



Cornerstone Condominium & Development Agreement

Community Redevelopment Agency

December 18, 2017



Construction Progress



Condominium Association

Phase 1

- Includes 5 units
- GTEC Building will be added after 3 years
- Each unit is responsible for its pro rata share
- Assessments based on the building square footage

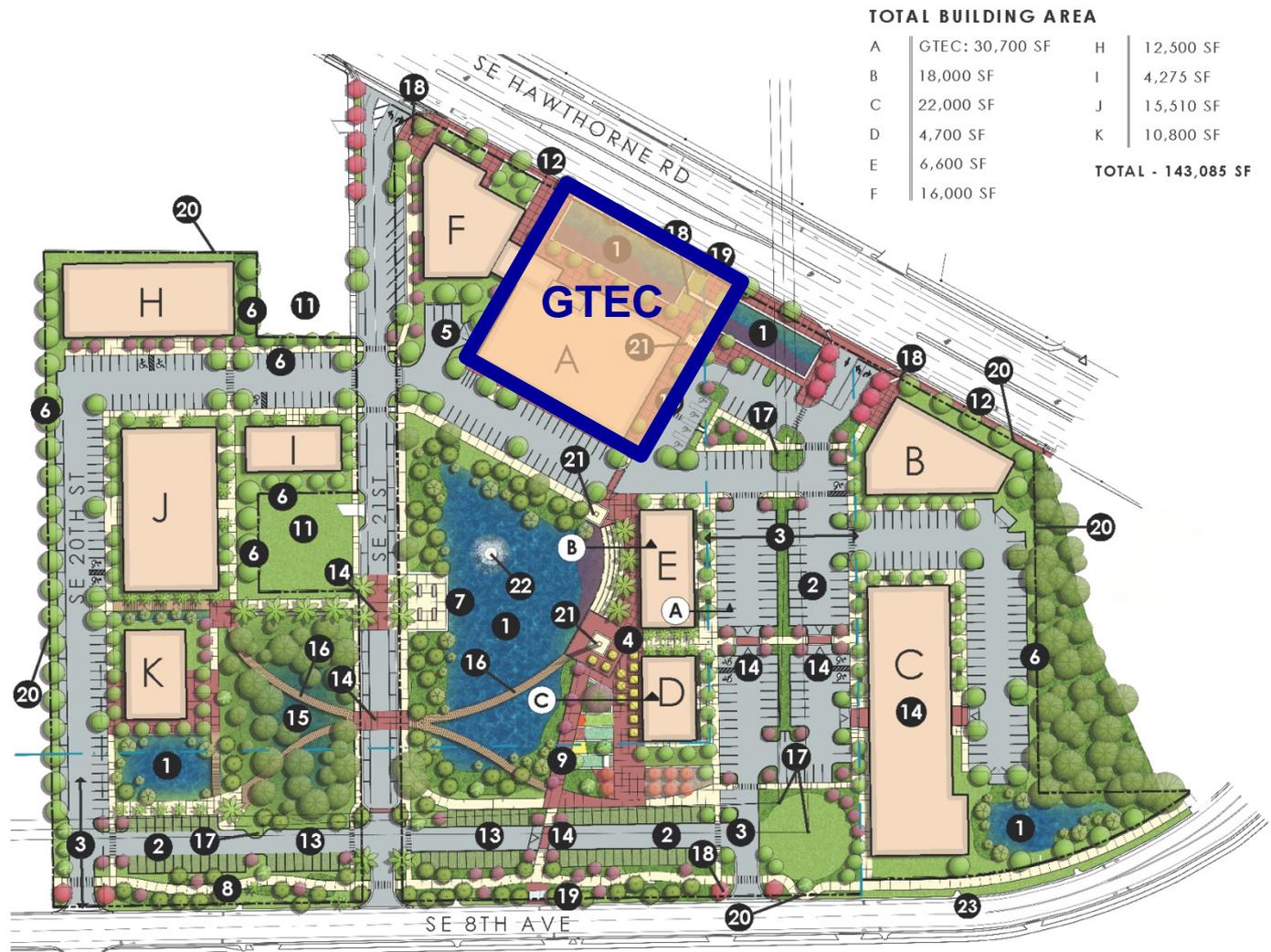
Phase 2

- GTEC Building will be added
- Add remaining 4 units



Cornerstone Master Plan

Approved By CRA Board, March 2015



TOTAL BUILDING AREA

A	GTEC: 30,700 SF	H	12,500 SF
B	18,000 SF	I	4,275 SF
C	22,000 SF	J	15,510 SF
D	4,700 SF	K	10,800 SF
E	6,600 SF		
F	16,000 SF		
TOTAL - 143,085 SF			

LEGEND

- 1 STORMWATER
- 2 PARKING WITHIN GRU EASEMENT
- 3 150' WIDE GRU POWER LINE EASE
- 4 WATERFRONT PLAZA
- 5 RELOCATED GTEC BLDG. SERVICE
- 6 LANDSCAPE BUFFER
- 7 OVERLOOK / SPILL-WAY
- 8 LINEAR PARK
- 9 WATERFRONT GARDEN
- 10 GTEC BLDG. DROP-OFF
- 11 OUT PARCEL
- 12 PARALLEL PARKING- ON EXISTING
- 13 STABILIZED GRASS PARKING AREA
- 14 SPEED TABLE / CROSSWALK
- 15 RESTORED & EXPANDED WETLAND
- 16 BOARDWALK
- 17 POWER LINE POLE
- 18 SIGNAGE & WAYFINDING
- 19 BUS STOP
- 20 PROPERTY LINE
- 21 SCULPTURE LOCATION
- 22 FOUNTAIN
- 23 PROPOSED ON STREET PARKING IF

PARKING

* REFER TO ENGINEERING MASTER PLAN FOR
PARKING COUNTS.

GTEC 100% MASTER PLAN

City/CRA Commitments

Financial

- Pro rata share of the quarterly condominium association fees and ad valorem taxes
- GTEC's condominium fees and ad valorem taxes for 3 years

Staffing

- Association Board Members
- CRA Staff
 - CRA Director and 2 Managers



Moving Forward.....

Winter 2018

- Site Work Construction Completion January 2018
- Final Draft of Condominium Association to City Commission on January 4, 2018
- Establishment of the temporary Board of Directors
- Purchase and Sale agreement to City Commission on January 18th or February 1st.





Recommendation

CRA Executive Director to CRA Board:
Hear Update

