

Petition PB-14-76 ZON
July 24, 2014

Appendix C Application



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-14-76 ZON</u>	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)
Name: 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 the City of Gainesville
Phone: 352-373-3541 Fax: 352-373-7249

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 [X]	Zoning Map [X]	Master Flood Control Map []
Present designation: PF & MUH	Present designation: PS & CCD	Other [] Specify:
Requested designation: UMU-2	Requested designation: UMU-2	

INFORMATION ON PROPERTY

1. Street address: 301 & 503 SE 4 th Avenue
2. Map no(s): N/A
3. Tax parcel no(s): 12820-0-0, 12811-0-0 and a portion of 12149-0-0
4. Size of property: <u>Approx. 5.15 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 X

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 X (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

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.)

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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
<i>(If additional owners, please include on back)</i>	


PROJECT INFORMATION

Project Name	GRU Administration Building Land Use Change / Rezoning (Power Dist.)
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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.



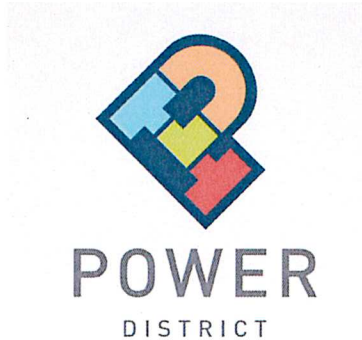
Applicant's signature



Date

Land Use Amendment & Rezoning

Justification Report



Prepared for Submittal to:

City of Gainesville

Prepared by:

eda engineers-surveyors-planners, inc.

Agents for:

Gainesville Regional Utilities



June 16, 2014

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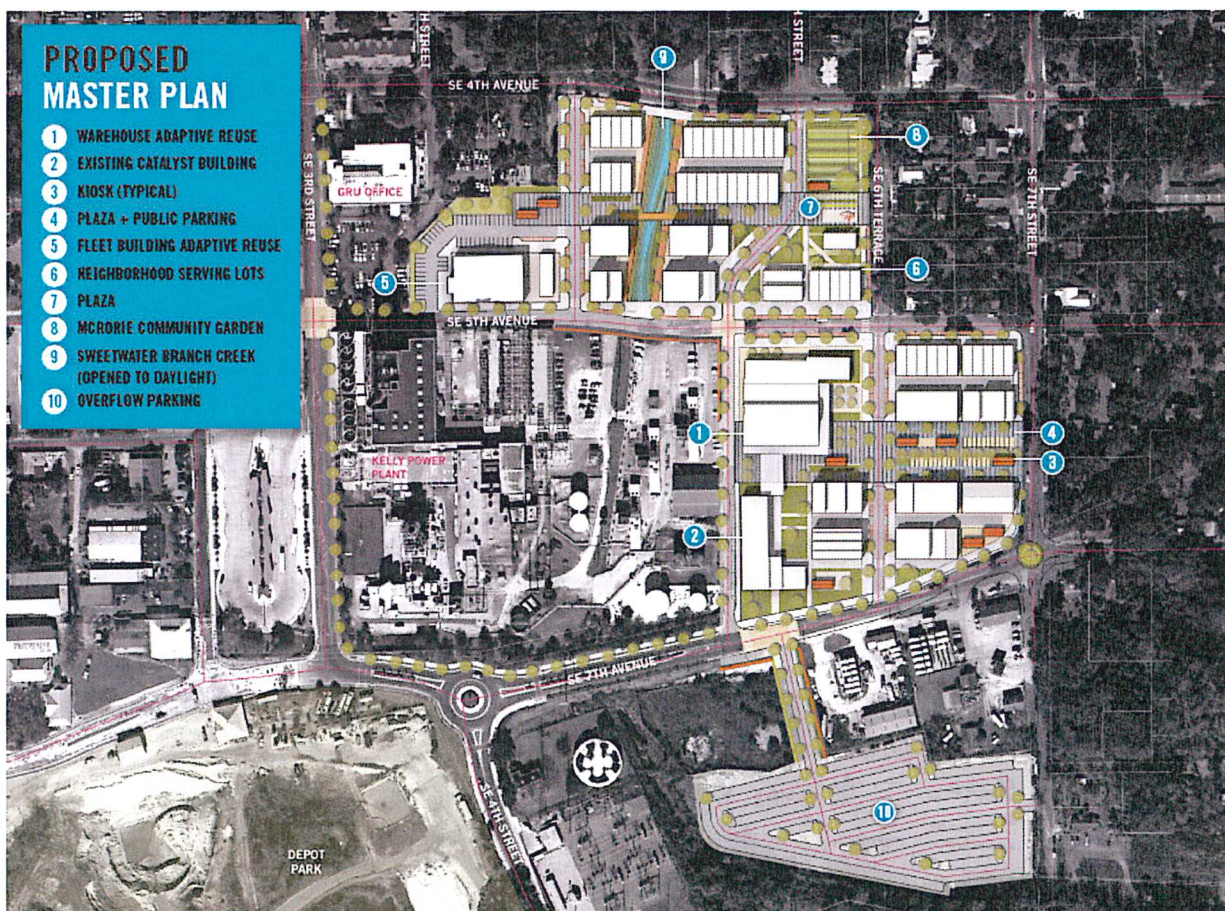
List of Attachments

Attachment 1	Legal Description & Legal Sketch (for proposed land use and zoning change)
Attachment 2	Neighborhood Workshop Documentation
Attachment 3	Adopted Power District Redevelopment Plan

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:

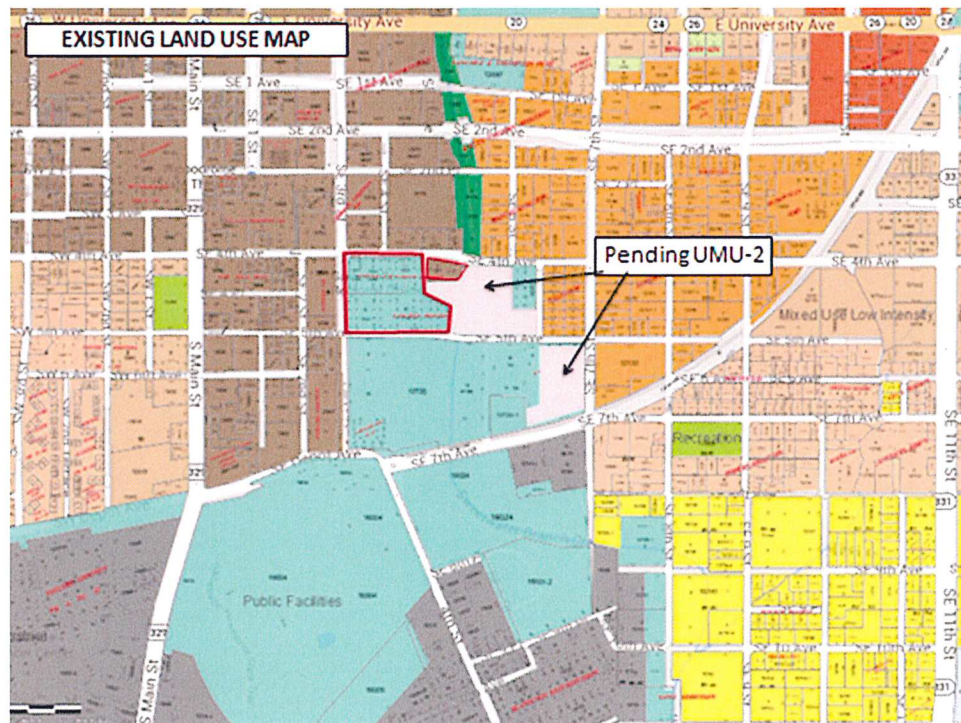


In December 2013, the CRA Board adopted the Power District Redevelopment Plan (Attachment 3), which is a high-level redevelopment plan consisting of a Master Plan (layout of blocks and streets), Public Works Standards, Building Design Standards, and Development Controls. The plan is not use-based, but 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.

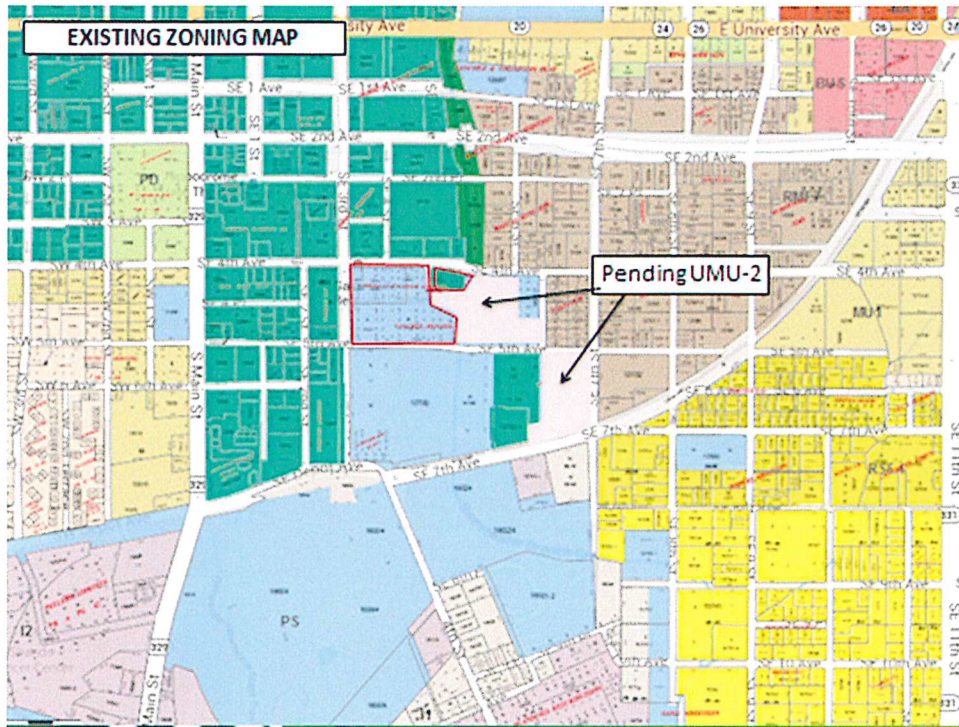
Redevelopment within the Power District is already underway. Prioria Robotics recently occupied a vacant warehouse near the limits of the proposed land use change & rezoning area within the Power District. Prioria is a growing high-tech company which was started by local entrepreneurs and used the opportunity 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. An adjacent 7.15 acre portion of the Power District is pending City Commission approval of UMU-2 zoning. 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 FLU of the site is Public Facilities (PF) Mixed Use High and the zoning is Public Services and Operations (PS) and Central City District (CCD), as indicated on Figures 3 & 4:

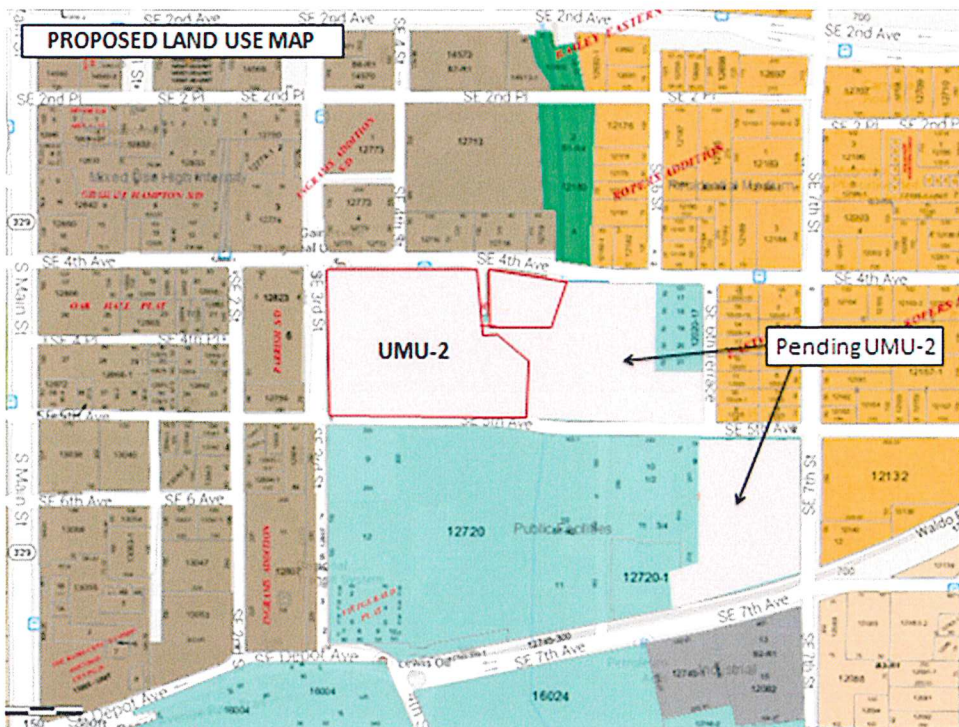


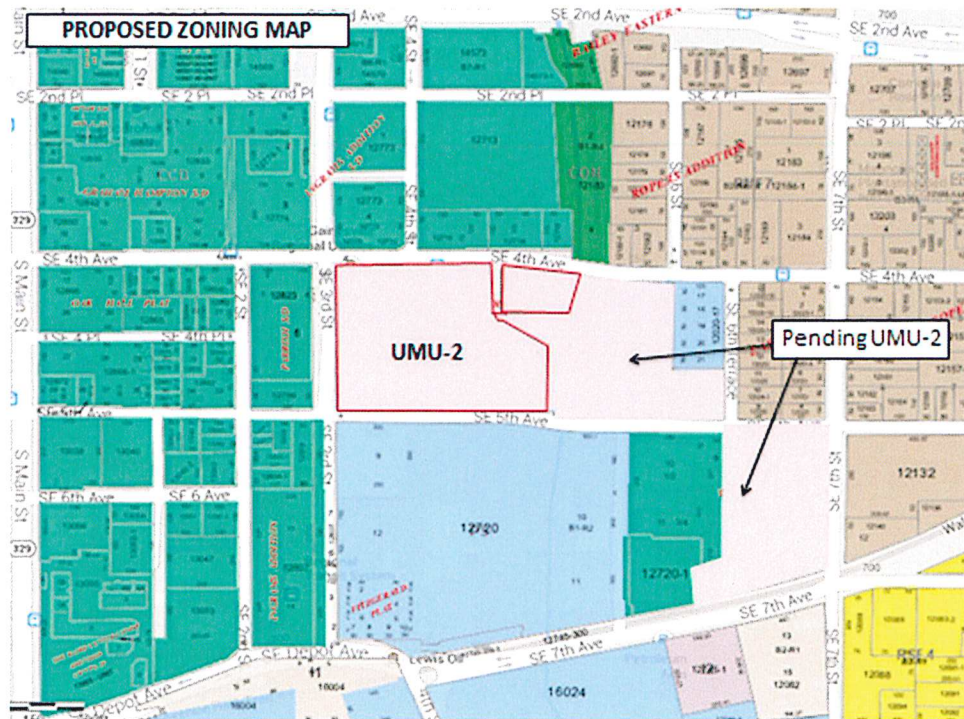
According to the City of Gainesville Comprehensive Plan, the Public Facilities land use is appropriate for “administrative and operational governmental functions such as government offices, utility facilities and storage facilities.” This existing land use minimizes future uses of the property to government offices or utilities which severely limits the redevelopment potential of the area. It also prevents GRU from renting available space within the Administration Building to other businesses. The PS zoning district also limits redevelopment to utility and recreation activities and should be amended to allow for redevelopment of the area with a variety of options for future uses.



Proposed Future Land Use and Zoning

The proposal will amend the future land use map to Urban Mixed Use (2) and zoning map to Urban Mixed-Use District 2 (UMU-2), as indicated in Figures 5 & 6 on the following page:





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 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 adopted Power District Redevelopment Plan and the UMU-2 zoning district provide a solid basis for creating a new zoning district 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 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. A complete list of allowed uses within the Urban Mixed-Use District 2 (UMU-2) is included in LDC Sec. 30-65.2.

Responses to Application Questions

A. Surrounding Land Uses

The subject property is a portion of the 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 west by SE 3rd Street, to the south by SE 5th Avenue, to the east by unoccupied GRU facilities, and to the north by SE 4th Avenue. See Figures 3 & 4 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 east. There is a large residential component to the north and west. The requested UMU-2 land use & zoning 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 7: Surrounding Property Uses, Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning	Existing Use
North	Mixed Use High	Central City District (CCD)	Multi-Family & Single Family
South	Public Facilities	Public Services (PS)	GRU Facilities (Kelly Power Plant)
East	Public Facilities (Pending UMU-2)	Public Services (PS) (Pending UMU-2)	Unoccupied GRU Facilities
West	Mixed Use High	Central City District (CCD)	Multi-Family

B. Adjacent Land Uses

Generally, there is a mix of 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 City and CRA make these lands available for redevelopment, the existing Public Facilities Land Use will no longer be applicable or appropriate.

C. Development Impacts

a. Impact to Residential Streets

The adopted Power District Redevelopment Plan includes improvements related to transportation circulation by the reintroduction of the historical block pattern. Attachment 3 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 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 and zoning 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 Resources

There are no known environmental resources on this site. A portion of Sweetwater Branch Creek is located nearby within the Power District and is a key asset in the long-term vision for creating a potential greenway between Downtown Gainesville, Sweetwater Park, and Depot Park.

E. Historic Resources

The project area does not contain any historic structures or any identified archaeological resources deemed significant by the state.

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 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 and zoning change applications to UMU-2 will be a key step in the future redevelopment of a portion of the Power District. It will also allow GRU to rent vacant space within the Administration Building to other businesses. 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 Services 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 City of Gainesville plan to transform approximately 2.36 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 and zoning allow 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 8* 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 2.36 acres that are primed for redevelopment).

Figure 8: Probable Development Scenario

Scenario	FAR	Density	Total Non-Residential (sf)	Total Residential
Probable	1.0	50 upa	102,800 sf	118 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 9*. 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 9*.

Figure 9: Estimated Trip Generation

Proposed Traffic Demand-General Office Use (ITE 710)						
Units: 51,400 sf (50% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.49	77	0.17	13	0.83	64
Average Daily Total	11.03	567	0.5	284	0.5	283
Proposed Traffic Demand-Specialty Retail (ITE 814)						
Units: 15,420 sf (15% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Direction Distribution Out	
PM Peak	5.02	77	0.44	34	0.56	43
Average Daily Total	44.32	683	.05	342	0.5	341
Proposed Traffic Demand-Light Industrial (ITE 110)						
Units: 15,420 sf (15% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.97	15	0.12	2	0.88	13
Average Daily Total	6.97	107	0.5	54	0.5	53
Proposed Traffic Demand-Manufacturing (ITE 140)						
Units: 20,560 sf (20% of total non-residential square footage)						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	

PM Peak	0.73	15	0.52	8	0.48	7
Average Daily Total	3.82	79	0.5	40	0.5	39
Proposed Traffic Demand-Apartment (ITE 220)						
Units: 118						
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.62	73	0.61	45	0.39	28
Average Daily Total	6.65	785	0.5	393	0.5	392

1-All trips calculated using the ITE 9th Edition

Total PM Peak minus Internal Capture (35%) & TMPA Reduction (40%)	100
Total ADT minus Internal Capture (35%) & TMPA Reduction (40%)	866

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 10: Potable Water

Developmental Scenario	Use	Size	Rate	Total (gpd)
118 Units	Residential	118 units	200 gpd per unit	23,600 gpd
1.0 FAR	Commercial/Office	102,800 sf	0.15 gpd per sf	15,420 gpd

Figure 11: Wastewater Flow

Developmental Scenario	Use	Size	Rate	Total (gpd)
118 Units	Residential	118 units	113 gpd per unit	13,334 gpd
1.0 FAR	Commercial/Office	102,800 sf	0.15 gpd per sf	15,420 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 12, 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 12: Public School Capacities

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

I. 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.

Comprehensive Plan Consistency

The proposed UMU-2 land use and zoning designations are consistent with the City’s Comprehensive Plan. The following objectives and policies are the applicable to the proposed UMU-2 applications:

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 and zoning designations are 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 designations 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 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.

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 and zoning designations shall be consistent with the surrounding future land use map and the adjacent uses allowed therein.

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 and rezoning applications are 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 (2) future land use designation and UMU-2 zoning are the appropriate map designations to implement the Master Plan and were specifically stated as Implementation Process step #3 on page 39 of the approved Redevelopment Plan, as indicated in the following graphic:

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

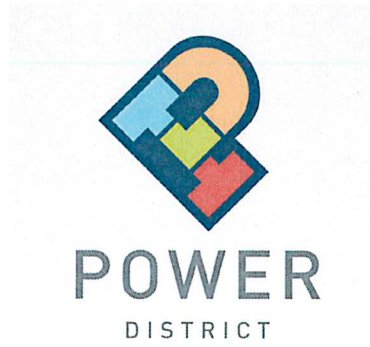
IMPLEMENTATION PROCESS

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

- 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
- 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

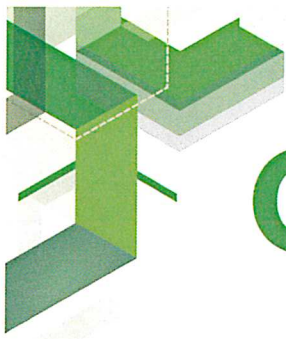
The proposed uses permitted within the UMU-2 zoning are compatible with the existing surrounding land use and no environmental impacts or constraints have been identified. The land use and zoning change promotes urban infill by allowing for the redevelopment of recently vacated properties.

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



Attachment 1

Legal Description and Legal Sketch (For Proposed Land Use & Zoning Change)



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:

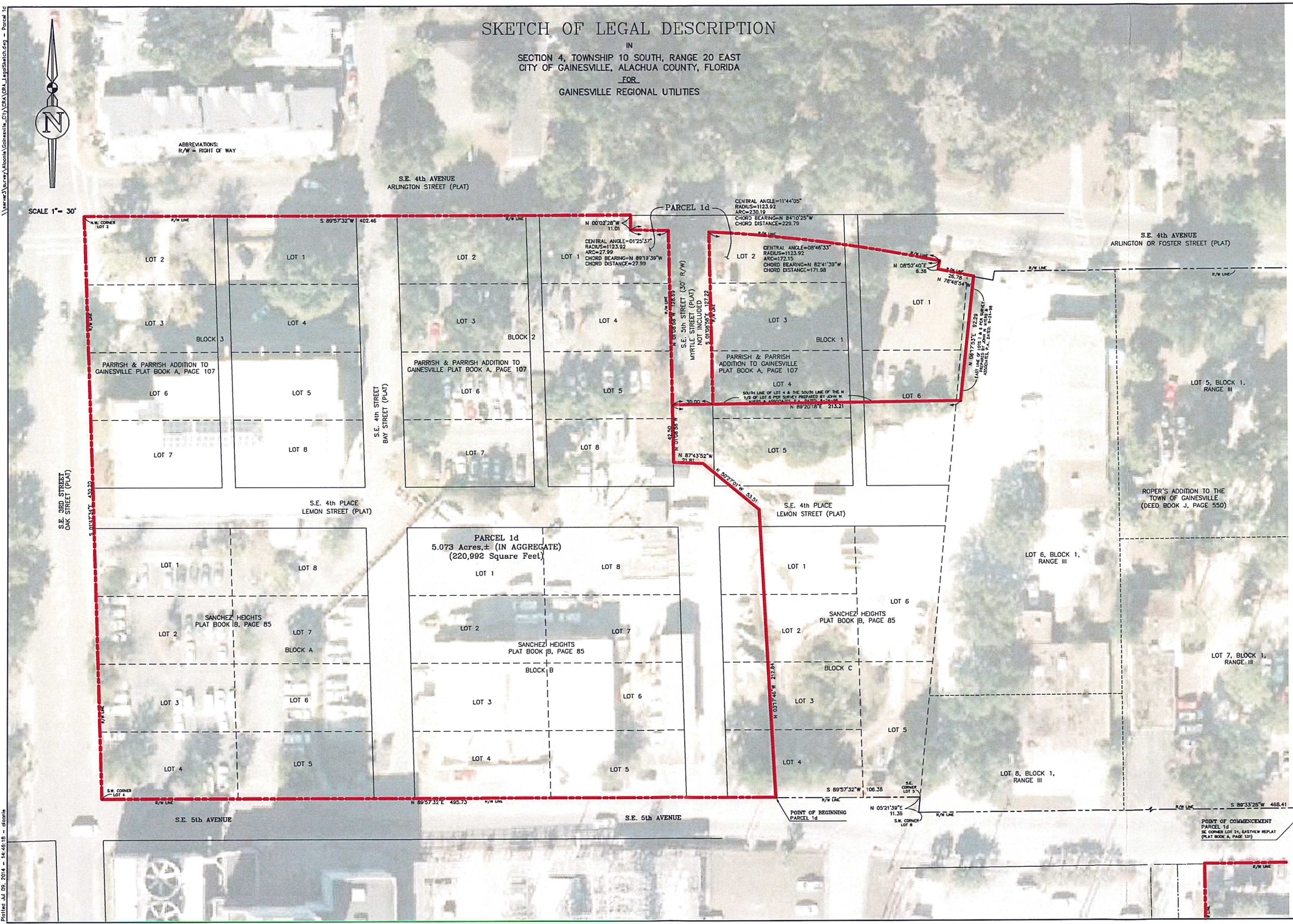
Commence at the southeast corner of Lot 24 of Eastview Replat of Block 2, Range III, Roper's Addition to the Town of Gainesville, as per plat thereof, recorded in Plat Book "A", page 131 of the Public Records of Alachua County, Florida, and run thence South 89°33'26" West, along the north right-of-way 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

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.

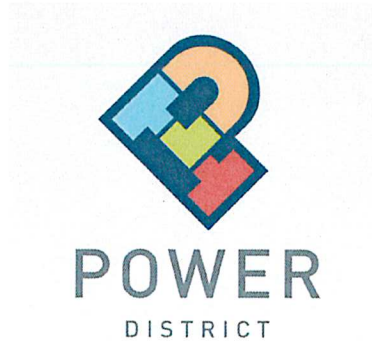
Containing 5.073 acres (220,992 square feet), more or less.



SKETCH OF LEGAL DESCRIPTION
IN
SECTION 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
FOR
GAINESVILLE REGIONAL UTILITIES

Plotted: JUL 05, 2014 - 14:45:18 - dgonline
 \\www\Survey\Alachua\Gainesville, FL\DATA\ORA_LegalSketch.dwg - Parcel 1d

 eds engineers-surveyors-planners, inc. 200 N.W. 11th Street, Suite 200 Gainesville, FL 32601 Tel: 352.339.1111 Fax: 352.339.1112	
PROJECT: GAINESVILLE REGIONAL UTILITIES DRAWING NO.: V-001 DATE: 07/09/14 PREPARED BY: J. GAINESVILLE REGIONAL UTILITIES CHECKED BY: J. GAINESVILLE REGIONAL UTILITIES DESIGNED BY: J. GAINESVILLE REGIONAL UTILITIES SURVEYED BY: J. GAINESVILLE REGIONAL UTILITIES THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2)(3), FLORIDA STATUTES.	SHEET NO.: V-001 OF 1



Attachment 2

Neighborhood Workshop Documentation

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.



PEOPLE



Nicki Minaj arrives at the Billboard Music Awards on May 19 in Las Vegas.

Nicki Minaj asks to have suit dismissed

ATLANTA — Rapper Nicki Minaj has asked a federal judge in Atlanta to toss out a lawsuit filed against her by her former wig designer.

In a lawsuit filed in February, Terrence Davidson accuses Onika Maraj, who uses the stage name "Nicki Minaj," and Pink Personality LLC of breaking implied contracts, reneging on discussions to launch a reality TV show and a wig line, and misappropriating his designs.

Lawyers for Minaj filed a motion Friday to dismiss the lawsuit, arguing that Davidson failed to state a valid claim.

Telemundo anchor moving to MSNBC

MIAMI — Top Telemundo news anchor Jose Diaz-Balart will take over host duties of MSNBC's 10 a.m. weekly slot. The veteran newsmen will host the show beginning in June from his hometown in Miami and continue his duties on the Spanish-language network's nightly news. He replaces Chris Jansing, who will become NBC's senior White House

correspondent. MSNBC President Phil Griffin said Tuesday the deal has been in the works for some nine months. Griffin says he's wanted to snag Diaz-Balart for years but had to find a time slot that wouldn't conflict with the nightly news on Telemundo, which is also a division of NBC Universal.



Amanda Peet attends the Lucille Lortel Awards on May 4 in New York.

Book by Peet, friend to be published

NEW YORK — Are you there, Santa? Amanda Peet is calling. Random House Children's Books announced Tuesday that it will release "Dear Santa, Love Rachel Rosenstein," a picture book that the actress-playwright collaborated on with her friend Andrea Troyer. Publication is set for fall 2015.

The story revolves around a young Jewish girl who wonders why Santa doesn't visit her house. According to a statement Peet issued through Random House, she was inspired by her two children, who asked why the family didn't have a Christmas tree or holiday lights.

Compiled from The Associated Press



Actor Michael Jace, right, is detained by police outside his home in Los Angeles on Monday night after being accused of killing his wife.

LAPD says actor Michael Jace called 911 and said he shot his wife

LOS ANGELES — Police say actor Michael Jace called 911 and told the operator that he shot his wife in Los Angeles.

Detective Dean Vinluan said Tuesday that a printout of the incident history indicated that Jace made the statement to the operator. Jace, who played a police officer in the hit FX television series "The Shield," was being held on \$1 million bail after allegedly shooting his wife multiple times in the couple's home in the quiet, modest Hyde Park neighborhood of Los Angeles. The couple's two sons, who are the under the age of 10, were at home at the time of shooting, although police are unsure of whether they witnessed their parents fighting or the gunfire.

The body of April Jace, 40, was found in a hallway of the home and a handgun believed to have belonged to her husband was recovered, Vinluan said. Jace was seen walking out of the home

when officers arrived around 8:30 p.m., and he was detained and later arrested. Police had not responded to the couple's home on reports of domestic violence, Vinluan said, but the actor had been under financial pressure in recent years. He filed for bankruptcy in 2011 and had been delinquent on payments as recently as December. The bankruptcy filing listed debts between \$500,000 and \$1 million. Much of the debt appeared to be related to his home and federal income taxes. More than \$20,000 of his tax delinquency was owed to the state of California for the year 2008.

Jace, 51, is best known for his role as LAPD Officer Julien Lowe in the TV series "The Shield." He also appeared on the show "Southland" and had small roles in the movies "Planet of the Apes," "Boogie Nights" and "Forrest Gump." Vinluan said the couple's sons are now with family.

NOTABLE DEATH

Poet and novelist **SAM GREEN-LEE** has died early Monday in Chicago, according to a friend. He was 83. Greenlee was best known for his 1969 novel "The Spook Who Sat by the Door," later adapted into a political drama movie.

BIRTHDAYS

Rhythm-and-blues singer **Ron Isley** (The Isley Brothers) is 72. Actor **Richard Hatch** is 69. Sen. **Al Franken**, D-Minn., is 63. Actor **Mr. T** is 62.

Music producer **Stan Lynch** is 59. Actor **Judge Reinhold** is 57. Actress **Lisa Edelstein** is 48. Actress **Sarah Ramos** is 23.

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 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 374-5094 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: doug.ray@gainesville.com or call (352) 374-5035.

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 Jeff Tudeen, Night local news editor... 374-5044
 Sports: Arnold Feliciano, Sports editor... 374-5055
 Call results... 374-5074
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 or fax 338-3111

Obituaries
 Call 337-0304, or fax 338-3131

gainesville.com TODAY ON THE WEB

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1. What's next for embattled Citizens Co-op?
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 3. Popular tattoo artist honed art at place he's striving to avoid
 4. UF ponders future growth as money for infrastructure burden sunsets
 5. Planned neighborhood development sparks complaints from residents
- Read these stories at gainesville.com

TODAY'S TOPIC

Answer online at gainesville.com
Have you ever been towed and, if so, from where?

AVAILABLE RESPONSES:
No, Yes, from an apartment complex; Yes, from a business parking lot; Yes, from downtown; Yes, from campus; Yes, from some other place

KEY SPORTS FANATICS: Check out Page 2C for Sports Topic and answer online at www.gatorsports.com.

YESTERDAY'S RESPONSE
If all ticket prices prevent you from going to a theme park this summer?

YES: 349
NO: 89
I WOULDN'T GO ANYWAY: 408
Results are strictly surveys of those who choose to participate and are not valid statistical samples.

LOTTERY
Tuesday, May 20
CASH 3
Early drawing: 3-6-8
Night drawing: 6-8-8
PLAY 4
Early drawing: 5-0-0-9
Night drawing: 7-5-3-2
FANTASY 5
16-25-27-29-30
MEGA MONEY
7-8-19-39 MB: 8
MEGA MILLIONS
10-40-63-64-69 MB: 7

EDITORIAL OPINION:
Nathan Grubb... 374-5075
Editorial Page editor... 374-5075

MULTIMEDIA: Joel Axon, Assistant managing editor/digital... 338-3111

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PREVIOUS RESULTS
FANTASY 5 — Monday
2-6-8-20-27
Match Payoff:
5-of-5 \$42,017.55 3
4-of-5 \$102 5
3-of-5 \$9 10,182

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NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
 Alachua County Board of Adjustment
 Notice is hereby given that the Alachua County Board of Adjustment will hold a public hearing at 6:00 P.M., on Wednesday, June 4, 2014 in the Alachua County Administration Building 12 SE 1st Street, Room 209 to consider the following items:

A. CONSIDERATION OF THE MINUTES OF May 7, 2014

B. NEW BUSINESS

1. PETITION NO. 2044
 A request by Sheila D. Rollins, owner for a Family Homestead Exemption as provided for in Chapter 402, Article 23, [Section 402.14(2)] to create one (1) 2 acre parcel for Jesse Rollins, Son, with a 3.99 acre residual for Sheila Rollins, owner and a Variance for Public Road Frontage requirement for 1st split of a parent parcel as provided for in Chapter 407, Article 8, [Section 407.31(1)] on the property located at 20610 NE 51st Lane, Earleton, Florida 32631

2. PETITION NO. 2045
 A request by Ken Cornell, owner for a Variance to the minimum setback as provided for in Chapter 403, Article 2, Section 403.04, of the Alachua County Unified Land Development Regulations to request a south side setback for a shed, from 20' to 15' in an "Agriculture" Zoning District located at 7707 NE 222nd Street, Melrose, FL

C. OTHER BUSINESS
 Any person deciding to appeal any decision of the Board with respect to any matter considered at this meeting may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For more information please contact: Mr. Benny Beckham, Zoning Administrator of Codes Enforcement, at (352) 374-5247.

PUBLIC NOTICE
 A neighborhood workshop to discuss a proposed land use change from Public Facilities to Urban Mixed Use (U2) 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 & 303 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.
 The meeting will be held on Thursday, June 5, 2014 at 6:00 p.m. at the GRU Multi-Purpose Room, 201 SE 4th Avenue, Gainesville, FL 32601.
 Contact: Clay Swager, AICP
 cda engineers - surveyors - planners, inc.
 Phone: (352) 373-3541

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

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

Neighborhood Workshop Notice
12874-000-000 GRU rezoning
ARANA & ARANA PROPERTIES INC
425 SE 1ST 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
12774-000-000 GRU rezoning
ARLINGTON SQUARE/WISTERIA DOWNS
220 N MAIN 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
12024-001-000 GRU rezoning
ASKREN & CAVALLINO W/H
13826 SOUTH HIGHWAY 441
MICANOPY, FL 32667

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

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

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

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

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

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

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

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

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

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

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

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

Neighborhood Workshop Notice
12805-002-000 GRU rezoning
T J DAVISON TRUSTEE
1411 NW 2ND 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
12862-000-000 GRU rezoning
DOWNTOWN INVESTORS GROUP INC
PO BOX 6127
GAINESVILLE, FL 32627

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

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

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

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

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

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

140030E
Exhibit C-1

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

Lampighter
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

140030E
Exhibit C-1

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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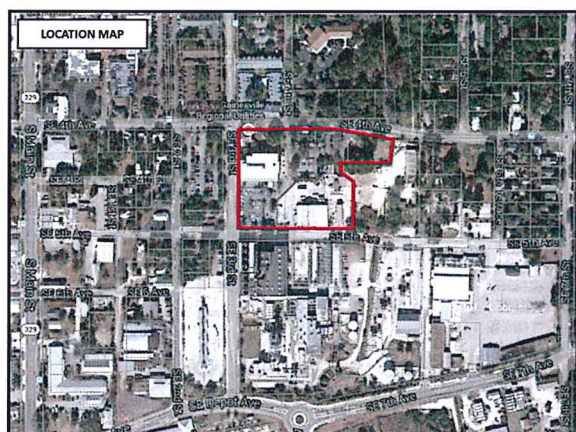
Comparison Between Existing and Proposed

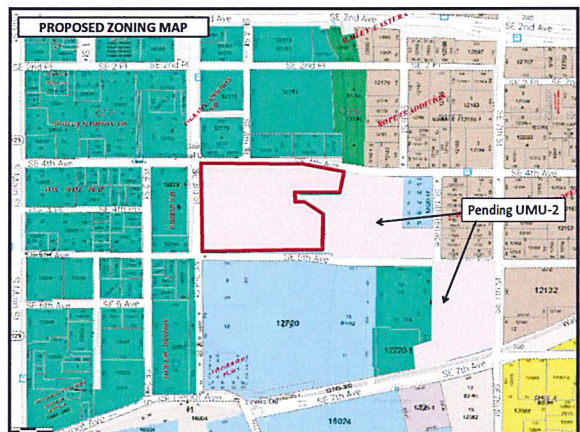
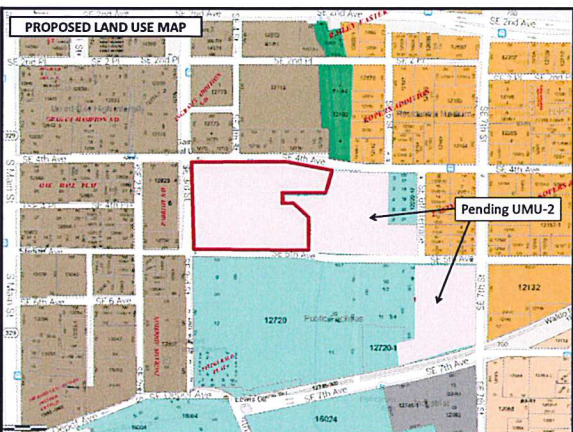
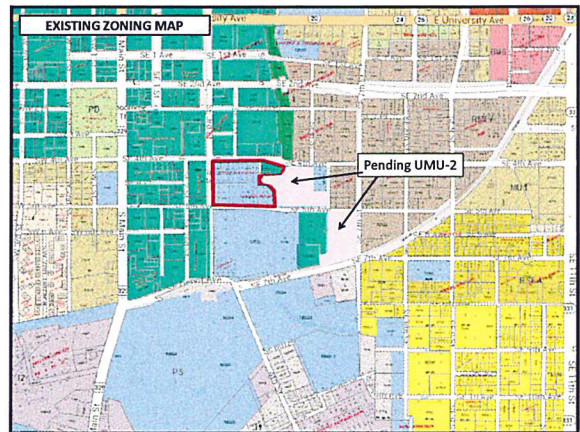
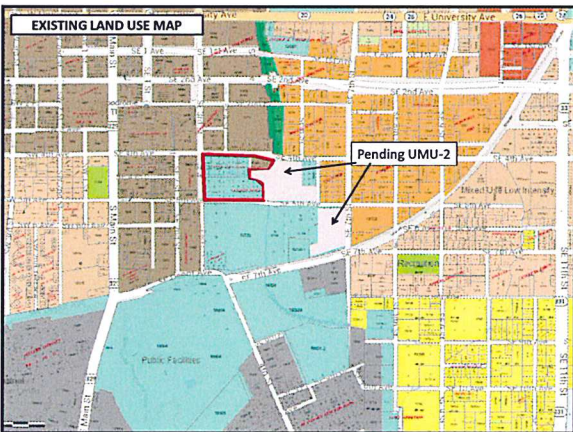
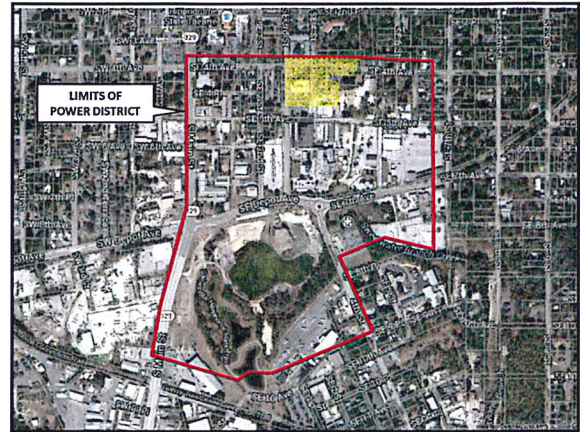
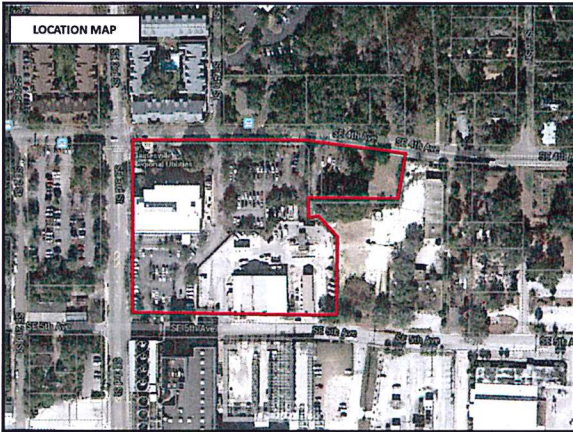
Proposed: UMU-2
 The UMU-2 zoning district is created to promote and encourage redevelopment of the existing urban commercial areas and neighborhoods near the University of Florida. The district is intended to encourage multimodal mobility and to allow uses and development compatible with each other 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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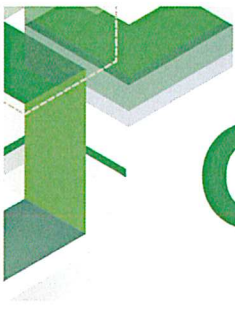
GRU
More than Energy

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.

APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-14-77 TCH</u>	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 []	
Account No. 001-670-6710-1124 (Enterprise Zone) []	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) []	

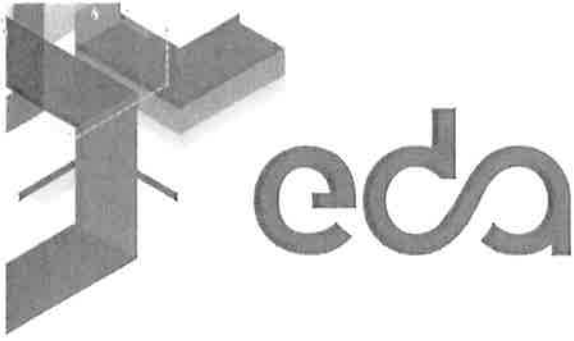
Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name: eda engineers-surveyors-planners, inc.	
Applicant/Agent Address: 2404 NW 43 rd Street	
City: Gainesville	
State: Florida	Zip: 32606
Applicant/Agent Phone: 352-373-3541	Applicant/Agent Fax: 352-373-7249

Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code [X]	Comprehensive Plan Text []	Other []
Section/Appendix No.:	Element & Goal, Objective or Policy No.:	Specify:
30-65.2 (UMU-2 District)		

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):

Certified Cashiers Receipt:



engineers • surveyors • planners, inc.

June 16, 2014

Onelia Lazzari
Planning & Development Services
City of Gainesville

RE: Proposed Text Amendment to LDC Sec. 30-65.2 (Urban Mixed-Use District 2)

Ms. Lazzari:

On behalf of the applicant (Gainesville Regional Utilities), attached to this letter is an application for a proposed text amendment to the Land Development Code, Section 30-65.2, Urban Mixed-Use District 2 (UMU-2). This text amendment proposes an amendment to 3 figures (see attached) related to the properties proposed to be rezoned to UMU-2 within the Power District. The figures to be amended are currently under review by the City as part of the CRA Power District applications within the Power District.

The amended figures are labeled as follows:

Figure 1.3 – District Boundary Map – Power District

Figure 2.3 – Street Types – Power District

Figure 3.1 – Height Limits – Power District

These figures will be included in LDC Section 30-65.2 (UMU-2 zoning) and shall only affect the properties proposed for UMU-2 zoning within the Power District. Further, these figures are consistent with the adopted Power District Redevelopment Plan and the proposed UMU-2 zoning district.

In addition, Sec. 30-65.2(c)(1) is revised to include 'Public Administration' as a permitted use (excluding correctional institutions) in the UMU-2 zoning district (see attached).

If you have any questions or require any additional information, please let me know.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

attachments

Sec. 30-65.2. Urban mixed-use district 2 (UMU-2).**(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	
	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 of the enclosed building.

GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
GN-078	Landscape and horticultural services	
MG-43	U.S. Postal Service	
GN-471	Arrangement of passenger transportation	Offices only, with no operation of passenger tours on site
GN-483	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
GN-523	Paint, glass, and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply	
MG-53	General merchandise stores	
MG-54	Food stores	Excluding gasoline pumps
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishing, and equipment stores	
MG-59	Miscellaneous retail	Excluding GN-598 Fuel Dealers
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developer (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding industrial laundries (IN-7218)

MG-73	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)
GN-701	Hotels and motels	
MG-78	Motion picture	
MG-79	Amusement and recreation service	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports
MG-80	Health services	
MG-81	Legal services	
MG-82	Educational services	
MG-83	Social services	
MG-84	Museums, art galleries, and botanical and zoological gardens	
MG-86	Membership organization	
MG-87	Engineering, accounting, research, management, and related services	
<u>Div. J</u>	<u>Public Administration</u>	<u>Excluding correctional institutions (IN-9223)</u>

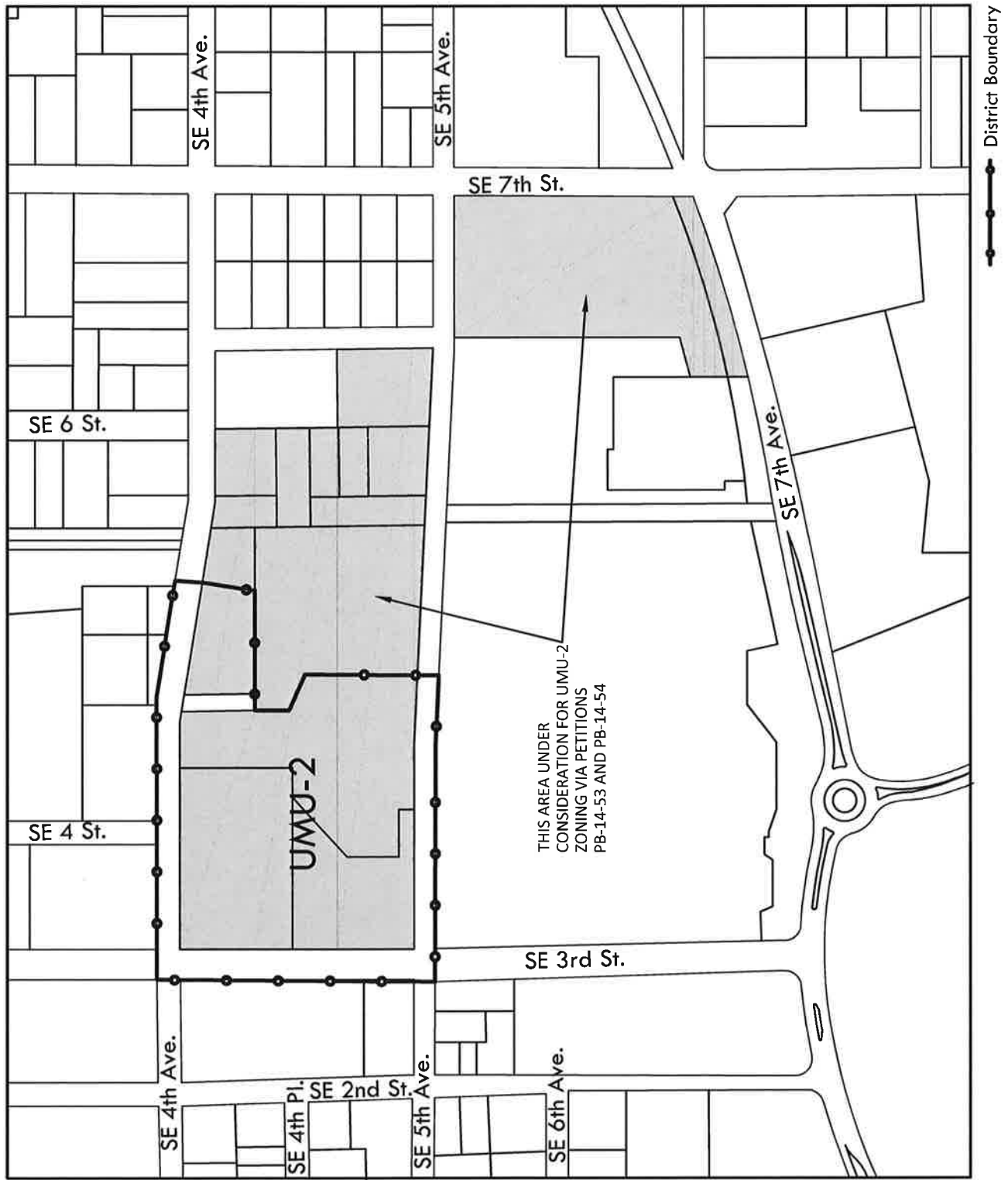
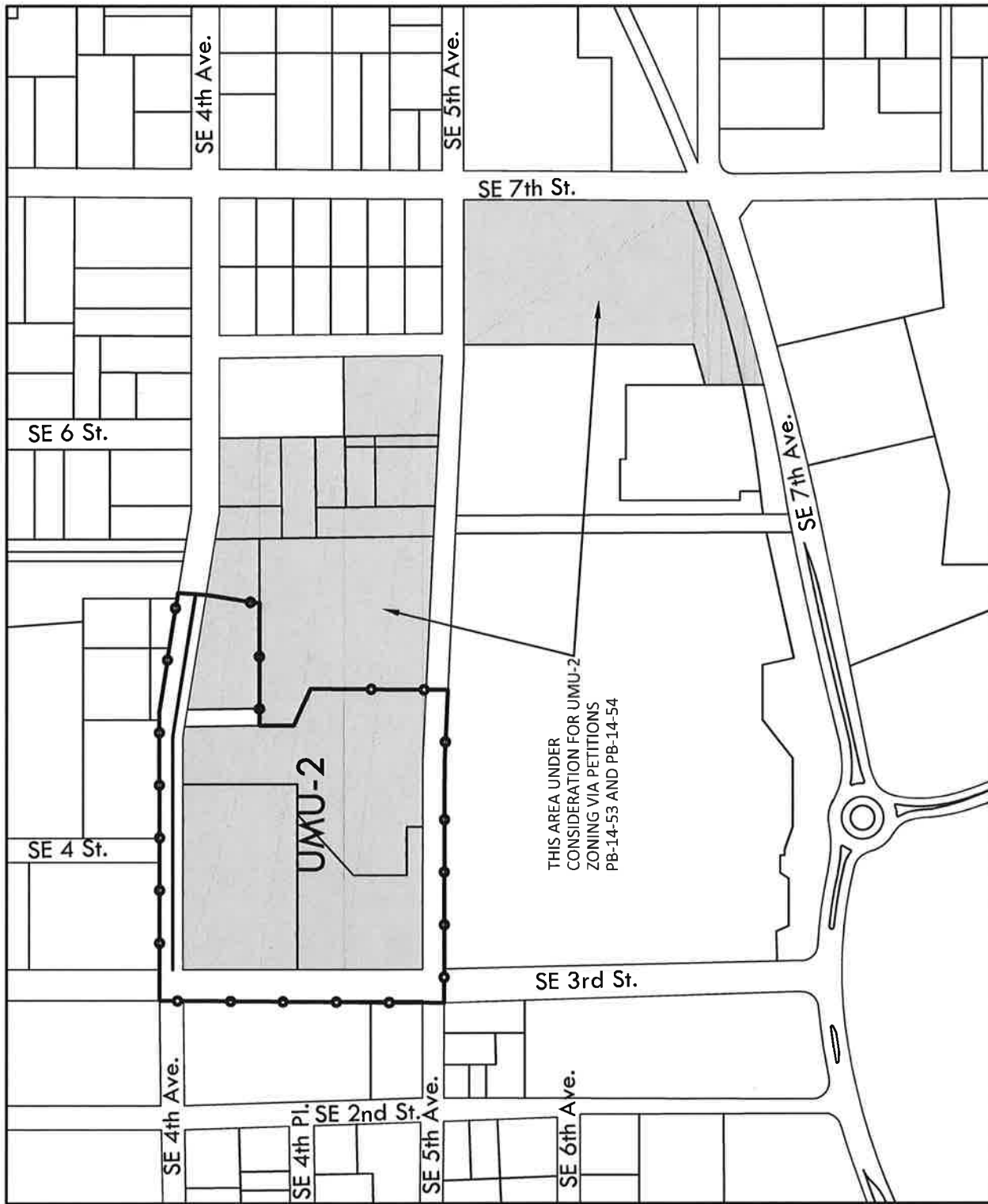


Figure 1.3 District Boundary Map - Power District



District Boundary
Storefront Street

Figure 2.3 Street Types - Power District

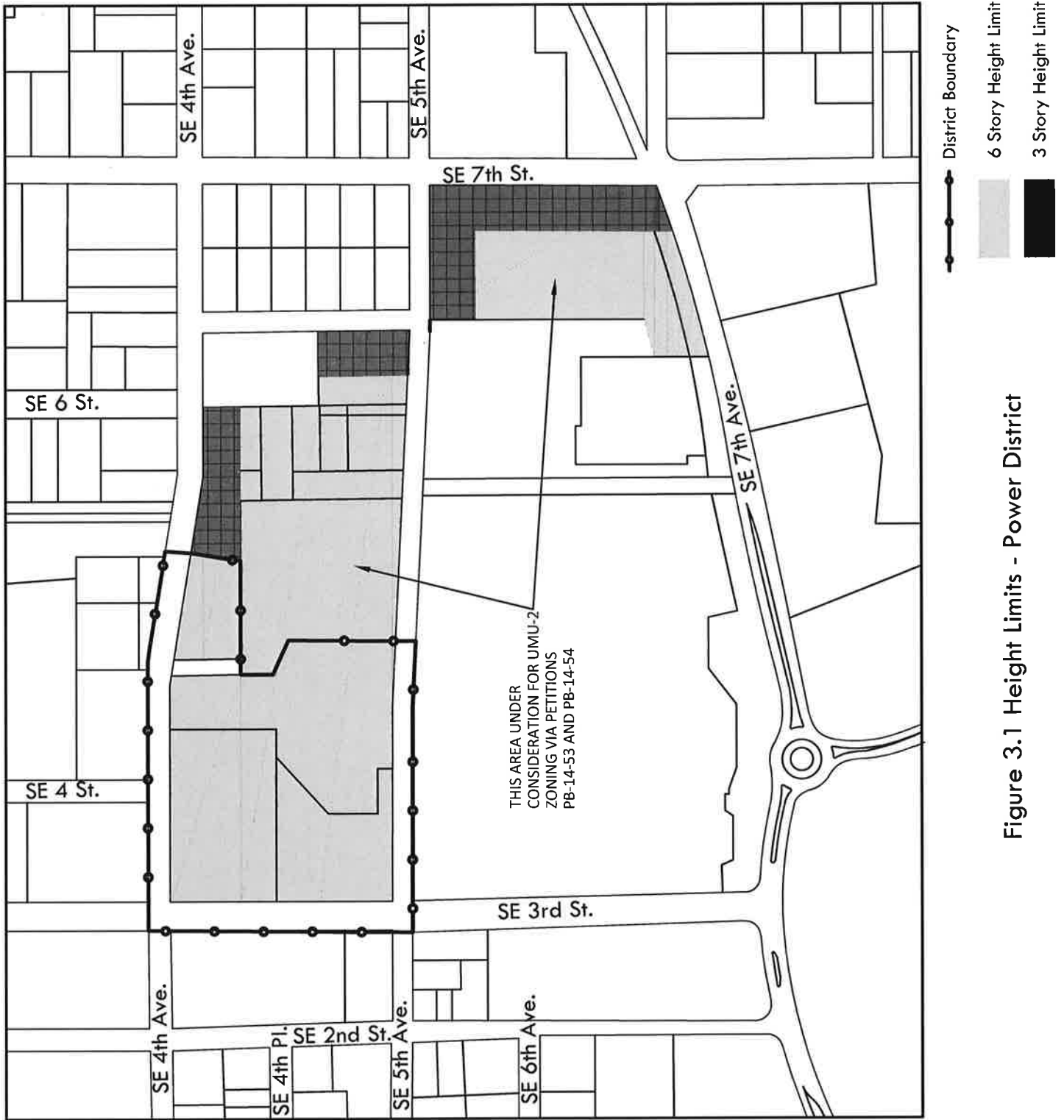


Figure 3.1 Height Limits - Power District