

# Community Redevelopment Agency

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda**

**April 21, 2008**

**3:00 PM**

**City Hall Auditorium**

*Scherwin Henry (Chair)  
Jeanna Mastrodicasa (Vice Chair)  
Ed Braddy (Member)  
Rick Bryant (Member)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Craig Lowe (Member)*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.*

**CALL TO ORDER - 3:09 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****071125. Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of March 17, 2008, as circulated.*

071125\_cra\_20080421.pdf

**EXECUTIVE DIRECTOR CONSENT****071127. Update on Redevelopment Projects and Development Agreements (NB)**

*Explanation: Staff has been asked to provide an update on referrals, several redevelopment projects and development agreements under review. This update is a sampling of the many projects underway by the CRA, and is not a complete list.*

*Project Updates:*

*Annual New Markets Tax Credit Summit – The CRA Manager will be attending the Annual New Markets Tax Credit Summit April 16 – 18, 2008 in Miami, FL. This summit will feature some of the industry's brightest talent discussing the latest strategies, emerging trends and expanding roles of the New Market Tax Credit program.*

*CRA Annual Report – The CRA report for FY 2007 has been published. Copies have been already been delivered to taxing authorities and CRA Board Members; Advisory Board members will receive copies of the report enclosed with the agendas for the regularly scheduled April meetings.*

*Southeast Gainesville Redevelopment Initiative – Staff has received, and is currently reviewing, a revised SAP document. Staff anticipates that the SAP will soon be completed. At that point, the document will be given to the City, to begin the process of incorporation into the Land Development Code.*

*Kennedy Homes Redevelopment – Staff is currently drafting a scope of services for this project, and anticipates presenting a draft redevelopment strategy for this site to the CRA Board in May.*

*Eastside Gateway Project - The Purchasing Department has issued the*

*Invitation to Bid for the construction drawings for the Gateway. Responses were due on April 10th. CRA staff is expediting this project so that the contractor can be issued the notice to proceed within 30 days of selection. FDOT has agreed to close obsolete driveway ramps around the project site. The existing sidewalks are shown as remaining in the plans.*

*Lynch Park – The Parks Advisory Board has enthusiastically approved of the dog park/garden concept for Lynch Park. CRA staff has also received approval from the City of Gainesville Parks & Rec Director regarding an implementation strategy at Lynch Park. Staff will finalize details for the planned improvements and present these issues to the CRA at an upcoming meeting.*

*CPUH and Downtown Parking Studies – Staff is working with consultants from Rich & Associates to coordinate a time for the consultant team to observe parking demand in the Downtown and CPUH Redevelopment Areas prior to the end of the UF spring semester.*

*Gainesville Responsible Hospitality Partnership – GRHP continues to work with Greek students to formalize support for the Partnership. GRHP will also be reaching out to other student and professional groups at UF.*

*GRU Site Master Plan – The TUFF/Lord Aeck Sargent team is formulating ideas for a redevelopment plan. A workshop is to discuss their findings is anticipated for late spring.*

*Hampton Inn/Lot 9 Redevelopment – Foundation construction is currently underway. It is anticipated that the project will be complete in approximately one year.*

*CRA Streetscape Design Standards- Bellomo-Herbert has finalized the revisions to the standards. Staff is reviewing changes with the advisory boards.*

*Cade Museum - The museum organizers held a design charrette in Gainesville on March 25-27. Four different concepts were presented on the theme of Inspiration, Invention, and Innovation. Personnel from Carol R. Johnson and Associates, which was selected to develop Design and Technical Standards for Depot Park, attended this charrette. Refined concepts are anticipated to be presented at a later date.*

*University Avenue Improvements – The equipment has arrived. The FDOT Maintenance Agreement is in process. Staff is working on easements and concrete pads for placement of some of the improvements. Coordination with the Solid Waste Division is in process. The roadway median designs (5 in CPUH, 3 in Eastside) are completed and work is almost complete for the design of the irrigation systems.*

*SW 2nd Avenue Master Plan – BBPC has presented preliminary market and engineering analyses to the CPUH Advisory Board. A public workshop with stakeholders has been scheduled for 5:30pm May 7 in the Wadsworth*

*Boardroom at the UF Foundation Building, located at 2012 W. University Avenue.*

*NW 1st Avenue Lighting – Conduit and pole installation is complete, and GRU line crews have been scheduled to install the Domus light fixtures. The anticipated completion date for the project is April 18th.*

*NW 5th Avenue Streetscape – The anticipated completion date of the project is mid April 2008. Bellsouth is in the process of undergrounding the phone lines. Anglin Construction has installed new sidewalks, brick pavers, and pedestrian lights. The Project is 90% completed. A ribbon cutting ceremony will be held upon completion of the project.*

*A. Quinn Jones House - This house is located at 1013 NW 7th Avenue. Staff is also in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. Staff from both agencies will continue to meet to explore options for the property. The CRA has appropriated \$10,482.62 during the FY 2008 Second Amendatory Budget Cycle for restoration and stabilization of the home.*

*Depot Park - On March 17, 2008, Community Redevelopment Agency (CRA) staff presented its project update and development action plan for Depot Park to the CRA board. The presentation covered the project vision, coordination structure, anticipated project timeline spanning the present to late 2011, funding availability, and funding gaps. The CRA approved several recommendations for referral to the City Commission in order to clarify and assign project management responsibilities, expedite the project schedule and fill funding gaps. These recommendations will be presented to the City Commission on April 28th.*

*Since the CRA meeting date, staff has continued to expedite progress on the schedule. Staff met with FDEP to coordinate cleanup objectives related to coal tar, petroleum, and other contaminants. The Rinker building is expected to be demolished by the end of April. Bids are due April 23rd on the temporary relocation of the Depot building. Public Works made progress on completing the reconstruction documents for Depot Avenue with CRA staff requesting brick paving, roadway lighting and electrical conduit. The landscape architecture firm Carol Johnson and Associates attended the Cade Museum charrette and began drafting park design standards for completion by mid-July. The Phase 1a landscaping plans for the west pond are undergoing revisions and bidding of this work is expected by early May.*

*Over the last seven months, CRA staff has been instrumental with aiding the Cade museum leadership become familiar with the Depot Park project and facilitate preliminary planning. CRA staff is also providing project timelines and other strategic assistance to ensure that the museum planning process is synchronized with activities tied to the redevelopment of the Depot Park area. The CRA anticipates assisting the museum project through completion.*

*CRA staff assisted the Cade Museum Leadership with conducting a design*

*charrette from March 25th through 27th. The Cade design team consists of Gould Evans Architects and exhibit designers Amaze. The design team has identified a concept described as the “3 I’s” – Inspiration, Invention, and Innovation – as guiding principles for the museum. The concept arises from the processes whereby creativity leads to the development and dissemination of new technology. The charrette helped translate the concept into four ideas for a physical space that showcases the exhibits and park. Further conceptual refinement is underway and the Cade Museum Leadership Group anticipates returning to Gainesville soon with additional design materials.*

*Project Objectives: May through July (Dates provided by respective department)*

*Final Phase 1 remediation construction plans approved (GRU) 5/2/08*

*Submittal of Phase 2 remediation construction plans and approval (GRU) 6/15/08*

*Begin temporary move of Depot Building (GRU) 7/1/08*

*Complete park design and technical standards (CRA) 7/15/08*

*Complete design and bid documents for Depot Avenue (Public Works) 5/15/08*

*Begin installation of Phase 1a landscaping and irrigation installation (CRA) 7/1/08*

*Begin 100% Depot Building rehabilitation plans (CRA) 7/1/08*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: Receive update from Staff.*

## **REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT**

### **College Park/University Heights Redevelopment Advisory Board**

#### **071128. Bus Shelter Design (B)**

*Explanation: On August 1, 2007, the CPUH advisory board approved a staff recommendation to move forward with redesigning bus shelters in the redevelopment area. The redesign will address concerns raised by RTS and CRA to reduce maintenance and enhance passenger comfort. Test sites will be selected in the redevelopment area and evaluated for potential project expansion.*

*In January 2008, the CRA issued a request for statement of qualifications to obtain design services for new bus shelters to enhance the public transportation system. The Consultant is responsible for providing full construction drawings, specifications, and calculations under seal and providing supervisory assistance during fabrication and installation of the shelter. The bus shelter design will be fully accessible and comply with standards set by the Americans with Disabilities Act, have solar lighting or other lighting options as per specifications, and sheltered seating. Complete design criteria were developed by both the CRA and RTS and provided in the RFQ.*

*The shelters are to be located initially on two test sites on the south and north side of University Avenue; however, additional sites will be selected at a future date. The initial two (2) sites proposed for the shelters are 1402 West University Avenue and 1826 West University Ave, where a bus stop and shelters are currently located.*

*Oral presentations from consultants were received on April 16, 2008 and rankings of the participating firms were completed. The selection committee ranked Bentley Architects & Engineers as the top choice.*

*Fiscal Note: Fees will be paid from account 9999-618-790-W724 (Primary Corridors). Final amount will be determined after price negotiations with selected Contractor.*

**RECOMMENDATION**

*College Park University Heights Advisory Board to the CRA: 1) Approve ranking of consultants with Bentley Architects & Engineers as the top-ranked consultant; and 2) authorize the Executive Director to authorize any and all necessary documents related to the purchase of the aforementioned bus shelter design service.*

071128\_CRA\_20080421.pdf

071128A\_CRA\_20080421.pdf

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA**

**SECRETARY**

**071126.**

**Appointment to the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (B)**

**RECOMMENDATION**

*The Community Redevelopment Agency appoint Timothy L. Jones to the Fifth Avenue/Pleasant Street Redevelopment Advisory board for a term to expire 6/17/2010.*

*Member Braddy: Jones*

*Member Bryant: Jones*

*Member Donovan: Blount*

*Member Hanrahan: Jones*

*Member Lowe: Blount*

*Member Mastrodicasa: Jones*

*Chair Henry: Jones*

071126\_CRA\_20080421.pdf

071126A\_CRA\_20080421.pdf

**EXECUTIVE DIRECTOR**

**071129. Tumblin Creek Watershed Management Plan (B)**

*Explanation:* Tumblin Creek is one of four of Gainesville's creeks listed as impaired on the state's Total Maximum Daily Load (TMDL) list. The watershed encompasses nearly 4-square miles of highly urbanized area, with headwaters originating within the College Park/University Heights Redevelopment Area. Over 60% of the creek's watershed has impervious surfaces, creating overland flow of stormwater, resulting in pollutant transmittal from land to stream. Stormwater infrastructure within the watershed is antiquated, and is in need of creative and holistic approaches to address both creek rehabilitation and continuing development and redevelopment in the area. In the 2005 CPUH Redevelopment Plan, stormwater infrastructure was cited as a major objective for continuing redevelopment of the area. Therefore the CRA and Public Works departments hired Jones Edmunds and Associates to perform a comprehensive study of the watershed. The Tumblin' Creek Watershed Management Plan (TCWMP), completed in late 2007, is a product of this study. This important planning document outlines problems and potential solutions related to stormwater, sewer, and development challenges with the watershed. Since its completion, the CRA has been working with the CPUH Advisory Board, the TCWMP sub-committee, and JMJ Engineering, seeking guidance and strategy for its implementation.

*Fiscal Note:* No fiscal impact for this item. However, \$250,000 is budgeted in account 9999-618-790-W734 for 7th Ave Improvements. This amount this includes costs associated with the implementation of the Watershed Plan.

**RECOMMENDATION**                      Executive Director to the CRA: Hear presentation  
from staff.  
071129\_CRA\_PPT\_20080421.PDF

**071130. Fifth Avenue/Pleasant Street Redevelopment Plan (B)**

*Explanation:* Redevelopment activities within a Community Redevelopment Area are guided by the Area's Redevelopment Plan. The Plan serves as a blueprint and general guide to CRA activities within an Area. The current version of the Redevelopment Plan for the Fifth Avenue/Pleasant Street Area was adopted in 1997, and since that time the document has not undergone a major update. In August 2004, the Fifth Avenue/Pleasant Street Redevelopment Advisory Board approved \$15,000 to fund an update of the Plan, and Herbert Halback, Inc. (HHI) was hired to revise the document. HHI submitted a draft plan in June 2005, however due to multiple staff changes and schedule setbacks; the draft was never finalized or brought back to the CRA for approval. Building on the HHI draft, current CRA Staff has completed the Redevelopment Plan update. Staff is now bringing the updated plan back with additional revisions.

Staff has worked with the Fifth Avenue/Pleasant Street advisory board and with the CRA Attorney to revise and update Redevelopment Plan in its entirety. The proposed Plan provides strategies to further redevelop and remove blight from

*the FAPS Area. Redevelopment objectives and initiatives outlined in the Plan include housing revitalization, commercial corridor revitalization, historic preservation, sustainability, infrastructure and utilities improvements, streetscaping, urban design, recreational/cultural activities, and the identification of redevelopment opportunity sites.*

*The document has also received revisions to address legal issues and to satisfy statutory obligations required of Redevelopment Plans. The revised Plan now fulfills the requirements of F.S. 163.360 and 163.362. In addition to correcting these technical issues, Staff has also incorporated language supporting environmentally sustainable "green" building practices into the Plan. The inclusion of such language was unanimously approved by the FAPS redevelopment advisory board on July 24, 2007. Staff also incorporated suggestions from the FAPS advisory board's November 21, 2007 Special Meeting to address the Redevelopment Plan. The majority of these changes relate to the vision for the Area, guiding redevelopment principles, and the issues/opportunities facing the Area. Additionally, Staff will again present the revised Plan to neighborhood residents prior to final approval of the Plan by the City Commission.*

*Under previous versions of Redevelopment Plan, CRA activities have been the catalyst for change in the FAPS Area. New businesses have emerged, homes have been rehabilitated, and community awareness and pride have deepened. However, FAPS still faces challenges including infrastructure issues, boarded buildings, vacant lots, and lack of retail space. Affordable housing options and preservation of the neighborhood's unique historic and cultural resources are also important issues in the Area. The updated FAPS plan will allow the CRA to build on previous initiatives, facilitate new redevelopment activities, and combat slum and blight in the Area.*

*Fiscal Note: In August 2004, the CRA expended \$15,000 from account 9999-613-790-W515 for consulting services related to crafting a revised FAPS Redevelopment Plan. Staff has completed the Redevelopment Plan update with no additional fiscal impact to the CRA. Therefore, there is no additional fiscal note at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) Approve the amended Fifth Avenue/Pleasant Street Redevelopment Plan, which has been amended in its entirety; 2) authorize the Executive Director to submit additional findings to the City Commission, should they arise at the final neighborhood meeting; and 3) recommend the City Commission hold a public hearing and adopt the amended Redevelopment Plan.*

071130\_CRA\_20080421.pdf

071130\_CRA\_PPT\_20080421.PDF

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**College Park/University Heights Redevelopment Advisory Board**

## Downtown Redevelopment Advisory Board

## Eastside Redevelopment Advisory Board

### 071131. 1712 SE Hawthorne Road & 1714 SE Hawthorne Road (B)

*Explanation: The Community Redevelopment Agency is committed to the economic growth and vitality of East Gainesville. The area has significant potential for redevelopment and opportunities for new development. One of the many proposed development plans is the Southeast Gainesville Renaissance Initiative (SEGRI), which was created as a vehicle to rejuvenate the area and create new mixed-income housing.*

*The Hawthorne Road Corridor has an excellent potential for commercial office and mixed-use development along this major arterial road. Hawthorne Road (SR 20) forms the eastern entry to the East Gainesville Area. The construction of the Gateway, with the addition of the streetscape improvements from East University to SE 15th Street, will add aesthetically appealing street and lights in the area. The corridor also has the potential for mixed-use for small business uses, such as restaurants, general retail, or clothing stores.*

*One of the frameworks for redevelopment is land acquisition. Staff is proposing the purchase of 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. The properties are zoned MU-1 (Mixed-use low intensity) which can include multiple uses, such as neighborhood shopping centers, eating places, apparel and accessory stores. 1712 SE Hawthorne Road has a 320-foot cement brick structure on the property. 1714 SE Hawthorne Road is vacant (commercial use) on 0.14 acre. The CRA will purchase and renovate the property in a manner consistent with the goals and objectives of the Eastside Redevelopment area. The CRA will use this site as a catalyst for a small business incubator.*

*Fiscal Note: In the FY2008 2nd Amendatory Budget approved by the CRA on 3/17/2008, \$36,874.69 was budgeted for property acquisitions 9999-621-790-W919-6010 can be used for this purchase. There is \$8316.57 unencumbered balance available in account 621-W905 (Capital Projects) that could be used. Additionally, there is \$150,241.96 budgeted in account 621-W914 for University Ave Medians. \$20,000 of this budget can be re-allocated to 9999-621-790-W919-6010 (Acquisitions) for the balance of the purchase price, document stamps and recording fees, not to exceed a total of \$65,000.*

#### **RECOMMENDATION**

*Eastside Redevelopment Advisory Board to the CRA:*  
*1) Approve the purchase of the property located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road for a purchase price and associated recording fees not to exceed the amount of \$65,000; with a contingent contract for sale and purchase upon approval from the CRA; 2) approve the transfer of \$28,316.57 from accounts 621-W905 and 621-W914; and 3) authorize the Executive Director to execute all*

*necessary documents.*

071131\_CRA\_20080421.pdf

071131\_CRA\_PPT\_20080421.PDF

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE - May 19, 2008**

**ADJOURNMENT - 4:36 PM**