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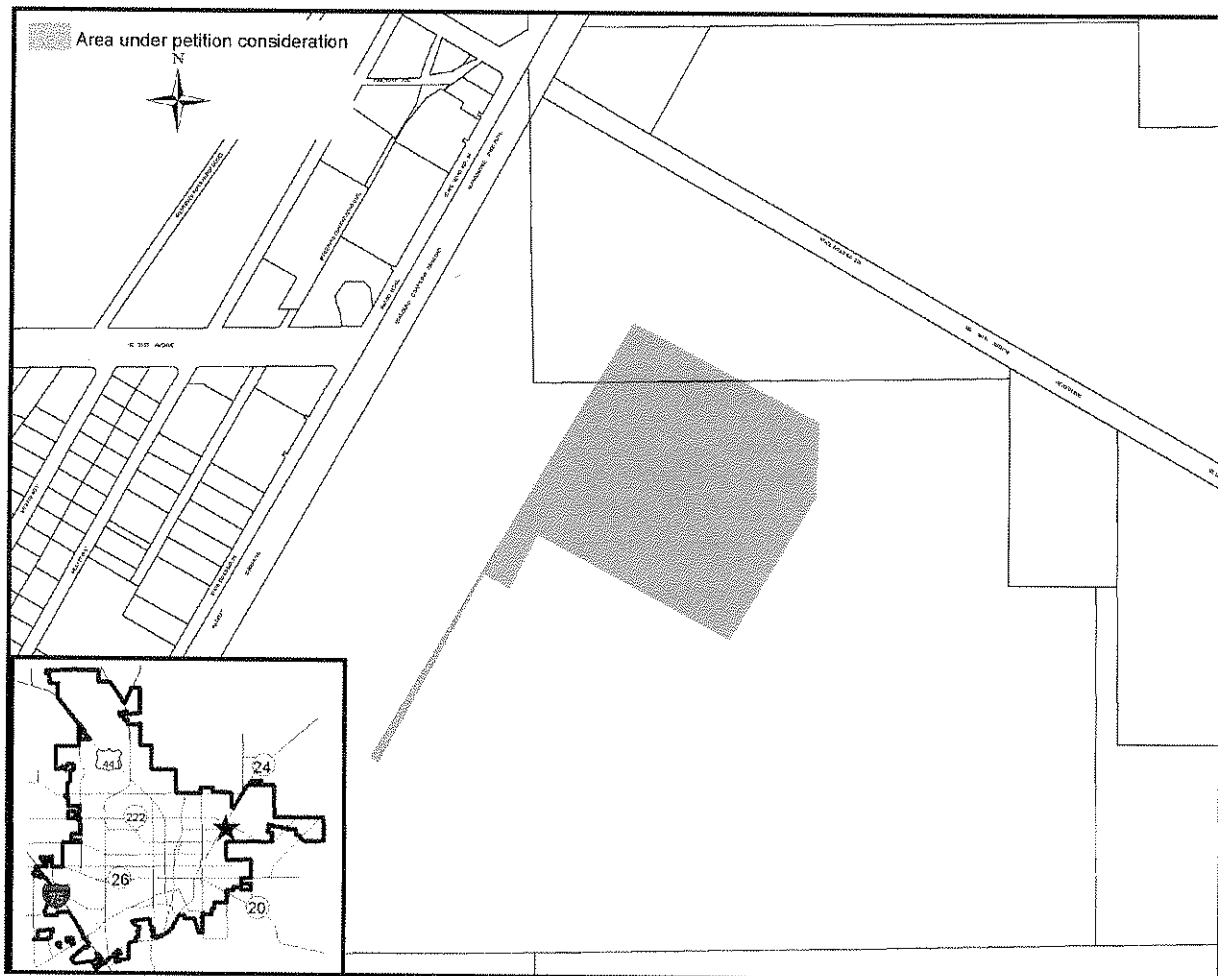
**TO:** City Plan Board  
**FROM:** Planning and Development Services Staff

**Item Number: 9**  
**DATE: March 28, 2013**

**SUBJECT:** Petition PB-13-15 ZON. City of Gainesville, agent for State of Florida. Amend the PS (Public services and operations districts) zoning to allow additional public service type uses for property located at 2845 NE 39<sup>th</sup> Avenue.

**Recommendation:**

Approve the petition without a preliminary development plan.



**Discussion**

The purpose of this petition is to provide the appropriate zoning designation to implement the PF (Public Facilities) land use on the properties included in this petition. The petition includes a portion of parcels: 8191-000-000 and 8197-000-000. The parcels are owned by State of Florida. The property had been used as the Gainesville Correctional Institute (GCI) which housed over 300 minimum to medium security inmates, on the 30.85 acres. The site consists of several buildings with space for office use, a medical clinic, dormitories, library, food service, multi-purpose rooms and a Chapel (Exhibit 1).

The GCI closed in March of 2012, and the City of Gainesville is working with the State of Florida to acquire the property to be used as a multi-faceted services center for the community. On December 6, 2012 the City Commission authorized staff to act as agent for the property and to initiate a zoning petition.

Section 30-75 of the land development code requires that the specific uses permitted on the properties be specified as part of the ordinance which places the PS zoning classification on the properties. Currently the property is only designated for use by the State. This petition would amend the zoning to allow uses that will serve the entire Gainesville community as well as specifically provide services for the homeless.

The proposed use of the property will be consistent and compatible with the adjacent properties that have a PF (Public Facilities) land use and a PS (Public Services and Operations district) zoning. The surrounding existing land uses are shown in Table 1 below:

*Table 1*

<b>Direction</b>	<b>Land Use Designations</b>
North	Youth Correctional Facility
East	Correctional Facility
West	Vacant land and UF Library Storage
South	Vacant land

Based on the surrounding uses, and land use (Exhibit 2) and zoning (Exhibit 3), it does not appear the proposed use of the property will have a negative impact on the surrounding uses. It is Planning Staff understanding that there have been several stakeholder meetings on the property. Those meetings in staff's opinion have more than satisfied the requirement for a neighborhood workshop on the property. However staff held a neighborhood workshop for property owners with property within 400 feet of the site on March 22, 2013. Appendix A, include information on the neighborhood workshop and stakeholder community meetings.

The Land Development code requires that a number of issues be addressed when adding new use to property designated PS: permitted uses; dimensional requirements; development plans; parking; landscaping; street signs; and flood control.

*Permitted Uses*

During many discussions with the City Commission and stakeholder of the Gainesville Community, the concept for the GCI property is to turn the facility into a Gainesville Community of Innovation, with some people referring to it as a Community Empowerment Center. In addition to providing services for the homeless the Center would offer a variety of services to the Community in general. The Community asked that the following potential services be included in the list of uses:

- **Job training and mentoring programs**
- **Job search assistance**
- **Behavioral and medical health care**
- **Life skills training**
- **Case management**
- **Medical and dental care**
- **Education opportunities**
- **Housing**
- **A drop off child care center for parents accessing the services of the center or going out on job interviews**
- **Providing meals**
- **Organic farming to supplies food for the meals as well as offer training**
- **Retail opportunities**

Based on the proposed use of the property and input from stakeholders the following uses are being recommended as permitted uses by right:

Agriculture (sales, production and farmer's market)  
 Campgrounds  
 Correctional institutions (existing use)  
 Day care Centers  
 Educational services and job training  
 Entrepreneurial programs (retail, restaurants, business and personal services)  
 Health Services (behavioral, mental and medical)  
 Homeless Services (meals, counseling and shelter)  
 General offices  
 Public Administration offices  
 Recreation  
 Social services  
 Veterinary services

***Dimensional requirements***

The property is currently developed (Exhibit 4), the building and facilities are adequately spaced and meet the minimum dimensional requirements of the PS zoning. The dimensional requirements of Section 30-75(e) shall apply, except there shall be no setbacks required between buildings and facilities on the site except for State Building Code requirements.

***Development Plan***

Staff is recommending approval of the PS zoning without preliminary plan approved. The City will utilize the existing buildings and facilities. The approved site information is shown on Exhibit 5.

**Site suitability**

1. The site shall be suitable to the use proposed. Adequate land area should be provided for the current development, as well as any anticipated expansion.

*The property consists of 30.85 acres of land. The current plan is to use the existing building and facilities already developed on the site. There is ample land for future development and expansion if needed in the future.*

2. The site shall be adequately served by water and wastewater facilities.

*The site is adequately served by water and wastewater facilities*

3. Transportation facilities available to the site shall be appropriate to the use. Large scale uses or those generating large volumes of traffic should be located on arterial or major collector streets as shown in the comprehensive plan.

*There is adequate access to the site via a private access road from 39<sup>th</sup> Avenue. The site is also on RTS bus route 25(Exhibit 6)*

4. The site shall be suitable for the use proposed without hazard to persons or property from the probability of flooding, soil erosion or other hazards.

*There are no apparent issues that would create a hazard to persons or property from the use of this site. The property does not contain FEMA 100-year floodplain and there are no other known hazards on the property. All development on the site will have to comply with the requirements of the Comprehensive Plan and the Land Development Code.*

**Site design**

1. Building scale and massing shall relate to that of adjacent buildings to the extent practical.

*The property is located in an area with other public service type uses, the only major buildings in the area are other correctional institutions and the UF Library Storage*

*facility.*

2. Public developments shall be exemplary in their use of signage and landscaping and in the preservation of existing trees.

*The site is currently developed as a correctional facility with minimum landscaping and tree coverage on the site. Signage for the property will be addressed for the overall development through the sign permit process.*

3. Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic circulation should be safe, convenient and designed according to sound engineering practices.

*The existing built environment provides sidewalks separated for the vehicular area within the development with extensive sidewalk connections between buildings. Enhancement in pedestrian connections from the parking area to the main building entrance may be needed in the future as the site is programmed for services.*

4. The design of the site and facilities shall promote energy conservation through proper solar access, shading and other measures, where appropriate.

*This provision is not applicable at this time because no new buildings are being planned at this time.*

5. Appropriate access for emergency vehicles, garbage trucks and other service vehicles shall be provided.

*The roadway network in the area will provide adequate access.*

6. All site elements shall be designed to protect natural and community resources, such as wildlife habitats, historic structures and ecologically sensitive areas.

*Given the developed nature of the site, this issue is not relevant at this time. There are no known resources on the developed portion of the property.*

#### **External compatibility**

1. Buffering and screening of public service facilities shall be provided commensurate with the facility's degree of impact and incompatibility with surrounding developments.
2. Electrical transformers and other utility equipment shall be screened from public view.
3. Site illumination and public address systems, particularly for recreation areas, shall be designed so as to create no interference with the privacy of adjoining properties.
4. Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be mitigated through site design. Where necessary, building construction methods or

mechanical equipment should also be utilized to mitigate these adverse impacts.

The development site is well buffered from nearby uses, and the proposed use is compatible with adjacent properties. The property is sited in a manner that will not create a negative impact on the surrounding area (Exhibit 7). The developed site area is approximately 21 acres (945,000 square feet), with paving and building covering about 4.2 acres (182,229 square feet), with 80% of the site in green space. The site includes 80 parking spaces. Given that the site is currently developed and located in a somewhat isolated area, external compatibility issues does not appear to be a problems.

### **Applicable Comprehensive Plan Goals, Objectives and Policies.**

The PS zoning will implement the Public Facilities land use category which identifies areas designated for the location of administrative and operational governmental functions such as government offices, utility facilities and storage facilities. The zoning changes will further implement the objectives and policies listed below.

#### **Housing Element**

##### Objective 2.2

**Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the homeless and elderly housing.**

##### Policy

2.2.5 The City shall continue to examine methods to mitigate the special needs of the homeless including living arrangements for homeless families with children, transitional housing for the employed homeless including single-room occupancy (SRO) facilities, and low demand or "safe space" shelters (safe, alternative locations for the homeless that are separate from emergency shelter facilities and that provide weather protection, security, bathroom and shower facilities, lockers, telephones and locations that are within walking distance of social service facilities).

#### **Summary**

Staff recommends approval of the petition without preliminary plan approval and the conditions listed in Exhibit 8. The amendment to the PS zoning to allow additional community servicing use is consistent with the Comprehensive Plan and the goals of the community for the reuse of a prison for the good of the community.

Respectfully submitted



Ralph Hilliard  
Planning Manager

## **Exhibits**

- Exhibit 1**      **GCI Building Identification**
- Exhibit 2**      **Surrounding Land Use Map**
- Exhibit 3**      **Surrounding Zoning Map**
- Exhibit 4**      **GCI Developed Site Photo**
- Exhibit 5**      **Site Plan and Data Sheet**
- Exhibit 6**      **RTS Route 25**
- Exhibit 7**      **Aerial Photograph of the general area**
- Exhibit 8**      **Conditions**
- Appendix A**    **Neighborhood Workshop and Outreach Information**
- Appendix B**    **Zoning Application**