

LEGISLATIVE #

120002E



Gainesville Community Redevelopment Agency

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

Memo

To: City of Gainesville Planning Department

From: Kelly Huard Fisher, Interim CRA Director

Via: Bob Hunzinger, GRU General Manager

Date: 3.19.2011

Re: Power District SSCPA and Rezoning Application

Attached please find a Small Scale Comprehensive Plan Amendment and rezoning application for the Power District Catalyst Project. The Catalyst is a portion of the area surrounding the GRU Kelly Power Plant, associated with the proposed Prioria Robotics redevelopment site. The CRA has assembled this application on behalf of, and in coordination with, the City of Gainesville and Gainesville Regional Utilities. The CRA is pursuing Mixed-Use High Land Use and Central City District zoning at the catalyst site. It is anticipated that additional land use and zoning amendments addressing the remainder of GRU redevelopment sites within Power District will be completed in the future.

Redevelopment of the Power District provides an important economic development opportunity for the City. To these ends the City has designated the Community Redevelopment Agency as the lead agency for Power District redevelopment. In 2008, the CRA and the City adopted a master vision for the GRU properties in this area. This vision spells out a framework for reintroducing the street grid to this area, and creating a compact, walkable system of streets and blocks. Combined with this framework, the City/CRA will implement flexible, streamlined land development regulations that will clarify the community's expectations and incentivize quality redevelopment in this important section of the community.

Please accept the enclosed application, and if any further clarification is needed, do not hesitate to contact me at 352.334.2011. Thank you.



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
 1st 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 []

Owner(s) of Record (please print)
Name: City of Gainesville
Address: 300 E. University Ave, Mail Station 48
Gainesville, FL 32601
Phone: (352) 334-2205 Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: Gainesville CRA
Address: 802 NW 5th Ave, Ste 200, Gainesville, FL 32601
On behalf of:
City of Gainesville
Phone: (352)334-2205 Fax: (352)334-2132

***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	Present designation: PS	Other [] Specify: _____
Requested designation: MUH	Requested designation: CCD	

INFORMATION ON PROPERTY

1. Street address: 500 block of SE 7th Avenue and 500 block of SE 5th Avenue
2. Map no(s): 4052
3. Tax parcel no(s): Portion of 12720-000-000
4. Size of property: +/- 2.898 acre(s)
<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): **See attached.**
- Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - 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.
 - Must correctly describe the property being submitted for the petition.
 - 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 **Public Facilities**
Mixed Use High Intensity

South **Industrial**
Public Facilities

East **Public Facilities**
Residential Medium
Residential Low
Single Family

West **Public Facilities**
Mixed Use High Intensity

Please refer to the justification report for additional information.

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO _____ YES X If yes, please explain why the other properties cannot accommodate the proposed use?

Please refer to the justification report.

- 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 refer to the justification report.

Noise and lighting

Please refer to the 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 X YES____ (If yes, please explain below)

Please refer to the justification report for additional information.

- 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 ____

Please refer to the justification report.

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

Please refer to the justification report.

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

Please refer to the justification report.

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

Roadways

Please refer to the justification report.

Recreation

Please refer to the justification report.

Water and Wastewater

Please refer to the justification report.

Solid Waste

Please refer to the justification report.

Mass Transit

Please refer to the justification report.

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

NO ____

YES **X** (please explain)

1. Within 1/4 mile from Rosa Parks Regional Transit Downtown Station

2. Adjacent to Waldo Road Greenway-Depot Avenue Rail-Trail

Please refer to the justification report for additional information.

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 Station 48 Gainesville FL, 32601
Phone:	(352) 334-2205 Fax:
Signature:	

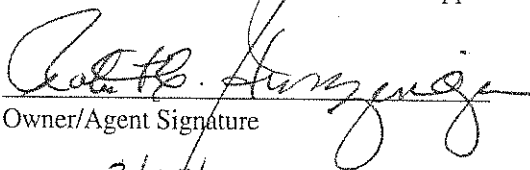
Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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

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

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


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


Owner/Agent Signature

3/15/12
Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 15 day of March 20 12, by (Name)
Robert Hunzinger


Signature – Notary Public

Personally Known ☒ OR Produced Identification ☐ (Type) _____

TL—Applications—djw

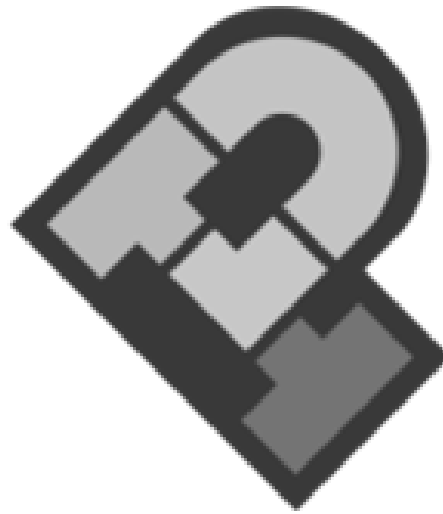


KRISTIE ANN WILLIAMS
MY COMMISSION # EE 087962
EXPIRES: August 23, 2015
Bonded Thru Budget Notary Services

Power District Catalyst Project

Land Use Amendment and Rezoning

Justification Report



Prepared for Submittal to:

City of Gainesville

Prepared by:

Gainesville Community Redevelopment Agency (GCRA)

Agent for

City of Gainesville

March 19, 2011

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Attachment 1	Legal Description
Attachment 2	Neighborhood Workshop Documentation
Attachment 3	Supportive Comprehensive Plan Policies
Attachment 4	Adopted Redevelopment Plan

Statement of Proposed Change

The Gainesville Community Redevelopment Agency (GCRA), on behalf of the City of Gainesville, is proposing a Small Scale Comprehensive Plan Amendment and rezoning for a portion of the former Gainesville Regional Utilities operational facilities complex known as the Power District Catalyst Project. The subject property is a portion of the larger Power District and is intended to serve as a catalyst for future redevelopment of additional areas within the Power District. The property proposed for amendment is located on an approximately 2.9-acre portion of Alachua County Parcel No. 12720-000-000 in the 500 block of Southeast 7th Avenue. The site currently has a Future Land Use (FLU) designation of Public Facilities (PF) and is zoned Public Services and Operations District (PS). The proposed FLU is Mixed Use High (MUH) and the proposed zoning is Central City District (CCD).

This amendment will promote growth and redevelopment within the core of the City and foster redevelopment of future areas within the Power District. The property is located on the southern edge of Downtown Gainesville and is located in the Downtown Community Redevelopment Area. The change in land use on the subject property and future surrounding areas will generate significant short and long-term reinvestment opportunities by introducing new options for retail, office or assembly/production in an established mixed-use neighborhood with close proximity to downtown.

Appropriate redevelopment implementation of the former Gainesville Regional Utilities complex will be coordinated with the City of Gainesville to restore social, economic and civic opportunities to the area. The distribution of uses, design criteria, landscaping and pedestrian and vehicular access will allow the neighborhood to grow in accordance with the City of Gainesville Comprehensive Plan, Downtown Community 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 due to the relocation of the GRU operations facilities in late 2011.

In 2008, the CRA initiated the development of a Master Plan with the firm Lord Aeck Sargent which was adopted by both the CRA and the City of Gainesville later that year (Attachment 4). The Master Plan 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. *Figure 1* shows the general master plan or layout of streets and blocks on the entire property currently controlled by GRU. This area

outlined in yellow represents the areas vacated by GRU which are currently available for redevelopment.

The CRA, with the City of Gainesville, has identified a tenant, Prioria Robotics, for a now vacant warehouse on the subject property. Prioria is a growing high-tech company which was started by local entrepreneurs. The company is currently located in downtown Gainesville and intends to relocate to the Power District to expand, produce and assemble their unmanned air systems, conduct engineering research and development, and administer their operations. The primary goal of this catalyst project is to transform the unoccupied surplus GRU warehouse facility located on the subject property into useable office/warehouse/light industrial or assembly space for productive, private sector use. This project will serve as a catalyst for redevelopment in the Power District and requires the proposed amendment to the existing land use and zoning on the subject property. This project is 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.



In conjunction with the proposed development of the Power District catalyst site as the headquarters for Prioria, the City of Gainesville has initiated Petition PB-11-150 TCH which is an amendment to the Land Development Code Section 30-66 related to the Central City District (CCD). This petition proposes to add *Research and Development in the Physical, Engineering, and Life Sciences* to the list of allowed uses in the CCD zoning district. This addition is related to the development of the Prioria site and is consistent with promoting a mixed use center with a variety of options for employment. This petition was heard by the Plan Board on February 23, 2012 and was recommended for approval. The item will be sent to the City Attorney's office to develop the ordinance which will then be adopted by the City Commission.

Existing Future Land Use and Zoning

The current Future Land Use (FLU) of the site is Public Facilities (PF) and the zoning is Public Services and Operations (PS). 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. 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 proposed FLU is MUH which allows a mixture of residential, office, business uses and light industrial uses. Residential densities up to 150 units per acre are permitted and maximum Floor Area Ratios (FAR) for residential and non-residential uses is 10.0. The proposed CCD zoning district was established for downtown Gainesville to provide for office, business, public and cultural activities and urban density housing, per Section 30-66 of the City's Land Development Code. The CCD allows "commercial services, professional, administrative, governmental and community services, financial services, entertainment and cultural activities, and medium to high density housing, as individual or mixed land uses."

Due to the proximity to downtown Gainesville, the requested MUH land use and CCD 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 industrial). Although this petition only covers a small portion of the Power District, this is the first step in amending the land use and zoning of the District. The MUH land use and CCD-style zoning district will eventually connect and form a continuation of MUH and CCD from the center of downtown Gainesville to the subject property.

Figure 2: Proposed Future Land Use

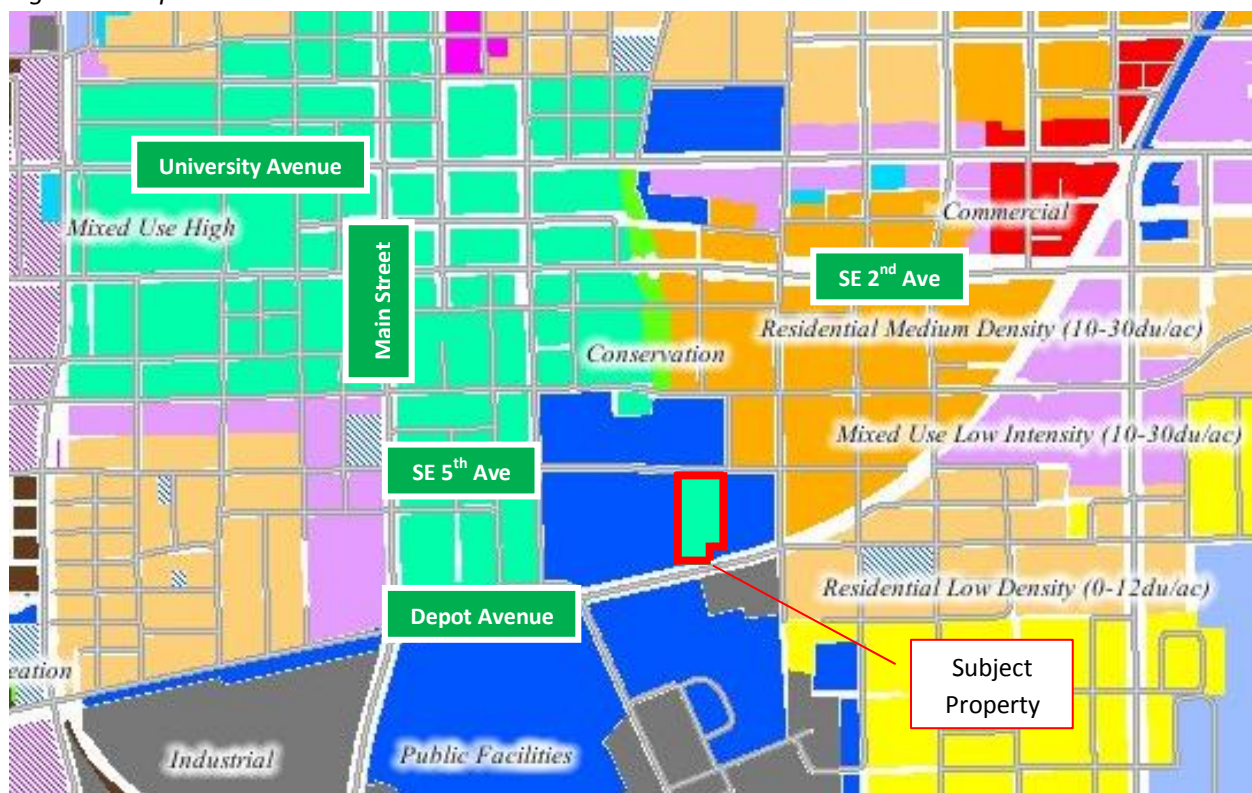
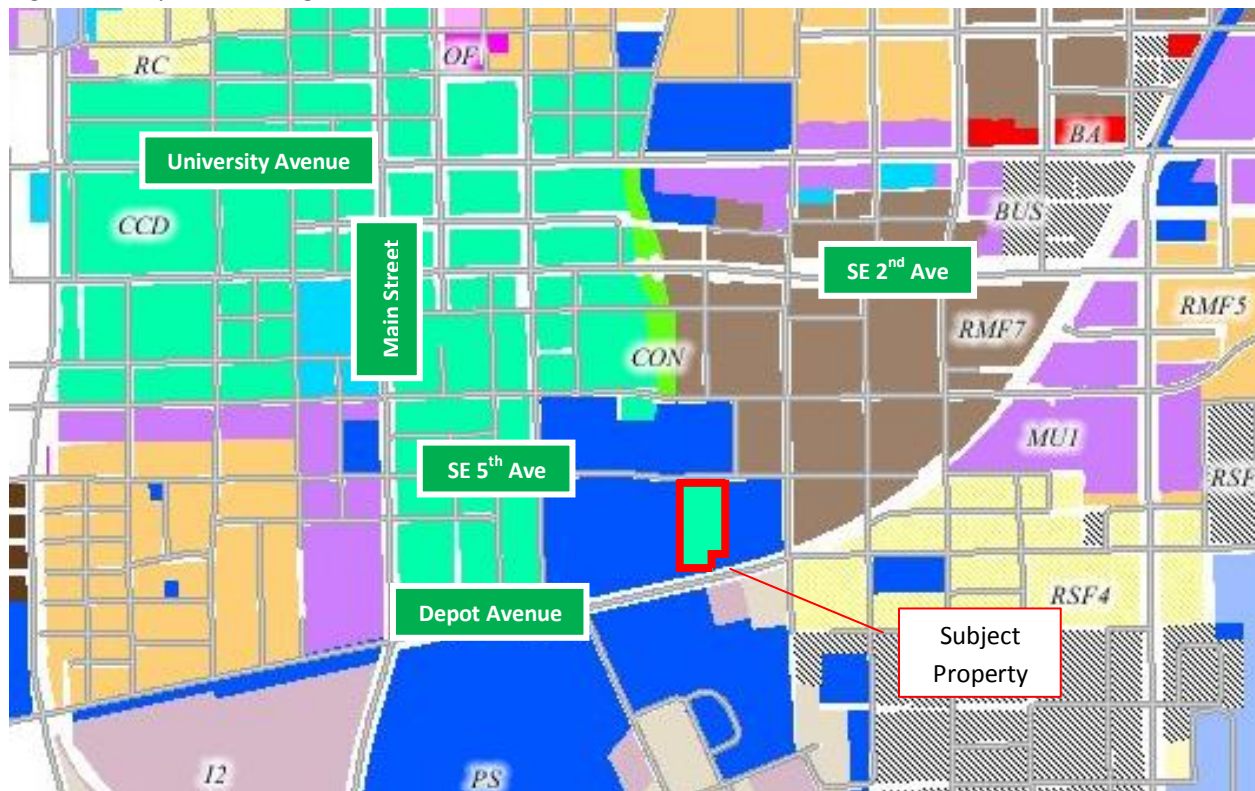


Figure 3: Proposed Zoning



The adopted master plan and the CCD zoning district provide a solid basis for creating a new zoning district for a Power District form based code which is scheduled to be developed within the next 12 to 18 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.

Responses to Application Questions

A. Surrounding Land Uses

The subject property is a portion of the former Gainesville Regional Utilities operational facilities located on the southern edge of downtown Gainesville. The areas owned by GRU are generally bounded by SE 4th Avenue, SE 3rd Street, Depot Avenue, Sweetwater Branch Creek and SE 7th Street. The property subject to this amendment is located between SE 5th Avenue and SE 7th Avenue and includes the vacated SE 5th Terrace and two currently vacant warehouses. See Figure 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.

Figure 4: Surrounding Property Uses, Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning	Existing Use
North	Public Facilities Mixed Use High	Public Services (PS) RMF7	GRU Facilities, Residential
South	Public Facilities Industrial	Public Services (PS) Industrial 2 (I2)	GRU Facilities, Industrial Areas (Lewis Oil), Government Offices
East	Public Facilities, Residential Medium, Residential Low	Public Services (PS) RMF7, RSF4	GRU Facilities, Residential
West	Public Facilities Mixed Use High	Public Services (PS) Central City District (CCD)	GRU Facilities, Transit Station

Generally, there is a mixture of uses surrounding the District with heavy industrial/public facility use to the south. There is a large residential component to the North, East and West. The requested Mixed Use High Intensity land use provides for a variety of uses that currently exist in the area. The urban location of the site provides an appropriate context for the Mixed Use High Intensity land use.

B. Adjacent Land Use

Generally, there is residential, commercial, and industrial uses surrounding the former GRU operation center. The immediate adjacent land use of the subject property is still classified as Public Services, but as the master plan is implemented, these areas will transition to Mixed Use High. 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 on Residential Streets

The adopted master plan includes improvements related to transportation circulation by the reintroduction of the historical block pattern. Figure 5 shows the proposed street grid surrounding the subject property. The street grid will conform to 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 the future 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 informational purposes, *Figure 5* is included to illustrate 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 will be memorialized during future stages of the development process.

b. Impact on Noise and Lighting

The proposed MUH Land Use and CCD zoning will effectively allow the same uses as currently exist in the surrounding area (residential, office, commercial, and light industrial.) The adopted vision 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. As noted above, in the future a new zoning district and supporting regulations will be developed and will address more specific use/height/noise and how it impacts the surrounding land uses. In addition, City regulations such as the noise ordinance and light trespass restrictions will remain in effect. Mixed use redevelopment should not adversely impact noise and lighting to surrounding properties.

D. Environmental Features

Sweetwater Branch Creek is located proximate to the subject site, but will not be impacted by this amendment. The creek bisects the greater GRU campus and is located west and south of the subject property. The creek is currently channelized between SE 4th Avenue and SE 7th Avenue to the west of the subject property and the creek is daylighted south of SE 7th Avenue. The creek is a valuable environmental resource, and a key element of the adopted vision for the area. It is a significant asset in the long-term vision for creating a potential greenway between Downtown Gainesville, Sweetwater Park, and Depot Park.

E. Historic Resources

The project area does not contain any historic structures although it is proximate to the Southeast Historic District which extends southwest to the intersection of SE 5th Avenue and SE 6th Terrace. There are also no identified archaeological resources deemed significant by the state on the property.

F. Development Pattern and Community Contribution

In accordance with the City of Gainesville Comprehensive Plan, the proposal promotes urban infill and redevelopment at the edge of downtown Gainesville. The site is currently underutilized and lacks congruence with surrounding uses. The proposed master plan integrates the uses, density and scale of the surrounding neighborhoods and this amendment will serve as the first redevelopment area (or catalyst) for future adherence to the master plan. The master 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 legible urban framework.

G. Long-Term Economic Benefits

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 quirky nature of the area, its proximity to Downtown and Innovation Square, and connectivity to multimodal transportation options will all contribute to attracting creative class businesses to the area. This initial amendment will serve as a catalyst for the future redevelopment of the remaining areas within the Power District.

The location of the 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. The proposed Bus Rapid Transit service along SE 7th Avenue will provide further transportation options.

H. Level of Service Standards

The proposed change in future land use and zoning will amend the former Gainesville Regional Utilities from the land use designation of Public Facilities use to Mixed Use High classification and zoning classification from Public Services to Central City District. In doing so, the GCRA and the City of Gainesville plans to transform this unused space into a dynamic commercial hub that blends seamlessly into the urban environment of downtown Gainesville. The MUH land use and CCD zoning allow for a maximum development of 10.0 FAR and 150 dwelling units per acre. The Power District Catalyst site will not be developed at the maximum scenario, will be developed at a much lower FAR, will not include any residential uses and will likely include only adaptive reuse of the existing buildings. *Figure 6* shows a comparison of the maximum development scenario and probable development scenario. The Level of Service (LOS) impact analysis is based on a probable development scenario of 1.0 FAR for transportation and the maximum FAR for other services.

Figure 6: Maximum and Probable Development Scenarios

Scenario	FAR	Acres	Total Development (sf)
Maximum	10.0	2.9	1,263,240 sf
Probable	1.0	2.9	126,324 sf

a. Roadways

The project is located within the Transportation Concurrency Exception Area (TCEA) Zone A, and is therefore 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. As noted above, the Trip generation for the proposed change is presented in *Figure 7*. Due to the proximity to the Rosa Parks RTS Downtown Station peak traffic flow is expected to be lower than shown in *Figure 7*.

Figure 7: Estimated Trip Generation

Existing Traffic Demand Estimate - Light Industrial (ITE 110)*				
Units:		55,152	sf	
Category	Rate	Trips	10% Redevelopment Credit	Trips
PM Peak	1.08	60	PM Peak * 1.1	66
Average Daily Total	6.97	384	Avg. Daily Total * 1.1	423
*Directional distribution not available				

Proposed Traffic Demand- General Office Use (ITE 710)						
Units:		63,162	sf			
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.49	94	0.17	16	0.83	78
Average Daily Total	11.01	695	0.5	348	0.5	348
Proposed Traffic Demand- Specialty Retail (ITE 814)						
Units:		18,949	sf			
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	5.02	95	0.44	42	0.56	53
Average Daily Total	44.32	840	0.5	420	0.5	420
Proposed Traffic Demand- Light Industrial (ITE 110)						
Units:		25,265	sf			
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	1.08	27	0.12	3	0.88	24
Average Daily Total	6.97	176	0.5	88	0.5	88
Proposed Traffic Demand- Manufacturing (ITE 140)						
Units:		18,949	sf			
Category	Rate	Trips	Directional Distribution In		Directional Distribution Out	
PM Peak	0.75	14	0.52	7	0.48	7
Average Daily Total	3.82	72	0.5	36	0.5	36
Total PM Peak minus redevelopment credit			165			
Total ADT minus redevelopment credit			1361			

¹ All trips calculated using the ITE 8th Edition.

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 scenarios below include both the maximum and probable development scenarios. Development of the site is not expected to adversely impact the level of service.

Figure 8: Potable Water

Development Scenario	Use	Size (sf)	Rate	Total (gpd)
Maximum (10.0 FAR)	Commercial/Office	1,263,240 sf	0.15 gpd per sf	189,486 gpd
Probable (1.0 FAR)	Commercial/Office	126,324 sf	0.15 gpd per sf	18,948.6 gpd

Figure 9: Wastewater Flow

Development Scenario	Use	Size (sf)	Rate	Total (gpd)
Maximum (10.0 FAR)	Commercial/Office	1,263,240 sf	0.15 gpd per sf	189,486 gpd
Probable (1.0 FAR)	Commercial/Office	126,324 sf	0.15 gpd per sf	18,948.6 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

No residential units will be developed on the subject property, and therefore no students will be generated. However, as illustrated in *Figure 10*, the schools zoned for the property, Metcalfe Elementary School, Lincoln Middle School, and Gainesville High School all have sufficient capacity for new students. This amendment will have no effect on school enrollment numbers.

Figure 10: Public School Capacities

School	Capacity	Enrollment 6/3/10	Available Capacity
Metcalfe Elementary	442	353	89
Lincoln Middle School	1,053	694	359
Gainesville High School	1,935	1,683	252

Source: http://www.sbac.edu/~facility/pdf/6-27-11_Capacity_vs_Enrollment.pdf

l. Site Accessibility

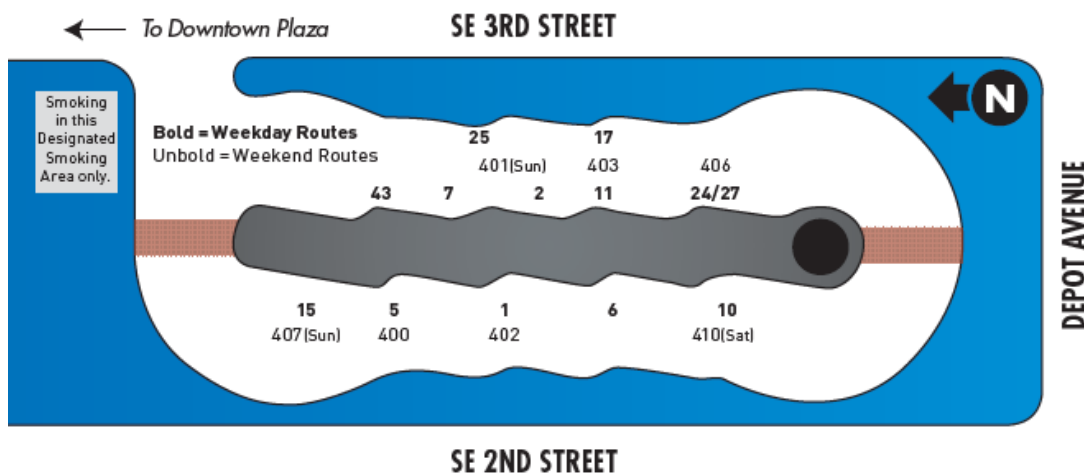
The location of the site is ideal for promoting multi-modal transportation including bicycle, pedestrian, and transit use. The site provides excellent access to the City's extensive bike routes via the Waldo Road Greenway and the Depot Avenue Rail Trail. Additionally, the area is served by a sidewalk 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. *Figure 11* illustrates the opportunities for transit connectivity through the city from the proposed site and *Figure 12* shows the layout and routes servicing the Rosa Parks RTS Downtown Station.

Figure 11: Gainesville City Bus Routes

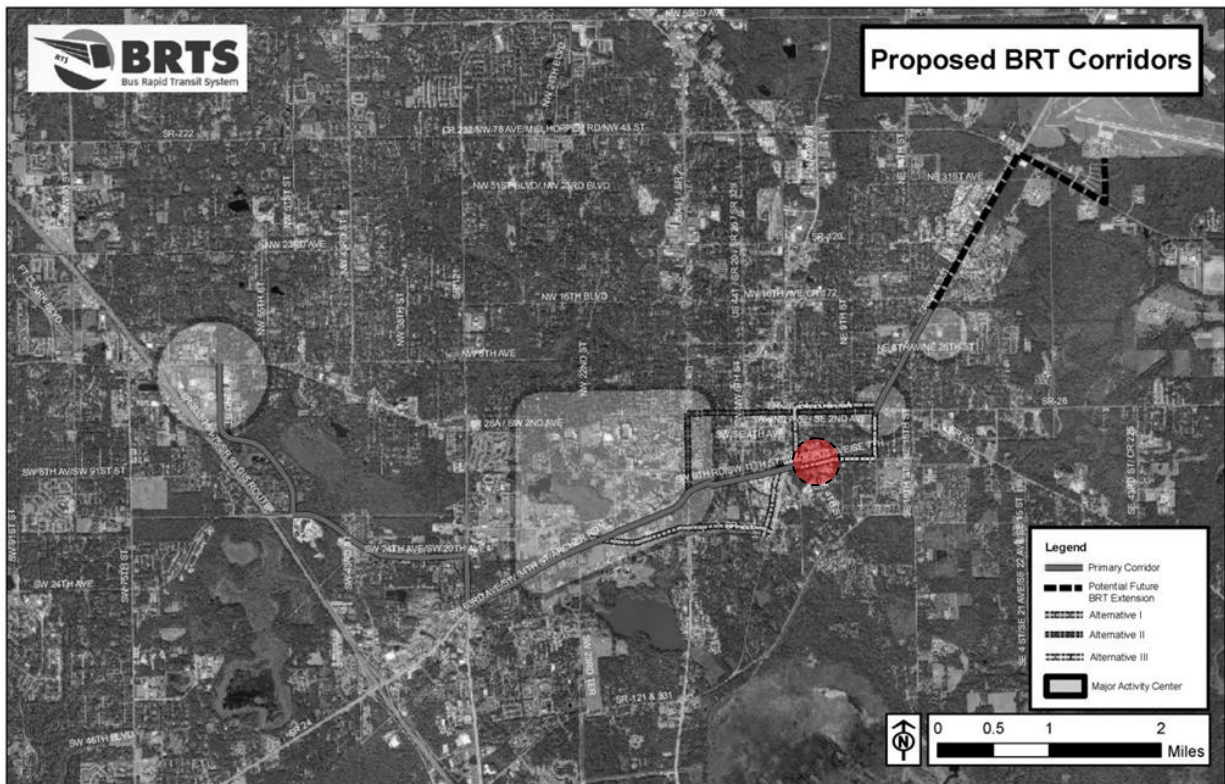


Figure 12: Rosa Parks RTS Downtown Station Layout and Transit Routes



The proposed Bus Rapid Transit route will also connect the site to the region via the SE 7th Avenue corridor route. See *Figure 13* for the proposed BRT map.

Figure 13: Proposed Bus Rapid Transit Routes



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 amendment is compatible with the adopted master plan for the redevelopment of the GRU facilities, the City's Comprehensive Plan and Land Development Code, and the CRA Downtown Redevelopment Plan. The proposed use is compatible with the existing surrounding land use and no environmental impacts or constraints have been identified. The change promotes urban infill by allowing for the redevelopment of a recently vacated property. The proposed amendment is in the best interest of the City and neighborhood to act as a catalyst for redeveloping the Power District. As noted in Attachment 2, the surrounding residents were supportive of the redevelopment at the neighborhood workshop.

The proposed amendment to the Future Land Use Map and zoning district is appropriate for this property to promote redevelopment within the Power District. The amendment is consistent with the adopted master plan and will act as a catalyst for future implementation of the plan. The land use designation of Mixed Use High and zoning district of CCD 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



McMillen Surveying, Inc.

33b South Main Street, Williston, Florida, 32696

Phone: (352) 528-6277 Fax: (352) 528-6271

Email: information@mcmillensurveying.com

Web: www.McmillenSurveying.com

Revised April 13, 2012

Member of:

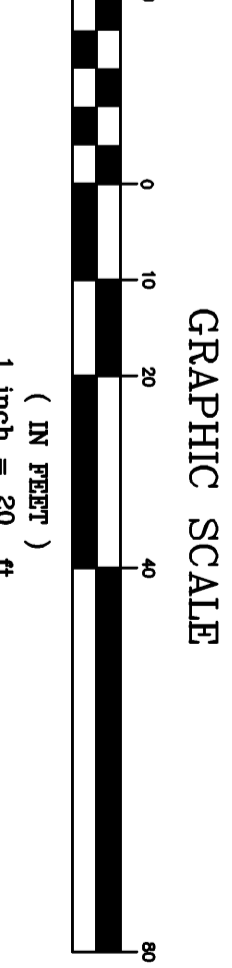
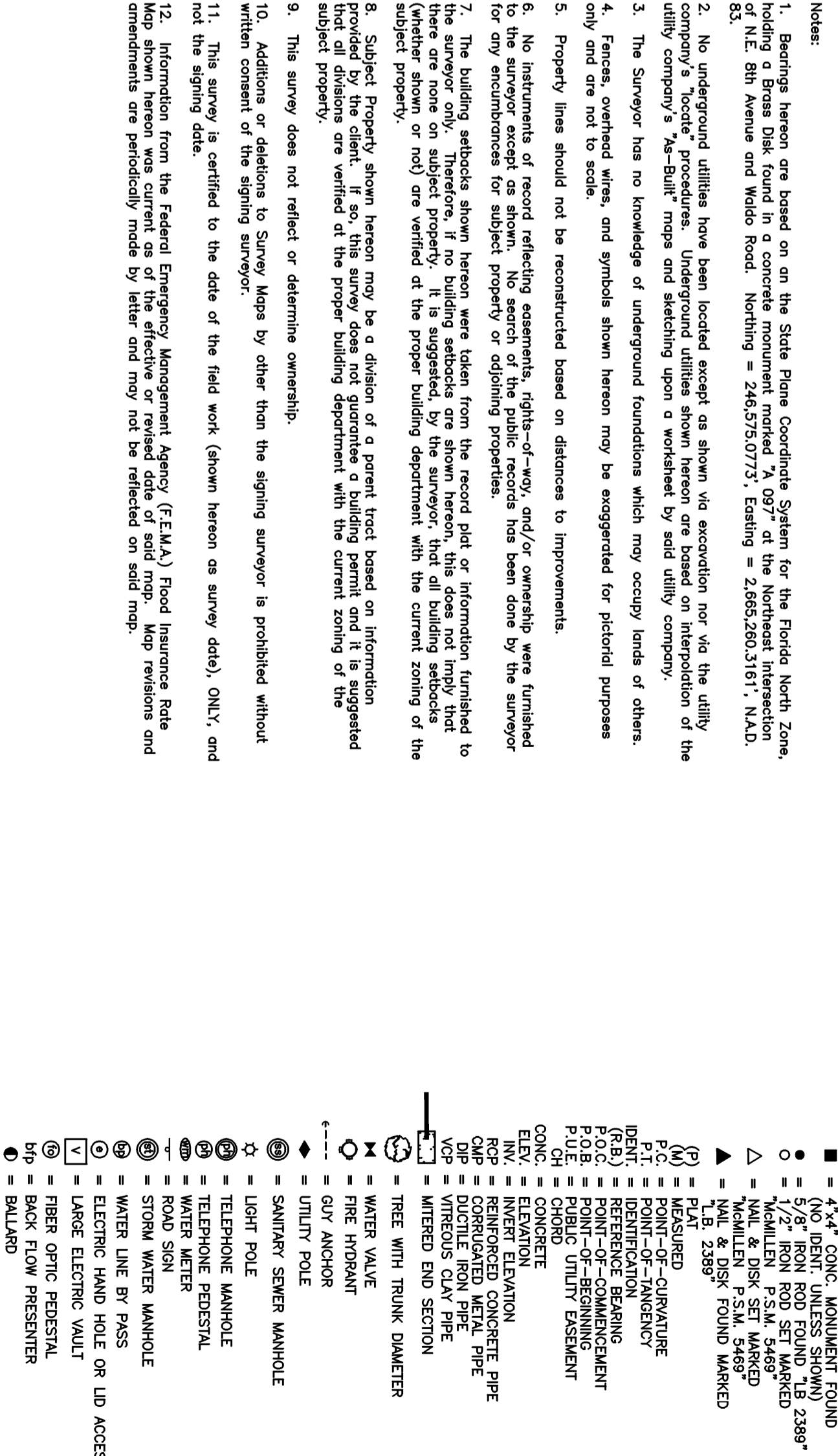


Description: (by surveyor) **G.R.U. Kelly Plant - Parcel 2a**

Part of Lot 9, Davis Addition, per plat book "D", page 15 of the public records of Alachua County, Florida; part of S.E. Sixth Terrace lying South of S.E. 5th Avenue (a.k.a. Middle Street); part of the East ½ of S.E. 5th Terrace lying between S.E. 5th Avenue and S.E. Depot Avenue; part of Lot 12, Block 2, Range II; and all of Lots 10 ½ and 11 ¾, Blocks 1 and 2, Roper's Addition to the Town of Gainesville per Deed Book "J", page 550, said public records; lying in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Northeast corner of said Lot 1, Davis Addition, and run thence South 89°26'31"West, along the South right-of-way line of said S.E. 5th Avenue, a distance of 280.00 feet to the Northeast corner of said Lot 9 and the Point-of-Beginning of the herein described parcel; thence continue South 89°26'31"West, along said South right-of-way line, a distance of 257.64 feet to the East right-of-way line of said S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line, a distance of 297.14 feet; thence South 89°06'34"West, a distance of 10.00 feet; thence South 00°53'26"East, a distance of 204.35 feet; thence North 89°06'34"East, a distance of 10.00 feet to the said East right-of-way line of S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line a distance of 34.21 feet to the North right-of-way line of said S.E. Depot Avenue; thence North 77°34'57"East, along said North right-of-way line, a distance of 202.43 feet; thence North 01°48'16"West, along said North right-of-way line, a distance of 5.14 feet; thence North 00°43'46"West, a distance of 91.57 feet; thence North 89°01'14"East, a distance of 58.00 feet; thence North 00°43'46"West, a distance of 396.95 feet to the said South right-of-way line of S.E. 5th Avenue and the said Point-of-Beginning.

Containing 2.927 Acres, more or less.



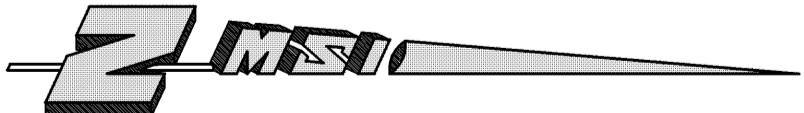
Commence at the Northeast corner of said Lot 1, Davis Addition, and run thence South 89°26'31"West, along the South right-of-way line of said S.E. 5th Avenue, a distance of 280.00 feet to the Northeast corner of said Lot 6 and the Point-of-Beginning of the herein described parcel; thence continue South 89°26'31"West, along said South right-of-way line, a distance of 257.64 feet to the East right-of-way line of said S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line, a distance of 297.14 feet; thence South 89°06'34"West, a distance of 10.00 feet; thence South 00°53'26"East, a distance of 204.35 feet; thence North 89°06'34"East, a distance of 10.00 feet to the said East right-of-way line of S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line a distance of 34.21 feet to the North right-of-way line of said S.E. Depot Avenue; thence North 77°34'57"East, along said North right-of-way line, a distance of 202.43 feet; thence North 01°42'16"East, along said North right-of-way line, a distance of 58.14 feet; thence North 00°43'46"West, a distance of 91.67 feet; thence North 89°07'14"East, a distance of 58.00 feet; thence North 00°43'46"West, a distance of 336.55 feet to the said South right-of-way line of S.E. 5th Avenue and the said Point-of-Beginning. Containing 2.927 Acres, more or less.

SHEET ONE OF TWO

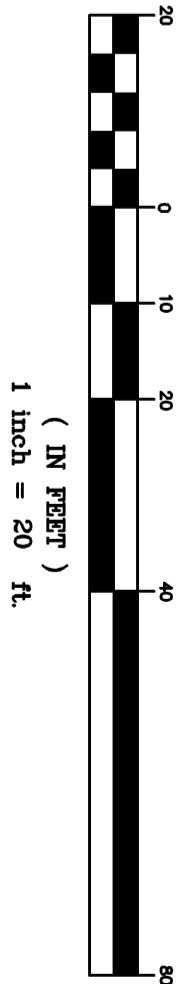
[illegible]

See Sheet One

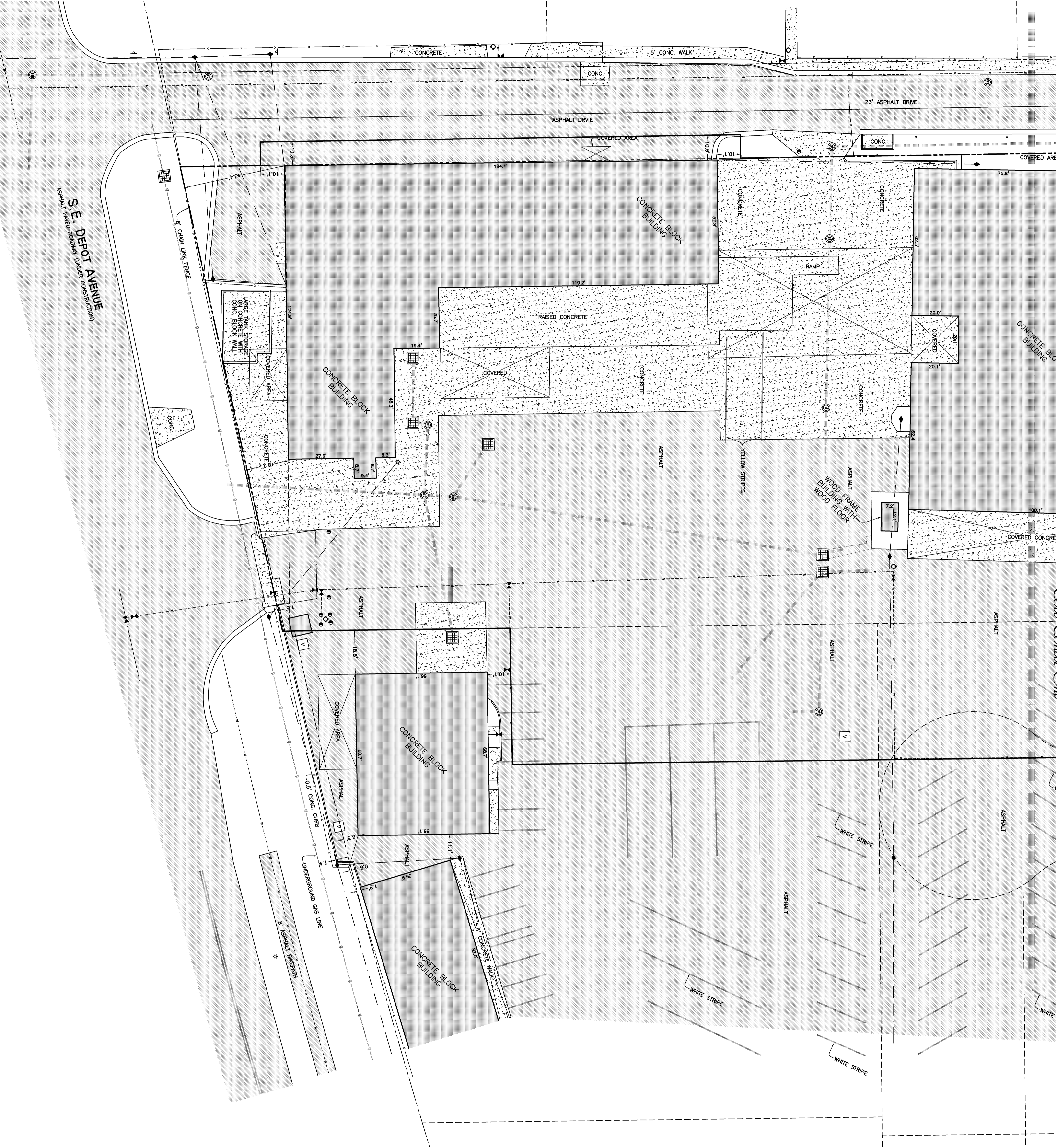
Map of Boundary Survey
lying in Sections 4 and 9, Township 10 South,
Range 20 East, Alachua County, Florida



GRAPHIC SCALE



SHEET TWO OF TWO



Prepared By:
McMILLEN
SURVEYING, INC.
info@mcmlensurveying.com
William, Florida 32996
Phone: (352) 528-4455
Fax: (352) 528-0271
The Measure of Excellence

Scale: 1"=20'
Proj No: 2012-018a
Drawn: SJM
Ck'd: SJM
Dwg Name: 2012-018a
Survey Date: 03/27/12
Field Book: 123
Page: 89

Attachment 2

Neighborhood Workshop Documentation

- **Workshop Summary**
- **Workshop Presentation**
- **Workshop Sign In Sheet**
- **Mailout**
- **Mailing Labels**
- **Proof of Newspaper Publication**



Neighborhood Workshop Minutes – Power District Catalyst
Small Scale Land Use Amendment & Rezoning
Gainesville CRA Office – 802 NW 5th Avenue, Ste 200
March 12, 2012 – 6:00 pm

Kelly Fisher (CRA staff) provided a summary of the Power District, GRU's plans to vacate much of the land currently utilized for utility operations, and explained that the CRA has been designated the lead agency for implementing and coordinating redevelopment at the properties. Ms. Fisher presented an overview of the CRA/City's adopted strategy for the area and explained that obtaining proper land use/zoning is the first step in redeveloping the GRU properties. This activity is now possible because GRU has relocated its activities from the area. Ms. Fisher explained the identified tenant, Prioria Robotics and how their project has served as a catalyst to complete the land use/zoning on only a portion of the GRU owned properties.

Question: Several attendees had questions about roadways and proposed block system.

Answer: Ms. Fisher explained that the block system shown in the presentation is based on the adopted master plan and will be incrementally developed. The blocks will create 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.

Q: Is there a timeline for the redevelopment of the rest of the Power District?

A: Ms. Fisher explained that there is not a timeline for the full redevelopment of the area. Ms. Fisher explained that this will depend greatly on the economy. There is a lot of interest in the community and with the development of this project, as well as Depot Park, Cade Museum and Innovation Square in close proximity; the Power District may develop at a faster pace.

Q: How will access to the Prioria site be handled?

A: Ms. Fisher explained that the existing access to the site from Depot Avenue will remain and no new roadways or curb cuts will be developed at this time.

Q: How many employees does Prioria have?

A: Prioria has about 45 employees now and they plan to double that in the next few years.

Q: Will this project increase traffic in the area?

A: Ms. Fisher explained that there is not expected to be a major traffic impact to the neighborhood. One of the main reasons that Prioria wished to remain in the downtown vicinity is that many of the employees walk or ride their bikes to work currently, and this trend is expected to continue.

Q: Where will Prioria fly their planes?

A: Prioria manufactures small, light-weight remotely controlled aircraft. The wingspan of these aircraft is roughly three feet in length, and the size is consistent with many recreational model airplanes. Ms.

Fisher explained that currently, Prioria has permission to utilize San Felasco State Park. Ms. Fisher explained that Prioria has requested access to Depot Park as well. The legality of this is currently being investigated by the CRA and the City Attorney.

Q: What is the expected lease term for Prioria?

A: Ms. Fisher explained that the lease is currently being developed and has not been finalized. The expected term will be 10 to 12 years.

Q: Will the CRA develop the entire Power District similar to how the Prioria building is being developed?

A: Ms. Fisher explained that while the CRA may cultivate partnerships with public agencies and private companies in the future to help develop portions of the infrastructure/sites/etc., the CRA will likely not serve as the primary developer of the District on parcel by parcel basis.

Q: Will the area have the same zoning as downtown in the long term?

A: Ms. Fisher explained that the goal for the Power District is to have a zoning district with regulations created specifically for the District similar to how the Innovation Square area was handled. Creating a new zoning district will allow flexibility for the area to develop with respect to the existing framework of the neighborhood. The zoning district will include provisions to make certain the GRU lands are properly reintegrated into the community in a contextually appropriate manner.

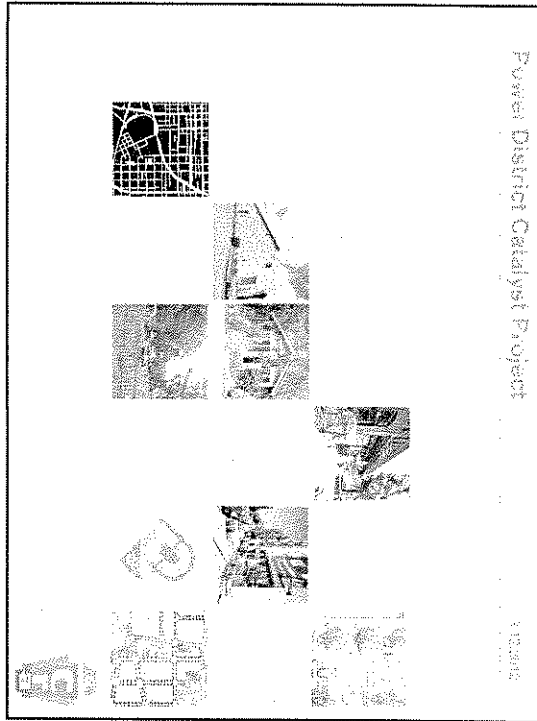
Q: Is Cotton Club a public park or designated as a park?

A: Ms. Fisher explained that it is privately owned, is not likely designated as a park and that the site is outside of the Power District.

Meeting Close: 6:40 PM

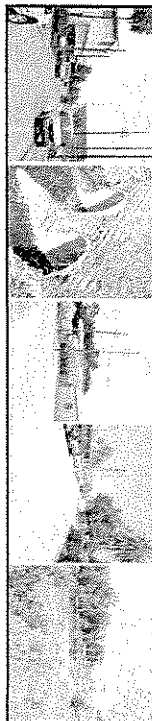
Power District Catalyst Project

VISION

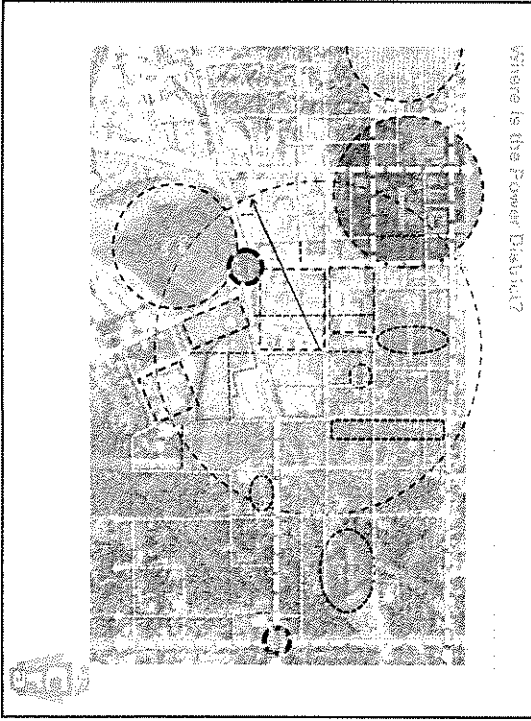


What is the Power District?

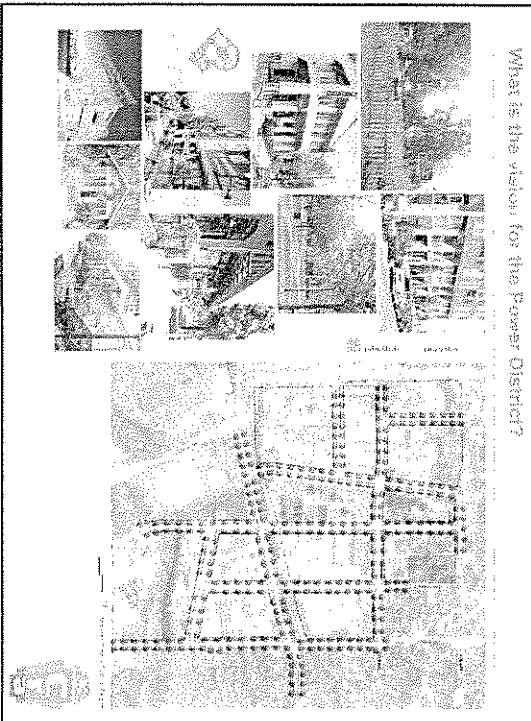
- GRU currently owns significant properties in the downtown area of:
- Downtown
 - Leaky Power Plant
 - Admiral building
 - Featuring bus, storage yards, machine shops, garages, etc.
- GRU has relocated the majority of their operations to the new Eastside Operations Center on North Main Street
- Most of the downtown valley have relocated as of late 2011
- The Power Plant and Admiral Building will remain in use for ~70 acres surrounding these sites have become available for redevelopment
- The area includes many excellent acres of GRU-owned light industrial property



Where is the Power District?



What is the vision for the Power District?



Power District Master Plan

1. Master Plan

- Review of the local context - people, environment, history, and culture
- Master Street Plan - identify, improve, and create new streets
- Master Street Plan - identify, improve, and create new streets

2. Planning Vision

- Create a vision for the future of the district
- Create a vision for the future of the district
- Create a vision for the future of the district

3. Building Design Standards

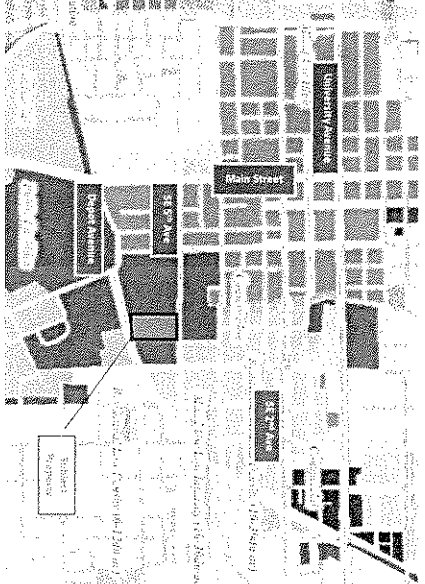
- Establish design standards for buildings
- Establish design standards for buildings
- Establish design standards for buildings

4. Development Controls

- Establish development controls for buildings
- Establish development controls for buildings
- Establish development controls for buildings

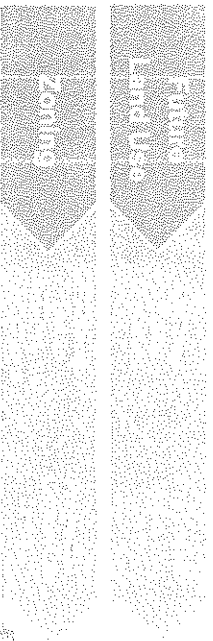


Proposed Future Land Use Map

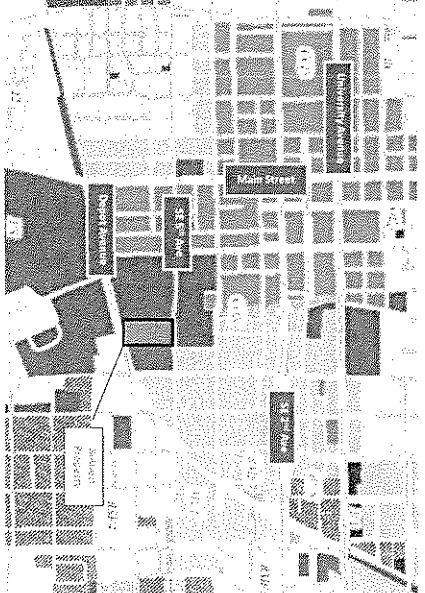


Why are we here today?

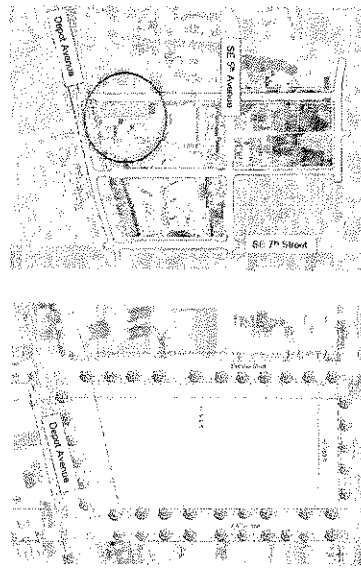
- Portland has been identified as a target for a recent warehouse within the Power District
- Redeveloping the site requires a Future Land Use and Zoning Map amendment.



Proposed Zoning Map

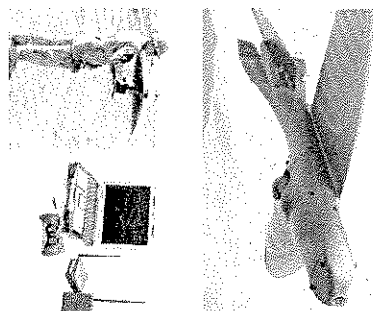


Catalyst Site

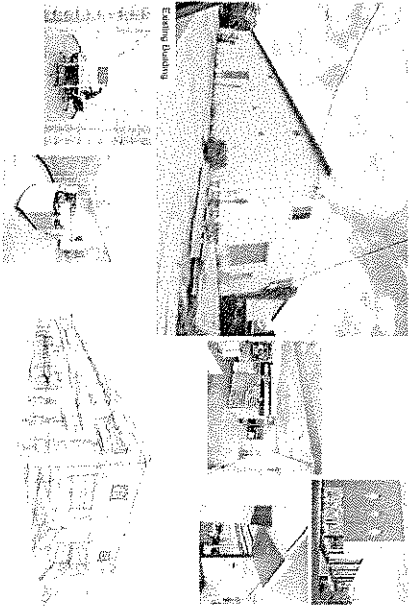


Pyroba Robotics

- Growing high tech company
- Started and run by local entrepreneurs
- Innovative, clean technology products
- Adding high wage jobs and quickly outgrowing their current space
- Facing active external recruitment by other cities and states
- Located downtown and wish to stay in the community



Manufacture Renovations



Pyroba Robotics



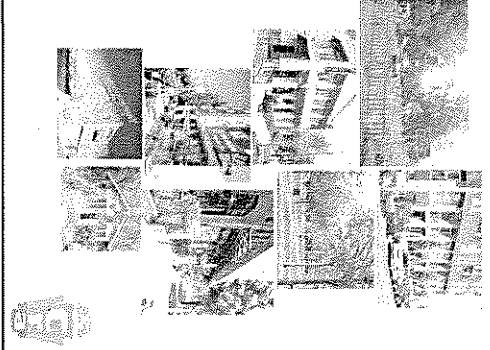
Next Steps for the Catalyst Project

- January - June 2012
Design and construction
renovating and
upgrading
- July 2012 to
January 2013
Construction period for
core and shell
improvements and
interior build out
- 2013
Pyroba moves in



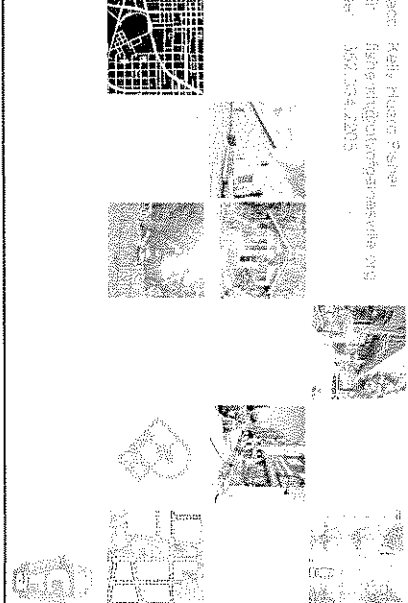
Next Steps for the Power District

- Complete additional Future Land Use Amendments
- Prepare Power District zoning regulations
- Work towards implementation of the adopted Master Plan
- Outreach to potential users or developers
- Completion of Depot Park plans and construction



Questions?

Contact Kelly Hagan-Patel
Email: kelly.hagan@cityofpasadena.org
Phone: 626.254.2203



Neighborhood Workshop – Power District Catalyst
Small Scale Land Use Amendment & Rezoning
March 12, 2012
6:00pm – Gainesville CRA Office



Neighborhood Workshop

For a small scale comprehensive plan amendment and associated rezoning at a site near the GRU Kelly Power Plant, also known as the Power District Catalyst Project.

Date: March 12, 2012

Time: 6:00pm

Place: CRA office – 802 NW 5th Avenue, Suite 200, Gainesville FL

Contact: Kelly Huard Fisher at 352.334.2205

The Gainesville Community Redevelopment Agency, acting as agent for the City of Gainesville, will host a neighborhood workshop to discuss a proposed change of Future Land Use from Public Facilities to Mixed Use High and a related rezoning from Public Services to Central City District on a portion of Alachua County Parcel No. 12720-000-000. The property is located in the 500 block of SE 7th Avenue. The subject property is owned by the City of Gainesville and was formerly utilized by Gainesville Regional Utilities. The purpose of seeking land use and zoning actions is to accommodate redevelopment on the property. The Mixed Use High land use and Central City District zoning will allow a mixture of residential, office, business, and light assembly/production uses. For a complete list of allowed uses within the Central City District, see the list on the reverse page. Additional information will be provided at the neighborhood workshop.

This is not a public hearing. The purpose of the neighborhood workshop is to inform citizens and neighboring property owners about the land use and rezoning proposals and to seek comments. We look forward to seeing you there!

**City of Gainesville Land Development Code Chapter 30, Section 30-66
Central City District Permitted Uses**

Uses allowed by right:

- Adult day care homes
- Alcoholic beverage establishments
- Any accessory uses customarily and clearly incidental to any permitted principal use
- Bed and breakfast establishments
- Compound uses
- Day care centers
- Dormitories
- Eating places
- Farmers markets
- Multifamily dwellings up to 150 units per acre
- Outdoor cafes
- Personal fitting and sales of orthopedic or prosthetic appliances
- Places of religious assembly
- Public service vehicles
- Roominghouses
- Single-family dwellings
- Structured parking
- Townhouses
- Two-family dwellings
- Veterinary services
- Animal specialty services, except veterinary
- Landscape and horticultural services
- Building construction - General contractors and operative builders
- Construction - Special trade contractors
- Finishers of broadwoven fabrics of cotton
- Finishers of broadwoven fabrics of manmade fiber and silk
- Printing, publishing and allied industries
- Local and suburban transit and interurban highway passenger transportation
- U.S. Postal Service
- Arrangement of passenger transportation
- Communications
- Building materials, hardware, garden supply
- General merchandise stores
- Food stores
- Apparel and accessory stores
- Home furniture, furnishings and equipment stores
- Miscellaneous retail
- Finance, insurance and real estate
- Hotels and motels
- Personal Services
- Business Services
- Miscellaneous repair services
- Motion pictures
- Amusement and recreation services
- Health services
- Legal services
- Educational services
- Individual and family social services
- Job training and vocational rehabilitation services
- Social services, not elsewhere classified
- Museums, art galleries and botanical and zoological gardens
- Membership organizations
- Engineering, accounting, research, management and related services
- Services, not elsewhere classified
- Public administration

Uses allowed by Special Use Permit:

- Accessory transmission, retransmission and microwave towers over 100 feet in height
- Community residential homes over 14 persons
- Emergency shelters
- Food distribution center for the needy
- Other uses (including light assembly or packaging)
- Rehabilitation centers
- Residences for destitute people
- Social service homes and halfway houses
- Funeral services and crematories



Proposed Power District Catalyst site - **Parent Parcel**

Parcel #12720-000-000

400-Foot Notification Radius

Prepared by: Planning and Development
Services Department
City of Gainesville, Florida
2.9.2012



1 inch = 419 feet

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.

Note - Catalyst Project does not comprise entirety of parent parcel.
catalyst Project covers just a portion of the parcel.

Neighborhood Workshop Notice

12153-000-000 Power District Catalyst
414 SE 8TH STREET LLC
1800 ESPANOLA DR
ORLANDO, FL 32806

Neighborhood Workshop Notice

13047-001-000 Power District Catalyst
AHRENS & AR SPECIALIST INC
604 SE 2ND ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

13047-000-000 Power District Catalyst
GARY ANGLIN
215 NE 4TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12138-000-000 Power District Catalyst
ANNA DE MEO REVOCABLE TRUST
PO BOX 104
MALLACIA, FL 33993

Neighborhood Workshop Notice

12862-001-000 Power District Catalyst
ARANA & ARANA PROPERTIES INC
13023 MIRANDA ST
CORAL GABLES, FL 33156

Neighborhood Workshop Notice

12024-001-000 Power District Catalyst
ASKREN & CAVALLINO WH
13826 SOUTH HIGHWAY 441
MICANOPY, FL 32667

Neighborhood Workshop Notice

12163-000-000 Power District Catalyst
WH BECHERER-SULLIVAN & SULLIVAN
2011 SW MAYFLOWER DR
PALM CITY, FL 34990

Neighborhood Workshop Notice

12085-000-000 Power District Catalyst
MATTHEW S BELLI
710 NW 14TH AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

12020-016-000 Power District Catalyst
K RICHARD BLOUNT
401 SE 6TH TER
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

12161-000-000 Power District Catalyst
ANTHONY BROWNE
429 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12020-015-000 Power District Catalyst
CHELIC PROPERTY INVESTMENTS LLC
PO BOX 141764
GAINESVILLE, FL 32614

Neighborhood Workshop Notice

12020-017-000 **** Power District Catalyst
CITY OF GAINESVILLE
% SAM BRIDGES LAND RIGHTS COORD
PO BOX 490 MS 58
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

12720-000-000 Power District Catalyst
CITY OF GAINESVILLE
% SAM BRIDGES LAND RIGHTS COORD
PO BOX 490 MS 58
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

12022-000-000 Power District Catalyst
CREEL & DEAN & DEAN
6742 DOVE LN
RIVERSIDE, CA 92506

Neighborhood Workshop Notice

12020-000-000 Power District Catalyst
CROSBY & WIMMER-CROSBY II WH
5 HILL DRETH DR
ST AUGUSTINE, FL 32095

Neighborhood Workshop Notice

12020-003-000 Power District Catalyst
CUDDINGTON & WASULA JR
% WASULA
3812 WATERCREST DR
LONGWOOD, FL 32779

Neighborhood Workshop Notice

12020-001-000 Power District Catalyst
L B CUDDINGTON JR
408 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12805-002-000 Power District Catalyst
T J DAVISON TRUSTEE
% SE MISSION INC TRUSTEE
12 NW 7TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12156-000-000 Power District Catalyst
DEPAZ & MONTILLA II WH
411 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12862-000-000 Power District Catalyst
DOWNTOWN INVESTING GROUP INC
PO BOX 6127
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

12089-000-000 Power District Catalyst
JOANNA FERGUSON
10721 US 441 SE
MICANOPY, FL 32667

Neighborhood Workshop Notice

12154-000-000 Power District Catalyst
EQUITY TRUST COMPANY CUSTODIAN
27431 N COUNTY RD 1491
ATLANTA, FL 32615

Neighborhood Workshop Notice

12140-000-000 Power District Catalyst
FEDERAL NATL MORTGAGE ASSN
6800 LEGACY DR
PLANO, TX 75021

Neighborhood Workshop Notice

12091-000-000 Power District Catalyst
VIVIAN WASHINGTON FILLER TRUSTEE
1636 SE 14TH AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

12024-000-000 Power District Catalyst
LEONA GAUTHIER
439 SE 6TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

12159-000-000 Power District Catalyst
GEMONO INVESTORS II LLC
468 SEAWINDS DR
SANTA ROSA BEACH, FL 32459

Neighborhood Workshop Notice

12158-000-000 Power District Catalyst
RICHARD BARRY HAMMOND
12824 SW 1ST PL
NEWBERRY, FL 32669

Neighborhood Workshop Notice

12155-000-000 Power District Catalyst
SHI-LONG T HSIEH
12 F SEDGEWICH ST
PHILADELPHIA, PA 19119

Neighborhood Workshop Notice

12863-000-000 Power District Catalyst
CHARLES R JOHNSON HEIRS
PO BOX 5573
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

12021-000-000 Power District Catalyst
CONSTANCE MINT ANKI
428 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
12088-000-000 Power District Catalyst
D W LEWIS
4529 NW 36TH DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
12082-000-000 Power District Catalyst
LEWIS GAINESVILLE BULK PLANT
PO BOX 1282
GAINESVILLE, FL 32602

Neighborhood Workshop Notice
12805-000-000 Power District Catalyst
M M MASIDONSKI TRUSTEE
12 NW 7TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
12088-000-000 Power District Catalyst
MARKET STREET LLC
431 NE 9TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
12796-000-000 Power District Catalyst
GEOFFREY NAYLOR
1741 NW 12TH RD
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
12094-000-000 Power District Catalyst
PHUONG NGUYEN
3776 S BAINBRIDGE DR
BLOOMINGTON, IN 47401

Neighborhood Workshop Notice
12020-013-000 Power District Catalyst
GLORIA L PERIZ-FALCON
421 SE 6TH TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
12164-000-000 Power District Catalyst
CHARLES T PINO
718 SE 5TH AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
13053-000-000 Power District Catalyst
POOLE ROOFING & SHEET METAL CO
PO BOX 304
GAINESVILLE, FL 32602

Neighborhood Workshop Notice
12160-000-000 Power District Catalyst
LUKE HAMILTON SCHMIDT
425 SE 7TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
13040-002-000 Power District Catalyst
SEIFERT ENTERPRISES INC
% GORE-RABELL REAL ESTATE
909 NW 6TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
12020-014-000 Power District Catalyst
SCOTT J SHILLINGTON
851 NW 19TH TER
GAINESVILLE, FL 32603

Neighborhood Workshop Notice
12157-000-000 Power District Catalyst
SILVERLEAF PROPERTIES
2253 SW 41ST LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
12083-001-000 Power District Catalyst
STEPHENS & STEPHENS HERS ET AL
706 SE 8TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
12083-002-000 Power District Catalyst
JASPER STEPHENSON SR
PO BOX 26432
TAMPA, FL 33623

Neighborhood Workshop Notice
12162-000-000 Power District Catalyst
ANDREI V STREKALOV
2929 NW 21ST TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
12023-000-000 Power District Catalyst
GENEVIEVE MILLS VANSICKLE
1505 NE 9TH ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
12025-000-000 Power District Catalyst
HELEN M WATTS
431 SE 6TH TER
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 HOGG
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashlon
DAVID L. SMOCK
5855 NW 45 DR
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 DOLLES
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
GERALDINE NOBLE
2247 NE 13 AVE
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
MELODY MARSHALL
1935 NW 22 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Golfview
DAVID CHALMERS
2740 SW 7 PL
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
MASINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Libby Heights
MARTIN McKEILLAR
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 LLOYD
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

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETT 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

Phoenix
APRIL JONES
3214-B SW 26 TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Pineridge
RICHARD GIAMBRONE
C/O BRISTOL PARK REALTY
4635 NW 53 AVE #201
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Porters Community
JANIE WILLIAMS
811 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 MACGILL
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 CHANCY
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 SPIZNAGEL
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
MAUREN 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
BARBARA RUTH
320 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
LAYLOR BROWN
4421 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community Anglenwood
JON RESKIND
213 SW 41 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Sugarhill
CYNTHIA COOPER
1441 SHERIDAN 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: MARY FORSYTH
8620 NW 13 ST, #210 CUBHOUSE OFFICE
GAINESVILLE, FL 32653

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

Neighborhood Workshop Notice
University Village
BRUCE DELANTY
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
Woodland Terrace
JERRY D. ROSE
3415 NW 1 CT
GAINESVILLE, FL 32607

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 NADDEAU
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
INAH 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 GILLIAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Gateway Bank
LAUDE ARNALDI
4110 NW 37 PL, STE C
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
LARRY SCHNEFLI
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



STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
GAINESVILLE, FLORIDA

Before the undersigned authority personally appeared Shawn Sandstrom
who on oath says that he is a Digital Retention Specialist of THE GAINESVILLE SUN, a daily
newspaper published in Gainesville in Alachua County, Florida, that the attached copy of advertisement, being a

Public Notice

in the matter of Future Land Use

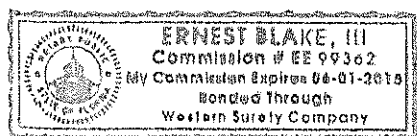
in the Community Redevelopment Agency was published in said newspaper in the issue of,
February 27 20 12.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in the said newspaper.

Sworn to and subscribed before me this
29th day of February A.D. 20 12.

Ernest Blake, III
(Seal) Notary Public

Shawn Sandstrom
GF 07365956



Attachment 3

Supportive Comprehensive Plan Policies

FLUE Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street – to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods – knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

FLUE Goal 2 Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy and discourages sprawl.

FLUE Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Attachment 3

Supportive Comprehensive Plan Policies

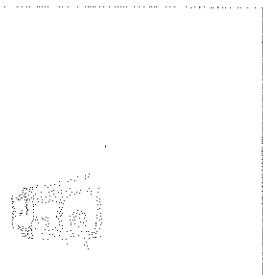
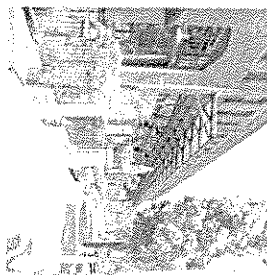
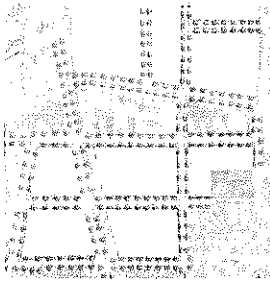
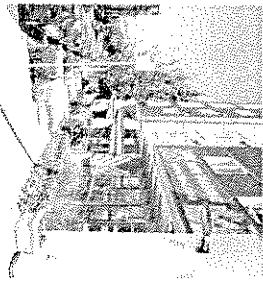
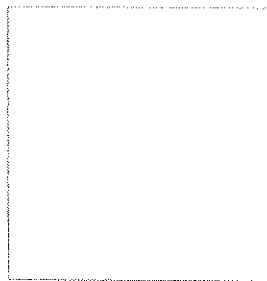
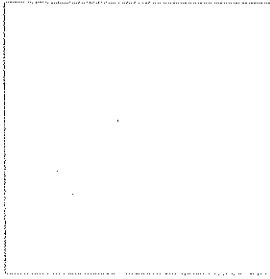
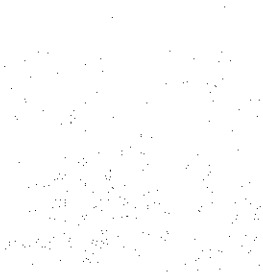
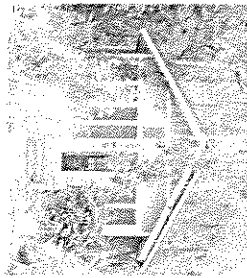
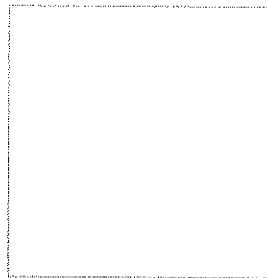
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FLUE Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Attachment 4

Adopted Redevelopment Plan for the Power District



REDEVELOPMENT PLAN I
NOVEMBER 2008

Gainesville, Florida

3	INTRODUCTION
4	OVERVIEW
5	APPROACH
7	HISTORICAL REFERENCES
8	EXISTING CONDITIONS
11	MASTER PLAN
17	PUBLIC WORKS STANDARDS
19	BUILDING DESIGN STANDARDS
19	DEVELOPMENT CONTROLS
20	RECOMMENDATIONS
22	CATALYST PROJECT
25	CONCLUSION

INTRODUCTION

Attitudes towards development and redevelopment of urban areas has changed significantly over the last century, from the birth of the planning profession in the early twentieth century, from the modernist movement, and to the resurrection of more traditional planning practices. For thousands of years, cities and towns were laid out and occupied without benefiting from the modern instrument that we have come to understand as the comprehensive development plan. This document may be named differently in different jurisdictions but it is almost universally composed of data describing demographics, economics, cultural affairs, public safety and many other elements comprising a modern city. These are the fundamental components that illustrate the development of a city in terms of physical, social, and economic goals. Initially, documenting these factors seem to be a very admirable pursuit as they appear to supply a jurisdiction with much needed information about how to plan for the future. However, all of these aspects that comprise a city and its inhabitants change continually throughout the life-cycle of that municipality. As a result, the conventional comprehensive plan actually operates as more of a reactionary vehicle through which the city addresses these changes as they occur.

Prior to the adoption of zoning as a regulatory device in 1926, cities and towns relied on a very simple development plan. Then in the 1928 Federal City Planning Enabling Statute, the concept of a master plan was adopted. The master plan was described as follows:

- It shall be the function and duty of the commission to make and adopt a master plan for the physical development of the municipality.
- Such plan, shall show the commission's recommendations for the development of the location, character, and extent of streets, boulevards, parkways, playgrounds, squares,

parks, and other public ways, grounds and open spaces.

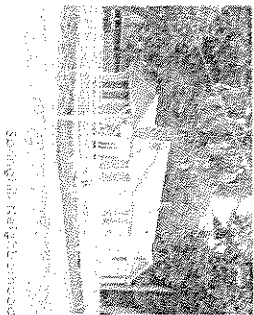
The master plan, unlike the comprehensive plan, was instrumental in creating a clear dimensional framework for describing the city in terms of what is and what is to be, and what is publicly held and what is privately held. The master plan projects the construction of the city into the future, taking only into account what was known at the present. It only considered the location of public rights-of-ways (such as streets, sidewalks, and utility areas; otherwise known as the public realm) and other public components such as parks and squares. We can refer to the Commissioners Plan of 1811, the plan of Philadelphia, and Oglethorpe's plan for Savannah, as three examples of this practice. These plans were created well before the 1928 Planning Enabling Statute and these plans shaped their cities into how we recognize them today.

While comprehensive plans today clearly document uses, demographics, housing conditions and similar factors; surprisingly, the one element that is conspicuously absent is the master plan. Instead, jurisdictions rely on engineered data that is supposed to guide the growth of the city. For thousands of years, the characteristics of how a city develops and grows has been considered sacred and are undefined in this process.

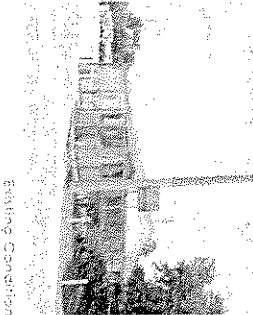
Our goal in this plan is to clearly delineate that which can be projected into the future, and that over which we have control. Uses of the land change, and this is critical to allow for the proper development of a city. But more critical is the creation of the public/private framework that can accommodate these changing uses over time.



Existing Power Plant



Existing Regional Offices



Existing Convention



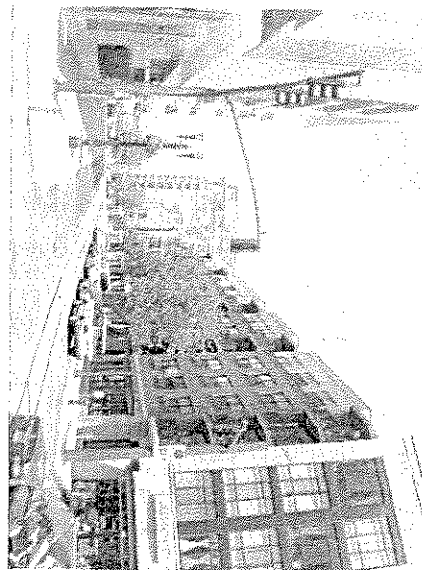
Vicinity Map

OVERVIEW

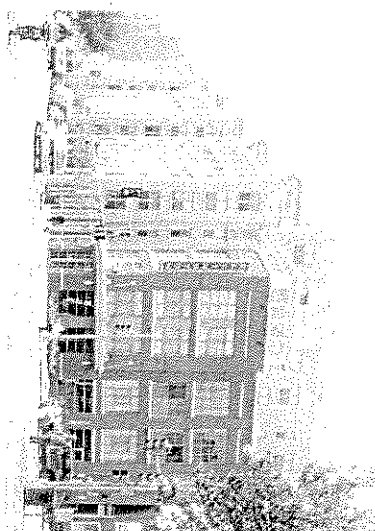
Gainesville Regional Utilities (GRU) is headquartered on the southern edge of downtown Gainesville, Florida. The complex includes the administrative buildings, the existing Kelly Power Plant that dates back to 1912, as well as various operational facilities encompassing +/- 35 acres. GRU has begun the process of moving its operational facilities out of this location to a new 100 plus acre complex north of the urban core. The process should be completed by 2011. The relocation of these uses allows for +/- 16 acres of land to be redeveloped. The redevelopment site does not include the existing administrative building, nor the existing power plant and its associated structures. The study was commissioned by the Gainesville Community Redevelopment Agency (CRA). The site is located in the downtown and Eastside Community Redevelopment Agency districts.

Public participation is vital to the understanding and future implementation of any successful redevelopment project. The community was engaged through a variety of public meetings with various formats over a three-month period. In addition, meetings were held with City Commission, City Staff, and University of Florida representatives as well as members of the development community.

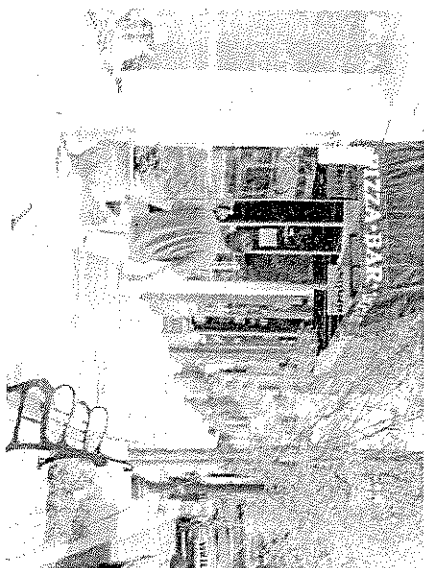
- | | |
|---------------------|--|
| July 21 | Process Presentation to CRA Commission |
| August 3 | Public input session |
| August 3 | Presentation to Sprout Committee |
| August 4 | Public input session |
| September 15 | Preliminary Plan Presentation to CRA Committee |
| September 15 | Public feedback session |



Pearl District - Portland, OR



Washington, DC



Virginia Highlands - Atlanta, GA



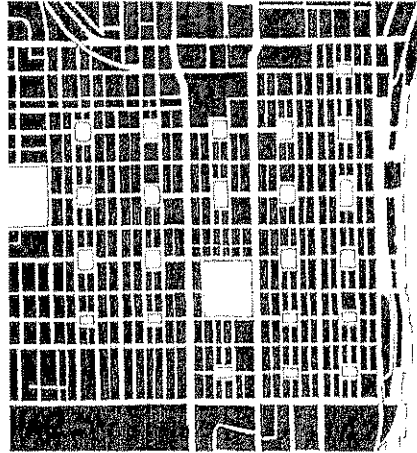
Central Park - New York, NY

APPROACH

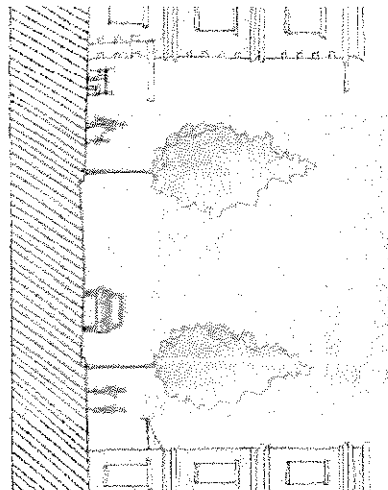
"Cities change. The ability of street, block, and lot dimensions to accommodate that change would seem to be an area of research that needs further development in the planning and design fields. As the Code of the City suggests, a place to start would be with the simulation of the three-dimensional spatial outcomes of our present codes, especially at the urban scale. Before changing the prescription, it might be useful to know what the current one is actually doing. It is also unclear whether prescriptive standards, especially those involving dimension, are a problem because they are prescriptive, or are a problem because they prescribe the wrong things. At some point streets, blocks, and lots must have a dimension, but the present prescriptive dimensions may be aimed at the wrong set of outcomes. As the Roman city shows, the dimensional attributes of a common template allowed cities such as Paris, London, and Florence to survive and even prosper through profound changes in land use, social norms, and constructional conventions over a very long time".

Douglas C. Allen, "The Code of the City: Window into a Labyrinth", in *Places Journal*, 19:2, May 2007

What happens when a redevelopment plan focuses on future land uses and not on the public infrastructure? What happens when market changes no longer make those preferred land uses an option? What happens when new opportunities arise yet were unforeseen during the creation of the "vision" of the community? Too often, redevelopment plans are prepared focusing on land uses or specific building types rather than identifying the necessary public infrastructure needed to foster both public and private redevelopment. The clear delineation between the public realm and the private realm is essential in creating the "framework" to allow for development to happen over time, regardless of changing market conditions. Four elements are required to create such a framework:



Master Plan



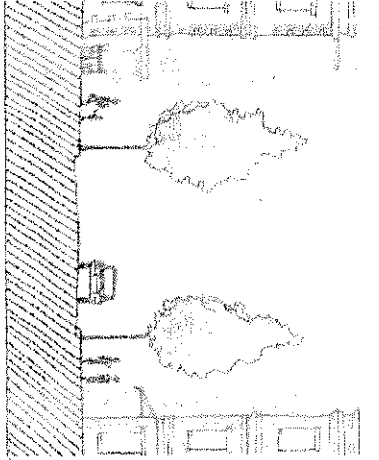
Public Works Standards

The master plan delineates the boundary between the public realm and the private realm. The public realm is everything that the community holds collectively. It is a long-term strategy for development that allows for flexibility in uses over time. The most important component of the public realm is the public street and the land "blocks" that they create. The street includes not only the travel lanes for car traffic, but the sidewalks, street trees, street furniture and building placement that create a pedestrian friendly environment. Based on precedents from historical development patterns of other cities, the location of these streets creates connectivity between the project site and the surrounding community, while clearly identifying the boundary between what is public and what is private. This boundary creates the redevelopment blocks that allow for private investment to occur in an appropriate manner, that is in context with its surroundings.

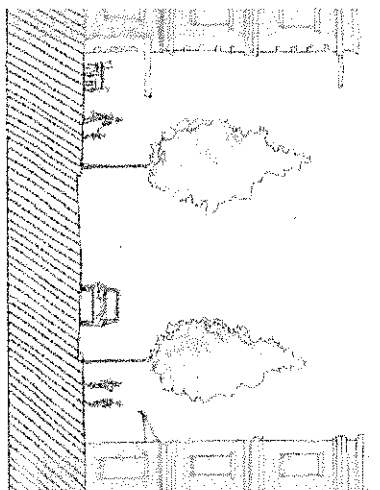
The public works standards clearly states the condition of the streets by defining the width of the right-of-way and components within them.

The building design standards regulate the building envelope and its relationship to the public realm by identifying facade and material standards that tie the building together through similar design elements, while allowing for flexibility within the facade design.

The development controls regulate the height, density and parking allowed within the private realm. The regulations are based on the contextual limitations of the surrounding area while allowing for appropriate and necessary redevelopment to occur.



Building Design Standards



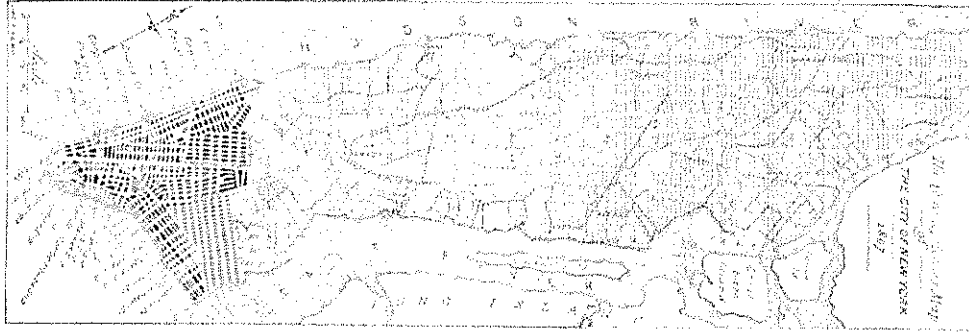
Development Controls

HISTORICAL REFERENCES

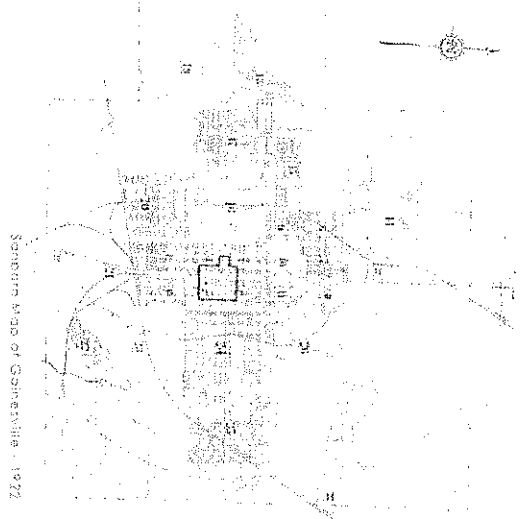
Historically, urban areas have been developed through the use of various and varying subdivision regulations and master plans; in many cases without the benefit of a comprehensive zoning ordinance. Cities like Savannah, New York, Philadelphia and even Gainesville were constituted and grew relative to a master plan that was created for the express purpose of locating the relationship between the two elements that are the fundamental building blocks of civil, political society: that which is public and that which is private. It is this fundamental relationship that determines the framework that allows for the city to emerge as a representation of this basic political structure.

Cities were built based on the master plan. There were no zoning ordinances in 1735 when Savannah was founded, nor were there urban design guidelines or form-based codes in 1811 when the Commissioners Plan for New York was developed. There was however, in both cases and many more, a plan that was drawn, made public and followed throughout the development of these cities. These plans generally indicated nothing more than what was publicly held and what was privately held. The Commissioners Plan of 1811, for example, indicates future rights-of-way, public parks and squares, and a public market. The plan is silent as to the nature of the remaining land, which is to remain private and that it would develop somewhat organically relative to the needs of the owners and the market forces at the time the land was to be developed. This would change due to the untenable nature of incompatible adjacencies in cities (i.e. the rendering factory next door to the apartment house), and ultimately lead to the *Euclid v. Ambler* case, making zoning legal, and the adoption of the Standard State Zoning Enabling Act, in 1926. It is this shift from the idea that the primary act of creating the city is the making of the plan, to the idea that the primary act is that of determining the relative location of 'uses' that continues today.

Streets are thus laid out on a project-by-project basis, and the design of the public realm is made equivalent to the design of the privately held building. The zoning use in cities like New York and Savannah has changed dramatically over the last 80 years, but the street framework, the public domain, has remained little changed. It is clearly this public realm which exists through time, fundamentally unchanging, but able to accommodate the present and futures unknown.



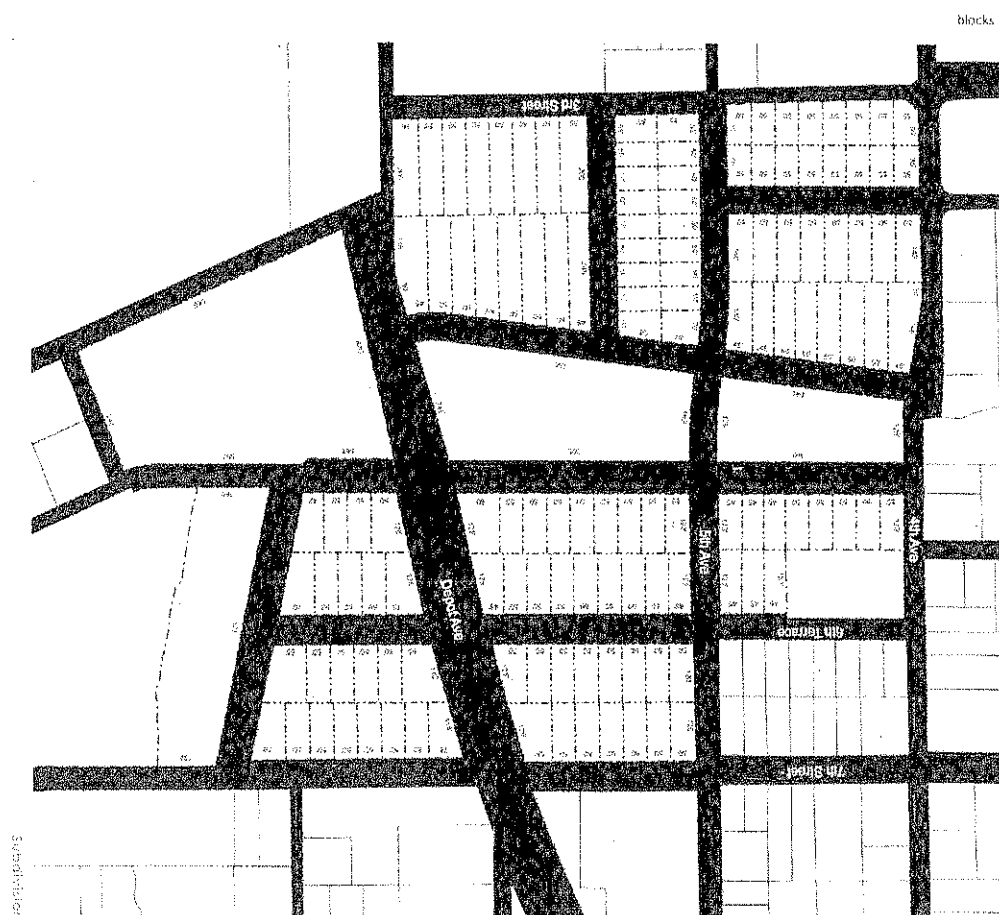
Competition Plan of 1811 - New York City

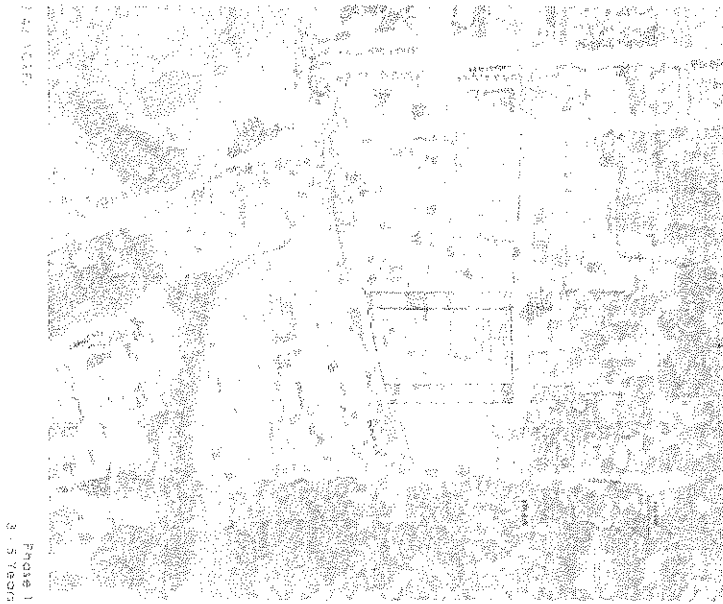


Savannah Map of 1733

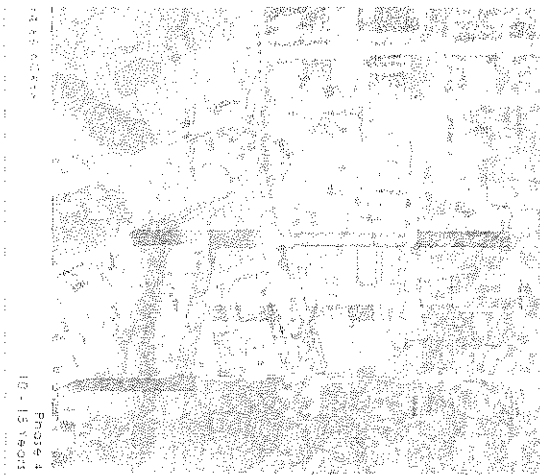


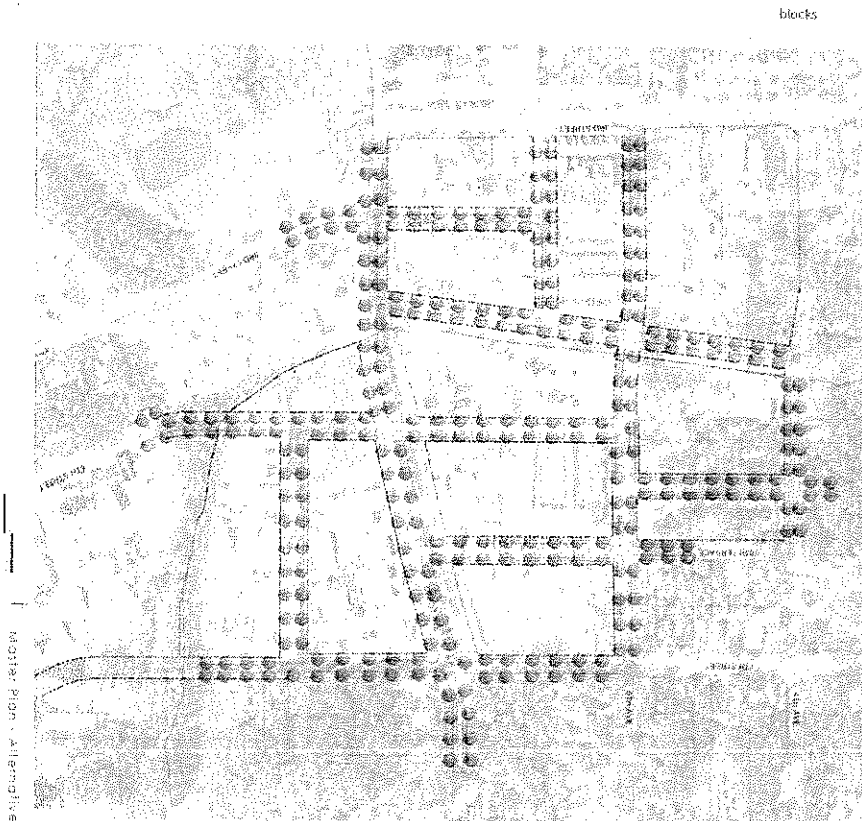
Figure Ground of Savannah - 1733





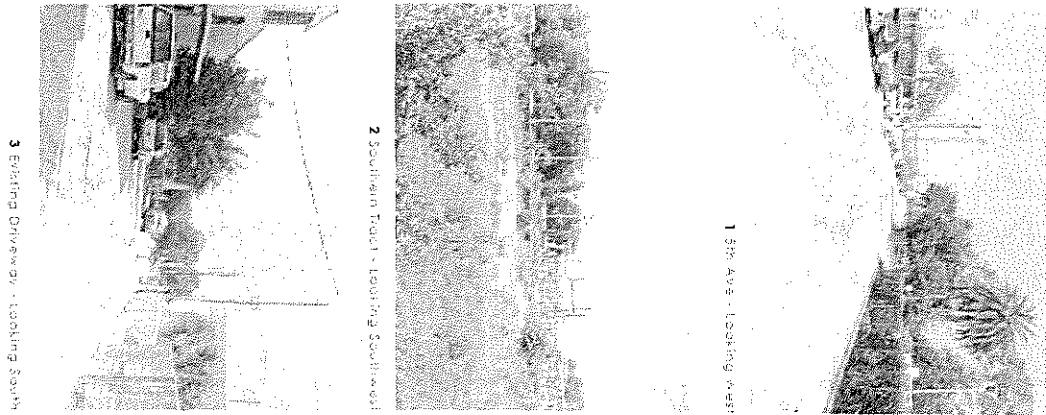
The phasing of the development is crucial to the ultimate build-out of the district. No one knows what the market will do in the next 5 to 10 years. The proposed block structure allows for the plan to be implemented over a period of time and allows for changes in uses and reaction to market pressure. Utilizing the limited existing infrastructure, the investment within the area can be incremental as potential users are identified. The public realm (thoroughfare) does not change based on the program of the private realm (blocks). The time frame for the phasing is an estimate.





Alternative block structures were investigated. The differences focused on the block structure for the northern tract and southern tract of the study area. The central block structure remained the same. The alternative for the northern tract consisted of extending 5th Street to the south. This design action created a smaller block bordered by 6th Terrace. This block structure would allow the existing community garden to expand and be fronted by public streets on all four sides. While this block structure is benefited from increased public visibility provided by the garden, it is severely compromised by the remaining block structure west of the 5th Street extension to Sweetwater Branch. The depth of the block does not allow for a public edge to the proposed greenway, instead backing private development onto a public space, thus eliminating opportunities for "eyes on the park."

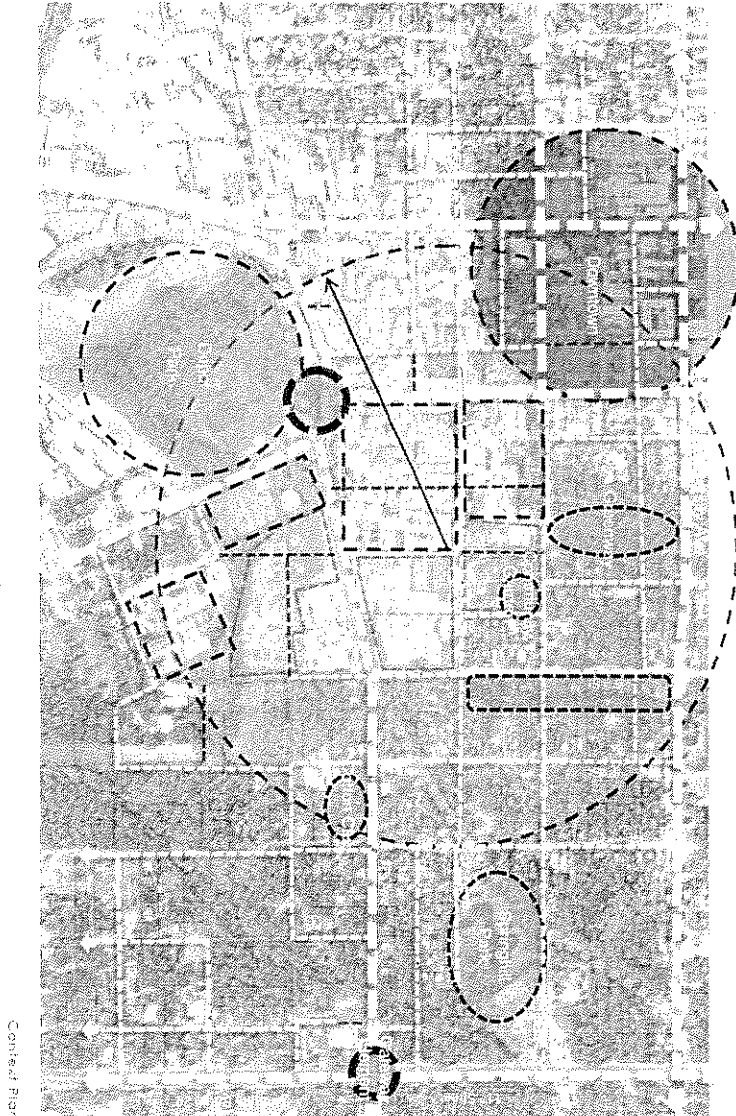
Additionally, an alternative block structure was investigated for the southern tract. The proposed street network actually limited potential redevelopment opportunities as well as compromised the proposed public realm of the greenway. The southern most private block, encroaches on the proposed greenway. In addition, high-tension power lines run east to west across this block. Significant investment would be required to relocate the lines to allow for development of the block under this alternative.



EXISTING CONDITIONS

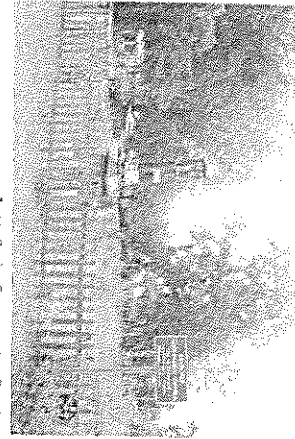
The existing Kelly Power Plant site sits on +/- .16 acres southeast of the Central Business District of Gainesville. The site is used by the GRU primarily as vehicle storage for the operations division. The site is divided into three tracts (north, central and south) by existing city streets. Sweetwater Branch, is a flowing creek partially "daylighted" and partially piped along the eastern and southern boundaries of the site. 6th Terrace and 7th Street compile the eastern boundary of the site with 4th Avenue delineating the northern boundary of the site. The majority of the property is impervious material and includes some older, insignificant structures.

While the expanded GRU campus and adjacent Chevron gas facility are not part of the site area as defined by the GRU, the additional areas were included in the study area for the purpose of identifying a long term redevelopment strategy for the area. The existing GRU administrative building and central power plant, as well as other plant operational uses, are within these boundaries but not scheduled to be relocated.



Context Map

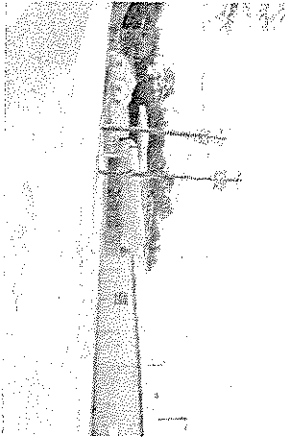
The site is surrounded by traditional urban fabric of streets and varying uses. Gainesville's Central Business District to the north and west of the site. The historic neighborhood of Springhill is to the east and includes a Bed & Breakfast "Row", located on 7th Street, a 5-minute walk from the site. Some industrial parcels, including the City's Fire Department's training facilities are located to the south of the site. To the southwest of the site is the proposed Depot Park, an existing 22-acre brownfield, which will include the proposed Cade Family Science and Innovation Museum. In addition, the historic Cotton Club, a historic and future cultural resource, is within walking distance on 7th Avenue. A city transit stop for bus service is located on the northeast corner of Depot Avenue and 3rd Street.



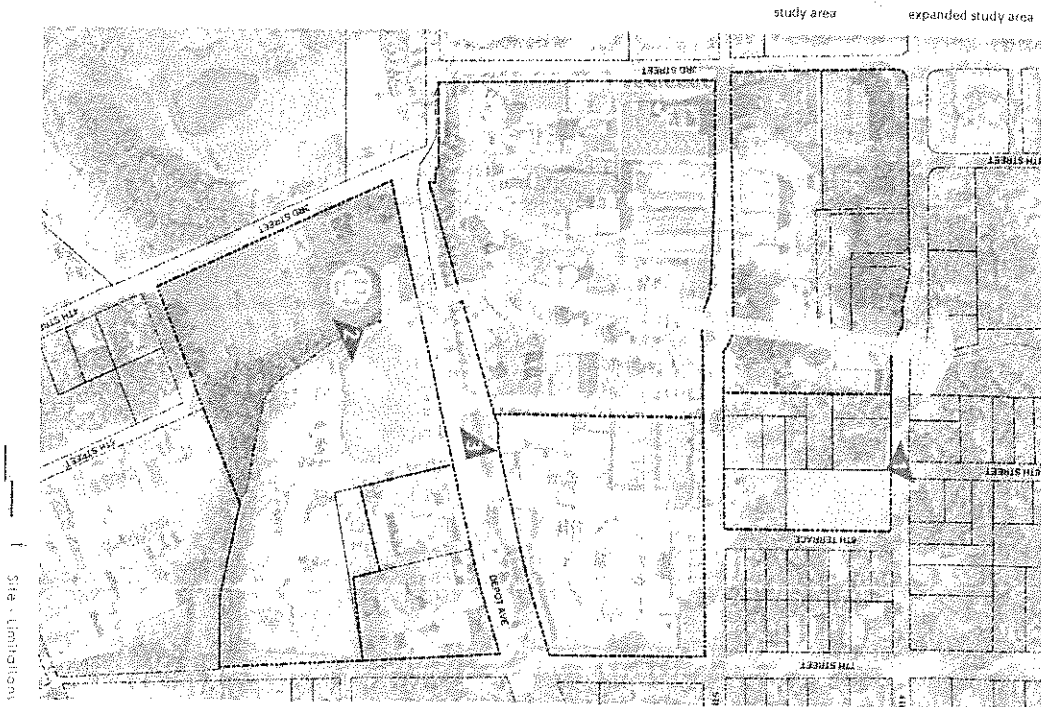
1 McRorie Community Garden



2 Sweetwater Creek



3 Existing Chevron Facility



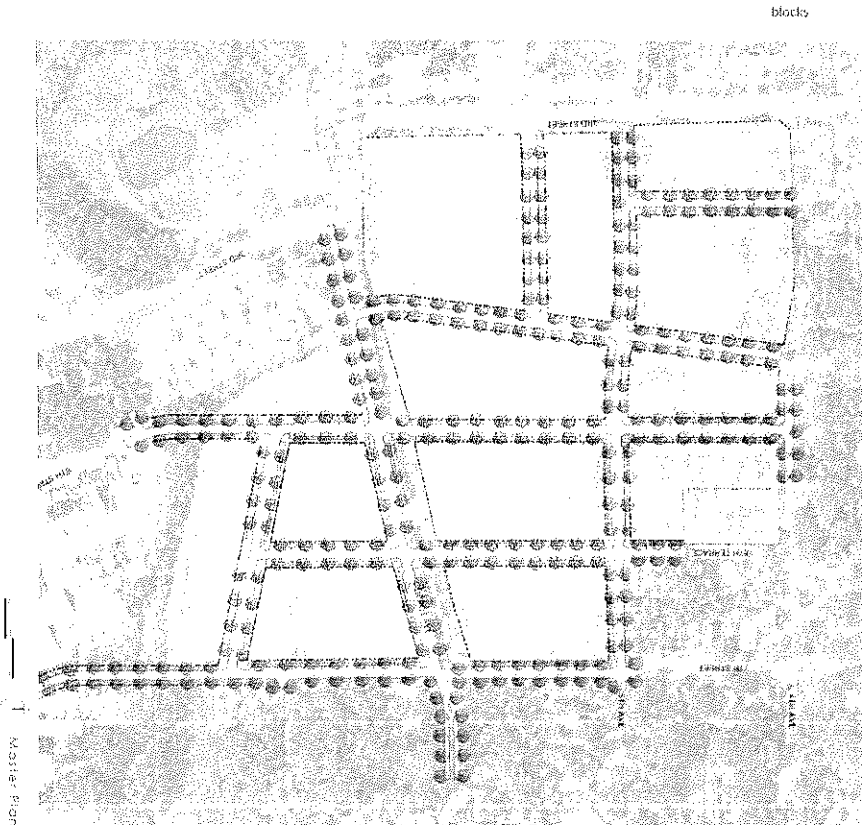
Site Limitation

NOVEMBER 2008 | Redevelopment Plan of Kelly Power Plant Site

While the expanded GRU campus and adjacent Chevron gas facility are not part of the site area as defined by the GRU, the additional areas were included for the purpose of identifying a long-term redevelopment strategy for the area. The existing GRU administrative building and central power plant as well as other plant operational uses, are within these boundaries but not scheduled to be relocated.

The site includes an active community garden located at the intersection of 6th Terrace and 4th Avenue. The McRorie Community Garden serves as a gateway to Springhill as well as creating a unique social gathering space.

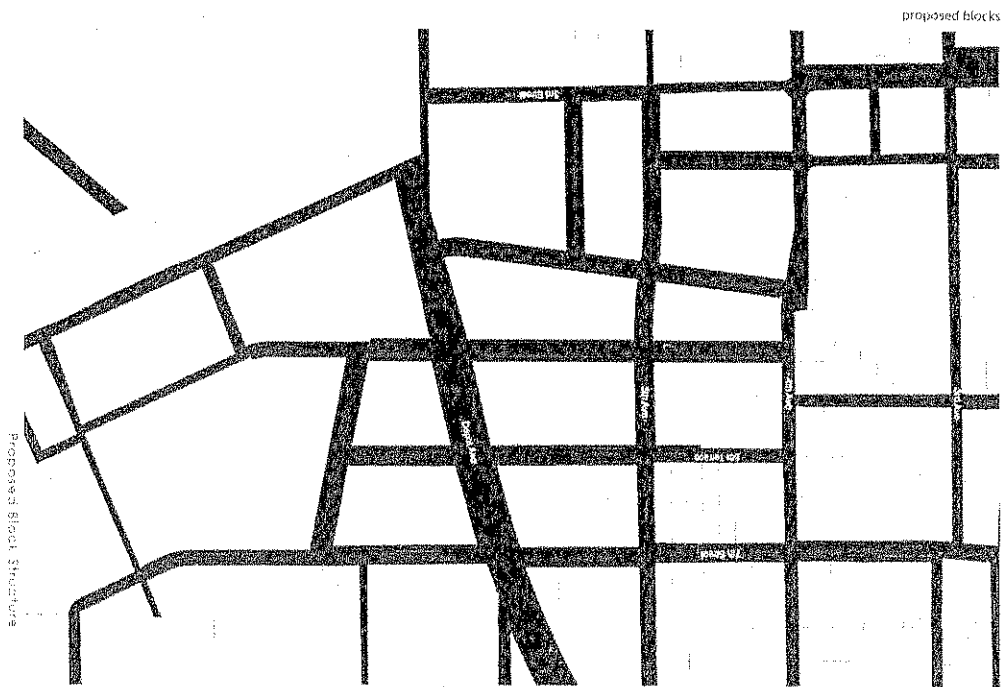
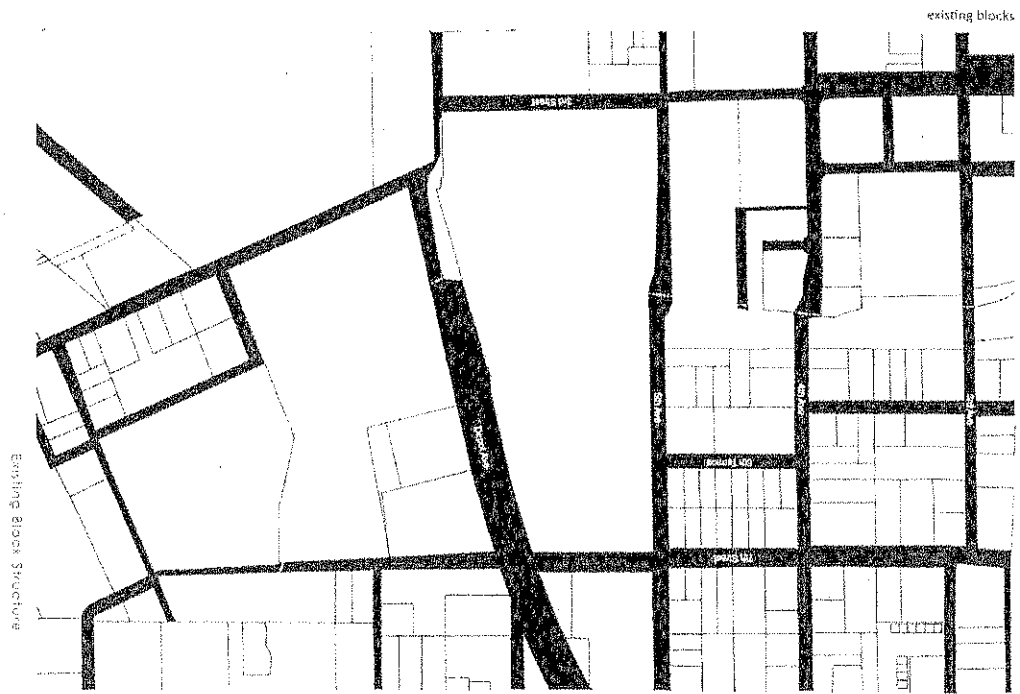
Sweetwater Branch is an active water body. The creek is "piped" within part of study area. GRU officials have indicated substantial engineering and expense would be required in "daylighting" the creek during and even after the power plant is operational.



MASTER PLAN

The concept expands on the existing block structure of the surrounding community. The City of Gainesville has a wide variety of block sizes ranging from 200 feet x 200 feet in the Central Business District to 400 feet x 600 feet in the Springhill neighborhood. The existing block dimensions of the site vary reaching 1,300 feet along 5th Avenue. The immediate block dimensions to the east of the site measure 240 feet x 400 feet. Variations of this block dimension were repeated by extending existing streets across the study area or converting existing drives into public streets where possible, to create walkable block dimensions. The result is the clear delineation between what is publicly held (the streets) and what is privately identified (blocks) for redevelopment.

The block dimensions were tested based on dimensions required to allow for a variety of uses, building types, and parking requirements to allow for flexibility in uses as the district evolves. A central greenway is proposed along the alignment of the existing Sweetwater Branch. These particular blocks are dimensionally challenged for private redevelopment due to restrictions associated with a waterway and the minimal dimensions of the block. While limited for private redevelopment, these blocks perform an important public role of open space and connectivity.

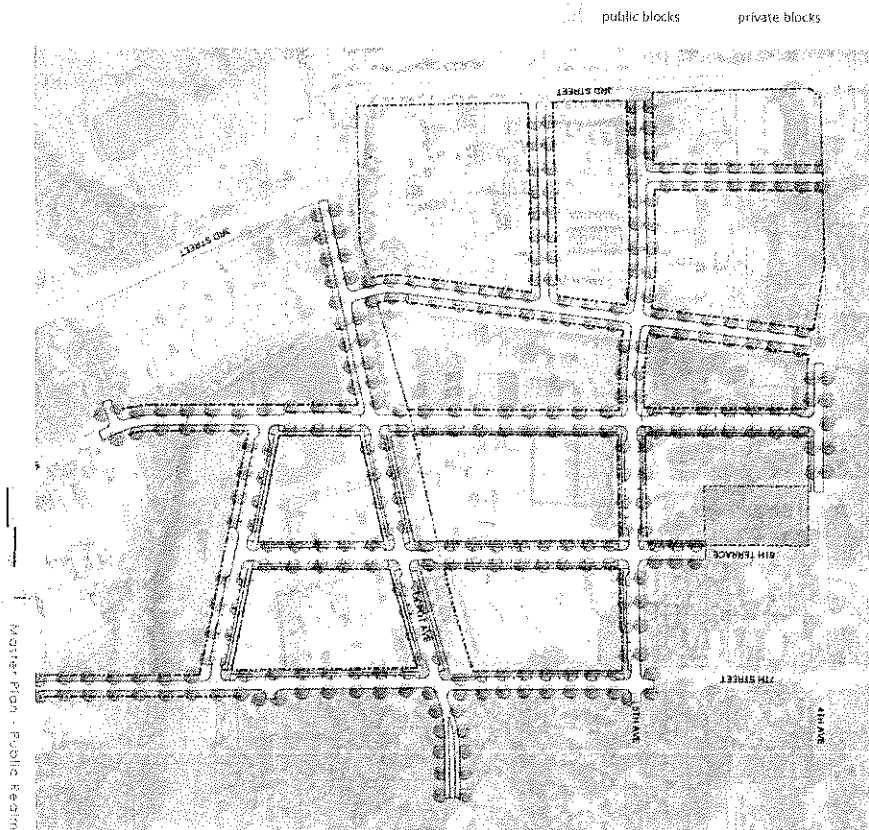




The street is more than just the travel lanes used by vehicles to get from point to point. It is the environment shared by the pedestrian and the car, with the streets proximity to downtown, the University, the future Depot Park, and the historic Springfield neighborhood, as well as the pedestrian friendly nature of the topographical conditions of the area, an improved pedestrian environment is vital in order to link these amenities together. Not only is a clear definition between what is vehicular and what is pedestrian required, creating a comfortable pedestrian experience is needed to ensure these connections.

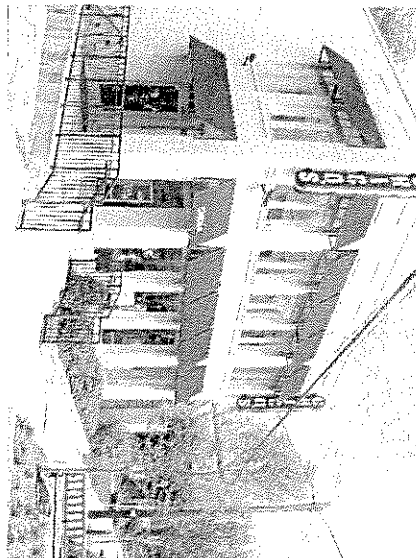
The components of a good street include vehicle lanes, tree and furniture zone, sidewalks and building placement. Recommendations include minimizing the width of the vehicle lanes to 11 feet and limiting the travel lanes for two. Parallel on-street parking is recommended to provide additional, designated parking. On-street parking allows for reduced off-street parking requirements for future uses as well as providing street calming opportunities. Bike lanes should be provided for on streets as designated by the City. Tree zones should be a minimum of 5 feet in width and shall include shade trees spaced a maximum of 30 feet on-center with pedestrian-scale street lighting in between. Deciduous shade trees provide shelter from the sun in summer and allow warmth from the sun in winter. The lighting style is encouraged to be different from that of other areas of the city to help "distinguish" the district. The type of lighting should be coordinated with the future Depot Park to help foster a visual connection between the two sites. The sidewalks should be a minimum of 10 feet in width along primary streets and 5 feet along secondary streets. Primary streets include 5th Avenue, Depot Avenue and the proposed streets framing Sweetwater Branch. Secondary streets include 4th Street, 6th Terrace and 6th Avenue. A 5 feet to 10 feet (maximum) setback should separate the buildings from the sidewalk but should allow for stoops, porches, overhangs and awnings. The setback may include hardscaping material to create larger outdoor areas for public gatherings such as dining.

Section 104: Planning for the Future

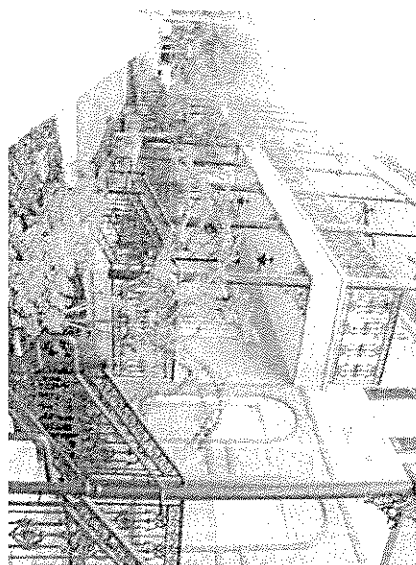


Additional public realm recommendations include the preservation of the McRorie Community Garden, a significant asset to the neighborhood, and the future of Sweetwater Branch. As indicated by GRU representatives during the master planning process, a substantial economic investment will be required to "daylight" Sweetwater Branch. Whether the creek is daylighted or not, public access along the alignment of Sweetwater Branch allows for the non-vehicular connection to Depot Avenue and its existing bike path from the Duckpond community to the north, in the form of a pedestrian friendly greenway. This connection begins the process of a larger pedestrian and bicycle friendly network that links Depot Park to the west and potentially Lincoln Park to the east.

Storm water detention is an issue that will need to be addressed in the development of the project. Whether that strategy includes a master detention system for all parcels, or focusing on an incremental implementation as individual parcels as the area matures, the identification of the public right-of-way allows for the clear delineation of where future streets and private development should occur. This allows for a clear framework as to where utilities should be placed.



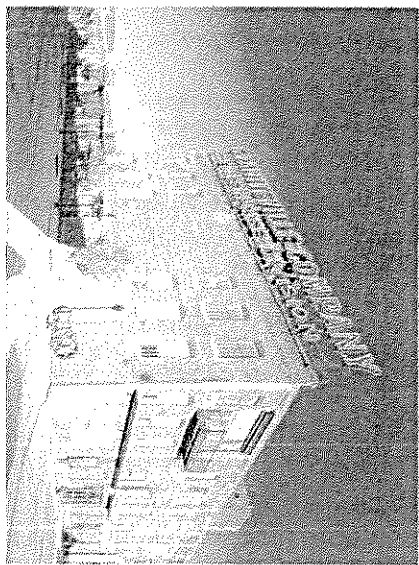
Atlanta, GA



Gainesville, FL



Seattle, WA



Augusta, GA

BUILDING DESIGN STANDARDS

Building design standards were not investigated as part of this scope. The site is influenced by the competing styles of the adjacent residential neighborhood, close proximity to downtown and the existing industrial character of the area. There is an opportunity to create a style that is unique to this area that can become part of the marketing of the project. The development of a consistent public realm of streetscape standards will connect the district to its surroundings allowing for buildings "uniqueness" to be explored.

DEVELOPMENT CONTROLS

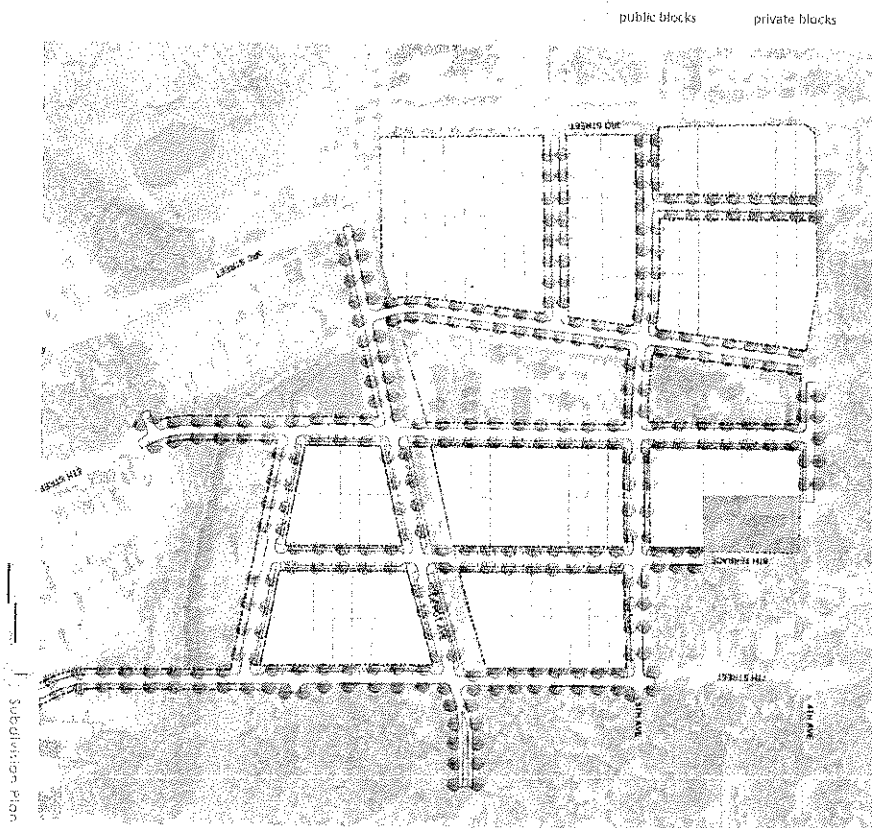
While development controls have not been addressed as part of this project, the following recommendations can be made based on site investigation, analysis and feedback from public input sessions and the development community. Allowing for increased density while still being contextually sensitive to the surrounding single-family community will need to be addressed prior to implementing the project. A transitional height plane should be applied across the site. Three stories (35 feet) should be the maximum along the eastern boundaries of the site (7th Street and 6th Terrace) with increased height allowed as the project moves west toward the existing GRU Campus. Parking should be located to the rear of the buildings in order to reinforce the public realm and foster an urban character for the site. Due to the site's close proximity to the Central Business District, transit terminal and bike trail, traditional parking requirement ratios should be reduced.

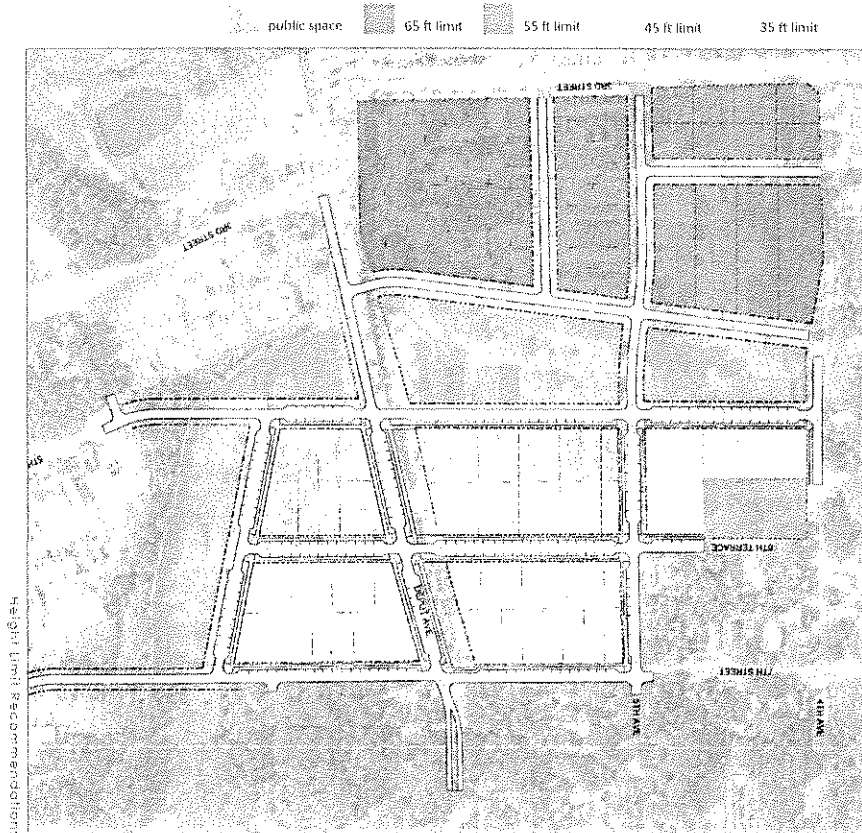
RECOMMENDATIONS

A variety of potential uses were identified through the engagement of the community in meetings and presentations as well as meeting with representatives from the City Commission, City Staff, University of Florida, and the development community. The proposed block structure allows for multitude of uses to occur. What will drive the future uses will be the market reality of the site at the time of implementation as well as a flexible land use designation by the city, based on the Building Design Standards and Development Controls. Advantages include the site's close proximity to downtown, future Depot Park to the west and the adjacent neighborhoods. Disadvantages include a lack of residential density to support traditional retail and available vacant buildings in the downtown market as well as a perceived negative location adjacent to an operating power plant. The anticipated investment required to improve the site and provide the necessary infrastructure improvements suggests that a higher density is needed to spur private interest.

While it is likely the increased density may be needed, the redevelopment needs to be contextually sensitive to the adjacent neighborhood of one and two-story single-family homes. Some uses clearly identified by the community that would not be supported included high-density multi-family apartments, focusing on the student housing market. Additionally, lower density residential was not supported by the development community. Proposed uses focused on attracting the "creative" class. The site, adjacent to a power plant, will need to attract users that connect with an "edgier" downtown location. Close proximity to downtown and the University is a positive, but the constant operation of the power plant will likely inhibit substantial residential development. In addition, traditional professional office users are more likely to seek space closer to the Central Business District.

One use that has been extensively discussed during the planning process was that of a Bio-Tech campus. Unfortunately, during the course of the investigation, the former Shands Hospital, located on 2nd Avenue and SW 10th Street became available for redevelopment. This site is about half the distance from the University than the Kelly site. The clean up associated with Kelly site makes the former hospital site more attractive for immediate investment. Had the Kelly site been planned based on a particular use or building types, rather than on the developing a master plan focusing on developing the public infrastructure, and then flexible development blocks, the plan would be worthless today.





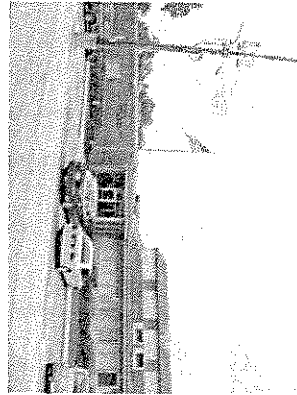
NOVEMBER 2008 | Redevelopment Plan at Kelly Power Plant Site

Although the loss of the potential Biotech focus is unfortunate, the loss does not affect the underlying vision for the Kelly site.

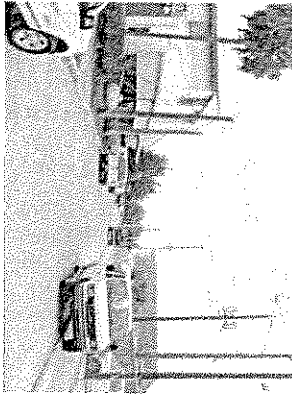
Proposed uses for the initial phases include business warehouse or incubator space often developed in the form of old warehouses or lofts. These spaces generally attract young start-up companies looking for lower rental rates and urban locations. The proximity to downtown, the university, the park space, and the bike path make the site attractive. This type of building allows flexibility and is adaptable to small retail and restaurant opportunities. It could include government, non-profit, and municipal agencies.

While high-density residential was identified by the community as an unwanted use, some type of residential, such as zero lot homes or townhomes, would allow an appropriate density transition between the existing neighborhood and the redevelopment blocks. In addition, a public facility, such as a charter school, was identified as potential use because of the proximity to the neighborhood and future cultural resources.

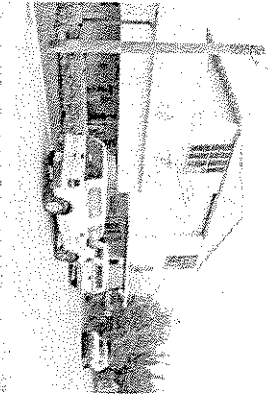
The existing structures as well as the surrounding neighborhoods influence the proposed heights within the Kelly site. While a four or five-story building is inappropriate adjacent to a single-family home, a taller, denser development is appropriate closer to the existing transit station and future Depot Park towards the south west corner of the site. The proposed height limits recommend "stepping" from the predominately single-family neighborhood of Springhill to the east towards 3rd Street. The initial height restriction of 35 feet is the current allowable height under the City's single-family and medium-density residential districts. A 45 feet height limit is recommended south of 5th Avenue and east of the proposed greenway. The proposed greenway is symbolic divide between the smaller neighborhood character of the Springhill neighborhood and higher-density of downtown Gainesville. To the west of the greenway, the existing GRU Administrative building is four stories. This area is adjacent to the Central City District as well as the Depot Park and transit station. The proposed building height limit is 55 feet for the northern two blocks with additional height limit of 65 feet adjacent to Depot Park.



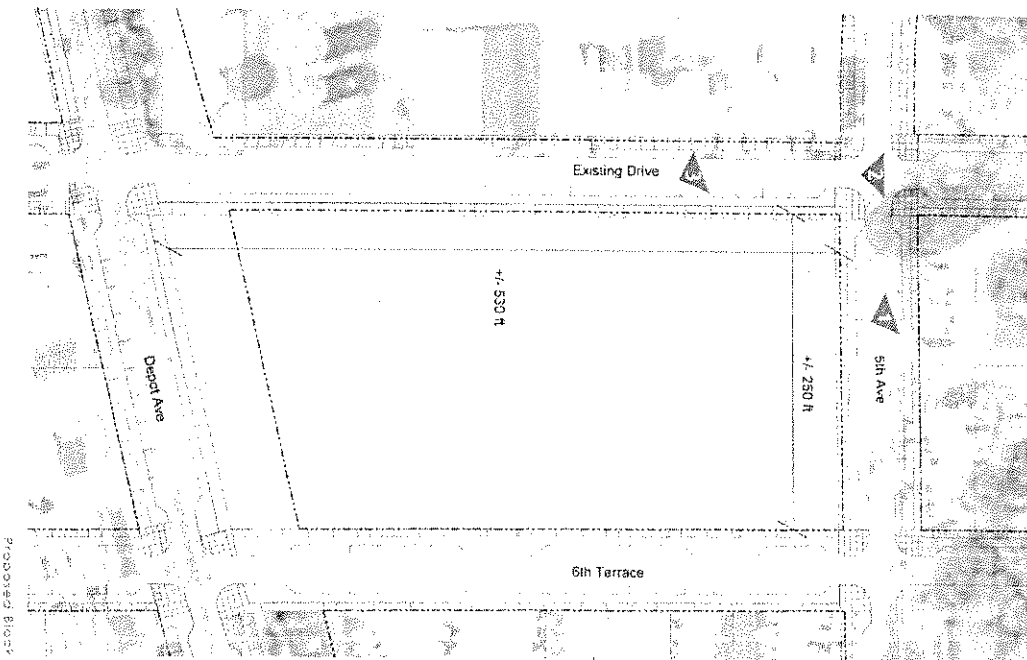
1 Existing GRU Office Building



2 Existing Driveway

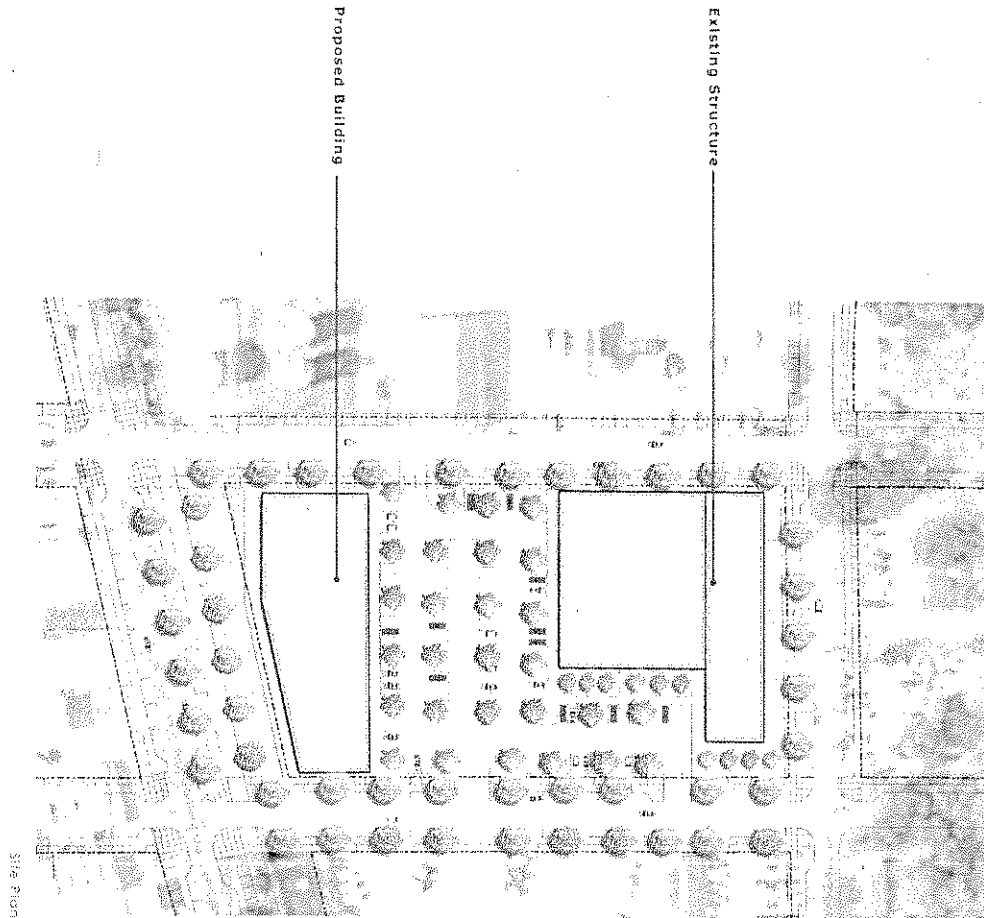


3 Existing GRU Maintenance Building



CATALYST PROJECT

This site is the first phase of the proposed redevelopment plan. Located on +/- 2.7 acres, the site is bounded by 5th Avenue to the north, Depot Avenue to the south and an existing drive to the west. There are six existing structures on-site including a one-story general office building with the remaining area used as parking for maintenance vehicles.



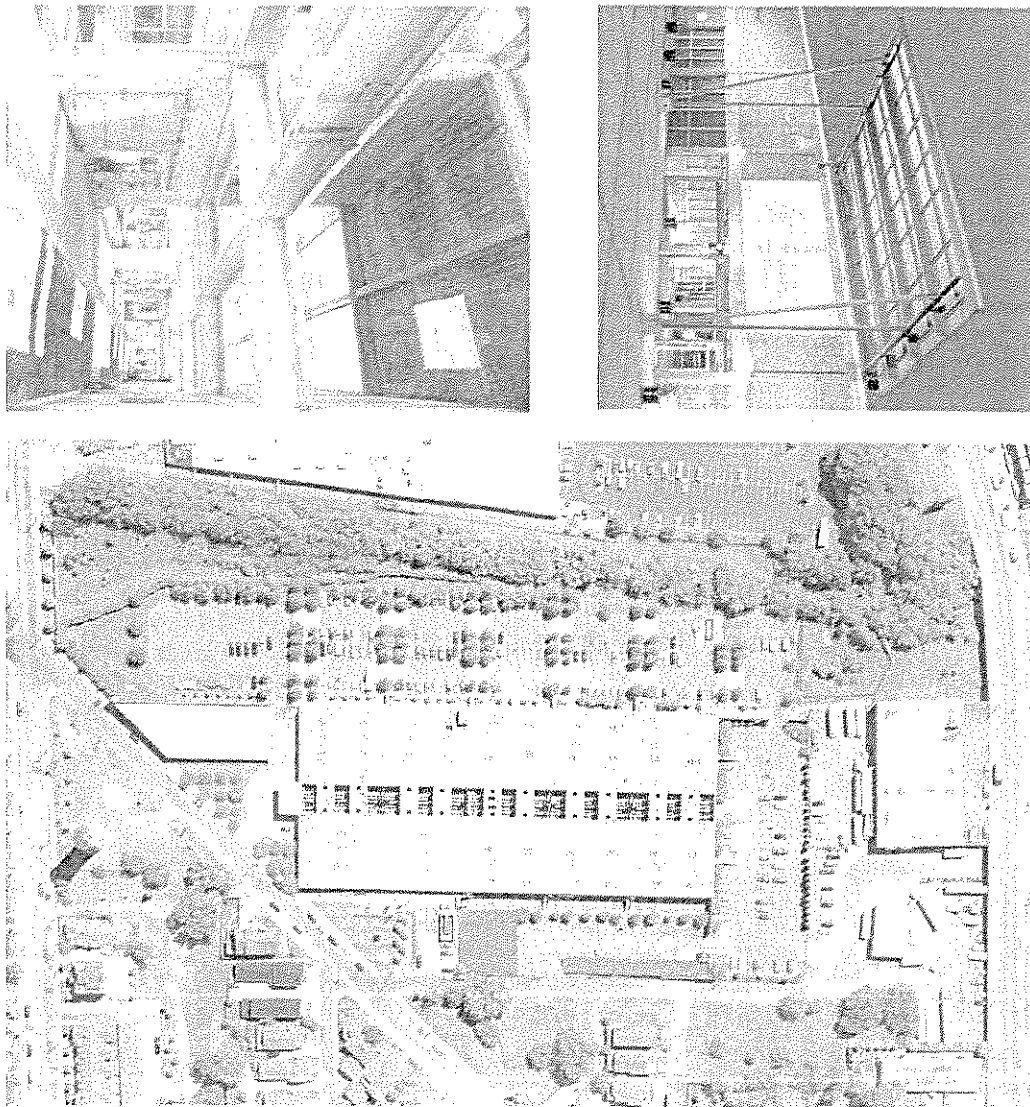
Site Plan

Although strategically located within walking distance to downtown Gainesville and a little over a mile from the University, the negative perception associated with the site has hampered previous investment opportunities. The catalyst project proposes "re-using" two of the existing structures on-site. The two buildings consist of a one-story office building and a two-story warehouse. By utilizing the existing structures, it allows for a relatively small initial investment to test the marketability of the site by focusing on a small portion of the project rather than a substantial investment in redeveloping the entire study area at one time.

The initial streetscaping focuses on improving the existing aesthetic infrastructure of 5th Avenue and the existing drive that makes up the western boundary rather than developing new streets.

The second phase of the catalyst project includes an additional structure located on the southern end of the tract fronting Depot Avenue. Public entrances to the buildings would face Depot Avenue with parking and loading located to the interior of the block.

Combined, the proposed building square footage +/- 50,000 square feet with 90 parking spaces.



StudioPlex is located in Atlanta's historic Old Fourth Ward neighborhood. Planned in the early 1990's, StudioPlex is an adaptive-use of the circa 1904 Southeastern Cotton Warehouse (listed as the oldest concrete building in Atlanta) for a mixed-use commercial, retail and residential development. This 133-unit arts-based development was envisioned as the catalyst for the revival of the Martin Luther King Historic District. The redevelopment of the site allowed for a connection between two historic neighborhoods that had been separated by a linear corridor of industrial properties fronting an abandoned rail line. Upon completion of StudioPlex in 1998, additional renovations of existing industrial buildings began along the corridor including new structures, creating a thriving mixed-use community with a growing arts and culture scene.

CONCLUSION

The GRU site is a site that is critical to the redevelopment of this particular area of Gainesville. Throughout our analysis and public input process we have consistently been reminded that there are, and have been, a number of differing visions for this area. There have been some clear constants however, such as the necessity to connect this area to the surrounding neighborhoods and the new park; to create something that will reinforce the livability of the adjacent neighborhoods; and to create a clear, strong public framework.

We have concluded this analysis with a plan that projects the construction of the public realm in such a way that it can accommodate uses not yet known or contemplated, allow for appropriately sized blocks for both walkability and development and be phased, as appropriate, to both the relocation of the GRU facilities and future market directions. We have limited requirements from uses and proposals for 'themed' environments as these are fleeting, fungible elements of the development of the city and have, instead, concentrated on the physical aspects of that which we collectively hold: the streets, sidewalks and parks.

We sincerely hope that this effort will be replicated as the city creates 'redevelopment plans' for other areas and continues to reinforce the critical nature of those things that have constituted lasting cities.



McMillen Surveying, Inc.

33b South Main Street, Williston, Florida, 32696

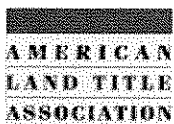
Phone: (352) 528-6277 Fax: (352) 528-6271

Email: information@mcmillensurveying.com

Web: www.McmillenSurveying.com

Revised April 16, 2012

Member of:



Description: (by surveyor) **G.R.U. Kelly Plant - Parcel 2a**

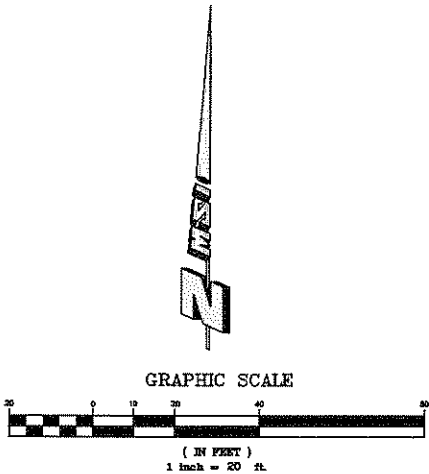
Part of Lot 9, Davis Addition, per plat book "D", page 15 of the public records of Alachua County, Florida; part of S.E. Sixth Terrace lying South of S.E. 5th Avenue (a.k.a. Middle Street); part of the East ½ of S.E. 5th Terrace lying between S.E. 5th Avenue and S.E. Depot Avenue; part of Lot 12, Block 2, Range II; and all of Lots 10 ½ and 11 ¾, Blocks 1 and 2, Roper's Addition to the Town of Gainesville per Deed Book "J", page 550, said public records; lying in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Northeast corner of said Lot 1, Davis Addition, and run thence South 89°26'31"West, along the South right-of-way line of said S.E. 5th Avenue, a distance of 280.00 feet to the Northeast corner of said Lot 9 and the Point-of-Beginning of the herein described parcel; thence continue South 89°26'31"West, along said South right-of-way line, a distance of 257.64 feet to the East right-of-way line of said S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line, a distance of 297.14 feet; thence South 89°06'34"West, a distance of 10.00 feet; thence South 00°53'26"East, a distance of 204.35 feet; thence North 89°06'34"East, a distance of 10.00 feet to the said East right-of-way line of S.E. 5th Terrace; thence South 00°53'26"East, along said East right-of-way line a distance of 34.21 feet to the North right-of-way line of said S.E. Depot Avenue; thence North 77°34'57"East, along said North right-of-way line, a distance of 202.43 feet; thence North 01°48'16"West, along said North right-of-way line, a distance of 5.14 feet; thence North 00°43'46"West, a distance of 91.67 feet; thence North 89°01'14"East, a distance of 58.00 feet; thence North 00°43'46"West, a distance of 396.85 feet to the said South right-of-way line of S.E. 5th Avenue and the said Point-of-Beginning.

Containing 2.927 Acres, more or less.

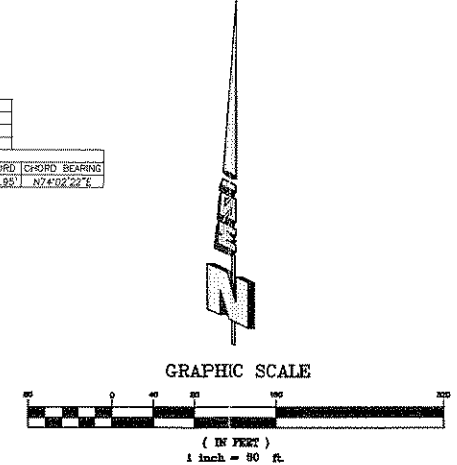
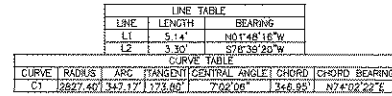


Map of Boundary Survey
Lying in Sections 4 and 9, Township 10 South,
Range 20 East, Alachua County, Florida



SHEET TWO OF TWO

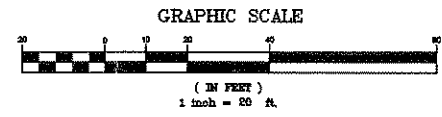
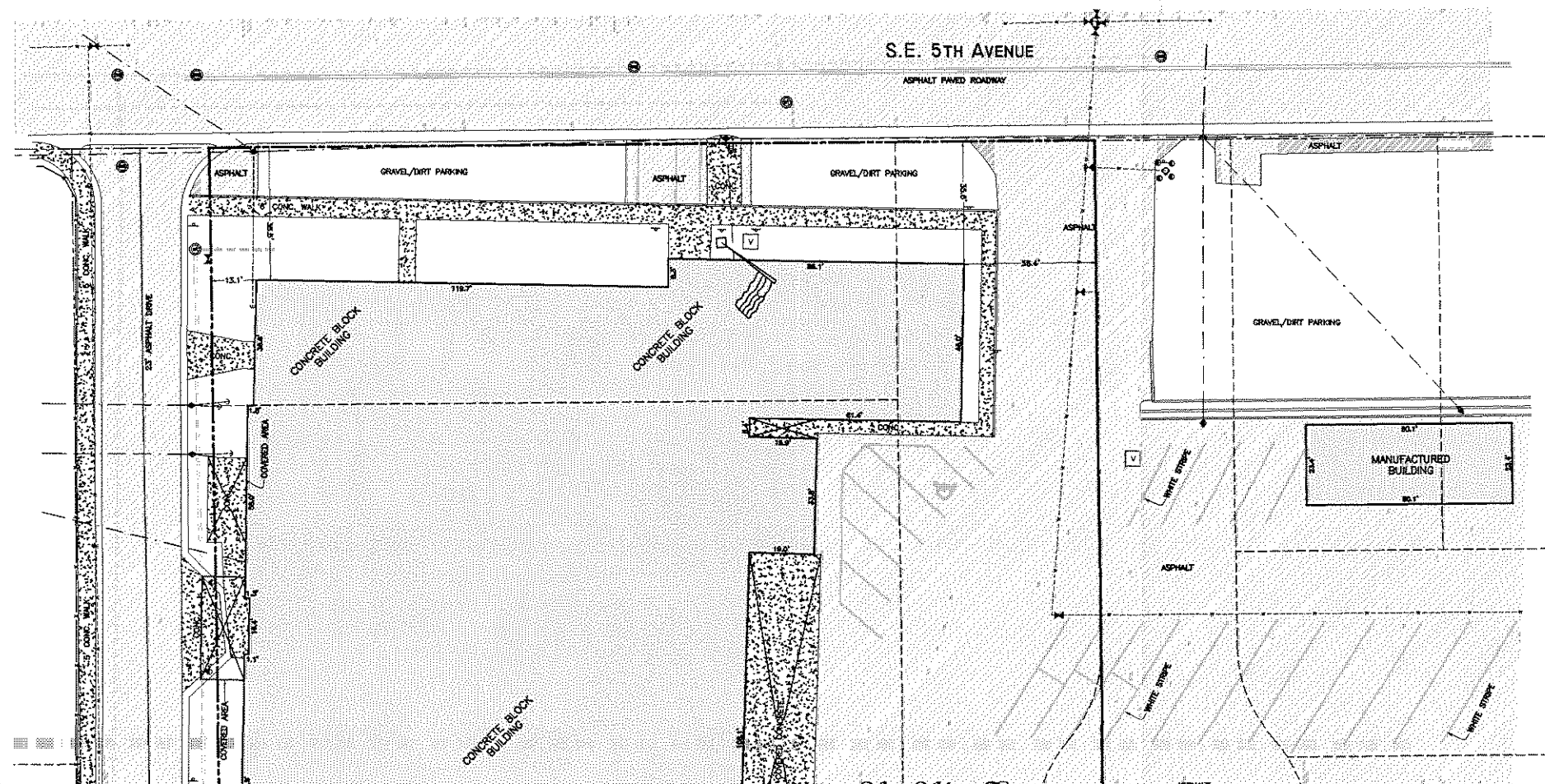
Prepared By: MCMILLEN SURVEYING, INC. Information@mcmsurveying.com 335 South Mills Street Wilton, Florida, 32896 Phone: (352) 522-4445 Fax: (352) 522-6271 The Measure of Excellence	Scale: 1"=20' Proj. No. 2012-018a Drawn: S.M.M. Ck'd: S.M.M. Eng. Name: 2012-018a Survey Date: 03/27/12 Tide Book: 125 Page: 69
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- Notes:
1. Bearings hereon are based on the State Plane Coordinate System for the Florida North Zone, holding a Brass Disk found in a concrete monument marked "A 097" at the Northeast intersection of N.W. 13th Avenue and Wolk Road. Northing = 246,575.0773, Easting = 2,685,280.3161, N.A.D. 83.
 2. No underground utility have been located except as shown via excavation or via the utility company's "locate" procedure. Underground utilities shown hereon are based on interpolation of the utility company's "As-Built" maps and sketching upon a worksheet by add utility company.
 3. The Surveyor has no knowledge of underground foundations which may occupy lands of others.
 4. Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
 5. Property lines should not be reconstructed based on distances to Improvements.
 6. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
 7. The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are no setbacks on the subject property. It is suggested, by the surveyor that building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
 8. Subject Property shown hereon may be a division of a parent tract based on information provided by the client. On this survey, does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
 9. This survey does not reflect or determine ownership.
 10. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
 11. This survey is certified to the date of the field work (shown hereon as survey date), ONLY, and not the signing date.
 12. Information from the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) shown hereon is current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.

- 4"x4" CONC. MONUMENT FOUND
 (U) UNLESS SHOWN
 ○ 5/8" IRON ROD FOUND "L2 2389"
 ○ 1/2" IRON ROD SET MARKED
 △ DENTIL P.S.M. 5460
 ▲ NAIL & P.S.M. SET MARKED
 ▲ "MCKELLEN P.S.M. 5460"
 ▲ "MCKELLEN" & DCK FOUND MARKED
 "L2 2389"
 (P) FLAT
 (W) MEASURED
 P.C. POINT-OF-CURVATURE
 P.T. POINT-OF-TANGENCY
 P. IDENTIFICATION
 (R.B.) REFERENCE BEARING
 P.O.D. POINT-OF-DISSENGAGEMENT
 P.O.B. POINT-OF-BEGINNING
 P.U.E. PUBLIC UTILITY EASEMENT
 CONC. CONCRETE
 ELEV. ELEVATION
 INV. INVERT ELEVATION
 RCP REINFORCED CONCRETE PIPE
 CORR. CORRODED METAL PIPE
 D.P. DUCTILE IRON PIPE
 VCP VITREOUS CLAY PIPE
 W.E.D. WATERED END SECTION
 (T) TREE WITH TRUNK DIAMETER
 W. WATER VALVE
 H. FIRE HYDRANT
 G. GUY ANCHOR
 L. UTILITY POLE
 S. SANITARY SEWER MANHOLE
 ☆. LIGHT POLE
 (T) TELEPHONE MANHOLE
 (P) TELEPHONE PEDESTAL
 (W) WATER METER
 W.D. ROAD SIGN
 S. STORM WATER MANHOLE
 W. WATER LINE BY PASS
 E. ELECTRIC HAND HOLE OR LIO ACCESS
 (E) FIBER OPTIC PEDISTAL
 (B) BACK FLOW PREVENTER
 B. BALLARD

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0341D. EFFECTIVE: 06/18/2008.



Description: (by surveyor) **G.R.U. Kelly Plant - Parcel 2a**
Part of Lot 9, Davis Addition, per plat book "D", page 15 of the public records of Alachua County, Florida; part of S.E. Sixth Terrace lying South of S.E. 5th Avenue (a.k.a. Middle Street); part of the East ½ of S.E. 5th Terrace lying between S.E. 5th Avenue and S.E. Depot Avenue; part of lot 12, Block 2, Range II; and all of Lots 10 and 11 ½, Blocks 1 and 2, Roper's Addition to the Town of Gainesville per Deed Book "J", page 550, said public records; lying in Section 4, Township 10 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Northeast corner of said Lot 1, Davis Addition, and run thence South 89°26'31" West, along the South right-of-way line of said S.E. 5th Avenue, a distance of 280.00 feet to the Northeast corner of said Lot 9 and the Point-of-Beginning of the herein described parcel; thence continue South 89°26'31" West, along said South right-of-way line, a distance of 257.64 feet to the East right-of-way line of said S.E. 5th Terrace; thence South 00°53'26" East, along said East right-of-way line, a distance of 297.14 feet; thence South 89°06'34" West, a distance of 10.00 feet; thence South 00°53'26" East, a distance of 204.35 feet; thence North 89°06'34" East, a distance of 10.00 feet to the said East right-of-way line of S.E. 5th Terrace; thence South 00°53'26" East, along said East right-of-way line a distance of 34.21 feet to the North right-of-way line of said S.E. Depot Avenue; thence North 77°34'57" East, along said North right-of-way line, a distance of 202.43 feet; thence North 01°48'16" West, along said North right-of-way line, a distance of 5.14 feet; thence North 00°43'46" West, a distance of 91.67 feet; thence North 89°01°14" East, a distance of 58.00 feet; thence North 00°43'46" West, a distance of 336.85 feet to the said South right-of-way line of S.E. 5th Avenue and the said Point-of-Beginning. Containing 2.827 Acres, more or less.

SHEET ONE OF TWO

Revision "B": boundary survey revised S.M.M. 04/16/2012
Revision "A": boundary survey revised S.M.M. 04/13/2012

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The Measure of Excellence

<p>THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP FURTHER AFFIRMS THE ADEQUACY OF TECHNICAL STANDARDS SET FORTH BY THE STATE OF OREGON AND OF PROFESSIONAL SURVEYORS' MAPS IN CHAPTER 9101-1-0, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, F.S. THE FLOOR PLAN OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.</p>	<p>Florida License No. 54593</p> <p>Certificate of Authorization No. 6821</p> <p>NOT VALID WITHOUT THE SIGNATURE & ORIGINAL BASED ON THE LICENSED SURVEYOR & MAPPER</p>
<p>STEPHEN M. MCWILLIEN, P.S.M.</p>	<p>Professional Surveyor & Mapper</p>

CERTIFIED TO:	Scales as noted
EVANSVILLE COMMUNITY DEVELOPMENT AGENCY	Proj. No. 2012-018a
EVANSVILLE REGIONAL UTILITIES	Drawn: S.M.M.
	CHK'd: S.M.M.
	Desig. Name: 2012-018a
	Survey Date: 03/27/12
	Field Book: 125
	Pages: 69