

Appendix C Application

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	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: City of Gainesville
Address: 300 E. University Avenue, Mail Stn. 48 Gainesville, FL 32601
Phone: 352-334-2205
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: eda engineers-surveyors-planners, inc.
Address: 2404 NW 43 rd Street Gainesville, FL 32606
*On Behalf of CRA & GRU
Phone: 373-3541 Fax: 373-7249

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 <input checked="" type="checkbox"/>	Zoning Map <input type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: PF & MUH	Present designation:	Other <input type="checkbox"/> Specify:
Requested designation: UMU-2	Requested designation:	

INFORMATION ON PROPERTY

1. Street address: 301 & 503 SE 4 th Street
2. Map no(s): N/A
3. Tax parcel no(s): 12820-0-0, 12811-0-0, 12146-0, 12147-0, 12148-0, 12150-0, 12151-0, 12150-1 and portions of 12149-0 & 12720-0
4. Size of property: <u>Approx. 12.22 acre(s)</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 ½ 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

Please see the attached Justification Report

South

Please see the attached Justification Report

East

Please see the attached Justification Report

West

Please see the attached Justification Report

B. Are there other properties or vacant buildings within ½ 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

Please see the attached Justification Report

Noise and lighting

Please see the attached Justification Report

- 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 X (If yes, please explain below)

Please see the attached Justification Report

- 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
Activity Center ___
Strip Commercial ___

Urban Infill X
Urban Fringe ___
Traditional Neighborhood ___

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

Please see the attached Justification Report

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

Please see the attached Justification Report

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

Roadways

Please see the attached Justification Report

Recreation

Please see the attached Justification Report

Water and Wastewater

Please see the attached Justification Report

Solid Waste

Please see the attached Justification Report

Mass Transit

Please see the attached Justification Report

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

NO YES (please explain)

Please see the attached Justification Report

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:	City of Gainesville
Address:	300 E. University Ave., Mail Stn. 48 Gainesville, FL 32601
Phone:	352-334-2205
Signature:	SEE BELOW

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.

Kathy Viehe
Owner/Agent Signature

6/11/14
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 11 day of June 2014, by (Name)
Kathy Viehe

Kristie A. Williams
Signature – Notary Public

Personally Known OR Produced Identification (Type) _____



KRISTIE ANN WILLIAMS
MY COMMISSION # EE 087962
EXPIRES: August 23, 2015
Bonded Thru Budget Notary Services

APPLICATION FOR ENVIRONMENTAL REVIEW

Certified Cashier's Receipt:

OFFICE USE ONLY
Petition No. _____
Fee: \$ _____
Account No. 001-660-6680-4063

CHECK ONE:

Basic **Level 1** **Level 2** **Submittal:** **1st** **2nd** **3rd**

Basic Environmental Review – FEE: \$0

Level 1 Environmental Review – Submit environmental studies with application – FEE: \$500

Level 2 Environmental Review – Submit mitigation and/or management plan – FEE: \$2,000

(The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: City of Gainesville	Name: eda engineers-surveyors-planners, inc.
Address: 300 E. University Avenue, Mail Stn. 48	Address: 2404 NW 43 rd Street
Gainesville, FL 32601	Gainesville, FL 32606
	E-mail: csweger@edafl.com
Phone: 334-2205	Phone: 373-3541 Fax: 373-7249
(If additional owners, please include on back)	

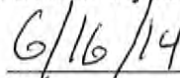
PROJECT INFORMATION

Project Name	GRU Administration Building Land Use Change / Rezoning (Power Dist.)
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.



Applicant's signature



Date

Power District

Land Use Amendment & Rezoning

Justification Report



Prepared for Submittal to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

Gainesville Community Redevelopment Agency
&
Gainesville Regional Utilities

September 16, 2014

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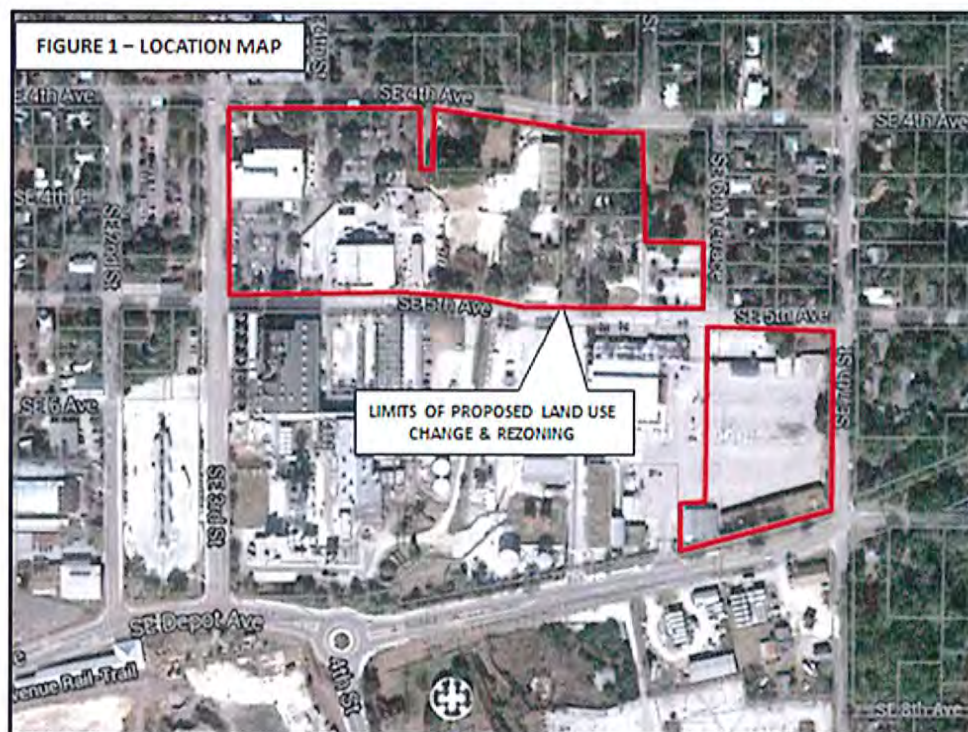
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List of Attachments

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Attachment 2	Neighborhood Workshop Documentation & Community Garden M.O.U.
Attachment 3	GRU Utility Infrastructure Maps
Attachment 4	Rosa Parks RTS Downtown Station Layout and Transit Routes
Attachment 5	Adopted Power District Redevelopment Plan & CRA Approval Minutes
Attachment 6	Sec. 30-65.2 – Land Development Code (UMU-2 Zoning)
Attachment 7	Exhibits for Inclusion in Section 30-65.3 (UMU-2 Zoning District)

Statement of Proposed Change

The Gainesville Community Redevelopment Agency (GCRA) and Gainesville Regional Utilities, on behalf of the City of Gainesville, proposes a Comprehensive Plan Amendment (land use change) for a portion of the former Gainesville Regional Utilities operational facilities complex located in downtown Gainesville within the City-designated Power District. The subject property is a portion of the larger Power District and is intended to encourage future redevelopment of additional areas within the Power District, similar to what was seen with the Prioria Robotics / Catalyst Building project. The property proposed for amendment is located on an approximately 12.22 acres in size and includes Alachua County Parcel No.'s 12820-0-0, 12811-0-0, 12146-000-000, 12147-000-000, 12148-000-000, 12150-000-000, 12150-001-000, 12151-000-000 and a portion of 12720-000-000 and 12149-000-000 and is bounded to the east by SE 6th Terrace & SE 7th Street, to the south by SE 7th Street to the west by SE 3rd Street and to the north by SE 4th Avenue. The project site is owned by the City of Gainesville and contains the existing GRU Administration Building, GRU Fleet Management Building and properties previously used for GRU operations. The following aerial photo (Figure 1) indicates the project limits:



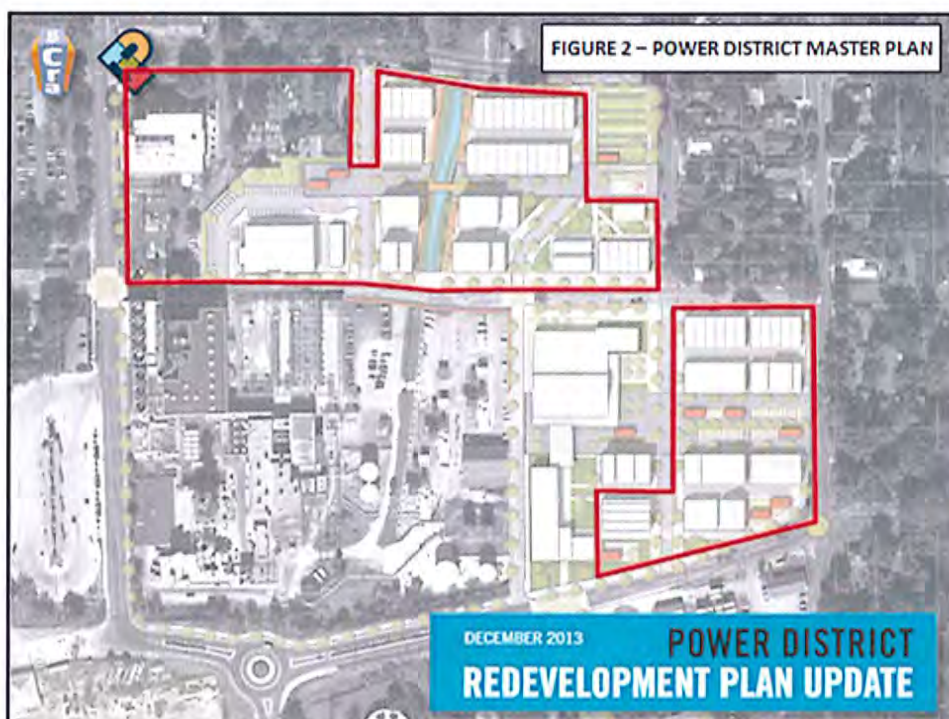
The site currently has a Future Land Use (FLU) designation of Public Facilities (PF) and Mixed Use High (MUH). The proposed FLU is Urban Mixed Use 2. The proposed amendment will promote growth and redevelopment within the core of the City and foster redevelopment of future areas and will help implement the vision of the adopted Power District Redevelopment Plan. The property is located on the southern edge of

Downtown Gainesville and is located in the Downtown Community Redevelopment Area. The change in land use on the subject property and future surrounding areas will generate significant short and long-term reinvestment opportunities by introducing new options for retail, office or assembly/production in an established mixed-use neighborhood with close proximity to downtown.

Appropriate redevelopment implementation of the former Gainesville Regional Utilities complex will be coordinated with the City of Gainesville to restore social, economic and civic opportunities to the area. The distribution of uses, design criteria, landscaping and pedestrian and vehicular access will allow the neighborhood to grow in accordance with the City of Gainesville Comprehensive Plan, Downtown Redevelopment Plan, the adopted Power District Redevelopment Plan, and the Plan East Gainesville Report.

Project Background

The Power District is a City and CRA redevelopment initiative and the primary objectives are to transform the District by placing vacant properties into new productive use, increase the tax base and grow the economy of the City by promoting redevelopment, job creation, business retention and economic development. Strategic Initiative 2.2 of the City's Strategic Plan is to continue the implementation of the strategic redevelopment plan for Depot Park and the Power District. This initiative involves planning for and implementing the redevelopment of the Power District subsequent to the relocation of the certain GRU operations facilities from their downtown complex. The boundaries of the Power District are indicated below in Figure 2 (with limits of proposed land use and zoning change outlined in red):

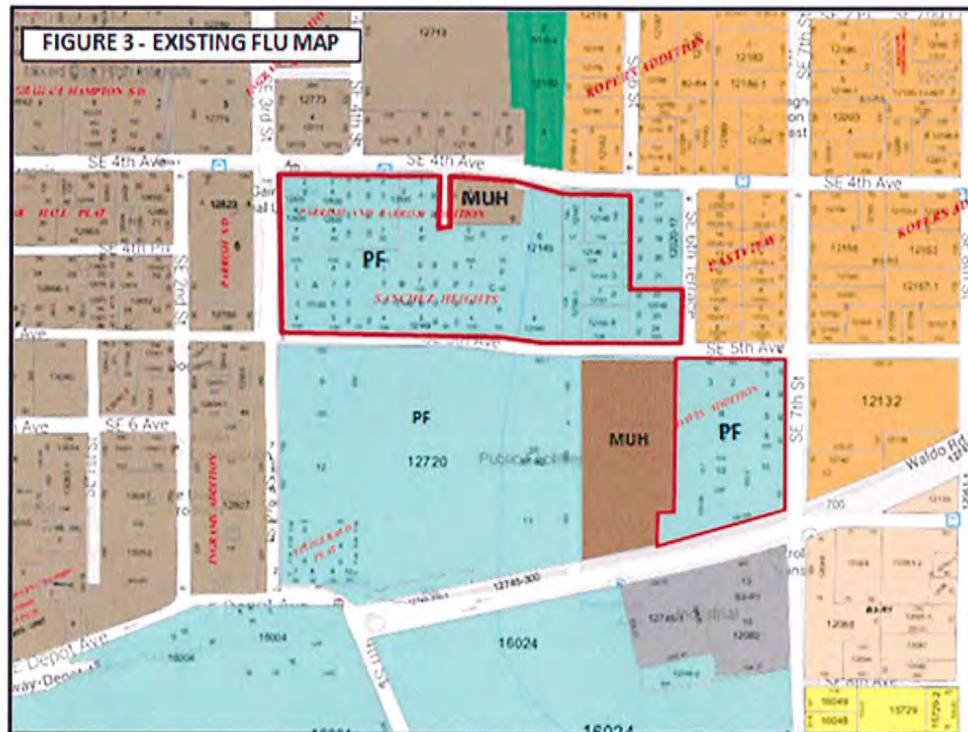


In December 2013, the CRA Board adopted the Power District Redevelopment Plan (Attachment 5), which is a high-level redevelopment plan consisting of a Master Plan (layout of blocks and streets), Public Works Standards, Building Design Standards, and Development Controls. The plan is not use-based, but designed in the vein of traditional city development, which provides a framework that can accommodate any number of unknown future uses and densities. This document includes a general master plan or layout of streets and block on the entire property currently controlled by GRU which are currently available for redevelopment. The proposed land use and zoning change areas are located within this master plan area and, if approved, will help implement the Power District Redevelopment Plan.

Redevelopment within the Power District is already underway. The CRA, with the City of Gainesville, identified a tenant, Prioria Robotics, to occupy a vacant warehouse adjacent to the limits of the proposed land use change & rezoning area. Prioria is a growing high-tech company which was started by local entrepreneurs and used the opportunity to locate to the Power District to expand, produce and assemble their unmanned air systems, conduct engineering research and development, and administer their operations. This project, known as the 'catalyst project,' transformed an unoccupied surplus GRU warehouse facility into useable office/warehouse/light industrial or assembly space for productive, private sector use. This project served as a catalyst for redevelopment in the Power District and also required a similar land use & zoning change (MUH & CCD, respectively), which was approved by the City Commission. This project was the first redevelopment project in the District, the first transition of city-owned (GRU) land into the private sector and the return to the tax rolls. The approval of the current request to UMU-2 will follow suit and surely help attract similar redevelopment activity.

Existing Future Land Use and Zoning

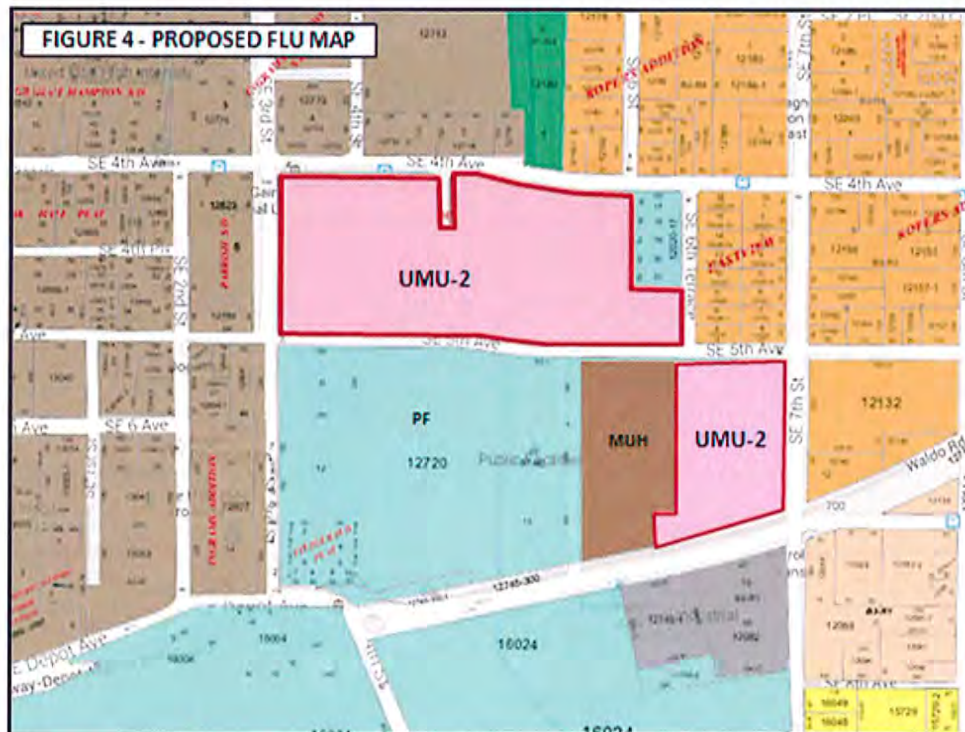
The current Future Land Use (FLU) of the site is Public Facilities (PF) and Mixed Use High (MUH), as indicated on the Figure 3 on the following page:



According to the City of Gainesville Comprehensive Plan, the Public Facilities land use is appropriate for “administrative and operational governmental functions such as government offices, utility facilities and storage facilities.” This existing land use minimizes future uses of the property to government offices or utilities which severely limits the redevelopment potential of the area.

Proposed Future Land Use and Zoning

The proposal will amend the future land use map to Urban Mixed Use (2) as indicated on Figure 4 below:



The City of Gainesville Comprehensive Plan defines the Urban Mixed-Use 2 (UMU-2) future land use category as follows:

This category allows a mixture of residential, retail, service and office/research uses. The Urban Mixed-Use districts are distinguished from other mixed-use districts in that they are specifically established to support research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. All new non-single-family principal buildings shall have a minimum height of 24 feet. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Section 30-65.2 of the City's Land Development Code states that the UMU-2 zoning district (which implements the UMU-2 future land use designation) was created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida and is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the Comprehensive Plan. In addition, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place.

The objectives of the UMU-2 district include:

- ❖ Providing a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
- ❖ Encouraging quality redevelopment and the renovation of existing structures;
- ❖ Promoting multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
- ❖ Promoting retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations;
- ❖ Promoting office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy; and
- ❖ Promoting infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridded street network and sidewalk connections.

Because the project area is located within the adopted Power District Redevelopment Plan and due to the proximity to downtown Gainesville, the Innovation District and the University of Florida, the requested UMU-2 land use and zoning is appropriate in order to facilitate redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. The requested land use and zoning will accommodate uses appropriate for the area, and will effectively allow a mixture of the surrounding existing uses (i.e. residential, office, business, and light industrial). Although this petition only covers a portion of the Power District, this is a large step in amending the land use and zoning of the District and implementing the Redevelopment Plan. The UMU-2 land use and zoning district will eventually connect and form a continuation of MUH and CCD from the center of downtown Gainesville to the subject property.

The adopted Power District Redevelopment Plan and the UMU-2 future land use designation (and subsequent UMU-2 zoning district) provide a solid basis for the Power

District form based code which is scheduled to be developed within the next 12 months. This code will be developed with a similar structure to Innovation Square zoning and may include public works standards, building design standards, and development controls. Large scale urban design concepts will be included such as delineation of the public and private realm and transitional heights/uses/intensities in different parts of the district. The code will be designed to maximize flexibility, clarity, and predictability through regulations.

The Urban Mixed Use (2) land-use designation will allow a mixture of residential, office, business, and commercial uses in-line with the vision for the Power District Redevelopment Plan. A complete list of allowed uses within the Urban Mixed-Use District 2 (UMU-2) is included in Attachment 6.

Responses to City Application Questions

A. Surrounding Land Uses

The subject property is a portion of the former Gainesville Regional Utilities operational facilities located on the southern edge of downtown Gainesville. The areas owned by the City of Gainesville / GRU are generally bounded by to the east by SE 6th Terrace & SE 7th Street, to the south by SE 7th Street to the west by SE 3rd Street and to the north by SE 4th Avenue and contains buildings that have been vacated by GRU. See *Figures 3 and 5* for surrounding land uses and future land use designations. It is the finding of this report that existing land uses surrounding the subject property and the entire GRU facility will not be adversely affected by the proposed change in land use.

Generally, there is a mixture of uses surrounding the District with industrial/manufacturing/public facility uses to the west. There is a large residential component to the north and east. The requested UMU-2 land use provides for a variety of uses that currently exist in the area. The urban location of the site provides an appropriate context for the proposed mix of uses.

Figure 5: Surrounding Property Uses, Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning	Existing Use
North	Mixed Use High Residential Medium	CCD RMF-7	Multi-Family Single-Family
South	Public Facilities Industrial Mixed Use High	Public Services (PS) Industrial 2 (I-2) CCD	GRU Facilities, Depot Park Lewis Oil Prioria Robotics
East	Public Facilities Residential Medium	Public Services (PS) RMF-7	Community Garden Single-Family
West	Public Facilities Mixed Use High	Public Services (PS) Central City District (CCD)	GRU Facilities Prioria Robotics

B. Adjacent Land Use

Generally, there are industrial and residential uses surrounding the former GRU operation center. The immediate adjacent land use for non-redeveloped properties within the Power District is still classified as Public Facilities, but as the master plan is implemented, these areas will transition to a mixed use land use and zoning designation that is designed to implement the Power District Redevelopment Plan. As the GRU and CRA make these lands available for redevelopment, the existing Public Facilities Land Use will no longer be applicable or appropriate.

Regarding the abutting Southeast Historic District, the CRA has taken steps in the creation of the Power District Redevelopment Plan to protect the character of the neighborhood. These measures include the implementing UMU-2 zoning to provide a height limitation of 3 stories along all properties within the Power District that are across the street from the Southeast Historic District (see Attachment 5, page 26) and other non-historic residential properties. This helps provide a consistent building height with the neighborhood, which is currently zoned RMF-7, which also allows buildings to be 3 stories in height.

Finally, the proposed land use change petition will not affect the existing McRorie Community Garden, which is located entirely outside the limits of the project area. No land use or zoning change is proposed for the community garden.

C. Development Impacts

a. Impact on Residential Streets

The adopted Power District Redevelopment Plan includes improvements related to transportation circulation by the reintroduction of the historical block pattern. *Attachment 5 (page 20)* shows the proposed street grid within the District. The street grid will conform and mesh into the grid in the area, providing more transportation connectivity and better circulation options, thus lessening the impacts on nearby residential streets. The reintroduction of the street grid and the creation of smaller blocks will also encourage walkability. Connectivity to surrounding amenities such as the Rosa Parks Regional Transit System Downtown Station, the Waldo Road Greenway, the Depot Avenue Rail Trail, and Depot Park will also encourage multi-modal transportation patterns. This establishes a framework to build a walkable and sustainable urban community that can grow and evolve with Downtown Gainesville. For information purposes, Several exhibits within the Power District Redevelopment Plan (see *Attachment 5*) illustrate the approximate plans for street grid connectivity for a portion of the master plan area surrounding the subject property. The details of the proposed roadway configuration and design will occur at subsequent development review stages.

b. Impact on Noise and Lighting

The proposed UMU-2 land use will effectively allow the same uses as currently exist in the surrounding area (a mix of residential, office, commercial, and light industrial.) The adopted Power District Redevelopment Plan for the area calls for mixed use development compatible with the area's urban location and existing surrounding uses. Business and industry will support the development of a local innovation economy.

Mixed use redevelopment should not adversely impact noise and lighting to surrounding properties. Protections are provided by the City, such as the noise ordinance will be enforced as part of any activity within the area. In addition, light trespass restrictions provide standards for mitigation of impacts that are enforced as part of the development review process.

D. Environmental Features

A portion of Sweetwater Branch Creek is located within subject site. The creek bisects the greater GRU campus and is currently channelized between SE 4th Avenue and SE 7th Avenue and the creek is daylighted south of SE 7th Avenue. The creek is a valuable environmental resource, and a key element of the adopted vision for the area. It is a significant asset in the long-term vision for creating a potential greenway between Downtown Gainesville, Sweetwater Park, and Depot Park. The proposed land use change will help encourage redevelopment activity that will allow for the daylighting and revitalization of the creek.

E. Historic Resources

The project area does not contain any historic structures although it is proximate to the Southeast Historic District which extends southwest to the intersection of SE 5th Avenue and SE 6th Terrace. There are also identified archeological resources deemed significant by the state on the property.

F. Development Pattern and Community Contribution

In accordance with the City of Gainesville Comprehensive Plan, the proposal promotes urban infill and redevelopment at the edge of downtown Gainesville. The site is currently underutilized and lacks congruence with surrounding uses. The proposed master plan integrates the uses, density and scale of the surrounding neighborhoods and the proposed UMU-2 district will support and encourage quality, mixed-use infill redevelopment in adherence with the adopted Power District Redevelopment Plan. Development under the proposed UMU-2 land use and zoning and the Power District Redevelopment Plan will provide needed open space for recreation and connections to the City of Gainesville's bike routes including the Waldo Road Greenway – Depot Avenue Rail Trail. The redevelopment of this site and the future redevelopment areas will

support and restore the character of the community and establish a more traditional, non-industrial, urban framework.

G. Long-Term Economic Benefits

The proposed land use change application to UMU-2 will be a key step in the future redevelopment of a significant portion of the Power District. As a mixed use employment center, the Power District will provide a vibrant southern edge to downtown Gainesville. The redevelopment will generate activity in a previously underutilized space with minimal impacts on surrounding neighborhoods. Redevelopment will reinforce the City's Economic Development goals to support more technology and innovation based businesses, and to recruit creative class commercial and production uses. The Power District will provide sites that can accommodate a wide variety of uses. Further, the opportunity to redevelop large tracts of land in the urban core, its proximity to Downtown and Innovation Square, and connectivity to multimodal transportation options will all contribute to attracting creative class businesses to the area.

The location of the Power District is also ideal for promoting daily public transit use and pedestrian commuting which is ideal for reducing congestion in Gainesville. The subject property is located at the southern end of downtown within ¼ mile to the Rosa Parks Regional Transit Station and is adjacent to the Waldo Road Greenway and the Depot Avenue Rail Trail.

H. Level of Service Standards

The proposed change in future land use and zoning will amend a portion of the former Gainesville Regional utilities complex (approximately 5.07 acres) from the land use designation of Public Facilities/Mixed Use High and Public Services/CCD to UMU-2 land use and zoning classifications. Aside from the 2.71 acres in which the GRU Administration Building resides (and shall remain as an office use for the foreseeable future), GRU and the GCRA plan to transform approximately 9.51 acres of underutilized space (vacant GRU property) into a dynamic mixed use area that blends seamlessly into the Power District and the urban environment of downtown Gainesville as a whole. The UMU-2 land use allows for a maximum development of up to 100 dwelling units per acre without a specified maximum floor area ratio for non-residential and mixed use buildings. The Power District will not be developed at the maximum scenario, but rather will be developed at a much lower FAR and residential density. *Figure 6* provides the probable development scenario. The Level of Service (LOS) impact analysis is based on a probable development scenario of 1.0 FAR & 50 units per acre for transportation and the maximum FAR for other services (based on the 9.51 acres that are primed for redevelopment).

Figure 6: Probable Development Scenario

Scenario	FAR	Density	Total Non-Residential (sf)	Total Residential
Probable	1.0	50 upa	414,256 sf	476 units

a. Roadways

The project is located within the Transportation Concurrency Exception Area (TCEA) Zone A of the City's Transportation Mobility Program Area (TMPA), which is intended to promote redevelopment and infill in the eastern portion of the city and the area near the University of Florida. Development within Zone A is not required to meet Level of Service standards for concurrency but will be required to comply with Policies 1.1.4 of the Comprehensive Plan Concurrency Management Element. The trip generation for the proposed change is presented in Figure 7. It should be noted, however, that due to the proximity to downtown and the Rosa Parks RTS Downtown Station, peak traffic flow is expected to be lower than shown in Figure 7.

Figure 7: Estimated Trip Generation

Existing Traffic Demand Estimate – Light Industrial (ITE 110)* Units: 29,004 sf (existing structures)		
Category	Rate	Trips
PM Peak	1.08	31
Average Daily Total	6.97	202

* Directional distribution not available.

Proposed Traffic Demand-General Office Use (ITE 710) Units: 207,128 sf (50% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.49	309	0.17	52	0.83	257
Average Daily Total	11.01	2,280	0.5	1,240	0.5	1,140
Proposed Traffic Demand-Specialty Retail (ITE 814) Units: 62,138 sf (15% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Direction Distribution Out	
PM Peak	5.02	312	0.44	137	0.56	175
Average Daily Total	44.32	2,753	.05	1,377	0.5	1,376
Proposed Traffic Demand-Light Industrial (ITE 110) Units: 62,138 sf (15% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.08	67	0.12	8	0.88	59
Average Daily Total	6.97	433	0.5	217	0.5	216
Proposed Traffic Demand-Manufacturing (ITE 140) Units: 82,852 sf (20% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.75	62	0.52	32	0.48	30
Average Daily Total	3.82	316	0.5	158	0.5	158
Proposed Traffic Demand-Apartment (ITE 220) Units: 476						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.62	295	0.61	180	0.39	115
Average Daily Total	6.65	3,165	0.5	1,583	0.5	1,582

1-All trips calculated using the ITE 9th Edition

Total PM Peak minus Internal Capture (35%), TMPA Reduction (40%) & Existing Traffic	240
Total ADT minus Internal Capture (35%), TMPA Reduction (40%) & Existing Traffic	2,124

b. Recreation

The City of Gainesville is currently meeting all LOS standards for recreation. The proposed amendment will not significantly affect the required LOS.

c. Water and Wastewater

The property is currently served with both water and wastewater by Gainesville Regional Utilities although utilities may require upgrades. The scenario below factors a likely development scenario. Development of the site is not expected to adversely impact the level of service.

Figure 8: Potable Water

Developmental Scenario	Use	Size	Rate	Total (gpd)
476 Units	Residential	476 units	200 gpd per unit	95,200 gpd
1.0 FAR	Commercial/Office	414,256 sf	0.15 gpd per sf	62,138 gpd

Figure 9: Wastewater Flow

Developmental Scenario	Use	Size	Rate	Total (gpd)
476 Units	Residential	476 units	113 gpd per unit	53,788 gpd
1.0 FAR	Commercial/Office	414,256 sf	0.15 gpd per sf	62,138 gpd

d. Solid Waste

Solid waste will not exceed Gainesville's established Level of Service Standard of 0.655 tons of solid waste per capita per year disposed (3.6 pounds solid waste per capita per day disposed). Collection of solid waste will not exceed Gainesville's established Level of Service Standard of 1.07 tons of solid waste per capita per year collected (5.9 pounds of solid waste per capita per day collected).

e. Mass Transit

The subject property is located within ¼ mile from the Rosa Parks RTS Downtown Station which is a transfer station and provides direct or indirect access to all Regional Transit System (RTS) routes within the City. The downtown station provides direct access to weekday RTS routes 1, 2, 5, 6, 7, 10, 11, 15, 17, 24, 25, 27, and 43 and weekend RTS Routes 400, 401, 402, 403, 406, 407, and 410.

f. Schools

Residential units are a permitted use on the subject property. As illustrated in *Figure 9*, the schools zoned for the property are Metcalfe Elementary School, Lincoln Middle School, and Gainesville High School, which all have sufficient capacity for new students. Therefore, the amendment will not have a negative effect on overall school capacity.

Figure 10: Public School Capacities

Concurrency Service Area	% Utilization	Available Capacity
East Gainesville	69.7%	778
Lincoln	65.9%	359
South Gainesville	59.1%	943

1. Site Accessibility

The location of the site is ideal for promoting multi-modal transportation including bicycle, pedestrian, and transit use. The site provides excellent access to the City's extensive bike routes via the Waldo Road Greenway and the Depot Avenue Rail Trail. Additionally, the area is served by a sidewalk network which connects the area to transit routes and other areas of downtown Gainesville.

The site has direct access to the City's Regional Transit System. The Rosa Parks RTS Downtown Station is less than ¼ mile from the site and has the highest level of activity in Gainesville with 13 weekday routes and 7 weekend routes. *Attachment 4* illustrates the opportunities for transit connectivity through the city from the proposed site and *also* shows the layout and routes servicing the Rosa Parks RTS Downtown Station.

Comprehensive Plan Consistency

The proposed UMU-2 land use designation is consistent with the City's Comprehensive Plan. The following objectives and policies are the applicable to the proposed UMU-2 application:

Objective 4.1

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

Consistency: As discussed throughout this report, the proposed UMU-2 land use designation is proposed to be located in an appropriate location that will allow for the flexibility to redevelop an urban area with a mixed of uses. Further, the UMU-2 designation will implement the adopted Power District Redevelopment Plan, which encourages this type of redevelopment activity allowed in UMU-2.

Policy 4.1.1

Land use categories on the Future Land Use Map shall be defined as follows:

Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit)

This category allows a mixture of residential, retail, service and office/ research uses. The Urban Mixed-Use districts are distinguished from other mixed-use districts in that they are specifically established to support research and development in the physical,

engineering and life sciences in close proximity to the University of Florida main campus. An essential component of the district is orientation of structures to the street and multi-modal character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. All new non-single-family principal buildings shall have a minimum height of 24 feet. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, and pedestrian/vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Consistency: Because the project area is located within the adopted Power District Redevelopment Plan and due to the proximity to downtown Gainesville, the Innovation District and the University of Florida, the requested UMU-2 land use is appropriate in order to facilitate redevelopment in this area in accordance with the goals of the City of Gainesville Comprehensive Plan. The requested land use will accommodate uses appropriate for the area, and will effectively allow a mixture of the surrounding existing uses (i.e. residential, office, business, and light industrial). Although this petition only covers a portion of the Power District, this is a large step in amending the land use and implementing the Redevelopment Plan. The UMU-2 land use district will eventually connect and form a continuation of MUH and CCD from the center of downtown Gainesville to the subject property.

Policy 4.2

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

Consistency: The proposed UMU-2 land use designation shall be consistent with the surrounding future land use map and the adjacent uses allowed therein. Specifically, the proposed companion UMU-2 zoning designation (subsequent to approval of the UMU-2 land use) proposes a required 3 story height limitation along the perimeter of the Power District where the Southeast Historic District is located across the street. The 3 story height limitation is consistent with the permitted building height of the properties in the Southeast Historic District (all zoned RMF-7 - which also allows 3 story buildings).

Conclusion

According to the Future Land Use Element Policy 4.1.3, the City will review proposed changes to the Future Land Use Map by considering the overall compatibility of the

proposal; surrounding land uses; environmental impacts and constraints; whether the change promotes urban infill; and whether the best interest, community values or neighborhood support is achieved. The proposed land use change application is compatible with the adopted Power District Redevelopment Plan for the redevelopment of the GRU facilities, the City's Comprehensive Plan and Land Development Code, and the CRA Downtown Redevelopment Plan. Specifically, the requested Urban Mixed Use High future land use designation is the appropriate map designation to implement the Master Plan and were specifically stated as Implementation Process step #3 on page 39 of the approved Redevelopment Plan, as indicated below:

AFTER MASTER PLANNING COMES THE REAL WORK OF IMPLEMENTATION – DEVELOPMENT POLICY, ZONING, FUNDING, CONSTRUCTION AND PROGRAM MANAGEMENT.

IMPLEMENTATION PROCESS

A master plan establishes a vision and approach to redevelopment, but that is only the start of a long process. Outlined below are critical steps, listed in no particular order, to facilitate continued economic investment in the area. This list includes policy and funding steps in addition to construction projects. Many of these tasks will be performed simultaneously and may be conducted by entities, organizations and stakeholder partners other than the GCRA.

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 REDEVELOPMENT PLAN UPDATE - ADOPTION BY GCRA BOARD 2 PROPERTY DISPOSAL DISCUSSIONS AND AGREEMENTS BETWEEN CRA/GRU/GG ★ 3 REZONING OF PROPERTIES TO UMU-2 4 RFP FOR DEVELOPMENT OF WAREHOUSE 1 5 CRAFT REDEVELOPMENT & ECONOMIC DEVELOPMENT PROGRAM WITH ASSISTANCE FROM NATIONAL DEVELOPMENT COUNCIL 6 ENVIRONMENTAL TESTING-SOIL + GROUNDWATER CONTAMINATION ANALYSIS 7 PROPERTY & BUILDING APPRAISALS 8 BROWNFIELD DESIGNATION STUDIES & APPLICATIONS TO FDEP 9 STORMWATER TREATMENT/MITIGATION ASSESSMENT 10 PERFORM BUILDING ASSESSMENTS | <ul style="list-style-type: none"> 11 DEVELOPMENT DEMAND POTENTIAL AND INFRASTRUCTURE CAPACITY ASSESSMENT 12 BRANDING, MARKETING, AND RECRUITMENT STRATEGY 13 ISSUE RFP FOR DEVELOPER/DESIGN DEVELOPMENT PROPOSALS 14 SWEETWATER BRANCH CREEK DAYLIGHTING FEASIBILITY STUDY 15 PROGRAMMING & SPECIAL EVENT STRATEGY 16 COORDINATION WITH CITY DEPARTMENTS ON CAPITAL IMPROVEMENT PROJECT BUDGETING 17 PUBLIC ART CALL FOR PROPOSALS (MURALS, RECYCLED POWER EQUIPMENT PUBLIC ART COMPETITION, ETC.) 18 DEVELOP POWER DISTRICT WEBSITE |
|---|---|

The proposed uses permitted within the UMU-2 land use designation are compatible with the existing surrounding land use and no environmental impacts or constraints have been identified. The land use change promotes urban infill by allowing for the redevelopment of recently vacated properties. The proposed amendments are in the best interest of the City and neighborhood to act as a catalyst for redeveloping the Power District.

The proposed amendment to the Future Land Use Map is appropriate for this property to promote redevelopment within the Power District. The amendment is consistent with the adopted Power District Redevelopment Plan and will act as a catalyst for future implementation of the plan. The land use of UMU-2 is compatible with the surrounding areas and allow for a variety of uses appropriate for the creation of a walkable, mixed use employment center.



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140029E

Attachment 1

Legal Descriptions & Legal Sketches



Eng, Denman & Associates, Inc.

April 8, 2014

Legal Description

For: Gainesville Community Redevelopment Agency
Parcel 1c

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

Begin at the southeast corner of Lot 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida, and run thence South 89°33'26" West, along the north right-of-way line of SE 5th Avenue, a distance of 468.41 feet to the southwest corner of Lot 8, Block 1, Range III of Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Deed Book J, page 550 of said Public Records; thence North 05°21'39" East, along the west line of said Lot 8, a distance of 11.36 feet to the southeast corner of Lot 5, Block C of Sanchez Heights, as per plat thereof, recorded in Plat Book "B", page 85 of said Public Records; thence South 89°57'32" West, along said north right-of-way line, 106.38 feet; thence North 03°17'46" West, 212.84 feet; thence North 50°27'01" West, 53.51 feet; thence North 87°43'52" West, 21.81 feet to a point on the west right-of-way line of SE 5th Street, formerly known as Myrtle Street; thence North 01°08'58" West, along said west right-of-way line, 42.50 feet to a point on the westerly extension of the south line of Lot 4 of Block 1 of Parrish & Parrish Addition to Gainesville, as per plat thereof, recorded in Plat book "A", page 107 of said Public Records, as per a boundary survey by John W. Myers & Associates, P.A., Project No. M-4437-98, dated 9-24-98; thence North 89°20'18" East, along said westerly extension and said south line and along the south line of the North ½ of Lot 6 of said Block 1 of Parrish and Parrish Addition to Gainesville, as per said boundary survey, 213.21 feet to the southeast corner of said North ½ of Lot 6; thence North 06°17'53" East, along the east line of said Lot 6, as per said boundary survey, and along the east line of Lot 1 of said Block 1 of Parrish & Parrish Addition to Gainesville, as per said boundary survey, 92.29 feet to a point on the southerly right-of-way line of SE 4th Avenue; thence South 78°48'54" East, along said southerly right-of-way line, 14.41 feet; thence North 08°52'40" East, along said southerly right-of-way line, 6.58 feet; thence North 89°18'31" East, along

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

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



Eng, Denman & Associates, Inc.

April 2, 2014

Legal Description

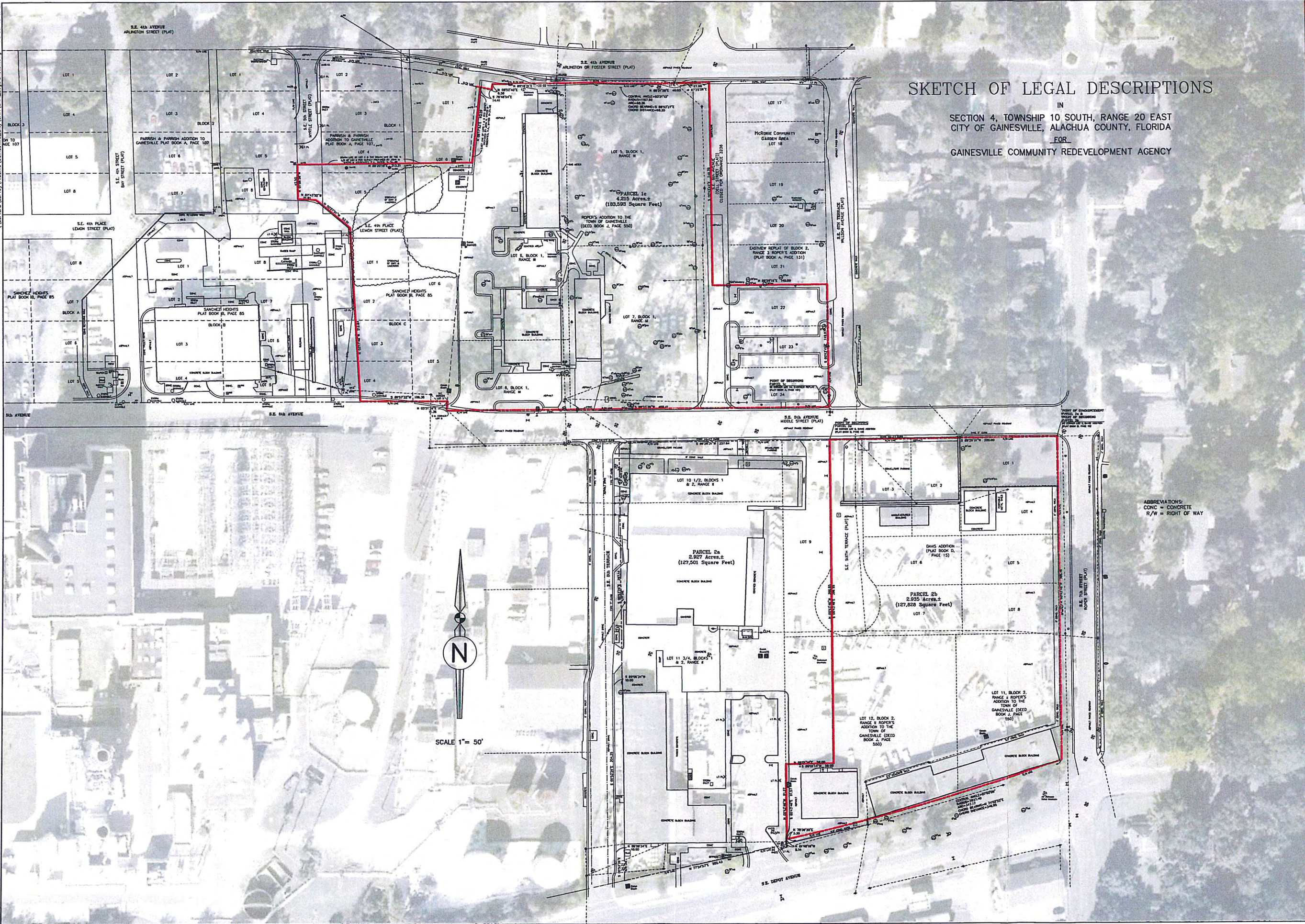
For: Gainesville Community Redevelopment Agency
Parcel 2b

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

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

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

Plotted Apr. 10, 2014 - 11:22:57 - dnooms
\\server3\survey\aloch\Gainesville_City\ORA_LegalSketch.dwg - Parcel 1c & 2a



ed
eda engineers-surveyors-planners, inc.
344 NW 42nd St. Gainesville, FL 32608-4402
TEL: 352-377-2747 FAX: 352-377-2749
EDS@EDASURV.COM

PROJECT NO. 2014-0128 SDC
DRAWN BY: BG/AL
CHECKED BY: R/W
DATE: 04/10/14

PREPARED FOR: 1. GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY
2. BOB WILSON
3. BOB WILSON
4. BOB WILSON

THIS SURVEY AND THE LEGAL DESCRIPTIONS ARE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 31-71, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2013), FLORIDA STATUTES.

04/09/14
Date: _____
No. _____
Date: _____

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE(S) _____ AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER _____ COMMUNITY NUMBER: _____ PANEL: _____ EFFECTIVE DATE: _____ AS BEING _____ SAID MAP DESCRIBES ZONE(S) _____

Sheet No.: **V-001**



engineers • surveyors • planners, inc.

July 9, 2014

Legal Description

For: Gainesville Regional Utilities
Parcel 1d

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

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

May 2, 2014

Page 2 of 2

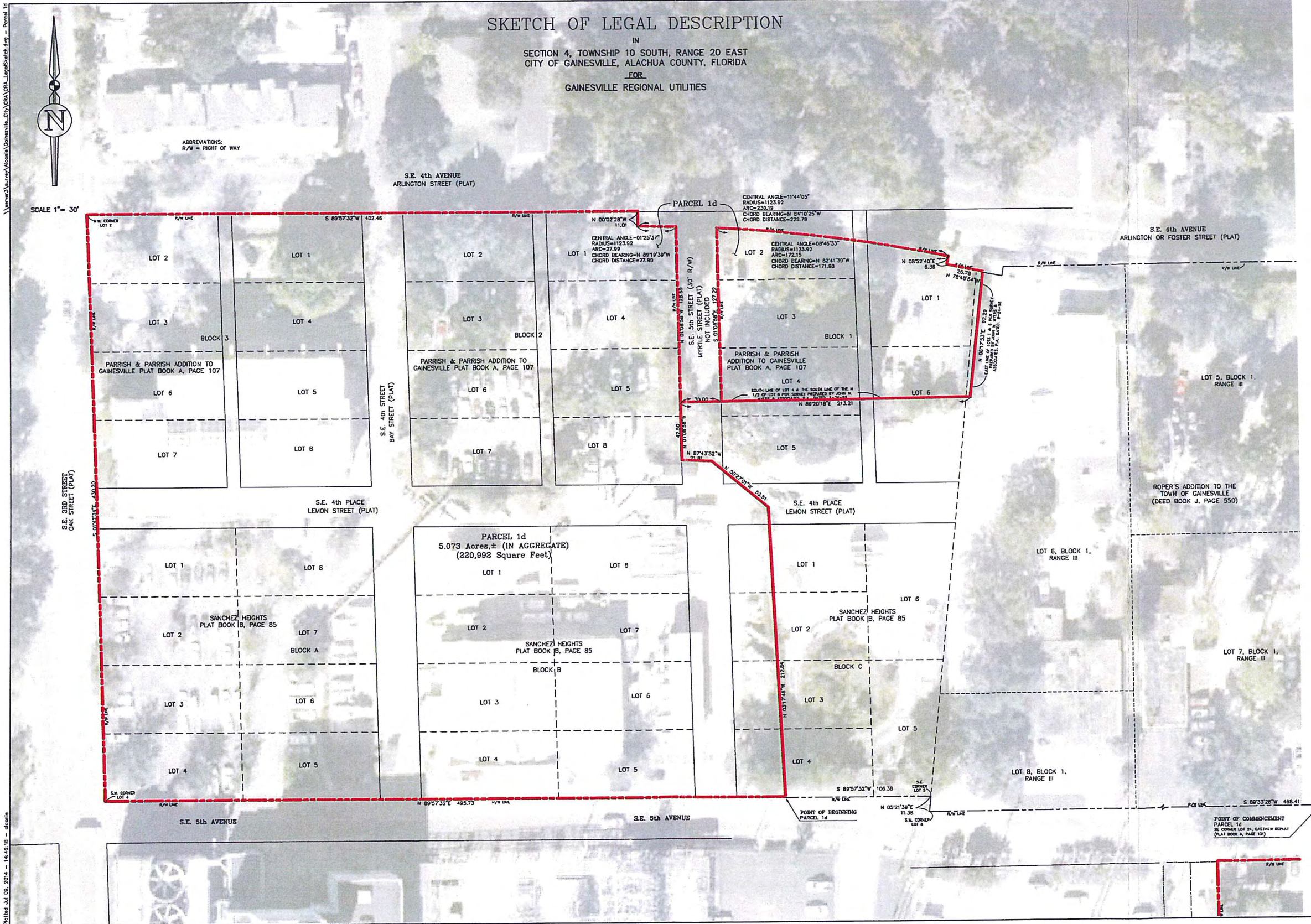
lying on the arc of a curve concave southerly, having a radius of 1123.92 feet; thence westerly, along said southerly right-of-way line, and along the arc of said curve, through a central angle of $11^{\circ}44'05''$, an arc distance of 230.19 feet, said arc being subtended by a chord, having a bearing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

Less:

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

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

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eda engineers-surveyors-planners, inc.
 Robert W. Gravel
 4239
 352-365-4444

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RABD OF THE PROFESSIONAL SURVEYOR ASSESSOR REGISTERED WITH THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 341, FLORIDA STATUTES. ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2)(3), FLORIDA STATUTES.

07/09/14
 Date
 07/09/14
 Date
 07/09/14
 Date

PREPARED FOR: GAINESVILLE REGIONAL UTILITIES

Sheet No.: V-001



engineers • surveyors • planners
est. 1976

140029E

Attachment 2

Neighborhood Workshop Materials



Neighborhood Workshop

Following a series of community meetings throughout the past year, the CRA Board approved the Power District Redevelopment Plan in December 2013. The purpose of seeking land-use and zoning modifications is to execute the community's vision, continue the implementation steps outlined in the plan, and to facilitate redevelopment of the area in accordance with the completed Power District Redevelopment Plan. The proposed changes include a small scale comprehensive plan amendment (less than 10 acres) and associated rezoning at a site near the GRU Kelly Power Plant, also known as the Power District. See map on following page for specific limits of proposed changes.

Please note this proposal and meeting is not associated with the City of Gainesville's Land Development Update currently underway. This meeting and the proposed changes are a continuation of the strategy and vision developed by the neighborhood throughout the community meetings in 2013.

Meeting Date: Tuesday April 15, 2014

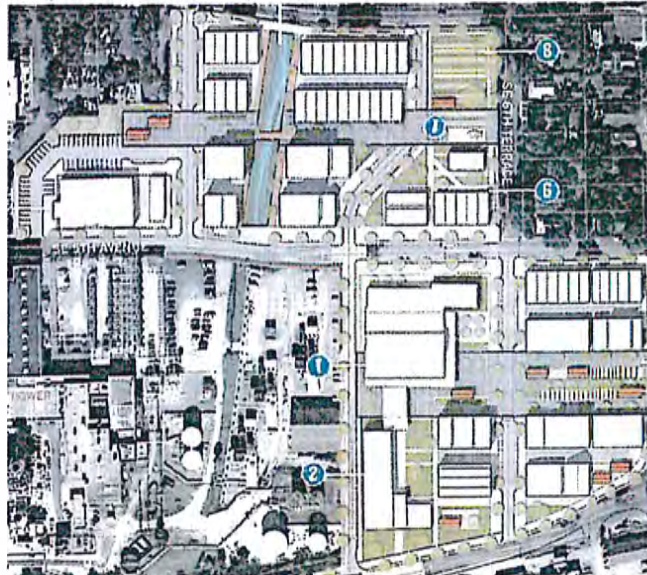
Time: 6:00pm

Place: Depot Building @ 201 SE Depot Ave, Gainesville FL

*Parking map available at www.gainesvillecra.com/map.html

Contact: Andrew Meeker at 352.393.8200 or meekerag@gainesvillecra.com

The Gainesville Community Redevelopment Agency will host a neighborhood workshop to discuss a proposed change of Future Land-Use from Public Facilities to Urban Mixed Use (2) and a related rezoning from Public Services to Urban Mixed-Use District 2 (UMU-2) on the following Alachua County Parcels: 12146-000-000, 12147-000-000, 12148-000-000, 12150-000-000, 12150-001-000, 12151-000-000 and a portion of 12720-000-000 and 12149-000-000. The properties are generally bordered by SE 3rd St. to the west, SE 4th Ave. to the north, SE 7th St. to the east, and SE 7th Ave. to the south. The subject properties are owned by the Gainesville Regional Utilities and were formerly utilized by GRU operations.



The Urban Mixed Use (2) land-use and Urban Mixed-Use District 2 (UMU-2) zoning will allow a mixture of residential, office, business, and commercial uses in-line with the vision for the Power District Redevelopment Plan. For a complete list of allowed uses within the Urban Mixed-Use District 2 (UMU-2), see the list on the reverse page. Additional information will be provided at the neighborhood workshop. The Power

District Redevelopment Plan is available for download at <https://app.box.com/s/dp9r7754o1v7dabyw25f>

This is not a public hearing. The purpose of the neighborhood workshop is to inform citizens and neighboring property owners about the land-use and rezoning proposal and to seek comments. A public hearing will be held on May 22 with the City Plan Board.

**City of Gainesville Land Development Code Chapter 30, Section 30-65.5
Urban Mixed-Use District 2 (UMU-2) Permitted Uses**

Permitted uses by right are as follows:

<i>Uses</i>	<i>Conditions</i>
Compound use	
Single-family dwellings	
Rowhouses	
Multi-family dwellings	Minimum and maximum densities are set forth in the Dimensional Requirements Table in this section
Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests	
Dormitory	Must not abut property designated single-family on the future land use map
Rooming houses and boarding houses	In accordance with article VI
Consolidated apartment management offices	
Bed and breakfast establishment	In accordance with article VI
Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential development and in accordance with article VI
Community residential homes with more than 14 residents	In accordance with article VI
Adult day care homes	In accordance with article VI
Family day care homes	In accordance with article VI
Day care center	In accordance with article VI
Places of religious assembly	In accordance with article VI

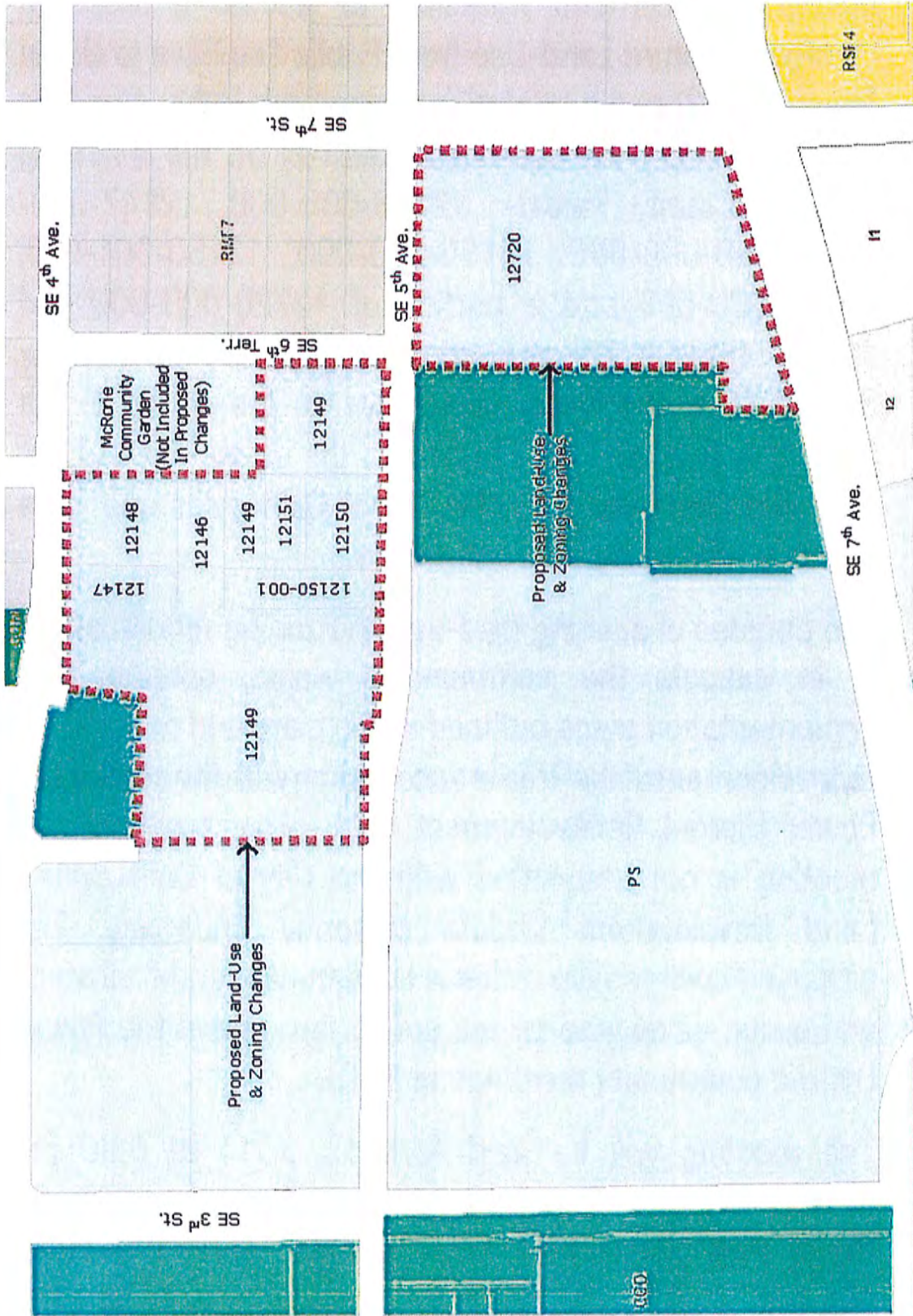
Public service vehicles	In accordance with article VI
Outdoor cafes	In accordance with article VI
Eating places	
Repair services for household needs	
Specialty T-shirt production	
Structured parking	In accordance with subsection (f)(3) below
Rehabilitation centers	In accordance with article VI
Research and development in the physical, engineering and life sciences	
Light assembly, packaging, and manufacturing associated with research and development in the physical, engineering and life sciences	
Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities	
Scooter sales	Only within enclosed buildings in accordance with <u>section 30-67(g)</u> . Facilities to service scooters are permitted as an accessory use when such facilities do not exceed 45% of the gross floor area
Veterinary services	Only within enclosed buildings and in accordance with article VI
Landscape and horticultural services	
U.S. Postal Service	
Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site
Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
Paint, glass, and wallpaper stores	
Hardware stores	
Retail nurseries, lawn and garden supply	
General merchandise stores	
Food stores	Excluding gasoline pumps

Apparel and accessory stores	
Home furniture, furnishing, and equipment stores	
Miscellaneous retail	Excluding GN-598 Fuel Dealers
Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)
Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
Hotels and motels	
Motion picture	
Amusement and recreation service	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports
Health services	
Legal services	
Educational services	
Social services	
Museums, art galleries, and botanical and zoological gardens	
Membership organization	
Engineering, accounting, research, management, and related services	

Permitted uses by special use permit are as follows:

<i>Uses</i>	<i>Conditions</i>
Alcoholic beverage establishments	In accordance with article VI
Surface parking (as a principal use)	Only within the University Heights District and in accordance with subsection (f)(3) below

LIMITS OF PROPOSED CHANGES WITH EXISTING ZONING



**PROPOSED POWER DISTRICT
LAND-USE AMENDMENT
AND REZONING**

PUBLIC NOTICE

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The meeting will be held April 15, 2014 at 6:00 pm at the Historic Depot Building, located at 201 SE Depot Ave, Gainesville FL. Contact person: Andrew Meeker, 352.393.8200. www.gainesvillecra.com/PowerDistrictRedevelopmentPlan

PEOPLE



Russell Crowe stars in the No. 1 movie "Noah."

'Noah' earns \$44M for the top spot

LOS ANGELES — After weathering a sea of controversy, "Noah" arrived in first place at the weekend box office.

Paramount's biblical epic starring Russell Crowe in the titular role opened with \$44 million, according to studio estimates Sunday.

The imaginative take on the tale of Noah's Ark from "Black Swan" director Darren Aronofsky led some religious groups to claim the story had been inaccurately depicted and prompted Paramount to add a disclaimer to marketing materials noting that "artistic license has been taken" in telling the story.

The polarizing attention apparently paid off for "Noah," which features Emma Watson, also called smoothly in 22 international markets, such as Russia and Australia, earning \$32.6 million abroad.

"It certainly feels like the film has really connected with both mainstream moviegoers who are looking for a really sophisticated film and those folks who really want to see a movie that honors their faith," said Rob Moore, Paramount vice chairman. "It's been a very interesting journey to get to this point, but it's definitely a spectacular launch."



Reality TV's Ray Benzino.

Report: Nephew shot reality TV star

BROCKTON, Mass. — Reality TV star Benzino was injured after being shot by his nephew on a Massachusetts highway Saturday while riding in a funeral procession for a family member, according to authorities and Benzino's hip-hop magazine.

Benzino, whose real name is Raymond Scott, is a cast member of the VH1 reality show "Love & Hip Hop: Atlanta" and CEO of Hip-Hop Weekly.

The 43-year-old Benzino was traveling on Route 3 South of Boston just before noon when 36-year-old Gai Scott pulled alongside and fired several shots into a red SUV driven by Benzino, the Plymouth County District Attorney's Office said in a statement. Officials say there had been growing tension between the two.

Hip-Hop Weekly said Benzino, of Mansfield, Mass., was shot in an arm, and his back was grazed by a bullet. He was listed in good condition, a spokeswoman for South Shore Hospital in South Weymouth, said Sunday morning.

Washington dives into theater role

The Associated Press

NEW YORK — The Denzel Washington you meet backstage at the Ethel Barrymore Theatre is not exactly living a glamorous Hollywood life. He's more like a college kid during finals.

He wears a black Yankees cap, black sweat pants and blue sneakers. There are free weights on a counter and a bottle of diet cola. Notebook and papers are everywhere. He's fighting off the New York chill with some chicken noodle soup laced with hot sauce.

"Have a seat," the star says, waving to a binged-up sofa and settling down in his own seat in front of a makeshift desk made from a mini-fridge. "I've got good food here."

Good heat, comfortable clothes, soup — the unfussy Broadway version of Denzel Washington seems completely in his element as he puts the finishing touches on one of America's greatest plays, "A Raisin in the Sun."

"It's just a great opportunity — that's how I look at it," says Washington. "It's like getting back to your roots. It's going good. But around about the 70th show, I might be going, 'What am I doing?'"

Like an athlete in training and currently dressed the part, Washington has poured himself into the work, filling two composition books with notes and leaving every page of his script highlighted, underlined or annotated.

The first act behooves stars with the poem "A Dream Deferred" by Langston Hughes, the work that helped inspire the play, which Washington has handwritten. A few pages later is a photo pasted of the playwright, Lorraine Hansberry ("I got her in there! I forgot I had her in there," he says while flipping the page).

The play marks Washington's first return to Broadway since his Tony Award-winning turn in "Fences" in 2010 and every preview has been sold out.

"Denzel? Listen, he's a Stradivarius," says co-star LaTanya Richardson Jackson, an old friend and Samuel L. Jackson's wife. "He's so versatile. It's so wonderful being on the stage with him. He's so elegant and so giving."

Set in 1950s Chicago, "A Raisin in the Sun" centers on the struggling Younger family, who anxiously await a \$10,000 insurance check — and the ensuing squabbles over how to spend it.

Washington plays Walter Lee, a chauffeur with dreams of opening a liquor store, a role made famous by Sidney Poitier, who played it in the original 1959 production and reprised it in a 1991 movie. In a twist, this revival is in the same theater where Poitier debuted the play.

How far has Washington gone in his



Sophia Okuneo, left, and Denzel Washington perform "A Raisin in the Sun" in New York.

research? It turns out all the way to Poitier's home. The two actors recently met to talk about the role, and when Poitier rose to set out scenes, Washington pulled out his cellphone to film it.

"He's so generous and complimentary and he was like, 'Oh you're going to kill. You're going to be better than I was,' and all this stuff," Washington says.

"He's just a sweet, gentle man. It wasn't even about the play anymore. I was just like, 'I'm going to come hang with him.'"

Washington may be the Academy Award-winning actor known for "Glory" and "Training Day," but he says his dream when he first started acting at Fordham University was to be onstage. His first two roles in college were "The Emperor Jones" by Eugene O'Neill and Shakespeare's "Othello."

"I was too ignorant to know what pressure even was," he laughs.

Washington's mother, who turned 90 on Saturday, plans to come to New York to see her son in "A Raisin in the Sun," and another who has promised to come and cheer is none other than Poitier. "I said to him, 'Don't come early,'" Washington says. "He said, 'No, I'm coming.' I said, 'Not early. And don't tell me when.'"

NOTABLE DEATH
British actress **KATE O'MARA**, best known for her role in the 1980s soap opera "Dynasty," died Sunday at the age of 74. O'Mara played Cassandra "Cressa" Merrell, sister to Joan Collins' Alexis Colby. She also appeared in the original run of "Doctor Who."

BIRTHDAYS
Actor **Richard Chamberlain** is 60.
Actress **Rhea Perlman** is 66.
Actor **Ewan McGregor** is 41.
Pop musician **Jack Antonoff** (fun.) is 30.

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gainesville.com 140029E TODAY ON THE WEB

GALLERIES GALORE: Check out photo galleries of the Florida baseball team's win against LSU, the unveiling of the Christus Fidelis Home's historical marker and much more at www.gainesville.com.

MOST VIEWED STORIES
1. Gator Growl crawling over to easy Flavel field
2. Finally Four: UF breaks through to national semifinals
3. Girl charged in mom's attempted murder held without bond
4. Homebook: Gators' reserves make early appearance in Elite Eight
5. Gators slated after getting over the hump
Read these stories at gainesville.com

TODAY'S TOPIC
Answer online at gainesville.com
Which wearable technology would you buy for have you already bought?

AVAILABLE RESPONSES:
Google Glass: 5,500
Smartwatch fitness tracker: 1,500
Virtual reality helmet: 1,500
MIEY SPORTS FANatics: Check out Page 2C for Sports Topic and answer online at www.gatorsports.com.

YESTERDAY'S RESPONSE
What did you enjoy the most about spring break?

THE BEACH: 23
TRAVEL: 16
JUST THE ABSENCE OF SCHOOL: 17
LESS TRAFFIC AROUND TOWN: 33
Results are daily surveys of those who choose to participate and are not a statistical sample.

LOTTERY
Sunday, March 30
CASH 3
Early drawing: 1-6-6
Night drawing: 9-1-5
PLAY 4
Early drawing: 1-6-2-3
Night drawing: 1-6-3-0
FANTASY 5
9-14-20-21-32

PREVIOUS RESULTS
LOTTO — Saturday
4-8-12-36-38-45
Match Payoff: Winners 6-0-6-127 million, 0-Return 5-0-6-14,016.50 30 4-0-6-177.50 1,602 3-0-6-35 38,541
FANTASY 5 — Saturday
5-10-15-22-24
Match Payoff: Winners 5-0-5-15,000.00 31 4-0-5-177.50 559 3-0-5-33.50 14,047

The Gainesville Sun
Commitment to accuracy
The Gainesville Sun promptly corrects errors of fact appearing in its news columns. If you believe we have made an error, call the news department at (352) 374-5093 days or 374-5014 at night. If you have a question or comment about coverage, write to Douglas Ray, Executive Editor, 2700 SW 13th Street, Gainesville, Florida, 32608 (Email: dougray@gainesville.com or Call (352) 374-5035.

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Public Service Announcement courtesy of The Gainesville Sun

GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY
The Gainesville Community Redevelopment Agency (CRA), in accordance with Chapter 163, Florida Statutes, has filed with the City Commission of Gainesville, Florida, and other entities, a report of its activities for Fiscal Year 2013. This report includes an Agency financial statement resulting from an independent audit of Agency's Redevelopment Trust Fund as well as information regarding the Agency's annual accomplishments.
This CRA report for Fiscal Year 2013 is available online at www.gainesville.com/about_cra_downloads.php or during regular business hours in the CRA office located at 802 NW 5th Avenue, Suite 200, Gainesville, FL or in the office of the City Clerk, City of Gainesville, at 200 E University Avenue, Gainesville, FL 32601.

Gainesville at your Fingertips
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5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

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CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

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Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

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Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

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Capri
JOHN DOLES
4539 NW 37 TER
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Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

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HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

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Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

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Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

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RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

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Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD #111
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Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
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GALE FORD
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GAINESVILLE, FL 32607

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Forest Ridge
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1911 NW 22 DRIVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

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Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

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GAINESVILLE, FL 32601

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Grove Street
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GAINESVILLE, FL 32635

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Lampighter
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4332 NW 12 PL
GAINESVILLE, FL 32605

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Las Pampas
PETER JANOSZ
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Northwood
SUSAN W. WILLIAMS
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GAINESVILLE, FL 32653

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Northeast Neighbors
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GAINESVILLE, FL 32601

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DEBRA BRUNER
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Pinebreeze
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Appletree
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GAINESVILLE, FL 32653

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721 NW 20 AVE
GAINESVILLE, FL 32609

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12188-000-000 Power District rezoning
WEAVER & WILLIAMS
301 SE 6TH ST
GAINESVILLE, FL 32601

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LARRY HAMILTON
212 NW 3 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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712 SW 5 ST
GAINESVILLE, FL 32601

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5014 NW 24 TER
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Rainbows End
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1301 NW 23 TER
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KERRI CHANCEY
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VIVIAN FILER
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GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
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2705 NW 47 PL
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Stephen Foster Neighborhood Association
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GAINESVILLE, FL 32609

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GAINESVILLE, FL 32605

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Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
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Turkey Creek Forest Owners Assn
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8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

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Neighborhood Workshop Notice

University Village
BRUCE DELANEY
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GAINESVILLE, FL 32607

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HELEN M WATTS
431 SE 6TH TER
GAINESVILLE, FL 32601

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GAINESVILLE, FL 32609

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GAINESVILLE, FL 32653

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Ashton
ASHTON HOMEOWNERS ASSOC
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Duckpond
STEVE NADEAU
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GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
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GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

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Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

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237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
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GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

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414 SE 8TH STREET LLC
1800 ESPANOLA DR
ORLANDO, FL 32806

Neighborhood Workshop Notice

422 SE 8TH ST LLC
1800 NW 24TH ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

AHRENS Z-CAR SPECIALIST INC
604 SE 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

GARY ANGLIN
215 NE 4TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

ANNA DE MEO REVOCABLE LIVING TRUST
PO BOX 104
MATLACHA, FL 33993

Neighborhood Workshop Notice

ARANA & ARANA PROPERTIES INC
PO BOX 165836
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

ARANA & ARANA PROPERTIES INC
425 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

ARLINGTON SQUARE/WISTERIA DOWNS
PO BOX 13116
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

ARLINGTON SQUARE/WISTERIA DOWNS
220 N MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

ASKREN & CAVALLINO W/H
13826 SOUTH HIGHWAY 441
MICANOPY, FL 32667

Neighborhood Workshop Notice

J E BAXLEY
108 SE 4TH PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

MATTHEW S BELL
710 NW 14TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

BEST AND FINAL LLC
3324 W UNIVERSITY AVE #113
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

K RICHARD BLOUNT
401 SE 6TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

BROWN & HARRELL
524 SE 4TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

ANTHONY F BROWNE
6231 HANCOCK RD
SOUTHWEST RANCHES, FL 33330

Neighborhood Workshop Notice

LLC CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

RICHARD DEAN CHANCE
320 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

NANCY PARR CORYELL
308 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

CREEL & DEAN & DEAN
6742 DOVE LN
RIVERSIDE, CA 92506

Neighborhood Workshop Notice

CROSBY & WIMMER-CROSBY H/W
5 HILDRETH DR
ST AUGUSTINE, FL 32084

Neighborhood Workshop Notice

L B JR CUDDINGTON
408 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

CUDDINGTON & WASULA JR
% WASULA
3812 WATERCREST DR
LONGWOOD, FL 32779

Neighborhood Workshop Notice

DAVIS & FUKUYAMA
315 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JACKIE BLANKENSHIP DAVIS TRUSTEE
315 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

T J DAVISON TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

DEPAZ & MONTILLA H/W
411 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

DOWNTOWN INVESTORS GROUP LLC
PO BOX 6127
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

JESSICA ELLIOTT TRUSTEE
16121 NW 78TH TER
ALACHUA, FL 32615

Neighborhood Workshop Notice

JOANNA EMERSON
10721 US 441 SE
MICANOPY, FL 32667

Neighborhood Workshop Notice

EQUITY TRUST COMPANY CUSTODIAN
27431 NORTH COUNTY RD 1491
ALACHUA, FL 32615

Neighborhood Workshop Notice

VIVIAN WASHINGTON TRUSTEE FILER
% KAREN JOHNSON
730 SE 8TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

FLORIDA USDA FED CREDIT UNION
%SUNSTATE FEDERAL CREDIT UNION
14520 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Workshop Notice

R A FREEMAN
307 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

LEONA GAUTHIER
439 SE 6TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

SUSAN GILDERSLEEVEQ
421 SE 6TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

RICHARD BARRY HAMMOND
12824 SW 1ST PL
NEWBERRY, FL 32669

Neighborhood Workshop Notice

ELIZABETH HEARD
138 ST MARKS AVE #3
BROOKLYN, NY 11217

Neighborhood Workshop Notice

CHARLES JOHNSON
PO BOX 5573
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

CHARLES R JOHNSON HEIRS
PO BOX 5573
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

CONSTANCE M JYLANKI
428 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

D W LEWIS
4529 NW 36TH DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LEWIS GAINESVILLE BULK PLANT LLC
PO BOX 141286
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

M M MASIDONSKI TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

MARC E MARCHIOLI
2617 GRANDVIEW AVE
PITTSBURGH, PA 15235

Neighborhood Workshop Notice

MARKET STREET LLC
431 NE 9TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

MARTIN & UNGVARI-MARTIN H/W
316 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

DOROTHY J MCNISH
302 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

RICHARD A MELZER
615 SE 2ND PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

GEOFFREY NAYLOR
1741 NW 12TH RD
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

PHUONG NGUYEN
3776 S BAINBRIDGE DR
BLOOMINGTON, IN 47401

Neighborhood Workshop Notice

STEVEN PHELPS
1200 E 11TH ST APT 301
AUSTIN, TX 78702

Neighborhood Workshop Notice

CHARLES T PINO
717 SE 5TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

POOLE ROOFING & SHEET METAL CO
PO BOX 358884
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

PURVIS & PURVIS TRUSTEES
139 BAKERS ACRES DR
HAWTHORNE, FL 32640

Neighborhood Workshop Notice

JACQUELIN REYNOLDS
717 SE 4TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

ROUNDTREE BONDING AGENCY INC &
SALMON
410 SE 4TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

LUKE HAMILTON SCHMIDT
425 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

SEFIRST ENTERPRISES INC
% GORE-RABELL REAL ESTATE
909 NW 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

SCOTT J SHILLINGTON
851 NW 19TH TER
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

SILVERLEAF PROPERTIES LLC
2253 SW 41ST LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

JAMES C SPRINGER
468 SEAWINDS DR
SANTA ROSA BEACH, FL 32459

Neighborhood Workshop Notice

STEPHENS & STEPHENS HEIRS &
WILLIAMS HEIRS
706 SE 8TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

JASPER STEPHENSON SR
PO BOX 26432
TAMPA, FL 33623

Neighborhood Workshop Notice

ANDREUI V STREKALOV
2929 NW 21ST TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

SUN CIRCLE INC
101 SE 2ND PL STE 202
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

AMY CATHERINE TAYLOR
433 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

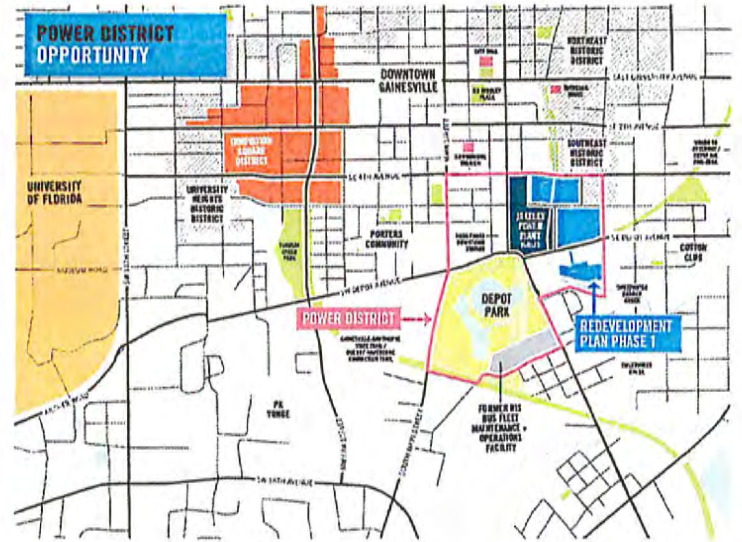
ROBERT G TERRELL
404 SE 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

GENEVIEVE MILLS VANSICKLE
1505 NE 9TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

ANDREW MEEKER
802 NW 5TH AVE SUITE 200
GAINESVILLE, FL 32601





**EXTENSION OF
SE 6TH TERRACE**



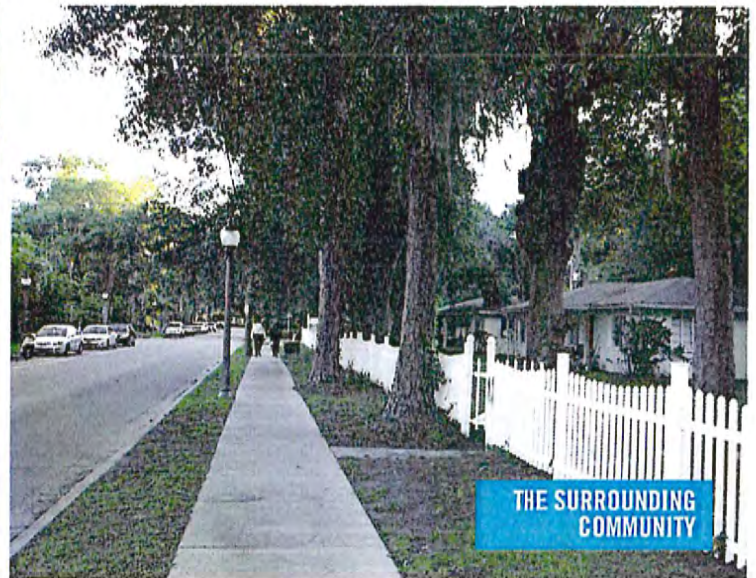
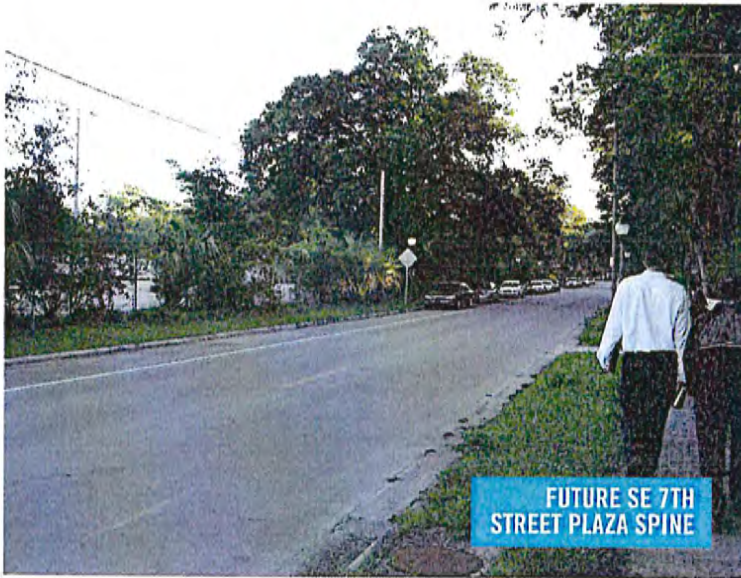
**WATER+WASTEWATER
BUILDING**



**FUTURE
COMMUNITY SPACE**



**THE FLEET
BUILDING**



STAKEHOLDER INVOLVEMENT MEETING DATES

- MAY 06 2010 Planning Committee (Public Works, R.T.S., Planning)
- MAY 09 2010 GRU Staff (Land Rights/Real Estate)
- MAY 20 2010 Public Meeting #1 (Depot Building)
- MAY 29 2010 Real Estate, Chamber of Commerce + Economic Development Stakeholders
- JUNE 12 2010 DRAB Meeting Presentation
- JUNE 17 2010 CRA Board Meeting & Presentation
- JULY 11 2010 ERAB Meeting Presentation
- JULY 16 2010 Public Meeting #2 (Civic Media Center)
- JULY 15 2010 City Manager and GRU Manager Coordination Meeting
- AUG 17 2010 Porters Summer Block Party Table (Porters Community Center)
- SEPTEMBER 10 2010 Planning Committee (Public Works, R.T.S., Planning)
- SEPTEMBER 16 2010 GRU Staff (Land Rights/Real Estate)
- SEPTEMBER 16 2010 Public Meeting #3 (Porters Community Center)
- SEPTEMBER 17 2010 Public Meeting #4 (Depot Building)
- OCT 09 2010 DRAB Meeting Presentation
- OCT 15 2010 City Manager and GRU Manager Coordination Meeting
- OCT 16 2010 CRA Board Meeting + Presentation
- OCT 16 2010 Public Meeting #5 (Depot Building)

PUBLIC COMMENT FORM

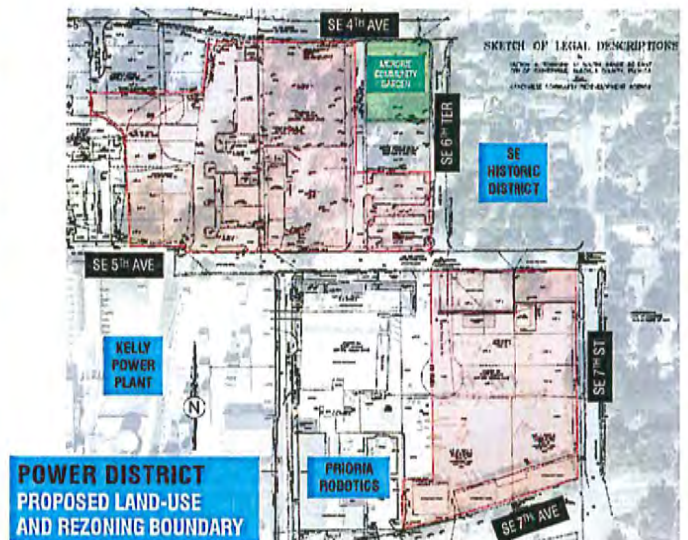
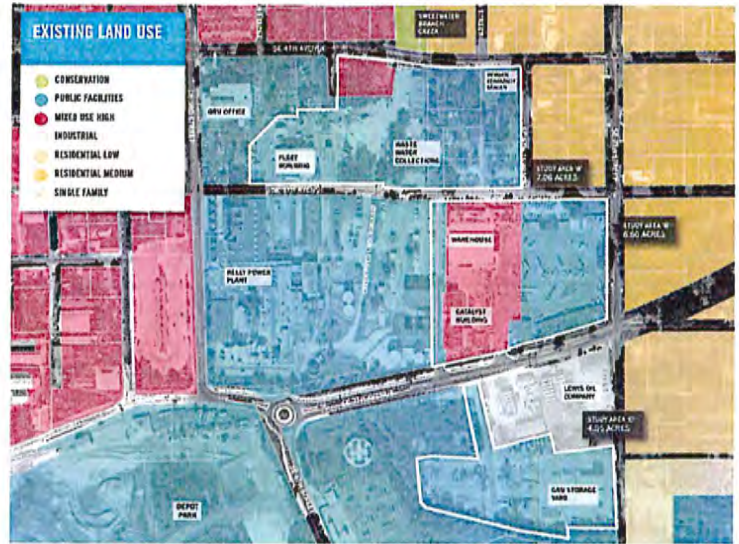
PUBLIC MEETING #1
May 20, 2010 - Depot Building

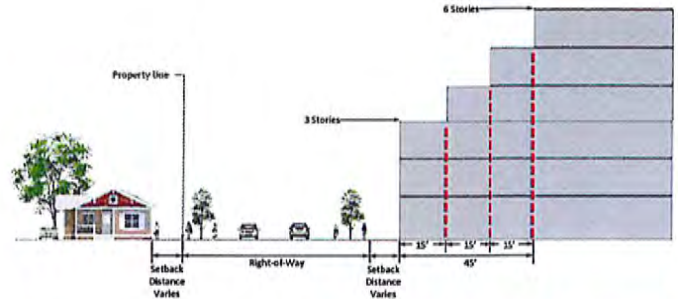
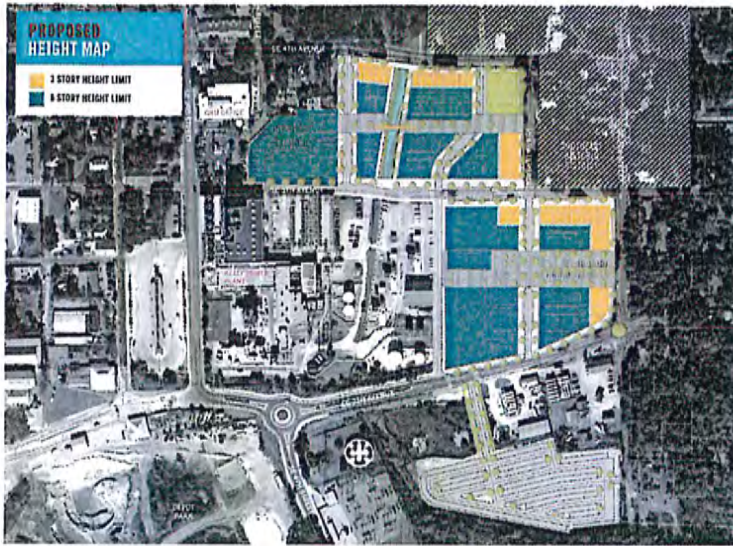
AFTER MASTER PLANNING COMES THE REAL WORK OF IMPLEMENTATION – DEVELOPMENT POLICY, ZONING, FUNDING, CONSTRUCTION AND PROGRAM MANAGEMENT.

IMPLEMENTATION PROCESS

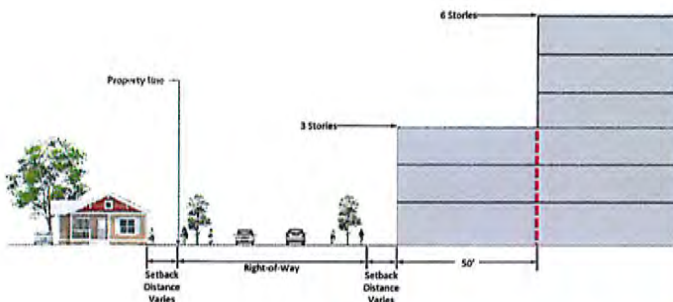
A number of milestones are critical to the implementation of the plan. The milestones are: 1) develop a development policy, 2) develop a zoning ordinance, 3) develop a funding strategy, 4) develop a construction program, 5) develop a program management plan. The milestones are critical to the implementation of the plan. The milestones are: 1) develop a development policy, 2) develop a zoning ordinance, 3) develop a funding strategy, 4) develop a construction program, 5) develop a program management plan.

1. REDEVELOPMENT PLAN UPDATE - ADOPTION BY ACRA BOARD
2. PROPERTY DISPOSAL DISCUSSIONS AND AGREEMENTS BETWEEN COUNCILMEMBERS
3. REZONING OF PROPERTIES TO DMO-2
4. RFP FOR DEVELOPMENT OF WAREHOUSE 1
5. CRAFT REDEVELOPMENT & ECONOMIC DEVELOPMENT PROGRAM WITH ASSISTING FROM NATIONAL DEVELOPMENT COUNCIL
6. ENVIRONMENTAL TESTING-SOIL & ENDOWMENT CONTAMINATION ANALYSIS
7. PROPERTY & BUILDING APPRAISALS
8. BROWNFIELD DESIGNATION STUDIES & APPLICATIONS TO FRDP
9. STORMWATER TREATMENT/VITILATION ASSESSMENT
10. PERFORM BUILDING ASSESSMENTS
11. DEVELOPMENT DEMAND POTENTIAL AND INFRASTRUCTURE CAPACITY ASSESSMENT
12. BRANDING, MARKETING, AND RECRUITMENT STRATEGY
13. ISSUE RFP FOR DEVELOPER/DESIGN DEVELOPMENT PROPOSALS
14. SWEETWATER BRANCH CREEK DRAINAGING FEASIBILITY STUDY
15. PROGRAMMING & SPECIAL EVENT STRATEGY
16. COORDINATION WITH CITY DEPARTMENTS ON CAPITAL IMPROVEMENT PROJECT BUDGETING
17. PUBLIC ART CALL FOR PROPOSALS (MURALS, RECYCLED POWER EQUIPMENT PUBLIC ART COMPETITION, ETC.)
18. DEVELOP POWER DISTRICT WEBSITE





BUILDING HEIGHTS : OPTION A



BUILDING HEIGHTS : OPTION B

- Libraries and information centers
- U.S. Postal Service
- Museums, art galleries and botanical and zoological gardens
- Public administration
- Local and suburban transit and interurban highway passenger transportation
- Public golf courses
- Commercial sports
- Pipelines, except natural gas
- Electric, gas and sanitary services
- Amusement parks
- Membership sports and recreation clubs
- Amusement and recreation services, not elsewhere classified
- Cemeteries
- Public service vehicles
- Any other use specified in the ordinance rezoning property to this classification
- Any use customarily incidental to any permitted principal use
- Public lands designated for open space or conservation
- Activity-based private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten-years' duration is executed ensuring that only open space outdoor recreation or park uses shall be permitted
- Activity-based public parks and recreational facilities as defined by the comprehensive plan
- Golf driving ranges
- Pitch-n-putt golf
- Utility lines
- Water conservation areas, water reservoirs and control structures, drainage wells and water wells
- Transmitter towers
- Camps and recreational vehicle parks
- Places of religious assembly

PUBLIC SERVICES (PS) PERMITTED USES

- Compound uses
- Single-family dwellings
- Rowhouses
- Multi-family dwellings
- Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests
- Dormitory
- Rooming houses and boarding houses
- Consolidated apartment management offices
- Bed and breakfast establishment
- Community residential homes with 14 or fewer residents
- Community residential homes with more than 14 residents
- Adult day care homes
- Family day care homes
- Day care center

- Places of religious assembly
- Public service vehicles
- Outdoor cafes
- Eating places
- Repair services for household needs
- Specialty T-shirt production
- Structured parking
- Rehabilitation centers
- Research and development in the physical, engineering and life sciences
- Light assembly, packaging, and manufacturing associated with research and development in the physical, engineering and life sciences
- Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities

**URBAN MIXED USE 2 (UMU-2)
PERMITTED USES**

- Scooter sales
- Veterinary services
- Landscape and horticultural services
- U.S. Postal Service
- Arrangement of passenger transportation
- Radio and television broadcasting stations
- Print, glass, and wallpaper stores
- Hardware stores
- Retail nurseries, lawn and garden supply
- General merchandise stores
- Food stores
- Apparel and accessory stores
- Home furniture, furnishing, and equipment stores
- Miscellaneous retail
- Finance, insurance and real estate
- Personal services

- Business services
- Hotels and motels
- Motion picture
- Amusement and recreation service
- Health services
- Legal services
- Educational services
- Social services
- Museums, art galleries, and botanical and zoological gardens
- Membership organization
- Engineering, accounting, research, management, and related services

**URBAN MIXED USE 2 (UMU-2)
PERMITTED USES**

Standard	UMU-2
Maximum Density	100 units/acre (125 with SUP)
Maximum Intensity	80% building coverage
Minimum Height	1 story (24 feet)
Maximum Height	6 stories (8 stories by SUP)
Minimum Lot Size	90 feet depth
Building Frontage	70% minimum
Build-to/Street Setback	15'-30' from curb
Side Setback	0' for non-residential 7.5' for residential
Rear Setback	0' for non-residential 5' for residential

PROPOSING MAXIMUM OF 6 STORIES & 3 ADJACENT TO RESIDENTIAL

**URBAN MIXED USE 2 (UMU-2)
DIMENSIONAL STANDARDS**

**POWER DISTRICT
NEXT STEPS & SCHEDULE**

- Host Neighborhood Meeting : Solicit Input & Feedback
- Submit Land-Use Amendment & Rezoning Application to Planning
- Present Application to City Plan Board : May 22
- City Commission Ordinance Review : Summer 2014

**THANK YOU
STAKEHOLDERS**

Name	Email and/or Phone	Mailing Address
Cennie Tulanki	cgraphix@bellsouth.net	428 SE 7 St, Gaines.
Sylvia Arnold	sylvia.c.arnold@gmail.com	1500 NW 16th Ave. Gville
Emily Sparr	sparrina@gmail.com	433 South Main Street
JoAnna Emerson	g8rmd@gator.net	10721 S. Hwy 441, Milledgeville GA 32669
Cindy & Joe Montalto	Jmontalto@duvalst.com	309 SE 7th St Gainesville 32601
Susan Gilbert-Slee	susan.gilbert-slee@gmail.com	471 SE 6th St 32601
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Melanie B.	mjbare@bellsouth.com	26th Ave SW 32601
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Ken McGee	ken@mcgee.com	
Bob Violette	violette@seminole.com	
Meg Thelosen	meg@firstmajordalebrewing.com	PO Box 12248 32604



Power District Land-Use & Rezoning Neighborhood Workshop

SIGN-IN SHEET : April 15, 2014

Name	Email and/or Phone	Mailing Address
Sumanita Miles Hamilton	j.miles@cox.net	3419 NE 8th Ave
E Kali Blount rw	KRB-board@ACHA-fl.com	401 SE 6th Terrace



Gainesville Community Redevelopment Agency

802 NW 5th Avenue • Suite 200
 Station 48 • P.O. Box 490
 Gainesville, Florida 32602-0490
 Phone: (352) 334-2205
 Fax: (352) 334-2132

Power District Proposed Land Use Change & Rezoning Neighborhood Workshop Meeting Minutes

April 15, 2014

Meeting Started: 6:00 PM

Location: Historic Depot Building – 201 SE Depot Avenue

Attendees: See Sign-In Sheet

Project Representatives:
 Petitioner Representatives: Andrew Meeker, CRA
 Clay Sweger; eda

Meeting Minutes:

Attendees were greeted by petitioner representatives. Sign-in sheets, bound copies of the Power District Redevelopment Plan, copies of the Neighborhood Workshop mail-out notice, and 36"x48" color maps of the Power District Master Plan and an aerial image of the proposed land-use change and rezoning boundary were available for participants.

Andrew Meeker, CRA Project Manager, introduced the project and gave an oral and visual presentation summarizing the existing adopted 2013 Power District Redevelopment Plan as well as the details of the proposed land use and zoning change. He explained that the CRA has been designated the lead agency for implementing and coordinating redevelopment of the properties. The presentation featured an overview of the CRA's adopted strategy for the area and explained that although no specific development project is currently underway, obtaining proper land use/zoning is the first step in redeveloping the former GRU properties. Rezoning was identified as one of the key implementation steps in the redevelopment plan and is now possible because GRU has relocated most of its activities from the area.

Andrew also answered questions from the audience, as summarized below:

Legend :

Q = Question
A = Answer
C = Comment

Q1: Will the buildings in yellow (PPT slide #24) be single-family homes?

A: The specific uses have not been determined; they could be residential or mixed use where the ground level is retail and the upper levels are residential or office. The redevelopment plan does not prescribe specific uses for any of these buildings or parcels.

Q2: Are there going to be any trees to act as a buffer zone along the perimeter?

A: Yes, per Code regulations, landscaping, sidewalks, lighting and setbacks will be required.

Q3: Where will parking be?

A: Since there is currently no site specific development project proposed, a site specific parking plan is not available. Parking regulations will occur during the site development process. However, the Power District Redevelopment Plan does have a preliminary parking plan in place showing parking dispersed throughout the complex with a combination of on-street and surfacing parking. Also, the Redevelopment Plan identified an existing GRU storage lot that could be converted to surfacing parking south of SE 7th Avenue.

Q4: What is the depth of the areas shown in yellow (PPT slide #24)?

A: Those areas are approximately 45-50 feet in depth.

Q5: What is the plan for this area? What is the proposed development?

A: All that is proposed at this time is a land use change and rezoning to implement the approved Power District Master Plan. The Redevelopment Plan did not prescribe specific uses for various site and buildings. The Plan rather outlined a framework for future development to occur based on the core fundamental principles of the plan. No specific development proposal is made at this time. A developer would need to come forward and propose a specific development, which would require development plan review.

Q6: What is the orange rectangle next to the community garden (on the Power District Master Plan)?

A: That is meant to represent what might be constructed there – something accessory to the community garden, such as a kiosk, greenhouse, or complimentary structure

C1: All of the space south between the McRorie Community Garden and SE 5th Ave. is part of a 14-year old promise to members of the community that this would ALL be green space again. All of these buildings (on the conceptual plan) are in violation of that promise.

A: CRA staff is not aware of any promises other than the existing Community Garden MOU that specifically defines the limits of the garden per its existing boundary.

Q7: Is this property proposed to go to the T-5 zoning in the Form Based Code?

A: The FBC proposes a mix of T-4 & T-5 in the area.

Q8: Can this property be developed to 8 stories?

A: The adopted Power District Redevelopment Plan height limitations are a maximum of 6 stories with a 3 story perimeter adjacent to the existing residential houses.

Q9: Will the community garden be expanded as a result of this?

A: No, the community garden is not part of the proposed rezoning and will not be affected. In addition, the proposed rezoning would not expand the size of the garden. It should be noted, however, that the Power District Master Plan conceptually shows new greenspace around the community garden area.

Q10: What about the promise made by the City in the 1980's to run the community garden from 4th Avenue all the way to 5th Avenue?

A: The only existing legal documentation regarding the limits of the community garden or greenspace expansion is a Memorandum of Understanding dated September 1997 . The MOU defines the limits of the McRorie Community Garden which is unchanged from its current size as of today. No change to the size of the garden is proposed as part of this land use change and rezoning application.

Q11: How much of this area is going into conservation? Dover Kohl plan was referred by the questioner. In addition, questioner stated that GRU fenced off some areas that were previously open space (not specifically identified).

A: None. No conservation zoning is proposed.

Q12: Why can't you just propose to include the entire block as a community garden?

A: That change would not be consistent with the adopted Power District Redevelopment Plan. However, it is important to note the significant investment the City is making in this area, including a large 35-acre community park being constructed in the area (Depot Park), proposed infrastructure improvements, daylighting of the creek, promoting redevelopment, increased open spaces, etc. Please remember what is there today (abandoned industrial site) and what it can be based on the Power District plan. We must retain flexible development potential throughout the site.

C2: I propose to remove the 8 lots south of the Community Garden from the rezoning so they can be converted back to green space as was promised.

C3: Regarding the 3 story height limitation along a portion of the perimeter – that's too crowded near the neighborhood.

C4: The plan is not like the historic neighborhood, which is what this area is supposed to be.

Q13: When is the Plan Board meeting?

A: We are submitting the Plan Board Application on 4/21 and the Plan Board Public Hearing is scheduled for 5/22.

Q14: What can be done about our concern regarding building height abutting historic district?

A: We have been listening to these concerns and reduced the original rezoning proposal from a year ago from CCD (12 story max. height) to UMU-2, with an additional limit of 6 story max height.

C5: It would be sensible to add space to the community garden as it would be a selling feature to those you are trying to sell these parcels. More businesses would want to come in because of the big park (Community Garden expanded to the full block) within walking distance from their front door.

Q15: Can there be an overlay district to this area regarding design guidelines?

A: Not sure – would need to confer with City Planning

Q16: Are the setbacks and building height in your presentation suggested or required in the plan?

A: Suggested, but this land use and rezoning application will include maps that if approved will deem them required.

C6: These 3-story buildings right up against the neighborhoods may block the light and the view, bring more noise, and adds more traffic. It is going to change the look of the neighborhood.

Q17: Are big boxes allowed?

A: I don't believe that they would because that would not be consistent with the principles of Power District Redevelopment Plan.

Q18: Is retail allowed?

A: Yes.

Q19: What is the process for these applications?

A: Application submittal 4/21, Plan Board hearing 5/22, City Commission meetings this summer.

Q20: How do we voice our concerns/demands?

A: We will record meeting minutes from tonight's meeting and include in the application. Also, you may attend and speak at all public hearings.

Q21: Why are you asking for UMU-2 now and not T-5?

A: T-5 is part of a larger community-wide Land Development Code change. As of today, UMU-2 is the best tool to implement the Power District Redevelopment Plan.

Q22: Will UMU-2 stay in place after the Form Based Code is adopted?

A: No, if the proposed Land Development Code update is approved, it would supersede UMU-2. However, CRA staff will continue to coordinate with Planning staff to align the Land Development Code update and with the adopted Power District Redevelopment Plan.

C7: The City should take money away from the Bo Diddley Community Plaza upgrades and put it toward expanding the community garden.

Q23: How many stories is the current GRU building in that area?

A: Five stories on one side and four on the other.

Q24: Will a copy of the meeting minutes be available?

A: Yes, we will provide to anyone who asks for a copy. Also, it will be included in the applications to the City.

Q25: How are light & sound issues handled?

A: This is an important issue. The City code has regulations that govern light and sound as part of a development plan process. It is not regulated at the zoning application stage but rather at the site development and planning phase.

Q26: Will you have a separate meeting to discuss the community garden? How will people know about it?

A: We will be glad to have a separate meeting. We will let you, as a community organizer, decide on who should attend. A sign-up list was subsequently distributed around the room.

Mr. Meeker thanked those for attending and the meeting was adjourned at 7:22 PM.

Submitted by:
Andrew Meeker
CRA Project Manager

Clay Sweger

From: Meeker, Andrew G. <meekerag@cityofgainesville.org>
Sent: Monday, April 21, 2014 12:21 PM
To: Clay Sweger
Subject: FW: Message from friends and neighbors of McRorie Garden regarding CRA plan recommendation.

Clay,

Please include this email correspondence in the application documents.

Thank you,
 Andrew

From: maureen reschly [<mailto:maureenreschly@gmail.com>]
Sent: Monday, April 21, 2014 10:19 AM
To: Meeker, Andrew G.
Cc: bob; Mary garden; susan gildersleeve; Kali B
Subject: Message from friends and neighbors of McRorie Garden regarding CRA plan recommendation.

Good Morning,

Andrew I hope you had a nice weekend. We met at the garden yesterday and came to a decision. We all **strongly oppose** the rezoning of the parcels south of the McRorie Community Garden to 5th avenue to UMU-2, and instead recommend that those parcels and the garden itself (including the the space you want to run an unnecessary extension of sixth street which we also STRONGLY oppose) be **rezoned to conservation**. If you go through with your CRA recommendation to rezone those areas UMU-2 and extend 6th st. we will be forced to take further actions. We will not give up until it is all zoned conservation. Public input on this area is virtually unanimous in support of our position, of which you are well aware. It is not much to ask that you remove those parcels and your extension of 6th St south from the recommendation to rezone.

If you cannot do this we expect a written explanation of why you are ignoring public input here. Simply saying that you need 'flexibility' will not suffice.

I will not be able to meet with you today but I do welcome any correspondence and you will definitely be hearing more from us. **Like I said we are not going anywhere and we will not stop until the area is properly protected as greenspace.** I will follow with a more detailed statement today but for now - PLEASE do as we are strongly urging you to, and take the parcels south of the garden to 5th ave and the proposed road extension of 6th St. OFF of your recommendations to rezone to UMU-2,(or change the proposed rezoning to conservation). If you do not do this, please give us a written explanation of why you are refusing to do so!

Thank you and have a nice day.

Maureen Reschly
 Gardener and children's gardening teacher at McRorie Garden

Clay Sweger

From: Meeker, Andrew G. <meekeerag@cityofgainesville.org>
Sent: Monday, April 21, 2014 12:01 PM
To: Clay Sweger
Subject: FW: Power District Neighborhood Workshop

Clay,
 Please include this email correspondence in the application documents.

Thank you,
 Andrew

From: maureen reschly [mailto:maureenreschly@gmail.com]
Sent: Thursday, April 17, 2014 10:50 AM
To: Meeker, Andrew G.
Cc: Mary Fukuyama
Subject: Re: Power District Neighborhood Workshop

I agree, Mary,

It seems that although EVERYONE UNANIMOUSLY wanted the area to made into greenspace at the meeting Tuesday night, our message is either not getting through, or is being assiduously ignored. I asked if that area could be removed from the CRA Plan Board application, instead of the CRA going through with the recommendation to change the zoning to UMU-2, against ALL public input that I have witnessed in the meetings I have attended, until after the meeting between gardeners, neighbors, CRA and City Planning that you said we would have, Andrew, and your response was something like 'noted'. Andrew - please tell me if this request will be honored or not. If not please let me know why? I trust you want to do the right thing and are just doing your job. This is a reasonable request in light of the meeting input on Tuesday. If it is not honored it will only bring the plan more into question. Please help us out here. We are NOT going away! Please add this to the plan board recommendation materials as well.

Thank You,

maureen

On Wed, Apr 16, 2014 at 10:14 AM, Meeker, Andrew G. <meekeerag@cityofgainesville.org> wrote:

Good morning Ms. Fukuyama,

Thank you for attending and participating in last night's neighborhood meeting. I've received your below comment and will include it within our Plan Board application materials.

Thank you again for the feedback and interest in the Power District Redevelopment Plan.

Sincerely, Andrew

From: Mary Fukuyama [mailto:mfukuyama@yahoo.com]
Sent: Wednesday, April 16, 2014 6:17 AM
To: maureen reschly
Cc: Meeker, Andrew G.
Subject: Re: Power District Neighborhood Workshop

After attending the meeting last night and seeing the CRA proposals, I am even more convinced of the need for the green space around and south of the existing garden. It will benefit all concerned and buffer the existing neighbors' homes. It seems that we will need to lobby the City Commission.

Mary Fukuyama

315 SE 6th St

352 371 9136

Sent from my iPhone

On Apr 15, 2014, at 2:14 PM, maureen reschly <maureenreschly@gmail.com> wrote:

Hello Andrew,

I hope you are enjoying this lovely Springtime! I will be at the meeting tonight, but I thought I might write you beforehand to save some time.

I just recently unearthed a copy of the MOU and original site plan for the McRorie Community Garden. On the site plan there is apparently a 56ft wide easement to GRU and Bellsouth in the grassy area to the west of the garden that was suggested to be area of expansion for the garden in the CRA plan. In short, we cannot expand that way. This makes it more important for us to have the opportunity to expand into the lot to the south which the CRA suggest rezoning as UMU-2, and which City Planning has suggested changing to the new T-5 zoning which would allow for 8 story buildings and 150 units per acre. I have posted a copy of the site plan at the garden.

I received a message from Maura, the garden coordinator, this morning and she expressed support for making the area to the south of the gardens, into public greenspace. She also says that it just doesn't make sense to allow 8 story buildings in that area and that 'it would make the garden moot'. I and many neighbors and gardeners agree with her. She won't be able to make it to the meeting tonight because of family in town. She is among those receiving this email (Hi Maura!)

Other issues of concern are: 1. the proposed extension of 6th st south from 4th ave through the garden area. If the area to the south of the gardens was greenspace or gardens, the need for this road extension, which is opposed by neighbors and gardeners, would be obviated and a bikepath would suffice, which is much more desirable to many of us. 2. Questions concerning the timing of the CRA meetings in relation to the approval of the plan by the City Commission and changes to the plan during that time. I believe more opportunity for input is called for.

At the City Planning meeting about the T-5 zoning areas it was suggested by one of the planners that we have a separate meeting specifically for the area adjacent to the gardens. Maura and I believe this too. Due to the number of issues, stakeholders and people who feel passionately I think it is only fair to everyone to have a separate meeting for this area with neighbors, gardeners, the CRA and City Planning represented. **It would need to be before the May 6 City Planning zoning meeting, and before any other significant meetings regarding this space.**

Please work with us and schedule another meeting specifically for the garden area issues! That way we won't have to bore folks who are not interested in that particular area, but who came to the meeting to discuss other areas of the power district plan. I am blind copying this letter to the gardeners and neighbors and others concerned (for their privacy). I will forward them your reply.

Thank You for your hard work on this plan Andrew, I look forward to seeing you tonight!

:)

maureen

On Tue, Apr 1, 2014 at 3:39 PM, Meeker, Andrew G. <meekerag@cityofgainesville.org> wrote:

Greetings Power District Stakeholders,

Attached you will find the Neighborhood Workshop announcement that was recently advertised in the Gainesville Sun and mailed out to 160+ property owners surrounding the Power District. The meeting is scheduled for 6 PM on Tuesday, April 15th at the Historic Depot Building. The purpose of the meeting is to present the neighborhood and community with information related to the proposed land-use amendment and rezoning associated with the Power District Redevelopment Plan. The CRA Board adopted the redevelopment plan in December 2013 following a series of community focused stakeholder meetings. Land-use and zoning modifications were identified as an important implementation strategy to execute the community's vision and facilitate redevelopment of the area in accordance with the adopted redevelopment plan. The proposed change of Future Land-Use from Public Facilities to Urban Mixed Use (2) and a related rezoning from Public Services to Urban Mixed-Use District 2 (UMU-2) will allow for a mixture of residential, office, business, and commercial uses in-line with the vision of the Power District Redevelopment Plan.

Please note this proposal and meeting is separate from the City of Gainesville's Land Development Code Update currently underway. This meeting and the proposed changes are a continuation of the Power District Redevelopment Plan strategy and vision developed by the neighborhood during the multiple community meetings over the past year. The Power District Redevelopment Plan is available for download at <http://www.gainesvillecra.com/PowerDistrictRedevelopmentPlan.pdf>

Thank you for your continued interest and participation in the Power District and please let me know if I can answer any questions prior to April 15.

Sincerely, Andrew

<image001.jpg>

Andrew Meeker, RLA

Project Manager

Gainesville Community Redevelopment Agency

802 NW 5th Avenue, Suite 200, Gainesville, FL 32601

Office [352-393-8205](tel:352-393-8205) | Fax: [352.334.2132](tel:352-334-2132)

140029E

www.gainesvillecra.com

Memorandum of Understanding

This Memorandum of Understanding reduces to writing the agreement between CITY OF GAINESVILLE, Gainesville Regional Utilities (GRU) and City of Gainesville, General Government (GG), with regard to a parcel of land located on SE 4th Avenue at SE 6th Terrace, known as Parcel No. 12020-17 and legally described as Lots 17, 18, 19, 20 and 21 of Eastview Subdivision.

The subject property was purchased by GRU on May 12, 1983, after approval by the City Commission for future use as parking and site expansion. On April 11, 1991, the site plan amendment for the GRU complex was amended to permit the use of approximately 2/5's of the subject parcel for a mulched parking area and the installation of a 6' chain link fence. The remaining approximately 3/5's of the property has remained undeveloped to date.

On March 10, 1997, the Gainesville City Commission heard a presentation on a proposed Community Gardens Project, at which time, the Parks Department was given direction to develop the program, pending a determination of public interest.

Based on interest by the surrounding neighborhood, GRU hereby agrees to allow GG to use the remaining parcel at SE 4th Avenue and SE 6th Terrace as a community garden on the following terms:

1. GRU will permit uninterrupted use of the property for a period of five (5) years beginning September 1, 1997. If at any time during that period, interest in the project diminishes and it ceases to be used as a garden, GRU has the right to revoke this permission.
2. After the initial five year term, GG may continue to use the property for the Community Gardens project provided there is continued interest in the program by the surrounding neighborhood and no other use has been identified for the property by GRU. At any time that another use is proposed, GRU will give at least six (6) months' notice of termination of this agreement to GG. At the time of termination of the garden project, any improvements made on the site will be removed by the City Parks Division and the site will be restored to as close to its original condition as possible.
3. The following encumbrances exist on the property: (1) a 10' wide x 40' long Easement to Southern Bell on the north side of the existing fence covering telecommunications equipment; and (2) a permit from the City of Gainesville to install buried cable, conduit and a manhole in the vacated right-of-way of SE 6th Street. No encroachment into the easement area will be permitted. Southern Bell should be contacted to locate its lines prior to any digging in the area. Any garden plot planted that encroaches into the easement is at risk for disruption or damage in the event maintenance, repair or replacement of the buried lines, conduit, manhole and/or telecommunications equipment is required. GRU accepts no responsibility for restoring any damaged or disrupted crops.

4. GRU has removed the asphalt from that portion of the vacated 6th Street right-of-way which extends through the subject property. GRU makes no warranties or representations as to the condition of the soil on the subject property. Any preparations necessary to tender the soil "tillable" will be the responsibility of the gardeners.

5. GG will administer the Community Gardens project and this site for GRU. GG's administrative responsibilities in this regard will include, but not be limited to, the following

- ❖ The provision of fencing, if needed, and any administrative amendments to the site plan created thereby;
- ❖ Any amendment to the zoning or land use to allow a community garden as a permitted use;
- ❖ All costs associated with extending water service to the site, including meter(s), distribution system and associated appurtenances. Application for water service would be required prior to water being provided;
- ❖ Lot clearing, if any;
- ❖ Lot maintenance, as needed;
- ❖ Notification to surrounding residents and/or GRU of meetings and/or public hearings on the property.

6. GG will also be responsible for developing and entering into agreements, if any, with the individual gardeners with respect to their responsibilities and liabilities. In the absence of agreements covering liability, it is understood and agreed that GG assumes all risks of liability on the property arising from its use as a community gardens.

7. The parties acknowledge that the property is intended to be used as a neighborhood community garden, and as such, traffic generation and parking requirements should be minimal. Since GRU does not enforce parking restrictions in the spaces along the south side of SE 5th Avenue, just east of the Operations Center, vehicles associated with the community garden may be accommodated at that location after 5:30 p.m. on weekdays or on weekends, provided that the spaces are not required for emergency response by GRU crews at those times.

City of Gainesville, Gainesville Regional Utilities

By: *Mark K. [Signature]*

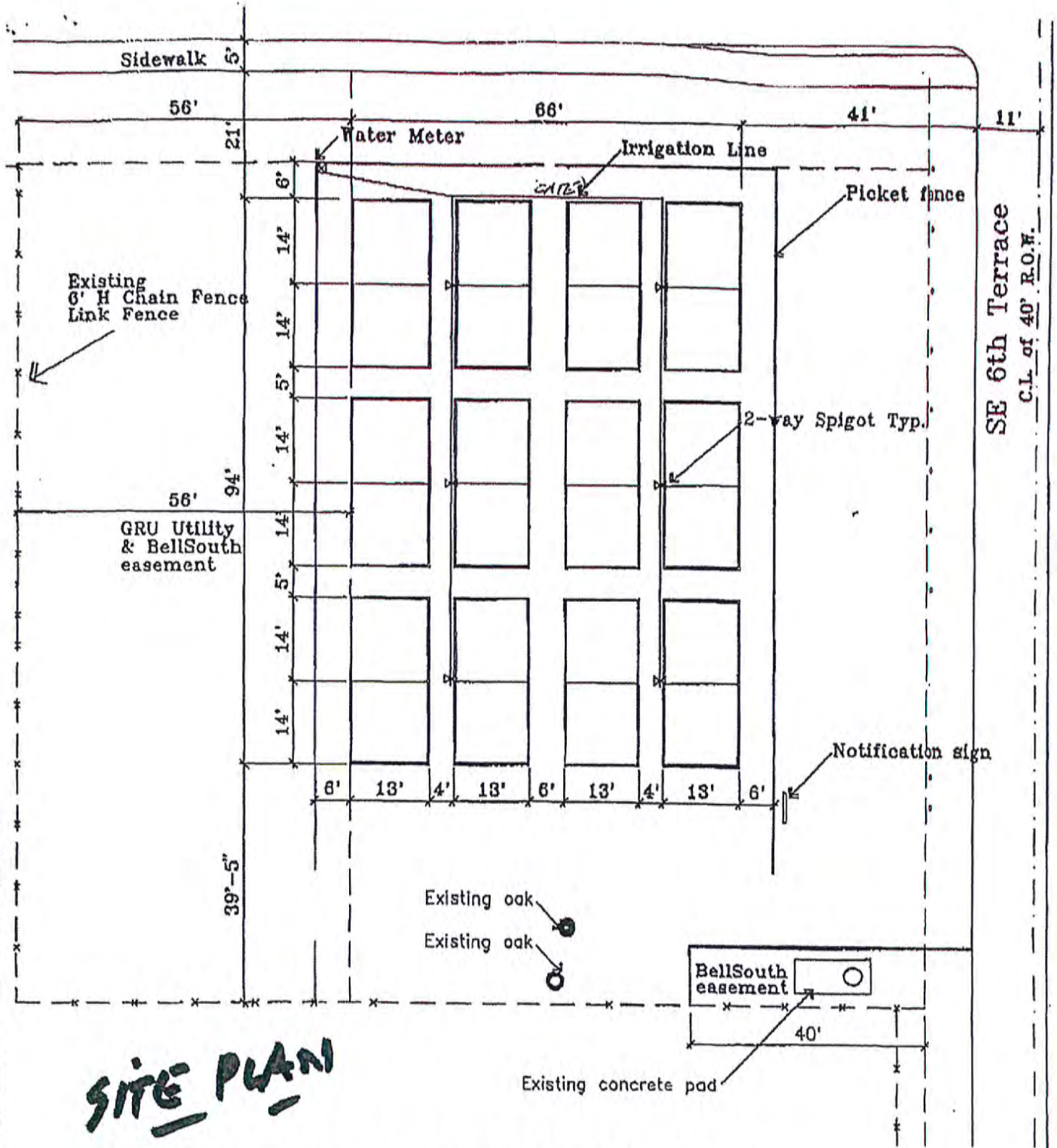
City of Gainesville, General Government

By: *Wayne [Signature]*

APPROVED AS TO FORM AND LEGALITY

By: *Patricia M. Carter*

Patricia M. Carter, Assi. City Atty
City of Gainesville, Florida



SITE PLAN

The McRorie Community Garden



North ↑

To: Patrick Byrne
 Gus Hughes & I put this together. Will be glad
 to meet with irrigation crew & site plan consultant
 thank you Brad.

Neighborhood Workshop Notice

For a proposed land use & zoning change for the properties listed below.

Date: June 5, 2014
Time: 6:00 p.m.
Place: GRU Multi-Purpose Room, 301 SE 4th Avenue
Contact: [eda](#) engineers-surveyors-planners, inc. at (352) 373-3541

A neighborhood workshop to discuss a proposed land use change from Public Facilities to Urban Mixed Use (2) and change in zoning from Public Services to Urban Mixed-Use District 2 (UMU-2) on parcel numbers 12820-0-0, 12811-0-0 and a portion of 12149-0-0 located at 301 & 503 SE 4th Avenue. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed project and to seek their comments.



Neighborhood Workshop Notice

13047-001-000 GRU rezoning
AHRENS Z-CAR SPECIALIST INC
604 SE 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12773-000-000 GRU rezoning
ARLINGTON SQUARE/WISTERIA DOWNS
PO BOX 13116
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

12024-001-000 GRU rezoning
ASKREN & CAVALLINO W/H
13826 SOUTH HIGHWAY 441
MICANOPY, FL 32667

Neighborhood Workshop Notice

12182-001-000 GRU rezoning
RACHEL BROWN
524 SE 4TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12184-000-000 GRU rezoning
RICHARD D CHANCE
320 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12022-000-000 GRU rezoning
CREEL & DEAN & DEAN
6742 DOVE LN
RIVERSIDE, CA 92506

Neighborhood Workshop Notice

12020-001-000 GRU rezoning
L B CUDDINGTON JR
408 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12156-000-000 GRU rezoning
DEPAZ & MONTILLA H/W
411 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12154-000-000 GRU rezoning
EQUITY TRUST COMPANY CUSTODIAN
27431 NORTH COUNTY RD 1491
ALACHUA, FL 32615

Neighborhood Workshop Notice

12024-000-000 GRU rezoning
LEONA GAUTHIER
439 SE 6TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12862-001-000 GRU rezoning
ARANA & ARANA PROPERTIES INC
PO BOX 165836
MIAMI, FL 33116

Neighborhood Workshop Notice

12774-000-000 GRU rezoning
ARLINGTON SQUARE/WISTERIA DOWNS
220 N MAIN ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12864-000-000 GRU rezoning
J E BAXLEY
108 SE 4TH PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12161-000-000 GRU rezoning
ANTHONY F BROWNE
6231 HANCOCK RD
SW RANCHES, FL 33330

Neighborhood Workshop Notice

12820-000-000 GRU rezoning
CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

12020-000-000 GRU rezoning
CROSBY & WIMMER-CROSBY H/W
5 HILDRETH DR
ST AUGUSTINE, FL 32084

Neighborhood Workshop Notice

12191-000-000 GRU rezoning
DAVIS & FUKUYAMA
315 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12862-000-000 GRU rezoning
DOWNTOWN INVESTORS GROUP INC
PO BOX 6127
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

12713-000-000 GRU rezoning
FLORIDA USDA FED CREDIT UNION
ATTN: ACCOUNTS PAYABLE
14520 NW US HIGHWAY 441
ALACHUA, FL 32615

Neighborhood Workshop Notice

12020-013-000 GRU rezoning
SUSAN GILDERSLEEVE
421 SE 6TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12874-000-000 GRU rezoning
ARANA & ARANA PROPERTIES INC
425 SE 1ST ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12780-000-000 GRU rezoning
ARLINGTON SQUARE/WISTERIA DOWNS
1620 W UNIVERSITY AVE
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

12020-016-000 GRU rezoning
K RICHARD BLOUNT
401 SE 6TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

12020-015-000 GRU rezoning
CELTIC PROPERTY INVESTMENTS
PO BOX 141764
GAINESVILLE, 32614 32602

Neighborhood Workshop Notice

12181-000-000 GRU rezoning
NANCY PARR CORYELL
308 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12020-003-000 GRU rezoning
CUDDINGTON & WASULA JR
% WASULA
3812 WATERCREST DR
LONGWOOD, FL 32779

Neighborhood Workshop Notice

12805-002-000 GRU rezoning
T J DAVISON TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12194-000-000 GRU rezoning
JESSICA ELLIOTT TRUSTEE
16121 NW 78TH TER
ALACHUA, FL 32615

Neighborhood Workshop Notice

12190-000-000 GRU rezoning
R A FREEMAN
307 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12178-000-000 GRU rezoning
ELIZABETH HEARD
138 ST MARKS AVE#3
BROOKLYN, NY 11217

Neighborhood Workshop Notice

12861-000-000 GRU rezoning
CHARLES JOHNSON
PO BOX 5573
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

12863-000-000 GRU rezoning
CHARLES R JOHNSON HEIRS
PO BOX 5573
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

12021-000-000 GRU rezoning
CONSTANCE M JYLANKI
428 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12805-000-000 GRU rezoning
M M MASIDONSKI TRUSTEE
1411 NW 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12718-000-000 GRU rezoning
MARC E MARCHIOLI
2617 GRANDVIEW AVE
PITTSBURGH, PA 15235

Neighborhood Workshop Notice

12132-000-000 GRU rezoning
MARKET STREET LLC
431 NE 9TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12182-000-000 GRU rezoning
MARTIN & UNGVARI-MARTIN H/W
316 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12177-000-000 GRU rezoning
DOROTHY J MCNISH
302 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12185-000-000 GRU rezoning
RICHARD A MELZER
615 SE 2ND PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12796-000-000 GRU rezoning
GEOFFREY NAYLOR
1741 NW 12TH RD
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

12179-000-000 GRU rezoning
STEVEN PHELPS
1200 E 11TH ST APT 301
AUSTIN, TX 78702

Neighborhood Workshop Notice

12187-000-000 GRU rezoning
PURVIS & PURVIS TRUSTEES
139 BAKERS ACRES DR
HAWTHORNE, FL 32640

Neighborhood Workshop Notice

12715-000-000 GRU rezoning
ROUNDTREE BONDING AGENCY INC
410 SE 4TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12160-000-000 GRU rezoning
LUKE HAMILTON SCHMIDT
425 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13040-002-000 GRU rezoning
SEFIRST ENTERPRISES INC
% GORE-RABELL REAL ESTATE
909 NW 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12020-014-000 GRU rezoning
SCOTT J SHILLINGTON
851 NW 19TH TER
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

12176-000-000 GRU rezoning
SILVERLEAF PROPERTIES LLC
2253 SW 41ST LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

12162-000-000 GRU rezoning
ANDREUI V STREKALOV
2929 NW 21ST TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

12833-000-000 GRU rezoning
SUN CIRCLE INC
101 SE 2NC PL STE 202
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12163-000-000 GRU rezoning
AMY CATHERINE TAYLOR
433 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12858-000-000 GRU rezoning
ROBERT G TERRELL
404 SE 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12023-000-000 GRU rezoning
GENEVIEVE MILLS VANSICKLE
1505 NE 9TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12025-000-000 GRU rezoning
HELEN M WATTS
431 SE 6TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12188-000-000 GRU rezoning
WEAVER & WILLIAMS
301 SE 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres
ANNE MURRAY
224 NW 28 TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Duckpond
RANDY WELLS
820 NE 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD #111
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community, The
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Libby Heights
MARTIN McKELLAR
3442 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pine Ridge
RICHARD GIAMBRONE
% BRISTOL PARK REALTY
4635 NW 53 AVE #201
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
LARRY HAMILTON
212 NW 3 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Association
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
DIANN DIMITRI
5015 NW 19 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARSBARGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
75 SW 23 Way
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
PO BOX 5549
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

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GRU
More than Energy

GRU Administration Building
Neighborhood Workshop
June 5, 2014

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Proposed Land Use Change and Zoning

Summary:

- Property owned by City/GRU
- Approximately 5.16 acres
- Existing Uses:
 - GRU administration building
 - Fleet Maintenance Facility (GRU)
 - Parking

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Proposed Land Use Change and Zoning

Request:

- Land Use Change & Rezoning
 - FROM: Public Facilities / Public Services
 - TO: UMU-2

Reasoning:

- Evolution of uses
- GRU moving assets away from downtown to new operations center
 - Including fleet management
 - Office space available in administration building to rent to local businesses

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Comparison Between Existing and Proposed

Existing: Public Services
The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.

Objectives:

- Accommodate utilities, recreation and public facilities, at appropriate locations, necessary to serve the public;
- Ensure public awareness of the location of existing or potential utilities, recreation and public facilities;
- Allow, through the rezoning process, public review of specific utility, recreation and public facility uses to ensure locations compatible with surrounding activities; and
- Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties

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Comparison Between Existing and Proposed

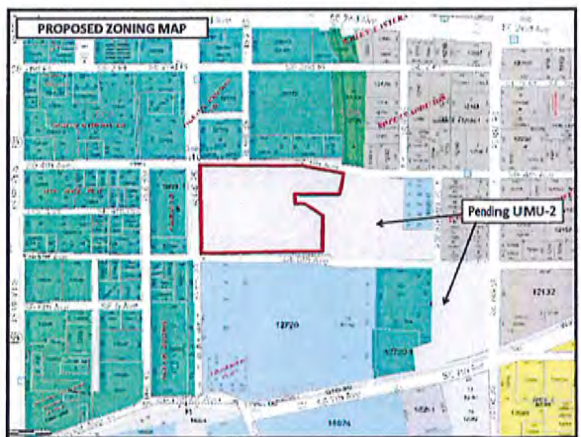
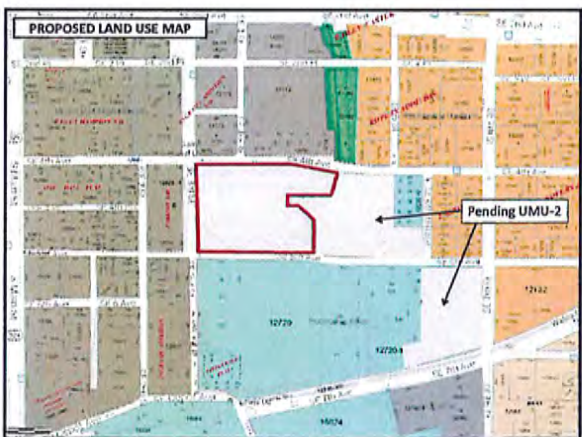
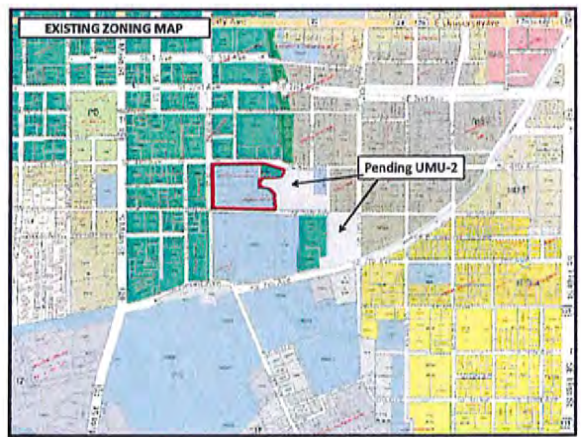
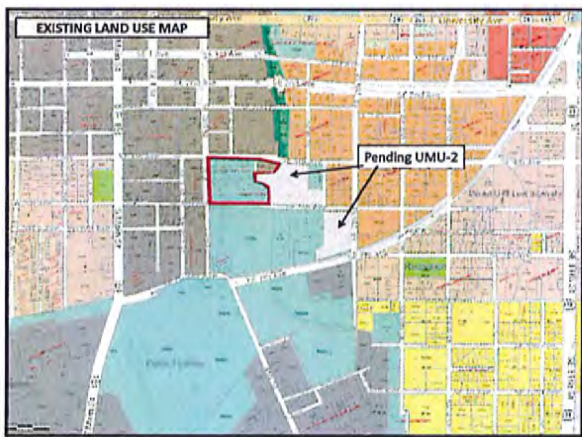
Proposed: UMU-2
The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place.

Objectives:

- Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
- Encourage quality redevelopment and the renovation of existing structures;
- Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
- Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations;
- Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy; and
- Promote infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridded street network and sidewalk connections.


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Proposed Land Use Change and Zoning



- Consistent with Power District Master Plan
- UMU-2 is lower Intensity than CCD to North and West
- Eliminating some CCD zoning (reducing intensity)





Site and Surrounding Area





Site and Surrounding Area





Site and Surrounding Area



Site and Surrounding Area



Site and Surrounding Area





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GRU
More than Energy

Questions?

GRU Administration Building



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Neighborhood Meeting Minutes

Project Location: GRU Administration Building
301 SE 4th Avenue

Meeting Date & Time: June 5, 2014

Community Participants: See Attached Sign-In Sheet

Meeting Location: GRU Administration Building – Multipurpose Room

Project Representatives:

Engineer: **Sergio Reyes, eda**
Planner: **Clay Sweger, eda**
Owner Representative: **Steve Stagliano, GRU**

Meeting Minutes:

Clay Sweger began the meeting by giving a brief presentation regarding the request, which is a proposed land use and zoning change on approximately 5.16 acres from Public Facilities / Public Services to Urban Mixed Use-2 (UMU-2). The proposed project area includes land owned by the City of Gainesville / GRU and includes the GRU Administration Building. Mr. Sweger then offered to answer any questions from the audience.

Q: Is the community garden PS zoning?

A: Yes. Also, it is not located within the limits of this proposed land use & zoning change.

Q: Will the proposed UMU-2 zoning allow GRU uses?

A: UMU-2 will allow the use of the Administration Building for office use (as a permitted use) but other activities such as the fleet maintenance will be 'grandfathered' uses.

Q: UMU-2 is a maximum of 6 stories?

A: Yes.

Q: Will this go to the next City Commission meeting?

A: No, the application will be submitted on June 16th, will go to the July Plan Board and may appear before the City Commission in August or September.

Q: Is there a plan to develop the property?

A: No immediate plans. The CRA has developed a redevelopment plan for the area (Power District). This rezoning is consistent with that push to redevelop in the future. However, there is no plan or expectation that the GRU Administration Building will be affected in the foreseeable future. The immediate plan for the Administration Building is to lease a portion to private businesses.

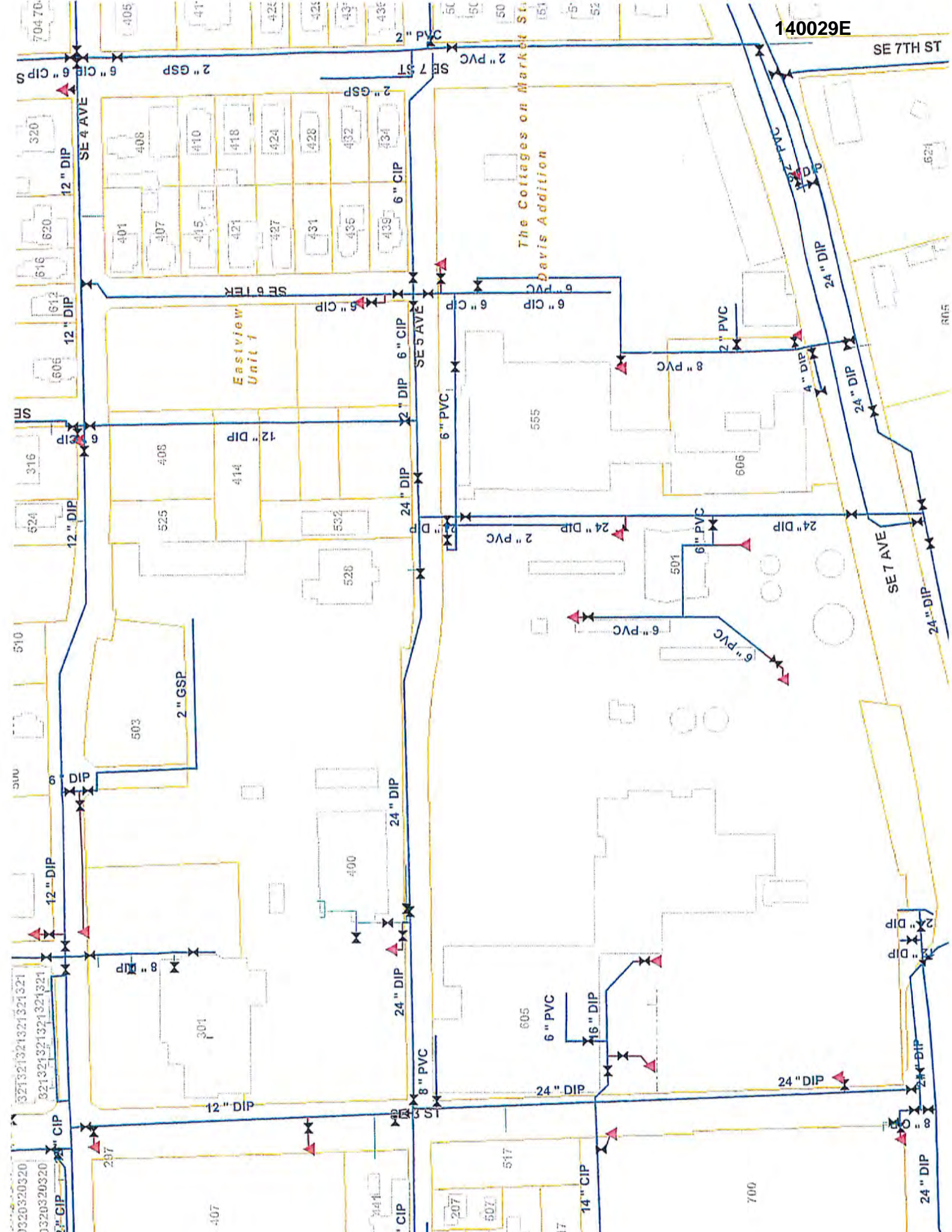


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140029E

Attachment 3

GRU Utility Infrastructure Maps



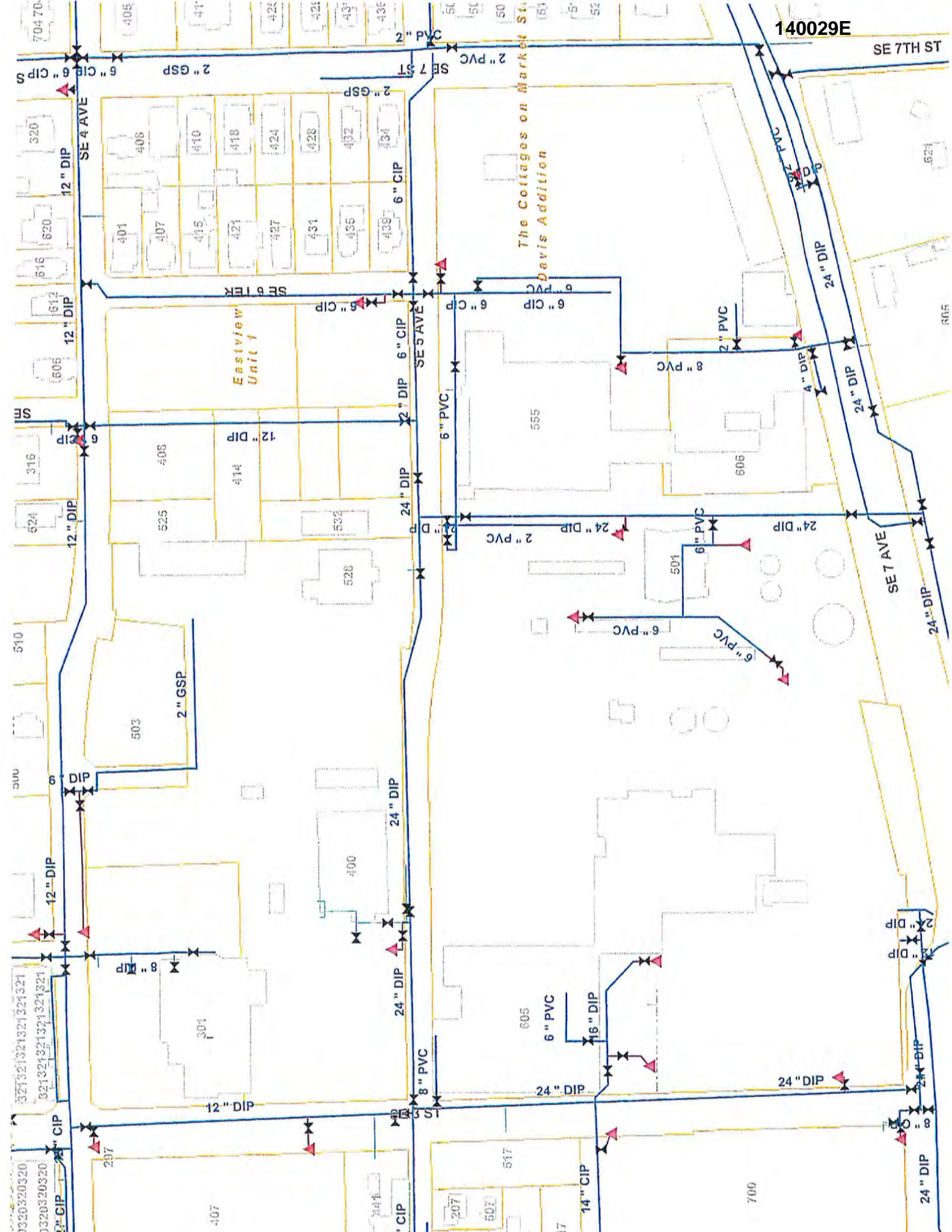
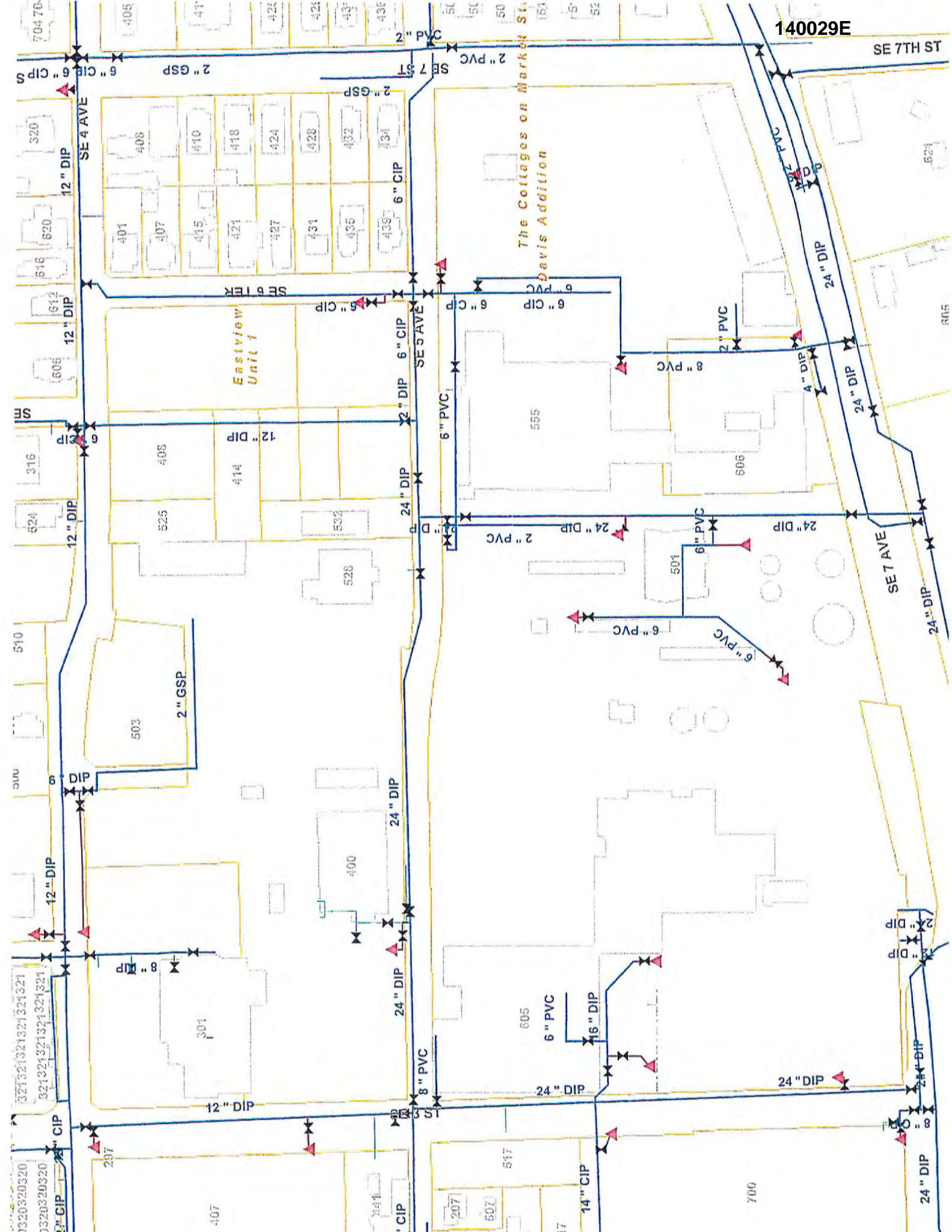
140029E

SE 7TH ST

The Cottages on Market St.
Davis Addition

Eastview
Unit 1

SE 7 AVE





40029E

SE 7TH ST

SE 5 AVE

SE 7 AVE

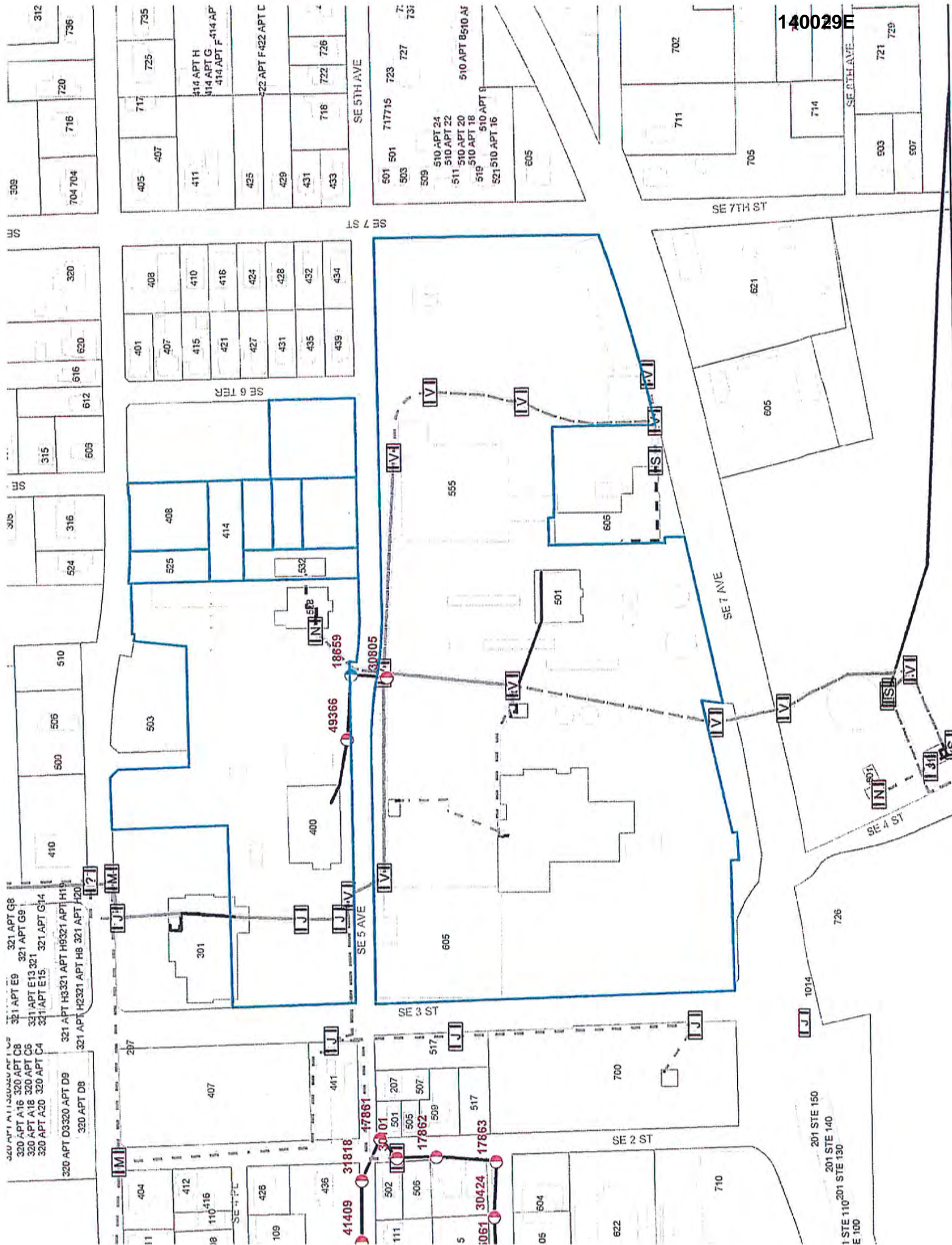
SE DEPOT AVE

The Cottages on Market St
Davis Addition

Eastview
Unit 1

Map details including manhole and elevation data:

- MH#: 103 RE: 159.3
- MH#: 92 RE: 157.05
- MH#: 102 RE: 150.78
- MH#: 101 RE: 146.35
- MH#: 100 RE: 145.9
- MH#: 99 RE: 146.25
- MH#: 98 RE: 146.35
- MH#: 97 RE: 146.25
- MH#: 96 RE: 141.49
- MH#: 95 RE: 146.25
- MH#: 94 RE: 148.97
- MH#: 93 RE: 152.5
- MH#: 92 RE: 157.05
- MH#: 89 RE: 146.04
- MH#: 88 RE: 146.04
- MH#: 87 RE: 146.04
- MH#: 86 RE: 151.84
- MH#: 85 RE: 153.42
- MH#: 84 RE: 144.37
- MH#: 83 RE: 144.13
- MH#: 82 RE: 146.54
- MH#: 81 RE: 146.54
- MH#: 80 RE: 144.13
- MH#: 79 RE: 143.88
- MH#: 78 RE: 143.88
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- MH#: 70 RE: 143.88
- MH#: 69 RE: 143.88
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- MH#: 67 RE: 143.88
- MH#: 66 RE: 143.88
- MH#: 65 RE: 153.42
- MH#: 64 RE: 144.37
- MH#: 63 RE: 144.13
- MH#: 62 RE: 147.99
- MH#: 61 RE: 146.54
- MH#: 60 RE: 144.13
- MH#: 59 RE: 143.88
- MH#: 58 RE: 141.77
- MH#: 57 RE: 151.22
- MH#: 56 RE: 146.44
- MH#: 55 RE: 149.05
- MH#: 54 RE: 142.39
- MH#: 53 RE: 142.39
- MH#: 52 RE: 145.94
- MH#: 51 RE: 145.94
- MH#: 50 RE: 149.05
- MH#: 49 RE: 149.35
- MH#: 48 RE: 156.31
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- MH#: 26 RE: 156.36
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- MH#: 19 RE: 142.39
- MH#: 18 RE: 142.39
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- MH#: 10 RE: 142.39
- MH#: 9 RE: 142.39
- MH#: 8 RE: 142.39
- MH#: 7 RE: 142.39
- MH#: 6 RE: 142.39
- MH#: 5 RE: 142.39
- MH#: 4 RE: 142.39
- MH#: 3 RE: 142.39
- MH#: 2 RE: 142.39
- MH#: 1 RE: 142.39



140029E

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SE 7TH ST

SE

SE 7 ST

SE 4 AVE

SE 6 TER

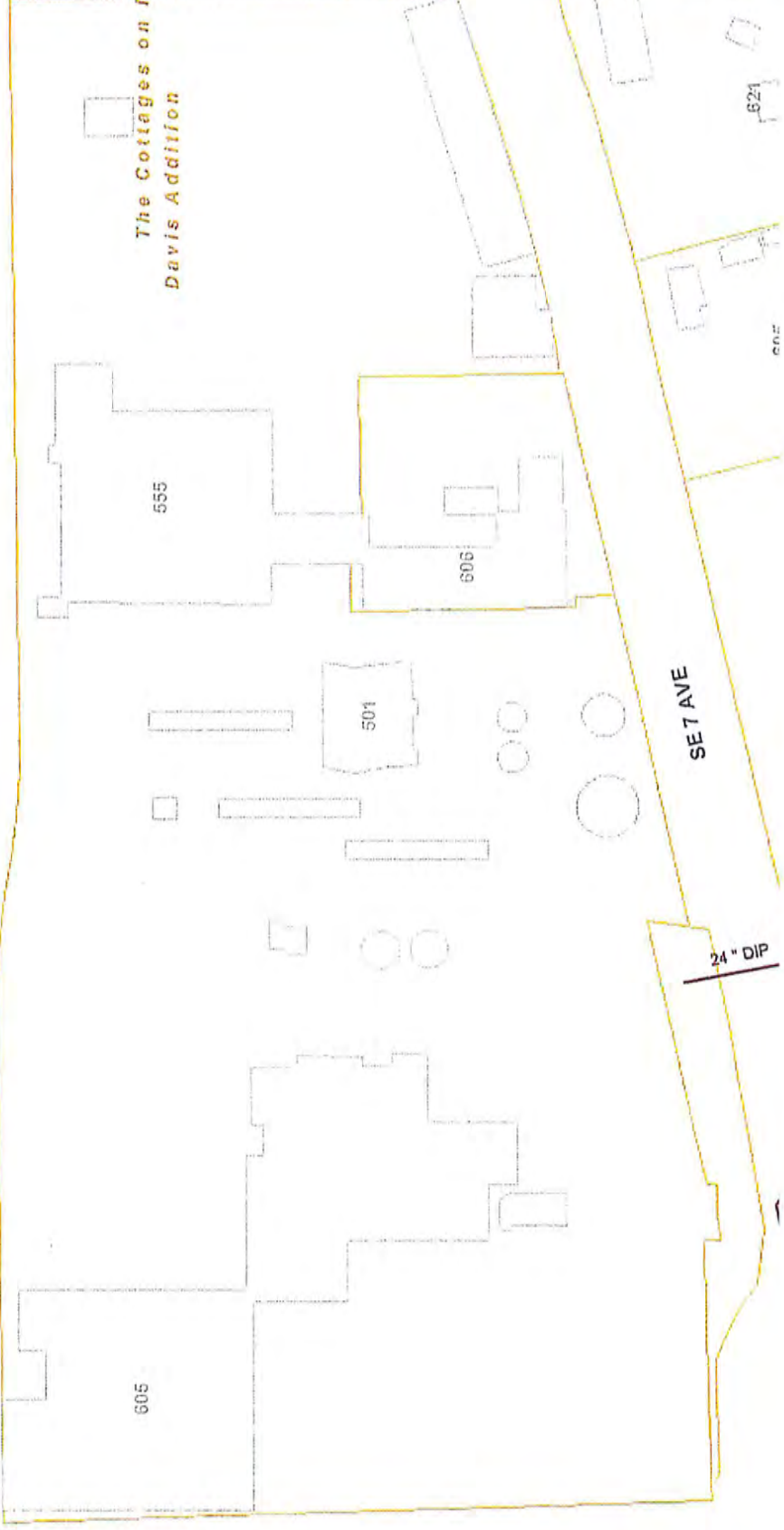
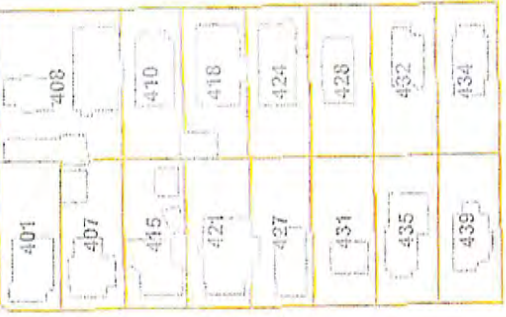
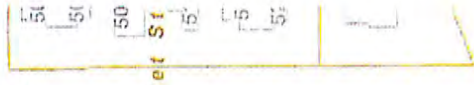
SE 5 AVE

SE 3 ST

SE 7 AVE

The Cottages on Market St
Davis Addition

24" DIP



321321321321321321
321321321321321321

20320320320
20320320320



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140029E

Attachment 4

RTS Downtown Station and Transit Routes



Rosa Parks RTS Downtown Station

The Rosa Parks RTS Downtown Station, 700 SE 3rd Street, is located at the corner of SE 3rd Street and Depot Avenue.

Hours of Service

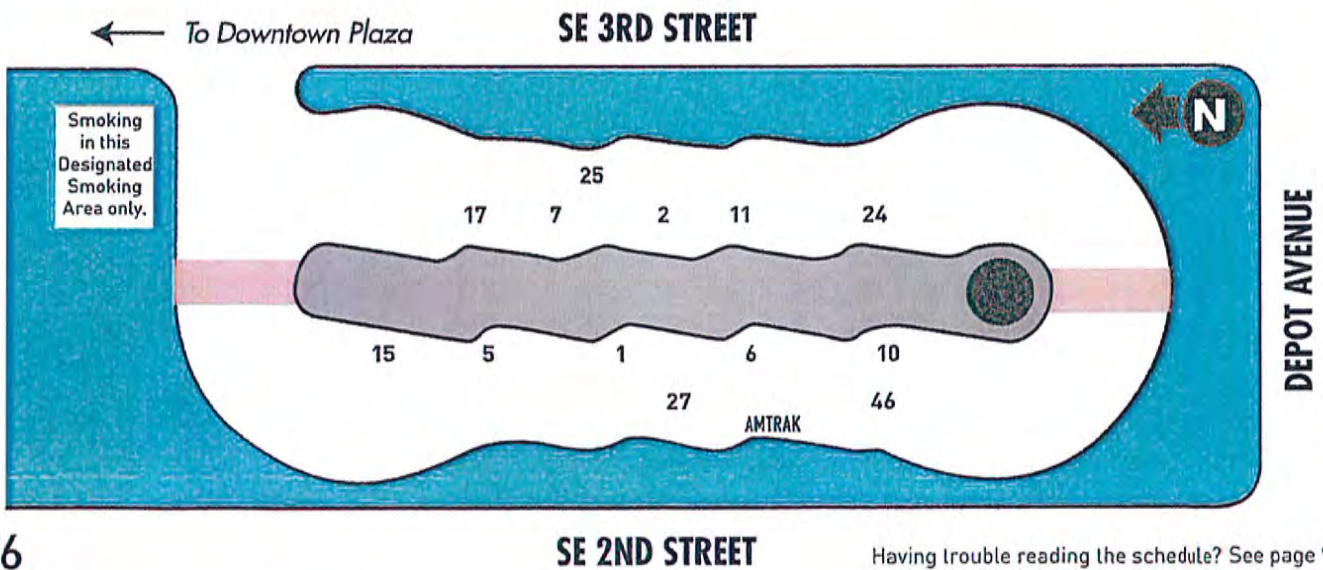
Rosa Parks Downtown Station
Monday through Friday: 7am - 5pm
Closed Saturday, Sunday and holidays.

Passes and Schedules

Passes and schedules may be obtained at the Rosa Parks RTS Downtown Station. Call (352) 334-2600 for pass information. See page 11 for more details or visit our website, www.go-rt.com.

Mailing Address

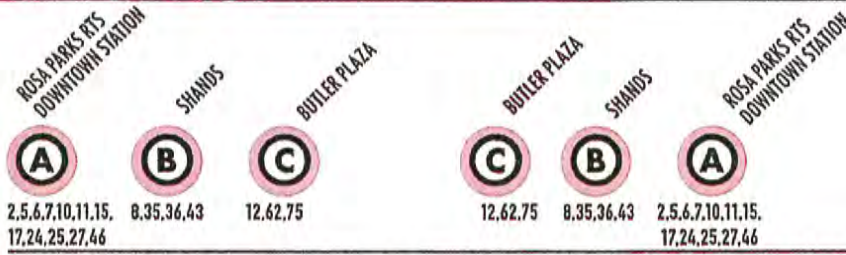
Rosa Parks RTS Downtown Station
Station 5
P.O. Box 490
Gainesville, FL 32627-0490





Downtown Station to Butler Plaza

Monday to Friday Every 15-18-20-60 min.
To Butler Plaza First run 6:03am / Last run 10:03pm
To Downtown First run 6:00am / Last run 10:30pm



MONDAY TO FRIDAY

To Butler Plaza			To Downtown			R=RUNS ON REDUCED SERVICE DAYS	
6:03am	6:19	6:28	R	6:00am	6:14	6:28	R
6:18	6:34	6:43	R	6:30	6:44	6:58	R
6:33	6:49	6:58	R	6:45	6:59	7:13	R
6:48	7:04	7:13	R	7:00	7:14	7:28	R
7:03	7:19	7:28	R	7:15	7:29	7:43	R
7:18	7:34	7:43	R	7:30	7:44	7:58	R
7:33	7:49	7:58	R	7:45	7:59	8:13	R
7:48	8:04	8:13	R	8:00	8:14	8:28	R
8:03	8:19	8:28	R	8:15	8:29	8:43	R
8:18	8:34	8:43	R	8:30	8:44	8:58	R
8:33	8:49	8:58	R	8:45	8:59	9:13	R
8:48	9:04	9:13	R	9:00	9:14	9:28	R
9:03	9:19	9:28	R	9:15	9:29	9:43	R
9:18	9:34	9:43	R	9:30	9:44	9:58	R
9:33	9:49	9:58	R	9:45	9:59	10:13	R
9:48	10:04	10:13	R	10:00	10:14	10:28	R
10:03	10:19	10:28	R	10:15	10:29	10:43	R
10:18	10:34	10:43	R	10:30	10:44	10:58	R
10:33	10:49	10:58	R	10:45	10:59	11:13	R
10:48	11:04	11:13	R	11:00	11:14	11:28	R
11:03	11:19	11:28	R	11:15	11:29	11:43	R
11:18	11:34	11:43	R	11:30	11:44	11:58	R
11:33	11:49	11:58	R	11:45	11:59	12:13pm	R
11:48	12:04pm	12:13	R	12:00	12:14	12:28	R
12:03	12:19	12:28	R	12:15	12:29	12:43	R
12:18	12:34	12:43	R	12:30	12:44	12:58	R
12:33	12:49	12:58	R	12:45	12:59	13:13	R
12:48	13:04	13:13	R	13:00	13:14	13:28	R
1:03	1:19	1:28	R	13:15	13:29	13:43	R
1:18	1:37	1:46	R	1:30	1:46	2:01	R
1:33	1:50	2:04	R	1:48	2:04	2:19	R
1:48	2:08	2:22	R	2:06	2:22	2:37	R
2:06	2:26	2:40	R	2:24	2:40	2:55	R
2:24	2:44	2:58	R	2:42	2:58	3:13	R
2:42	3:02	3:16	R	3:00	3:16	3:31	R
3:00	3:20	3:34	R	3:18	3:34	3:49	R
3:18	3:38	3:52	R	3:36	3:52	4:07	R
3:36	3:56	4:10	R	3:54	4:10	4:25	R
3:54	4:14	4:28	R	4:12	4:28	4:43	R
4:12	4:32	4:46	R	4:30	4:46	5:01	R
4:30	4:50	5:04	R	4:48	5:04	5:19	R
4:48	5:08	5:22	R	5:06	5:22	5:37	R
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5:24	5:44	5:58	R	5:42	5:58	6:13	R
5:42	6:02	6:16	R	6:00	6:16	6:28	R
6:00	6:19	6:28	R	6:18	6:32	6:46	R
6:18	6:38	6:52	R	6:30	6:44	6:58	R
6:33	6:49	6:58	R	6:54	7:08	7:22	R
6:48	7:04	7:13	R	7:00	7:14	7:28	R
7:03	7:19	7:28	R	7:15	7:29	7:43	R
8:03	8:19	8:28	R	7:30	7:44	7:58	R
9:03	9:19	9:28	R	8:30	8:44	8:58	R
10:03	10:19	10:28	R	9:30	9:44	9:58	R
				10:30	10:44	10:58	R

1

Downtown Station to Butler Plaza

Saturday Every 30-60 min.

To Butler Plaza First run 7:03am / Last run 5:33pm

To Downtown First run 7:30am / Last run 6:00pm

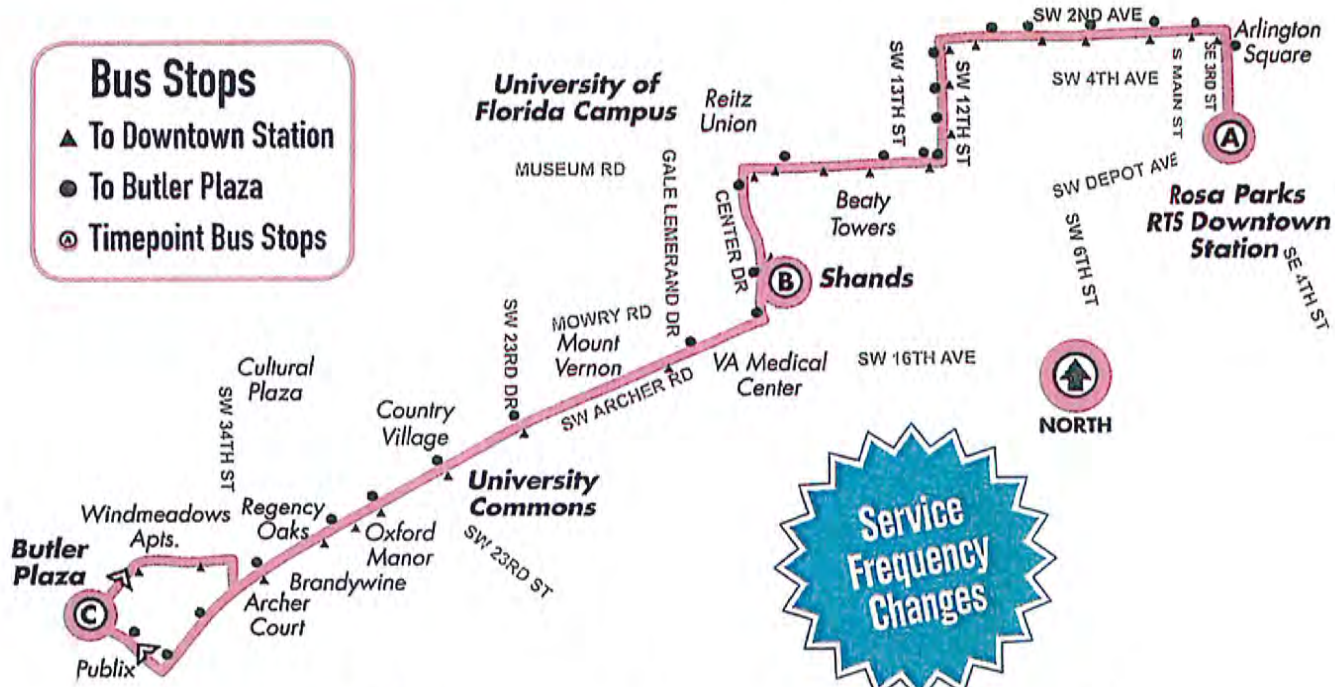
Sunday Every 30 min.

To Butler Plaza First run 10:03am / Last run 5:03pm

To Downtown First run 10:30am / Last run 5:30pm

Bus Stops

- ▲ To Downtown Station
- To Butler Plaza
- ⊙ Timepoint Bus Stops



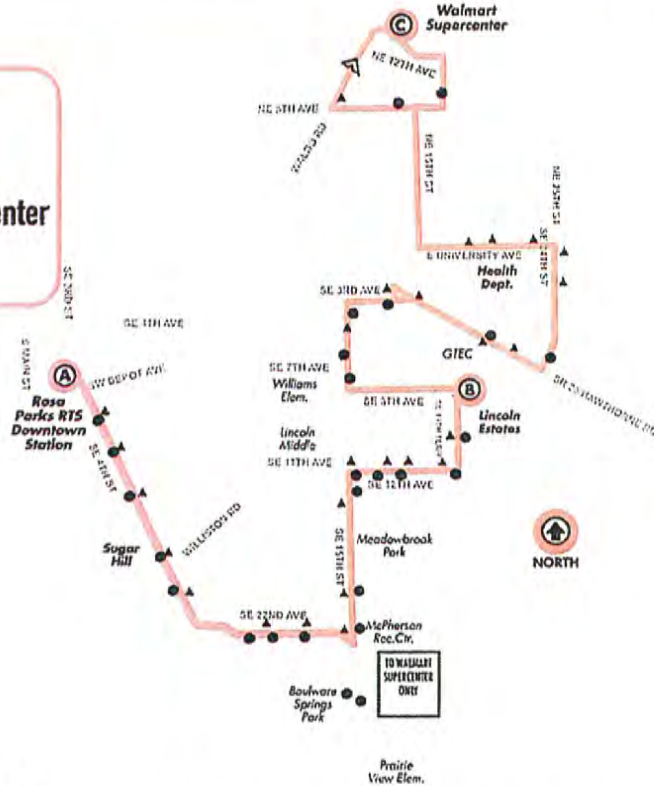
	To Butler Plaza				To Downtown			
	2,6,10	8,25,35	12	75	75	8,25,35	12	2,6,10
	SAT/SUN				SAT/SUN			
	SATURDAY				SATURDAY SERVICE			
	SUNDAY				SUNDAY SERVICE			
SATURDAY	7:03am	7:19	7:28	S	7:30am	7:44	7:58	S
	8:03	8:19	8:28	S	8:30	8:44	8:58	S
	8:33	8:49	8:58	S	9:00	9:14	9:28	S
	9:03	9:19	9:28	S	9:30	9:44	9:58	S
	9:33	9:49	9:58	S	10:00	10:14	10:28	S
	10:03	10:19	10:28	S,U	10:30	10:44	10:58	S,U
	10:33	10:49	10:58	S,U	11:00	11:14	11:28	S,U
	11:03	11:19	11:28	S,U	11:30	11:44	11:58	S,U
	11:33	11:49	11:58	S,U	12:00pm	12:14	12:28	S,U
	12:03pm	12:19	12:28	S,U	12:30	12:44	12:58	S,U
	12:33	12:49	12:58	S,U	1:00	1:14	1:28	S,U
	SUNDAY	1:03	1:19	1:28	S,U	1:30	1:44	1:58
1:33		1:49	1:58	S,U	2:00	2:14	2:28	S,U
2:03		2:19	2:28	S,U	2:30	2:44	2:58	S,U
2:33		2:49	2:58	S,U	3:00	3:14	3:28	S,U
3:03		3:19	3:28	S,U	3:30	3:44	3:58	S,U
3:33		3:49	3:58	S,U	4:00	4:14	4:28	S,U
4:03		4:19	4:28	S,U	4:30	4:44	4:58	S,U
4:33		4:49	4:58	S,U	5:00	5:14	5:28	S,U
5:03		5:19	5:28	S,U	5:30	5:44	5:58	S,U
5:33		5:49	5:58	S,U	6:00	6:14	6:28	S,U



Downtown Station to NE Walmart Supercenter

Monday to Friday Every 60 min.
To NE Walmart First run 6:03am / Last run 7:03pm
To Downtown First run 5:32am / Last run 7:32pm
Saturday Every 60 min.
To NE Walmart First run 7:03am / Last run 5:03pm
To Downtown First run 7:32am / Last run 5:32pm
Sunday No Service

Bus Stops
 ▲ To Downtown Station
 ● To NE Walmart Supercenter
 ⓐ Timepoint Bus Stops



MONDAY TO SATURDAY

	To N Walmart Supercenter			To Downtown			R=RUNS ON REDUCED SERVICE DAYS
				5:32am	5:47	5:58	R
6:03am	6:18	6:32	R	6:32	6:47	6:58	R
7:03	7:18	7:32	R,S	7:32	7:47	7:58	R,S
8:03	8:18	8:32	R,S	8:32	8:47	8:58	R,S
9:03	9:18	9:32	R,S	9:32	9:47	9:58	R,S
10:03	10:18	10:32	R,S	10:32	10:47	10:58	R,S
11:03	11:18	11:32	R,S	11:32	11:47	11:58	R,S
12:03pm	12:18	12:32	R,S	12:32pm	12:47	12:58	R,S
1:03	1:18	1:32	R,S	1:32	1:47	1:58	R,S
2:03	2:18	2:32	R,S	2:32	2:47	2:58	R,S
3:03	3:18	3:32	R,S	3:32	3:47	3:58	R,S
4:03	4:18	4:32	R,S	4:32	4:47	4:58	R,S
5:03	5:18	5:32	R,S	5:32	5:47	5:58	R,S
6:03	6:18	6:32	R	6:32	6:47	6:58	R
7:03	7:18	7:32	R	7:32	7:47	7:58	R

SATURDAY

Monday to Friday Every 60 min.

To N Main Post Office First run 6:33am / Last run 5:33pm

To Downtown First run 7:00am / Last run 6:00pm

Saturday/Sunday No Service

Downtown Station to N Main Post Office



Bus Stops

- ▲ To Downtown Station
- To N Main Post Office
- ⓐ Timepoint Bus Stops



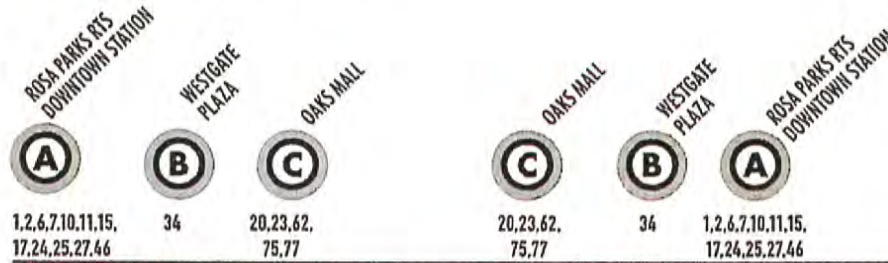
MONDAY TO FRIDAY

To N Mail Post Office				To Downtown			R=RUNS ON REDUCED SERVICE DAYS	
6:33am	6:49	6:59	R	7:00am	7:12	7:28	R	
7:33	7:49	7:59	R	8:00	8:12	8:28	R	
8:33	8:49	8:59	R	9:00	9:12	9:28	R	
9:33	9:49	9:59	R	10:00	10:12	10:28	R	
2:33pm	2:49	2:59	R	3:00pm	3:12	3:28	R	
3:33	3:49	3:59	R	4:00	4:12	4:28	R	
4:33	4:49	4:59	R	5:00	5:12	5:28	R	
5:33	5:49	5:59	R	6:00	6:12	6:28	R	



Downtown Station to Oaks Mall

Monday to Friday Every 20-24-30 min.
To Oaks Mall First run 6:03am / Last run 1:33am
To Downtown First run 6:10am / Last run 2:00am



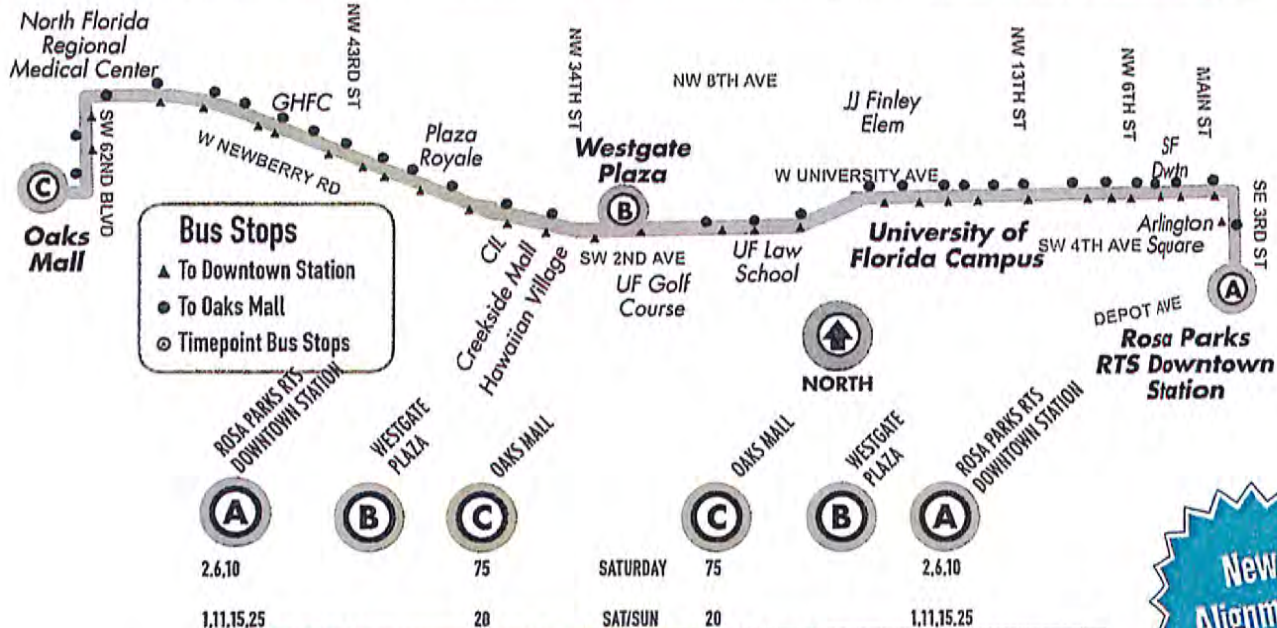
MONDAY TO FRIDAY

To Oaks Mall				To Downtown <small>R=RUNS ON REDUCED SERVICE DAYS</small>			
6:03am	6:19	6:29	R	6:10am	6:19	6:38	R
6:23	6:39	6:49	R	6:30	6:39	6:58	R
6:43	6:59	7:09	R	6:50	6:59	7:18	R
7:03	7:19	7:29	R	7:10	7:19	7:38	R
7:23	7:39	7:49	R	7:30	7:39	7:58	R
7:43	7:59	8:09	R	7:50	7:59	8:18	R
8:03	8:19	8:29	R	8:10	8:19	8:38	R
8:23	8:39	8:49	R	8:30	8:39	8:58	R
8:43	8:59	9:09	R	8:50	8:59	9:18	R
9:03	9:19	9:29	R	9:10	9:19	9:38	R
9:23	9:39	9:49	R	9:30	9:39	9:58	R
9:43	9:59	10:09	R	9:50	9:59	10:18	R
10:03	10:19	10:29	R	10:10	10:19	10:38	R
10:23	10:39	10:49	R	10:30	10:39	10:58	R
10:43	10:59	11:09	R	10:50	10:59	11:18	R
11:03	11:19	11:29	R	11:10	11:19	11:38	R
11:23	11:39	11:49	R	11:30	11:39	11:58	R
11:43	11:59	12:09pm	R	11:50	11:59	12:18pm	R
12:03	12:19	12:29	R	12:10	12:19	12:38	R
12:23	12:39	12:49	R	12:30	12:39	12:58	R
12:43	12:59	1:09	R	12:50	12:59	1:18	R
1:03	1:19	1:29	R	1:10	1:19	1:38	R
1:23	1:39	1:49	R	1:30	1:39	1:58	R
1:43	1:59	2:09	R	1:50	1:59	2:18	R
2:03	2:23	2:36	R	2:14	2:23	2:42	R
2:27	2:47	3:00	R	2:38	2:48	3:10	R
2:51	3:11	3:24	R	3:02	3:12	3:34	R
3:15	3:35	3:48	R	3:26	3:36	3:58	R
3:39	3:59	4:12	R	3:50	4:00	4:22	R
4:03	4:23	4:36	R	4:14	4:24	4:46	R
4:27	4:47	5:00	R	4:38	4:48	5:10	R
4:51	5:11	5:24	R	5:02	5:12	5:34	R
5:15	5:35	5:48	R	5:26	5:36	5:58	R
5:39	5:59	6:12	R	5:50	6:00	6:22	R
6:03	6:19	6:29	R	6:14	6:23	6:42	R
6:33	6:49	6:59	R	6:30	6:39	6:58	R
7:03	7:19	7:29	R	7:00	7:09	7:28	R
7:33	7:49	7:59	R	7:30	7:39	7:58	R
8:03	8:19	8:29	R	8:00	8:09	8:28	R
8:33	8:49	8:59	R	8:30	8:39	8:58	R
9:03	9:19	9:29	R	9:00	9:09	9:28	R
9:33	9:49	9:59	R	9:30	9:39	9:58	R
10:03	10:19	10:29	R	10:00	10:09	10:28	R
10:33	10:49	10:59	R	10:30	10:39	10:58	R
11:03	11:19	11:29	R	11:00	11:09	11:28	R
11:33	11:49	11:59	R	11:30	11:39	11:58	R
12:03am	12:19	12:29	R	12:00am	12:09	12:28	R
12:33	12:49	12:59	R	12:30	12:39	12:58	R
1:03	1:19	1:29	R	1:00	1:09	1:28	R
1:33	1:49	1:59	R	1:30	1:39	1:58	R
				2:00	2:09	2:28	R

Saturday Every 30-60 min.
To Oaks Mall First run 7:03am / Last run 1:33am
To Downtown First run 7:30am / Last run 2:00am

Sunday Every 60 min.
To Oaks Mall First run 10:03am / Last run 5:03pm
To Downtown First run 10:30am / Last run 5:30pm

Downtown Station to Oaks Mall



	To Oaks Mall			SATURDAY	To Downtown		
							S=SATURDAY SERVICE U=SUNDAY SERVICE
7:03am	7:19	7:29	S	7:30am	7:39	7:58	S
8:03	8:19	8:29	S	8:30	8:39	8:58	S
8:33	8:49	8:59	S	9:00	9:09	9:28	S
9:03	9:19	9:29	S	9:30	9:39	9:58	S
9:33	9:49	9:59	S	10:00	10:09	10:28	S
10:03	10:19	10:29	S,U	10:30	10:39	10:58	S,U
10:33	10:49	10:59	S	11:00	11:09	11:28	S
11:03	11:19	11:29	S,U	11:30	11:39	11:58	S,U
11:33	11:49	11:59	S	12:00pm	12:09	12:28	S
12:03pm	12:19	12:29	S,U	12:30	12:39	12:58	S,U
12:33	12:49	12:59	S	1:00	1:09	1:28	S
1:03	1:19	1:29	S,U	1:30	1:39	1:58	S,U
1:33	1:49	1:59	S	2:00	2:09	2:28	S
2:03	2:19	2:29	S,U	2:30	2:39	2:58	S,U
2:33	2:49	2:59	S	3:00	3:09	3:28	S
3:03	3:19	3:29	S,U	3:30	3:39	3:58	S,U
3:33	3:49	3:59	S	4:00	4:09	4:28	S
4:03	4:19	4:29	S,U	4:30	4:39	4:58	S,U
4:33	4:49	4:59	S	5:00	5:09	5:28	S
5:03	5:19	5:29	S,U	5:30	5:39	5:58	S,U
5:33	5:49	5:59	S	6:00	6:09	6:28	S
6:03	6:19	6:29	S	6:30	6:39	6:58	S
6:33	6:49	6:59	S	7:00	7:09	7:28	S
7:03	7:19	7:29	S	7:30	7:39	7:58	S
7:33	7:49	7:59	S	8:00	8:09	8:28	S
8:03	8:19	8:29	S	8:30	8:39	8:58	S
8:33	8:49	8:59	S	9:00	9:09	9:28	S
9:03	9:19	9:29	S	9:30	9:39	9:58	S
9:33	9:49	9:59	S	10:00	10:09	10:28	S
10:03	10:19	10:29	S	10:30	10:39	10:58	S
10:33	10:49	10:59	S	11:00	11:09	11:28	S
11:03	11:19	11:29	S	11:30	11:39	11:58	S
11:33	11:49	11:59	S	12:00am	12:09	12:28	S
12:03am	12:19	12:29	S	12:30	12:39	1:58	S
12:33	12:49	12:59	S	1:00	1:09	1:28	S
1:03	1:19	1:29	S	1:30	1:39	1:58	S
1:33	1:49	1:59	S	2:00	2:09	2:28	S

SATURDAY

SUNDAY



6

Downtown Station to Plaza Verde

Monday to Friday **Every 60 min.**

To Plaza Verde First run 6:03am / Last run 7:03pm

To Downtown First run 5:40am / Last run 7:40pm

Saturday **Every 120 min.**

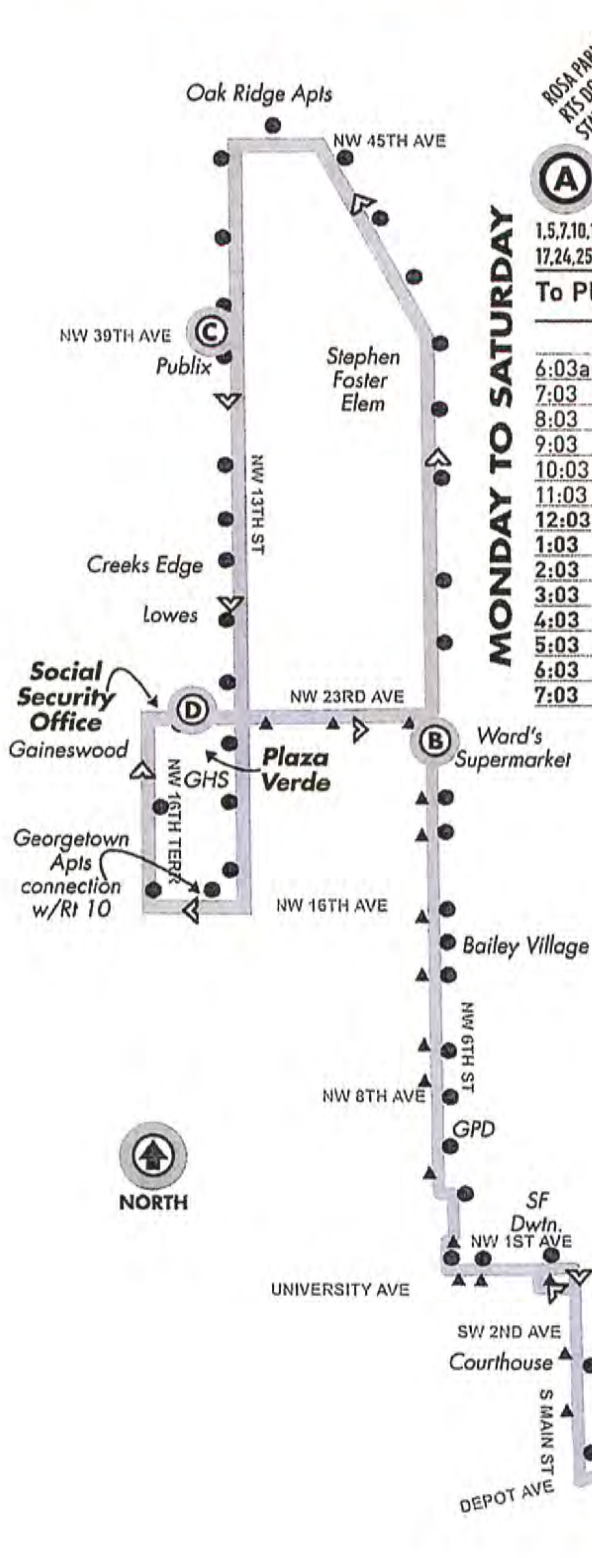
To Plaza Verde First run 8:03am / Last run 4:03pm

To Downtown First run 8:40am / Last run 4:40pm

Sunday

No

Service



MONDAY TO SATURDAY

	(A) ROSA PARKS RTS DOWNTOWN STATION	(B) NW 6TH ST/ NW 23RD AVE	(C) NW 13TH ST @ NW 39TH AVE	(D) PLAZA VERDE - NW 23RD AVE / NW 13TH ST		(D) PLAZA VERDE - NW 23RD AVE / NW 13TH ST	(B) NW 6TH ST/ NW 23RD AVE	(A) ROSA PARKS RTS DOWNTOWN STATION
	1,5,7,10,11,15, 17,24,25,27,46	15	15,39,41	8,41		8,41	15	1,5,7,10,11,15, 17,24,25,27,46
	To Plaza Verde					To Downtown		
						R=RUNS ON REDUCED SERVICE DAYS S=SATURDAY SERVICE		
6:03am	6:17	6:27	6:38	R	6:40	6:45	6:58	R
7:03	7:17	7:27	7:38	R	7:40	7:45	7:58	R
8:03	8:17	8:27	8:38	R,S	8:40	8:45	8:58	R,S
9:03	9:17	9:27	9:38	R	9:40	9:45	9:58	R
10:03	10:17	10:27	10:38	R,S	10:40	10:45	10:58	R,S
11:03	11:17	11:27	11:38	R	11:40	11:45	11:58	R
12:03pm	12:17	12:27	12:38	R,S	12:40pm	12:45	12:58	R,S
1:03	1:17	1:27	1:38	R	1:40	1:45	1:58	R
2:03	2:17	2:27	2:38	R,S	2:40	2:45	2:58	R,S
3:03	3:17	3:27	3:38	R	3:40	3:45	3:58	R
4:03	4:17	4:27	4:38	R,S	4:40	4:45	4:58	R,S
5:03	5:17	5:27	5:38	R	5:40	5:45	5:58	R
6:03	6:17	6:27	6:38	R	6:40	6:45	6:58	R
7:03	7:17	7:27	7:38	R	7:40	7:45	7:58	R

Bus Stops

- ▲ To Downtown Station
- To Plaza Verde
- ⊙ Timepoint Bus Stops



Monday to Friday Every 60 min.
To Eastwood Meadows First run 6:03am / Last run 7:03pm
To Downtown First run 6:30am / Last run 7:30pm

Saturday/Sunday
 No Service

Downtown Station to Eastwood Meadows



Bus Stops

- ▲ To Downtown Station
- To Eastwood Meadows
- ⊙ Timepoint Bus Stops

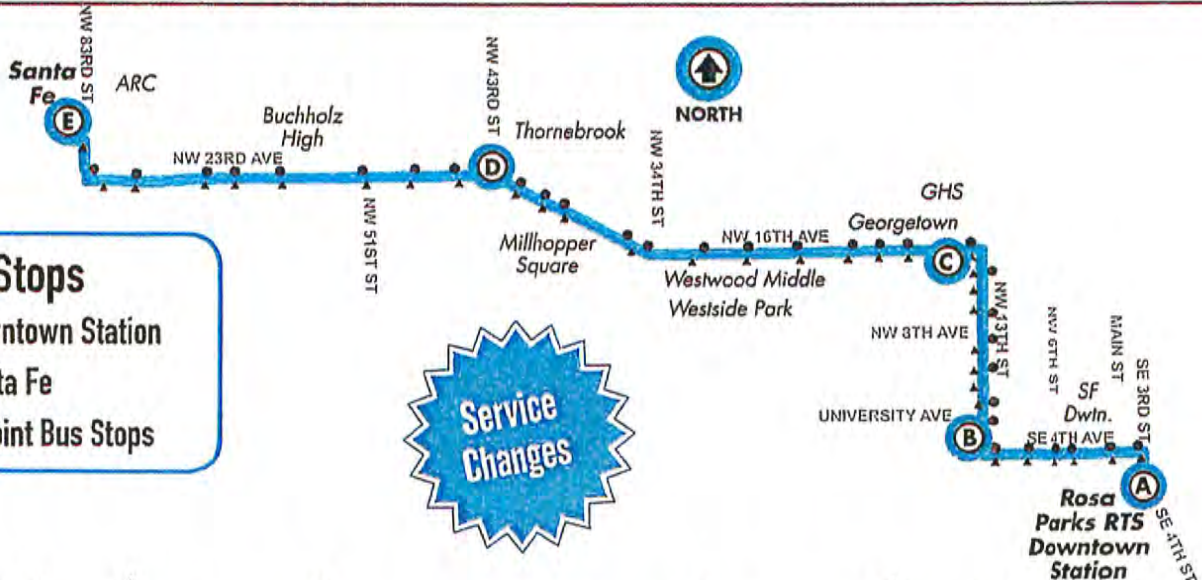
MONDAY TO FRIDAY	ROSA PARKS RTS DOWNTOWN STATION (A)				WILLIAMS ELEMENTARY (B)				HEALTH DEPT. (C)				EASTWOOD MEADOWS (D)			
	1,2,5,6,10,11,15,17,24,27,46				2				11				11			
	To Eastwood Meadows				To Downtown				R=RUNS ON REDUCED SERVICE DAYS							
6:03am	6:08	6:16	6:29	R	6:30am	6:43	6:52	6:58	R							
7:03	7:08	7:16	7:29	R	7:30	7:43	7:52	7:58	R							
8:03	8:08	8:16	8:29	R	8:30	8:43	8:52	8:58	R							
9:03	9:08	9:16	9:29	R	9:30	9:43	9:52	9:58	R							
10:03	10:08	10:16	10:29	R	10:30	10:43	10:52	10:58	R							
11:03	11:08	11:16	11:29	R	11:30	11:43	11:52	11:58	R							
12:03pm	12:08	12:16	12:29	R	12:30pm	12:43	12:52	12:58	R							
1:03	1:08	1:16	1:29	R	1:30	1:43	1:52	1:58	R							
2:03	2:08	2:16	2:29	R	2:30	2:43	2:52	2:58	R							
3:03	3:08	3:16	3:29	R	3:30	3:43	3:52	3:58	R							
4:03	4:08	4:16	4:29	R	4:30	4:43	4:52	4:58	R							
5:03	5:08	5:16	5:29	R	5:30	5:43	5:52	5:58	R							
6:03	6:08	6:16	6:29	R	6:30	6:43	6:52	6:58	R							
7:03	7:08	7:16	7:29	R	7:30	7:43	7:52	7:58	R							

10

Downtown Station to Santa Fe

Monday to Friday Every 10-17-35 min.
To Santa Fe First run 7:05am / Last run 6:10pm
To Downtown First run 7:40am / Last run 7:00pm
Saturday Every 120 min.
To Santa Fe First run 7:03am / Last run 5:03pm
To Downtown First run 7:30am / Last run 5:30pm

Sunday
 No Service



Bus Stops

- ▲ To Downtown Station
- To Santa Fe
- ⓐ Timepoint Bus Stops



MONDAY TO FRIDAY

To Santa Fe						To Downtown					R=RUNS ON REDUCED SERVICE DAYS		
7:05am	7:12	7:18	7:29	7:38	R	7:40am	7:47	7:55	8:03	8:10	R		
7:22	7:29	7:35	7:46	7:55		7:57	8:04	8:12	8:20	8:27			
7:40	7:47	7:53	8:04	8:13		8:15	8:22	8:30	8:38	8:45			
8:15	8:22	8:28	8:39	8:48	R	8:50	8:57	9:05	9:13	9:20	R		
8:32	8:39	8:45	8:56	9:05		9:07	9:14	9:22	9:30	9:37			
8:50	8:57	9:03	9:14	9:23		9:25	9:32	9:40	9:48	9:55			
9:25	9:32	9:38	9:49	9:58	R	10:00	10:07	10:15	10:23	10:30	R		
10:00	10:07	10:13	10:24	10:33		10:35	10:42	10:50	10:58	11:05			
10:35	10:42	10:48	10:59	11:08	R	11:10	11:17	11:25	11:33	11:40	R		
11:10	11:17	11:23	11:34	11:43		11:45	11:52	12:00pm	12:08	12:15			
11:45	11:52	11:58	12:09pm	12:18	R	12:20	12:27	12:35	12:43	12:50	R		
12:20	12:27	12:33	12:44	12:53		12:55	1:02	1:10	1:18	1:25			
12:55	1:02	1:08	1:19	1:28	R	1:30	1:37	1:45	1:53	2:00	R		
1:30	1:37	1:43	1:54	2:03		2:05	2:12	2:20	2:28	2:35			
2:05	2:12	2:18	2:29	2:38	R	2:40	2:47	2:55	3:03	3:10	R		
2:40	2:47	2:53	3:04	3:13		3:15	3:22	3:30	3:38	3:45			
3:15	3:22	3:28	3:39	3:48	R	3:50	3:57	4:05	4:13	4:20	R		
3:50	3:57	4:03	4:14	4:23		4:25	4:32	4:40	4:48	4:55			
4:25	4:32	4:38	4:49	4:58	R	5:00	5:07	5:15	5:23	5:30	R		
5:00	5:07	5:13	5:24	5:33		5:35	5:42	5:50	5:58	6:05			
5:35	5:42	5:48	5:59	6:08	R	6:10	6:17	6:25	6:33	6:40	R		
6:10	6:17	6:23	6:34	6:43		7:00	7:08	7:15	7:20	7:28			

SATURDAY

To Santa Fe						To Downtown					S=SATURDAY SERVICE		
7:03am	7:10	7:15	7:22	7:30	S	7:30am	7:38	7:45	7:50	7:58	S		
9:03	9:10	9:15	9:22	9:30	S	9:30	9:38	9:45	9:50	9:58	S		
11:03	11:10	11:15	11:22	11:30	S	11:30	11:38	11:45	11:50	11:58	S		
1:03pm	1:10	1:15	1:22	1:30	S	1:30pm	1:38	1:45	1:50	1:58	S		
3:03	3:10	3:15	3:22	3:30	S	3:30	3:38	3:45	3:50	3:58	S		
5:03	5:10	5:15	5:22	5:30	S	5:30	5:38	5:45	5:50	5:58	S		

Monday to Friday
 Every 30-60 min.
 To Eastwood First run 6:03am/Last run 10:03pm
 To Downtown First run 5:30am/Last run 10:30pm

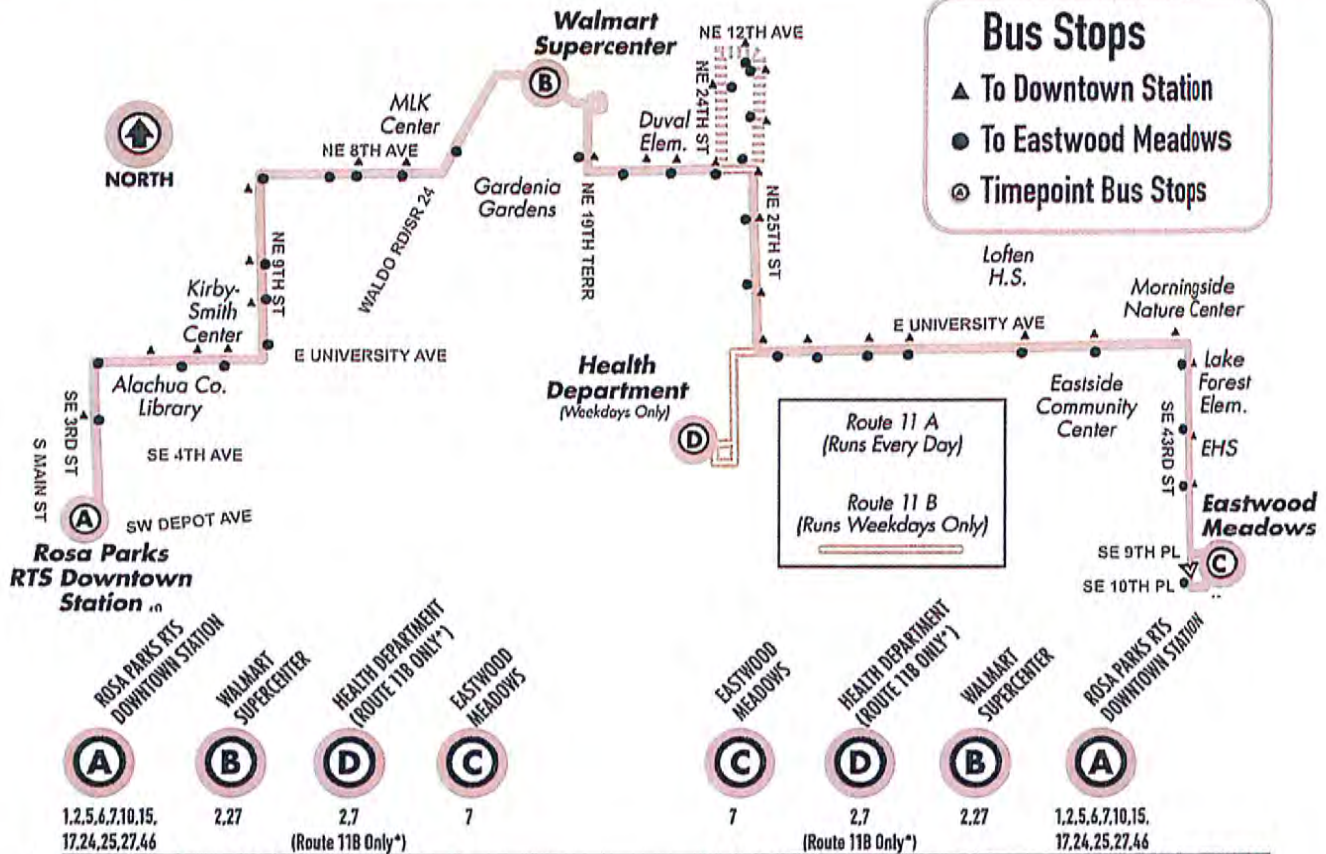
Saturday Every 60 min.
 To Eastwood First run 7:03am/Last run 5:03pm
 To Downtown First run 7:30am/Last run 5:30pm
 Sunday Every 60 min.
 To Eastwood First run 10:03am/Last run 5:03pm
 To Downtown First run 10:30am/Last run 5:30pm

Downtown Station to Eastwood Meadows



Bus Stops

- ▲ To Downtown Station
- To Eastwood Meadows
- ⊙ Timepoint Bus Stops



MONDAY TO SUNDAY

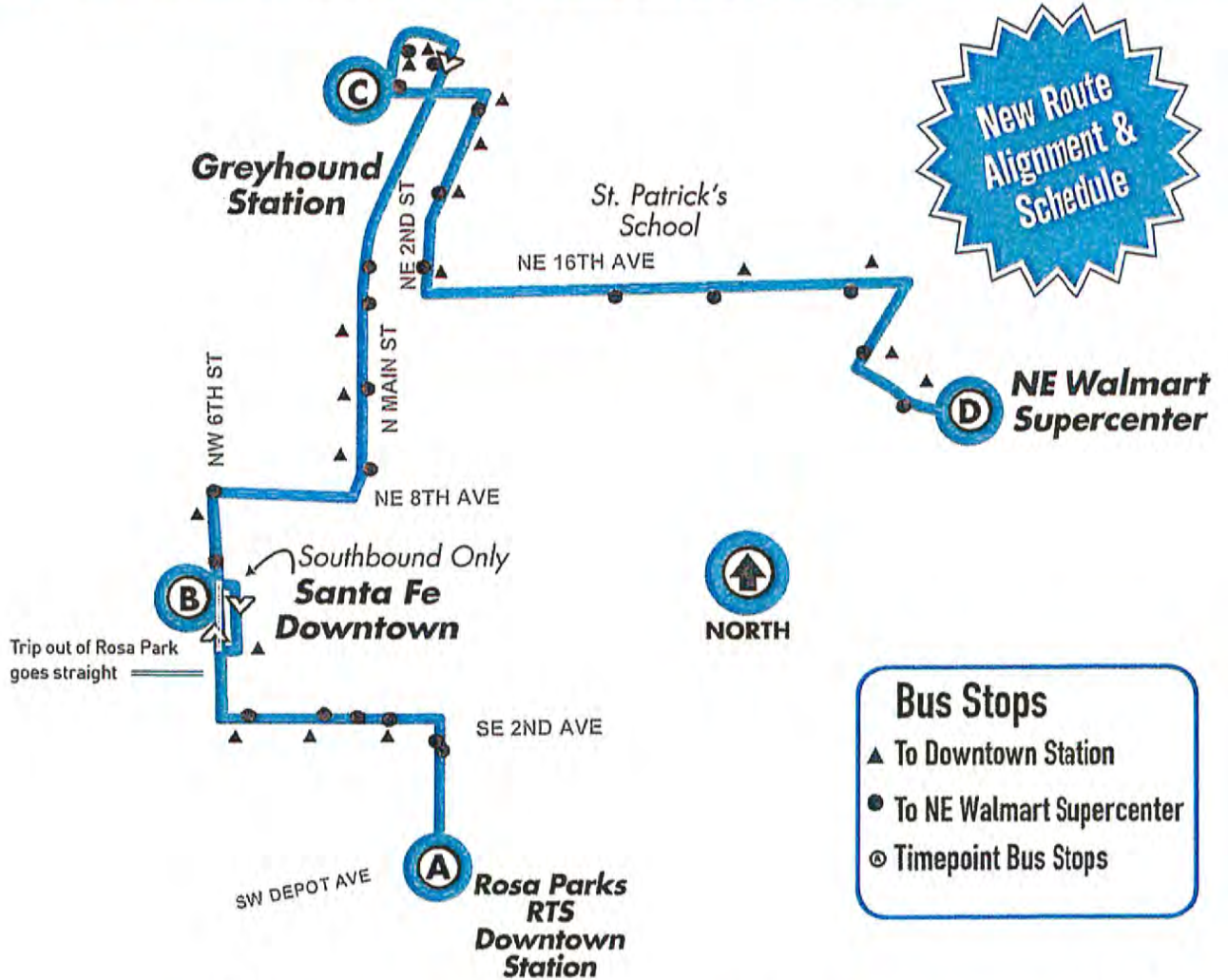
To Eastwood Meadows				To Downtown				
6:03am	6:16	6:30	R	5:30am	5:45	5:58	R	
7:03	7:16	7:30	R,S	6:30	6:45	6:58	R	
8:03	8:16	8:30	R,S	7:30	7:45	7:58	R,S	
*8:33	8:46	8:54	R,	*9:00	9:06	9:15	9:28	R
9:03	9:16	9:30	R,S	9:30	9:45	9:58	R,S	
*9:33	9:46	9:54	R,	*10:00	10:06	10:15	10:28	R
10:03	10:16	10:30	R,S,U	10:30	10:45	10:58	R,S,U	
*10:33	10:46	10:54	R,	*11:00	11:06	11:15	11:28	R
11:03	11:16	11:30	R,S,U	11:30	11:45	11:58	R,S,U	
*11:33	11:46	11:54	R	*12:00pm	12:06	12:15	12:28	R
12:03	12:16	12:30	R,S,U	12:30	12:45	12:58	R,S,U	
*12:33	12:46	12:54	R,	*1:00	1:06	1:15	1:28	R
1:03	1:16	1:30	R,S,U	1:30	1:45	1:58	R,S,U	
*1:33	1:46	1:54	R	*2:00	2:06	2:15	2:28	R
2:03	2:16	2:30	R,S,U	2:30	2:45	2:58	R,S,U	
*2:33	2:46	2:54	R	*3:00	3:06	3:15	3:28	R
3:03	3:16	3:30	R,S,U	3:30	3:45	3:58	R,S,U	
*3:33	3:46	3:54	R	*4:00	4:06	4:15	4:28	R
4:03	4:16	4:30	R,S,U	4:30	4:45	4:58	R,S,U	
5:03	5:16	5:30	R,S,U	5:30	5:45	5:58	R,S,U	
6:03	6:16	6:30	R	6:30	6:45	6:58	R	
7:03	7:16	7:30	R	7:30	7:45	7:58	R	
8:03	8:16	8:30	R	8:30	8:45	8:58	R	
9:03	9:16	9:30	R	9:30	9:45	9:58	R	
10:03	10:16	10:30	R	10:30	10:45	10:58	R	

*Every other bus runs Route 11B to Health Department on weekdays, hourly from 8:33am-4:00pm



Downtown Station to NE Walmart Supercenter

Monday to Friday Every 60 min.
 To NE Walmart Supercenter First run 7:15am / Last run 2:15pm
 To Downtown First run 7:42am / Last run 2:42pm
 Saturday/Sunday No Service



Bus Stops

- ▲ To Downtown Station
- To NE Walmart Supercenter
- ⊙ Timepoint Bus Stops

MONDAY TO FRIDAY	To NE Walmart Supercenter				To Downtown Station			
	A	B	C	D	D	C	B	A
7:15am	7:22	7:31	7:41	7:42am	7:52	8:03	8:10	
8:15	8:22	8:31	8:41	8:42	8:52	9:03	9:10	
9:15	9:22	9:31	9:41	9:42	9:52	10:03	10:10	
10:15	10:22	10:31	10:41	10:42	10:52	11:03	11:10	
11:15	11:22	11:31	11:41	11:42	11:52	12:03pm	12:10	
12:15pm	12:22	12:31	12:41	12:42	12:52	1:03	1:10	
1:15	1:22	1:31	1:41	1:42	1:52	2:03	2:10	
2:15	2:22	2:31	2:41	2:42	2:52	3:03	3:10	

ROSA PARKS RTS DOWNTOWN STATION
 1,2,5,6,7,10,11
 15,17,24,25,46

BLOUNT CENTER
 6

GREYHOUND STATION
 2,11

NE WALMART SUPERCENTER
 2,11

NE WALMART SUPERCENTER
 2,11

GREYHOUND STATION
 6

BLOUNT CENTER
 6

ROSA PARKS RTS DOWNTOWN STATION
 1,2,5,6,7,10,11
 15,17,24,25,46



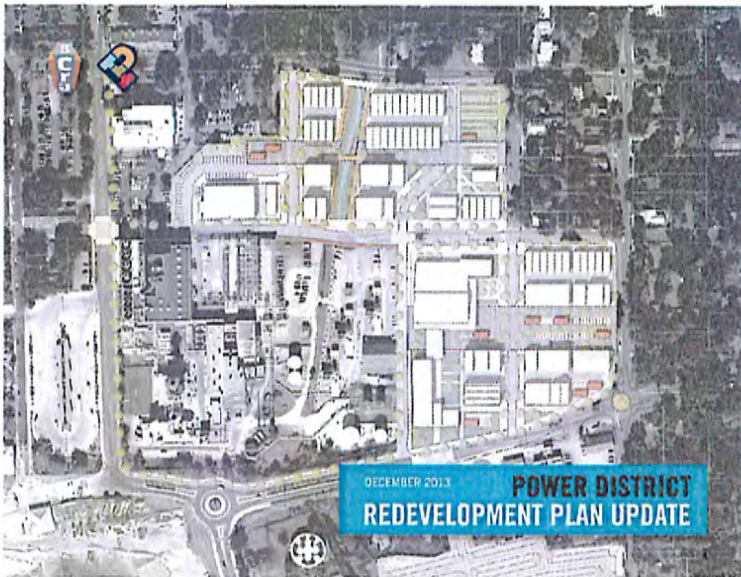
engineers • surveyors • planners

est. 1976

140029E

Attachment 5

Adopted Power District Redevelopment
Plan & CRA Approval Minutes



CONTENTS

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- 04 STAKEHOLDER INVOLVEMENT
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CREDITS

COA BOARD

Susan Bratcher, Chair
 Yvonne Hines-Gandy, Vice Chair
 Ed Bradley
 Todd Chase
 Thomas Hawkins
 Lauren Pae
 Nancy Mills

COA DOWNTOWN ADVISORY BOARD

Karen Blank, Chair
 Derek Argus
 David Carriere
 Josh Deaton
 Jason Byrnes
 Gail Simmons

COA STAFF

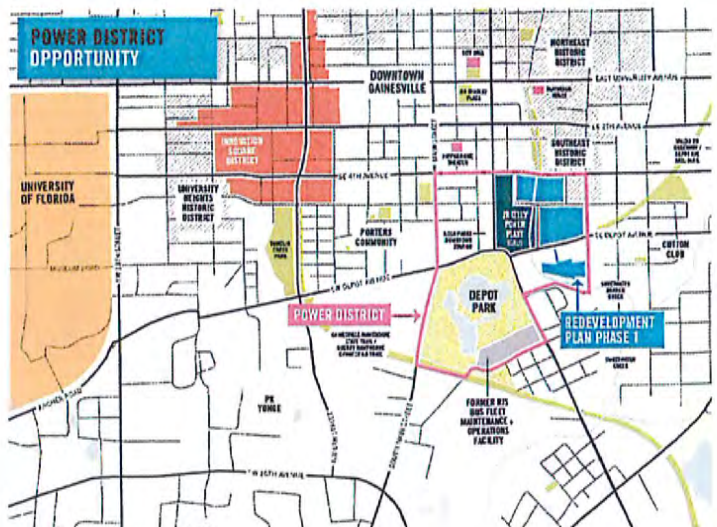
Anthony Lyons, Director
 Andrew Minkin, Project Manager

POWER DISTRICT REDEVELOPMENT PLAN UPDATE

The Power District is located between Downtown Gainesville and Depot Park. This district of new community homes and retail buildings grew around the Gainesville Regional Office (GRO) headquarters on the southeast edge of Downtown which extends southeast over several blocks beginning with GRO's office building at the corner of SE 5th Avenue and SE 3rd Street. GRO's complex includes the administrative buildings, the Ruby Power Plant (inter-city 1912), as well as various recreational facilities.

In 2006 GRO planned to relocate from its downtown campus to a new facility north of the City. At that time, the Gainesville Community Redevelopment Agency (GCRA) commissioned a planning study that was formally adopted as a Redevelopment Plan for the 1.811-acre GRO transfer parcels. In the ensuing years, GRO's leaders planned to continue spending the downtown complex from Ruby office building and power plant but vacate approximately 17 acres of land and buildings which form the core of this study area. Although the Power District is more than just the land the GRO is leaving for development, this area will be used to launch development and set a standard for quality throughout the larger Power District.

In 2011, the GCRA announced a former GRO building in the redevelopment area, serving as underutilized parking into the Catalyst Warehouse, a space for technologic economic development that is currently listed for sale at auction. The Redevelopment Plan stands as the "roadmap" made in the Catalyst building. This plan focuses on laying out a development framework that will serve as a platform for economic growth and investment in the community while enhancing the quality of life in the Power District and surrounding neighborhood.



THE VISION FOR THE POWER DISTRICT IS TO CREATE A RICH URBAN ENVIRONMENT WITH DIVERSE ACTIVITIES THAT WILL UNIFY THE HEART OF GAINESVILLE.



STAKEHOLDER INVOLVEMENT MEETING DATES

MAY 06 2013	Planning Committee (Public Works, R.T.S., Planning)
MAY 06 2013	GRU Staff (Land Rights/Real Estate)
MAY 26 2013	Public Meeting #1 (Depot Building)
MAY 28 2013	Real Estate, Chamber of Commerce + Economic Development Stakeholders
JUNE 17 2013	CRAB Meeting Presentation
JUNE 17 2013	CRA Board Meeting & Presentation
JULY 11 2013	CRAB Meeting Presentation
JULY 15 2013	Public Meeting #2 (Civic Media Center)
AUG 13 2013	City Manager and GRU Manager Coordination Meeting
AUG 17 2013	Porters Summer Block Party Table (Porters Community Center)
SEPT 16 2013	Planning Committee (Public Works, R.T.S., Planning)
SEPT 16 2013	GRU Staff (Land Rights/Real Estate)
SEPT 16 2013	Public Meeting #3 (Porters Community Center)
SEPT 17 2013	Public Meeting #4 (Depot Building)
SEP 26 2013	CRAB Meeting Presentation
SEP 26 2013	City Manager and GRU Manager Coordination Meeting
OCT 14 2013	CRA Board Meeting + Presentation
DEC 18 2013	Public Meeting #5 (Depot Building)



PUBLIC COMMENT FORM



PUBLIC MEETING #1
May 26, 2013 - Depot Building

STAKEHOLDER COMMENTS + COMMUNITY VISION

Stakeholder comments and feedback for the plan are being provided to the public and the community. A wide range of stakeholder perspectives are available in the following sections. A summary of the planning process, the public participation process, and the plan's development is provided in the following sections. Members of the planning team attended community events on behalf of the Power District planning team and interacted with community members from the University of Florida, the Chamber of Commerce, and the City of Gainesville. The plan's development process is detailed in the following sections. The plan's development process is detailed in the following sections. The plan's development process is detailed in the following sections.

- 1. LEVERAGING THE INDUSTRIAL CHARACTER**
Stakeholders expressed a desire to preserve the industrial character of the Power District. They expressed a desire to preserve the industrial character of the Power District. They expressed a desire to preserve the industrial character of the Power District.
- 2. KEEP IT LOCAL**
Stakeholders expressed a desire to keep the Power District local. They expressed a desire to keep the Power District local. They expressed a desire to keep the Power District local.
- 3. ORGANIC REDEVELOPMENT**
Stakeholders expressed a desire for organic redevelopment. They expressed a desire for organic redevelopment. They expressed a desire for organic redevelopment.
- 4. SWEETWATER BRANCH CREEK**
Stakeholders expressed a desire to preserve Sweetwater Branch Creek. They expressed a desire to preserve Sweetwater Branch Creek. They expressed a desire to preserve Sweetwater Branch Creek.
- 5. LAND USE DIVERSITY AND OPEN SPACE PRESERVATION**
Stakeholders expressed a desire for land use diversity and open space preservation. They expressed a desire for land use diversity and open space preservation. They expressed a desire for land use diversity and open space preservation.
- 6. CONNECTING THE DISTRICT TO THE CITY**
Stakeholders expressed a desire to connect the Power District to the city. They expressed a desire to connect the Power District to the city. They expressed a desire to connect the Power District to the city.
- 7. INTERFACE WITH ADJACENT NEIGHBORHOODS**
Stakeholders expressed a desire to interface with adjacent neighborhoods. They expressed a desire to interface with adjacent neighborhoods. They expressed a desire to interface with adjacent neighborhoods.



THESE FUNDAMENTAL PRINCIPLES SET A BENCHMARK FOR SUCCESSFUL REDEVELOPMENT IN THE POWER DISTRICT.

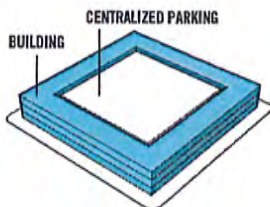
CORE PLANNING PRINCIPLES

A series of goals were established to guide the planning process and the ultimate development of the Power District. These principles describe how the Power District should provide future character and contribute to the City of Greenville.

- BUILD ON WHAT'S EXISTING**
 Address development to the Power District area so that the new fabric understands, is at the heart of, and respects the city's history. The City has an opportunity to not lose its unique character while building on its rich industrial character through thoughtful reuse of existing structures.
- PLAN INCREMENTALLY AND BUILD SLOWLY**
 Greater development is a process that can take time to build, which makes steady progress. The Power District should be planned for a phase-in over time in many phases over the coming years. The advantage of this approach is that it will build a critical mass of momentum for the district, with many jobs and new residents, but not an unmanageable amount of change with the surrounding neighborhood. Rather than pushing forward a single, complete vision of the Power District Redevelopment Plan, the project is a strategy that can yield many benefits to the area with a common focus on public spaces that support the community vision.
- MAKE IT UNIQUE**
 The Power District has a rich history of place that is the heart of its industrial past. This history and culture is something that can be celebrated. It should be recognized and embraced as the unique character of the Power District and differentiate it from other districts in Greenville.



WHAT WE BUILD HAS A LASTING IMPACT ON THE QUALITY OF OUR COMMUNITIES. CHOOSING THE RIGHT MODEL FOR REDEVELOPMENT WILL CHANGE THE FACE OF THE POWER DISTRICT.

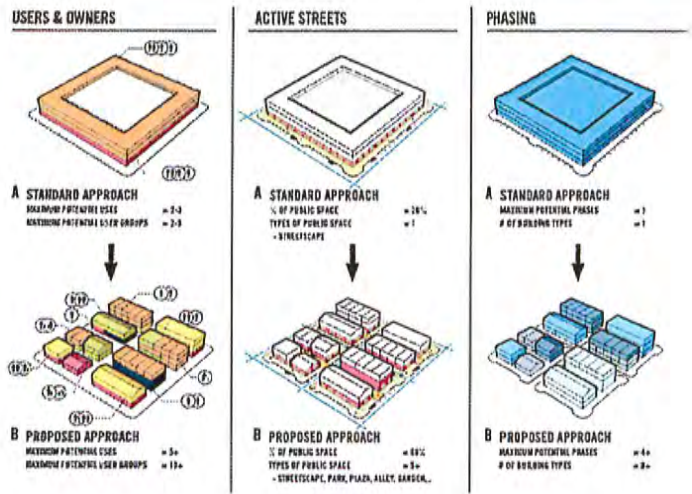
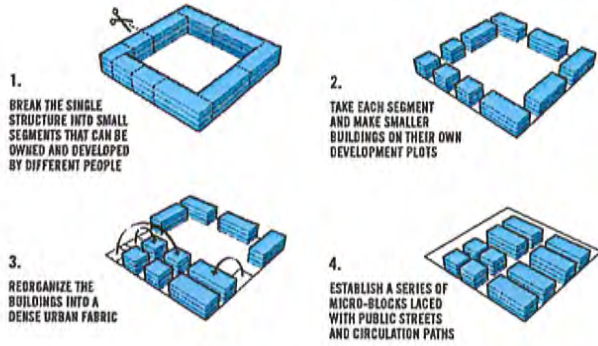


STANDARD APPROACH
176,000 SQUARE FEET - FLOOR AREA
1,440 LINEAR FEET - STREET FRONTAGE

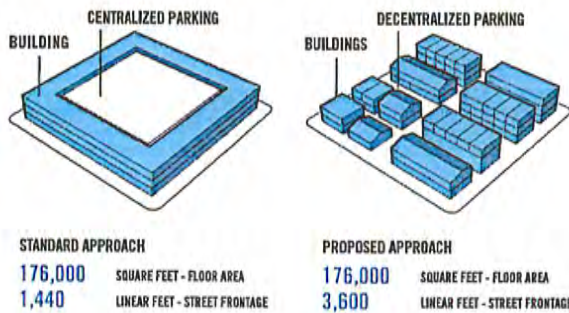
STANDARD MODEL
 How we plan for what we build has a direct impact on the quality of our communities. The organization and character of the building and buildings in the area, for example, in our city, is a result of the choices we make. In our city, we have a rich history of industrial buildings, but we are not taking full advantage of the space we have. With this plan, we will have a new building type to meet the demand for urban, mixed-use space.
 A new four-building phased parking structure, informally called a "ring around," has become the standard model for new urban density because it allows many uses, both residential and commercial, to be integrated. It is an efficient floor plan for mixed housing. It does a great job of integrating parking structures inside a perimeter and out of sight from the street. And, there is a great special perspective from the building's architectural details. When planners and designers think about new "mixed-use" development, they think about this building type.
 Choosing the right development model - not the appearance in the site and community community - is the heart of a successful project. The challenge presented by the "standard model" is not the amount of density, but how it integrates with the core principles of the project. It is practical and demonstrated to be workable, and a key to the vision of the Power District.



BY REIMAGINING THE "STANDARD MODEL" FOR URBAN DENSITY, NEW DEVELOPMENT CAN MATCH THE SCALE AND CHARACTER OF COMMUNITY.



BY BREAKING THE SINGLE LARGER BUILDING INTO MULTIPLE SMALLER SCALE BUILDINGS AND DECENTRALIZING PARKING, YOU GET ADDED BENEFITS WITHOUT SACRIFICING DEVELOPMENT DENSITY.

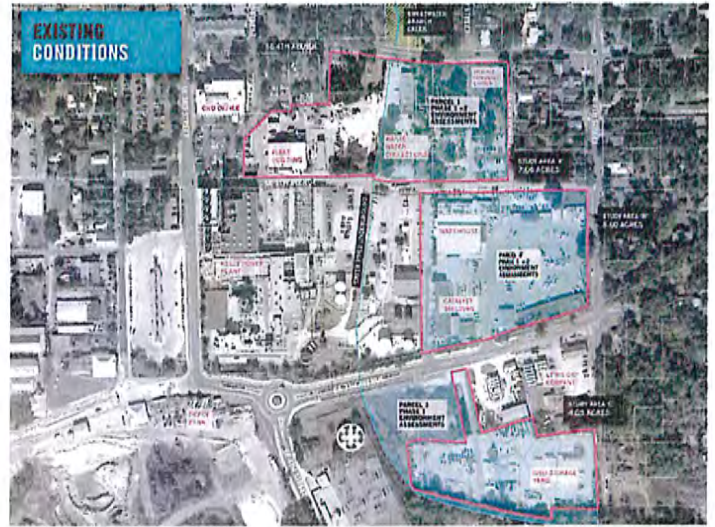


FOR THE POWER DISTRICT TO BECOME A DESTINATION IN ITS OWN RIGHT, A RICH PUBLIC REALM MUST BE CULTIVATED WITH ART AND ACTIVITIES.

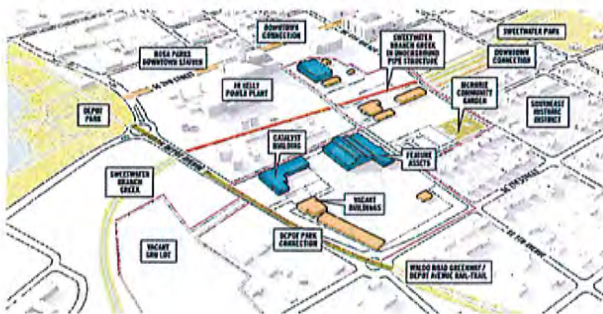


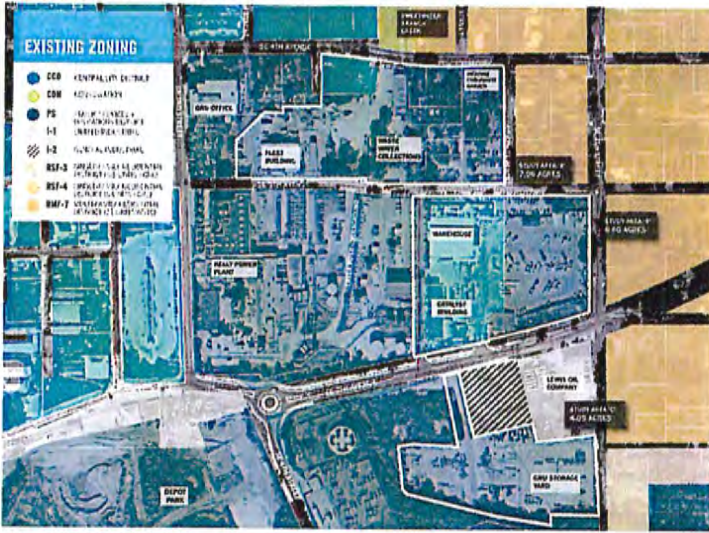
ACTIVATING PUBLIC SPACE

Public space is a natural byproduct of new activity, but it can't be left for chance. Thoughtful public realm design and direct implementation, through discussion with public realm stakeholders, can help create the vibrant and economic future. Thoughtful implementation of these projects and an emphasis on being inclusive and to public space in its own right. Let's start with the basics, such as lighting, the Kelly Power Plant, can do more public space.

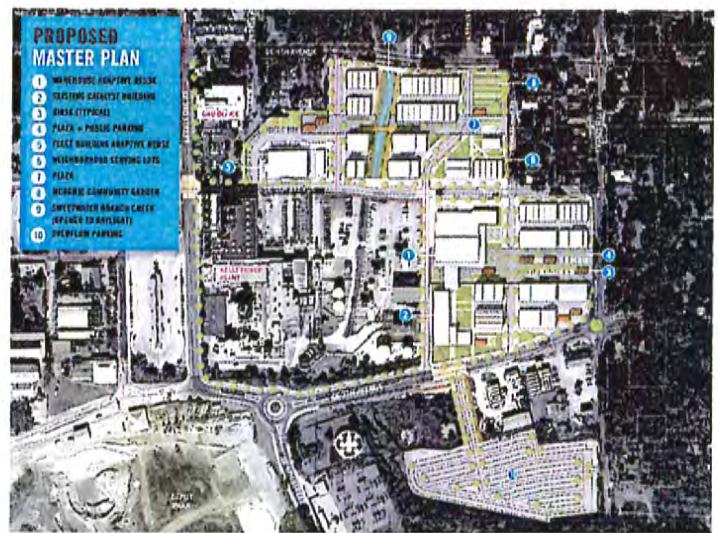


THE FIRST PHASE OF REDEVELOPMENT ACTIVITY IS PLANNED FOR 17 ACRES OF LAND ADJACENT TO GRU'S OFFICE BUILDING AND KELLY POWER PLANT.





18 FORE STREET REDEVELOPMENT PLAN



16 FORE STREET REDEVELOPMENT PLAN

THE MASTER PLAN BUILDS ON EXISTING FEATURES OF THE SITE, INCLUDING THE MCRORIE COMMUNITY GARDEN, SWEETWATER BRANCH CREEK AND ADAPTABLE INDUSTRIAL STRUCTURES.

MASTER PLAN

The master plan for the site is based on the existing features of the site, including the McCorie Community Garden, Sweetwater Branch Creek, and adaptable industrial structures. The plan aims to preserve these features while introducing new development. Key elements include the reuse of existing industrial buildings, the creation of new public spaces, and the integration of sustainable design principles.

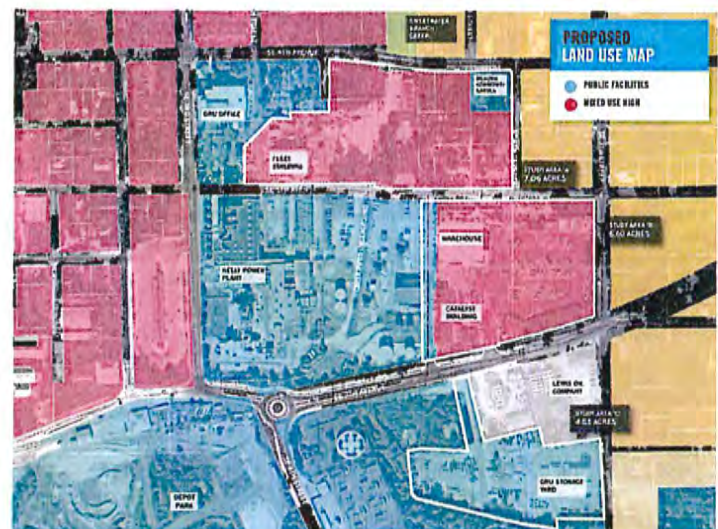
A major public plaza is proposed through the middle of both the blocks on the north and south sides of SE 5th Avenue. This plaza aims to provide a central gathering space for the community. The plan also includes the reuse of existing industrial buildings, such as the Warehouse Adaptive Reuse, to maintain the site's industrial heritage.

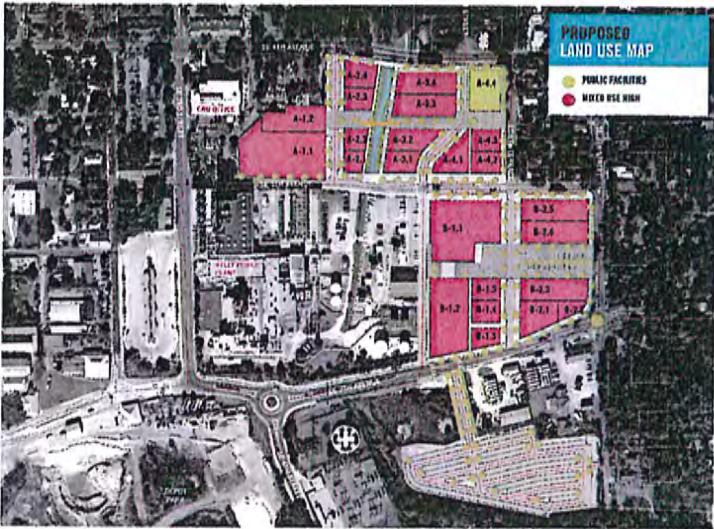
The plan also includes the creation of new public spaces, such as the McCorie Community Garden, and the integration of sustainable design principles, such as the use of green roofs and rainwater harvesting systems.

Industrial employment, which is a key feature of the site, is preserved and enhanced. The plan includes the reuse of existing industrial buildings, such as the Warehouse Adaptive Reuse, to maintain the site's industrial heritage.

Quality, high-quality office space is introduced to the site, primarily in the central blocks. This new development is designed to be sustainable and to provide a high-quality work environment for employees.

New public parking is provided throughout the site, primarily in the central blocks. This new parking is designed to be accessible and to provide a high-quality parking experience for users.

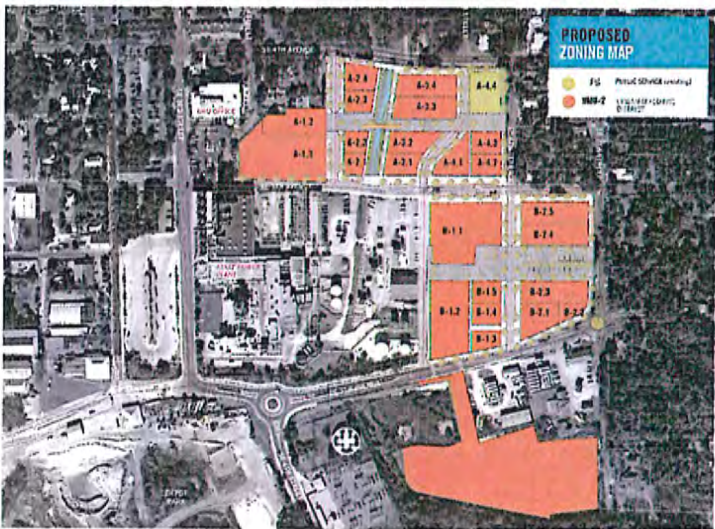




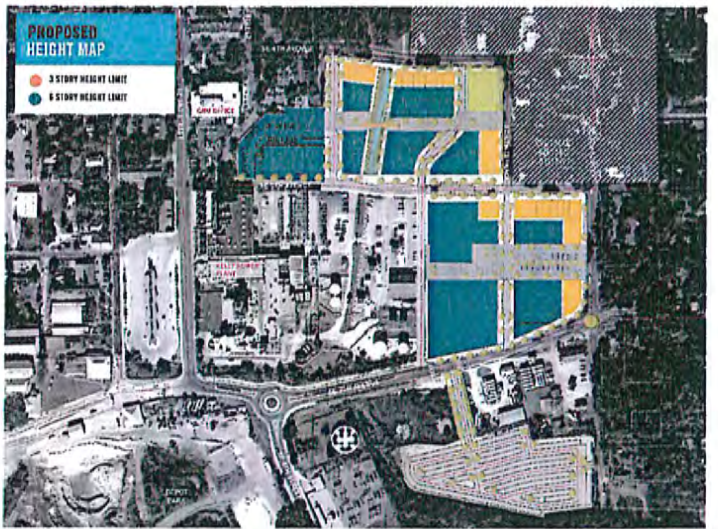
FOREST STREET AREA DEVELOPMENT PLAN 22



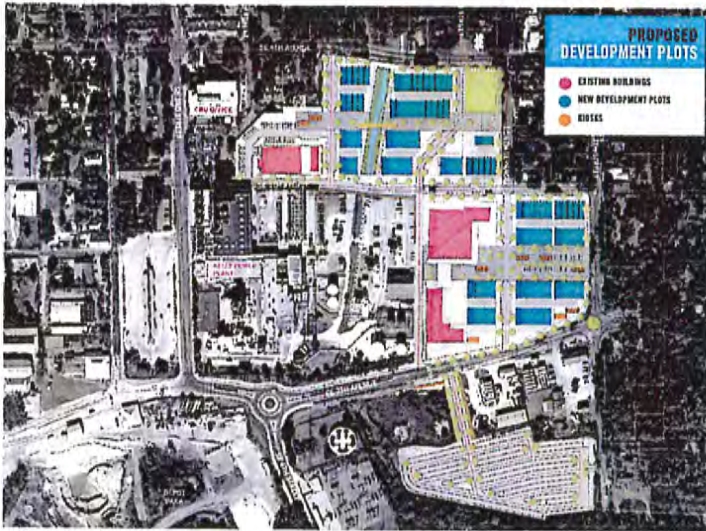
FOREST STREET AREA DEVELOPMENT PLAN 23



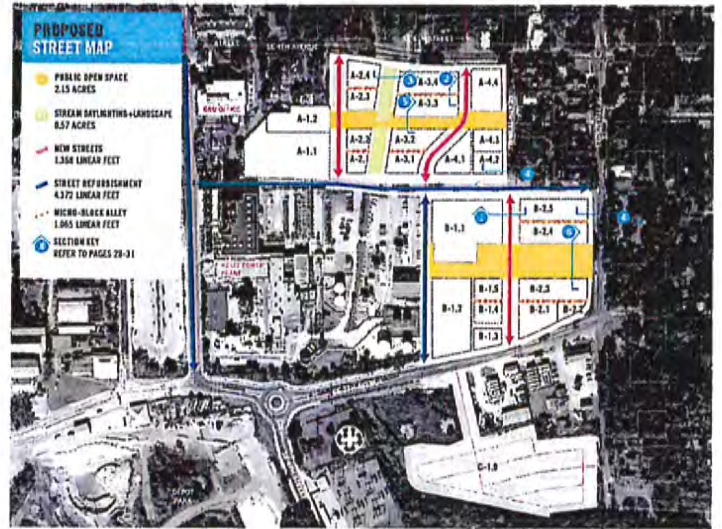
FOREST STREET AREA DEVELOPMENT PLAN 24



FOREST STREET AREA DEVELOPMENT PLAN 25



1706N DISTRICT DEVELOPMENT PLAN 27

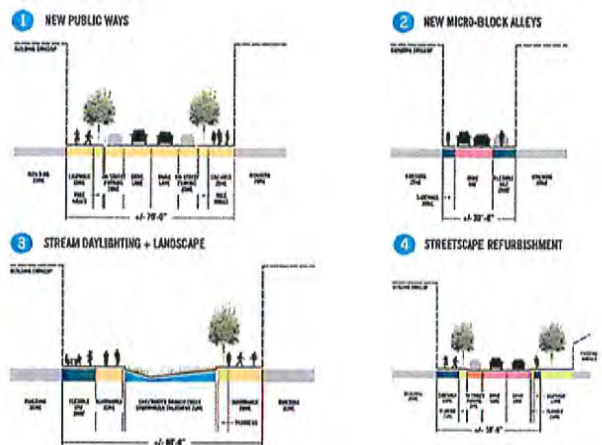


1706N DISTRICT DEVELOPMENT PLAN 28



1706N DISTRICT DEVELOPMENT PLAN 29

PROPOSED SECTIONS



1706N DISTRICT DEVELOPMENT PLAN 30

THE PUBLIC REALM SHOULD REFLECT THE ASPIRATIONS OF A COMMUNITY AND PROVIDE PLACES FOR ACTIVE PUBLIC LIFE.



PUBLIC REALM DESIGN

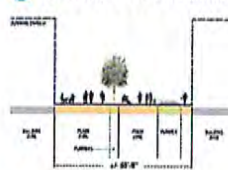
Street, plaza and plaza features set the tone, elements and solutions for the public realm. The design team is looking for ways to create a public realm that is not only functional, but also a place where people want to be. The public realm should be a place where people can be seen and seen by others. The public realm should be a place where people can be seen and seen by others. The public realm should be a place where people can be seen and seen by others.

Design team allows for local residents to have a say in the public realm. This means that the design team is working with the community to create a public realm that is not only functional, but also a place where people want to be. The public realm should be a place where people can be seen and seen by others. The public realm should be a place where people can be seen and seen by others.

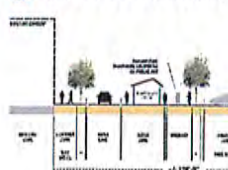


PROPOSED SECTIONS

5 PUBLIC OPEN SPACE - A BLOCK (NORTH)



6 PUBLIC OPEN SPACE - B BLOCK (SOUTH)



INDUSTRIAL ARTIFACTS

The City is looking for ways to preserve and reuse industrial artifacts. These artifacts will be used as public art and street furniture to enhance the public realm.



THE POWER DISTRICT IS DESIGNED FOR FLEXIBLE IMPLEMENTATION THAT CAN OCCUR IN ONE PHASE OR IN MANY INCREMENTAL PHASES OVER THE COMING YEARS.



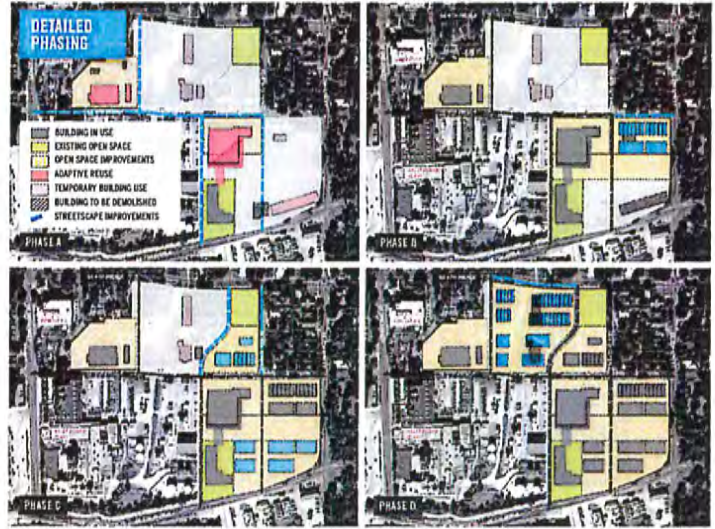
PHASING APPROACH

The Power District is designed to be implemented in several key phases over the coming years. The phasing and delivery will be based on public and developer interest, but will generally follow the following:

To produce the flexibility to plan a common set of public works, the project is divided into four distinct development phases. Each phase is designed to be implemented in a way that allows for incremental delivery of the project to the public. Each phase is designed to be implemented in a way that allows for incremental delivery of the project to the public.

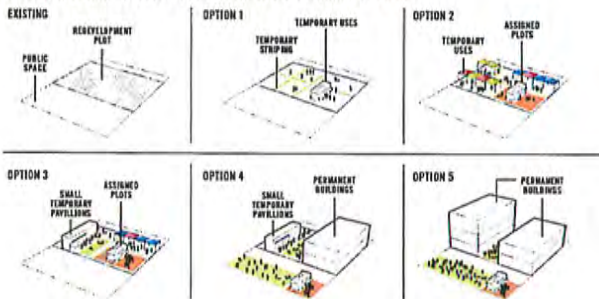
The project is divided into four distinct development phases. Each phase is designed to be implemented in a way that allows for incremental delivery of the project to the public. Each phase is designed to be implemented in a way that allows for incremental delivery of the project to the public.

Particular attention should be paid to the phasing of the project to ensure that the public is able to access the project in a way that allows for incremental delivery of the project to the public. Each phase is designed to be implemented in a way that allows for incremental delivery of the project to the public.



“PHASING” REDEVELOPMENT OCCURS BEFORE PERMANENT WORKS ARE PUT ON A SITE. THE POWER DISTRICT SHOULD OPEN ITSELF TO THE PUBLIC IN THE NEAR-TERM WITH TEMPORARY ACTIVITIES.

NEAR-TERM STRATEGY FOR GENERATING ACTIVITY + MARKETING ON SITE



AFTER MASTER PLANNING COMES THE REAL WORK OF IMPLEMENTATION – DEVELOPMENT POLICY, ZONING, FUNDING, CONSTRUCTION AND PROGRAM MANAGEMENT.

IMPLEMENTATION PROCESS

A number of methods, systems and approaches have been used to fund, plan and execute a long-term, multi-year program. In order to have a successful implementation process, it is critical to have a clear understanding of the various components of the program. This includes policy and funding steps in addition to construction projects. Many of these steps will be performed in collaboration and may be coordinated by other, various and stakeholders within the GCM.

- 1. DEVELOPMENT PLAN UPDATE – ADOPTION BY GCM BOARD
- 2. PROPERTY DISPOSAL DISCUSSIONS AND AGREEMENTS BETWEEN CHAIRMAN
- 3. ZONING OF PROPERTIES TO DMO-2
- 4. RFP FOR DEVELOPMENT OF WAREHOUSE 1
- 5. LEAD FOR DEVELOPMENT & ECONOMIC DEVELOPMENT PROGRAM WITH ASSISTANCE FROM NATIONAL DEVELOPMENT COUNCIL
- 6. ENVIRONMENTAL TESTING – SOIL & GROUNDWATER CONTAMINATION ANALYSIS
- 7. PROPERTY & BUILDING APPRAISALS
- 8. BROWNFIELD REDEMPTION STUDIES & APPLICATIONS TO FRFP
- 9. STORMWATER TREATMENT/RETENTION ASSESSMENT
- 10. PERFORM BUILDING ASSESSMENTS
- 11. DEVELOPMENT DEMAND POTENTIAL AND INFRASTRUCTURE CAPACITY ASSESSMENT
- 12. BRANDING, MARKETING, AND RECRUITMENT STRATEGY
- 13. ISSUE RFP FOR DEVELOPMENT/DESIGN DEVELOPMENT PROPOSALS
- 14. SWEETWATER BRANCH CREEK DAYLIGHTING FEASIBILITY STUDY
- 15. PROGRAMMING & SPECIAL EVENT STRATEGY
- 16. COORDINATION WITH CITY DEPARTMENTS ON CAPITAL IMPROVEMENT PROJECT BUDGETING
- 17. PUBLIC ART CALL FOR PROPOSALS (MURALS, RECYCLED POWER EQUIPMENT PUBLIC ART COMPETITION, ETC.)
- 18. DEVELOP POWER DISTRICT WEBSITE

PUBLIC REALM COMPONENT ESTIMATES

ELEMENTS	UNIT COST	ELEMENTS	UNIT COST
HARDSCAPE			
FENCES		INFRASTRUCTURE	
Protection Fences	\$6,000 sf	Water Line (12")	\$6,000 lf
Protection Fences	\$10,500 sf	Sanitary Sewer Mainline	\$4,000,000 lf
W 1/4" Concrete Base Course	\$2,700 sf	Sanitary Sewer Pops	\$1,000 lf
Wholesale Fences	\$11,000 sf	Stormwater Inlets	\$3,500,000 lf
W 1/4" Concrete Base Course	\$2,700 sf	Stormwater Pops	\$20,000 lf
Concrete Walling Fences (12" wall)	\$33,000 sf	Flame Blocks	\$7,000,000 lf
Abandon Sidewalk	\$2,000 lf	Ingotite	\$10,000,000 lf
Thermally Treated for Parking and Loading	\$24,000 sf	VEGETATION	
CONCRETE PAVEMENT		Shrub Tree (4" caliper)	\$700,000 ea
Protection Concrete Pavement	\$6,000 sf	Native Tree (12" dbh)	\$750,000 ea
Protection Concrete Pavement (2' deep)	\$7,500 sf	Grass/soil	\$6,000 ea
Wholesale Concrete Pavement (2' deep)	\$9,750 sf	SOIL AND MULCH	
LANDSCAPE		Top Soil	\$1,500 ea
Softball Field	\$4,200 ea	Shrub Soil	\$6,000 ea
Concrete Softball Field	\$12,000 lf	Grass/soil 5-ft	\$60,000 ea
UTILS		Storm Mulch	\$100 lf
Powerlines Call Centered Main	\$30,000 ea	SITE FURNISHINGS	
Concrete Bulk	\$700,000 ea	Bench	\$3,700,000 ea
STREET		Planter Boxes	\$3,000,000 ea
Lighting Zone Mainline	\$2,000 lf	Site Signs	\$4,000,000 ea
Tree Signs	\$1,000,000 ea	Flare Signs	\$1,500,000 ea
		Continuous Street Light	\$1,000,000 ea

IT IS IMPORTANT AT THE END OF A PLANNING PROCESS TO LOOK AHEAD, THROUGH A BUDGETARY LENS, TO FUTURE STEPS OF THE PROJECT.

COST METHODOLOGY

This cost methodology follows the methodology established in the GCM plan. The unit prices are based on the unit prices for physical and financial calculations for the project. The unit prices are based on the unit prices for physical and financial calculations for the project. The unit prices are based on the unit prices for physical and financial calculations for the project.

DESIGN SERVICE ESTIMATES

Service	Quantity	Unit Price	Total Cost
Survey	15,000	price	
Architecture Fee	6% + 7%	of amount construction budget	
Cost Engineering Fee	10% + 12%	of amount construction budget	
Construction Administration Fee	8% + 10%	of amount construction budget	
Contingent	\$1,200 + 2,000		

* All values are estimates and subject to change based on final project details.

BUILDING COMPONENT ESTIMATES

Item	Quantity	Unit Price	Total Cost
PERMITS			
Construction Permits	1	\$100,000	\$100,000
Other Permits	1	\$100,000	\$100,000
RECREATIONAL			
Low Voltage Concrete (2' deep)	100,000	ea	\$100,000
PARKING			
Asphalt Surface Parking	20,000	sq ft	\$2,000,000
GENERAL SITE COST – 2 ACRE AREA ESTIMATE			
Site Preparation, Landscaping, & Landscaping	1	\$500,000	\$500,000
Utilities and Sewer	1	\$200,000	\$200,000
Materials	1	\$500,000	\$500,000
Construction	1	\$500,000	\$500,000
Other Site Costs (including permits, etc.)	1	\$600,000	\$600,000

CONCLUSION

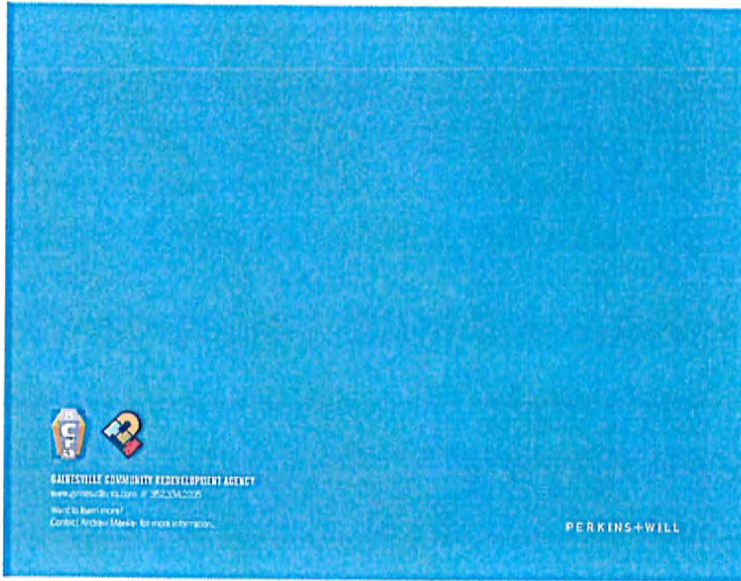
The Power District is a new development site in Gainesville, Florida. It is located in the heart of the City and is a prime location for a new development. The Power District is a prime location for a new development. The Power District is a prime location for a new development.

In order for the Power District to capitalize on its inherent opportunities, it must be connected to the City's future and development. It is a unique site in order to create a new development in the heart of the City. The Power District is a prime location for a new development.

hope for new businesses and residents, but one that remains safe and healthy place that is ready for the future.

The first step in the development process is to identify the development. The first step in the development process is to identify the development. The first step in the development process is to identify the development.

Following this course, the Power District will truly be the urban heart of Gainesville as an engine for growth and a hub for the community long into the future.



GAITHERVILLE COMMUNITY REDEVELOPMENT AGENCY
www.gcaonline.org
Work to learn more!
Contact: Andrew Maslin for more information.

PERKINS+WILL

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

Monday, December 16, 2013
3:00 PM

City Hall Auditorium

Community Redevelopment Agency

Susan Bottcher (Chair)
Todd Chase (Member)
Thomas Hawkins (Member)
Yvonne Hinson-Rowls (Vice-Chair)
Ed Braddy (Member)
Lauren Poe (Member)
Randy Wells (Member)

CALL TO ORDER-3:04PM

ROLL CALL

ADOPTION OF THE CONSENT AGENDA

A motion was made by Member Poe, seconded by Member Wells, that this Matter be Adopted on the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Member Poe, Member Wells, Chair Bottcher, Member Hawkins, and Vice-Chair Hinson-Rowls

Absent: 2 - Member Braddy, and Member Chase

SECRETARY CONSENT

Community Redevelopment Minutes (B)

RECOMMENDATION The Community Redevelopment Agency approve this minutes of November 18, 2013.

Approved as Recommended

EXECUTIVE DIRECTOR CONSENT

CRA Project Summary (NB)

RECOMMENDATION: CRA Executive Director to CPA: Receive project update from Staff

Approved as Recommended

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

A motion was made by Member Poe, seconded by Member Wells, that this Matter be Adopted. The motion carried by the following vote:

Aye: 5 - Member Poe, Member Wells, Chair Bottcher, Member Hawkins, and Vice-Chair Hinson-Rowls

Absent: 2 - Member Braddy, and Member Chase

SECRETARY

EXECUTIVE DIRECTOR

Transfer of Responsibilities of CRA Board & Advisory Boards Management to CRA Staff (B) - 10 minutes

Amendment: Remove advisory board transition schedule and correct errors Stephanie Seewright made a presentation. Donald Shepherd spoke to the matter.

RECOMMENDATION CRA Executive Director to the CRA Board: Amend the resolution #130585 approving to mandate CRA Staff as the CRA Secretary thereby transferring responsibilities of the CRA Board and its Advisory Board management as described subject to form and legality by the CRA and/or City Attorney.

A motion was made by Member Hawkins, seconded by Member Wells, that this Matter be Approved as Amended. The motion carried by the following vote:

Aye: 5 - Member Poe, Member Wells, Chair Botcher, Member Hawkins, and Vice-Chair Hinson-Rawls

Absent: 2 - Member Braddy, and Member Chase

4th Annual Gainesville Kids Triathlon at Citizen's Field (B) - 10 minutes

Malcolm Kiner made a presentation. Member Chaso arrived at 3:30PM.

RECOMMENDATION CRA Executive Director to CRA Board: Hear presentation from staff

Heard

Neighborhood Improvement Program - FAPS Residential Paint Voucher Program (B) - 15 minutes

Malcolm Kiner made a presentation.

RECOMMENDATION CRA Executive Director to the CRA: Hear presentation from staff

Heard

Innovation Square Update - SW 9th Street Construction Change Order (B)

Mayor Braddy arrived at 4:24PM. Diane Gilreath, Brad Pollit, Bruce DeLaney and Andrew Roberts made presentations. Member Wells moved and member Hawkins seconded to approve the recommendation. Motion carried 7-0.

RECOMMENDATION CRA Executive Director to the CRA Board: 1) Approve

Keith Construction Management's Guaranteed Maximum Price Change Order for \$416,433.00 to manage construction and coordination of SW 9th Street subject to form and legality by the CRA and/or City Attorney. 2) Approve Brown & Cullen, Inc. Additional Construction Administration Services proposal for \$16,450,00 for a total contract amount of \$110,237,600 subject to form and legality by the CRA and/or City Attorney, and 3) Approve the City/CRA Attorney to begin drafting an Agreement for Land transfer with the UPDC/Innovation Square, LLC for the next phase of SW 9th Street between SW 1st Avenue and SW 2nd Avenue.

This Matter was Approved as Recommended

Power District Redevelopment Plan Update (B) - 25 minutes

Member YHR moved and member RW seconded to continue this item. Motion failed 3-4. Member RW moved and member YHR seconded to move this item. Motion carried 7-0.

Andrew Meeker, Jeff Williams and Anthony Lyons made presentations. Bob Freeman spoke to the matter.

RECOMMENDATION CRA Executive Director to the CRA: 1) Endorse plan in principle, and 2) Forward plan to City Commission for consideration of adoption

A motion was made by Member Hawkins, seconded by Member Wells, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 7 - Member Braddy, Member Poe, Member Wells, Chair Botcher, Member Hawkins, Member Chase, and Vice-Chair Hinson-Rawls

Innovation Square Parking Analysis+Strategy (B) - 25 minutes

Andrew Meeker, Paul Moore, Ed Poppel and Jason Perry made presentations. Susan Davenport spoke to the matter.

RECOMMENDATION CRA Executive Director to the CRA: 1) Endorse plan in principle; and 2) Forward plan to City Commission for consideration of adoption

A motion was made by Member Wells, seconded by Member Hawkins, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 6 - Member Poe, Member Wells, Chair Botcher, Member Hawkins, Member Chase, and Vice-Chair Hinson-Rawls

Absent: 1 - Member Braddy

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES



engineers • surveyors • planners
est. 1976

140029E

Attachment 6

Sec. 30-65.2 – Land Development Code
(UMU-2 Zoning)

4/18/2014

Murkcode

4/18/2014

Murkcode

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

- (a) Intent. The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other and with surrounding residential areas and which are consistent with the land use policies of the comprehensive plan. Furthermore, this district is intended to allow for establishments engaged in conducting research and experimental development in the physical, engineering or life sciences, in order to facilitate technology transfer from institutions of higher learning to the market place. The objectives of this district are to:
 - (1) Provide a mixture of residential, commercial and office/research uses that are complementary to the residential and mixed-use character of the district;
 - (2) Encourage quality redevelopment and the renovation of existing structures;
 - (3) Promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles;
 - (4) Promote retail and office uses that serve the surrounding neighborhoods and enhance the viability of existing commercial areas by focusing new development in appropriate locations;
 - (5) Promote office/research uses that serve the needs of the University and the community and enhance the development of the local innovation economy; and
 - (6) Promote infill and redevelopment in the Urban Village to improve the urban form and increase mobility and interconnectivity by creating a gridless street network and sidewalk connections.

(b) Administration.

- (1) Required compliance. All development shall comply with these zoning district regulations except as otherwise provided by variance of the board of adjustment or by board modification, or administrative modification, as described below.
- (2) Modifications.
 - a. Board modification. The appropriate reviewing board shall have the authority to grant modifications limited to the build-to line, building frontage, building relationship to the street, building articulation and design, landscape zone, sidewalk zone and streets/blocks standards as are set forth in this section, where the board finds by substantial competent evidence that:
 - 1. The proposed development offers unique/alternative compliance that meets the intent of the UMU-2 zoning district; the requested modification is the minimum necessary to allow reasonable development of the site; and the requested modification is not injurious to the public health, safety and welfare; or
 - 2. An undue hardship, owing to conditions peculiar to the land or structure and not the result of the action of the applicant, would result from strict adherence to the standard; or
 - 3. The sidewalk zone or landscape zone cannot be constructed due to restrictions by the governmental entity responsible for the street where the sidewalk or landscaping is proposed.
 - b. Administrative modification. The city manager or designee shall have the authority to grant limited modifications, as set forth below, where the city manager or designee determines that the proposed development meets the intent of the UMU-2 zoning district, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to the following:
 - 1. **Build-to lines:** Modification not to exceed three feet beyond the required build-to line.
 - 2. **Glazing:** Reduction of no more than ten percent of the required glazing.
 - 3. **First floor height:** Reduction of no more than four feet of the required minimum height.
 - 4. **Sidewalk zones:** Reduction of no more than one foot from the required width, provided that a minimum five feet of unobstructed width is maintained.
 - 5. **Landscape zones:** Reduction of no more than one foot from the required width, provided that the required root space is allocated for street trees.
 - 6. **Building frontage:** Allowance of insets in the building facade for the purpose of providing pedestrian forecourts, courtyards, plazas, cafes or other public outdoor gathering areas. The allowance for the inset may be up to 20 feet in length and greater than five feet in depth and up to ten feet in depth. In addition, insets for high quality heritage trees may be allowed up to the required area to protect the tree.
- c. In granting a modification, the reviewing board or administrator may impose any reasonable additional

conditions, restrictions or limitations deemed necessary or desirable by the board or administrator to preserve and promote the intent of the UMU-2 zoning district.

d. All requests for modifications shall be submitted in writing with the application for development review on forms provided by the city. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan. If denied, there is no further administrative appeals process.

(3) Effect of regulations. Where this section specifically addresses a requirement and it is in conflict with other provisions of this land development code, the requirement of this section shall govern. Where this section does not specifically address a requirement, the applicable provisions of the land development code shall apply.

(4) This zoning district applies only to land zoned UMU-2 and located within the University Heights, Archer Triangle, and Urban Village areas. These areas are depicted in Figures 1.0.1 and 1.2.

(5) All figures referenced in this section are located at the end of this section.

(c) Uses.

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

SIC Uses	Conditions
Compound uses	
Single-family dwellings	
Rowhouses	
Multi-family dwellings	Minimum and maximum densities are set forth in the Dimensional Requirements Table in this section
Incidental residential accessory uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the developments and their guests	
Bermitary	Must not abut property designated single-family on the future land use map
Rooming houses and boarding houses	In accordance with article VI
Consolidated apartment management offices	
Bed and breakfast establishments	In accordance with article VI
Community residential homes with 14 or fewer residents	When part of a permitted single-family or multi-family residential development and in accordance with article VI
Community residential homes with more than 14 residents	In accordance with article VI
Adult day care homes	In accordance with article VI
Family day care homes	In accordance with article VI
Day care center	In accordance with article VI
Places of religious assembly	In accordance with article VI
Public service vehicles	In accordance with article VI
Outdoor cafes	In accordance with article VI
Eating places	
Repair services for household needs	
Specialty T-shirt production	
Structured parking	In accordance with subsection f(3) below
Rehabilitation centers	In accordance with article VI
Research and development in the physical, engineering and life sciences	
Light assembly, packaging, and manufacturing associated with research and development in the physical, engineering and life sciences	
Chilled water and steam plants, electric generation, and other energy storage, distribution, and conversion facilities	
Scooter sales	Only within enclosed buildings in accordance with section 30-67(6). Facilities to service scooters are permitted as an accessory use when such facilities do not exceed 45% of the gross floor area of the enclosed building.
GN-Veterinary services	Only within enclosed buildings and in accordance with article VI
GN-Landscape and horticultural services	

4/19/2014

Municcode

4/19/2014

1078	WG-U.S. Postal Service	
43	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site
471	Radio and television broadcasting stations	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
483	Paint, glass, and wallpaper stores	
523	Hardware stores	
525	Retail nurseries, lawn and garden supply	
526	General merchandise stores	
53	Food stores	Excluding gasoline pumps
54	Apparel and accessory stores	
56	Home furniture, furnishing, and equipment stores	
57	Miscellaneous retail	Excluding GN-598 Fuel Dealers
59	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
61	Personal services	Including funeral services and crematories. In accordance with article VI and excluding industrial laundries (IN-7218)
72	Business services	Excluding outdoor advertising services (IN-7372), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
73	Hotels and motels	
701	Motion picture	
78	Amusement and recreation service	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports
79	Health services	
80	Legal services	
81	Educational services	
82	Social services	
83	Museums, art galleries, and botanical and zoological gardens	
84	Membership organization	
86	Engineering, accounting, research, management, and related services	
87		

(2) Permitted uses by special use permit are as follows:

Alcoholic beverage establishments	Conditions
Surface parking (as a principal use)	In accordance with article VI
	Only within the University Heights District and in accordance with

Municcode subsection (f)(3) below

- (3) Prohibited uses: Single-story, large-scale retail uses (defined as a single retail use with a ground floor footprint exceeding 100,000 square feet) are prohibited in the Urban Village.
- (4) Drive-through facilities: Drive-through facilities are prohibited in this district except fronting on SW 34th Street in the Urban Village. Access to a drive-through facility fronting on SW 34th Street may be from another street or from an internal system within a mixed use development. A special use permit is required for all drive-through facilities in the Urban Village. Drive-through facilities are defined as facilities that provide services mechanically or personally to customers who do not exit their vehicles, examples include, but are not limited to, banking facilities, payment windows, restaurant, food and/or beverage sales, dry cleaning and express mail services. The following are not considered drive-through facilities: auto fuel pumps and depots and express mail services, immediate exchange or dispersal to the customer, such as mail boxes, library book depositories, and recycling facilities.

(d) Site development requirements.

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

Dimensional Requirements Table

Lot depth (minimum)	Nonresidential and Vertically Mixed Use Buildings	Single-family Dwellings	Multi-family dwellings, Two-family dwellings and Rowhouses
Interior side (minimum)	70 feet	50 feet	50 feet
Rear (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map	5 feet except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet	7.5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map
Lot coverage (maximum)	N/A	N/A	80%
Building frontage	70% minimum	N/A	70% minimum
Density (minimum)	Within University Heights and the Archer Triangle, N/A	N/A	Within University Heights and the Archer Triangle, 10 du/acre
Density (maximum)	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.	N/A	Within the Urban Village, 20 du/acre for new, single-use mid-density development; 10 du/acre for mixed use developments and additions to existing developments.
Height and Stories	Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking)	Within University Heights and the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.	Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking).

<p>A maximum of six stories is permitted by right, and a maximum of eight stories is permitted by special use permit.</p>	<p>Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).</p> <p>Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.</p>
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Notes to Table:

- 1 Minor insets (defined as up to five feet in depth) for the purposes of creating articulation and architectural interest in the building facade will be deemed to meet the build-to line and shall be included in computing the building frontage.
- 2 Within University Heights and the Archer Triangle, lots that existed on November 13, 1981 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements. Within the Urban Village, lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.

(2) Building relationship to the street or urban walkway. Urban walkways are allowed only in the Urban Village as set forth in section 30-55.2(e)(3)(b).

- a. All principal nonresidential buildings are required to have a main entrance facing the street or an urban walkway. If a building fronts both a street and an urban walkway, the main entrance shall face the street. A main entrance shall be indicated on building floor plans by the placement of atriums, lobbies, or other entry rooms at the entrance and through the inclusion of architectural entry features such as, but not limited to, awnings, arcades, columns or archways, and by providing a level of architectural detailing that is comparable to or exceeds other entrances to the building.
- b. Two-family dwellings and rowhouse residential units on the first story shall have a functional entrance on the street or on an urban walkway.
- c. For nonresidential and multiple family residential (except for two family dwellings and rowhouses) buildings, the facade fronting a street or an urban walkway shall have a functional entrance at least every 150 feet.
- d. Sidewalk connections to the public sidewalk must be provided from all building entrances that face the street or an urban walkway. These connections shall provide at least five feet of unobstructed width.
- e. Front porches or covered stoops for multi-family uses.
 1. Two-family dwellings and rowhouse residential units on the first floor along a street or urban walkway shall have individual front porches or covered stoops.
 2. Front porches or covered stoops shall have a minimum surface area of 25 square feet with a minimum depth of five feet and a minimum width of five feet.
 3. Front porches or covered stoops shall be open and not air conditioned.
 4. Front porches may only be screened where they are located behind the build-to line.
- f. Except for a driveway to reach the side yard or rear yard or on-site parking, neither driveways nor surface parking lots are permitted between the sidewalk and a building or between an urban walkway and a building. Driveways shall be perpendicular to any adjacent street. In the Urban Village, porte cocheres or covered drop-off areas in front of a building may be allowed for hotels, medical facilities, nursing homes, or assisted living facilities. Porte cocheres or covered drop-off areas shall be designed to meet queuing requirements such that vehicular traffic does not overflow out on public streets or sidewalks and does not impede safe and convenient pedestrian circulation at the site.

(3) Building articulation and design.

- a. Glazing. As depicted in Figure 7.0, glazing percentages are calculated by measuring the area of glazing between three feet and eight feet above grade, and dividing it by the total area of the building facade between three feet and eight feet above grade. Required glazing must be at least 80 percent transparent and shall not utilize painted glasses, reflective glasses or other similarly tinted windows. Glazed areas on entrances may be treated towards meeting the minimum glazing requirements.
 1. For multi-family residential uses, the minimum glazing percentage shall be 30 percent for the first story and 20 percent for upper stories, on all street frontages or urban walkways.
 2. For nonresidential uses, minimum glazing percentage shall be 50 percent for the first story on local and urban throughway street frontages and all street frontages in the Urban Village, and 65 percent for the first story on storefront street and principal street frontages. In the Urban Village,

nonresidential buildings fronting on an urban walkway shall have a minimum glazing percentage of 50 percent for the first story.

b. Delineation of stories. The area between the first and second stories along all street frontages shall include architectural detailing, such as, but not limited to, variations in materials or horizontal expression lines, to visually delineate the first and second stories.

- c. First floor height. All multi-story buildings on storefront streets shall have a minimum first story floor-to-floor height of 15 feet.
- d. First floor uses. On principal and storefront streets, buildings shall be designed so that the area of the first floor along the street frontage contains active uses that are oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multifamily residential buildings. Residential units shall not be located directly on the first floor street frontage of buildings on storefront streets.

(e) Public realm requirements.

- (1) Existing streets. The street types referred to throughout this section (local street, principal street, storefront street and urban throughway) are identified and depicted in Figure 2.0 and Figure 2.2.
- (2) Primary frontage streets. Within the Urban Village, primary frontage streets are identified and depicted in Figure 2.3. All buildings with multiple street frontages shall orient the main entrance and the front facade to the primary frontage street. If a building fronts both SW 34th Street and another primary frontage street, the main entrance and the front facade shall be oriented toward SW 34th Street. In the case of corner lots, corner entrances that front both streets are allowed.
- (3) New streets/blocks.
 - a. Within the University Heights, subdivisions, minor subdivisions, lot splits, and development that requires development plan review shall be required to include any of the proposed local streets depicted in Figure 2.1 that are located within the boundaries of the subdivision, minor subdivision, lot split or development. These new local streets shall be located so that the resulting block(s) will not exceed a maximum block perimeter of 1,800 feet.
 - b. Within the Archer Triangle, subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50 percent of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2,600 feet.
 - c. Within the Urban Village, subdivisions, minor subdivisions, lot splits, and development on sites greater than two acres which propose new development on more than 50 percent of the site shall be required to include new local streets within the subdivision, minor subdivision, lot split or development so that the resulting block(s) will not exceed a maximum block perimeter of 2,000 feet.
 - d. Within the Urban Village, an urban walkway may be used to meet the block perimeter requirements, subject to city approval. An urban walkway is a pedestrian/bicycle pathway that is either: a minimum width of 30 feet with a single contiguous paved area of at least ten feet or a minimum width of 31 feet with a separated (boulevard style) paved area with a minimum contiguous paved area of eight feet on one side and five feet on the other side. Urban walkways must provide a minimum eight-foot landscape zone area on each side of the paved area. Unpaved areas in an urban walkway must be landscaped and may contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained. Cross-sections for urban walkways must be submitted as part of a required circulation plan or as part of a development plan when a circulation plan is not required. The cross-section must illustrate paved area, landscape zone, build-to line and any outdoor uses. An urban walkway may be used as an interim/temporary method for retaining the required area for a future street when an abutting development/redevelopment occurs. In this case, the total width may be reduced to 25 feet, while maintaining a contiguous minimum paved width of ten feet. The width and cross-section of the urban walkway is subject to review and approval by the city to ensure that future street construction can occur in the area provided. If the urban walkway will be a permanent area, it may be used to count toward meeting open space requirements even if it is later dedicated as a public urban walkway. Notwithstanding the foregoing, in the case where an urban walkway provides access for fire and rescue vehicles, stormwater management, utilities or other public facilities and services, the urban walkway shall be sized and designed to meet the requirements for those facilities and services.
 - e. The required local streets, multi-use paths or urban walkways shall be constructed at the expense of the owner/developer as part of the subdivision, minor subdivision, lot split or development, to serve the subdivision, minor subdivision, lot split or development, and shall be constructed according to the appropriate city standards as determined through the development review, subdivision, minor subdivision or lot split process, but may be sited and configured in a manner so that they provide the most

3. Metal (painted or unpainted); or
4. Painted or rubberized canvas; or
5. Strip lighting with the appearance of neon (including individual channel letter signs that are internally illuminated and may have plastic faces); or
6. Engraving directly on the facade surface; or
7. Wood-like materials; or
8. Lettering on transparent windows or doors; or
9. Vinyl lettering with a painted appearance.

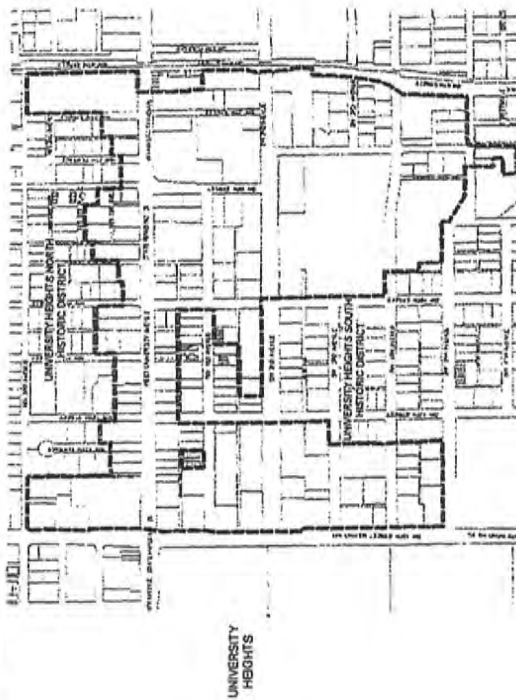


Figure 1.0 District Boundary Map—University Heights



Figure 1.1 District Boundary Map—Archer Triangle

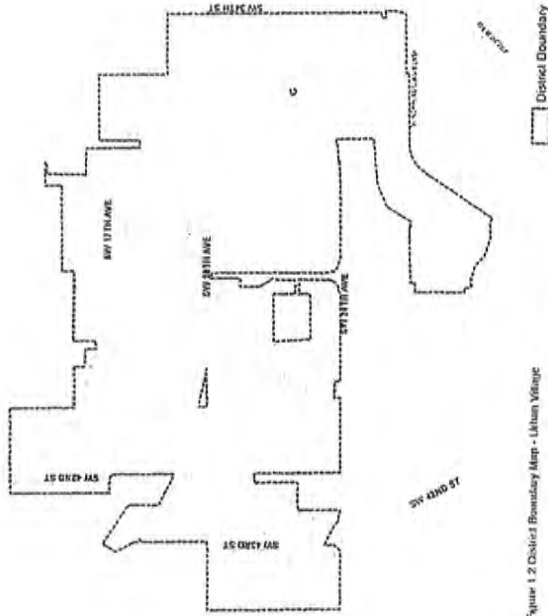


Figure 1.2 District Boundary Map—Urban Village

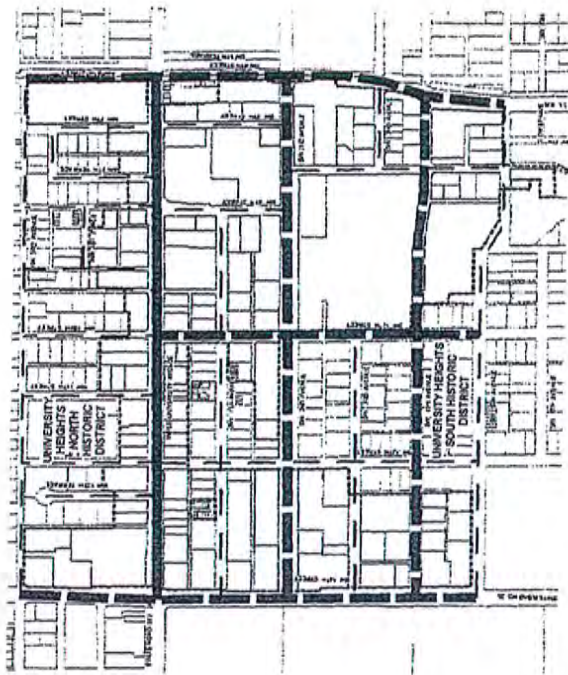


Figure 2.0 Street Types—University Heights

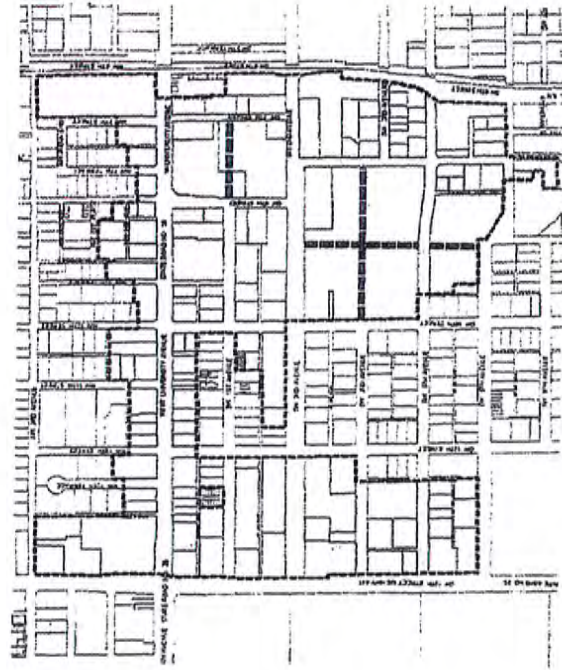


Figure 2.1 Proposed Local Streets—University Heights



Figure 2.2 Street Types—Archer Triangle

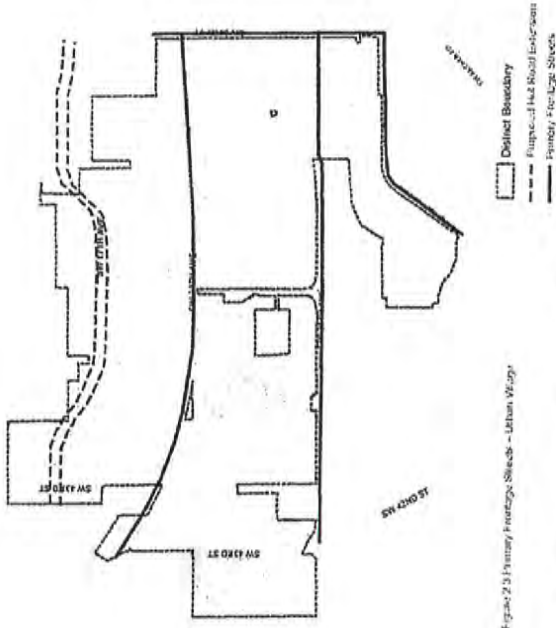


Figure 2.3 Primary Frontage Streets—Urban Village

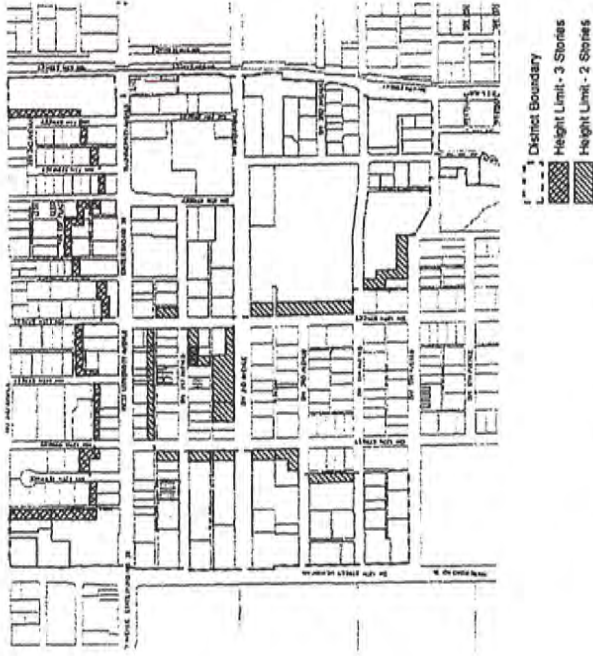


Figure 3.0 Height Limits—University Heights

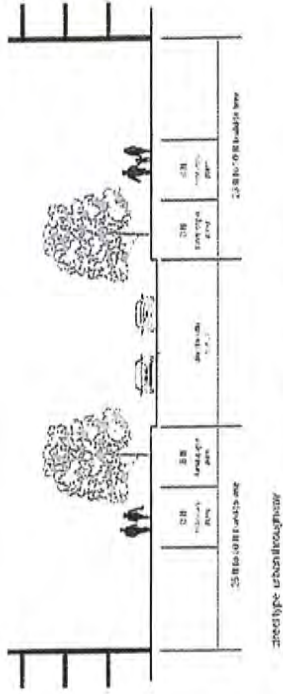
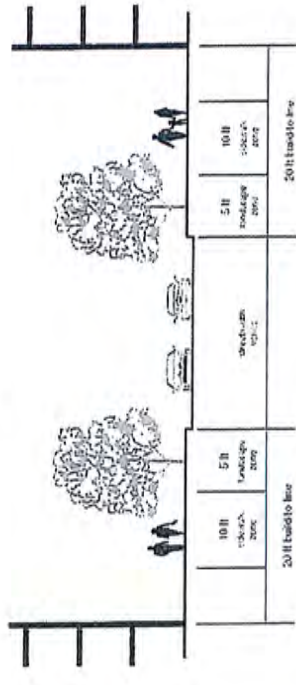
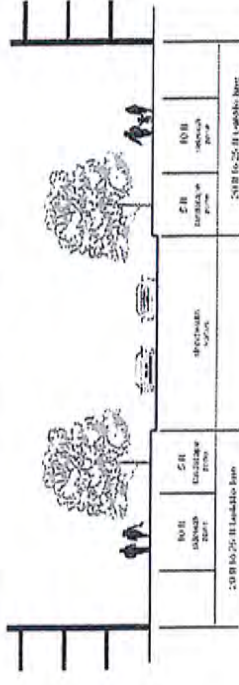


Figure 4.0 Public Realm Requirements—Urban Throughway



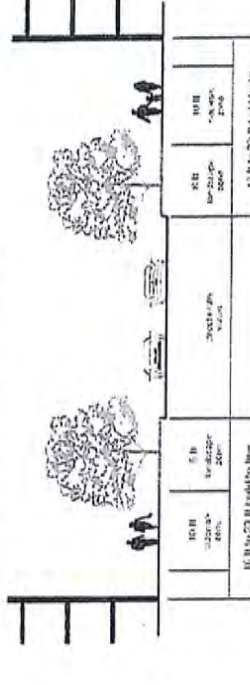
street type: storefront street

Figure 4.1 Public Realm Requirements—Storefront Street



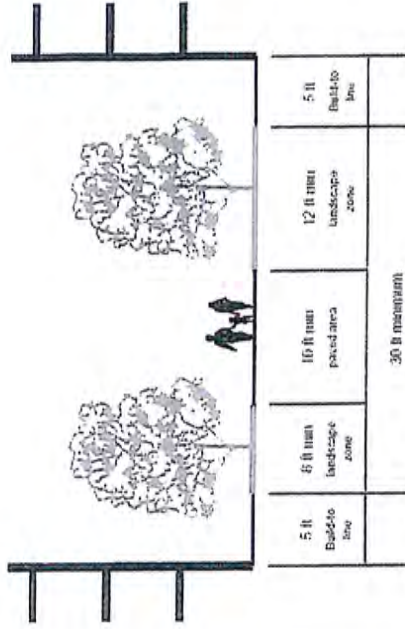
street type: principal street

Figure 4.2 Public Realm Requirements—Principal Street



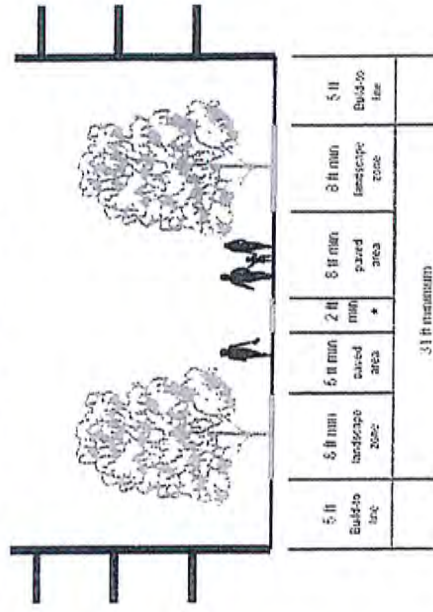
street type: local street

Figure 4.3 Public Realm Requirements—Local Street



urban walkway type: standard

Figure 4.4 Public Realm Requirements—Standard Urban Walkway



*Landscaping area and stormwater allowed in area

urban walkway type: boulevard style

Figure 4.5 Public Realm Requirements—Boulevard Style Urban Walkway



engineers • surveyors • planners
est. 1976

140029E

Attachment 7

Exhibit for Inclusion in Section 30-65.3
(UMU-2 Zoning District)

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

(d) Site development requirements.

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

Dimensional Requirements Table

	Nonresidential and Vertically Mixed Use Buildings	Single-family Dwellings	Multi-family dwellings, Two-family dwellings and Rowhouses
Height and Stories	Non-single-family buildings shall have a minimum height of 24 feet.		
	A maximum of six stories is permitted by right and a maximum of eight stories is permitted by special use permit.		
	Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).		
	Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.		
	<u>Within the Power District, a maximum of six stories is permitted by right. When located adjacent to residentially zoned properties, the maximum height at the build-to line is 3 stories, with a 15' step back per subsequent building story.</u>		

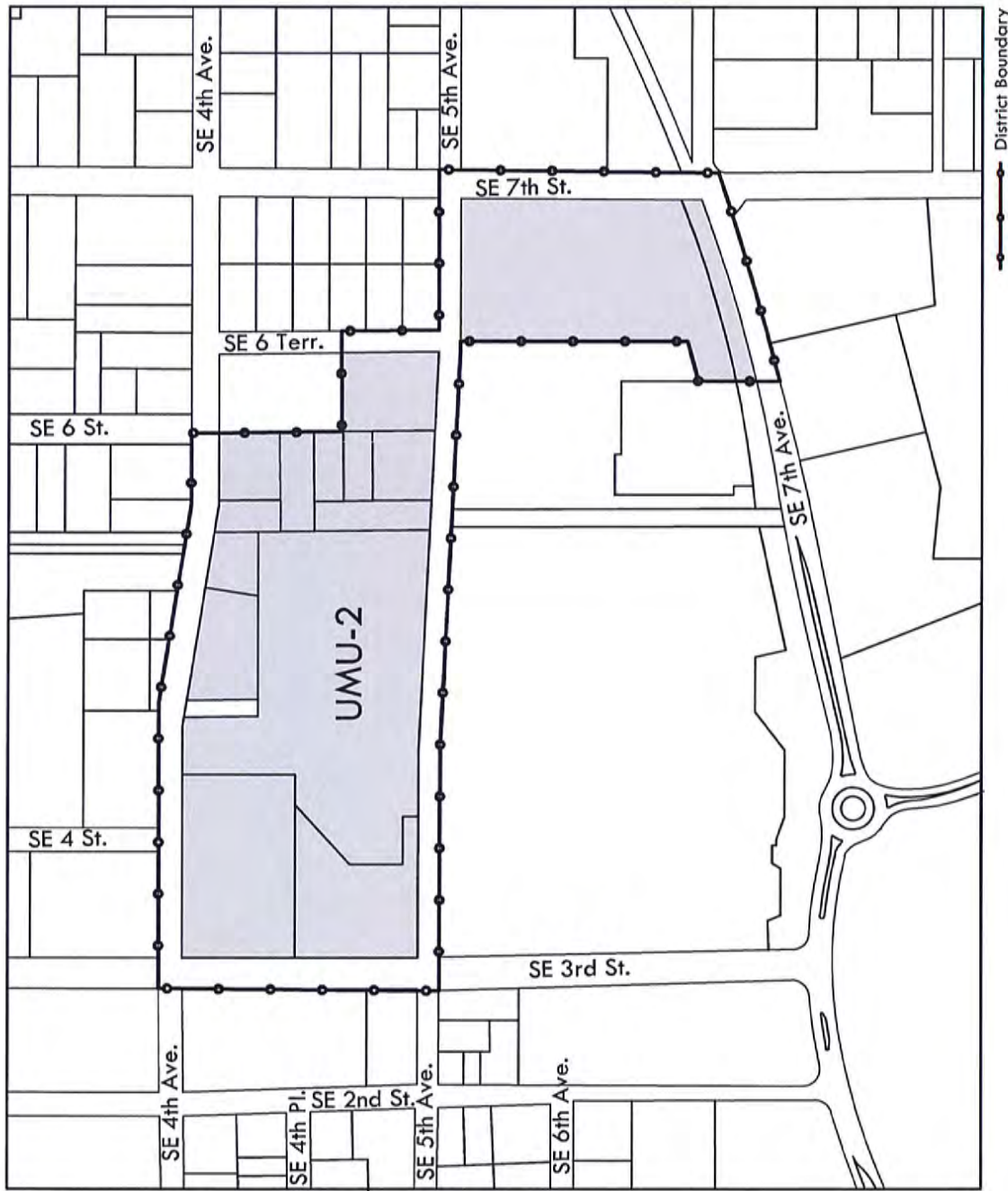
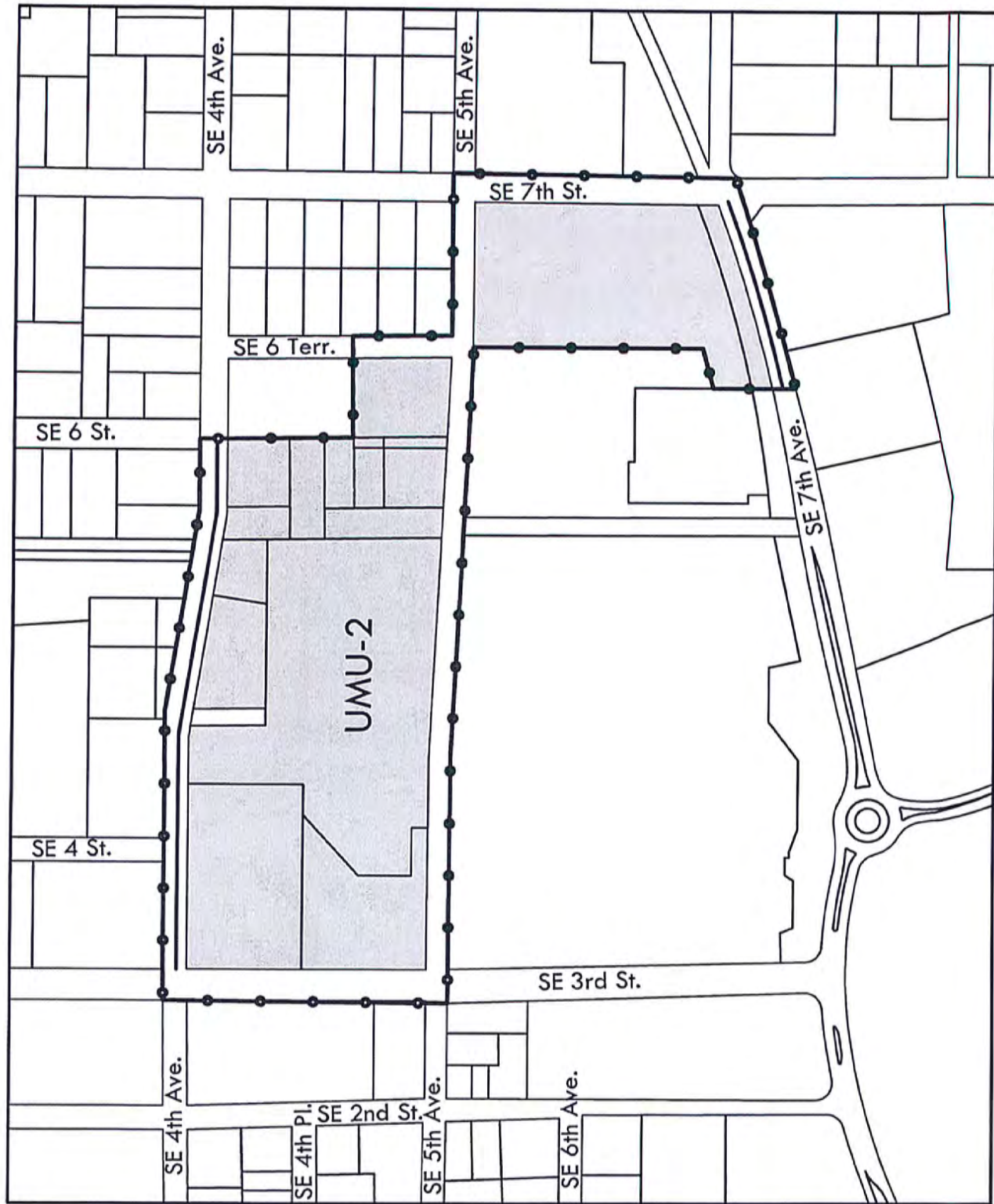


Figure 1.3 District Boundary Map - Power District



District Boundary
Storefront Street

Figure 2.3 Street Types - Power District

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

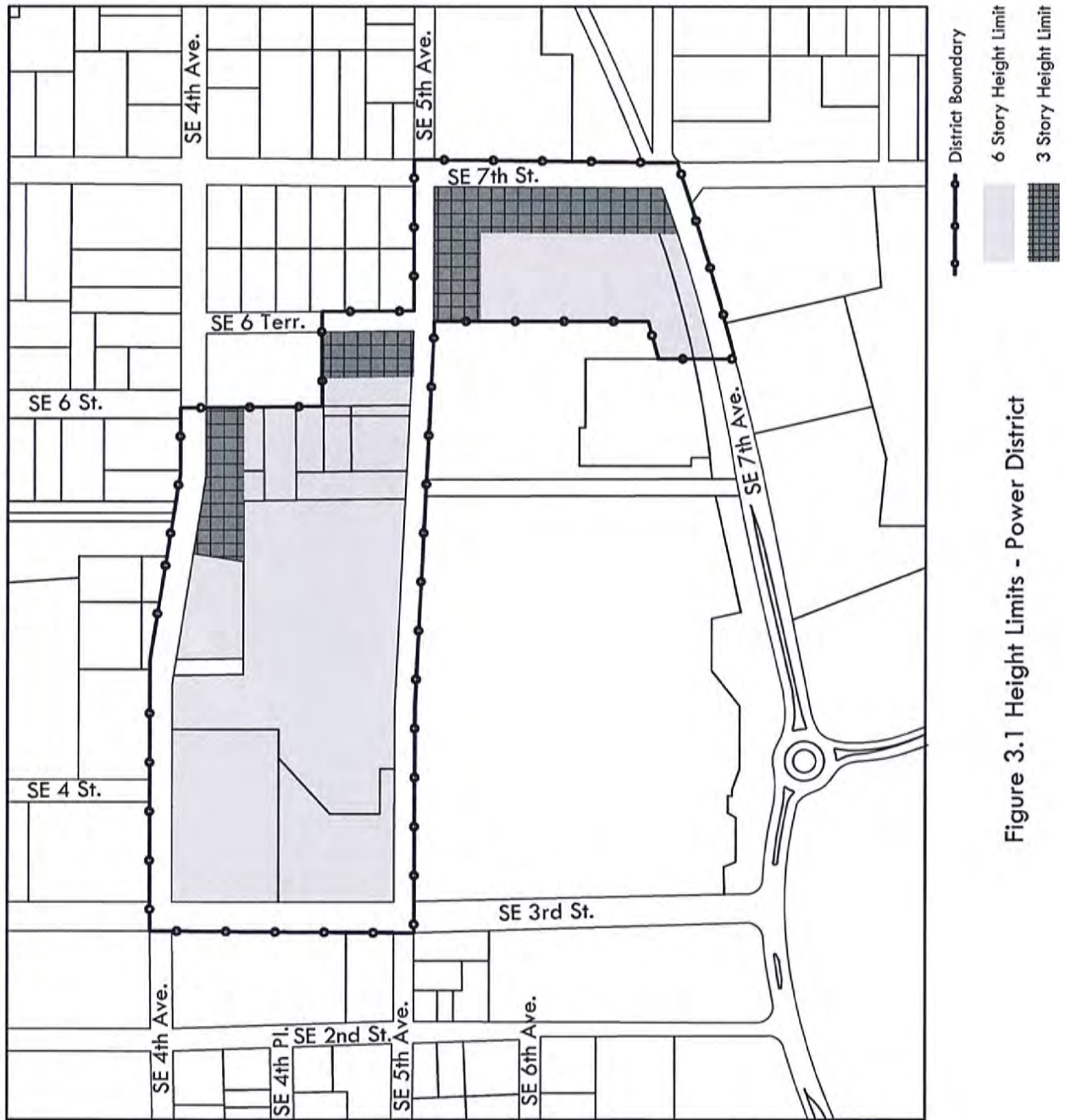


Figure 3.1 Height Limits - Power District