

Petition 179LUC-06 PB - Biltmore Corporation of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map for annexed lands from Alachua County RM (Residential Medium Density) to MUM (Mixed-Use Medium Intensity). Located at 4400 Southwest 20th Avenue. Related to 180ZON-06 PB.

Jason Simmons, Planner gave the Staff presentation and stated this item was continued from the December 14, 2006 meeting, and the Board requested the petitioner to come back with evidence indicating good faith efforts to address the displacement of the mobile home owners within the Alamar Gardens Mobile Home Park. Mr. Simmons further stated Staff reviewed the handout the petitioner distributed at that meeting and found that the numbers were reasonably accurate regarding availability of lots in the area.

John Wershow, the petitioner's agent stated they are working diligently to resolve the problems dealing with the relocation of the mobile home owners and discussed the handout given to the Board, detailing three types of contracts that are being offered by the petitioner. Mr. Wershow further stated he meet with 40 of the 49 mobile home owners in Alamar Gardens, and 24 of the 49 mobile home owners had satisfactory resolution with the petitioner.

Mr. Reiskind stated he reviewed the Housing Element of the Comprehensive Land Use Plan and the first goal of the Plan is to assist the private and non-profit housing sector and providing housing for low, very low and extremely low income households by the year 2010.

David Gold stated he supports the petition as it fits in with the Comprehensive Plan and agrees with Mr. Reiskind's comments about affordable housing and would like to have a workshop for this issue. Adam Tecler stated he would like to see a City/County Task Force to look at the affordable housing issue.

Citizens came forward and spoke against the petition.

Chair Polshek stated many communities do not have a legal requirement to have all developers include a set percentage of affordable units in any development and hopes in the upcoming years it becomes law of this community.

Bob Cohen stated the petitioner has given a creditable presentation and with a detailed record of the contracts presented to the owners at the Alamar Gardens Mobile Home Park and did not see any objections to the proposal.

Motion By: David Gold	Seconded By: Adam Tecler
Moved To: Approve	Upon Vote: 6 – 0

The Board had further discussion and included a recommendation to the City Commission.

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Motion By: Bob Cohen	Seconded By: Jon Reiskind
Moved To: Recommend and advise the City Commission concerning petitions 179LUC-06PB and 180ZON-06PB as such: 1) The Plan Board expresses its extreme concern about affordable housing in Gainesville, with the City Plan Board's intension to look at the issue 2) The Plan Board strongly recommends that the City Commission ensures the petitioner meets their golden objectives and follows through in regards to the relocation of the mobile home park owners as stated in the public record of their submission on December 14, 2006 3) The Plan Board registers their concern that this large scale development will truly meet its objectives of a multi-use, urban type development	Upon Vote: 5 – 1. (Nay: A. Tecler)