



PLANNING
OCT 6 2015

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-15-120 SUP</u>	Fee: \$ <u>1086.00</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>543.00</u>
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1125 (Enterprise Zone Credit)	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)
Name: <u>Butler, F.P.</u>
Address: <u>700 Riverside Blvd</u> <u>Holly Hill, FL 32117</u>
Phone: <u>(352) 254-0021</u> Fax: _____
Owner's Signature: <u>F.P. Butler</u>
(If additional owners, please include on back)

Applicant(s)/Agent(s), if different
Name: <u>Make-Work</u>
Address: <u>2153 S.E. Hawthorn Rd</u> <u>Gainesville, FL 32641</u>
Phone: <u>214-7503</u> Fax: <u>271-3687</u>

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: <u>722 S. Main</u> <u>Gainesville, FL 32601</u>
Tax parcel no(s): <u>13015-000-000</u>
Legal description (use separate sheet, if needed): <u>(see attached)</u>

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: M.A. Conway Date: Oct 3, 2015
For Make-Work

Certified Cashier's Receipt:

MASTER PLAN FOR DEVELOPMENT OF 722 S. MAIN ST.

Make.Work is planning on the rehabilitation of the existing building at 722 S. Main St. After meeting with building officials from the City of Gainesville, we have enlisted the professional aid of architects, structural, mechanical, and electrical engineers. The goal of the rehabilitation is to restore the building so that it is functional, safe, and attractive.

We have attached the Mission Statement of Make.Work, which identifies our goals. At 722 S. Main, we "...are proposing a shared manufacturing facility here in Gainesville" where (young) companies can actually do prototype development and limited manufacturing."

Generally, we will be using the existing buildings after appropriate repairs. Similarly, we will be utilizing the existing paved areas and will not create any new impervious areas. We are cleaning and repairing existing site drainage systems along with clearing the entire site and removing debris.

Due to the size and distressed condition of the existing building at 722 S. Main St., we propose to phase the rehabilitative construction in three basic stages all the while cleaning the exterior site areas.

PHASE ONE: Shared Manufacturing

Phase 1a / Shared Manufacturing Facility

The main building fronting on Main St. will feature a centrally located technological equipment area where tenant companies will have equal access to a 'tech workshop' operating 24/7 in a monitored setting. The tools and equipment are maintained and monitored by experienced staff of The Tech Toybox, Inc.

The ground floor of the main building, labeled Shared Manufacturing Area, will house all of the tools and equipment plus storage areas and some individual work areas for tenant companies. The bathroom facilities will be completely updated and brought up to code along with all life safety components.

The building exterior will be completely refinished along with replacement of all doors and windows with contemporary storefront glazing. The roof areas will have their underlying decks replaced where necessary, properly sloped, and covered with a new single ply membrane. The ceiling structure will receive open-cell spray insulation to achieve building efficiency and tenant comfort.

Limited office space will be available to tenant companies on the second floor above the 'manufacturing area'.

Phase 1b / Shared Advanced Manufacturing Facility:

Contiguous with and adjacent to the main building referenced in Phase 1a is a large warehouse, which was constructed subsequent to the Main Building and in a different style. They are primarily constructed of concrete masonry units with a gabled roof.

The roof structure is trussed and are gabled and covered with Ondura (fiber cement panels). These building have been continuously in use since the 1950s.

The warehouse areas are designated for tenant companies to engage in custom, highly technical manufacturing. Such manufacturing is typically 'clean'. There will be less mentoring, and involvement of Make.Work staff. This is an area to accommodate young manufacturing companies at an intermediate stage (adolescent) of their growth.

PHASE TWO: Education & Workforce Development

This phase will focus on mentoring and education with a net result of workforce development for the local community. Classroom facilities will be constructed adjacent to and integral with the shared equipment area so that individuals will have first-hand experience working on electron microscopes, CNC lathes and mills, 3D printers, etc.

The Tech Toybox under the umbrella of Make.Work will be collaborating with Santa Fe College and Career Source to optimize training and facilitating the matriculation of unemployed and under-employed into the workforce. Additionally, tenant companies will have the opportunity to provide proprietary training to such students and eventually draw upon their ranks for an expanding work force.

PHASE THREE: CUSTOM MANUFACTURING FACILITY

Our goal is to retain advanced manufacturing companies and to facilitate their growth right here in Gainesville. Upon leaving the Main Facility, they will have the opportunity to remain in the environment which has cultivated and enhanced their growth. With two plus acres in back of the facilities referenced above and two alternative points of ingress/egress we have the capacity to offer such companies a site for permanent location which is centrally located yet easily accessible from the major thoroughfares without going through the Downtown!

We hope to offer successful companies their own building on the larger site. Such structure(s) will be architecturally consistent with the "Art Deco" style of the renovated Main Building and will have their own loading and unloading areas.

SUMMARY & CONCLUSION

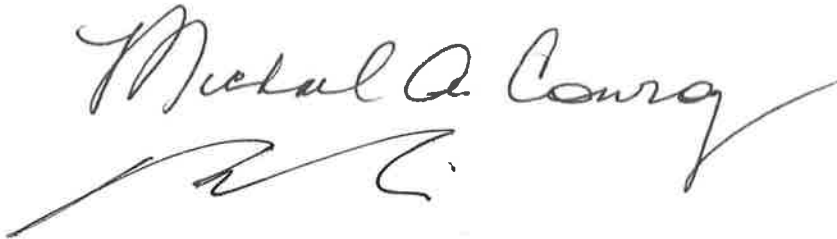
The subject property at 722 South Main has 2.5 acres and the potential to eventually accommodate multiple buildings all of which will house advanced manufacturing facilities in a coherent format which will be developed in cooperation with the City of Gainesville and other key members of the entrepreneurial ecosystem.

Such a development will be one more significant step in the redevelopment of the Power District/ Depot Park area already initiated by the adaptive reuse of the GRU warehouse for Prioria and the imminent construction of the Cade Museum across the street. Being at the intersection of Depot Ave. and South Main Street, the property is centrally located in this District and only a short distance away from the Innovation Hub, Downtown, the Shands Complex, and the University of Florida. The area, which was previously an industrial eyesore, had deteriorated to the point of being an embarrassing entry to the heart of Gainesville with its run-down underutilized buildings amidst piles of scrap metal and used building materials.

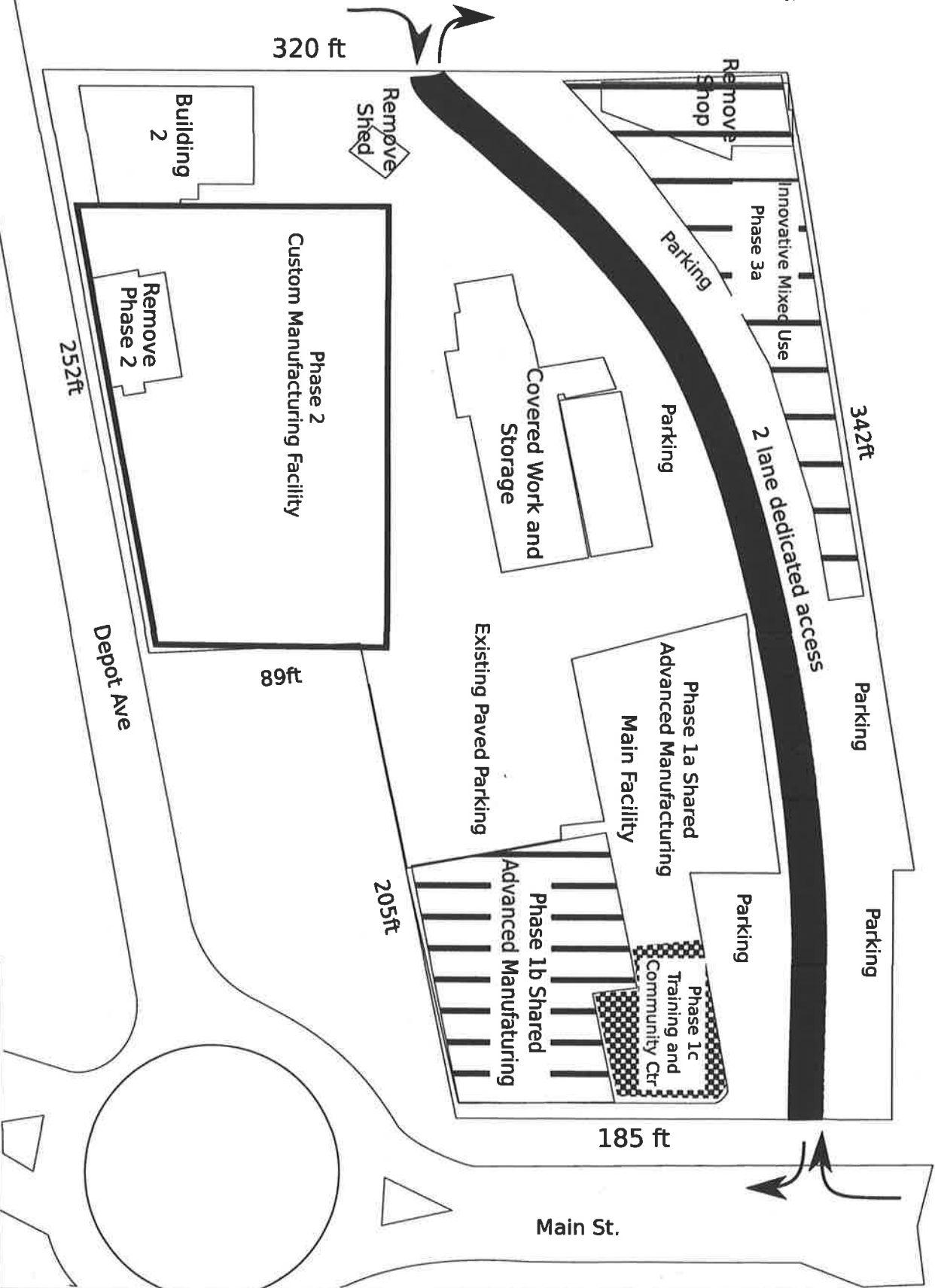
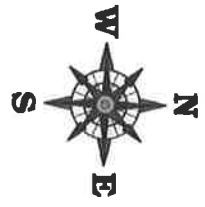
Given the current site conditions, the motives for the City to incentivize the redevelopment of this site are both obvious and multiple. Furthermore, the ability of the resident companies to hire employees continuously during their growth in positions that will be well compensated should meet the goals and criteria of several State programs designed to reward capital investment and education.

We are available to answer any and all questions. Thank you for the opportunity to present an overview of our plans. We welcome your input.

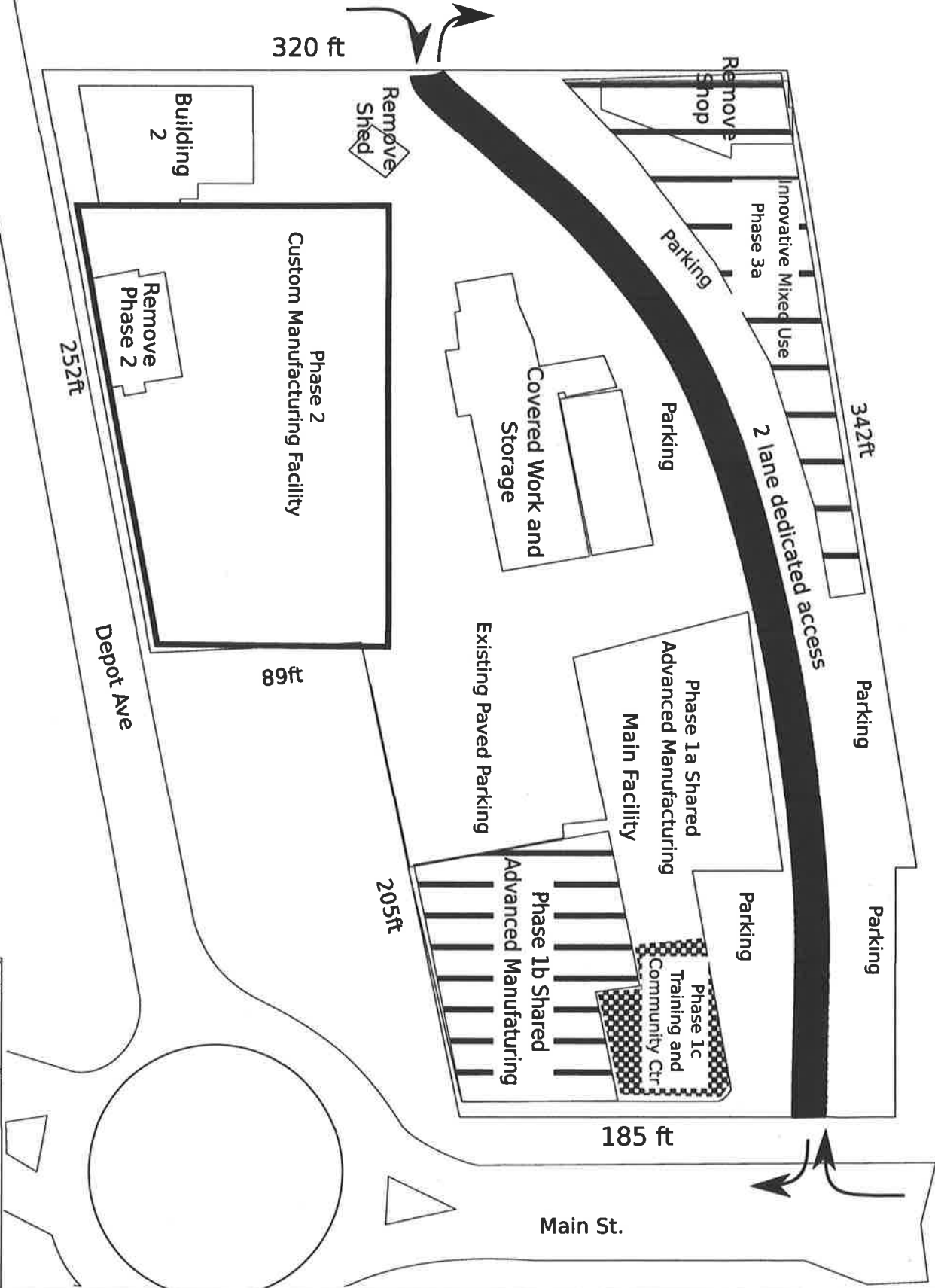
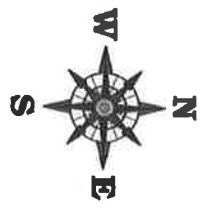
Thank you.

A handwritten signature in black ink, appearing to read "Michael A. Conroy". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Michael A. Conroy, Mark Davidson



Contractor for	Mark Davidson	Title	
Prepared by	Mark Davidson	Title	
Checked by		Title	
Drawn by		Title	
Date	03-15-2015	Revision	A
Project Name	Shared Manufacturing Site Plan		
Project Number	A1		
Sheet Number	X / Y		
Scale	1" = 20'		
Drawing Number	1		
Client	MAKE.WORK		
Address	722 S. Main St.		



Prepared For	Mark Davidson	Type	Shared Manufacturing Site Plan
Prepared By	MM MAKE-WORK	Scale	1/4" = 20'
Project Number	722 S. Main St.	Date	03-15-2015
Drawing Number	1	Revision	A
Author	AJ	Checker	X/Y

Operator: Teri Genovese

Receipt no: 49477

Item	Description	Account No	Payment	Payment Reference	Paid
PB-15-00120 00722 S MAIN ST 722 S.Main Special Use Permit	Special Use Permit - EZ	001-660-6680-1124	CHECK	108	\$543.00
Total:					\$543.00

Transaction Date: 10/06/2015

Time: 13:19:21 EDT



Parcel: 13015-000-000

Search Date: 10/6/2015 at 12:50:15 PM - Data updated: 10/06/15

Taxpayer: BUTLER F P	Legal: BEVILLS ADDN PB A-60 BEG SW COR BLK 13 AKA NELY COR OF INT OF SW 2ND ST & DEPOTAVE NELY ALG N BDRY DEPOT AVE 247 FT N100 FT NELY PARALLEL WITH N BDRY DEPOT AVE 200 FT TO S MAIN ST N ALG MAIN ST 120.5 FT SWLY PARALLEL WITH N BDRY DEPOTAVE 100 FT N 100 FT SWLY 346.47 FT TO SW2ND ST S ALG SW 2ND ST TO POB (LESS R/W PER OR 4175/1401) OR 3722/0382
Mailing: 700 RIVERSIDE DR HOLLY HILL, FL 32117	
Location: 722 S MAIN ST GAINESVILLE	
Sec-Twn-Rng: 5-10-20	
Use: Stores	
Tax Jurisdiction: Gainesville	
Area: Dwtwn Main & University	
Subdivision: Placeholder	

Current Values								
Land	Building	Misc	Total	Deferred	Assessed	Exempt *	Taxable *	Taxes
259500	91400	1200	352100	0	352100	0	352100	8308.64

These numbers reflect County General Fund but do not reflect School Board taxable value.

Assessment History

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Stores	259500	259500	98500	1200	359200	0	359200	0	359200	8541.15
2013	Stores	259500	259500	98500	1200	359200	0	359200	0	359200	8567.8
2012	Stores	259500	259500	98500	1200	359200	0	359200	0	359200	8521.77
2011	Stores	259500	259500	109600	1200	370300	0	370300	0	370300	8902.22
2010	Stores	259500	259500	109600	1200	370300	0	370300	0	370300	8853.68
2009	Stores	259500	259500	109600	1200	370300	0	370300	0	370300	8862.25
2008	Stores	259500	259500	109600	1200	370300	0	370300	0	370300	8229.2
2007	Stores	259500	259500	101400	1200	362100	0	362100	0	362100	8118.21
2006	Stores	53300	53300	96900	1200	151400	0	151400	0	151400	3765.5
2005	Stores	53300	53300	72400	1200	126900	0	126900	0	126900	3247.94
2004	Stores	53300	53300	66400	1200	120900	0	120900	0	120900	3127.95
2003	Stores	53300	53300	65100	1200	119600	0	119600	0	119600	3171.14
2002	Stores	53300	53300	59100	1200	113600	0	113600	0	113600	3053.11
2001	Stores	53300	53300	58000	3000	114300	0	114300	0	114300	3065.84
2000	Stores	53300	53300	56800	3000	113100	0	113100	0	113100	3069.82
1999	Stores	53300	53300	64500	3000	120800	0	120800	0	120800	3302.09
1998	Stores	53300	53300	63300	3000	119600	0	119600	0	119600	3363.24
1997	Stores	53300	53300	64000	3000	120300	0	120300	0	120300	3448.78
1996	Stores	53300	53300	93700	14200	161200	0	161200	0	161200	4630.05
1995	Stores	53300	53300	95000	14200	162500	0	162500	0	162500	4671.36

Land

Use	Zoning	Acres
Store 1 Floor	Commercial	0.46
Store 1 Floor	Commercial	1.53
Current Land Value: 259500		

Building

Actual Year Built 1947	Area Type	Square Footage
Effective Year Built 1947	Base Area (BAS)	972
Use: Service Shop	Finished Storage (FST)	972
Bedrooms: 0	Heated Area: 972 Total Area: 1944	
Baths: 5		

PB-15-120 SUP

Stories: 1 Exterior Wall: Concrete Block AC: None Heating: None													
Actual Year Built 1947 Effective Year Built 1947 Use: Warehouse Storage Bedrooms: 0 Baths: 0 Stories: 1 Exterior Wall: Concrete Block AC: None Heating: None	<table border="0"> <tr> <td>Area Type</td> <td style="text-align: right;">Square Footage</td> </tr> <tr> <td>Base Area (BAS)</td> <td style="text-align: right;">2310</td> </tr> <tr> <td>Canopy (CAN)</td> <td style="text-align: right;">3750</td> </tr> <tr> <td colspan="2" style="text-align: right;">Heated Area: 2310 Total Area: 6060</td> </tr> </table>	Area Type	Square Footage	Base Area (BAS)	2310	Canopy (CAN)	3750	Heated Area: 2310 Total Area: 6060					
Area Type	Square Footage												
Base Area (BAS)	2310												
Canopy (CAN)	3750												
Heated Area: 2310 Total Area: 6060													
Actual Year Built 1947 Effective Year Built 1947 Use: Store Retail Bedrooms: 0 Baths: 10 Stories: 2 Exterior Wall: Concrete Block AC: None Heating: Forced Air Duct	<table border="0"> <tr> <td>Area Type</td> <td style="text-align: right;">Square Footage</td> </tr> <tr> <td>Base Area (BAS)</td> <td style="text-align: right;">10640</td> </tr> <tr> <td>Unfinished Storage (UST)</td> <td style="text-align: right;">2650</td> </tr> <tr> <td>Canopy (CAN)</td> <td style="text-align: right;">380</td> </tr> <tr> <td>Unfinished Cabana (UCB)</td> <td style="text-align: right;">3450</td> </tr> <tr> <td colspan="2" style="text-align: right;">Heated Area: 10640 Total Area: 17120</td> </tr> </table>	Area Type	Square Footage	Base Area (BAS)	10640	Unfinished Storage (UST)	2650	Canopy (CAN)	380	Unfinished Cabana (UCB)	3450	Heated Area: 10640 Total Area: 17120	
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Canopy (CAN)	380												
Unfinished Cabana (UCB)	3450												
Heated Area: 10640 Total Area: 17120													
Current Building Value: 91400													

Miscellaneous

Description	Units
Stg	2955
Current Miscellaneous Value: 1200	

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
12/18/2007	249000	No	No	3722	0382	Mult Sale
03/10/1995	100	No	No	2003	1282	Mult Sale
03/25/1993	100	No	No	1900	2114	Quitclaim Deed
10/25/1992	100	No	No	1874	0568	Quitclaim Deed
10/10/1992	100	No	No	1899	2294	Quitclaim Deed
12/01/1986	100	No	No	1650	1661	Warranty Deed

Permit

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

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
13-00665	Roofing	02/05/2013	03/05/2013	08/05/2013	

Parcel: 13013-000-000

Search Date: 10/6/2015 at 12:53:47 PM - Data updated: 10/06/15

Taxpayer: BUTLER F P	Legal: COM SE COR N 18 MIN W 94.6 FT TO C/L OF SEABOARD R/R S 78 DEG 56 MIN W 807.95 FT ALONG C/L RR N 260.2 FT TO POB S 79DEG 38 MIN W 100 FT N 90.3 FT E 98.36 FT S 71.63 FT TO POB OR 3722/0382
Mailing: 700 RIVERSIDE DR HOLLY HILL, FL 32117	
Location:	
Sec-Twn-Rng: 5-10-20	
Use: Pkg Lot (Comm)	
Tax Jurisdiction: Gainesville	
Area: Dwntrn Main & University	
Subdivision: Placeholder	

Current Values

Land 23100	Building 0	Misc 4400	Total 27500	Deferred 0	Assessed 27500	Exempt * 0	Taxable * 27500	Taxes 647.92
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These numbers reflect County General Fund but do not reflect School Board taxable value.

Assessment History

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2014	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	652.91
2013	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	654.95
2012	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	651.68
2011	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	660.08
2010	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	656.63
2009	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	657.18
2008	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	610.26
2007	Pkg Lot (Comm)	23100	23100	0	4400	27500	0	27500	0	27500	613.76
2006	Pkg Lot (Comm)	11600	11600	0	4400	16000	0	16000	0	16000	393.34
2005	Pkg Lot (Comm)	11600	11600	0	4400	16000	0	16000	0	16000	404.19
2004	Pkg Lot (Comm)	11600	11600	0	3500	15100	0	15100	0	15100	385.39
2003	Pkg Lot (Comm)	11600	11600	0	3800	15400	0	15400	0	15400	402.53
2002	Pkg Lot (Comm)	11600	11600	0	4100	15700	0	15700	0	15700	416.37
2001	Pkg Lot (Comm)	11600	11600	0	4400	16000	0	16000	0	16000	424.32
2000	Pkg Lot (Comm)	11600	11600	0	4700	16300	0	16300	0	16300	438.16
1999	Pkg Lot (Comm)	11600	11600	0	5000	16600	0	16600	0	16600	449.03
1998	Pkg Lot (Comm)	11600	11600	0	5300	16900	0	16900	0	16900	470.3
1997	Pkg Lot (Comm)	11600	11600	0	5600	17200	0	17200	0	17200	489.17
1996	Pkg Lot (Comm)	11600	11600	0	5900	17500	0	17500	0	17500	502.66
1995	Pkg Lot (Comm)	11600	11600	0	6100	17700	0	17700	0	17700	508.83

Land

Use	Zoning	Acres
Parking Lot Commercial	Commercial	0.18
Current Land Value: 23100		

Miscellaneous

Description	Units
Paving 1	7700
Current Miscellaneous Value: 4400	

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
12/18/2007	249000	No	No	3722	0382	Mult Sale

10/6/2015

Property Search Results

03/10/1995	100	No	No	2003	1282	Mult Sale
03/25/1993	100	No	No	1900	2114	Quitclaim Deed
10/10/1992	100	No	No	1899	2294	Quitclaim Deed
10/25/1991	100	Yes	No	1874	0569	Quitclaim Deed
12/01/1986	100	Yes	No	1650	1662	Warranty Deed