



100790A

EXHIBIT
A-1

ENG, DENMAN & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

Zoning Map Amendment Application



- Project Request:** A zoning map amendment from General Industrial (I-2) to Business Industrial and Conservation.
- Project Location:** Approximately 15 acres located near the southeastern corner of Waldo Road and NE 49th Avenue in the Airport Industrial Park (parcel numbers 08162-001-000 and 08162-002-000).
- Project Owner:** City of Gainesville
- Submittal Date:** January 13, 2011
- Prepared By:** Clay Sweger, AICP, LEED AP
Eng, Denman and Associates, Inc.

Background

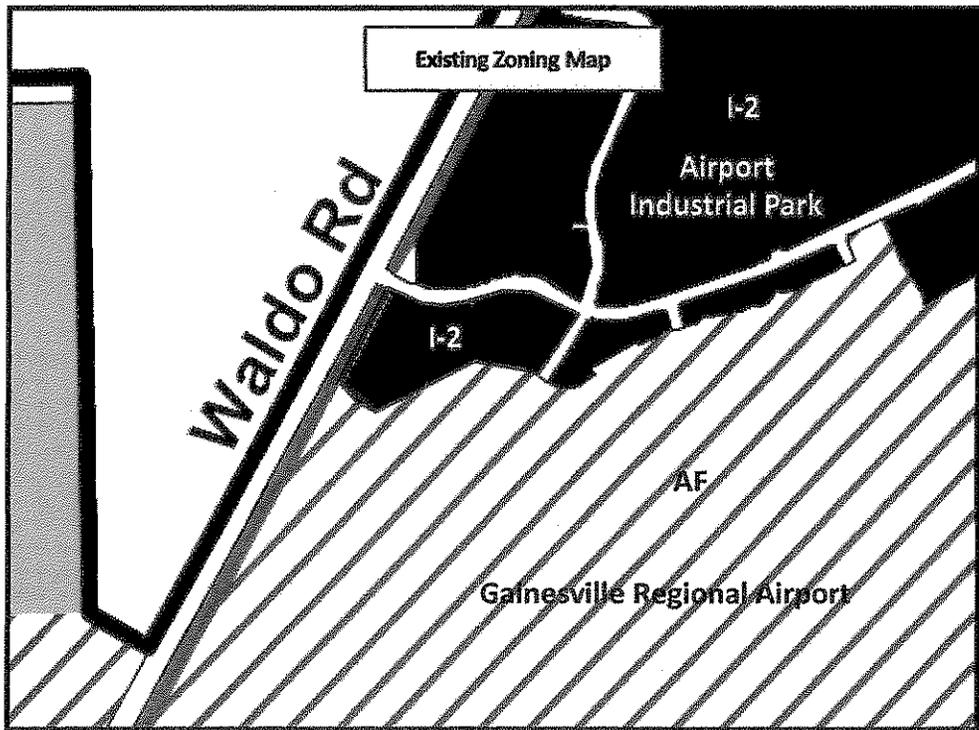
In 2010, the Gainesville-Alachua County Regional Airport Authority directed Eng, Denman & Associates to prepare a Master Planning Report that examined the existing site conditions and future development potential of properties associated with the Gainesville Regional Airport. It is the intent of the airport to utilize the report's recommendations to help place itself in a more strategic position to attract compatible private business and development activity on these properties in order to generate additional revenue, thus ensuring that the airport will continue to operate as an independently funded facility.

The properties associated with the airport consist of approximately 1,900 acres and 29 tax parcels, including the 15-acre subject property (parcel numbers 08162-001-000 and 08162-002-000) within the Airport Industrial Park. The Master Planning Report analyzed existing conditions (environmental, infrastructure, etc.), airport regulations (height restrictions, noise contours, etc.) and the existing land use and zoning patterns to determine the overall future development potential for various properties associated with the airport. A set of recommendations were included which provide strategies to accomplish these economic development initiatives.

As a result of one of the report's recommendations, the Airport Authority on June 30, 2010 voted to authorize the CEO to proceed in preparing the application to change the zoning of the subject property from General Industrial (I-2) to Business Industrial and Conservation. Additionally, this proposal was presented to the City Commission on August 19, 2010 and directed staff to initiate a petition to the Plan Board reflecting the airport's proposal.

The subject property is approximately 15 acres near the southeastern corner of Waldo Road and NE 49th Avenue in the Airport Industrial Park. The property is owned by the City of Gainesville and maintained by the Gainesville Regional Airport and is undeveloped. Approximately 7.35 acres (southernmost) contains some environmentally sensitive resources including a portion of little Hatchet Creek, wetlands and the 10 year flood channel. These areas are proposed to be placed into conservation. The remaining portion of the property (approximately 7.63 acres) appears primed for development and is proposed to assume a Business Industrial designation.

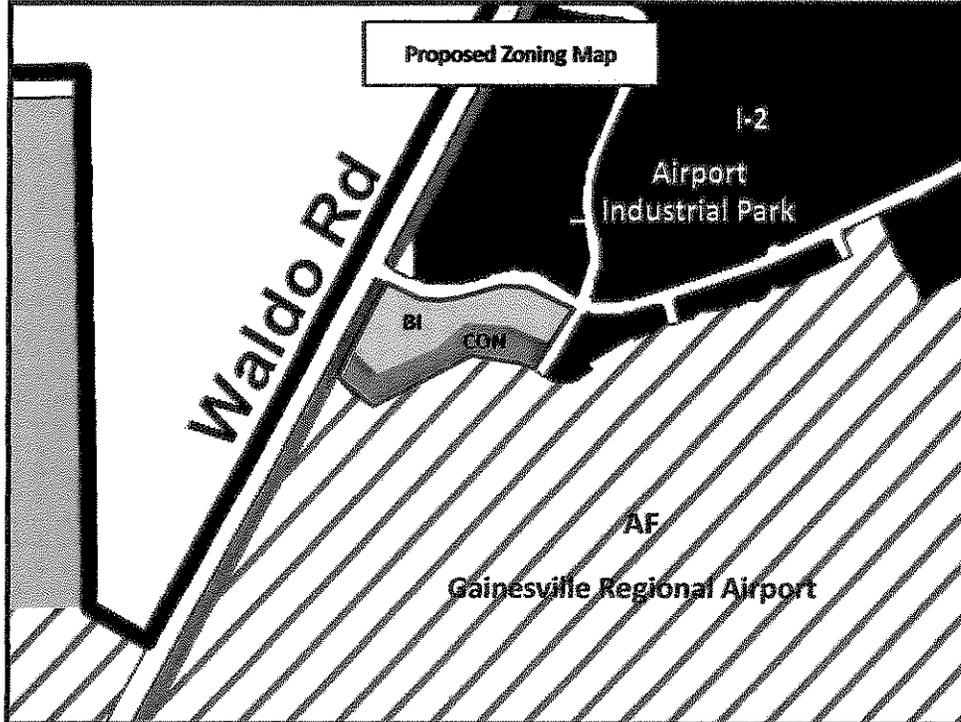
The existing zoning of the property is General Industrial (I-2), as illustrated on the following map:



Statement of Proposed Change

Zoning Map Amendment

The proposed rezoning application requests a change in the zoning map for a of a 15 acre parcel located near the southeastern intersection of the Waldo Road / NE 49th Avenue from General Industrial (I-2) to Business Industrial (7.63 acres) and Conservation (7.35 acres), as indicated on the following map:



The City of Gainesville Land Development Code provides the following definition for the existing General Industrial (I-2) and proposed Business Industrial zoning designation:

The BI district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain office, business and industrial uses in a combined setting. This district will facilitate the development of a business park that will cater to a variety of uses that support and complement each other and reduce external trips for goods and services. This district supports enterprises engaging in light manufacturing, processing or fabrication of products and machinery, research and development operations, business retail, medical uses and wholesale or storage distribution concerns. This district contains uses which generally are not objectionable because of noise, heavy truck traffic or fumes, or uses that can be adequately regulated for mitigation of nuisances by performance standards.

Further, the Land Development Code provides the following objectives for the proposed Business Industrial district:

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- (1) Provide a business/employment center that allows a variety of uses where employees have access to goods and services without having to leave the business park environment;*
- (2) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and distribution of goods or services;*
- (3) Encourage business park development in appropriate locations throughout the community where public facilities and services exist or are planned.*
- (4) Allow a mix of uses that are compatible with airport operations in appropriate areas near the Gainesville Regional Airport;*
- (5) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and*
- (6) Encourage the infill and/or redevelopment of existing areas that would benefit from the opportunity to combine business and industrial uses.*

Permitted uses for the Business Industrial district include, but are not limited to; corporate offices, research and development, manufacturing of renewable energy, day care centers, eating places, professional schools, veterinary services, transportation services, communications, hotels and motels, personal services, business services, retail trade, finance, insurance and real estate, etc.

Currently, all properties located within the Airport Industrial Park all have an Industrial Future Land Use designation and General Industrial (I-2) zoning designation. The Industrial / I-2 districts are established to accommodate various heavy and intensive industrial operations that include large scale warehousing and manufacturing and have a fairly limited range of permitted uses. The Business Industrial (BI) district is established for the purpose of providing sufficient space for the development of certain office, business, retail and light industrial uses in a combined setting and encourages business park development and a mix of business and industrial uses that are compatible with airport operations in appropriate areas near the Gainesville Regional Airport.

In order to create a competitive advantage and encourage continued economic development within the Airport Industrial Park, it is requested that the City amend the zoning for the subject property from General Industrial (I-2) to Business Industrial and Conservation.

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This rezoning application will enhance the existing Airport Industrial Park as an employment generator in northeast Gainesville that will provide additional commercial development opportunities and job creation in harmony with the Gainesville Regional Airport and the Waldo Road corridor and is requested because:

- The proposed BI zoning district is compatible with the underlying Industrial Future Land Use designation as indicated in the City of Gainesville Comprehensive Plan.
- The BI zoning district allows for a wider range of office, business and industrial uses than the General Industrial (I-2) district.
- The Business Industrial and Conservation zoning designations have been determined by the Gainesville Alachua County Regional Airport Authority to be the most appropriate designation for the property and allows the greatest future development potential and flexibility of uses while preserving environmental resources on-site.
- The permitted uses in the BI district (smaller scale activities) may accommodate smaller parcels, such as the subject property.
- The permitted uses in the BI district generally permit less intensive/noise creating/nuisance uses than the existing General Industrial (I-2) zoning.
- A small percentage of parcels with a BI designation in the Airport Industrial Park will create a competitive advantage by offering a unique set of permitted uses in relation to the remaining parcels having an Industrial / I-2 designation. In addition, permitted uses that are service, food and retail oriented can serve the existing Airport Industrial Park employment sector, thus reducing need for employees to travel off-site for certain services.
- The permitted uses in the BI zoning district are consistent with the recorded covenants and restriction that govern development within the Airport Industrial Park.
- The rezoning will include placing almost 50% of the subject property in a Conservation zoning designation to protect the on-site environmentally sensitive areas.
- Development of the subject property will occur in harmony with surrounding land uses and in compliance with all applicable regulations associated with the Gainesville Regional Airport, as defined in Appendix F.
- The Business Industrial district was created by the City of Gainesville for this type of economic development initiative near the airport and supports the vision of the Innovation Gainesville initiative.

- The zoning change proposal will help realize the vision of the Plan East Gainesville initiative by encouraging economic development and job creation that utilize the Gainesville Regional Airport as a catalyst.

Comprehensive Plan Consistency

The proposed change in zoning from the property from General Industrial to Business Industrial and Conservation is consistent with the City of Gainesville Comprehensive Plan. Specifically, the proposed zoning categories are consistent with underlying future land use designation of Industrial, as indicated on the following table, which is proposed by City staff to be incorporated within the Comprehensive Plan:

Future Land Use Categories and Corresponding/Implementing Zoning Districts:

Land Use Categories	Zoning Districts
Single Family (SF)	RSF-1, RSF-2, RSF-3, RSF-4, RSF-R, CON, PD, PS
Residential-Low (RL)	RSF-4, RMF-5, MH, RC, PD, CON, PS
Residential-Medium (RM)	RMF-6, RMF-7, RMF-8, PD, CON, PS
Residential-High (RH)	RH-1, RH-2, PD, TND, CON, PS
Mixed Use-Residential (MUR)	RMU, PD, CON, PS
Mixed Use-Low (MUL)	MU-1, PD, TND, CON, PS
Mixed Use-Medium (MUM)	MU-2, CP, PD, TND, CON, PS
Mixed Use-High (MUH)	CCD, PD, TND, CON, PS
Urban Mixed-Use 1 (UMU-1)	UMU-1, CON, PS, PD
Urban Mixed-Use 2 (UMU-2)	UMU-1, UMU-2, CON, PS, PD
Office (O)	OR, OF, MD, PD, CON, PS
Commercial (C)	BA, BT, BUS, W, PD, CON, PS
Business Industrial (BI)	BI, PD, PS, CON
Industrial (IND)	I-1, I-2, W, PD, CON, PS, BI
Education (E)	ED, PD, CON, PS
Recreation (REC)	PS, PD, CON
Conservation (CON)	CON, PD, PS
Agriculture (AGR)	AGR, CON, PS
Public Facilities (PF)	AF, PS, PD, CON
Planned Use District (PUD)	PD, TND, PS or rezoning consistent with the underlying land use designation

In addition, the Comprehensive Plan includes the following definition for the underlying Industrial future land use:

Industrial

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

As described above, the proposed Business Industrial zoning district includes a set of permitted uses that are consistent with the intent of the underlying future land use designation.

Plan East Gainesville

The Plan East Gainesville Report was accepted by the City of Gainesville in 2003 and is referenced in the City of Gainesville Comprehensive Plan. A primary objective of the Plan is the targeting of specific areas for mixed-use development centers that can support and sustain higher levels of employment, commercial and social activities.

While the subject property, Airport Industrial Park and a majority of the Gainesville Regional Airport is not located within the limits of the study area, it is referenced in the report as an important employment component within northeast Gainesville and subsequently, works toward the goals of the Plan East Gainesville report. The report states that the Gainesville Regional Airport is a catalyst for future economic development in northeastern Gainesville and credits the Airport Industrial Park as an employment generator, thus supporting the uses customarily found in the proposed Business Industrial zoning district.

Airport Industrial Park

Market Reimbursement Agreement

An agreement exists between the City of Gainesville as the property owner and the Gainesville-Alachua County Regional Airport Authority (GACRAA) as the operator of the airport and airport facilities, including the Airport Industrial Park. This Market Reimbursement Agreement allows some or all of the Airport Industrial Park to be sold or leased to stimulate and encourage development with the proceeds from City owned land within the Airport Industrial Park to be dedicated solely for use by the GACRAA. Further, these funds shall be used to develop, improve, operate or maintain the Gainesville Regional Airport.

This agreement places GACRAA as ‘the operator’ of City properties within the Airport Industrial Park in a strategic position to attract compatible private business and development activity on these properties in order to generate additional revenue, thus ensuring that the airport will continue to operate as an independently funded facility. As documented, the Airport Authority has determined that the permitted uses found within the Business Industrial zoning designation will make the subject property more attractive to future development than the existing General Industrial (I-2) zoning district.

Covenants and Restrictions

A set of covenants and restrictions for the Airport Industrial Park are recorded with include a list of permitted and prohibited uses and activities. Article III, Section 3.01 states the following:

The property shall be used solely for the purposes of light industrial development, offices, research, display, warehousing, distribution, laboratories, assembly and processing, jobbing, wholesaling and other uses normally associated with the light manufacturing, assembly and distribution found in a high quality light industrial or business park. All uses shall additionally comply with the regulations of all agencies with appropriate governmental jurisdiction. If such permitted uses of this Declaration are inconsistent with the Declarant’s Land Development Code, the standards herein contained shall be deemed cumulative and in addition to said Land Development Code, and not in lieu of any such regulations.

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As outlined in the description above, the permitted uses within the proposed Business Industrial zoning designation are consistent with the permitted uses within the Airport Industrial Park's covenants and restrictions.

Responses to City Zoning Change Application

Surrounding Land Uses and Adjacent Land Use and Zoning

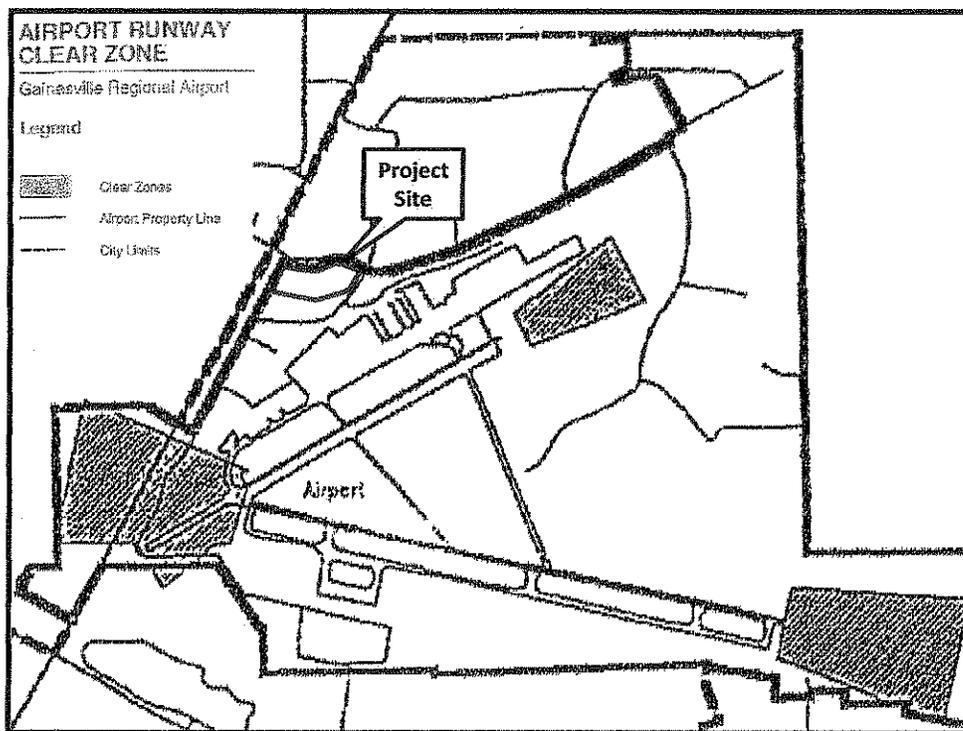
Direction	Property Use	Future Land Use Designation	Zoning Designation
North	Warehouse / Distribution	Industrial	General Industrial (I-2)
East	Gainesville Regional Airport	Public Facilities	Airport Facilities (AF)
South	Gainesville Regional Airport	Public Facilities	Airport Facilities (AF)
West	Waldo Road Undeveloped Land Mobile Home Park	Industrial/Manufacturing Residential Medium	Light Industrial Mobile Home (RM)

The permitted uses in the requested Business Industrial zoning category are compatible with the existing land uses surrounding the subject property. The Gainesville Regional Airport (petitioner for this application) bounds the property to the east and south and has determined that non-residential development will exist in harmony with the adjacent aeronautical activities and will economically support the airport. In addition, development under the Business Industrial zoning will provide new uses (ex: retail, restaurant or service) that can serve and accommodate the employees within the Airport Industrial Park and Gainesville Regional Airport.

Impact on Residential Streets

There are no residential streets adjacent to the subject property and it is not anticipated that the proposed zoning change application will impact residential streets in any manner. As indicted in the previous table, the property is surrounded by a major state road (Waldo Road), land with compatible General Industrial (I-2) non-residential zoning designation to the north and Gainesville Regional Airport to the east and south.

Airport Runway Clear Zone



The subject property is not located within the Airport Runway Clear zone and therefore, the associated regulations are not applicable.

Airport Height Notification Zone

In addition to the adopted noise and clear zones, the City of Gainesville has also established a height notification zone in Appendix F. The subject property is located within Airport Height Notification Subzone 1, which includes all properties within 20,000 feet of the airport. Buildings that exceed one foot (1') of elevation for every one-hundred feet (100') of horizontal distance from the runway will notify the FAA and receive verification that they do not create a navigation hazard. The subject property ranges in horizontal distance from approximately 1,400 hundred feet at the closest to approximately 2,400 feet at the farthest. The FAA criteria for height is measured two hundred feet (200') from the end of runway at a slope of one foot (1') vertically per thirty four feet (34') horizontally, thus allowing for a maximum building height that ranges from 40 feet and 70 feet (one to five stories) in height on the subject property.

Environmental Factors.

The subject property is approximately 15 acres in size. Of that total, approximately 7.35 acres (southernmost) contains some environmentally sensitive resources including a portion of little Hatchet Creek, wetlands and the 10 year flood channel as indicated on the exhibit below:



All areas within 150 feet of the Little Hatchet Creek bank (maximum setback) and within the 10 year flood channel are proposed to be rezoned from General Industrial (I-2) to Conservation in order to protect these resources. The remaining portion of the property (approximately 7.63 acres) is proposed to be rezoned from I-2 to Business Industrial.

The subject property is located within the secondary zone of the Murphree Wellfield Protection Area. Future development will be required to comply with the wellfield protection ordinance. New development will require a wellfield protection permit or a special use permit, unless the use is exempt. It should be noted that the permitted uses in the proposed Business Industrial zoning district is less intense (and less in conflict with the protection area) than the uses permitted in the existing General Industrial (I-2) district.

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These factors conclude that the proposed rezoning will result in a ‘net gain’ through increased protection for on and off site environmental resources.

Contribution to the Community & Long Term Economic Benefits

The future development of the subject property will support the vision outlined in the Plan East Gainesville report and will contribute to the overall economic vitality of the northeastern Gainesville area. Job creation as a result of development of the property will benefit the community as a whole.

In addition, development of this parcel will help place the airport (identified as a valuable community asset) in a more strategic position to attract compatible private business and development activity on these properties in order generate additional revenue, thus ensuring that the airport will continue to operate as an independently funded facility.

Level of Service Report

The City of Gainesville has adopted Level of Service standards for roads, potable water, sanitary sewer, solid waste, schools, recreation and drainage, consistent with F.A.C. 9J-5.005. Consistency with these standards is demonstrated in this report.

The proposed zoning change application will change approximately 7.63 acres of the 15 acre subject property controlled by the Gainesville Regional Airport from General Industrial (I-2) zoning to Business Industrial. The remainder of the property will be rezoned to Conservation, thus removing the development potential of this area. The Level of Service (LOS) calculations are based on a projected net change in intensity (15 acres of I-2 zoning vs. 7.63 acres of BI zoning).

Roadways

The subject property will gain ingress/egress from NE 49th Avenue (via State Road 24/Waldo Road) and is located within Transportation Concurrency Exception Area (TCEA) Zone A. Subsequently, development within the subject property are exempt from the LOS standards as set by the Florida Department of Transportation (FDOT) for State Road 24 and State Road 222 given that a feasible funding mechanism has been established to mitigate transportation impacts. According to Florida Statute 163.3177, “A local government’s comprehensive plan and plan amendments for land uses within all transportation concurrency exception areas that are designated and

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maintained in accordance with s. 163.3180(5) shall be deemed to meet the requirement to achieve and maintain level of service standards for transportation.” The City of Gainesville presently meets the criteria set forth by Florida Statute.

The proposed zoning change application will increase the potential traffic generation from future development activity when comparing the existing zoning (I-2) on 15 acres and the proposed (Business Industrial) on 7.63 acres, as indicated below:

Estimated Trip Generation – Existing Zoning Map

Land Use ITE Code	Units	ADT Rate	ADT Total	ADT Enter/Exit
Light Industrial (110)	326,700 SF	6.97 / 1,000 SF	2,277	1,139 / 1,138

Land Use ITE Code	Units	PM Peak Rate	PM Peak Total	PM Peak Enter/Exit
Light Industrial (110)	326,700 SF	1.08 / 1,000 SF	353	74 / 279

Notes:

1. Trip generation based on a maximum development scenario utilizing a FAR of 0.5 for land currently zoned I-2
2. Trip generation rates from the Institute of Transportation Engineers, *Trip Generation*, 8th Edition.
3. No pass-by or internal capture rates were utilized in this analysis.

Estimated Trip Generation – Proposed Zoning Map

Land Use ITE Code	Units	ADT Rate	ADT Total	ADT Enter/Exit
Light Industrial (110)	55,386 SF	6.97 / 1,000 SF	386	193 / 193
General Office (710)	55,386 SF	11.01 / 1,000 SF	610	305 / 305
Specialty Retail (814)	55,386 SF	44.32 / 1,000 SF	2,455	1,228 / 1,227

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Land Use ITE Code	Units	PM Peak Rate	PM Peak Total	PM Peak Enter/Exit
Light Industrial (110)	55,386 SF	1.08 / 1,000 SF	60	13 / 47
General Office (710)	55,386 SF	1.49 / 1,000 SF	83	14 / 69
Specialty Retail (814)	55,386 SF	5.02 / 1,000 SF	278	156 / 122

Notes:

1. Trip generation based on a maximum development scenario utilizing a FAR of 0.5 for lands proposed for BI zoning with the following split of land uses (light industrial, office and retail) at 2.543 acres each.
2. Trip generation rates from the Institute of Transportation Engineers, *Trip Generation*, 8th Edition.
3. No pass-by or internal capture rates were utilized in this analysis.

Net Change in Estimated Trip Generation

	ADT	PM Peak
Current Development Scenario	2,277	353
Proposed Development Scenario	3,451	421
Net Increase	1,174	68

The following impact analysis is based on a maximum development scenario utilizing a FAR of 0.5 for land proposed for BI zoning (7.63 acres). However, it should be stated that many factors will restrict the project site from reaching the maximum development scenario, including requirements outlined in the Gainesville Land Development Code related to parking, landscaping, stormwater management facilities and landscape buffers.

Based on the following table, the City of Gainesville Business Industrial zoning designation may be more intensive than the I-2 Industrial designation, resulting in an overall increase in potential impacts to the LOS standards.

Potable Water

According to Gainesville Regional Utilities, potable water is available to serve the site and adequate capacity exists in the system to accommodate future development on

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the project site. In addition, any development to occur on this site shall be required to connect to the centralized system.

The following demand calculation is based on a maximum development scenario for the proposed Business Industrial zoning district (0.5 FAR):

$\text{FAR } 0.5 \times 7.63 \text{ acres} = 166,181 \text{ square feet}$

$(166,181 \text{ square feet}) \times (0.1 \text{ gallons per square foot / day}) \times (1.6 \text{ water LOS to wastewater LOS ratio}) = 25,589 \text{ gallons / day.}$

Sanitary Sewer

According to Gainesville Regional Utilities, sanitary sewer is available to serve the site and adequate capacity exists in the system to accommodate future development on the project site. In addition, any development to occur on this site shall be required to connect to the centralized system.

The following demand calculation is based on a maximum development scenario for the proposed Business Industrial zoning district (0.5 FAR):

$\text{FAR } 0.5 \times 7.63 \text{ acres} = 166,181 \text{ square feet}$

$(166,181 \text{ square feet}) \times (0.1 \text{ gallons per square foot / day}) = 1,662 \text{ gallons / day}$

Solid Waste

Solid waste generation disposal will not exceed the City's established level of service of 0.655 tons of solid waste per capita per year disposed (3.6 pounds of solid waste per capita per day disposed). Solid waste generation collection will not exceed the City's established level of service of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

Fire and Emergency Services

This site is served by Gainesville Fire Rescue Station 6 located at 3681 NE 47th Avenue.

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quality and will provide a level of treatment that meets or exceeds all state and local permitting regulations.

Public Schools

The proposed zoning change is non-residential in nature and will not have an impact on public school enrollment in Alachua County.

Search Date: 1/10/2011 at 4:17:42 PM - Data updated: 01/07/11 Parcel: 08162-001-000

Taxpayer: CITY OF GAINESVILLE	Legal: AIRPORT INDUSTRIAL PARK UNIT 1 PB Q-31 LOT 1
Mailing: % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32602	
Location: Gainesville	
Sec-Twn-Rng: 23-9-20	
Use: VACANT INDUSTRIAL	
Tax Jurisdiction: Gainesville	
Area: Twp 9 Rge 20 Industrial	
Subdivision: AIRPORT INDUSTRIAL PARK UNIT 1	

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2010	VACANT INDUSTRIAL	201000	0	0	201000	0	201000	201000	0	0
2009	VACANT INDUSTRIAL	201000	0	0	201000	0	201000	201000	0	0
2008	VACANT INDUSTRIAL	201000	0	0	201000	0	201000	201000	0	0
2007	VACANT INDUSTRIAL	201000	0	0	201000	0	201000	201000	0	0
2006	VACANT INDUSTRIAL	201000	0	0	201000	0	201000	201000	0	0
2005	VACANT INDUSTRIAL	160800	0	0	160800	0	160800	160800	0	0
2004	VACANT INDUSTRIAL	160800	0	0	160800	0	160800	160800	0	0
2003	VACANT INDUSTRIAL	160800	0	0	160800	0	160800	160800	0	0
2002	VACANT INDUSTRIAL	148700	0	0	148700	0	148700	148700	0	0
2001	VACANT INDUSTRIAL	148700	0	0	148700	0	148700	148700	0	0
2000	VACANT INDUSTRIAL	148700	0	0	148700	0	148700	148700	0	0
1999	VACANT INDUSTRIAL	148700	0	0	148700	0	148700	148700	0	0
1997	VACANT INDUSTRIAL	48200	0	0	48200	0	48200	48200	0	0
1996	VACANT INDUSTRIAL	48200	0	0	48200	0	48200	48200	0	0
1995	VACANT INDUSTRIAL	48200	0	0	48200	0	48200	48200	0	0

Land

Use	Zoning	Acres
VACANT INDUSTRIAL	12	8.04
2010 Certified Land Value: 201000		

Alachua County Tax Collector

generated on 1/10/2011 4:18:28 PM EST

Tax Record

Last Update: 1/10/2011 4:18:27 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number 08162-001-000		Tax Type REAL ESTATE		Tax Year 2010	
Mailing Address CITY OF GAINESVILLE % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE FL 32602			Physical Address GEO Number 23-09-20-08162001000		
Exempt Amount See Below		Taxable Value See Below			
Exemption Detail 89 201000		Millage Code 3600		Escrow Code	
Legal Description AIRPORT INDUSTRIAL PARK UNIT 1 PB Q-31 LOT 1					
<i>Ad Valorem Taxes</i>					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.3763	201,000	201,000	\$0	\$0.00
CNTY DEBT LL	0.2500	201,000	201,000	\$0	\$0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.3638	201,000	201,000	\$0	\$0.00
LIBRARY BONDS	0.1098	201,000	201,000	\$0	\$0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.4840	201,000	201,000	\$0	\$0.00
SCHL DISCRNRY & CN	0.9980	201,000	201,000	\$0	\$0.00
SCHL BOND 5	0.3750	201,000	201,000	\$0	\$0.00
SCHOOL VOTED	1.0000	201,000	201,000	\$0	\$0.00
SCHL CAP26 PROJECT	1.2500	201,000	201,000	\$0	\$0.00
ST JOHNS RIVER WATER MGT DISTR	0.4158	201,000	201,000	\$0	\$0.00
CITY OF GAINESVILLE	4.2544	201,000	201,000	\$0	\$0.00
Total Millage		23.8771	Total Taxes		\$0.00
<i>Non-Ad Valorem Assessments</i>					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$0.00

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If Paid By	Amount Due
	\$0.00

Prior Year Taxes Due
NO DELINQUENT TAXES

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Search Date: 1/10/2011 at 4:19:32 PM - Data updated: 01/07/11 Parcel: 08162-002-000

Taxpayer: CITY OF GAINESVILLE	Legal: AIRPORT INDUSTRIAL PARK UNIT 1 PB Q-31 LOT 2
Mailing: % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE, FL 32602	
Location: 0 Gainesville	
Sec-Twn-Rng: 23-9-20	
Use: VACANT INDUSTRIAL	
Tax Jurisdiction: Gainesville	
Area: Twp 9 Rge 20 Industrial	
Subdivision: AIRPORT INDUSTRIAL PARK UNIT 1	

Assessment History

** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. **

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2010	VACANT INDUSTRIAL	173800	0	0	173800	0	173800	173800	0	0
2009	VACANT INDUSTRIAL	173800	0	0	173800	0	173800	173800	0	0
2008	VACANT INDUSTRIAL	173800	0	0	173800	0	173800	173800	0	0
2007	VACANT INDUSTRIAL	173800	0	0	173800	0	173800	173800	0	0
2006	VACANT INDUSTRIAL	173800	0	0	173800	0	173800	173800	0	0
2005	VACANT INDUSTRIAL	139000	0	0	139000	0	139000	139000	0	0
2004	VACANT INDUSTRIAL	139000	0	0	139000	0	139000	139000	0	0
2003	VACANT INDUSTRIAL	139000	0	0	139000	0	139000	139000	0	0
2002	VACANT INDUSTRIAL	128600	0	0	128600	0	128600	128600	0	0
2001	VACANT INDUSTRIAL	128600	0	0	128600	0	128600	128600	0	0
2000	VACANT INDUSTRIAL	128600	0	0	128600	0	128600	128600	0	0
1999	VACANT INDUSTRIAL	128600	0	0	128600	0	128600	128600	0	0
1998	VACANT INDUSTRIAL	128600	0	0	128600	0	128600	128600	0	0
1997	VACANT INDUSTRIAL	41700	0	0	41700	0	41700	41700	0	0
1996	VACANT INDUSTRIAL	41700	0	0	41700	0	41700	41700	0	0
1995	VACANT INDUSTRIAL	41700	0	0	41700	0	41700	41700	0	0

Land

Use	Zoning	Acres
VACANT INDUSTRIAL	I2	6.95
2010 Certified Land Value: 173800		

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
06-2474	MISCELLANEOUS	04/05/2006	03/29/2007	12/25/2007	SITework

100790A

Alachua County Tax Collector

generated on 1/10/2011 4:20:12 PM EST

Tax Record

Last Update: 1/10/2011 4:20:12 PM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type		Tax Year	
08162-002-000		REAL ESTATE		2010	
Mailing Address			Physical Address		
CITY OF GAINESVILLE % LAND RIGHTS COORDINATOR PO BOX 490 MS 58 GAINESVILLE FL 32602			4505 NE 40TH TER GEO Number 23-09-20-08162002000		
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
89 173800		3600			
Legal Description					
4505 NE 40TH TER AIRPORT INDUSTRIAL PARK UNIT 1 PB Q-31 LOT 2					
<i>Ad Valorem Taxes</i>					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Amount
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.3763	173,800	173,800	\$0	\$0.00
CNTY DEBT LL	0.2500	173,800	173,800	\$0	\$0.00
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.3638	173,800	173,800	\$0	\$0.00
LIBRARY BONDS	0.1098	173,800	173,800	\$0	\$0.00
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL GENERAL	5.4840	173,800	173,800	\$0	\$0.00
SCHL DISCRNRY & CN	0.9980	173,800	173,800	\$0	\$0.00
SCHL BOND 5	0.3750	173,800	173,800	\$0	\$0.00
SCHOOL VOTED	1.0000	173,800	173,800	\$0	\$0.00
SCHL CAP26 PROJECT	1.2500	173,800	173,800	\$0	\$0.00
ST JOHNS RIVER WATER MGT DISTR	0.4158	173,800	173,800	\$0	\$0.00
CITY OF GAINESVILLE	4.2544	173,800	173,800	\$0	\$0.00
Total Millage		23.8771	Total Taxes		\$0.00
<i>Non-Ad Valorem Assessments</i>					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$0.00

100790A

If Paid By	Amount Due
	\$0.00

Prior Year Taxes Due
NO DELINQUENT TAXES



Legislation Details (With Text)

File #: 100233. **Version:** 0 **Name:** Proposed Enhancement to Facilitate Gainesville Regional Airport Economic Development Opportunities (B)
Type: Discussion Item **Status:** Passed
File created: 8/19/2010 **In control:** City Manager
On agenda: **Final action:** 8/19/2010

Title: Proposed Enhancement to Facilitate Gainesville Regional Airport Economic Development Opportunities (B)

Planning staff recently met with the Airport CEO and agent to discuss enhancing economic development opportunities at the Gainesville Regional Airport and suggested sharing this information with the City Commission.

Sponsors:**Indexes:****Code sections:**

Attachments: 100233A_Airport LU & Zoning ppt_20100819.pdf, 100233B_Airport Map_20100819.pdf

Date	Ver.	Action By	Action	Result
8/19/2010	0	City Commission	Approved as Recommended	Pass

Title

Proposed Enhancement to Facilitate Gainesville Regional Airport Economic Development Opportunities (B)

Planning staff recently met with the Airport CEO and agent to discuss enhancing economic development opportunities at the Gainesville Regional Airport and suggested sharing this information with the City Commission.

Explanation

Recently, the Gainesville-Alachua County Regional Airport Authority directed Eng, Denman & Associates to prepare a Master Planning Report that examined the existing site conditions and future development potential of properties associated with the Gainesville Regional Airport. It is the intent of the Airport to utilize this information to help place itself in a more strategic position to attract compatible private business / development activity on these properties in order to generate additional revenue, thus ensuring that the airport will continue to operate as an independently funded facility.

The properties associated with the airport consist of approximately 1,900 acres and 29 tax parcels and the overall boundary of the airport properties is identified on back-up Figure 1. The report analyzed existing conditions (environmental, infrastructure, etc.), airport regulations (height restrictions, noise contours, etc.) and the existing land use and zoning patterns to determine the overall future development potential for various properties associated with the airport. A set of recommendations were included which provide strategies to accomplish these economic development initiatives.

On June 30, 2010, the Airport Authority voted to authorize the CEO to proceed in preparing the following planning proposals (these are summarized in the Commission back-up PPT slides):

- Change future land use and zoning of tax parcel 'Z' from Conservation to Business Industrial (48 acres).
- Change future land use and zoning of tax parcels 'A' & 'B' from Industrial and I-2 to Business Industrial (15 acres).
- Change future land use and zoning of parcels 'D'-'I' from Industrial and I-2 to Public Facilities and Airport Facilities (19 acres).
- Amend the AF zoning code to include electric generation facilities and light manufacturing as permitted uses.
- Amend the AF zoning code to increase amount of "revenue support" uses, including office, retail, service, industrial, etc.

Staff had preliminary discussions regarding the proposed recommendations and strategies with the Airport CEO and agent and believes that they do present an opportunity to help enhance the Airport's status as an economic development engine for the

File #: 100233., **Version:** 0

community. This economic development policy direction regarding the Gainesville Regional Airport has generally been supported by the City Commission overall in light of Plan East Gainesville and various implementing activities over time.

Fiscal Note

No fiscal impact.

Recommendation

The City Commission: 1) hear a brief presentation from staff and the Airport's agent and CEO; and 2) direct staff to initiate a Petition to the Plan Board reflecting the Airport's proposal.

100273_Update to The Resolution Center_20100819.pdf

CITY MANAGER

[Play Video](#)

091059. **60% Design Approval of the Alachua County/City of Gainesville Senior Recreation Center (B)**

This is a request for the City Commission to approve the 60% design of the Alachua County/City of Gainesville Senior Recreation Center within Northside Park located at 5701 NW 34th Street, Gainesville, FL 32653.

[Play Video](#)

City Construction Manager Amy Raimer and W. G. Mills Project Manager Ty Bliss gave presentations.

RECOMMENDATION *The City Commission: 1) hear presentation; 2) approve the 60% design; 3) instruct the architect to continue working on construction drawings; and 4) waive the 100% construction document presentation to the City Commission.*

Alternative Recommendation A: The City Commission approve the 60% design with suggestions.

A motion was made by Commissioner Henry, seconded by Mayor-Commissioner Pro Tem Mastrodicasa, that this matter be Approved as Recommended. The motion carried by the following vote:

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Scherwin Henry and Craig Lowe

091059_Senior Rec PPT_20100603.pdf
091059_MOD Senior Rec PPT_20100603.pdf
091059_Senior Center PPT_20100819.pdf

100233. **Proposed Enhancement to Facilitate Gainesville Regional Airport Economic Development Opportunities (B)**

Planning staff recently met with the Airport CEO and agent to discuss enhancing economic development opportunities at the Gainesville Regional Airport and suggested sharing this information with the City Commission.

[Play Video](#)

Planning and Development Services Director Erik Bredfeldt, Clay Sweger of Eng, Denman and Associates and Airport CEO Alan Penksa gave presentations.

NOTE: Commissioner Mastrodicasa declared that she had no conflict of interest regarding this item and would be voting on the motion.

RECOMMENDATION

The City Commission: 1) hear a brief presentation from staff and the Airport's agent and CEO; and 2) direct staff to initiate a Petition to the Plan Board reflecting the Airport's proposal.

A motion was made by Commissioner Poe, seconded by Mayor-Commissioner Pro Tem Mastrodicasa, that this matter be Approved as Recommended. The motion carried by the following vote:

Votes: Aye: Randy Wells, Jeanna Mastrodicasa, Thomas Hawkins, Jack Donovan, Lauren Poe, Scherwin Henry and Craig Lowe

100233A_Airport LU & Zoning ppt_20100819.pdf

100233B_Airport Map_20100819.pdf

100232.**Progress Report on Comprehensive Plan Evaluation and Appraisal Report (B)**

[Play Video](#)

Chief of Comprehensive Planning Dean Mimms, Concurrency Management Planner Onelia Lazzari, GRU Supervising Design Engineer Rick Hutton, Alachua County Environmental Protection Representative Gus Olmos and Solid Waste Manager Steve Joplin gave presentations.

Mayor Lowe recognized Rob Brinkman and Pat Fitzpatrick who spoke to the matter.

RECOMMENDATION

Staff to City Commission - the Commission hear a presentation by Planning staff on the draft EAR Report chapters on the following Elements: Public Schools Facilities; Potable Water & Wastewater; Solid Waste; and Housing.

Heard

100232_public schools facilities element_20100819.pdf

100232A_potable water & wastewater element_20100819.pdf

100232B_solid waste element_20100819.pdf

100232C_housing element_20100819.pdf

100232D_staff ppt_20100819.PDF

100237.**Interlocal Agreement with the School Board of Alachua County (B)**

This item involves an agreement with the School Board of Alachua County to assume operational duties of the Teen Zone After-School Program at Westwood Middle School.

[Play Video](#)

NOTE: The interlocal agreement was modified by the City Attorney and is attached.

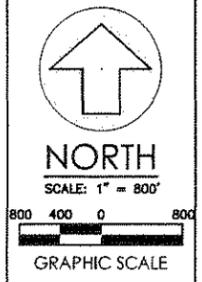
A motion was made by Commissioner Hawkins, seconded by Commissioner Poe, that this matter be Approved as Modified. The motion carried by the following vote:



PARCEL LEGEND

PARCEL	PARCEL NUMBER
A	08162-001-000
B	08162-002-000
C	DRAINAGE & UTILITY R/W
D	08174-006-001
E	08174-006-000
F	08162-008-000
G	08162-009-000
H	08162-010-000
I	08162-020-000
J	17731-002-000
K	17752-002-000
L	17752-003-000
M	17752-001-001
N	17752-001-000
O	17752-000-000
P	17752-004-000
Q	17752-005-000
R	17752-001-000
S	17730-000-000
T	17731-000-000
U	17731-007-000
V	17731-006-000
W	17731-005-000
X	17728-000-000
Y	08178-000-000
Z	08192-000-000
AA	08172-000-000
BB	08161-000-000

Legistar 100233B



EDA
 ENG. DENMAN & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 88 2309 W. US HWY. 200, SUITE 400
 GAINESVILLE, FLORIDA 32609
 TEL: 352.339.1111 FAX: 352.339.1112
 E-MAIL: eda@eda-inc.com

GAINESVILLE REGIONAL AIRPORT
 GAINESVILLE, FLORIDA

FIGURE 1
 AERIAL PHOTO

Project Name:	MASTER PLAN
Designed:	CBS
Drawn:	JFR
Project No.:	08-245
Date:	APRIL, 2010

Sheet No.:
C0.00

Plotted Job 28, 2010 - 14:13:07 - Air Photo
 V:\work\2010\28\28010\28010.dwg
 Plot: 100790A.dwg
 Plot Date: 4/13/10 14:13:07
 Plot Scale: 1" = 800'
 Plot Units: Feet
 Plot Orientation: Portrait
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial
 Plot Font Size: 10
 Plot Font Color: Black
 Plot Font Weight: Normal
 Plot Font Style: Regular
 Plot Font Orientation: Horizontal
 Plot Font Underline: No
 Plot Font Strikethrough: No
 Plot Font Color: Black
 Plot Font Weight: Normal
 Plot Font Style: Regular
 Plot Font Orientation: Horizontal
 Plot Font Underline: No
 Plot Font Strikethrough: No



January 11, 2011

Allan Penksa
Gainesville Regional Airport Authority
3880 NE 39th Ave, Suite A
Gainesville, FL 32609

Re: Gainesville Regional Airport
Outparcel Environmental Assessment
Parcels 08162-001-000 and 08162-002-000
EC&D Project No. 11-003

Dear Allan:

Environmental Consulting and Design (EC&D) assessed the parcels referenced above for the presence of wetlands, sink holes, listed species, or other significant environmental features on January 6, 2011. Special attention was given to land north of Little Hatchet Creek and associated 10-year flood plain. The property is surrounded by the Gainesville Regional Airport to the south, airport industrial park to the north and Brittany Estates residential community to the west.

EC&D did not observe any sink holes, listed species, potential listed species habitat, or other significant environmental features within the survey area. The presence of listed species is unlikely due to community structure of existing habitat; the relative presence of invasive species; and current surrounding land use.

The majority of wetland area observed onsite was associated with Little Hatchet Creek and located almost entirely within the 10-year floodplain. However, EC&D scientists did observe a small portion of wetland outside of the 10-year flood plain. This wetland area was associated with surface water runoff directed onsite from existing development to the north. The enclosed figure shows the preliminary wetland boundary determined by aerial interpretation and limited ground truthing.

The small portion of wetland located outside of the 10-year floodplain does not provide significant wildlife habitat or improved water quality within downstream wetlands. The wetland consists of an unvegetated, ditch-like channel. Once within the 10-year floodplain, the slope decreases and the channel broadens out into the floodplain wetland and becomes dominated by various fern species as described below. Wetland hydrology in this system is dominated by brief, high velocity stormwater flows through an unnaturally, incised, straight channel. The channel lacks natural sinuosity and periodic, more permanent, deep water pools and thus does not provide appropriate habitat for fish and amphibians typically found in local creeks and tributaries. Additionally, the very rapid conveyance of

Allan Penksa
January 11, 2011
Page 2 of 2

water through the channel during rainfall events discharges stormwater into the floodplain of Little Hatchet Creek with little to no flow attenuation or water quality improvement.

All wetlands were dominated by a mixture of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), laurel oak (*Quercus laurifolia*) and water oak (*Quercus nigra*) approximately 8-20 inches in diameter. Wetland understory vegetation was dominated by shield fern (*Thelypteris* sp.), green brier (*Smilax* sp.), blackberry (*Rubus* sp.), Japanese climbing fern (*Lygodium japonicum*), elderberry (*Sambucus nigra* subsp. *canadensis*), and Virginia willow (*Itea virginica*). Uplands were dominated by a mixture of laurel oak, water oak, loblolly pine (*Pinus taeda*) and slash pine (*P. elliottii*) approximately 6-20 inches in diameter. Upland understory vegetation was dominated by Japanese climbing fern, coral ardisia (*Ardisia crenata*), green brier, and yellow Jessamine (*Gelsemium sempervirens*)

Please contact me at (352) 371-4333 or jfleischman@ecdflorida.com if you have any questions or need further assistance on this project.

Sincerely,



Justin Fleischman

Enclosure

Cc: Clay Sweger

WETLANDS, STREAMS, AND
10-YEAR FLOOD ZONE
2009 TRUE COLOR AERIAL
GAINESVILLE REGIONAL
AIRPORT AUTHORITY
ALACHUA COUNTY, FLORIDA

LEGEND

-  PROJECT BOUNDARY
-  +/- 15 AC.
-  LITTLE HATCHET CREEK
-  150-FT BUFFER OF CREEK
-  10-YEAR FLOOD ZONE
-  WETLANDS +/- 5.1 AC.



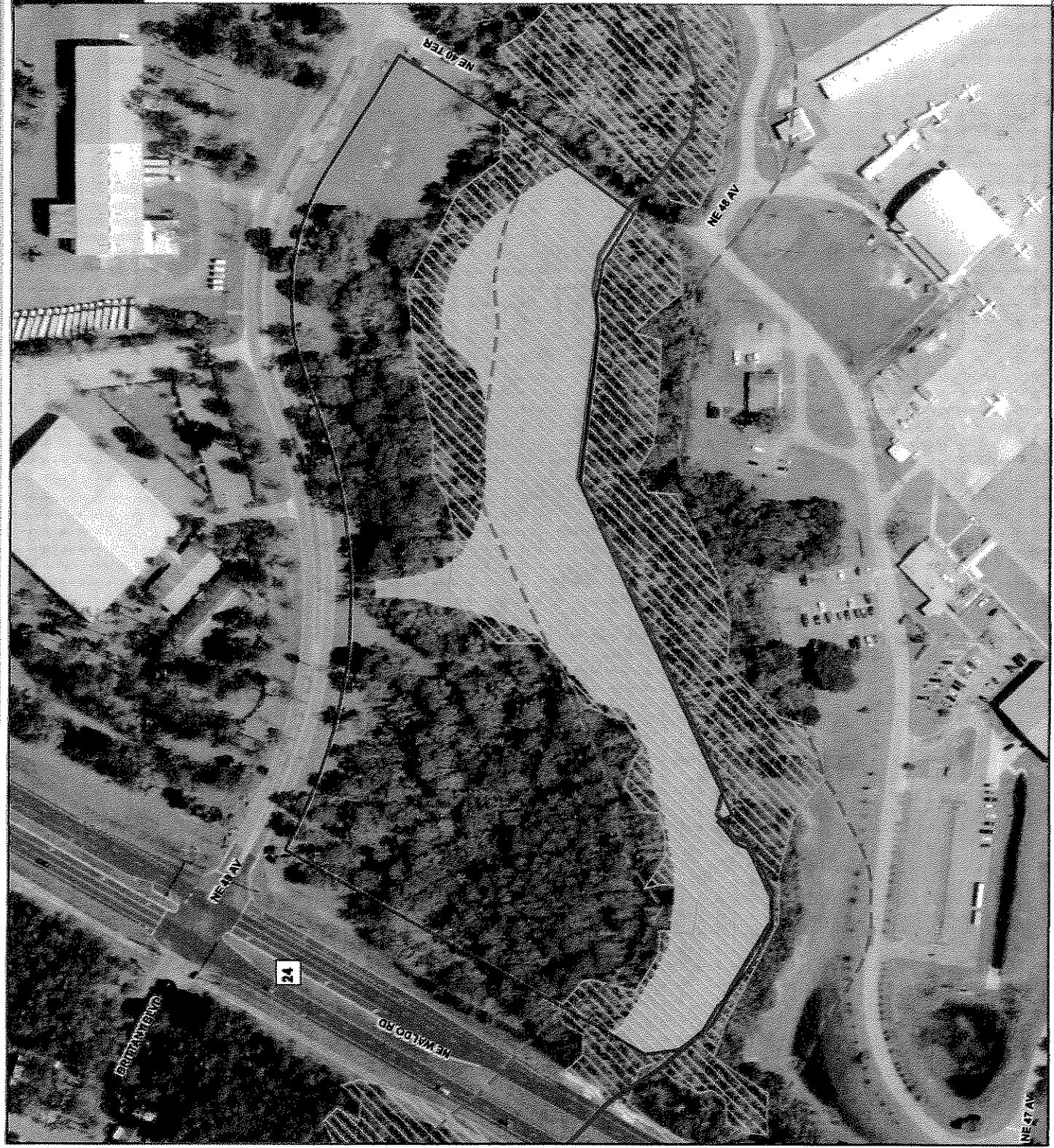
1 INCH EQUALS 200 FEET
0 100 200 FEET

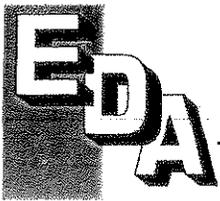
MAP SCALE IS SET FOR MAPS PRINTED ON 8.5x11 PAPER.



Environmental Consulting & Design, Inc.
www.eecod.com
340 NW 1st Street, Suite 1
Gainesville, FL 32601
P: 352.371.4517
F: 352.371.0204

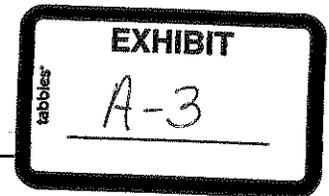
DATA SOURCES
USGS AND FL DOT FDEP SURVING
ALACHUA COUNTY FWC/AVI LIDAR/GCS
US CENSUS (TIGER 2000) FGD & EC&D
DATA IS PROVIDED "AS IS" - AGGREGATES
ARE APPROXIMATE & GIS DERIVED.





100790A

ENG, DENMAN & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS



January 11, 2011

Legal Description

For: Gainesville Regional Airport
Parcel 1-A

A portion of Lot 1 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida and run thence South 02°05'44" East, along the east line of said Lot 1, a distance of 147.93 feet; thence South 81°08'32" West, 6.32 feet; thence South 55°42'49" West, 91.02 feet; thence South 22°13'09" West, 100.58 feet; thence South 72°48'46" West, 275.10 feet; thence South 57°34'02" West, 148.02 feet; thence North 33°46'48" West, 127.87 feet; thence North 39°32'41" West, 74.94 feet to a point on the westerly line of said Lot 1; thence North 29°33'04" East, along said westerly line, 446.84 feet to the northwest corner of said Lot 1 and a point on the southerly right-of-way line of N.E. 49th Avenue (100' Right-of-Way), said point lying on the arc of a curve concave northeasterly, having a radius of 800.27 feet; thence southeasterly along said right-of-way line, through a central angle of 29°51'18", an arc distance of 416.99 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 76°07'00" East, 412.29 feet.

Containing 4.53 Acres (197,514 Square Feet), more or less.

\\server3\wpdocs\Legals\Airport Parcel 1-A.doc


ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

January 11, 2011

Legal Description

 For: Gainesville Regional Airport
 Parcel 1-B

A portion of Lot 1 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows

Commence at the northeast corner of Lot 1 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida and run thence South 02°05'44" East, along the east line of said Lot 1, a distance of 147.93 feet to the Point of Beginning; thence continue South 02°05'44" East, along said east line, 264.40 feet to the centerline of Little Hatchet Creek; thence southwesterly, northwesterly, southwesterly, and northwesterly, along said centerline of Little Hatchet Creek through the following twelve (12) courses: (1) South 65°13'29" West, 398.38 feet; (2) North 25°06'07" West, 24.00 feet; (3) South 51°12'54" West, 42.19 feet; (4) South 23°43'58" West, 21.27 feet; (5) South 64°54'53" West, 83.99 feet; (6) South 88°32'36" West, 43.66 feet; (7) North 61°48'54" West, 65.02 feet; (8) North 54°16'27" West, 63.01 feet; (9) North 37°47'12" West, 17.63 feet; (10) North 60°19'59" West, 47.36 feet; (11) North 36°31'33" West, 43.62 feet; (12) North 07°34'11" West, 51.08 feet to the southwest corner of said Lot 1; thence North 29°33'04" East, along the westerly line of said Lot 1, a distance of 183.40 feet; thence South 39°32'41" East, 74.94 feet; thence South 33°46'48" East, 127.87 feet; thence North 57°34'02" East, 148.02 feet; thence North 72°48'46" East, 275.10 feet; thence North 22°13'09" East, 100.58 feet; thence North 55°42'49" East, 91.02 feet; thence North 81°08'32" East, 6.32 feet to the Point of Beginning.

Containing 3.50 Acres (152,526 Square Feet), more or less.

\\server3\wpdocs\Legals\Airport Parcel 1-B.doc

A handwritten signature in black ink, appearing to read 'Robert W. H.', is written over the bottom right portion of the page.


ENG, DENMAN & ASSOCIATES, INC.

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January 11, 2011

Legal Description

 For: Gainesville Regional Airport
 Parcel 2-A

A portion of Lot 2 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northwest corner of Lot 2 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida, said corner lying on the southerly right-of-way line of N.E. 49th Avenue (100' Right-of-way) and on the arc of a curve concave northwesterly, having a radius of 800.27 feet; thence run easterly along said right-of-way line and along the arc of said curve, through a central angle of 19°22'57", an arc distance of 270.72 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 79°15'52" East, 269.43 feet; thence North 69°34'24" East, along said right-of-way line, 60.28 feet to the beginning of a curve, concave southerly, having a radius of 355.00 feet; thence easterly along said right-of-way line, and along the arc of said curve, through a central angle of 52°25'12", an arc distance of 324.79 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 84°13'00" East, 313.58 feet; thence South 58°00'24" East, along said right-of-way line, 75.03 feet; thence South 58°00'38" East, along said right-of-way line, 135.41 feet to a point on the northwesterly right-of-way line of N.E. 40th Terrace and the northeast corner of said Lot 2; thence South 31°55'33" West, along said northwesterly right-of-way line and along the easterly line of said Lot 2, a distance of 176.66 feet; thence North 61°41'57" West, 300.00 feet; thence South 81°28'09" West, 287.75 feet; thence South 81°08'32" West, 166.11 feet to a point on the west line of said Lot 2; thence North 02°05'44" West, along said west line of Lot 2, a distance of 147.93 feet to the Point of Beginning.

Containing 3.10 Acres (134,543 Square Feet), more or less.

\\server3\wpdocs\Legals\Airport Parcel 2-A.doc


ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

January 11, 2011

Legal Description

For: Gainesville Regional Airport
Parcel 2-B

A portion of Lot 2 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Lot 2 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida, and run thence South $02^{\circ}05'44''$ East, along the west line of said Lot 2, a distance of 147.93 feet to the Point of Beginning; thence North $81^{\circ}08'32''$ East, 166.11 feet; thence North $81^{\circ}28'09''$ East, 287.75 feet; thence South $61^{\circ}41'57''$ East, 300.00 feet to a point on the east line of said Lot 2 and a point on the northwesterly right-of-way line of N.E. 40th Terrace; thence South $31^{\circ}55'33''$ West, along said east line and along said northwesterly right-of-way line, 38.25 feet; thence South $36^{\circ}22'53''$ West, along said east line and along said right-of-way line, 215.31 feet to a point on the centerline of Little Hatchet Creek; thence northwesterly, southwesterly, northwesterly and southwesterly along said centerline of Little Hatchet Creek through the following five (5) courses: (1) North $57^{\circ}44'18''$ West, 89.08 feet; (2) North $79^{\circ}23'25''$ West, 57.14 feet; (3) South $85^{\circ}43'28''$ West, 51.37 feet; (4) North $83^{\circ}11'45''$ West, 231.02 feet; (5) South $65^{\circ}13'29''$ West, 157.63 feet to the southwest corner of said Lot 2; thence North $02^{\circ}05'44''$ West, along the west line of said Lot 2, a distance of 264.40 feet to the Point of Beginning.

Containing 3.85 Acres (167,632 Square Feet), more or less.

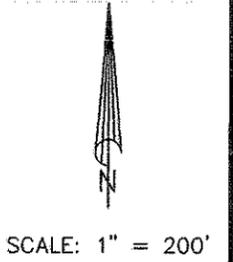
\\server3\wpdocs\Legals\Airport Parcel 2-B.doc

A handwritten signature in cursive script, appearing to read 'Robert W. Eng', is written over a horizontal line.

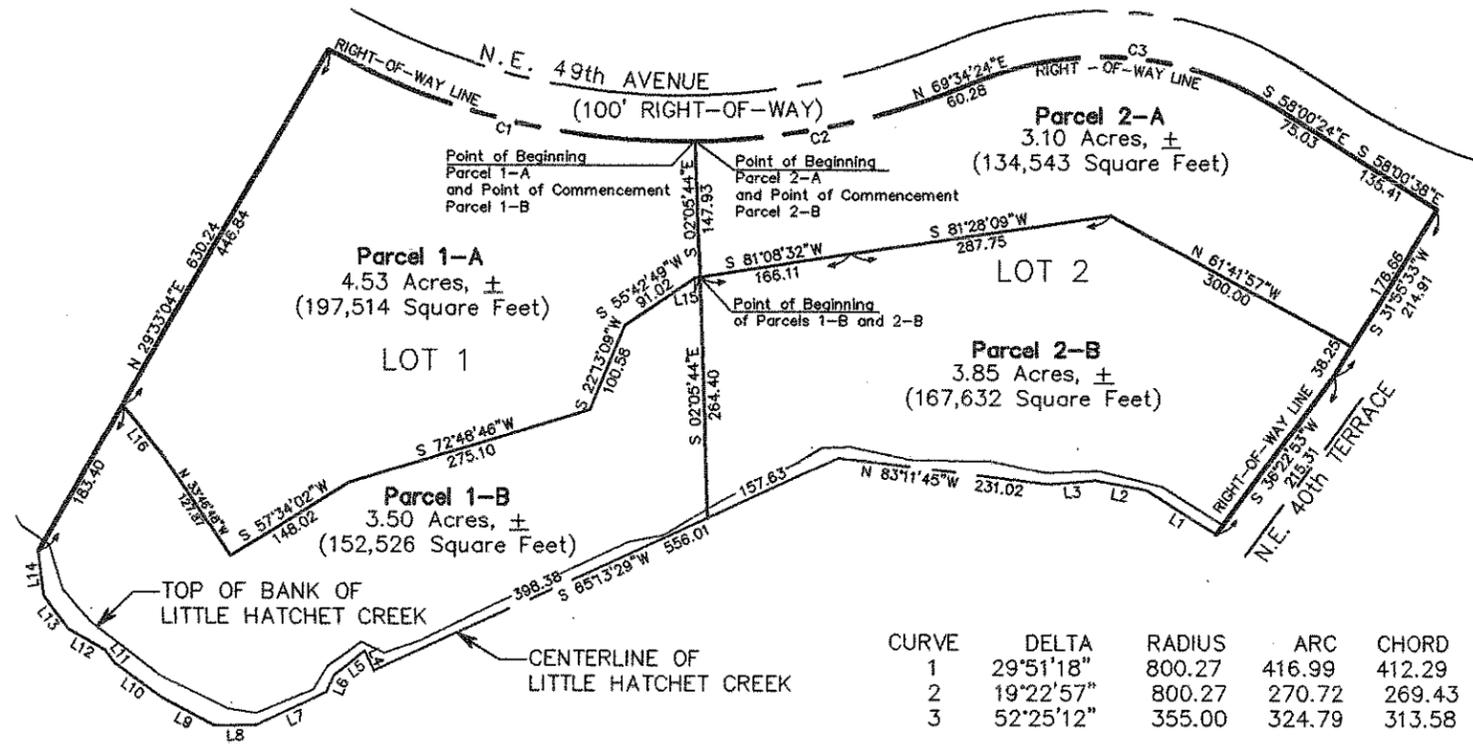
SKETCH OF LEGAL DESCRIPTIONS

OF PORTIONS OF LOTS 1 AND 2
 OF "AIRPORT INDUSTRIAL PARK : UNIT I", A SUBDIVISION AS PER PLAT THEREOF,
 RECORDED IN PLAT BOOK Q, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA
 LOCATED IN THE NORTH 1/2 OF SECTION 23, AND THE NORTH 1/2 OF
 SECTION 24, TOWNSHIP 9 SOUTH, RANGE 20 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA

FOR
 GAINESVILLE REGIONAL AIRPORT



NOTE: THIS IS NOT A BOUNDARY SURVEY



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	29°51'18"	800.27	416.99	412.29	213.35	S 76°07'00"E
2	19°22'57"	800.27	270.72	269.43	136.67	N 79°15'52"E
3	52°25'12"	355.00	324.79	313.58	174.76	S 84°13'00"E

LINE	BEARING	DISTANCE
1	N 57°44'18"W	89.08
2	N 79°23'25"W	57.14
3	S 85°43'28"W	51.37
4	N 25°06'07"W	24.00
5	S 51°12'54"W	42.19
6	S 23°43'58"W	21.27
7	S 64°54'53"W	83.99
8	S 88°32'36"W	43.66
9	N 61°48'54"W	65.02
10	N 54°16'27"W	63.01
11	N 37°47'12"W	17.63
12	N 60°19'59"W	47.36
13	N 36°31'33"W	43.62
14	N 07°34'11"W	51.08
15	S 81°08'32"W	6.32
16	N 39°32'41"W	74.94

DRN. B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
		1/12/11	10-208-S00	879	64-68	

PREPARED 1) GAINESVILLE REGIONAL AIRPORT
 FOR:

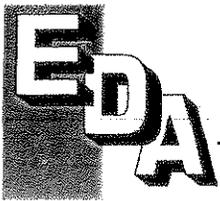
THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE
 FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17
 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2010), FLORIDA
 STATUTES.

ENG, DENMAN & ASSOC. INC. BY: ROBERT W. GRAVER P.S.M. 4239
 Corporate Authorization
 No. LB 2389

ENG, DENMAN & ASSOCIATES, INC.
 ENGINEERS-SURVEYORS-PLANNERS
 www.engdenman.com

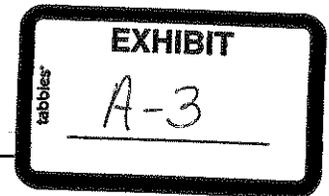
2404 N.W. 43rd Street
 Gainesville, FL 32606-6602
 Tel. (352) 373-3541 Fax (352) 373-7249

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100790A

ENG, DENMAN & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS



January 11, 2011

Legal Description

For: Gainesville Regional Airport
Parcel 1-A

A portion of Lot 1 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida and run thence South 02°05'44" East, along the east line of said Lot 1, a distance of 147.93 feet; thence South 81°08'32" West, 6.32 feet; thence South 55°42'49" West, 91.02 feet; thence South 22°13'09" West, 100.58 feet; thence South 72°48'46" West, 275.10 feet; thence South 57°34'02" West, 148.02 feet; thence North 33°46'48" West, 127.87 feet; thence North 39°32'41" West, 74.94 feet to a point on the westerly line of said Lot 1; thence North 29°33'04" East, along said westerly line, 446.84 feet to the northwest corner of said Lot 1 and a point on the southerly right-of-way line of N.E. 49th Avenue (100' Right-of-Way), said point lying on the arc of a curve concave northeasterly, having a radius of 800.27 feet; thence southeasterly along said right-of-way line, through a central angle of 29°51'18", an arc distance of 416.99 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 76°07'00" East, 412.29 feet.

Containing 4.53 Acres (197,514 Square Feet), more or less.

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ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

January 11, 2011

Legal Description

 For: Gainesville Regional Airport
 Parcel 1-B

A portion of Lot 1 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows

Commence at the northeast corner of Lot 1 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida and run thence South 02°05'44" East, along the east line of said Lot 1, a distance of 147.93 feet to the Point of Beginning; thence continue South 02°05'44" East, along said east line, 264.40 feet to the centerline of Little Hatchet Creek; thence southwesterly, northwesterly, southwesterly, and northwesterly, along said centerline of Little Hatchet Creek through the following twelve (12) courses: (1) South 65°13'29" West, 398.38 feet; (2) North 25°06'07" West, 24.00 feet; (3) South 51°12'54" West, 42.19 feet; (4) South 23°43'58" West, 21.27 feet; (5) South 64°54'53" West, 83.99 feet; (6) South 88°32'36" West, 43.66 feet; (7) North 61°48'54" West, 65.02 feet; (8) North 54°16'27" West, 63.01 feet; (9) North 37°47'12" West, 17.63 feet; (10) North 60°19'59" West, 47.36 feet; (11) North 36°31'33" West, 43.62 feet; (12) North 07°34'11" West, 51.08 feet to the southwest corner of said Lot 1; thence North 29°33'04" East, along the westerly line of said Lot 1, a distance of 183.40 feet; thence South 39°32'41" East, 74.94 feet; thence South 33°46'48" East, 127.87 feet; thence North 57°34'02" East, 148.02 feet; thence North 72°48'46" East, 275.10 feet; thence North 22°13'09" East, 100.58 feet; thence North 55°42'49" East, 91.02 feet; thence North 81°08'32" East, 6.32 feet to the Point of Beginning.

Containing 3.50 Acres (152,526 Square Feet), more or less.

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A handwritten signature in black ink, appearing to read 'Robert W. H.', is written over the bottom right portion of the page.


ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

January 11, 2011

Legal Description

 For: Gainesville Regional Airport
 Parcel 2-A

A portion of Lot 2 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northwest corner of Lot 2 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida, said corner lying on the southerly right-of-way line of N.E. 49th Avenue (100' Right-of-way) and on the arc of a curve concave northwesterly, having a radius of 800.27 feet; thence run easterly along said right-of-way line and along the arc of said curve, through a central angle of 19°22'57", an arc distance of 270.72 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 79°15'52" East, 269.43 feet; thence North 69°34'24" East, along said right-of-way line, 60.28 feet to the beginning of a curve, concave southerly, having a radius of 355.00 feet; thence easterly along said right-of-way line, and along the arc of said curve, through a central angle of 52°25'12", an arc distance of 324.79 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 84°13'00" East, 313.58 feet; thence South 58°00'24" East, along said right-of-way line, 75.03 feet; thence South 58°00'38" East, along said right-of-way line, 135.41 feet to a point on the northwesterly right-of-way line of N.E. 40th Terrace and the northeast corner of said Lot 2; thence South 31°55'33" West, along said northwesterly right-of-way line and along the easterly line of said Lot 2, a distance of 176.66 feet; thence North 61°41'57" West, 300.00 feet; thence South 81°28'09" West, 287.75 feet; thence South 81°08'32" West, 166.11 feet to a point on the west line of said Lot 2; thence North 02°05'44" West, along said west line of Lot 2, a distance of 147.93 feet to the Point of Beginning.

Containing 3.10 Acres (134,543 Square Feet), more or less.

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ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

January 11, 2011

Legal Description

For: Gainesville Regional Airport
Parcel 2-B

A portion of Lot 2 of "Airport Industrial Park : Unit I" A subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Lot 2 of "Airport Industrial Park : Unit I", a subdivision as per Plat thereof, recorded in Plat Book Q, pages 31 and 32 of the Public Records of Alachua County, Florida, and run thence South $02^{\circ}05'44''$ East, along the west line of said Lot 2, a distance of 147.93 feet to the Point of Beginning; thence North $81^{\circ}08'32''$ East, 166.11 feet; thence North $81^{\circ}28'09''$ East, 287.75 feet; thence South $61^{\circ}41'57''$ East, 300.00 feet to a point on the east line of said Lot 2 and a point on the northwesterly right-of-way line of N.E. 40th Terrace; thence South $31^{\circ}55'33''$ West, along said east line and along said northwesterly right-of-way line, 38.25 feet; thence South $36^{\circ}22'53''$ West, along said east line and along said right-of-way line, 215.31 feet to a point on the centerline of Little Hatchet Creek; thence northwesterly, southwesterly, northwesterly and southwesterly along said centerline of Little Hatchet Creek through the following five (5) courses: (1) North $57^{\circ}44'18''$ West, 89.08 feet; (2) North $79^{\circ}23'25''$ West, 57.14 feet; (3) South $85^{\circ}43'28''$ West, 51.37 feet; (4) North $83^{\circ}11'45''$ West, 231.02 feet; (5) South $65^{\circ}13'29''$ West, 157.63 feet to the southwest corner of said Lot 2; thence North $02^{\circ}05'44''$ West, along the west line of said Lot 2, a distance of 264.40 feet to the Point of Beginning.

Containing 3.85 Acres (167,632 Square Feet), more or less.

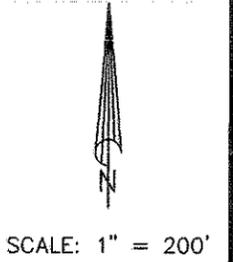
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A handwritten signature in cursive script, likely belonging to Robert W. Eng, is written over a horizontal line.

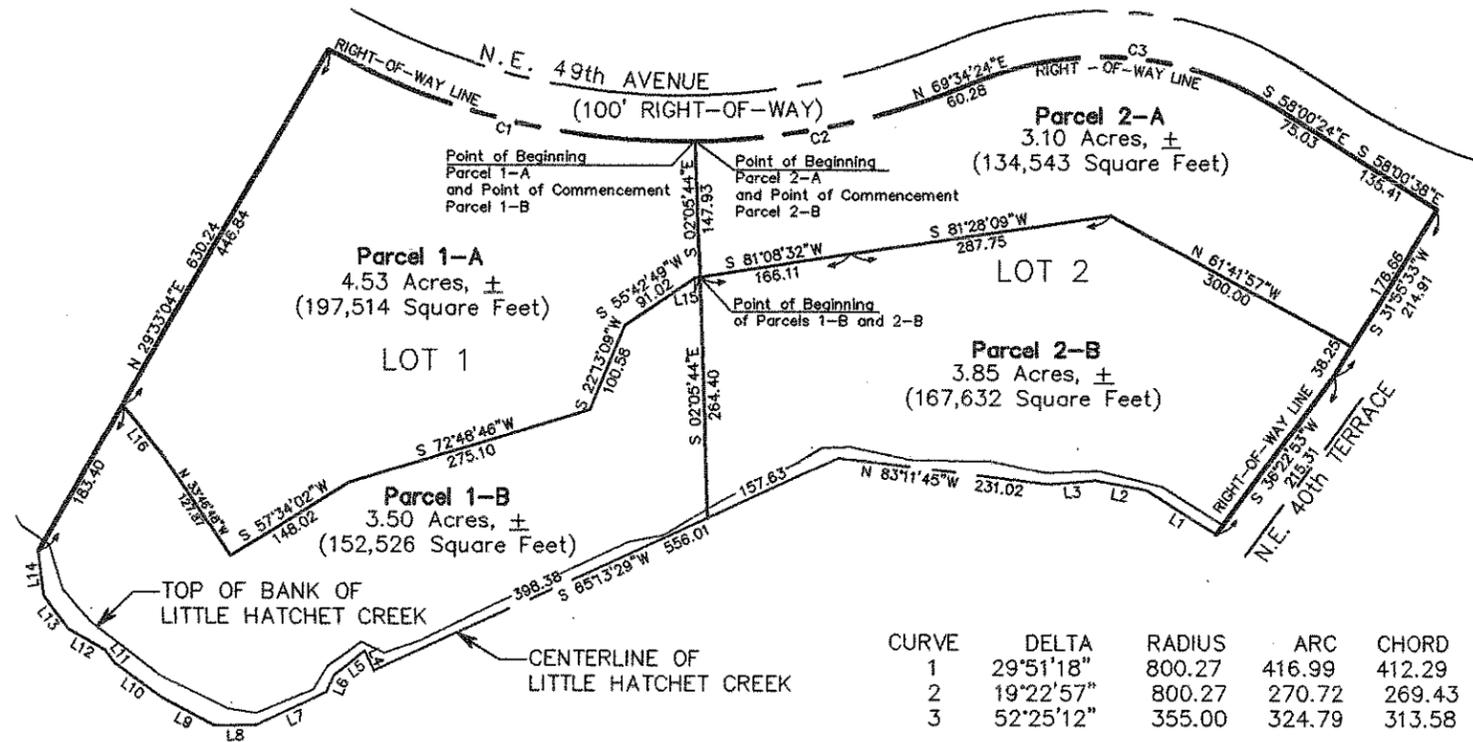
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FOR
 GAINESVILLE REGIONAL AIRPORT



NOTE: THIS IS NOT A BOUNDARY SURVEY



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DRN. B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
		1/12/11	10-208-S00	879	64-68	

PREPARED 1) GAINESVILLE REGIONAL AIRPORT
 FOR:

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