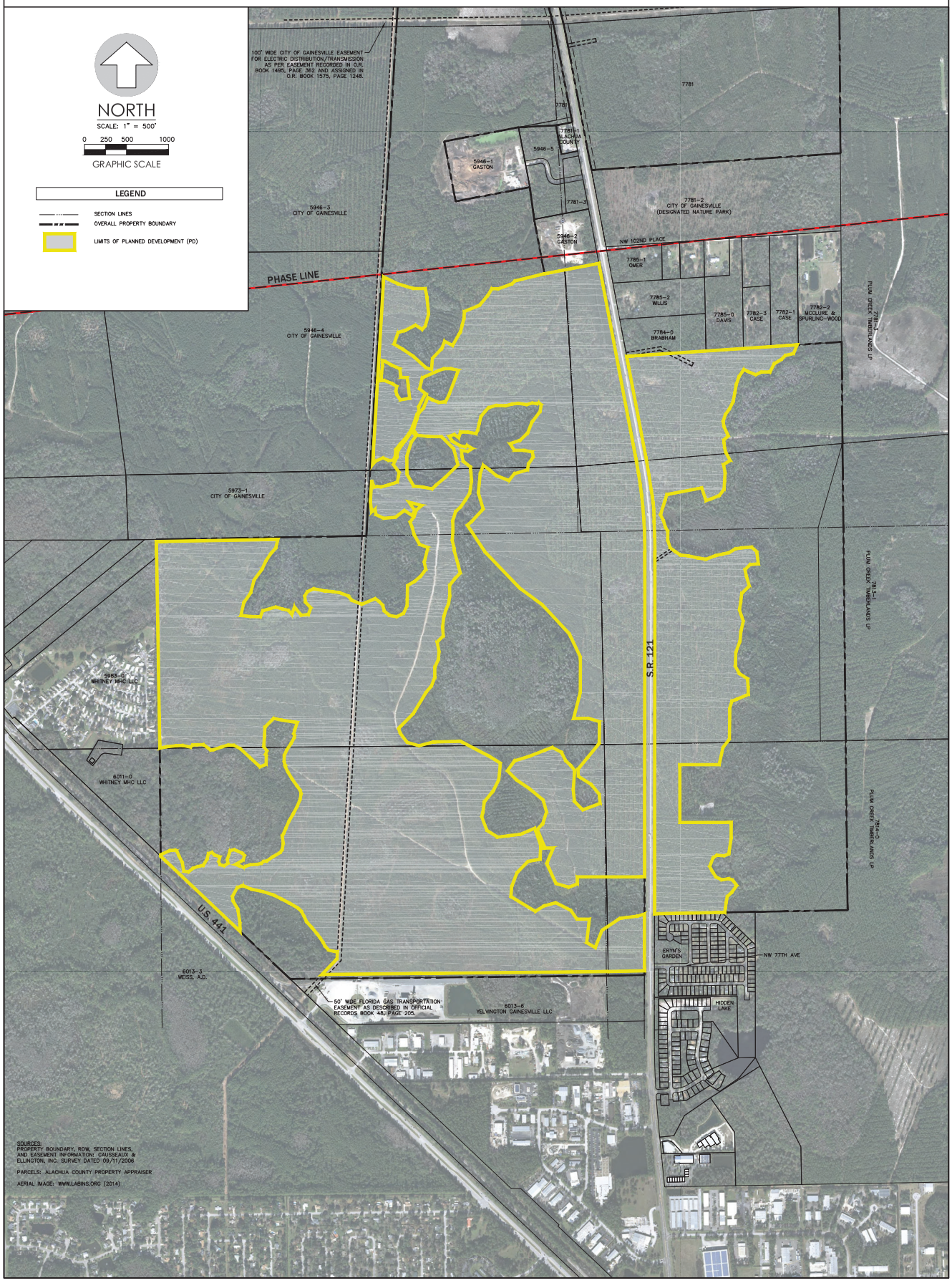
\\SERVER5\projects\Weyerhaeuser SR 121\Plans\Current DWG\Zoning Exhibits\WE27ext.dwg, PD LAYOUT PLAN, 6/22/2022 1:04:49 PM, DWG To PDF.pc3, S.P

Attachment 2

Existing Conditions Map Series

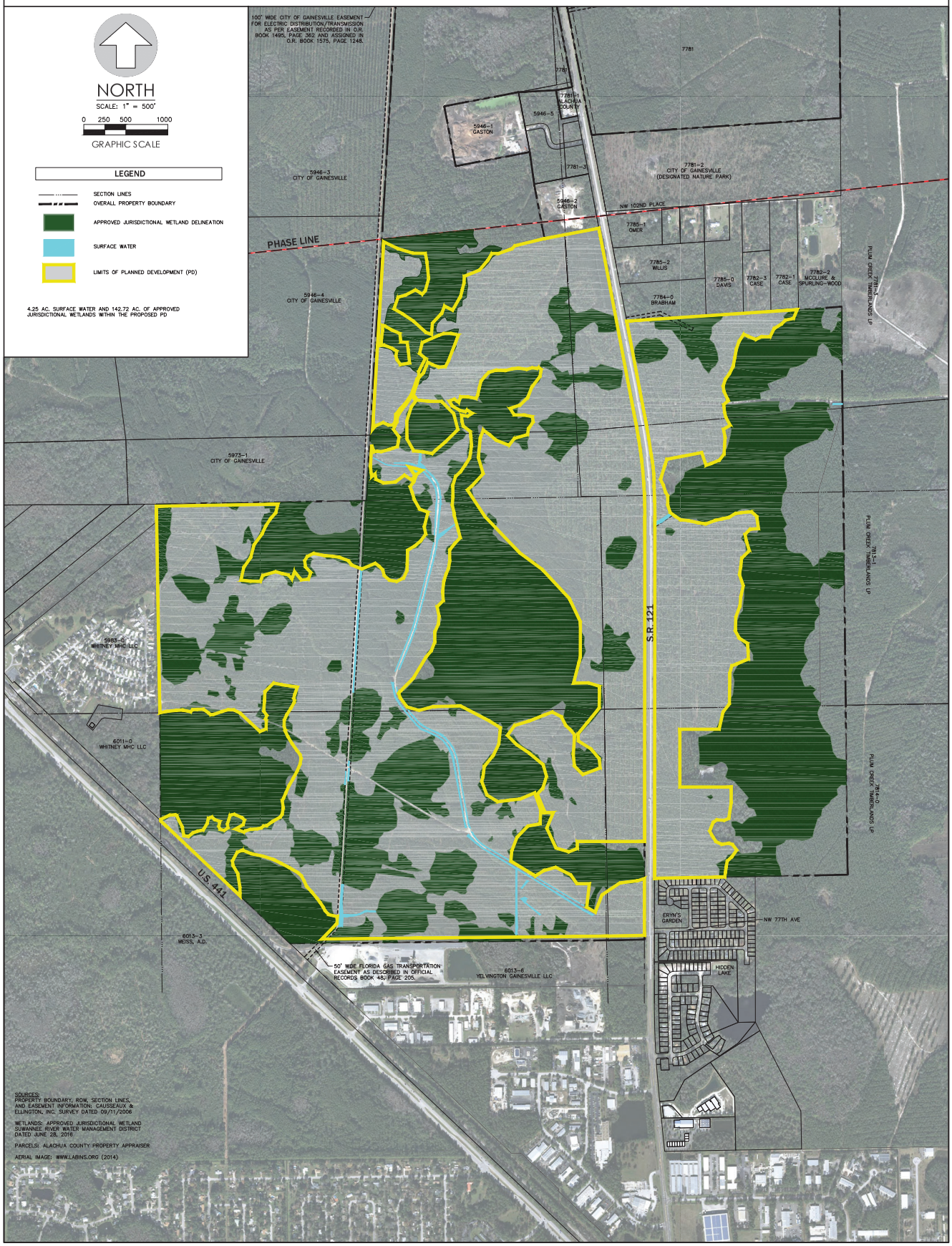
GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP-AERIAL EXHIBIT



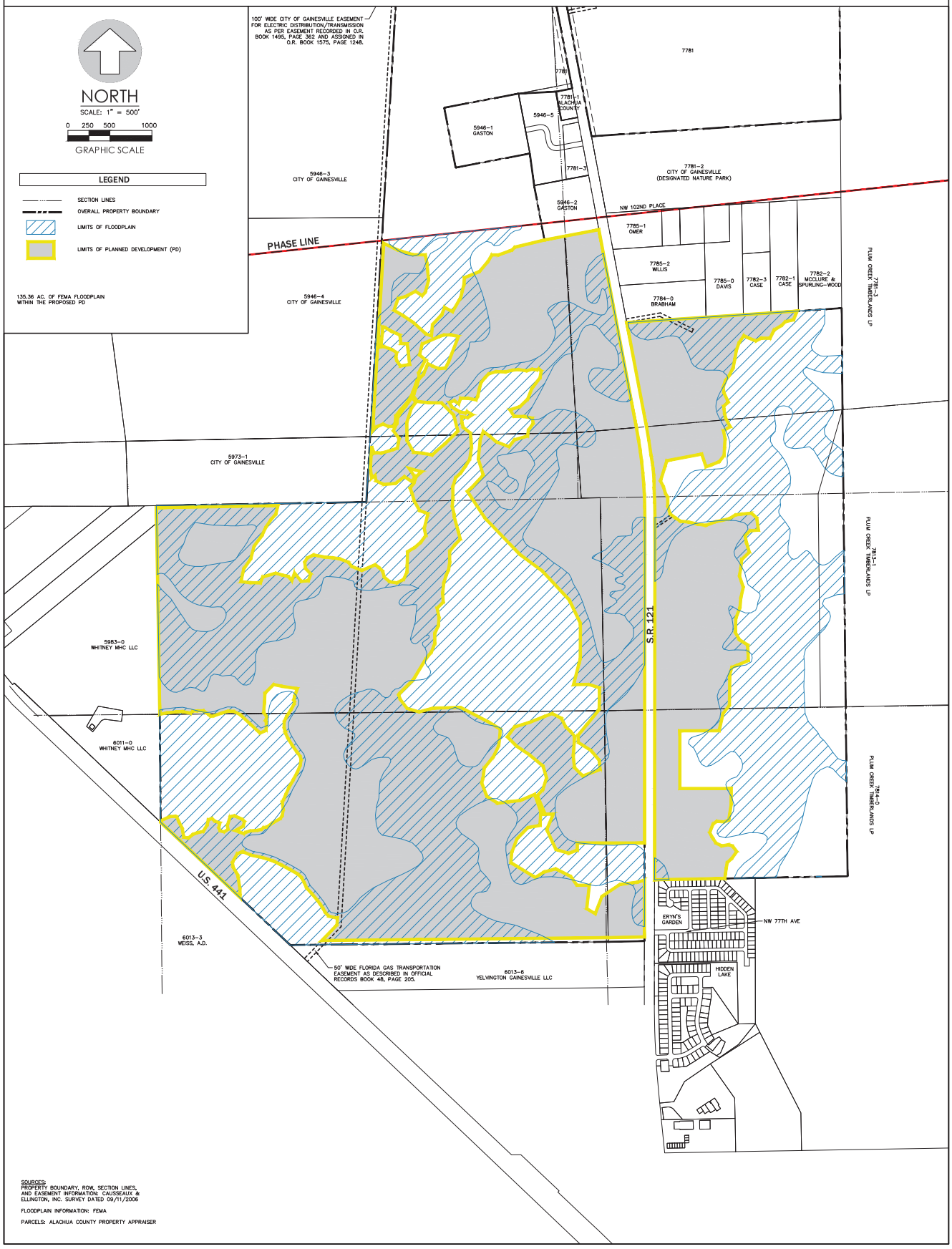
GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP - WETLANDS AND SURFACE WATERS



GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP - FLOODPLAIN (FEMA MAP)



SOURCES:
PROPERTY BOUNDARY, ROW, SECTION LINES, AND EASEMENT INFORMATION: CAUSSEAUX & ELLINGTON, INC. SURVEY DATED 09/11/2006

FLOODPLAIN INFORMATION: FEMA

PARCELS: ALACHUA COUNTY PROPERTY APPRAISER

IRVER3\engprojects\Weyerhaeuser SR 121\Plans\Current DWG\Zoning Exhibits\W16274e1.dwg, EXISTING WITH SOILS, 5/11/2017 2:50:24 PM, engineer9

GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP - SOILS

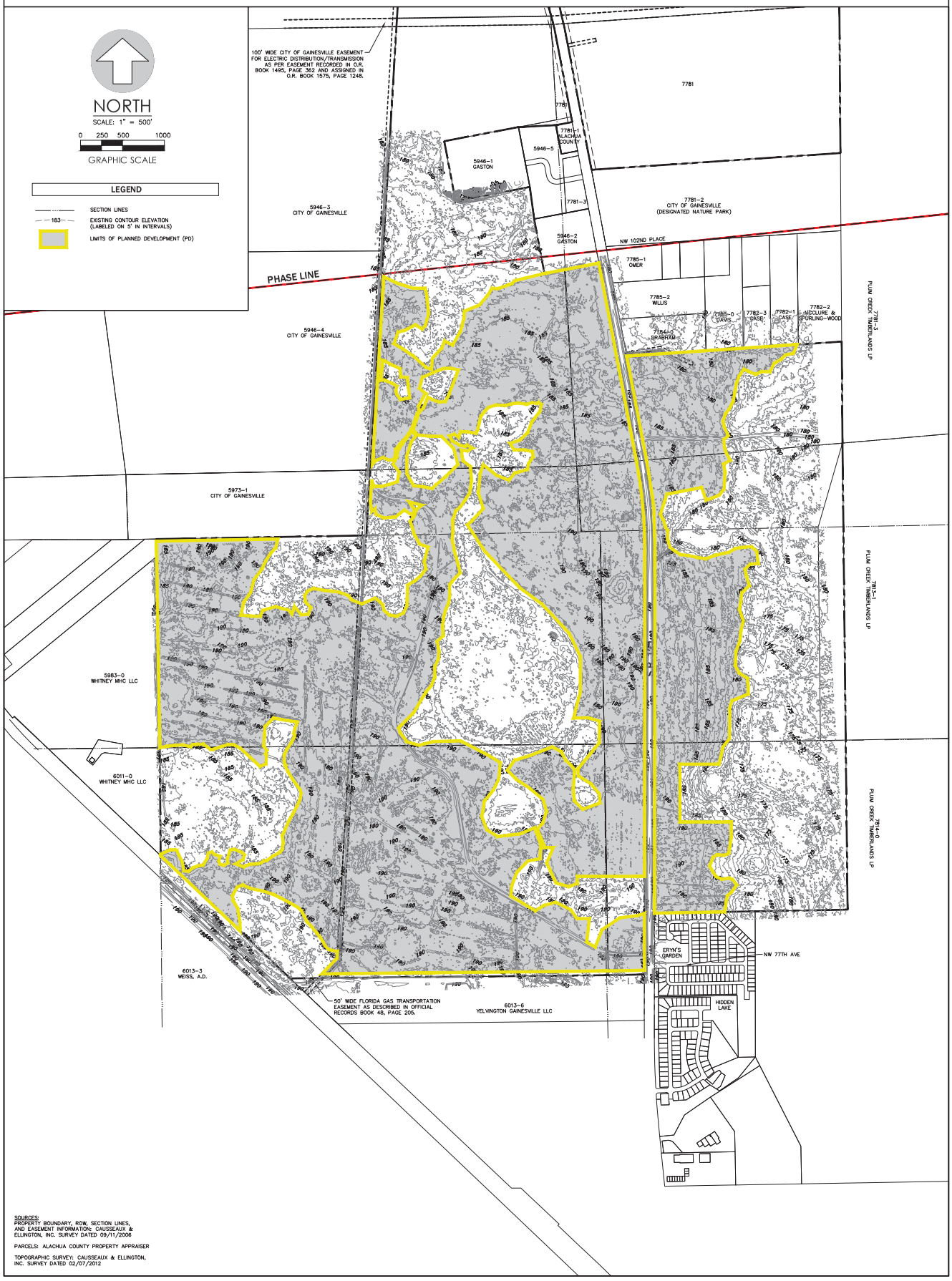
SOURCES:
PROPERTY BOUNDARY, ROW, SECTION LINES, AND EASEMENT INFORMATION: CAUSSEAUX & ELLINGTON, INC. SURVEY DATED 09/11/2006

SOILS INFORMATION: FLORIDA GEOGRAPHICAL DATA LIBRARY

PARCELS: ALACHUA COUNTY PROPERTY APPRAISER

GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP - TOPOGRAPHY



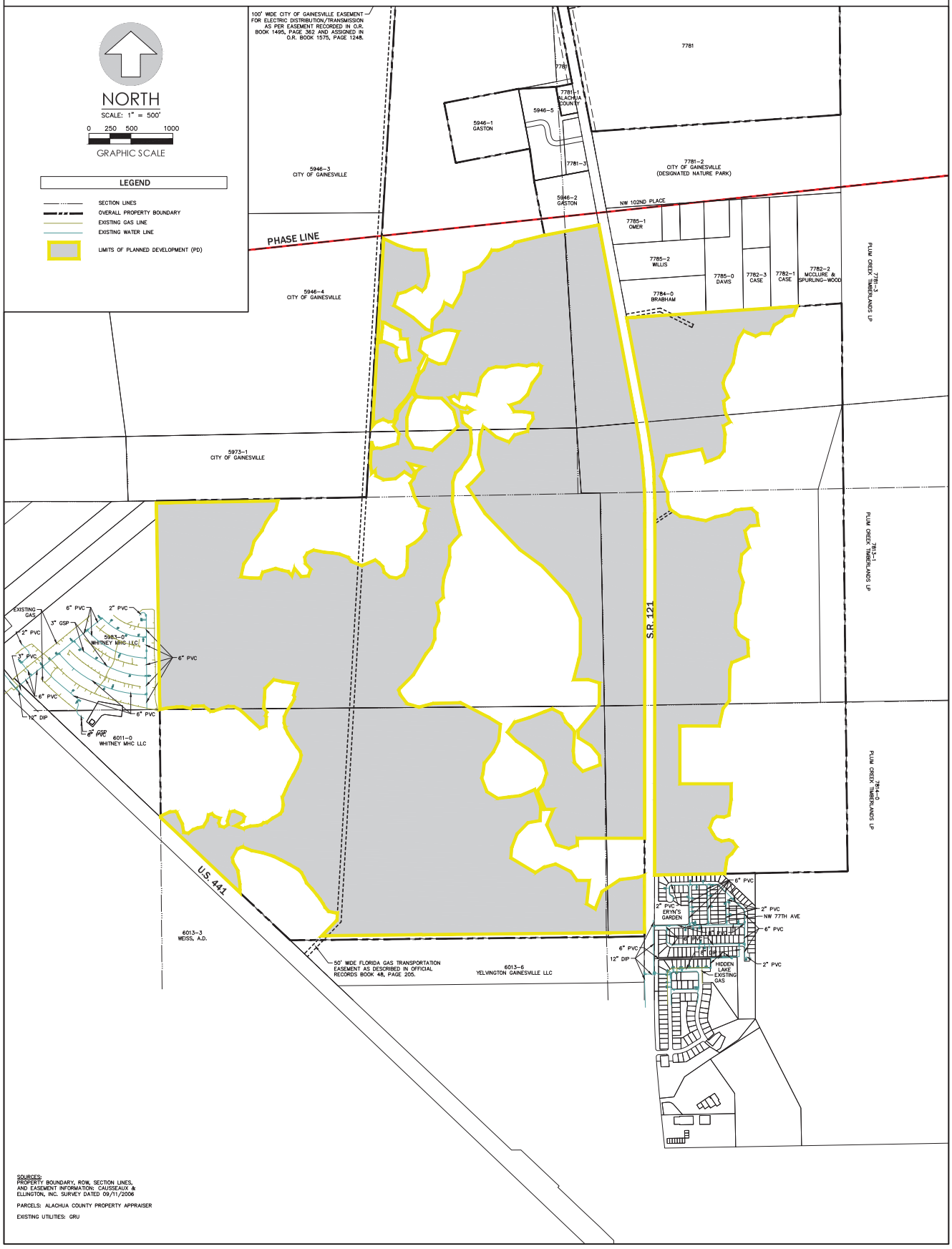
SOURCES:
PROPERTY BOUNDARY, ROW, SECTION LINES, AND EASEMENT INFORMATION: CAUSSEAUX & ELLINGTON, INC. SURVEY DATED 09/11/2006

PARCELS: ALACHUA COUNTY PROPERTY APPRAISER

TOPOGRAPHIC SURVEY: CAUSSEAUX & ELLINGTON, INC. SURVEY DATED 02/07/2012

GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP - EXISTING UTILITIES (WATER AND GAS)



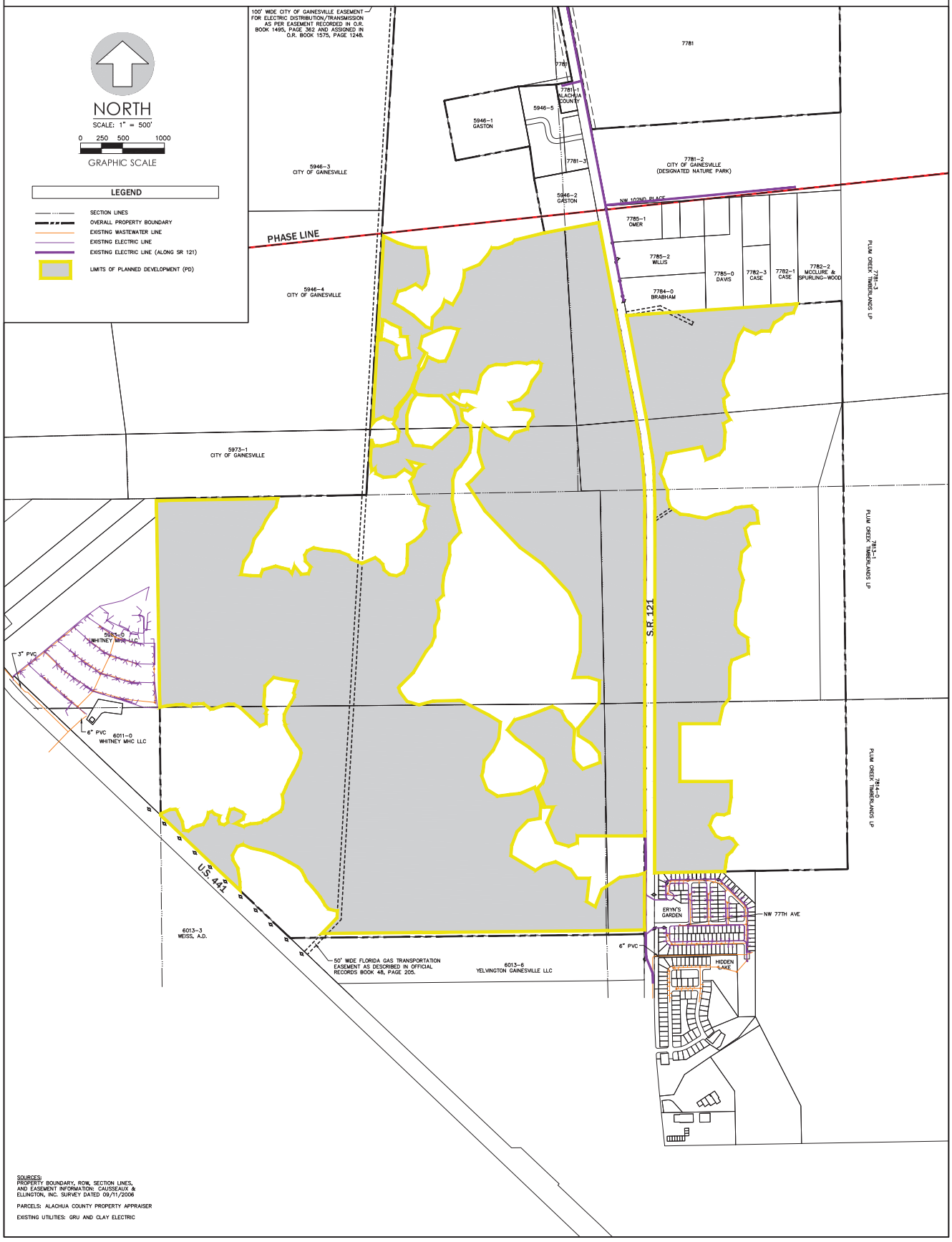
SOURCES:
PROPERTY BOUNDARY, ROW, SECTION LINES, AND EASEMENT INFORMATION: CAUSSEAUX & ELLINGTON, INC. SURVEY DATED 09/11/2006

PARCELS: ALACHUA COUNTY PROPERTY APPRAISER

EXISTING UTILITIES: GRU

GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP - EXISTING UTILITIES (ELECTRIC AND WASTEWATER)



SOURCES:
PROPERTY BOUNDARY, ROW, SECTION LINES, AND EASEMENT INFORMATION: CAUSSEAUX & ELLINGTON, INC. SURVEY DATED 09/11/2006

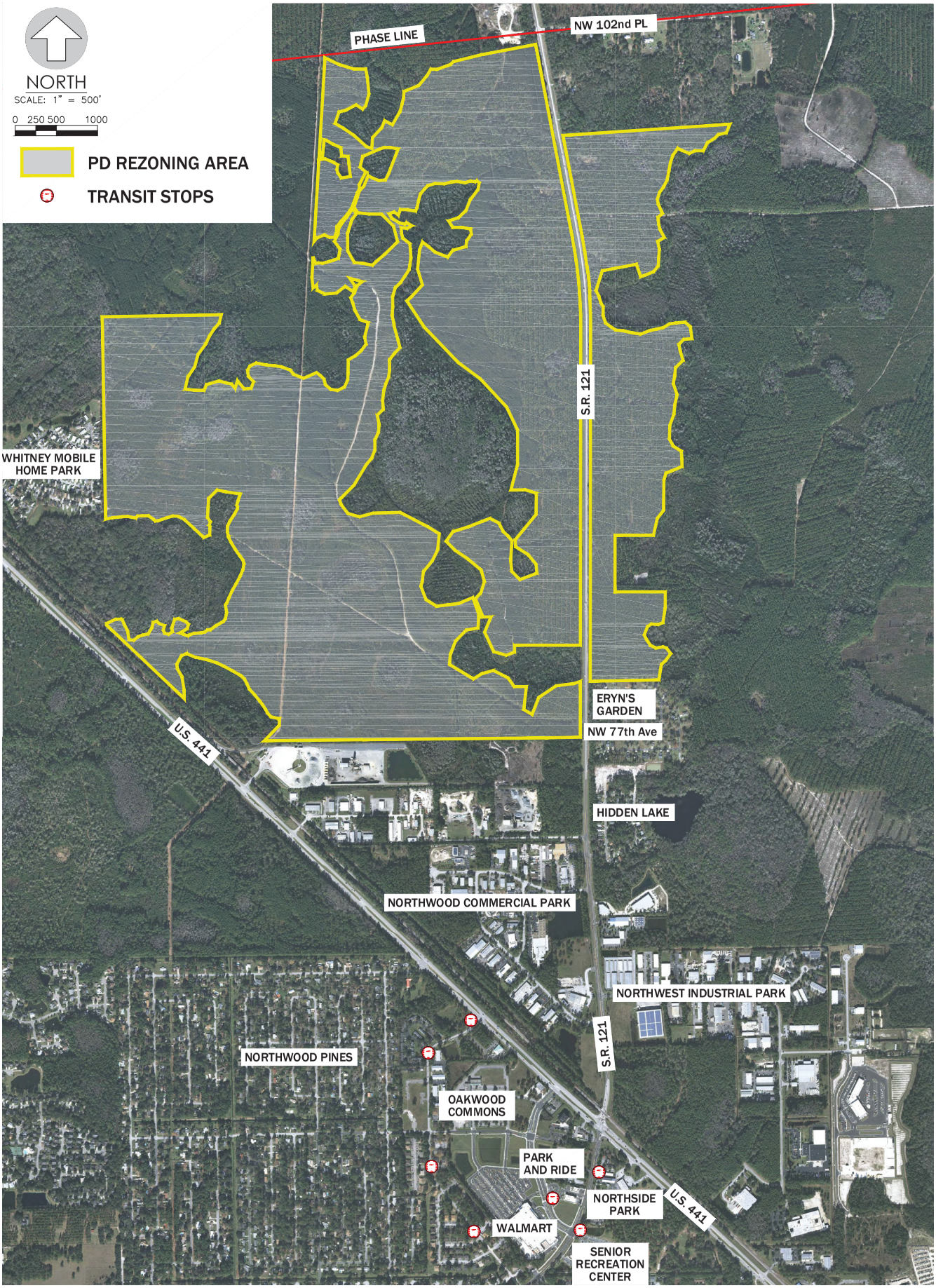
PARCELS: ALACHUA COUNTY PROPERTY APPRAISER

EXISTING UTILITIES: GRU AND CLAY ELECTRIC

nver3\engprojects\Weyerhaeuser SR 121\Plans\Current DWG\Zoning Exhibits\W16274e1.dwg, TRANSIT FACILITIES, 6/7/2017 8:22:53 AM, engineer9

GAINESVILLE 121 PLANNED DEVELOPMENT

EXISTING CONDITIONS MAP - TRANSIT FACILITY MAP



Attachment 3

Legal Descriptions

April 8, 2017

Legal Description
Weyerhaeuser Company PD East of State Road No. 121

A portion of Fractional Sections 6, lying inside and outside of the Arredondo Grant, and a portion of Section 7, Township 9 South, Range 20 East, and a portion of Section 31, Township 8 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at an unidentified 4” square concrete monument at the southeast corner of the North Half (N 1/2) of Government Lot 8 of Section 31, Township 8 South, Range 20 East, Alachua County, Florida and run thence South 86°10'18" West, along the South line of said North Half (N 1/2) a distance of 531.72 feet to the Point of Beginning; thence continue South 86°10'18" West, along said South line and along the South line of the North Half (N 1/2) of Government Lot 7, a distance of 2034.07 feet to a 4” square concrete monument and cap (stamped “C&E INC LB5075”) and to a point on the East Right of Way line of Sate Road No. 121 (120 foot wide Right of Way); thence South 10°43'21" East, along said East Right of Way line, 1261.90 feet to the beginning of a curve, concave westerly, having a radius of 5789.58 feet; thence southerly, along said East Right of Way line and along the arc of said curve, through a central angle of 03°22'05", an arc distance of 340.33 feet, said arc being subtended by a chord, having a bearing and distance of South 09°02'18" East, 340.28 feet; thence South 10°43'20" East, along said East Right of Way line, 20.58 feet to the beginning of a curve, concave westerly, having a radius of 1959.86 feet; thence southerly, along said East Right of Way line and along the arc of said curve, through a central angle of 10°47'22", an arc distance of 369.06 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 05°19'39" East, 368.52 feet; thence South 00°04'02" West, along said East Right of Way line, 20.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 5789.58 feet; thence southerly, along said East Right of Way line, and along the arc of said curve, through a central angle of 03°22'05", an arc distance of 340.33 feet, said arc being subtended by a chord, having a bearing and distance of South 01°37'01" East, 340.28 feet; thence South 00°03'52" West, along said East Right of Way line, 4311.44 feet to a 4” square concrete monument and cap stamped “PRM LS2742” at the northwest corner of Buck Bay Replat, a subdivision as per plat thereof, recorded in Plat Book “M”, page 17 of the Public Records of Alachua County, Florida; thence North 88°57'10" East, along the North boundary of said Buck Bay Replat, 836.16 feet; thence North 08°12'22" East, 55.96 feet; thence North 08°12'22" East, 66.31 feet; thence North 09°52'10" East, 69.26 feet; thence North 47°21'19" East, 75.56 feet; thence North 35°55'15" East, 98.74 feet; thence North 37°08'33" West, 84.76 feet; thence North 71°57'16" West, 46.34 feet; thence South 80°13'08" West, 83.17 feet; thence North 64°43'13" West, 77.30 feet;

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thence North 32°59'37" West, 59.65 feet; thence North 32°59'37" West, 27.45 feet; thence North 27°39'55" West, 59.60 feet; thence North 21°24'52" East, 109.19 feet; thence North 54°03'15" East, 55.12 feet; thence South 85°27'01" East, 87.74 feet; thence North 68°36'41" East, 59.15 feet; thence North 08°49'31" East, 183.22 feet; thence North 00°30'49" East, 193.83 feet; thence North 89°56'43" West, 612.29 feet; thence North 00°03'46" East, 688.05 feet; thence South 89°56'08" East, 466.58 feet; thence North 12°51'09" East, 213.34 feet; thence North 38°47'18" East, 119.99 feet; thence North 00°48'36" East, 374.75 feet; thence North 17°07'12" East, 83.75 feet; thence North 68°32'20" East, 63.52 feet; thence North 67°28'17" East, 147.21 feet; thence North 01°30'38" West, 93.83 feet; thence North 03°58'22" West, 93.54 feet; thence North 57°42'46" West, 115.05 feet; thence North 29°02'34" West, 97.53 feet; thence North 01°46'17" East, 168.60 feet; thence North 20°37'40" East, 140.97 feet; thence North 04°57'35" East, 109.96 feet; thence North 12°49'04" East, 132.48 feet; thence North 18°54'40" West, 143.15 feet; thence North 10°16'48" East, 94.27 feet; thence North 06°02'22" East, 101.92 feet; thence North 45°54'46" East, 126.64 feet; thence North 16°46'10" West, 115.18 feet; thence North 12°02'02" West, 86.71 feet; thence North 44°42'24" East, 85.42 feet; thence North 85°34'46" East, 99.34 feet; thence North 07°34'04" West, 145.72 feet; thence North 48°09'42" West, 84.81 feet; thence South 85°00'49" West, 120.15 feet; thence South 81°05'28" West, 74.12 feet; thence South 58°25'58" West, 85.49 feet; thence South 77°31'16" West, 80.60 feet; thence South 77°47'23" West, 91.07 feet; thence South 68°52'37" West, 115.44 feet; thence North 81°35'22" West, 97.08 feet; thence North 77°30'19" West, 119.84 feet; thence North 84°24'03" West, 90.02 feet; thence North 57°01'47" West, 74.62 feet; thence North 53°14'15" West, 75.94 feet; thence North 18°26'05" West, 93.38 feet; thence North 00°05'04" East, 112.14 feet; thence North 33°52'06" West, 45.99 feet; thence North 17°03'32" West, 95.71 feet; thence North 28°02'23" West, 71.54 feet; thence North 17°36'52" East, 187.82 feet; thence North 17°36'52" East, 65.79 feet; thence North 79°16'39" East, 423.02 feet; thence South 18°26'40" East, 159.51 feet; thence North 70°56'37" East, 67.50 feet; thence North 67°27'33" East, 101.79 feet; thence North 38°29'13" East, 91.85 feet; thence North 03°08'02" East, 94.53 feet; thence North 03°47'10" East, 107.35 feet; thence North 11°30'52" West, 97.01 feet; thence North 59°39'32" East, 92.92 feet; thence North 28°09'59" West, 109.03 feet; thence North 15°35'54" West, 57.89 feet; thence North 06°30'09" West, 61.24 feet; thence North 06°30'09" West, 33.48 feet; thence North 50°06'16" East, 71.96 feet; thence North 24°40'49" West, 22.52 feet; thence North 24°40'49" West, 97.40 feet; thence North 10°48'55" West, 64.87 feet; thence North 17°53'11" East, 86.49 feet; thence North 35°39'46" East, 84.42 feet; thence North 27°00'23" East, 95.75 feet; thence North 11°01'21" East, 112.79 feet; thence North 09°52'11" East, 96.82 feet; thence North 18°47'52" East, 95.58 feet; thence North 34°11'44" East, 105.45 feet; thence South 63°14'27" East, 54.90 feet; thence South 67°24'01" East, 100.38 feet; thence North 63°39'57" East, 74.44 feet; thence South 89°44'34" East, 103.07 feet; thence North 26°33'45" East, 109.81 feet; thence North 58°40'20" East, 105.85 feet; thence North 43°38'52" East, 61.09 feet; thence North 77°33'32" East, 99.95 feet; thence North 22°59'34" East, 112.80 feet to the Point of Beginning.

Containing 130.391 Acres (5,679,827 Square Feet), more or less.

April 8, 2017

Legal Description
Weyerhaeuser PD West of State Road No. 121

A portion of Fractional Sections 1, lying inside and outside of the Arredondo Grant, and a portion of Section 12, Township 9 South, Range 19 East, and a portion of Fractional Sections 6, lying inside and outside of the Arredondo Grant, and a portion of Section 7, Township 9 South, Range 20 East, and a portion of Section 36, Township 8 South, Range 19 East, and a portion of Section 31, Township 8 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Begin at a 4" square unidentified concrete monument at the southwest corner of Fractional Section 1, Township 9 South, Range 19 East, inside the Arredondo Grant, Alachua County, Florida and run thence North 00°55'38" West, along the West boundary of said Fractional Section 1, a distance of 2460.62 feet to a point lying 25.00 feet southerly of the North boundary of said Fractional Section 1 (measured perpendicular); thence North 89°01'39" East, parallel with and 25.00 feet southerly of said North boundary of Fractional Section 1 and the North boundary of the Arredondo Grant, 1446.85 feet; thence South 14°09'27" West, 105.34 feet; thence South 41°33'14" West, 92.41 feet; thence South 33°16'27" West, 103.63 feet; thence South 25°21'21" West, 99.27 feet; thence South 14°04'55" West, 7.34 feet; thence South 36°52'45" West, 157.02 feet; thence South 15°06'42" West, 162.22 feet; thence South 35°15'14" West, 140.20 feet; thence South 12°58'02" West, 157.26 feet; thence South 83°50'05" East, 118.75 feet; thence South 88°57'36" East, 114.33 feet; thence North 21°28'59" East, 76.40 feet; thence North 73°58'41" East, 161.26 feet; thence South 73°45'56" East, 82.68 feet; thence South 77°37'02" East, 71.45 feet; thence South 40°26'52" East, 65.08 feet; thence North 19°44'26" East, 94.75 feet; thence South 39°08'13" East, 127.75 feet; thence North 84°56'13" East, 84.09 feet; thence North 20°36'06" East, 85.47 feet; thence North 43°41'57" West, 91.81 feet; thence North 07°36'51" West, 74.34 feet; thence North 30°08'35" East, 59.64 feet; thence North 64°16'39" East, 83.92 feet; thence South 79°01'55" East, 135.83 feet; thence South 85°00'01" East, 90.90 feet; thence South 81°42'25" East, 83.01 feet; thence South 69°23'10" East, 114.80 feet; thence South 38°55'17" East, 66.80 feet; thence South 68°11'29" East, 127.52 feet; thence North 66°53'18" East, 174.50 feet; thence South 52°54'00" East, 53.95 feet; thence South 45°13'13" East, 64.39 feet; thence South 14°45'40" East, 72.79 feet; thence South 49°55'59" East, 84.90 feet; thence South 81°16'43" East, 85.33 feet; thence North 63°23'54" East, 90.94 feet; thence North 24°24'22" East, 96.79 feet; thence North 02°23'26" East, 73.27 feet; thence North 01°19'34" East, 169.62 feet; thence North 59°51'56" East, 100.44 feet; thence North 49°09'57" East, 92.90 feet; thence North 36°33'16" East, 100.26 feet; thence North 11°41'28" West, 87.67 feet; thence North 14°03'33" East, 158.15 feet; thence North 14°34'41" East, 21.31 feet;

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Phone (352) 373-3541
Fax (352) 373-7249

thence North 69°35'01" West, 106.24 feet; thence North 29°08'47" West, 128.14 feet; thence North 16°17'42" West, 93.10 feet; thence North 20°22'26" West, 70.08 feet; thence North 36°13'00" East, 75.56 feet; thence North 20°44'12" East, 89.07 feet; thence North 50°54'02" East, 81.13 feet; thence North 75°07'05" West, 156.71 feet; thence South 34°09'02" East, 122.80 feet; thence South 31°29'31" West, 66.09 feet; thence North 55°49'02" West, 108.05 feet; thence South 52°29'11" West, 135.78 feet; thence South 85°12'54" West, 140.53 feet; thence North 64°11'49" West, 102.14 feet; thence North 09°02'00" West, 64.82 feet; thence South 52°19'21" West, 52.19 feet; thence North 06°41'08" West, 122.50 feet to a point lying 25.00 feet easterly of (measured perpendicular) the easterly line of a 50' wide Florida Gas Transmission Easement, as described in Official Records Book 48, page 205 of the Public Records of Alachua County, Florida, and 25.00 feet easterly of (measured perpendicular) the easterly line of the City of Gainesville Property as described in Official Records Book 2579, page 5 of said Public Records; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 256.43 feet; thence South 13°13'51" East, 34.07 feet; thence South 26°58'15" East, 54.31 feet; thence North 80°35'23" East, 31.87 feet; thence South 86°00'49" East, 53.28 feet; thence North 74°20'09" East, 96.89 feet; thence North 72°34'34" East, 41.50 feet; thence North 70°23'42" East, 59.30 feet; thence North 11°20'07" East, 67.01 feet; thence North 08°51'44" East, 49.82 feet; thence North 36°38'31" West, 113.41 feet; thence North 20°32'54" East, 39.04 feet; thence North 28°45'25" East, 61.07 feet; thence North 05°55'05" East, 65.51 feet; thence North 32°15'24" East, 95.73 feet; thence North 38°23'34" East, 66.11 feet; thence North 35°40'51" East, 141.63 feet; thence South 33°54'03" East, 42.61 feet; thence South 33°54'03" East, 33.86 feet; thence South 37°31'34" West, 87.64 feet; thence South 17°59'04" West, 175.53 feet; thence South 00°18'59" East, 215.73 feet; thence South 29°26'57" East, 164.90 feet; thence South 84°46'26" East, 103.72 feet; thence South 79°10'53" East, 119.14 feet; thence North 44°33'15" East, 56.92 feet; thence North 49°58'06" East, 142.19 feet; thence North 45°43'22" East, 218.65 feet; thence North 14°31'52" West, 195.87 feet; thence North 44°44'46" West, 206.03 feet; thence North 89°10'42" West, 157.68 feet; thence North 83°29'49" West, 136.22 feet; thence North 32°51'25" West, 35.78 feet; thence North 32°51'25" West, 45.08 feet; thence North 18°58'55" East, 22.43 feet; thence North 18°58'55" East, 105.95 feet; thence North 17°33'21" East, 79.87 feet; thence North 44°30'18" East, 77.59 feet; thence North 21°52'21" East, 134.18 feet; thence South 15°58'25" East, 0.72 feet; thence North 22°03'47" East, 5.84 feet; thence South 62°16'09" East, 64.46 feet; thence South 68°20'40" East, 80.46 feet; thence North 84°49'09" East, 77.77 feet; thence North 27°53'51" East, 74.54 feet; thence North 21°15'59" East, 333.13 feet; thence North 78°25'18" West, 95.06 feet; thence South 89°09'07" West, 81.43 feet; thence South 70°10'12" West, 56.93 feet; thence South 66°36'41" West, 221.09 feet; thence South 13°48'19" West, 134.71 feet; thence South 50°08'18" East, 91.58 feet; thence South 27°29'53" West, 176.79 feet; thence South 05°24'58" East, 50.06 feet; thence South 30°54'31" West, 50.30 feet; thence South 18°20'00" West, 56.78 feet; thence South 20°41'16" West, 81.37 feet; thence South 20°04'21" West, 51.29 feet; thence South 32°34'23" West, 59.53 feet; thence South 36°39'33" West, 78.69 feet; thence South 43°22'43" West, 81.19 feet; thence South 38°00'27" West, 83.68 feet; thence South 04°25'05" West, 77.87 feet; thence South 25°55'58" West, 55.16 feet; thence South

89°05'01" West, 56.73 feet; thence North 65°02'33" West, 71.53 feet; thence South 66°34'17" West, 98.36 feet; thence South 39°19'57" West, 53.71 feet to a point lying 25.00 feet easterly of (measured perpendicular) said easterly lines of a 50' wide Florida Gas Transmission Easement and the City of Gainesville Property; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 994.81 feet to a point hereinafter referred to as Point "A"; thence North 81°43'14" East, 76.58 feet; thence South 68°09'08" East, 103.70 feet; thence South 58°43'02" East, 66.52 feet; thence South 11°09'41" West, 57.89 feet; thence South 17°04'46" East, 43.45 feet; thence South 34°02'21" East, 73.99 feet; thence North 80°33'19" East, 111.57 feet; thence North 06°09'50" West, 165.29 feet; thence North 08°12'08" West, 81.76 feet; thence North 86°10'38" West, 75.98 feet; thence North 05°40'57" West, 101.05 feet; thence North 66°11'24" West, 105.36 feet; thence North 60°00'23" West, 93.65 feet; thence North 67°55'23" West, 20.67 feet; thence North 88°24'09" West, 9.86 feet; thence South 01°12'26" West, 63.76 feet; thence South 07°34'07" West, 86.98 feet; thence South 03°24'34" West, 61.25 feet; thence South 52°20'40" West, 55.23 feet to said Point "A"; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 1242.44 feet; thence South 64°11'43" East, 183.31 feet; thence South 72°57'34" East, 192.99 feet; thence South 89°26'39" East, 146.10 feet; thence South 10°40'36" East, 102.38 feet; thence South 05°37'06" East, 204.29 feet; thence South 15°45'53" West, 150.08 feet; thence South 43°27'34" West, 52.04 feet; thence North 57°04'11" West, 94.94 feet; thence South 62°22'59" West, 138.35 feet; thence South 75°13'43" West, 87.54 feet; thence South 19°23'55" West, 147.90 feet; thence South 59°47'05" East, 116.24 feet; thence South 56°16'51" East, 158.06 feet; thence South 47°49'21" East, 199.56 feet; thence South 69°37'30" East, 71.60 feet; thence North 04°33'09" East, 135.94 feet; thence North 43°31'42" East, 160.89 feet; thence North 21°46'56" East, 93.14 feet; thence South 62°16'32" East, 107.19 feet; thence North 29°49'15" East, 172.56 feet; thence North 29°49'15" East, 20.27 feet; thence North 13°57'47" East, 81.34 feet; thence North 13°57'47" East, 81.34 feet; thence North 03°27'54" East, 79.71 feet; thence North 68°06'50" East, 192.87 feet; thence North 40°13'02" East, 159.49 feet; thence North 30°19'12" East, 89.98 feet; thence South 89°13'53" East, 79.79 feet; thence North 70°16'43" East, 140.16 feet; thence North 70°16'43" East, 30.81 feet; thence North 43°00'08" East, 48.25 feet; thence North 76°23'55" East, 362.83 feet to a 4" square concrete monument and cap stamped "C&E INC. LB5075" at the southwest corner of the Gaston property as described in Official Records Book 3578, page 1012 of said Public Records; thence North 79°16'39" East, 660.00 feet to a 4" square concrete monument and cap stamped "C&E Inc. LB5075" at the southeast corner of said Gaston property and to a point lying on the westerly Right of Way line of State Road No. 121 (120 foot wide Right of Way); thence South 10°43'21" East, along said westerly Right of Way line, 2409.72 feet to the beginning of a curve, concave westerly, having a radius of 5669.58 feet; thence southerly, along said westerly Right of Way line and along the arc of said curve, through a central angle of 10°47'22", an arc distance of 1067.65 feet, said arc being subtended by a chord, having a bearing and distance of South 05°19'39" East, 1066.07 feet; thence South 00°03'52" West, along said westerly Right of Way line, 3874.13 feet; thence North 89°56'09" West, 800.03 feet; thence South 00°03'55" West, 84.69 feet; thence South 69°20'56" West, 108.33 feet; thence North 73°50'15" West, 159.52 feet; thence North 24°39'11" West,

261.88 feet; thence North 23°00'36" East, 199.55 feet; thence North 89°55'03" West, 98.56 feet; thence North 22°31'09" West, 239.73 feet; thence North 42°51'10" East, 96.82 feet; thence North 17°35'17" East, 145.09 feet; thence North 15°46'35" West, 145.19 feet; thence North 50°14'42" West, 215.42 feet; thence North 56°00'00" West, 186.67 feet; thence North 44°39'17" West, 150.98 feet; thence North 35°43'36" East, 145.56 feet; thence North 72°58'07" East, 183.46 feet; thence North 68°39'43" East, 203.04 feet; thence North 69°04'40" East, 90.13 feet; thence South 62°21'12" East, 122.54 feet; thence South 27°03'04" East, 117.08 feet; thence South 47°42'18" East, 76.36 feet; thence South 39°08'20" East, 77.30 feet; thence South 03°58'03" West, 235.18 feet; thence South 05°44'46" East, 136.26 feet; thence South 44°15'49" East, 141.20 feet; thence North 69°44'58" East, 220.88 feet; thence North 05°12'00" West, 109.37 feet; thence North 39°25'10" West, 152.51 feet; thence North 57°38'04" West, 180.82 feet; thence North 02°34'46" West, 84.46 feet; thence North 39°30'32" East, 169.99 feet; thence North 39°27'22" East, 227.04 feet; thence North 01°00'54" East, 259.15 feet; thence North 72°45'41" West, 136.84 feet; thence South 89°22'58" West, 179.23 feet; thence North 14°40'31" East, 266.69 feet; thence North 14°40'31" East, 49.71 feet; thence North 00°11'00" East, 423.20 feet; thence North 25°23'00" West, 307.30 feet; thence North 42°58'36" West, 471.61 feet; thence North 53°30'38" West, 338.77 feet; thence North 43°44'50" West, 597.96 feet; thence North 33°12'36" West, 377.31 feet; thence North 49°59'47" East, 60.96 feet; thence North 43°00'30" East, 208.16 feet; thence North 16°39'09" West, 203.24 feet; thence North 05°46'47" East, 235.40 feet; thence North 21°12'33" East, 98.95 feet; thence South 53°34'47" East, 92.77 feet; thence South 49°07'44" East, 101.11 feet; thence South 68°30'45" East, 165.88 feet; thence North 38°02'07" East, 105.42 feet; thence North 74°08'39" East, 162.90 feet; thence North 07°54'08" East, 69.63 feet; thence North 34°39'21" East, 99.80 feet; thence North 08°13'06" West, 63.36 feet; thence North 79°37'11" West, 105.33 feet; thence North 89°40'46" West, 113.68 feet; thence North 32°16'39" West, 92.96 feet; thence North 71°48'00" East, 126.49 feet; thence North 45°40'30" East, 126.58 feet; thence North 21°26'38" East, 135.60 feet; thence North 37°20'25" East, 159.16 feet; thence North 10°55'55" East, 84.29 feet; thence North 51°13'09" West, 39.71 feet; thence South 54°18'19" West, 22.63 feet; thence North 81°51'16" West, 60.99 feet; thence South 72°55'59" West, 65.32 feet; thence North 81°30'54" West, 102.30 feet; thence South 83°31'14" West, 75.66 feet; thence South 74°59'24" West, 76.40 feet; thence North 88°23'25" West, 118.19 feet; thence South 73°13'40" West, 89.87 feet; thence South 43°47'13" West, 61.03 feet; thence South 39°26'55" West, 77.19 feet; thence South 14°09'40" West, 87.66 feet; thence South 12°31'53" West, 77.86 feet; thence South 23°34'50" West, 49.14 feet; thence North 79°39'42" West, 99.20 feet; thence North 89°02'34" West, 87.18 feet; thence South 19°22'18" West, 70.92 feet; thence North 53°47'57" West, 65.36 feet; thence South 69°13'45" West, 62.66 feet; thence South 30°30'51" East, 67.21 feet; thence South 59°39'18" East, 106.36 feet; thence South 76°32'10" East, 66.94 feet; thence North 43°54'33" East, 27.61 feet; thence South 59°00'07" East, 75.03 feet; thence South 58°05'46" West, 64.61 feet; thence North 81°35'13" West, 75.13 feet; thence South 04°18'25" East, 76.79 feet; thence South 16°13'07" East, 54.80 feet; thence South 52°16'06" East, 106.51 feet; thence South 06°03'18" East, 64.46 feet; thence South 03°47'54" East, 103.44 feet; thence South 07°52'10" West, 93.72 feet; thence South 09°37'43" West,

56.07 feet; thence South 32°11'16" West, 89.85 feet; thence South 34°23'59" West, 100.29 feet; thence South 46°13'58" West, 86.85 feet; thence South 16°44'53" West, 115.76 feet; thence South 00°57'21" East, 118.45 feet; thence South 03°54'10" West, 113.33 feet; thence South 13°08'08" East, 94.14 feet; thence South 01°28'55" East, 27.88 feet; thence South 15°33'29" East, 189.36 feet; thence South 14°10'29" East, 88.89 feet; thence South 43°48'28" West, 97.08 feet; thence South 37°58'53" West, 96.95 feet; thence South 00°25'08" East, 124.06 feet; thence South 07°32'56" West, 90.83 feet; thence South 23°13'12" West, 81.20 feet; thence South 16°47'35" West, 90.30 feet; thence South 06°23'40" West, 122.95 feet; thence South 04°05'24" East, 105.40 feet; thence South 45°44'19" West, 102.36 feet; thence South 11°13'55" East, 113.06 feet; thence South 04°11'02" West, 95.16 feet; thence South 23°50'36" West, 107.03 feet; thence South 00°03'45" East, 117.58 feet; thence South 21°11'50" West, 108.93 feet; thence South 40°02'36" West, 95.28 feet; thence South 31°12'58" West, 303.25 feet; thence South 45°08'12" West, 215.68 feet; thence South 45°08'11" West, 18.52 feet; thence South 23°22'12" West, 15.03 feet; thence South 20°41'13" East, 58.87 feet; thence South 36°57'05" East, 131.09 feet; thence South 73°36'20" East, 147.98 feet; thence North 75°14'13" East, 177.00 feet; thence North 88°38'53" East, 326.04 feet; thence South 62°25'00" East, 388.17 feet; thence South 58°13'31" East, 152.06 feet; thence South 05°44'01" West, 196.73 feet; thence South 26°22'39" West, 148.60 feet; thence South 39°05'39" West, 169.12 feet; thence South 07°14'36" West, 122.41 feet; thence South 16°31'46" West, 56.94 feet; thence South 20°44'13" East, 174.14 feet; thence South 57°49'59" East, 152.50 feet; thence North 82°47'21" East, 137.97 feet; thence North 83°23'00" East, 132.21 feet; thence North 67°13'43" East, 188.08 feet; thence South 19°18'21" East, 249.38 feet; thence North 89°55'05" West, 12.03 feet; thence South 03°21'35" West, 134.70 feet; thence South 80°14'17" West, 144.49 feet; thence South 44°26'33" West, 186.85 feet; thence South 21°05'08" West, 176.70 feet; thence South 04°57'48" West, 120.68 feet; thence South 58°47'40" East, 340.66 feet; thence North 57°45'47" East, 119.68 feet; thence North 74°38'21" East, 147.39 feet; thence South 63°03'59" East, 201.33 feet; thence South 34°35'13" East, 126.49 feet; thence South 89°40'51" East, 149.23 feet; thence South 06°37'10" West, 280.26 feet; thence South 59°28'07" East, 118.25 feet; thence North 21°18'46" East, 222.07 feet; thence North 56°24'31" East, 256.84 feet; thence North 82°55'55" East, 213.50 feet; thence North 72°18'00" East, 83.62 feet to a point on said westerly Right of Way line of State Road No. 121; thence South 00°03'52" West, along said westerly Right of Way line, 677.28 feet to a point lying 50.00 feet northerly of (measured perpendicular) the North line of the Yelvington Property as described in Official Records Book 2679, page 1316 of said Public Records; thence South 88°54'31" West, parallel with and 50.00 feet northerly of said North line of the Yelvington Property, 430.75 feet; thence South 89°25'18" West, parallel with and 50.00 feet northerly of said North line of the Yelvington Property, 3409.80 feet to a point on the northwesterly line of said 50 foot wide Florida Gas Transmission Easement as described in Official Records Book 48, page 205 of said Public Records; thence North 44°03'37" East, along said northwesterly line of the Florida Gas Transmission Easement, 258.98 feet; thence North 03°23'37" East, along the westerly line of said Florida Gas Transmission Easement, 84.27 feet; thence South 84°01'07" West, 13.24 feet; thence North 76°49'52" West, 93.88 feet; thence North 42°41'57" West, 62.10 feet; thence North 27°43'29" West, 52.51 feet;

thence North 33°16'59" West, 64.15 feet; thence North 37°17'44" West, 58.93 feet; thence North 39°07'09" West, 99.69 feet; thence North 43°06'33" West, 89.33 feet; thence North 24°51'56" West, 72.67 feet; thence North 27°58'05" West, 70.19 feet; thence North 48°15'31" West, 58.62 feet; thence North 59°59'37" West, 115.42 feet; thence North 62°14'50" West, 111.51 feet; thence North 64°03'17" West, 101.69 feet; thence North 71°56'47" West, 124.52 feet; thence North 78°09'21" West, 148.71 feet; thence North 67°11'31" West, 97.68 feet; thence North 49°01'19" West, 10.78 feet; thence South 67°29'05" West, 18.88 feet; thence South 67°29'05" West, 54.85 feet; thence South 28°48'44" West, 118.29 feet; thence South 09°24'52" East, 57.81 feet; thence South 30°16'02" East, 107.32 feet; thence South 09°01'53" East, 168.36 feet; thence South 00°19'37" East, 64.56 feet; thence South 00°19'36" East, 35.80 feet to a point on the northeasterly Right of Way line of a 50 foot wide strip of City of Gainesville land as described in Official Records Book 634, page 164 of said Public Records; thence North 46°30'35" West, along said northeasterly Right of Way line, 1302.18 feet to a 4” square concrete monument and cap stamped “PRM 3456” on the West boundary of Section 12, Township 9 South, Range 19 East; thence North 00°28'44" West, along the West boundary of said Section 12, a distance of 16.74 feet; thence North 65°12'51" East, 117.73 feet; thence North 85°59'53" East, 69.42 feet; thence South 62°51'58" East, 18.58 feet; thence South 23°01'51" East, 65.53 feet; thence South 27°17'52" East, 83.46 feet; thence South 09°46'50" East, 108.99 feet; thence South 81°17'08" East, 57.05 feet; thence North 50°23'52" East, 67.28 feet; thence North 69°31'15" East, 59.81 feet; thence North 78°35'15" East, 69.17 feet; thence North 31°04'46" East, 90.89 feet; thence North 12°04'37" East, 64.65 feet; thence North 72°07'13" East, 45.71 feet; thence South 46°20'57" East, 46.39 feet; thence South 71°14'56" East, 65.29 feet; thence South 14°46'00" West, 59.29 feet; thence South 22°48'06" East, 39.85 feet; thence South 75°47'54" East, 51.58 feet; thence North 56°21'24" East, 55.09 feet; thence North 11°52'08" West, 44.86 feet; thence North 17°56'34" East, 113.14 feet; thence North 78°05'04" East, 49.28 feet; thence South 66°24'03" East, 99.38 feet; thence South 46°14'26" East, 42.45 feet; thence South 15°57'29" West, 57.44 feet; thence South 60°29'46" West, 104.90 feet; thence South 70°04'57" East, 49.30 feet; thence South 70°04'57" East, 58.01 feet; thence North 49°56'05" East, 21.84 feet; thence North 72°34'16" East, 61.50 feet; thence North 86°02'04" East, 86.68 feet; thence North 76°28'37" East, 46.89 feet; thence North 46°52'36" East, 34.63 feet; thence North 85°17'48" East, 38.44 feet; thence North 83°50'14" East, 0.41 feet; thence North 82°18'12" East, 0.22 feet; thence North 57°01'08" East, 0.06 feet; thence North 54°28'11" East, 0.27 feet; thence North 53°41'31" East, 83.09 feet; thence North 60°33'30" East, 105.05 feet; thence North 59°29'16" East, 0.41 feet; thence North 57°29'13" East, 0.04 feet; thence North 40°20'43" East, 0.03 feet; thence North 36°07'58" East, 0.34 feet; thence North 35°18'11" East, 39.15 feet; thence North 34°42'40" East, 0.23 feet; thence North 31°00'19" East, 0.02 feet; thence North 17°24'10" East, 0.06 feet; thence North 11°50'10" East, 0.43 feet; thence North 10°43'46" East, 78.01 feet; thence North 09°32'45" East, 0.44 feet; thence North 07°53'23" East, 0.03 feet; thence North 05°46'38" East, 0.07 feet; thence North 03°39'08" East, 0.01 feet; thence North 07°22'43" West, 0.46 feet; thence North 08°32'21" West, 90.50 feet; thence North 32°14'47" East, 30.69 feet; thence North 23°09'32" East, 66.91 feet; thence North 23°54'24" East, 94.92 feet; thence North

30°01'28" East, 100.17 feet; thence North 27°53'15" East, 101.66 feet; thence North 22°54'50" East, 87.95 feet; thence North 10°14'06" East, 70.09 feet; thence North 15°50'58" West, 45.92 feet; thence North 36°57'23" West, 61.70 feet; thence North 35°15'35" West, 92.97 feet; thence North 31°18'52" West, 100.08 feet; thence North 26°22'07" West, 70.95 feet; thence North 07°11'18" East, 14.92 feet; thence North 01°04'20" East, 0.04 feet; thence North 38°49'12" West, 10.37 feet; thence North 14°48'32" West, 42.69 feet; thence North 01°18'04" East, 72.27 feet; thence North 24°15'28" East, 70.71 feet; thence North 33°19'17" East, 96.20 feet; thence North 28°49'20" East, 76.02 feet; thence North 06°58'27" East, 27.35 feet; thence North 25°19'11" West, 21.32 feet; thence North 14°12'30" East, 51.51 feet; thence North 19°30'05" East, 89.85 feet; thence North 18°35'22" East, 0.39 feet; thence North 80°11'59" West, 0.47 feet; thence North 81°18'12" West, 183.77 feet; thence North 78°04'05" West, 101.38 feet; thence North 79°04'59" West, 0.44 feet; thence South 51°52'12" West, 0.11 feet; thence South 46°06'20" West, 0.38 feet; thence South 44°56'56" West, 145.37 feet; thence South 43°33'50" West, 0.52 feet; thence South 42°29'26" West, 0.02 feet; thence South 39°27'17" West, 0.01 feet; thence South 38°10'13" West, 0.05 feet; thence South 08°09'06" West, 0.08 feet; thence South 04°02'29" West, 0.37 feet; thence South 03°01'04" West, 111.54 feet; thence South 04°14'14" West, 118.63 feet; thence South 03°04'13" West, 0.32 feet; thence South 01°01'37" West, 0.16 feet; thence South 00°27'50" East, 0.02 feet; thence South 31°49'24" East, 0.08 feet; thence South 34°24'41" East, 0.25 feet; thence South 35°12'26" East, 63.31 feet; thence South 20°27'24" West, 45.82 feet; thence South 19°44'16" West, 0.17 feet; thence South 15°22'13" West, 0.14 feet; thence South 36°20'22" East, 18.03 feet; thence South 01°49'54" West, 103.51 feet; thence South 67°42'15" West, 78.49 feet; thence North 47°11'47" West, 159.38 feet; thence North 47°07'52" West, 161.37 feet; thence North 62°40'12" West, 86.63 feet; thence North 87°59'24" West, 67.72 feet; thence South 73°03'05" West, 81.45 feet; thence South 71°00'41" West, 98.07 feet; thence South 82°03'26" West, 38.57 feet; thence North 47°33'56" West, 32.44 feet; thence North 48°34'30" West, 0.36 feet; thence North 49°55'59" West, 0.13 feet; thence North 53°31'42" West, 0.16 feet; thence North 53°57'31" West, 73.32 feet; thence North 54°53'30" West, 0.38 feet; thence North 58°56'45" West, 0.01 feet; thence North 60°34'21" West, 0.01 feet; thence North 88°26'02" West, 0.10 feet; thence North 90°00'00" West, 0.47 feet; thence South 88°41'36" West, 72.76 feet; thence South 88°01'22" West, 0.44 feet; thence South 87°39'41" West, 56.67 feet; thence South 86°25'57" West, 0.48 feet; thence South 84°41'52" West, 0.04 feet; thence South 74°58'22" West, 0.02 feet; thence South 41°44'09" West, 0.07 feet; thence South 39°32'30" West, 0.36 feet; thence South 38°36'39" West, 32.68 feet; thence North 78°11'18" West, 103.19 feet; thence South 86°28'46" West, 72.05 feet; thence South 83°55'07" West, 115.58 feet; thence South 78°01'58" West, 82.97 feet to the Point of Beginning.

Containing 613.519 Acres (26,724,900 Square Feet), more or less.

Attachment 4

Legal Sketch

EXHIBIT OF GAINESVILLE SR 121 PD LANDS

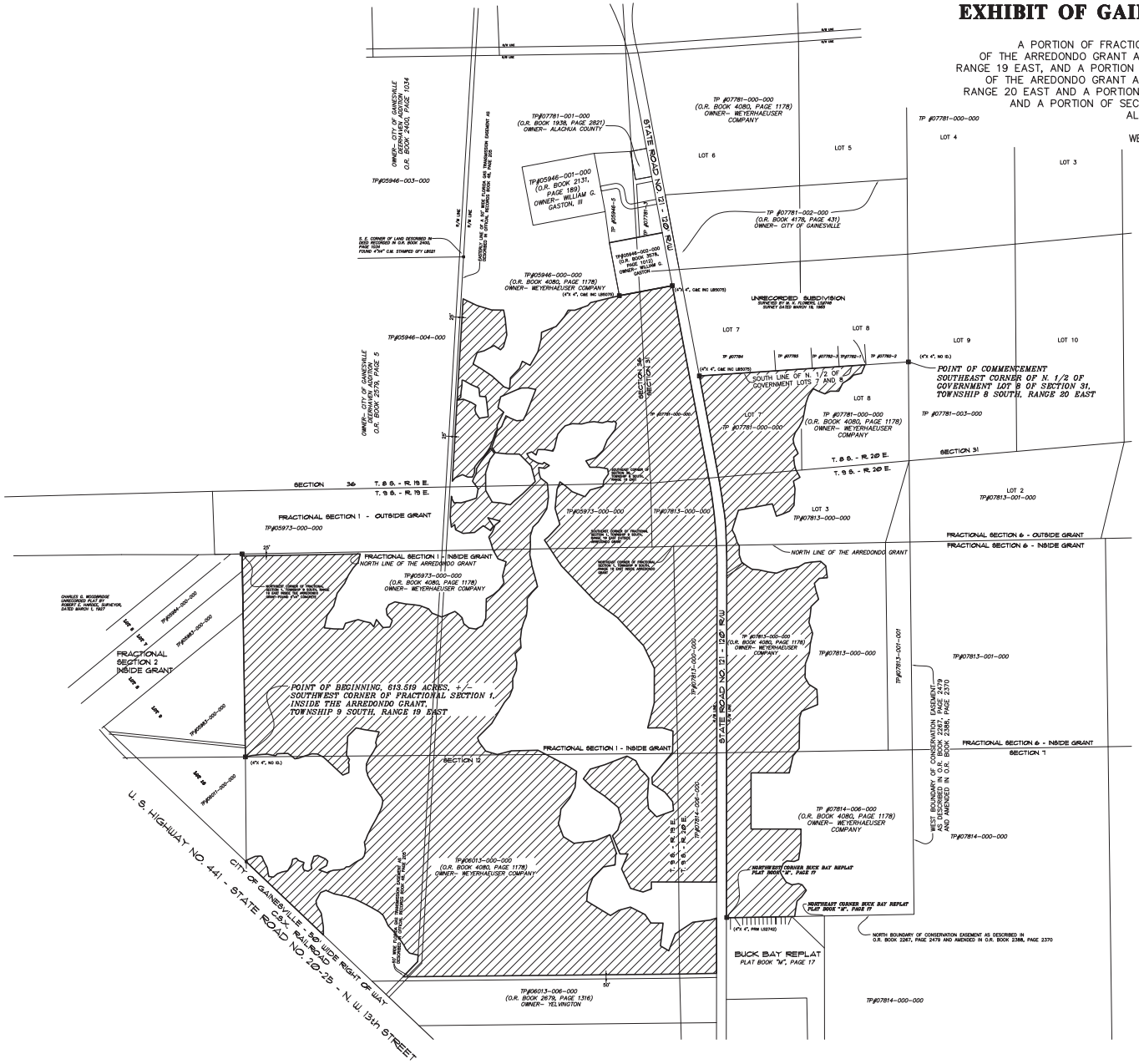
IN

A PORTION OF FRACTIONAL SECTIONS 1, LYING INSIDE AND OUTSIDE OF THE ARREDONDO GRANT AND A PORTION OF SECTION 12, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AND A PORTION OF FRACTIONAL SECTIONS 6, LYING INSIDE AND OUTSIDE OF THE AREDONDO GRANT AND A PORTION OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 20 EAST AND A PORTION OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 19 EAST AND A PORTION OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 20 EAST

ALACHUA COUNTY, FLORIDA

FOR

WEYERHAEUSER NR COMPANY



LEGEND OF SYMBOLS & ABBREVIATIONS:

No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
R/W	=	RIGHT OF WAY
TP	=	TAX PARCEL
T. 9 S. - R 19 E.	=	TOWNSHIP 9 SOUTH, RTANGE 19 EAST
■	=	FOUND CONCRETE MONUMENT (SIZE, ID.)

No.	Date	Comment

eda engineers-surveyors-planners, inc.
3404 NW 43rd ST. GAINESVILLE, FLORIDA 32606-6669
PH. (352) 373-3541 FAX (352) 373-7268
E-MAIL: mail@eda-inc.com

Project No. 2016-275
Date 8.10.
Drawn B.G.
eda engineers-surveyors-planners, inc.
Corporate Authorization No. LB 2389
By: P.S.M.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2017

Sketch Page PREPARED FOR: 1) WEYERHAEUSER NR COMPANY 2) 3) 4)
Survey Date 1/20/2017
Field Book/Page
Revised

Sheet No.: V-001

Plotted Apr 20, 2017 – 11:48:06 – rgraver
J:\Bob\Plum Creek\Weyerhaeuser\SR121PD.dwg – Model

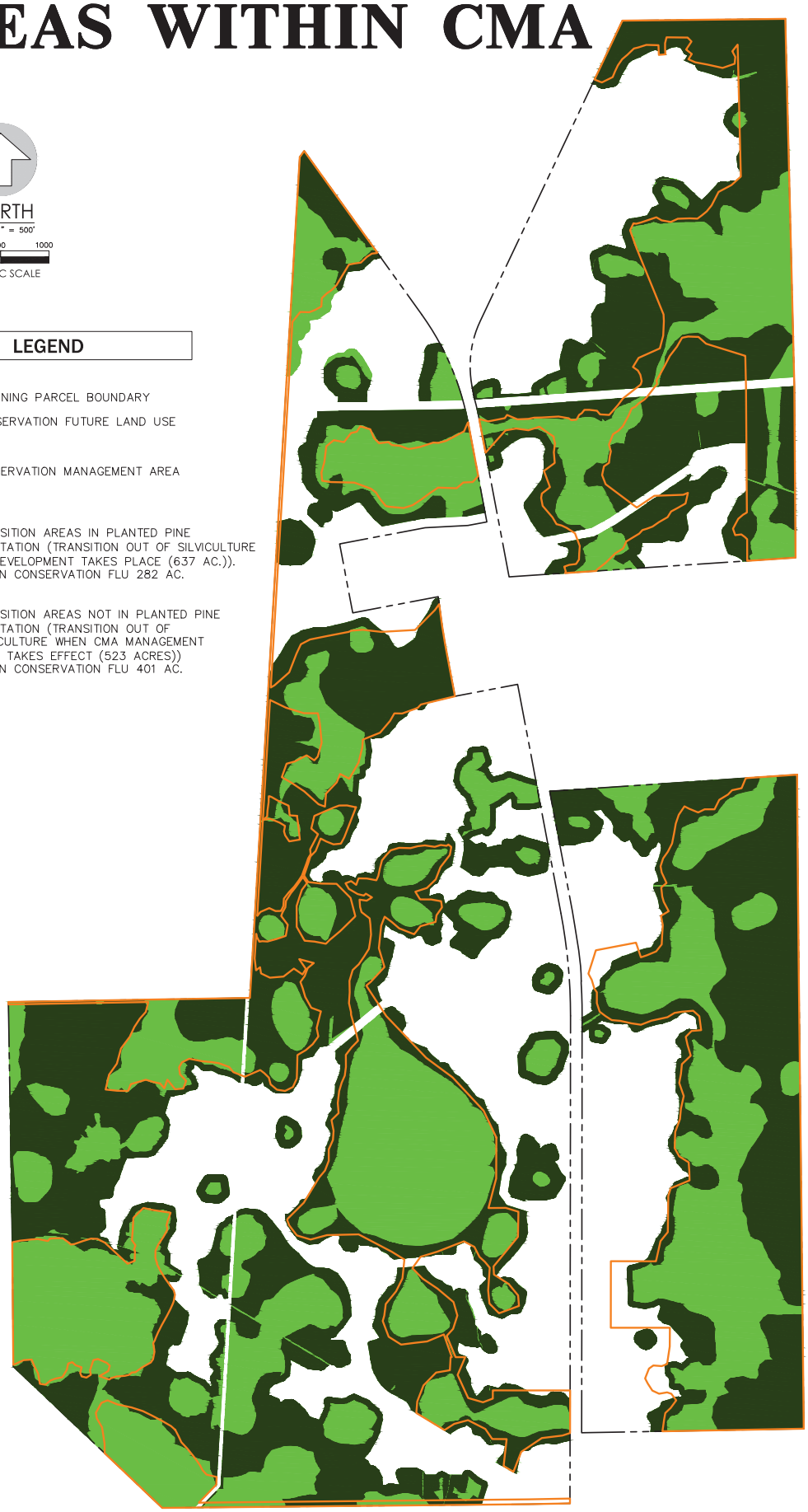
Attachment 5

Conservation Management Area Map

Attachment 5

CONSERVATION MANAGEMENT AREA MAP

CONSERVATION FUTURE LAND USE ACREAGE IN TRANSITION AREAS WITHIN CMA



Revised 09/09/2022