

ARCHITECTURE

CIVIL ENGINEERING

ECOLOGY

HYDROGRAPHIC SURVEYING

LANDSCAPE ARCHITECTURE

PLANNING

SUBSURFACE UTILITY ENGINEERING

SURVEYING AND MAPPING

Office Locations:

GAINESVILLE

LAKEWOOD RANCH

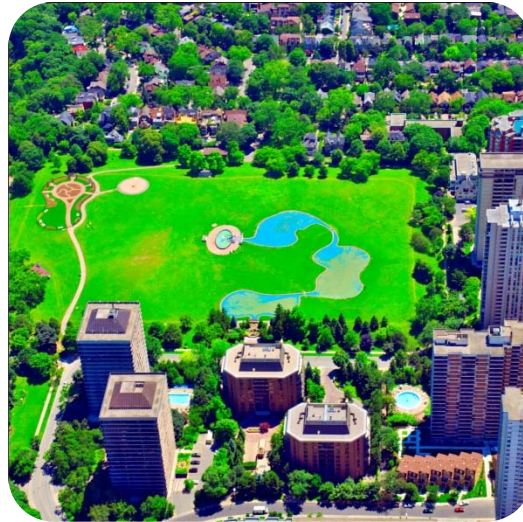
ORLANDO

PALM BEACH

ST. PETERSBURG

TAMPA

Land and Urban Planning



Teamwork that results in innovative solutions that work is our approach to each project.

Our professional Planners, who are AICP certified, will work closely with you and our in-house team of Architects, Civil Engineers, Ecologists, and Landscape Architects to address all of your land design needs.

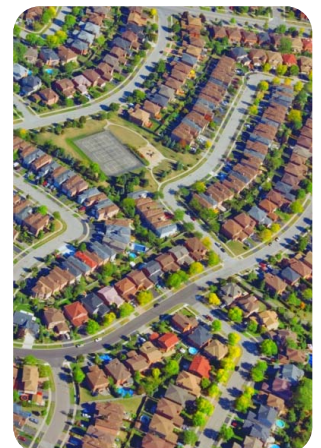
We consider marketplace direction in relation to regulatory comprehensive plans and land development codes to determine opportunities and constraints for development to achieve a design that meets your needs and is permissible.

You can count on George F. Young for your next project. We will work closely with you to:

Turn your vision into reality.

Land and Urban Planning Solutions for:

- ▶ Land Development
- ▶ Commercial Facilities
- ▶ Education Facilities
- ▶ Health Care Facilities
- ▶ Institutional Facilities
- ▶ Industrial Facilities and Industrial Parks
- ▶ Offices and Office Parks
- ▶ Mixed Use Development
- ▶ Parks and Recreation
- ▶ Master Planned Communities
- ▶ Residential Subdivisions





SUSTAINABLE SOLUTIONS

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

LEED Professional Accreditation distinguishes building professionals with the knowledge and skills to successfully steward the LEED certification process. LEED Accredited Professionals (LEED APs) have demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

George F. Young, Inc. has LEED Accredited Professionals with real world experience in designs and materials that support LEED certification.



Comprehensive Capabilities

George F. Young's Planning Services provides our clients with a full array of services geared toward your particular land development project. Your George F. Young Project Manager will assist you in selecting the services best suited to achieve your project's maximum potential. Below is a list of our comprehensive in-house services.

► Land Use Consulting and Management of Entitlements:

- Feasibility studies including physical/legal constraints and opportunity evaluation(s)
Comprehensive plan amendments
- Management of entitlements (Planned Unit Developments, Transfer of Development Rights)
- Study of land use alternatives and options
- Analysis of existing developments (remaining entitlements, zoning conditions, study of local demographics, property comparisons, etc.)
- Annexations and vacations
- Evaluation of owner/developer's proforma requirements

► Zoning Consultation:

- Research and verification of existing zoning, allowable uses, min. setbacks, max. building heights, parking requirements, etc.
- Research into any district overlay regulations
- Changes/modifications to existing zoning and planned development zonings
- Rezoning and site plan approval process assistance
- Awareness/research into local political climate

► Master Planning and Special Studies Consulting:

- Traditional Neighborhood Development (TND) planning and consulting
- Pedestrian Oriented Development (POD) planning and municipal incentives
- Transit Oriented Development (TOD) planning and consulting
- Community recreational planning
- Municipal park planning
- Conceptual density studies and master planning
- Infill planning and neighborhood blending



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*A Locally Owned Florida Firm
Serving Florida and the Caribbean Basin*