



# City of Gainesville

Department of Sustainable  
Development

2023-825

## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** August 25, 2023

**PROJECT NAME AND NUMBER:** Cotton Land Use Amendment LD23-72, and Rezoning LD23-71

**APPLICATION TYPE:** Legislative and Quasi-Judicial

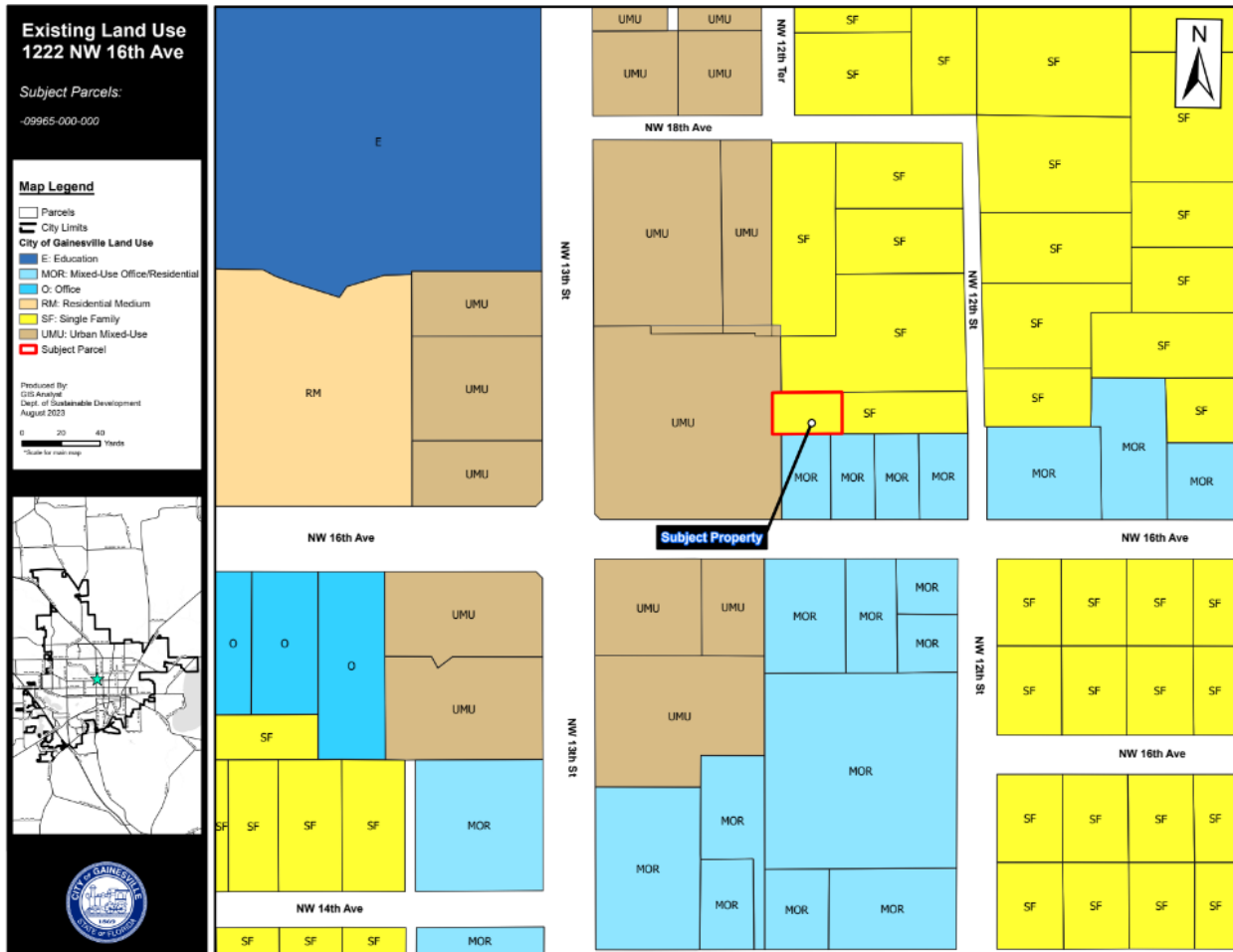
**RECOMMENDATION:** Approve

**CITY PROJECT CONTACT:** Juan Castillo

**PROPERTY SIZE:** 0.8 +/- Acres



Figure 1: Location Map



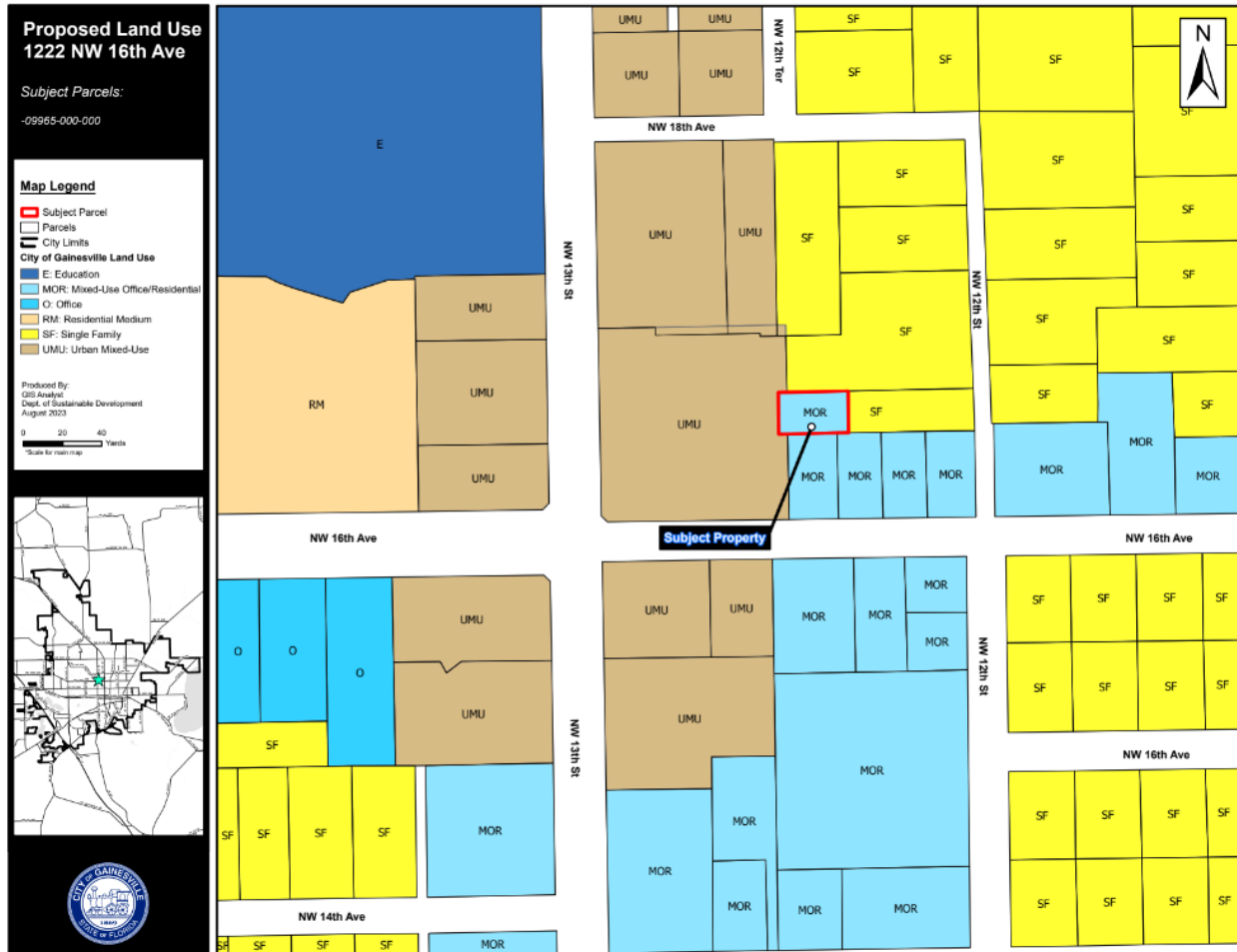


Figure 3: Proposed Land Use Map – Mixed Use Office/Residential (MOR)



Figure 4: Existing Zoning Map – Single Family Residential (RSF-1)



**APPLICATION INFORMATION**

Agent/Applicant: Richard Cotton  
 Property Owner(s): Richard Cotton  
 Related Petition(S): LD23-71 ZON

**SITE INFORMATION**

Location: 1222 NW 16<sup>th</sup> Ave.  
 Parcel Number(s): 09960-000-000  
 Existing Use(s): Office, Single Family Residential  
 Current Land Use Designations(s): Mixed Use Office/Residential and Single Family  
 Current Zoning Designation(s): Transect Zone 4 and RSF-1  
 Transportation Mobility Program Area (TMPA): Zone B

**Table 1: Adjacent Property Characteristics:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	Single Family Residence	Single Family (SF)	Single Family Residential (RSF-1)
<b>South</b>	ROW/Office	ROW and Mixed Use Office/Residential (MOR)	ROW/ Transect Zone U4
<b>East</b>	Single Family Residential	Mixed Use Office/Residential (MOR)	Transect Zone U4
<b>West</b>	Store/Retail	Urban Mixed Use (UMU)	Transect Zone U6

**Purpose and Description**

This petition is a request to amend the Future Land Use Map as well as rezone a portion of the subject property from a Land Use of Single Family (SF) to Mixed Use Office/Residential, and from Single Family Residential (RSF-1) to Transect Zone U4. The property is located at 1222 NW 16<sup>th</sup> Ave.

The subject property currently has split Land Use and Zoning. The southern portion has a land use of Mixed-Use Office/Residential and a zoning of Transect Zone U4 while the northern portion of the property has a land use of Single Family (SF) and a zoning designation of Single-Family Residential-1 (RSF-1). The subject property is .39 acres, however, the area affected by the requested land use and zoning change is .16 acres. The applicant wishes to consolidate the subject property from a split land use and zoning to one consistent land use and zoning category. The predominant land use and zoning on the property is Mixed use office/residential and Transect Zone U4 (U4).

Currently, the existing zoning allows for single family development on the northern portion of the property while allowing the southern portion to develop office, schools, and personal services. The proposed mixed use office/residential along with a Transect zone 4 designation would provide the opportunity for mixed use development with a residential component at a density of 20 units per acre.

Mixed-use office/residential and transect zoning exists adjacent to and east of the subject property along NW 16<sup>th</sup> Ave for a span of two (2) blocks. To the west of the property adjacent to the subject property there is a large parcel with a land use of Urban Mixed Use and a zoning of Transect Zone 6 (U6). Permissible uses in the U6 zoning district are higher in intensity and include uses such as light assembly manufacturing, retail, and indoor recreation. The residential component of U6 is also higher at 50 dwelling units per acre with bonus provisions allowing up to 60 dwelling units per acre. North of the subject property there are properties designated as Single Family with a zoning of RSF-1.

The area in question is characterized by the Mixed Use Office/Residential land use and U4 zoning acting as a buffer to the single-family development. As such, the applicant's request is consistent with the allowances of the area (use, intensity, and density) as well as the overall

characteristics and zoning pattern of the area (single family and residential zoning to the north and mixed-use office/residential with transect zones south of the single-family development serving as buffer from NW 16<sup>th</sup> Ave.).

### **Recommendation Criteria**

Staff's recommendation is based on the factors stated in the Future Land Use Element Policy 4.1.3 as well as land use change criteria stated in Land Development Code Section 30-3.13 as well as Rezoning Criteria stated in Section 30-3.14.

#### Future Land Use Policy 4.1.3 Analysis

### **1. Consistency with the Comprehensive Plan**

The proposal is consistent with the Comprehensive Plan as outlined below:

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Mixed-Use Office/Residential (MOR): up to 20 units per acre. This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and

private schools, places of religious assembly and community facilities are appropriate within this category.

## **2. Compatibility and Surrounding Land Uses**

The proposed land use is consistent with the existing land use in the area.

## **3. Environmental Impacts and Constraints**

The subject parcel does not contain wetlands, FEMA Floodplain, Strategic Ecosystems or other environmental features.

## **4. Support for Urban Infill and/or Redevelopment**

The subject property is surrounded by existing development which includes single-family, commerce, retail, and offices. The subject parcel is developed; however, the proposed land use would allow for more a consistent land use designation on the property which will facilitate growth.

## **5. Impacts on Affordable Housing**

The proposed land use is not expected to have a negative impact on affordable housing.

## **6. Impacts on the Transportation System**

There are no major transportation issues associated with the proposed land use change.

## **7. Availability of Facilities and Services**

Gainesville Regional Utilities (GRU) services such as water, sewer, and electricity are available to the subject parcel. Furthermore, the site is serviced by the City of Gainesville with Police, Fire, and Waste/Garbage.

## **8. Need for additional acreage in the proposed future land use category**

The action requested by the applicant would be an extension of existing land use on the property to the portion of the property zoned single family.

## **9. Discouragement of Urban Sprawl as Defined in Section 163.3164, F.S., and Consistent with the Requirements of Subsection 163.3177(6) (a) 9, F.S.**

Sub-section 163.3164 (51), F.S. states that "Urban sprawl" means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. Sub-section 163.3177 (6) (a) 9 requires that the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

This amendment to the future land use element discourages the proliferation of urban sprawl because it meets the following criteria of Sub-section 163.3177 (6) (a) 9 b.:



- i. Directs or locates economic growth and associated land development to geographic area of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

*YES. The proposed land use amendment will encourage further densification of an existing and developed piece of property in an urbanized area. The subject property has no wetlands or surface waters and is exempt from the criteria stipulated in Sec. 30-8.17 (Regulated surface water and wetlands) of the Land Development Code. The subject property also has no evident or documented natural features or archaeological artifacts that would be subject to the criteria of Sec. 30-8.13 Regulations of Natural and Archaeological Resources.*

- ii. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

*YES. The subject parcel is located in an urbanized area that is served by public utilities and other public services, including transit.*

- iii. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

*YES. The proposed land use amendment to MOR will increase the redevelopment potential of the subject property by allowing for a more consistent mix of allowable uses. This area is in close vehicular proximity to retail and office developments.*

- iv. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

*YES. The proposed MOR land use designation will enable the potential for a more consistent and varied list of uses on the property incorporating both residential and non-residential uses.*

**10. Need for job creation, capital investment, and economic development to strengthen and diversify the city's economy.**

The proposed land use amendment will increase the potential for development on the property, which is supportive of the City's economic development goal of encouraging infill development.

**11. Need to modify land uses categories and developmental patterns within antiquated subdivisions as defined in Section 163.3164, F.S.**

Existing development on the subject parcel does not fall within the definition of an antiquated subdivision as defined in Section 163.3164, F.S.

Section 30-3.13 Land use change criteria are below:

**A. The goals, objectives, and policies of the Comprehensive Plan.**

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

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**B. The need for additional land in the proposed land use category based on the projected population of the city and the relative availability of the current and proposed land use categories.**

Not applicable, the requested amendment will not change the already provided uses and intensity from the subject property to the city. The action requested by the applicant would be an extension of existing land use on the property to the portion of the property zoned single family.

**C. The proposed land use category of the property in relation to surrounding properties and other similar properties.**

Mixed use office/residential and transect zoning exists adjacent to and east of the subject property along NW 16<sup>th</sup> Ave for a span of two (2) blocks. To the west of the property adjacent to the subject property, there's a large parcel with a land use of Urban mixed-use and a zoning of Transect zone 6 (U6). Uses on the U6 property are higher in intensity and include uses such as light assembly manufacturing, retail, and indoor recreation. The residential component of Transect zone 6 is also higher at 50 units per acre with bonus provisions up to 60 units per acre. North of the subject property there are property designated as Single Family with a zoning of RSF-1. The characteristic of the area however uses land use mixed use office/residential, and zoning transect 4 as a buffer to the single-family development. As such the applicant's request is consistent with the allowances of the area (use, intensity, and density) as well as the overall characteristics and placement of the area (single family and residential zoning to the north and mixed-use office/residential with transect zones south of the single-family development serving as buffer from NW 16<sup>th</sup> Ave.).

**D. The potential impact of the land use change on adopted level of service standards.**

No impact to adopted level of service is expected.

Section 30-3.14 Rezoning criteria are below:

**A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

Yes, see above.

**B. The character of the district and its suitability for particular uses.**

Transect Zone U4 is characterized by low intensity uses primarily revolving around office, personal services, and schools. U4 has consistently been used to buffer single family development from high intensity uses or situations that would present have an adverse impact on single family development such as a high volume road. The surrounding area to the subject property displays the development patter described above by using adjacent transect zone 4 properties to act as buffers to single family development from NW 16<sup>th</sup> Ave. Which is a storefront street designed for a high volume of pedestrian activity.

**C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

Adjacent to the subject property there are other Transect Zone U4 properties that run along NW 16<sup>th</sup> Ave. for a length of two blocks. Existing Transect Zone U4 acts as a buffer to the existing single family residences located north of Transect Zone U4 (and subject property) away and buffered from NW 16<sup>th</sup> Ave. The requested rezoning would support the already existing pattern as well as being consistent with the existing U4 properties.

**D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.**

Requested rezoning is not expected to have an adverse impact to the value of surrounding properties.

**E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.**

None applicable

**F. The needs of the city for land areas for specific purposes to serve population and economic activities.**

Not applicable. The request is not to introduce a new zone to a property with a different zone than what's proposed, but rather an extension of an existing zone on one property.

**G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

No substantial changes to the area. The proposed rezoning is consistent with the established zoning pattern of the area.

**H. The goals, objectives, and policies of the Comprehensive Plan.**

Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

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**I. The facts, testimony, and reports presented at public hearings.**

The facts presented at public hearings will be considered by the City Plan Board and City Commission.

**J. Applications to rezone to a transect zone shall meet the following additional criteria:**

1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones, with the potential to establish a coherent expansion of nearby transects with elements including a code compliant street system with sidewalks, pedestrian circulation, lighting systems, and utility infrastructure.

*The proposed is an extension of the existing Transect Zone U4.*

2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.

*The city as a whole is changing in growth and development pattern. The area in question has been affected by a series of lot splits, minor development plans, Special Uses, and with this application, a land use and rezoning request. The area has a strong inventory of transect zones ranging from U3 to U6.*

3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.

This request meets several points in the City's comprehension plan:

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement

of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

4. The subject land has the characteristics of a T-Zone or has the potential to successfully facilitate development consistent with the intent of the T-Zone, including the creation of a more urban form through prescriptive building placement standards, enhanced window glazing, and an emphasis on the pedestrian experience.

Part of the subject property is currently a transect zone. The request is for the extension of the existing transect zone unto the last portion of the property.

### **RECOMMENDATION**

Staff recommends approval of petition LD23-72 LUC and LD23-71 ZON of parcel 09965-000-000.

### **DRAFT MOTION FOR CONSIDERATION**

**Approve LD23-72** Land Use Amendment of parcel 09965-000-000 from Single Family (SF) to Mixed use office/Residential (MOR).

**Approve LD23-71** Rezoning of parcel 09965-000-000 from Single Family Residential (RSF-1) to Transect Zone U4.

### **LIST OF APPENDICES**

**Appendix A:** Application

**Appendix B:** Legal Description

# **Appendix A: Application**



## Land Use Amendment/Zoning Map Change Application

<b>Project Name:</b>	<b>Tax Parcel Number:</b>
<b>Property Address:</b>	
<b>*Size of Property (acres):</b>	
<b>**First Step Meeting Date:</b>	<b>Neighborhood Workshop Date:</b>

\*All requests for a land use or zoning change for a property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.

\*\*Anyone intending to file a petition for amendments to the future land use or zoning map should attend a first step meeting with city staff prior to submittal to discuss the proposed amendment and petition process.

**Legal Description** (attach as separate document, using the following guidelines):

- a. Submit separate from any other information.
- b. May not be included as part of a purchase agreement, contract for sale, lease agreement, transfer of title, warranty deed, notice of ad valorem taxes, print-outs from property appraiser office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances, and angles.

Owner(s) of Record	
Name(s):	
Mailing Address:	
Phone:	Email:

Applicant/Project Coordinator	
Name:	Company:
Mailing Address:	
Phone:	E-mail:
Additional users to be granted access for e-plan review:	
Name:	E-mail:
Name:	E-mail:

Request		
Check applicable request(s) below:		
Future Land Use Map	Zoning Map	Master Flood Control Map
Present designation:	Present Designation:	<b>Other – Specify:</b>
Requested designation:	Requested Designation:	



Surrounding Property Information	
	Existing land use:
<b>North</b>	
<b>South</b>	
<b>East</b>	
<b>West</b>	

1. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?  
**No**    **Yes** (If yes, please explain why the other properties cannot accommodate the proposed use?)

- 2.
- |   |
|---|
| If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following: |
| <b>Residential streets:</b>   |
| <b>Noise and lighting:</b>  |

3. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?  
**No**    **Yes** (If yes, please explain below)

4. Does this request involve either or both of the following?
- a. Property in a historic district or property containing historic structures?  
**No**    **Yes**
  - b. Property with archaeological resources deemed significant by the State?  
**No**    **Yes**

- 5.
- |   |                          |
|---|--------------------------|
| <b>Which of the following best describes the type of development pattern your development will promote?</b> |                          |
| Redevelopment   | Urban Infill             |
| Activity Center   | Urban Fringe             |
| Commercial  | Traditional Neighborhood |

6. Please explain the impact of the proposed change on the community:

7. What are the long-term economic benefits (wages, jobs & tax base)?

8.

What impact will the proposed change have on level of service standards?
<b>Roadways:</b>
<b>Recreation:</b>
<b>Water &amp; Wastewater:</b>
<b>Solid Waste:</b>
<b>Mass Transit:</b>

9. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

No Yes (please explain

**To the Applicant:**

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) are the true and proper identification of the area for which the petition is being submitted.

**Applicant Signature:** \_\_\_\_\_

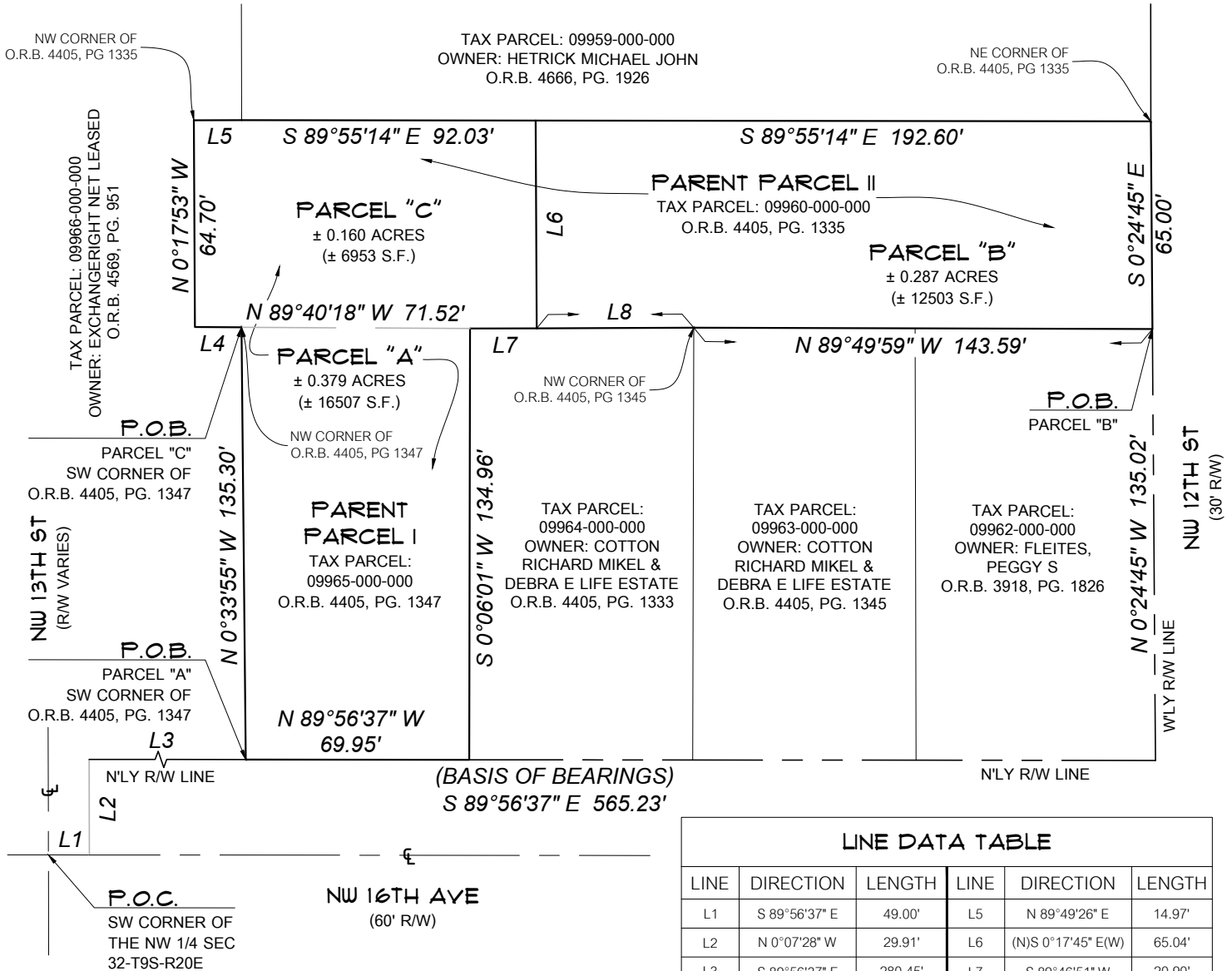
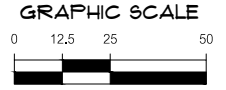
**Date:** \_\_\_\_\_

## **Appendix B: Legal Description**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN THE NW 1/4 OF  
SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST,  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*



LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S 89°56'37" E	49.00'	L5	N 89°49'26" E	14.97'
L2	N 0°07'28" W	29.91'	L6	(N)S 0°17'45" E(W)	65.04'
L3	S 89°56'37" E	280.45'	L7	S 89°46'51" W	20.90'
L4	N 89°40'18" W	14.59'	L8	S 89°46'51" W	49.14'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
S.F. = SQUARE FEET  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT OF WAY  
SEC = SECTION  
T9S = TOWNSHIP 9 SOUTH  
R20E = RANGE 20 EAST

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 89°56'37" E FOR THE NORTHERLY RIGHT-OF-WAY LINE OF NW 16TH AVE, AS SHOWN HEREON.

DESCRIPTION:

(SEE SHEETS 2, 3 & 4 OF 4)

CERTIFIED TO:

MIKE COTTON

This map prepared by: AUSTIN BLAZS

CERTIFICATE OF AUTHORIZATION NO. L.B. 5075  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 7401

DATE: 06-20-2023  
TECHNICIAN: LWC  
CHECKED BY: AB  
PROJECT NUMBER: 23-0421

SCALE: 1" = 50'  
VERIFY SCALE  
BAR IS ONE HALF INCH ON ORIGINAL DRAWING  
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**CHW** Professional Consultants

11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com

est. 1986 **FLORIDA** CA-5075

PARCEL "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335 AND PAGE 1347, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 280.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE NORTH 0°33'55" WEST, A DISTANCE OF 135.30 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1347; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 14.59 FEET; THENCE NORTH 0°17'53" WEST, A DISTANCE OF 64.70 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1335; THENCE NORTH 89°49'26" EAST, A DISTANCE OF 14.97 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 92.03 FEET; THENCE SOUTH 0°17'45" EAST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 20.90 FEET; THENCE SOUTH 0°06'01" WEST, A DISTANCE OF 134.96 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 89°56'37" WEST, A DISTANCE OF 69.95 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINING 0.379 ACRES, MORE OR LESS.

CERTIFIED TO:  
  
SEE SHEET ONE OF FOUR

SHEET NO.  
2 OF 4

This map prepared by:	AUSTIN BLAZS
CERTIFICATE OF AUTHORIZATION NO. L.B. 5075 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SEE SHEET ONE OF FOUR
	Professional Surveyor & Mapper Fla. License No. 7401

DATE:	06-20-2023
TECHNICIAN:	LWC
CHECKED BY:	AB
PROJECT NUMBER:	23-0421

 <b>CHW</b> Professional Consultants	11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1986 <b>FLORIDA</b> CA-5075
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PARCEL "B"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 565.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 12TH STREET (30' RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY LINE NORTH 0°24'45" WEST, A DISTANCE OF 135.02 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WESTERLY LINE NORTH 89°49'59" WEST, A DISTANCE OF 143.59 FEET TO THE NORTHWEST CORNER OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1345; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 49.14 FEET; THENCE NORTH 0°17'45" WEST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 192.60 FEET TO SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE SOUTH 0°24'45" EAST, A DISTANCE OF 65.00 FEET TO THE **POINT OF BEGINNING**.

HEREIN DESCRIBED PARCEL CONTAINING 0.287 ACRES, MORE OR LESS.

CERTIFIED TO:  
  
SEE SHEET ONE OF FOUR

SHEET NO.  
3 OF 4

This map prepared by:	AUSTIN BLAZS
CERTIFICATE OF AUTHORIZATION NO. L.B. 5075 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SEE SHEET ONE OF FOUR
	Professional Surveyor & Mapper Fla. License No. 7401

DATE: 06-20-2023
TECHNICIAN: LWC
CHECKED BY: AB
PROJECT NUMBER: 23-0421

 <b>CHW</b> Professional Consultants	11801 Research Drive Alachua, Florida 32615 (352) 331-1976 <a href="http://www.chw-inc.com">www.chw-inc.com</a> est. 1986 <b>FLORIDA</b> CA-5075
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# PARCEL "C"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335 AND PAGE 1347, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 280.45 FEET; THENCE DEPARTING SAID NORTHERLY LINE NORTH 0°33'55" WEST, A DISTANCE OF 135.30 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1347; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 14.59 FEET; THENCE NORTH 0°17'53" WEST, A DISTANCE OF 64.70 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1335; THENCE NORTH 89°49'26" EAST, A DISTANCE OF 14.97 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 92.03 FEET; THENCE SOUTH 0°17'45" EAST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 20.90 FEET; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 71.52' TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINING 0.160 ACRES, MORE OR LESS.

CERTIFIED TO:  
  
SEE SHEET ONE OF FOUR

SHEET NO.  
4 OF 4

This map prepared by:	AUSTIN BLAZS
CERTIFICATE OF AUTHORIZATION NO. L.B. 5075 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SEE SHEET ONE OF FOUR
	Professional Surveyor & Mapper Fla. License No. 7401

DATE: 06-20-2023
TECHNICIAN: LWC
CHECKED BY: AB
PROJECT NUMBER: 23-0421



11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1986 **FLORIDA**  
CA-5075

**DATE:** June 23, 2023  
**CLIENT:** Mike Cotton  
**PROJECT NAME:** Lot Reconfiguration TP's 09960-000-000 & 09965-000-000  
**PROJECT NO:** 23-0421  
**DESCRIPTION FOR:** Parcel A

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335 AND PAGE 1347, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 280.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE NORTH 0°33'55" WEST, A DISTANCE OF 135.30 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1347; THENCE NORTH 89°40'18" WEST, A DISTANCE OF 14.59 FEET; THENCE NORTH 0°17'53" WEST, A DISTANCE OF 64.70 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4405, PAGE 1335; THENCE NORTH 89°49'26" EAST, A DISTANCE OF 14.97 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 92.03 FEET; THENCE SOUTH 0°17'45" EAST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 20.90 FEET; THENCE SOUTH 0°06'01" WEST, A DISTANCE OF 134.96 FEET TO SAID NORTHERLY LINE; THENCE ALONG SAID NORTHERLY LINE NORTH 89°56'37" WEST, A DISTANCE OF 69.95 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINING 0.379 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF**



**DATE:** June 23, 2023  
**CLIENT:** Mike Cotton  
**PROJECT NAME:** Lot Reconfiguration TP's 09960-000-000 & 09965-000-000  
**PROJECT NO:** 23-0421  
**DESCRIPTION FOR:** Parcel B

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1335, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 20 EAST BEING A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF NORTHWEST 13TH STREET (U.S. 441) AND THE CENTERLINE OF NORTHWEST 16TH AVENUE (60' RIGHT-OF-WAY), THENCE ALONG SAID CENTERLINE OF SAID AVENUE SOUTH 89°56'37" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 0°07'28" WEST, A DISTANCE OF 29.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°56'37" EAST, A DISTANCE OF 565.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 12TH STREET (30' RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY LINE NORTH 0°24'45" WEST, A DISTANCE OF 135.02 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE NORTH 89°49'59" WEST, A DISTANCE OF 143.59 FEET TO THE NORTHWEST CORNER OF SAID COUNTY OFFICIAL RECORDS BOOK 4405, PAGE 1345; THENCE SOUTH 89°46'51" WEST, A DISTANCE OF 49.14 FEET; THENCE NORTH 0°17'45" WEST, A DISTANCE OF 65.04 FEET; THENCE SOUTH 89°55'14" EAST, A DISTANCE OF 192.60 FEET TO SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE SOUTH 0°24'45" EAST, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINING 0.287 ACRES, MORE OR LESS.

**ALL AS SHOWN ON THE MAP  
ATTACHED HERewith AND MADE  
A PART HEREOF**