

Appendix A

Neighborhood Workshop and Outreach Information

Neighborhood Workshop

The purpose of this workshop is to explain the proposed use of property located at 2845 NE 39th Avenue, Gainesville Florida (formerly Gainesville Correctional Institute property)

Date: Friday, March 22, 2013

Time: 6:00 PM

Place: MLK Center 1028 NE 14th Street, Gainesville Florida

Contact: Ralph Hilliard (352) 393-8698

The City of Gainesville is holding a workshop for property owners located within 400 feet of the above mentioned property. The purpose of the workshop is to discuss the proposed changes to the PS (Public Service and Operations) district zoning to change the property from a prison to a community empowerment center that will include services for the homeless. The property is approximately 30 acres. A proposed uses to be added to the property are listed below:

- Agriculture (sales, production and farmer's market)
- Campgrounds
- Correctional institutions (existing use)
- Day care Centers
- Education services and job training
- Entrepreneurial programs
- Health Services (physical and mental)
- Homeless Services (meals, counseling and shelter)
- General offices
- Public Administration offices
- Recreation
- Social services
- Veterinary services

The intent of this workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss the zoning of property on approximated 30 acres located at 2845 NE 39th Avenue (Formerly the Gainesville Correctional Institute). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the proposed use of the property and to seek comments.

The workshop will be held Friday, March 22, 2013 at 6:00PM at MLK 1028 NE 14th Street. Contact person: Ralph Hilliard (352) 393-8698.

08199-041-000 PB-13-15 ZON
2930 WALDO ROAD LLC
152 E 22ND ST STE B
INDIANAPOLIS, IN 46202

08191-002-000 PB-13-15 ZON
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

08199-108-000 PB-13-15 ZON
ALBERTINO & BONESIO & KELLER ET AL
201 NORTH NEW YORK AVE
3RD FLOOR
WINTER PARK, FL 32789

10807-000-000 PB-13-15 ZON
ARNETTE & MALPHURS TRUSTEES
2200 NE WALDO RD
GAINESVILLE, FL 32609

08195-001-000 PB-13-15 ZON
CARL K BUSSARD
2406 NE 19TH DR
GAINESVILLE, FL 32609

08199-072-000 PB-13-15 ZON
C W AND C
% RAYMOND WOLFORD
12882 MEAD LANDING CT
JACKSONVILLE, FL 32223

08199-103-000 PB-13-15 ZON
LOWELL D CHESBOROUGH
PO BOX 140239
GAINESVILLE, FL 32614

08192-000-000 PB-13-15 ZON
CITY OF GAINESVILLE
% SAM BRIDGES: LAND RIGHTS COORD
PO BOX 490 MS 58
GAINESVILLE, FL 32627

08198-017-000 PB-13-15 ZON
AMERICAN BUILDERS & CONTRACTORS
SUPPLY CO
% REAL ESTATE LEASING MANAGER
ONE ABC PARKWAY
BELOIT, WI 53511

08198-018-000 PB-13-15 ZON
DAVIS FAMILY ENTERPRISES LLC
2150 NW 31ST AVE
GAINESVILLE, FL 32609

08195-003-000 PB-13-15 ZON
DISCOVERY REAL ESTATE HOLDINGS
6505 EDGEWATER DR
ORLANDO, FL 32810

08199-087-000 PB-13-15 ZON
FLA FASTENERS & TOOL CO
2826 NE WALDO RD
GAINESVILLE, FL 32609

08191-001-000 *** PB-13-15 ZON
GAINESVILLE CORRECTIONAL
INSTITUTE
2845 NE 39TH AVE
GAINESVILLE, FL 32609

08161-000-000 *** PB-13-15 ZON
GAINESVILLE REGIONAL AIRPORT
ATTN: ALLAN PENSKA
3880 NE 39TH AVE, STE A
GAINESVILLE, FL 32609

08198-016-002 PB-13-15 ZON
GODWIN & LESLIE & MILLER TRUSTEES
8138 GREEN GLADE RD
JACKSONVILLE, FL 32256

08195-002-000 PB-13-15 ZON
GREGORY A GRIMM
11122 SW ARCHER RD
GAINESVILLE, FL 32608

08195-001-001 PB-13-15 ZON
BERNARD E HAIM
4211 HIGHWAY AVE
JACKSONVILLE, FL 32254

08198-009-001 PB-13-15 ZON
R L HENDERSON JR TRUSTEE
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3501 S MAIN ST STE 1
GAINESVILLE, FL 32601

08189-002-000 PB-13-15 ZON
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2626 NE 39TH AVE
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08198-007-009 PB-13-15 ZON
HILLS VAN SERVICE OF NORTH FL INC
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10806-000-000 PB-13-15 ZON
PETRO USA LLC
402 HIGH POINT DR #201
COCOA, FL 32925

08198-007-005 PB-13-15 ZON
POA ACQUISITION CORP
731 SW 37TH AVE
OCALA, FL 34474

08199-104-001 PB-13-15 ZON
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WINTER PARK, FL 32789

08193-000-000 PB-13-15 ZON
ESFANDIAR SALIMI-TARI
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08198-007-006 PB-13-15 ZON
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10327 NW 4TH PL
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08199-001-000 PB-13-15 ZON
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08184-000-000 *** PB-13-15 ZON
STATE OF FLA - TACACHALE
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08199-018-000 PB-13-15 ZON
STATE PROPERTIES INC
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GAINESVILLE, FL 32609

08198-009-000 PB-13-15 ZON
THE M WARE COMPANY
11710 CENTRAL PARKWAY
JACKSONVILLE, FL 32224

08198-016-003 PB-13-15 ZON
THE PANTRY INC
PO BOX 8019
GARY, NC 27512

08195-005-000 PB-13-15 ZON
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BOYNTON BEACH, FL 33436

Hilliard, Ralph W.

Subject: FW: [gainesvillepressrelease] City of Gainesville Press Release: Tour of Former Gainesville Correctional Institute

From: gainesvillepio
Sent: Tuesday, January 08, 2013 3:09 PM
To: Rawson, Laura E.
Subject: [gainesvillepressrelease] City of Gainesville Press Release: Tour of Former Gainesville Correctional Institute



CITY OF GAINESVILLE

Parks, Recreation and Cultural Affairs Department

RELEASE DATE: *January 8, 2013*

CONTACT: Bob Woods, Communications and Marketing Manager
Email: GainesvillePIO@cityofgainesville.org
Telephone: 352-334-5017

Tour of Former Gainesville Correctional Institute

GAINESVILLE, Fla. - The City of Gainesville, other government agencies and community partners are hosting a public tour of the former Gainesville Correctional Institute (2845 NW 39th Ave.) from 8 a.m. to 12 noon on Saturday, Jan. 12.

In August 2012, the City of Gainesville entered into discussions with the State of Florida regarding the city's interest in purchasing the now vacant property. The city anticipates moving forward with the purchase of this property. The free tour of this facility is an opportunity for the public to tour the site and provide input about possible future uses for the property. Tour guides will be available to escort attendees from building to building and point out other features on the grounds.

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City hosts tour of Gainesville Correctional Institution on Saturday

Staff report

Published: Wednesday, January 9, 2013 at 4:13 p.m.

The city of Gainesville will offer public tours of the closed Gainesville Correctional Institution property on Saturday.

The city is in negotiations to purchase the closed prison, 2845 NE 39th Ave., from the state for use a homeless shelter and social services center. The property will be open to the public for tours from 8 a.m. to noon.

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Public invited to tour former prison facility

By Cleveland Tinker

Special to the Guardian

Published: Wednesday, January 9, 2013 at 2:40 p.m.

The Gainesville City Commission is inviting the public to tour the former Gainesville Correctional Institute, a site it is currently trying to figure out how to transform into a facility to best serve the needs of residents in the Gainesville area.

The tour will take place from 8 a.m.-noon Saturday at the former correctional institute at 2895 NE 39th Ave., just east of NE Waldo Road and 39th Avenue.

Two city commissioners, Yvonne Hinson-Rawls and Randy Wells, made a presentation Monday night to the African American Accountability Alliance of Alachua County Inc. during a town hall meeting sponsored by the 4As at the Alachua County Health Department.

Hinson-Rawls, whose District 1 seat on the commission encompasses most of east Gainesville, including the closed facility, told the nearly 30 people attending the meeting that the city currently is negotiating plans to purchase the property from the state of Florida.

She also said the negotiations will include a discussion about which buildings and parts of the property the state wants to continue to control at the former prison, which was closed in March 2012 as a cost-cutting measure by the Florida Department of Corrections.

"Right now, they are saying they want to maintain control of the medical building and the parking lots, and we're not happy about that," said Hinson-Rawls. "We're hoping we can make a trade with them for that property."

She said the city is considering offering the state property somewhere else that they can use. The site has 14 existing buildings on 16 fenced-in acres, with another 20 acres outside of the fence adjacent to 1,200 acres of state forest land.

Wells said the plan is to transform the former prison into a community innovation center with the theme, "From Prison to Pride."

Wells said although initial discussion about the future of the site centered around it housing the proposed Grace Marketplace One Stop Center for the Homeless, it became "immediately apparent" to the commission and other stakeholders that "a much broader opportunity was before us."

Wells said potential services at the site could offer behavioral and medical health care, a child care center for parents who are job hunting or using services at the site, educational opportunities, housing, job training and job search assistance, organic farming, outdoor recreation, a place to serve meals, space for nonprofit organizations and other uses.

Rodney Long, a founder and president emeritus of the 4As, said he was on the Gainesville City Commission in 1989 when the Florida DOC decided to open the correctional facility. He said the east Gainesville community accepted the prison then, and along with city, county and state taxpayers, has already paid for the site. He said the state should donate the facility to the city.

"This community welcomed that facility for two and a half decades and we hosted that facility," Long said. "Now that the facility is gone, the state of Florida owe us a great deal of gratitude and should give us this facility."

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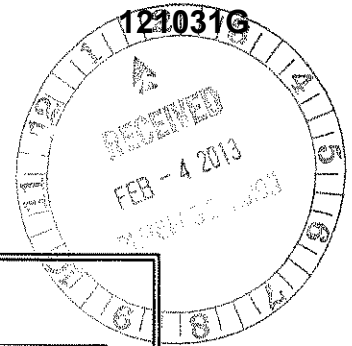
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Joanne Auth	425 NE 7th Street	Gainesville	FL	32601	352-371-1991	joanneauth@gmail.com
David Auth	425 NE 7th Street	Gainesville	FL	32601	352-371-1991	davidauth@hotmail.com
Arupa Freeman	307 SE 6th Street	Gainesville	FL		352-372-4825	barupa@atlantic.net
Sara Ford					352-373-5595	

Appendix B

Zoning application

APPLICATION—CITY PLAN BOARD
Planning & Development Services



OFFICE USE ONLY	
Petition No. <u>PB-13-15 ZON</u>	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name:	<u>State of Florida</u>
Address:	<u>3800 Commonwealth Blvd</u>
	<u>Mail Station 30</u>
	<u>Tallahassee, Florida 32399</u>
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	<u>City of Gainesville</u>
Address:	<u>P.O. Box 490</u>
	<u>Gainesville FL</u>
Phone:	<u>334-5022</u> Fax:

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST		
Check applicable request(s) below:		
Future Land Use Map []	Zoning Map [<input checked="" type="checkbox"/>]	Master Flood Control Map []
Present designation:	Present designation: <u>PS</u>	Other [] Specify:
Requested designation:	Requested designation: <u>PS</u>	

(See Attached for list of proposed uses)

INFORMATION ON PROPERTY	
1. Street address:	<u>2845 Northeast 39th Avenue</u>
2. Map no(s):	<u>3655</u>
3. Tax parcel no(s):	<u>08197-000-000 & 08191-000-000 (portion)</u>
4. Size of property:	<u>30.85</u> acre(s) <u>MOL (See legal description)</u>
<i>All requests for a land use or zoning change for 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.</i>	

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, 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's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North youth correctional facility

South Vacant land

East Correctional facility

West Vacant land + UF Library Storage

B. 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?

C. 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:

Residential streets NA

Noise and lighting NA

D. 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)

The property is currently developed

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO X YES _____

b. Property with archaeological resources deemed significant by the State?

NO X YES _____

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment X Urban Infill _____
Activity Center _____ Urban Fringe _____
Strip Commercial _____ Traditional Neighborhood _____

The property is currently a vacant correctional facility and will be re-purposed as an empowerment center for the community. The center would provide services needed for educational programs, training, and support for homeless.

Explanation of how the proposed development will contribute to the community.

The facility will provide a needed service to the community by providing a one-stop center for community support services

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

Training and educational programs would prepare clients to re-enter the workforce

H. What impact will the proposed change have on level of service standards?

Roadways

Recreation
NO Impact

Water and Wastewater

NO Impact

Solid Waste

NO Impact

Mass Transit

NO Impact that will affect LOS

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

NO

YES (please explain)

There is currently bus service to the area (Route 25). There is also a rail trail that extends north to 39th Avenue in the area

CERTIFICATION

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) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

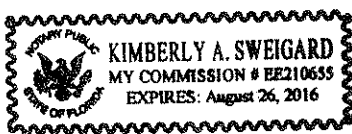
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

Russ Blackburn
Owner/Agent Signature

2-4-13
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 4th day of February 2013, by (Name)
Russ Blackburn



Kimberly A. Sweigard
Signature - Notary Public

Personally Known OR Produced Identification (Type) _____

Proposed List of Permitted Uses

Agriculture (sales, production and farmer's market)

Campgrounds

Correctional institutions

Day care centers

Education services and training

Emergency shelters

Entrepreneurial program

Food distribution center for the needy

Health Services

Offices

Public Administration buildings

Recreation

Residences for destitute people

Social services

Veterinary services



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3800 Commonwealth Boulevard M.S. 130
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard, Jr.
Secretary

December 5, 2012

Fred Murry, Assistant City Manager
City of Gainesville
Office of the City Manager
200 East University Avenue
P.O. Box 490 Station 6
Gainesville, Florida 32627

RE: Request for zoning amendment approval/
Gainesville Correctional Institution/ Alachua County

Dear Mr. Murry:

Thank you for your letter of December 4, 2012 concerning the city's request for amending the current zoning of the above-referenced correctional facility involved in the future sale to the city. We have reviewed the additional uses proposed by the city to the Public Services and Operations District (PS) zoning to include services as needed to provide adequate educational, training and support to the future homeless facility and its clients. The Division of State Lands has no objection to the city pursuing this amendment to the current zoning on the site for sale to the city.

Should you have any further questions, please contact Delbert Harvey at (850) 245-2796 or Delbert.Harvey@dep.state.fl.us

Sincerely,

A handwritten signature in black ink, appearing to read "Scott E. Woolam". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott E. Woolam
Chief
Bureau of Public Land Administration
Division of State Lands

RECEIVED

DEC 10 2012

CITY MANAGER'S OFFICE

City of Gainesville

City Hall
200 East University
Avenue
Gainesville, Florida
32601

Master

File Number: 120250.

File ID: 120250.	Type: Discussion Item	Status: Passed
Version: 3	Reference:	In Control: City Commission
		File Created: 08/16/2012
File Name: Resolution Authorizing the City Manager to Negotiate the Purchase of Surplus Land from Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (B)		Final Action: 12/06/2012

Title: Update on the Purchase of Surplus Lands Designated for the City of Gainesville (B)

The purpose of this item is to provide an update to the City Commission on the status of the negotiations between the City and the State of certain properties designated for purchase by the City of Gainesville. The City would like to purchase the Department of Corrections (DOC) facility at little or no cost since this is a special use facility and no other state or local agency expressed an interest in the property.

Notes:

Agenda Date: 12/06/2012

Agenda Number:

Sponsors:

Enactment Date:

Attachments: 120250A_FDEP Notice of Surplus State Land_20120816.pdf, 120250B_Parcel Maps_20120816.pdf, 120250C_Resolution_20120816.pdf, 120250_resolution_20120816.pdf, 120250A_Notice of Intent to Sell Surplus State Land_20121101.pdf, 120250B_Letter to DEP_20121101.pdf, 120250C_Letter from DEP_20121101.pdf, 120250D_Draft Map A_20121101.pdf, 120250E_Offer for Settlement_20121101.pdf, 120250F_Continuance & Settlement Agreement_20121101.pdf, 120250G_Aerial Map_20121101.pdf, 120250_GCI concept v5_20121101.pdf, 120250_GCI-existingpics_20121101.pdf, 120250_Maps_20121206.pdf

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name:

Effective Date:

History of Legislative File

Master Continued (120250.)

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	City Commission	08/16/2012	Adopted (Resolution) and Approved the Recommendation				Pass
	Action Text:	A motion was made by Commissioner Bottcher, seconded by Commissioner Wells, that this matter be Adopted (Resolution) and Approved the Recommendation. The motion carried by the following vote:					
	Notes:	<i>Recreation, Parks and Cultural Affairs Director Steve Phillips gave a presentation.</i>					
		<i>Mayor Lowe recognized Rob Brinkman who spoke to the matter.</i>					
1	City Commission	11/01/2012	Approved as shown above (See Motion)				Pass
	Action Text:	A motion was made by Commissioner Hinson-Rawls, seconded by Commissioner Wells, that this Matter be Approved as shown above (See Motion). The motion carried by the following vote:					
	Notes:	<i>Assistant City Manager Fred Murry gave a presentation.</i>					
		<i>MOTION: 1) Give permission to our staff and community to fully pursue this opportunity; 2) aim for a clean break from the past use of this site, from prison to community asset; 3) seek full partnership and support from the state; 4) create a process to establish a community vision, clear plan and funding; 5) we would not continue to pursue the buffer south of the facility should we not be moving forward with the facility; 6) move forward with the acquisition of the north side of Morningside; and 6) request that staff prepare a financial analysis of this property and the 53rd Avenue site comparing them for possible use as the One-Stop Homeless Shelter.</i>					
		<i>Mayor Lowe recognized Arupa Freeman, Byron Flagg, Jack Donovan, Bob Freeman and Pat Fitzpatrick who spoke to the matter.</i>					
3	City Commission	12/06/2012	Approved, as shown above				Pass
	Action Text:	A motion was made by Commissioner Wells, seconded by Commissioner Hinson-Rawls, that this Matter be Approved, as shown above. The motion carried by the following vote:					
	Notes:	<i>Fred Murry and Marion Radson made presentations.</i>					
		<i>MOTION: Approve the recommendation including the following: 1) Authorize the City manager or his designee to request local Legislative Delegation support and assistance in obtaining the GCI property; 2) authorize City Attorney to request extension of the trial date to July 1, 2013; 3) include seeking support from Governor and State Council on Homelessness; 4) authorize staff to act as agent for the property for purposes to initiate a zoning petition; and 5) authorize drafting of letter of support signed by all willing elected officials.</i>					

Text of Legislative File 120250.

LEGAL DESCRIPTION – SUBJECT PARCEL

A PART OF SECTIONS 26 & 27, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 9 SOUTH, RANGE 20 EAST; THENCE SOUTH 01 DEGREES 18 MINUTES 03 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 1225.66 FEET TO AN INTERSECTION WITH THE CENTERLINE OF STATE ROAD No. 222 (NE 39th AVENUE) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 26005-2518; THENCE SOUTH 60 DEGREES 29 MINUTES 07 SECONDS EAST, ALONG SAID CENTERLINE OF STATE ROAD No. 222, A DISTANCE OF 923.60 FEET; THENCE SOUTH 30 DEGREES 02 MINUTES 53 SECONDS WEST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD No. 222; THENCE SOUTH 29 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 699.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 1373.27 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 44 SECONDS WEST, A DISTANCE OF 863.98 FEET; THENCE SOUTH 39 DEGREES 03 MINUTES 58 SECONDS WEST, A DISTANCE OF 347.68 FEET; THENCE SOUTH 52 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 30.01 FEET; THENCE NORTH 39 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 349.25 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 44 SECONDS EAST, A DISTANCE OF 866.57 FEET; THENCE SOUTH 60 DEGREES 29 MINUTES 07 SECONDS EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 30 DEGREES 13 MINUTES 51 SECONDS EAST, A DISTANCE OF 349.03 FEET; THENCE SOUTH 59 DEGREES 54 MINUTES 10 SECONDS EAST, A DISTANCE OF 871.28 FEET; THENCE NORTH 30 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 817.70 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF PARCEL III, A 100' WIDE UTILITY EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1003, PAGES 191-194 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01 DEGREES 01 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 309.77 FEET; THENCE NORTH 63 DEGREES 23 MINUTES 29 SECONDS WEST, A DISTANCE OF 1012.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.85 ACRES MORE OR LESS.

