



# D R A F T

9/7/2010

1           **WHEREAS**, notice has also been given by mail to the owner whose property will be  
2 regulated by the adoption of this Ordinance, thirty days prior to the date of the public hearing of  
3 this ordinance; and

4           **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices  
5 described at which hearings the parties in interest and all others had an opportunity to be and were, in  
6 fact, heard.

7           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
8 **CITY OF GAINESVILLE, FLORIDA:**

9           **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by  
10 rezoning the following described property from the zoning category of " I-2: General  
11 industrial district" to the zoning category of "Planned Development District";

12                   See Exhibit "A" attached hereto and made a  
13                   part hereof as if set forth in full.  
14

15           **Section 2.** The City Manager or designee is authorized and directed to make the  
16 necessary change in the Zoning Map Atlas to comply with this Ordinance.

17           **Section 3.** The Development Plan attached to this Ordinance which consists of the  
18 following:

19           1.       the development plan report entitled "Grace Marketplace", dated  
20 November 10, 2009, last revised on August 31, 2010, attached and identified as  
21 Exhibit "B"; and

# D R A F T

9/7/2010

1           2.       development plan maps consisting of two sheets: 1) “Existing Conditions Map”,  
2           dated November 4, 2009; and 2) “Planned Development Layout Map” dated November  
3           10, 2009, last revised September 2, 2010; identified as Exhibit "C"; are incorporated and  
4           made a part of this Ordinance as if set forth in full.

5           The terms, conditions, and limitations of the Development Plan shall regulate the use and  
6           development of the land described herein zoned to the category of Planned Development  
7           District as provided in Chapter 30, Land Development Code of the City of Gainesville  
8           (hereinafter referred to as “Land Development Code”). In the event of conflict between  
9           the provisions of the development plan report (Exhibit "B") and the development plan  
10          maps (Exhibit "C"), the provisions, regulations, and restrictions of the development plan  
11          maps (Exhibit "C") shall govern and prevail.

12          **Section 4.** Any provision of this Ordinance to the contrary notwithstanding, the following  
13          additional conditions, restrictions and regulations shall apply to the development and use of the land:

- 14          1.       This Ordinance does not eliminate the necessity to obtain any required federal, state, local  
15                  and special district authorizations prior to the start of any development activity.
- 16          2.       Except as expressly provided herein, the use, regulations and development of the property  
17                  shall be governed as if this land were zoned “OF: General office district”, all development  
18                  shall be in conformance with and regulated by the Land Development Code.
- 19          3.       All signage associated with this Planned Development shall be regulated by the City of  
20                  Gainesville Land Development Code.
- 21          4.       At the time of development plan review, the owner/developer shall provide, at its own  
22                  cost and expense, a traffic study prepared by a licensed professional engineer acceptable to  
23                  the City. Any traffic modifications required due to operational or safety issues are the  
24                  owner/developer’s responsibility, and these shall not count towards meeting Concurrency  
25                  requirements.
- 26          5.       The City shall not be held liable for any damages, including but not limited to, property  
27                  damages, personal injuries, or other damages, arising out of the use of the land.

# D R A F T

9/7/2010

1 Management Element Policy 1.1.6 standards. If the Planned Development is developed in  
2 phases, each development phase will require submittal of a traffic study for development  
3 plan approval.  
4

5 5. The development review board is the appropriate reviewing board for development plan  
6 review associated with this Planned Development.  
7

8 6. The development of the subject property requires the approval of a subdivision plat which  
9 will provide for the provision and construction of rights-of-way and legal access to the  
10 subject property. On the subdivision plat, the minimum width of the right-of-way from the  
11 subject property to NW 53<sup>rd</sup> Avenue shall be 100 feet. The minimum width of the right-  
12 of-way along the south boundary of the subject property shall be 60 feet.  
13

14 7. Prior to second and final reading of this Planned Development ordinance, the owner shall  
15 sign a TCEA Zone B Agreement or TCEA Memorandum of Agreement for the provision  
16 of the required Concurrency Management Element Ordinance Policy 1.1.6 standards. At a  
17 minimum, the Agreement shall provide for meeting the Phase I standards.  
18

19 8. At preliminary development plan review, the development shall demonstrate multi-modal  
20 access to the site via transit, pedestrian, and bicycle modes.  
21

22 9. Permitted uses within the Planned Development shall be those listed in the table in section  
23 VII, pages 7-12 of the PD Report (Exhibit "B"). Agricultural uses and the sale of  
24 agricultural products and commodities which are raised exclusively on the premises,  
25 including retail roadside sales of such products and commodities, are also permitted in  
26 accordance with Section 30-72 of the Land Development Code.  
27

28 10. The wetland buffer shall remain undisturbed, including during construction. During  
29 preliminary development plan review, measures shall be identified to prevent erosion,  
30 sedimentation and encroachment into the wetland buffer areas.  
31

32 11. An internal sidewalk system shall be provided to facilitate internal pedestrian circulation.  
33 The sidewalks system shall provide convenient access to all internal active and passive  
34 areas and shall be integrated with the external roadway sidewalk system. Alternative  
35 paving surfaces shall be allowed for all non-accessible routes.  
36

37 12. The maximum allowable square footage of building area for the entire project is 50,000  
38 square feet. Except as otherwise provided in this ordinance, the square footage of all  
39 covered structures counts towards the maximum allowable square footage.  
40

# D R A F T

9/7/2010

- 1 13. Driving aisles shall be the minimum that would facilitate safe and efficient movement of  
2 vehicles. The actual width will be determined during preliminary development plan review  
3 by the development review board.  
4
- 5 14. Lighting for night operation shall be provided within all vehicular use areas. All lighting  
6 shall be consistent with the standards provided in the Land Development Code. Safety  
7 lighting shall also be provided for developed areas.  
8
- 9 15. In order to operate and use this subject property for food distribution, a management and  
10 operations plan shall be prepared by the owner/operator.  
11
- 12 16. Any area designated as campgrounds shall be adequately buffered and screened from the  
13 adjacent right-of-way. Screening shall be a minimum height of six feet and may include  
14 but is not limited to a combination of fencing, landscaping or berms. The type of  
15 screening shall be approved by the development review board during preliminary  
16 development plan review.  
17
- 18 17. Tents and campgrounds are only permitted in Development Area B, as shown on the PD  
19 Layout Map (Exhibit "C"). A maximum of 100 tents is allowed. The maximum size of  
20 any one tent shall not exceed 10 x 12 feet or a maximum floor area of 120 square feet,  
21 however larger tents may be approved subject to development plan approval and any  
22 regulatory permits as required by Code.  
23
- 24 18. The maximum number of meals to non-residents is 500 per day. This number shall not  
25 include meals served to residents of the facility. During preliminary development plan  
26 review, or upon independent requests, the development review board may authorize a  
27 higher limit on the maximum number of meals per day limited to ten specified two-day  
28 periods of national holidays or special occasions.  
29
- 30 19. Development Area B, as shown on the PD Layout Map (Exhibit "C"), may be used as a  
31 camping area, including a bath house, restroom type pavilion and temporary structures,  
32 subject to approval by the development review board, and subject to review and approval  
33 of a management and operating plan by the development review board. Temporary  
34 structures do not require a permanent slab or other permanent support structures or  
35 foundations. A maximum of ten "Katrina Cottages" that meet State and local building  
36 code requirements may be permitted subject to approval by the development review board  
37 as provided in the aforesaid management and operating plan that will include provisions  
38 for operations in inclement weather and during natural events, such as flooding or  
39 hurricanes. Placement and construction of the "Katrina Cottages" is also subject to the

# D R A F T

9/7/2010

1 approval by the City's Department of Public Works which shall apply the requirements for  
2 development within the FEMA Flood Zone "A" areas.

3  
4 Temporary Structures are defined to mean structures which are scheduled to be in place  
5 for no more than 90 days and do not require a building permit according to the threshold  
6 criteria maintained by the City's Building Division.

7  
8 Katrina Cottages is defined to mean a sturdy structure with a maximum square footage of  
9 120 square feet that complies with local, State and Federal building and site regulations,  
10 including Water Management District and Federal Emergency Management Agency  
11 (FEMA) floodplain requirements.

12  
13 20. The project shall comply with all landscaping requirements of the Land Development  
14 Code. Additionally, the width of street buffers along the south part of the property for  
15 Development Area "B" shall be a minimum of 15 feet and shall include double the amount  
16 of the street buffer landscape requirement for type E buffers, as defined in Sec. 30-253, of  
17 the Land Development Code. During preliminary development plan review, the  
18 development review board may vary the street buffer requirement based on a showing that  
19 the interior design and need for buffering from adjacent industrial uses is not necessary.  
20 All wetland areas shall comply with the minimum 50 foot buffer requirement. All FEMA  
21 flood plain areas shall be developed in accordance with standards established by Public  
22 Works and shall be required during development plan review.

23  
24 21. Development Area "A", as shown on the PD Layout Map (Exhibit "C") shall have either a  
25 minimum of 10,000 square feet of usable open space or a ratio of 50 square feet of usable  
26 open space per bed, whichever requirement is greater. Such usable open space may  
27 qualify for the required 20% open space, provided: 1) the space is within close proximity  
28 to the active areas; 2) the space is accessible to residents; and 3) the space qualifies as  
29 usable open space, subject to review and approval by the development review board.

30  
31 22. The proposal to implement wetland impacts shall only be applicable to the southwest area  
32 of the site in order to provide access to the subject parcel and surrounding parcels. If the  
33 City Commission authorizes the general request to allow mitigation, approval of the  
34 details of avoidance, minimization and mitigation shall be determined by the reviewing  
35 body during development plan review. The City Commission finds that the Planned  
36 Development meets the standards for avoidance through minimization as provided in § 30-  
37 302.1 of the Land Development Code. The owner/developer shall submit a mitigation  
38 plan that complies with §30- 302.1, subject to approval by the development review board  
39 during development plan review.  
40

# D R A F T

9/7/2010

- 1 23. Wetland impacts on the subject property are addressed in the Development Plan and  
2 Condition 22 but impacts may extend to wetlands outside the boundaries of this Planned  
3 Development. Any wetland impacts or considerations of wetland issues outside the  
4 boundaries of the subject property shall be addressed separately at the time of  
5 development plan review as provided in the Land Development Code. Prior to  
6 undertaking any development involving off-site wetland impacts, the owner/developer  
7 shall obtain appropriate approvals and development permits subject to approval by the  
8 development review board.  
9
- 10 24. During preliminary development plan review, the owner/operator shall present a plan  
11 illustrating internal access to the site and internal circulation addressing vehicle, bicycle  
12 and pedestrian circulation. The plan shall be subject to review and approval by the  
13 development review board.  
14
- 15 25. In order to accommodate this planned development, the rights-of-way serving the subject  
16 property shall include bicycle and pedestrian circulation facilities up to NW 53<sup>rd</sup> Avenue,  
17 provided at the sole cost and expense of the owner/developer. The minimum width of the  
18 sidewalk shall be six feet.  
19
- 20 26. The number of required parking spaces for the uses related to housing, food distribution  
21 and social service uses is based on one parking space for every two employees plus one  
22 per six beds. Parking for the medical and office uses is one per two employees. All other  
23 uses shall provide parking based on the proposed use and the standards required in the  
24 Land Development Code. Bicycle and motorcycle parking shall be in accordance with the  
25 Land Development Code. During preliminary development plan review, the development  
26 review board may require additional bicycle and motor cycle parking based on  
27 compatibility with the uses and operational demands of the planned development.  
28
- 29 27. Required off-street parking for the planned development shall be paved hard surface in  
30 accordance with the Land Development Code. During preliminary development plan  
31 review, the owner/developer may propose a maximum of 100 parking spaces as temporary  
32 overflow unpaved parking required for special occasions or unforeseen circumstances.  
33 Such unpaved parking shall not diminish the required open space or reduce the  
34 infrastructure commonly required for normal operations. The driveway aisles for all  
35 unpaved parking may be required to be paved by the development review board during  
36 preliminary development plan approval. Overflow or temporary parking may be provided  
37 on stabilized pervious areas, subject to approval of the development review board. Such  
38 parking shall be accessible by impervious driveway aisles unless otherwise approved by the  
39 development review board. If the overflow or temporary parking degrades the surface,  
40 the development review board may require the temporary unpaved parking to be hard

# D R A F T

9/7/2010

1 surface parking. The landscaping requirements, specifically the buffering and street  
2 buffers, shall apply to such temporary parking areas. The location of temporary parking  
3 spaces shall not be permitted where such spaces may damage or impede the growth of  
4 regulated trees.  
5

6 28. At preliminary development plan review, the owner/developer shall coordinate with the  
7 Regional Transit System for the construction and maintenance of a bus shelter to serve the  
8 development. The management and operating plan shall include a transportation program  
9 to provide transit service for persons utilizing the planned development. The planned  
10 development shall accommodate a bus stop at the entrance to the property on NW 53<sup>rd</sup>  
11 Avenue, at such time as transit service is available to the site. The bus shelters associated  
12 with this development shall be architecturally consistent with the development and shall be  
13 designed to provide shelter from the elements.  
14

15 29. At the time of preliminary development plan review, the owner/developer shall file with  
16 the City an application for a Certificate of Final Concurrency.  
17

18 30. The planned development approved by this ordinance is valid for a period of five years  
19 from the date of final adoption of this Ordinance. The City Commission may grant an  
20 additional one-time extension, provided a written request, expressing the need and  
21 showing good cause, is filed in writing with the Clerk of the Commission at least 30 days  
22 prior to the expiration date. The City Commission shall be the sole arbiter of need and  
23 good cause and its decision shall be final. The development order approval by this  
24 Ordinance shall expire and be deemed null and void after the five year period unless an  
25 extension is granted by the City Commission. In the event a building permit is issued but  
26 the development or portion of the development fails to proceed to completion with due  
27 diligence and in good faith resulting in the expiration of a building permit or other  
28 development order, then this development order shall expire and be deemed null and void  
29 after the expiration of five years from the date of final adoption of this Ordinance.  
30 Preliminary development plan approval for the building(s) and related development to  
31 accommodate housing or food distribution shall be obtained within three years of the date  
32 of final adoption of this Ordinance. If any time period expires with no extension being  
33 requested or granted, then the City will initiate a petition to designate other appropriate  
34 zoning consistent with the Comprehensive Plan.  
35

36 **Section 5.** Any person who violates any of the provisions of this ordinance shall be deemed  
37 guilty of a municipal ordinance violation, and shall be subject to fine or imprisonment as provided by  
38 section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,



# D R A F T

9/7/2010

1 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate  
2 offense.

3 **Section 6.** If it is determined by the City Manager that a violation of this Ordinance exists, the  
4 City Manager may issue and deliver an order to cease and desist from such violation to correct the  
5 violation, to preclude occupancy of the affected building or area, or to vacate the premises. The City  
6 Manager, through the City Attorney, may seek an injunction in a court of competent jurisdiction and  
7 seek any other remedy available at law.

8 **Section 7.** If any word, phrase, clause, paragraph, section or provision of this ordinance or  
9 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
10 finding shall not affect the other provisions or applications of the ordinance which can be given  
11 effect without the invalid or unconstitutional provisions or application, and to this end the  
12 provisions of this ordinance are declared severable.

13 **Section 8.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of such  
14 conflict hereby repealed.

15

**D R A F T**

9/7/2010

1        **Section 9.** This ordinance shall become effective immediately upon final adoption.

2        .        **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

3  
4  
5  
6  
7  
8  
9

\_\_\_\_\_  
Craig Lowe, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

10  
11  
12  
13  
14  
15  
16  
17  
18  
19

\_\_\_\_\_  
Kurt Lannon,  
Clerk of the Commission

\_\_\_\_\_  
Marion J. Radson, City Attorney

This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

H:\Marion\Planning\PB-09-161pet.doc

090763F



Date: November 4, 2009  
Job No. 09-0314  
For: GRACE Marketplace

Rory P. Causseaux, P.E.  
President

Kevin W. Hewett, P.L.S.  
Vice President - Surveying

Robert J. Walpole, P.E.  
Vice President -  
Engineering & Planning

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID SECTION 17, FOR A POINT OF REFERENCE; THENCE N.00°06'15"E., ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 1972.70 FEET TO A CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF A 100' WIDE ROADWAY EASEMENT, AS PER OFFICIAL RECORDS BOOK 2753, PAGE 700 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S.45°38'54"E., ALONG THE SOUTHWESTERLY LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF 743.70 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, N.56°02'42"E., A DISTANCE OF 61.27 FEET TO THE POINT OF BEGINNING; THENCE N.45°38'54"W., A DISTANCE OF 149.97 FEET; THENCE N.42°32'31"E., A DISTANCE OF 322.95 FEET; THENCE N.23°55'31"E., A DISTANCE OF 899.95 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE S.89°39'37"E., ALONG SAID NORTH LINE, A DISTANCE OF 197.50 FEET; THENCE DEPARTING SAID NORTH LINE S.10°55'19"W., A DISTANCE OF 244.98 FEET; THENCE S.31°14'54"E., A DISTANCE OF 209.41 FEET; THENCE S.43°01'13"E., A DISTANCE OF 209.32 FEET; THENCE S.56°02'42"W., A DISTANCE OF 1059.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.784 ACRES, MORE OR LESS.

6011 NW 1<sup>st</sup> Place  
Gainesville, Florida 32607  
Phone: (352) 331-1976  
Fax: (352) 331-2476  
www.chw-inc.com

EXHIBIT "A"

# GRACE MARKETPLACE

(Located at approximately 820 NW 53<sup>rd</sup> Avenue, Gainesville, FL 32608)

Property Owner(s):     ADC Development & Investment Group, LLC  
                                  P.O. Box 238  
                                  Lake Butler, FL 33054

Prepared For:            The City of Gainesville  
                                  P.O. Box 490  
                                  Gainesville, FL, 32602

Gainesville/Alachua County Office on Homelessness  
703 NE 1<sup>st</sup> Street  
Gainesville, FL 32601

Prepared By:            Causseaux, Hewett, & Walpole, Inc.  
                                  6011 NW 1<sup>st</sup> Place  
                                  Gainesville, Florida 32607  
                                  (352) 331-1976

Date:                     *November 10, 2009*  
                                  *Revised December 23, 2009*  
                                  *Revised per City Commission Approval on March 4, 2010*  
                                  *Revised per Ordinance Codification on August 31, 2010*

*PN#09-0314.01*

EXHIBIT "B"

# Table of Contents

<u>Section</u>	<u>Description</u>	<u>Page</u>
i.	Purpose and Intent of Development .....	1
ii.	Statistical Information .....	4
iii.	Stormwater Management Plan .....	4
iv.	Infrastructure Design Standards.....	5
v.	Development Schedule .....	6
vi.	Signage Plan.....	6
vii.	Enumeration of Differences.....	7
viii.	Requirements and Evaluation of Planned Development (Sec 30-216).....	9

Appendices

Appendix 'A' Legal Description for the Planned Development	A – 1
Appendix 'B' Proposed PD Masterplan	B – 1

# **GRACE MARKETPLACE PLANNED DEVELOPMENT (PD) REPORT**

November 4, 2009

Revised December 23, 2009

Revised per City Commission Approval on March 4, 2010

Revised per Ordinance Codification on August 31, 2010

Submitted in accordance with the requirements of  
City of Gainesville, Land Development Code (LDC)

Sections 30-211, 213, 214, and 216

## **i. Purpose and Intent of Development**

The PD rezoning amendment is on a ±9.78-acre property located in Section 17, Township 9 South, Range 20 East, Gainesville, Florida. The site is within the Gainesville urbanized area, which is characterized by industrial/commercial and agricultural silviculture-type development near the intersection of Northeast 53<sup>rd</sup> Avenue and US 441.

A One-stop Homeless Assessment Center has been determined as necessary by the City and County to address the needs of the homeless in the Community located in Alachua County, Florida. A One stop Service Center means a facility that provides services for needy and destitute persons, including uses such as, Residences for Destitute People and Food Distribution Center for the Needy as defined in the City's Land Development Code. The rezoning petition proposes changing the existing General Industrial (I-2) zoning district to Planned Development (PD). This change on ±9.78 acres, located along Northwest 53<sup>rd</sup> Avenue, will permit the location of a One-Stop Homeless Assessment Center (The GRACE Marketplace) as the primary permitted use on the property.

Primary uses include, but are not limited to, residences for destitute people / social service home, food distribution, and camping facilities. Additional uses, which are customarily associated with and clearly incidental to the primary permitted uses, consist of but are not limited to, health care facilities, a thrift shop, workforce development, laundry facilities, police/transit substation, farming, and conservation. The site is approximately 1,900 feet north of NW 53<sup>rd</sup> Avenue, approximately 3,400 feet east of the NW 53<sup>rd</sup> Avenue and US 441 intersection.

The property consists of Industrial Future Land Use and General Industrial (I-2) zoning classifications. However, large portions of the site's parent parcel contain wetland areas. In addition, properties located along the northern and eastern boundaries of the parent parcel contain agricultural silviculture-type land uses. The proposed use represents a "downzoning" to a lesser intensity that is compatible with both the environmental features and the adjacent Industrial uses.

The proposed PD application has provided a PD Layout Plan that is able to respond to the unique existing spatial site constraints and the size, scale, scope, and complexity of the overall development. The PD district has provided development flexibility to meet the community's changing needs and desires of the community, which is complementary to the context area and respective of the site location within the City of Gainesville. Finally, the specialized mix of uses necessary to ensure the location and scope of the GRACE Marketplace facility is not accommodated within a standard zoning district.

*City of Gainesville Sec 30-211(b)(1-7)*

*(1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*

The provision for a homeless assessment center with both indoor and outdoor facilities between by wetlands and FEMA Floodplain makes the property an appropriate candidate for the PD Zoning district. In addition, the site is located within an area developed primarily as urban industrial or wetland silviculture agriculture. Therefore, specific accommodations for compatibility can be provided through the PD zoning.

This area is uniquely suited for a development such as provided for in the PD and proposed herein. However, the existing zoning district does not afford the flexibility required to locate the facility by both physical and regulatory restrictions. The proposed development will provide a mixture of uses across the site respecting the environmental characteristics associated with the site and its surroundings.

The adjacent right-of-way will be improved to City standards and will have sidewalks. Pedestrian connections from the site to the sidewalk system along NW 53<sup>rd</sup> Avenue will be provided. Connections to the sidewalks in the public right-of-way will allow pedestrian access from Northwest 53<sup>rd</sup> Avenue to the site. Sidewalks will be a minimum of six-foot (6') in width.

*(2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences;*

The requested change will provide the City the flexibility to meet the Community's priorities, homeless needs, and available funding by allowing the site to be utilized for a variety of comprehensive services for the homeless population. The uses will remain within specific areas based on the PD Layout Plan and oriented in a campus-like setting. The proposed permitted uses are intended to serve the homeless population's holistic

needs while providing a stable and supportive environment for transitioning to a self-sufficient independent lifestyle

*(3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*

Currently “planted pine” covers the project site. A portion of the site is located in the Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA). Portions of the site also contain wetlands and/or wetland buffers. The development area has been located on the upland portion of the site, protecting the wetland areas with a minimum 35’ and an average 50’ buffer. Portions of the site development area, which allow camping, farming, and conservation are within flood hazard areas. As described, the permitted uses within the flood hazard area are low intensity uses. Structures within the floodplain area will be minor and appropriately elevated to protect from flooding. The proposed development’s scale is appropriate for the area.

*(4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*

The project site is located proximate to existing urban amenities such as public utilities, roadways, transit routes, bike lanes, and/or sidewalks. The site will connect to the existing urban amenities by expanding the sidewalk network, providing for transit stops, providing for loop utilities, and roadway development. Development within areas near public facilities promotes an efficient and compact development pattern. This urban form provides greater cost saving and long-term sustainability of shared infrastructure facilities.

*(5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

Promotion of flexible standards and comprehensive mix of uses supports and strengthens the ability to meet changing homelessness needs, community priorities, and funding mechanisms. The requested PD creates a One-Stop Homeless Assessment Center, which promotes an atmosphere of stability and support for those in need. In addition, the development proposes establishing multiple access connections for clients, visitors, volunteers, staff, and deliveries.

*(6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

The development’s architecture will provide variable articulated building facades as practicable and according to the proposed use and need. The proposed facility provides



on-site parking and internal circulation for pedestrians, vehicles, transit, bicycles, and delivery vehicles. Although limited by the regulatory and on-site environmental constraints, the site preserves the aesthetic by coordinating the architectural scale with the City's urban fringe. Overall design shall demonstrate compliance with the City's Vertical Capital Improvements Plan (VCIP) at time of development plan review.

*(7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

The facility's mixed-use nature is pedestrian in scale and provides appropriate-scaled elements such as lighting, sidewalks, and open space areas. Vehicular use areas will be located around the facility. Vegetation and/or screening walls, where practicable, create a secluded atmosphere and attractive vistas, both inside and outside the site.

**ii. Statistical Information**

<b>Description</b>	<b>PD Total Area</b> (Maximum, unless otherwise stated)
Total acreage of Site	±9.78
Building coverage	up to 40%
Impervious ground coverage	up to 75%
Square footage	50,000 ft <sup>2</sup>
Number of beds (permanent)	200
Number of campsites (including the Katrina Cottages)	100
Number of meals per day	500
A listing of non-residential land uses by type and size to be allowed	Stand Alone Medical Office – 2,500 ft <sup>2</sup>
	Administrative Office – 3,000 ft <sup>2</sup>
	Retail/Thrift – 500 ft <sup>2</sup>
	Public Office Administration – 500 ft <sup>2</sup>
	Facilities Storage – 500 ft <sup>2</sup>
Acreage of each use area	2 acres
Area of land devoted to:	
▪ Common Usable Open Space	Per Condition #20
▪ Common Open Space Area	(20%)

**iii. Stormwater Management Plan**

The project site lies within the Hatchet Creek watershed. The project development will include on-site Stormwater Management Facilities (SMFs) to provide water quality treatment and rate/volume attenuation for the 100-year design storm event. All SMF facilities will be publicly owned and maintained employing best management practices.

Water quality treatment will meet or exceed the City of Gainesville Land Development Code (LDC) and St. Johns River Water Management District criteria. Water quantity treatment will reduce post-developed rates of discharge to pre-development rates and volume of discharge for the 100-year design storm event. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to address erosion control and water quality maintenance provisions during the course of construction, consistent with the Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) program. Stormwater management facilities will be designed consistent with the City of Gainesville's LDC Section 30-251.

#### **iv. Infrastructure Design Standards**

Consistent with the City of Gainesville's Comprehensive Plan, the PD will focus more urban development internally in a secure campus setting, while providing connection to surrounding adjacent external development. With façades designed to complement both internal and external views, building orientation will be toward the street and/or transportation facilities.

In addition, buildings with multiple façades will support the principals of Crime Prevention Through Environmental Design (CPTED) by orienting like uses in an intimate setting. External building façades will be designed to present pleasant and distinctive design elements for residents. Façades will present a unified architectural style that invites residents and neighbors into the site and enhances the existing street-design elements. A common architectural theme for all building façades will be required. The façades will present a pleasing appearance not only to the internal portions of the site, but also to external passers-by. Overall design shall demonstrate compliance with the City's Vertical Capital Improvements Plan (VCIP) at time of development plan review.

On-site driveways, parking facilities, general vehicle use areas, and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville's LDC. The number of required parking spaces shall be established by a specific condition of this Planned Development. Landscaping of vehicular use areas will be consistent with LDC Section 30-252. Vehicle loading and service facilities will be designed to provide adequate maneuvering areas internal to the site, rather than using public streets and rights-of-ways. Coordination with City of Gainesville's Solid Waste Division will ensure appropriate placement of the solid waste collection facility.

The PD allows for a variety of uses. Similar facilities around the State have demonstrated that approximately 15% of the residents own vehicles. Therefore, the number of required parking spaces for the shelter, the food distribution center and the social service portions of the facility shall be based on one parking space for every two employees, plus one per six beds. Parking for the medical and office uses shall be 1 per two employees. All other uses shall provide parking based on the proposed use and the standards required in the LDC. The number of parking spaces provided will be

based upon the table of uses in LDC Section 30-332 unless otherwise stated in this PD Report, PD Layout, or condition for approval.

On-site parking will be provided to ensure that safe and efficient circulation is available. Parking areas will be designed consistent with Section 30-330 of the LDC. Required parking for the facility shall be paved hard surface in accordance with the LDC. During development plan review, the facility may propose a maximum of 100 parking spaces as temporary overflow unpaved parking required for special occasions or unforeseen circumstances. Such unpaved parking shall not diminish the required open space or compromise the infrastructure commonly required for normal operations. The driveway aisles for all unpaved parking may be required to be paved. Overflow or temporary parking may be provided on stabilized pervious areas subject to meeting Public Works requirements. Such parking shall be required to provide impervious driveway aisle unless waived by staff or the reviewing board. If at anytime it is determined that overflow or temporary parking has degraded the surface, the project may be required to convert the temporary unpaved parking to hard surface parking. The landscaping requirements as it pertains to buffering, including street buffers, shall apply to such temporary parking areas. Protection of regulated trees shall be given strong consideration in the placement of such temporary parking spaces.

Bicycle and motorcycle parking will be included in the PD's design and shall be accommodated by onsite-designated parking. Bicycle and motorcycle parking spaces may be located within the development, setback, or powerline easement areas, if applicable. During development plan review, the reviewing body may require additional bicycle and motor cycle parking based on compatibility with the uses and operational demands of the facility.

#### **v. Development Schedule**

The proposed development will consist of a variety of primary and accessory uses built based on the goals of Alachua County, City of Gainesville, and funding availability. Infrastructure required to serve the development or a portion there of shall insure protection for the health, safety, and welfare of future clients. Due to various funding mechanisms available at this time, the developer is requesting that the PD be effective for a length of up to five (5) years from the effective date of the Zoning Ordinance.

#### **vi. Signage Plan**

The project shall conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville's LDC for the construction of all site signs. Direction/wayfinding signs shall be permitted off-premise.

**vii. Enumeration of Differences**

The PD will provide for a mix of residential and non-residential uses, which are largely consistent with the City of Gainesville’s existing Office zoning category. Specific permitted uses are described below.

<i><b>SIC</b></i>	<i><b>Use</b></i>	<i><b>Conditions</b></i>
<u>Primary Uses:</u>		
	One Stop Center	In accordance with Definition and Planned Development Conditions
GN-839	Social services not elsewhere classified	
GN-703	Recreational Vehicle parks and campgrounds	In accordance within article VI and including permanent prefabricated shelters
<u>Accessory Uses:</u>		
	Any accessory uses customarily and clearly incidental to any primary use as listed below	
	Sale of agricultural products and commodities which are raised exclusively on the premises	
	Agricultural and forestry	Group 1-8
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
	Public services vehicles	In accordance with article VI
MG-94, 95 and 96	Public administration	
GN-801 through 805	Health services	Excluding freestanding emergency medical (M.D.) Centers
	Places of religious assembly	In accordance with article VI

<i><b>SIC</b></i>	<i><b>Use</b></i>	<i><b>Conditions</b></i>
GN-807 through 809	Medical and dental laboratories, home health care services and miscellaneous health and allied services not elsewhere classified	Excluding blood banks
	Personal fitting and sale of	

	prosthetic or orthopedic appliances	
GN-832	Individual and family social services	Excluding adult day care centers,
	Social Service Homes	
	Rehabilitation centers	In accordance with article VI
	Day care center	In accordance with article VI
	Professional schools	Cannot be located adjacent to property designated for single family on the future land use map of the comprehensive plan
	Private schools	In accordance with article VI
	Public schools, other than institutions of higher learning	In accordance with the provisions of section 30-77, educational services district (ED)
MG-73	Business services	Excluding heavy construction equipment and leasing (IN-7353) and disinfecting and pest control services (IN-7342)
GN-074	Veterinary services	In accordance with article VI
MG-72	Personal services	Funeral services and crematories (GN-726) provided the requirements of article VI are met
MG-81	Legal services	
MG-86	Membership organization	Excluding GN-864, civic, social and fraternal associations
MG-87	Engineering, accounting, research, management and related services	Excluding IN-8734, testing laboratories, and IN-8744, facility support management services

<b>SIC</b>	<b>Use</b>	<b>Conditions</b>
<u>Uses by Special Permit:</u>		
	Retransmission and microwave towers	Accessory transmission at heights higher than 100 feet in accordance with article VI
MG-48	Communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI

**viii. Requirements and Evaluation of Planned Development (PD) (Sec 30-216)**

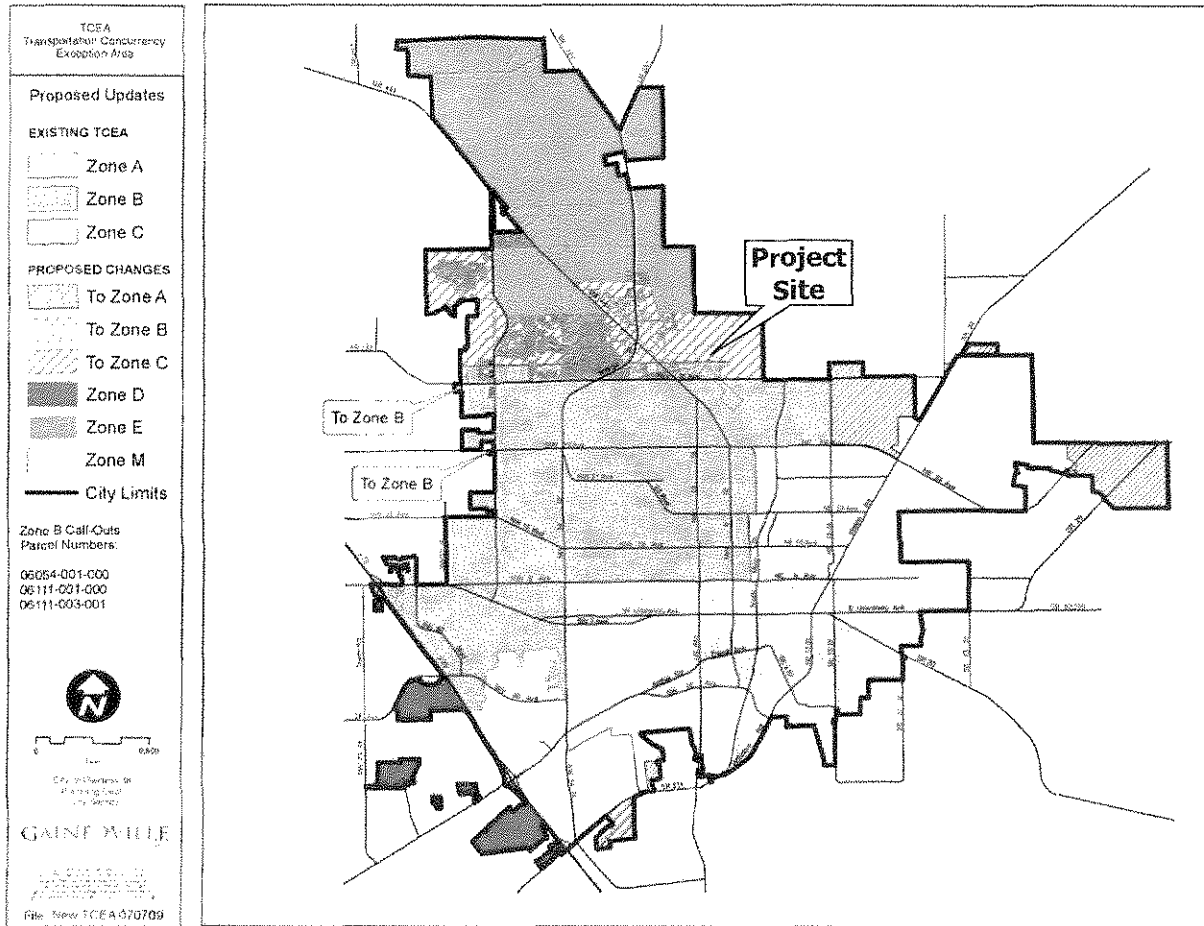
*Conformance with PD Objectives*

Consistency with the objective set forth in the City of Gainesville LDC, Section 30-211(b) has been demonstrated throughout this Report. The City of Gainesville Future Land Use Map lists the project site as an Industrial land use category. The City of Gainesville Comprehensive Plan and LDC allows PDs to contain a variety of uses and/or unique design features, which might otherwise not be allowed in the underlying land use category.

Given the site's location proximate to existing environmental features, location proximate to industrial uses, and the proposed unique mix of uses, the use is appropriate for a site-specific Planned Development (PD) zoning.

*Concurrency*

The project site will have direct access to a public roadway and is located within Transportation Concurrency Exception Area (TCEA) Zone B. Prior to final adoption of the PD rezoning, the development will be required to sign a TCEA Zone B Agreement (or a Memorandum of Agreement) for meeting the required Concurrency Management Policy 1.1.6 standards.



Trip generation is normally calculated using the Institute of Traffic Engineers (ITE) Trip Generation 8<sup>th</sup> Edition. However, no single-use category specifically addresses the multiple services proposed at the facility. As such, the traffic generation was estimated using a combination of apartments, health care, and campground facilities. A use-specific survey acquired transportation data from similar facilities regarding vehicle ownership. This information was utilized to reduce the auto oriented uses presented by the ITE manuals. In addition, due to the nature of the proposed facility, it is anticipated that the majority of vehicular trips will occur at off-peak hours.

Employees and volunteers will most likely use vehicles, while residents will likely access the facility via transit, bicycle, and/or pedestrian walkways. The facility should implement a transportation program to facilitate easy access for clients needing the services provided by the Grace Marketplace. The facility shall make arrangements to accommodate a bus stop at the entrance to the property on NW 53<sup>rd</sup> Avenue. The bus stop shall be designed to provide adequate shelter from the elements. Considering the function and configuration of NW 53<sup>rd</sup> Avenue, the preferred option for the bus stop shall be a full bus space off the travel lane.

Additionally, the rights-of-way serving the subject property shall be equipped with bicycle and pedestrian circulation facilities up to NW 53<sup>rd</sup> Avenue. The minimum width of the sidewalk shall be 6 feet.

**Table 1. Estimated Trip Generation**

Category	Intensity	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Apartments (ITE 220)	200 Beds	3.31	662	0.28	56	0.40	80
Health Care (ITE 630)	5 employees	7.75	39	n/a	n/a	1.23	6
Campground (ITE 416)	100 Sites	n/a	n/a	0.20	20	0.37	37
<i>Subtotal</i>		-	701	-	76	-	123
<b><i>Use Specific Reduction (15%)</i></b>		-	<b>105<sup>1</sup></b>	-	<b>11<sup>1</sup></b>	-	<b>19<sup>1</sup></b>

1. A use specific survey consisting of the St. Francis House, Meridian Behavioral homeless outreach center, and Florida Keys Outreach Coalition resulted 5-12.5% of the residents/client own cars. Therefore, for the purpose of this rezoning, it is estimated that 15% of the residents will have a vehicle. Therefore, traffic impacts have been reduced significantly.

*Internal Compatibility*

The PD is comprised of a mix of residential, medical, and office uses that will exist harmoniously both internal to the site and externally to the context area. The allowance for office and medical uses will function in conjunction with the proposed community. The site will provide multi-modal access utilizing internal sidewalks that will connect the buildings, if separated, and uses within adjacent buildings. In addition, connection to external pedestrian and bicycle circulation networks will allow residents to use the City's transit facilities. Finally, a dedicated transit shuttle service may be provided for both the clients and employees/volunteers.

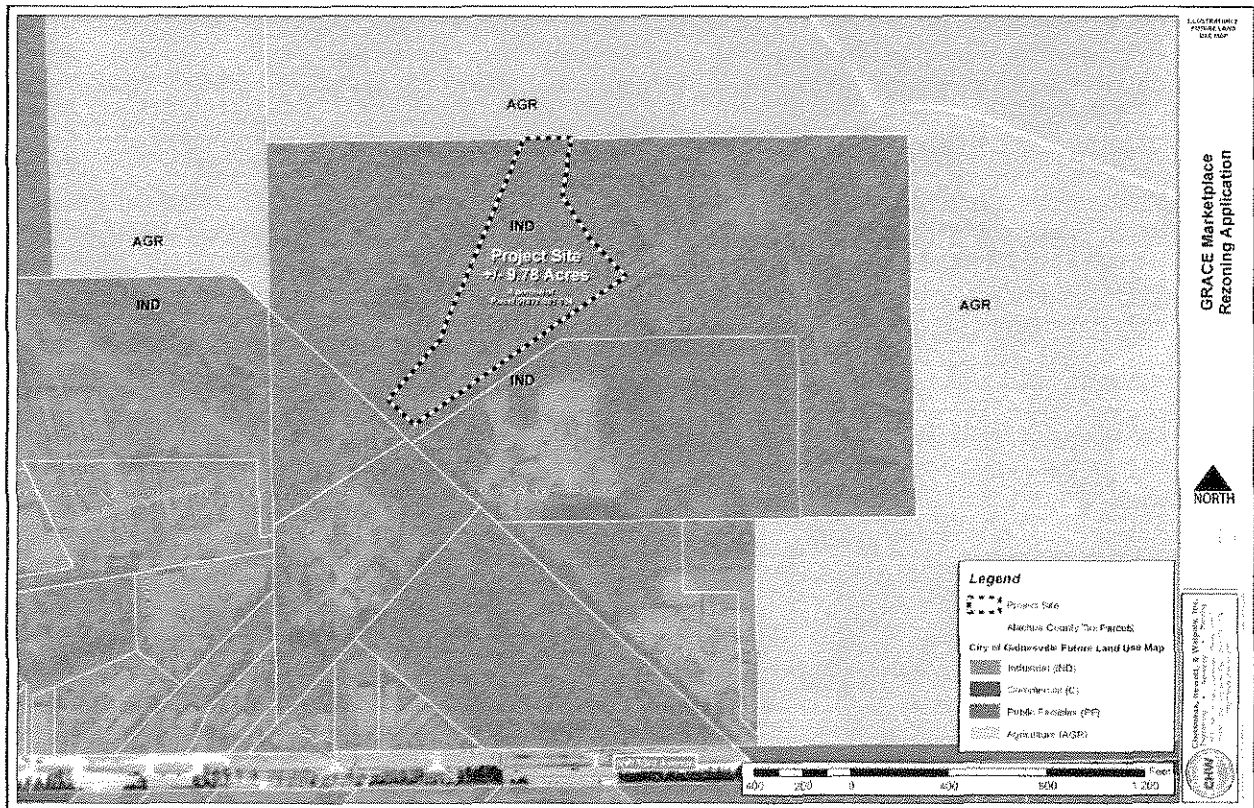
The compact development form promoted on the site's southern half will serve to protect those portions of the property that contain environmental features such as wetland buffers and FEMA Floodplain. These natural features will be protected with a no-impact or low impact development concept. Further, appropriate construction management practices will be employed to ensure that the set-aside portions of the site are not negatively impacted during on-site construction activities. Other on-site improved and landscaped open spaces may be provided to allow for both active and passive recreational opportunities.

*External Compatibility*

Properties surrounding the site currently exist in the A and I-2 zoning districts. These zoning districts are agricultural, conservation, and industrial. To the east and west of the site is wetlands and planted pine, the north is planted pine, and south is a cement



batch plant. The PD proposes a mixture of uses for the site with facades designed to create a campus setting, creating an intimate and secure atmosphere. The overall maximum gross density/intensity complements the context area given the southerly located building area and separation from adjacent natural features. In addition, this PD will provide housing alternatives that are needed in the community to address homelessness. The PD brings a comprehensive homeless assessment facility to the City of Gainesville, while protecting the adjacent property owners.



Direction	Property Use	Future Land Use Designation
North	Silviculture	Agriculture
South	White Construction (Cement)	Industrial
East	Silviculture / Wetland	Industrial
West	Silviculture / Wetlands	Industrial

The site will provide appropriate wetland setbacks as designated in this document. The wetland buffer shall remain undisturbed, even during construction. During development plan review, measures shall be implemented to prevent erosion, sedimentation, and encroachment into the wetland buffer areas. Within these setbacks, appropriate landscaping and buffers will be provided. Electrical transformers and other utility equipment will be designed to be shielded from the public's view. The proposed development is lower in intensity than adjacent uses and is public in nature. Therefore, no buffer is required.

Site lighting will be in accordance with City of Gainesville LDC and, through use of full cut-off luminary fixtures, will not create an adverse impact on surrounding properties. Site noise is projected to be minimal at that associated with normal operation of the facility. The facility is not projected to have unusually high levels of noise generation. On-site noise generated during daytime hours, will generally be talking and normal vehicle traffic (change of shifts, supply deliveries, etc.). During night-time hours, residents will generally be indoors with the exception of the campground area, which is a security fenced peninsulas that is within the average 50' wetland buffer.

On-site parking will be designed to comply with the requirements of LDC Article IX. Sufficient parking spaces shall be provided on site to accommodate employees, volunteers, residents and other visitors to the facility. Therefore, the number of required parking spaces for the shelter, the food distribution center and the social service portions of the facility shall be based on one parking space for every two employees plus one per six beds. Parking for the medical and office uses shall be 1 per two employees. All other uses shall provide parking based on the propose use and the standards required in the LDC.

On-site landscaping, stormwater management facilities, and adjacent use and street yard buffers will be designed in accordance with Article VIII of the City's LDC, unless otherwise stated within this PD Report or PD Conditions. Stormwater management facilities will be designed to meet or exceed the City of Gainesville's existing stormwater level of service, as defined by the Comprehensive Plan. Post-development run-off rates and volumes will not exceed pre-development run-off rates and volumes.

### *Development Intensity*

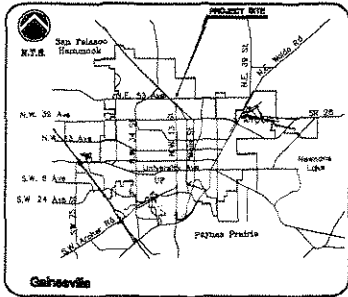
As previously shown, the maximum building coverage is limited to 40% of the project site. The site's intensity, architectural character, and open space reservations are consistent and compatible with the site's physical and environmental characteristics and that of the surrounding properties.

### *Usable Open Spaces*

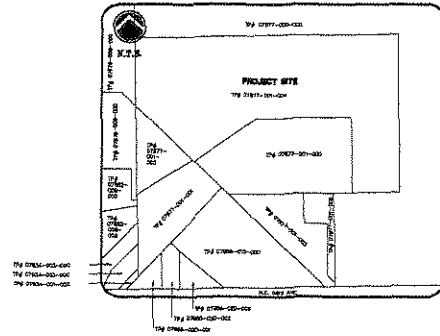
On-site open space outside the wetland buffers set-aside area, although adequate for the residents and guests, is limited due to the site's compact design form. Development Area "A" shall have a minimum of 10,000 square feet of usable open space or a ratio of 50 square feet per bed, whichever is greater. Such usable open space may be included in the required 20% open space, provided it is within close proximity to the active areas, is accessible to residents and qualifies as usable open space.

SMFs may include pedestrian paths and passive recreation uses. The site's interior areas may provide areas for farming, moderate shade tree coverage, and/or camping. Those

VICINITY MAP



LOCATION MAP



CHW  
 Craiseseaux, Hewitt, & Waldrop, Inc.  
 Engineering • Surveying • Planning  
 1001 W. 1st St., Suite 200, Gainesville, FL 32601  
 www.chw.com • Tel: 352-336-1111 • Fax: 352-336-1112



STATE OF FLORIDA  
 COUNTY OF ALFRED  
 PROJECT NO. 09-0314

DATE: 09/15/2009  
 DRAWN BY: J. W. BISHOP  
 CHECKED BY: J. W. BISHOP  
 APPROVED BY: J. W. BISHOP

CITY OF GAINESVILLE  
 OFFICE OF ENGINEERING  
 PROJECT NO. 09-0314

DATE: 09/15/2009  
 DRAWN BY: J. W. BISHOP  
 CHECKED BY: J. W. BISHOP  
 APPROVED BY: J. W. BISHOP

DATE: 09/15/2009  
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**LEGEND**

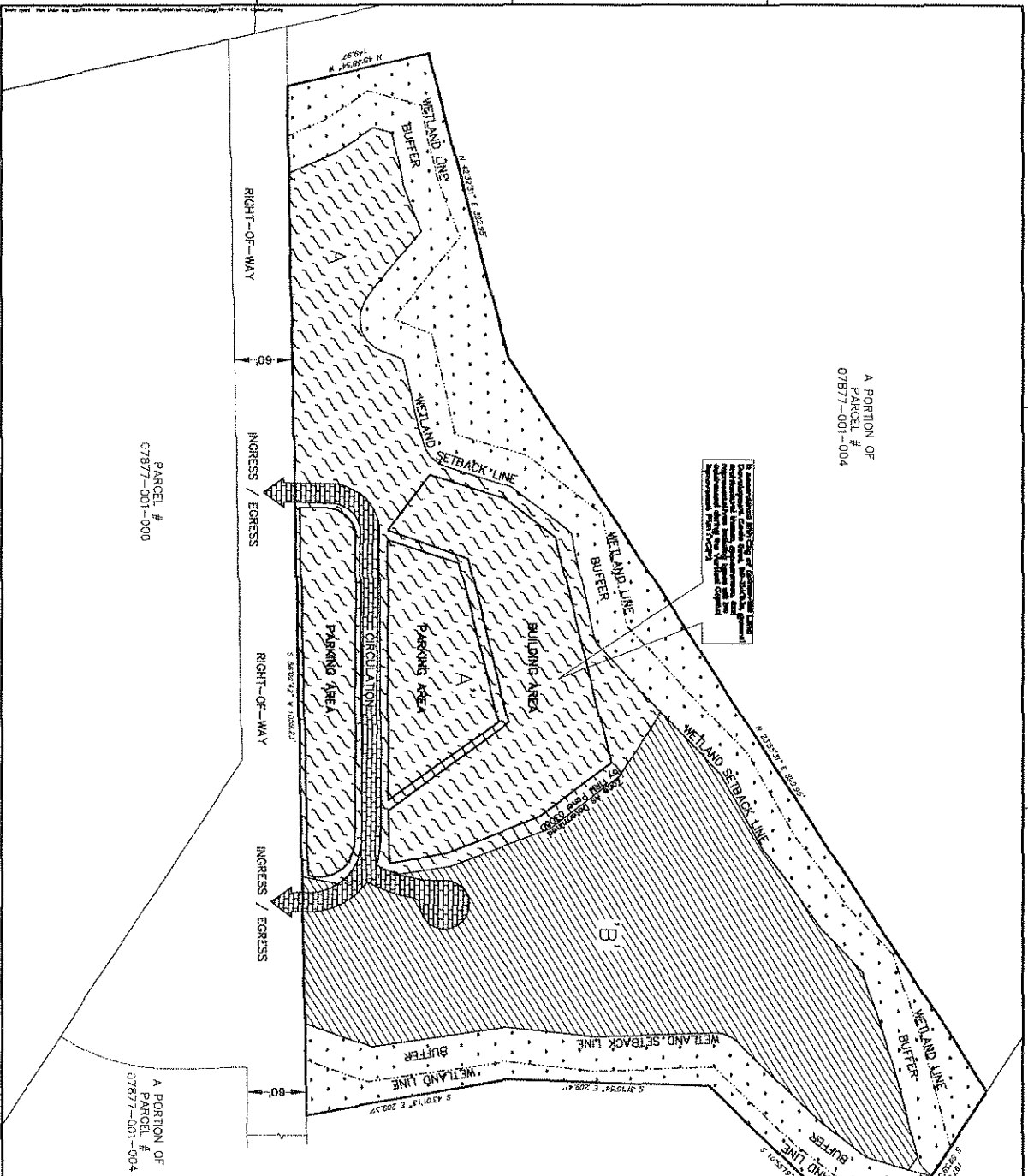
FEMA FLOOD ZONE	———
PARCEL BOUNDARY	———
LIDAR	———
SOILS	———
WETLAND LIMITS	———
EX. ROADS	———
WETLANDS	.....
WETLAND DITCH	———
UPLANDS	———

- MAP DATA**
1. FLOOD PLAIN LIMITS ARE FROM FEMA FIRM PANEL # 0305D
  2. TOPOGRAPHIC DATA IS FROM GIS LIDAR.
  3. JURISDICTIONAL WETLAND LIMITS ARE FROM FIELD DELINEATION BY EC&D, AS MAPPED BY CHW.

DATE: 09/15/2009  
 DRAWN BY: J. W. BISHOP  
 CHECKED BY: J. W. BISHOP  
 APPROVED BY: J. W. BISHOP

EXHIBIT "C"

DATE	BY	REVISION
01/11/01	JHW	ISSUED FOR PERMIT
01/11/01	JHW	REVISED PER COMMENTS
01/11/01	JHW	REVISED PER COMMENTS
01/11/01	JHW	REVISED PER COMMENTS



A PORTION OF  
PARCEL #  
07877-001-004

PARCEL #  
07877-001-000

PARCEL #  
07877-000-000

GRAPHIC SCALE  
0 25 50 100

**LEGEND**

- PLANNED DEVELOPMENT (PD) BOUNDARY
- WETLAND LINE
- DEVELOPMENT AREA 'A'
- DEVELOPMENT AREA 'B'
- CONVEYANCE / CIRCULATION
- WETLAND BUFFER

**DEVELOPMENT DATA**

ALL DEVELOPMENT AREAS SHALL BE CONFORMANT WITH THE FOLLOWING DEVELOPMENT DATA:

- 1. DEVELOPMENT AREA 'A' SHALL BE LIMITED TO 10,000 SQ. FT. OF GROSS FLOOR AREA.
- 2. DEVELOPMENT AREA 'B' SHALL BE LIMITED TO 20,000 SQ. FT. OF GROSS FLOOR AREA.
- 3. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE STORY IN HEIGHT.
- 4. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
- 5. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
- 6. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
- 7. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
- 8. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
- 9. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
- 10. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.

**NOTES**

1. LAND USE ZONING AND DEVELOPMENT REGULATIONS SHALL BE CONFORMANT WITH THE CITY OF GAVESVILLE AND ALABAMA COUNTY ORDINANCES.
2. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE STORY IN HEIGHT.
3. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
4. DEVELOPMENT AREAS SHALL BE LIMITED TO ONE UNIT PER LOT.
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EXHIBIT "C"

**CHW** Causeaux, Hewett, & Welpole, Inc.

Engineering • Surveying • Planning

12111 65th Ave, Eden, Colorado, 80521

Phone: (970) 551-4175 • Fax: (970) 551-0470 • www.chw.com

CA-0025