

090763C

**CITY OF GAINESVILLE PLANNING DIVISION
Development Review Board
SUMMARY OF COMMENTS**

Petition No. PB-09-161PDV **Meeting Date:** 2/1/2010 **Date of Review:** 2/1/2010

Type of Review: Causseaux, Hewett, and Walpole, Inc., agent for ADC Development and Investment Group, LLC. Rezone property from I-2 (General industrial) to PD (Planned development) to allow construction of a one-stop homeless assessment center with residences, health care, and food distribution facilities.

Agent: Causseaux Hewett and Walpole, Inc. **Zoning:** I-2 (General Industrial)

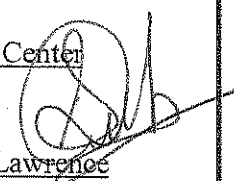
Owner: ADC Development and Investment Group, LLC.

Name of project: Grace Marketplace PD for a One-Stop Homeless Center.

Description of Project: Planned Development rezoning to allow a One-stop Homeless Center

Location: Located at 820 NW 53rd Ave.

Reviewing Planner: Lawrence



I. Department Comments

- | | |
|---|--------------------------|
| 1. Planning: | Approved with conditions |
| 2. Public Works & Traffic Engineering: | Approved as submitted |
| 3. Public Works, Environmental: | Approved with conditions |
| 4. G.R.U & Gas: | Approved as submitted |
| 5. Police: | No comments |
| 6. Fire: - | Approved as submitted |
| 7. Building: - | Approved as submitted |

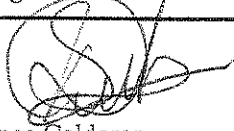
DEVELOPMENT REVIEW EVALUATION

Current Planning Section

PLANNING & DEVELOPMENT SERVICES DIVISION

THOMAS CENTER BUILDING "B"

306 NE 6TH AVENUE (352)334-5023

PETITION NO.	PB-09-161	DATE PLAN RECEIVED:	12/23/09	REVIEW TYPE:	<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Plan Board	REVIEW DATE:	1/13/10		<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
		REVIEW LEVEL:	Intermediate		<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
				<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation	
				<input checked="" type="checkbox"/> Planned Dev	<input type="checkbox"/> Other:	
				<input type="checkbox"/> Design Plat		
PROJECT DESCRIPTION:	Causseaux, Hewett, and Walpole, Inc., agent for ADC Development and Investment Group, LLC. Rezone property from I-2 (General industrial) to PD (Planned development) to allow construction of a one-stop homeless assessment center with residences, health care, and food distribution facilities.			PROJECT PLANNER:	Lawrence Calderon 	
PROJECT LOCATION:	Located at 820 NW 53rd Ave.			PROPERTY AGENT:	Causseaux, Hewett, and Walpole, Inc. ADC Development and Investment Group, LLC.	

APPROVABLE
(AS SUBMITTED)

APPROVABLE
(SUBJECT TO BELOW)

DISAPPROVED

INCOMPLETE

COMMENTS ONLY

RECOMMENDATIONS/COMMENTS

1. The subject lot is not a legal lot. To create the parcel, the parent parcel must be divided through the subdivision review process
2. Since the parcel has no access to a public right-of-way, division of the property must be through a full subdivision review. The right-of-way must be constructed to city standards.
3. Please make arrangements to file an application for full subdivision review at the earliest opportunity.
4. The plan should show areas intended for facilities to support transportation.
5. Please provide the area for each of Development areas A and B?
6. Development of the property shall be in accordance with the development regulations for environmentally sensitive and wetland areas as well as the 10 and 100 year flood plain areas. Another area to be given attention is the Special Flood Hazard Areas defined by FEMA.
7. Landscaping and other pervious areas can be counted as open space but hardscape cannot be counted as

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DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

9. Note #3 on the PD Layout Plan references development in the wetland areas; no development is allowed within wetland areas.
10. Note #10 on the PD Layout Plan references pavilions and accessory structures; the area of all structures shall be counted in the allowable square footage for the project.
11. The project does not address a management resident. You may wish to give consideration to the inclusion of individual single-family dwellings on the property.
12. What arrangements are made to facilitate Mass Transit facilities and services?
13. Given the lack of property frontage on NW 53rd Avenue, early consideration should be given to securing adequate property or right-of-way to accommodate transportation facilities.
14. The PD Report address building elevation and design but no information is provided on how this will be achieved. Please address this issue.
15. The development must meet concurrency requirements.
16. Please provide an aerial of the site and surrounding areas and a depiction of surrounding public services that would serve the site.

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DEVELOPMENT REVIEW EVALUATION


Development Engineering

PUBLIC WORKS DEPARTMENT
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5070

PETITION NO. AD-09-160	DATE PLAN RECEIVED: 11/10/09	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat <input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input checked="" type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Development Review	REVIEW DATE: 11/19/09	
	REVIEW LEVEL: 1	
PROJECT DESCRIPTION: Grace One-Stop	PROJECT PLANNER: Lawrence Calderon	
PROJECT LOCATION: 820 NW53rd Ave.	PROPERTY AGENT: Causseaux, Hewett, and Walpole, Inc.	

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE

COMMENTS ONLY

<input type="checkbox"/> Alachua County Public Works approval required <input type="checkbox"/> F.D.O.T. approval required <input type="checkbox"/> SJRWMD permit is required <input type="checkbox"/> 100 yr. critical duration analysis required <input type="checkbox"/> Treatment volume must be recovered within 72 hrs (F.S. of 2) <input checked="" type="checkbox"/> Approved for concurrency	Comments by:
	 Rick Melzer, P.E. Development Review Engineer

RECOMMENDATIONS/COMMENTS

(Area is open for all typing, editing, and formatting)

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DEVELOPMENT REVIEW EVALUATION

Environmental Coordinator

PUBLIC WORKS DEPARTMENT
 THOMAS CENTER BUILDING "B"
 306 NE 6TH AVENUE (352)334-5070

PETITION NO. PB-09-161 PDV	DATE PLAN RECEIVED: 11/10/09	REVIEW TYPE: <input type="checkbox"/> Prelim Dev <input type="checkbox"/> Final Dev <input type="checkbox"/> Amendment <input type="checkbox"/> Special Use <input checked="" type="checkbox"/> Planned Dev <input type="checkbox"/> Design Plat	<input type="checkbox"/> Concept <input type="checkbox"/> Minor Dev. <input type="checkbox"/> Minor Sub. <input type="checkbox"/> Street Vacation <input type="checkbox"/> Other:
REVIEWING BODY: Technical Review Cmt.	REVIEW DATE: 1/21/10		
REVIEW LEVEL:			
PROJECT DESCRIPTION: GRACE/One Stop	PROJECT PLANNER: Lawrence Calderon		
PROJECT LOCATION: 820 NW 53rd Ave	PROPERTY AGENT: Causseaux, Hewett, and Walpole, Inc.		

- APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE
 COMMENTS ONLY

<input checked="" type="checkbox"/> Wetlands or wetland buffers must be shown <input type="checkbox"/> Creeks or creek setbacks must be shown <input type="checkbox"/> Lakes or lake setbacks must be shown <input type="checkbox"/> Significant ecological communities on site <input type="checkbox"/> Archaeological/historical sites on site	Comments by: <i>Mark A. Garland</i>
	Mark A. Garland Environmental Review Coordinator

RECOMMENDATIONS/COMMENTS

1. In addition to my comments from November 25, 2009, the reviewing body should be aware that the conceptual layout shown with this proposed rezoning will require impacts to wetlands from the construction of the entrance road. A development permit can only be permitted for such impacts if (1) the impacts are avoided and minimized to the greatest extent possible and (2) the project is determined to be clearly in the public interest (section 30-302.1(d) and (e), Gainesville Land Development Code).

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SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No.: PB-09-161

Due Date: 11/24/2009

Review Type:

Other

Review for: Technical Review Staff Meeting Review Date: 11/19/2009

Description: GRACE/One Stop
820 NW 53rd Ave

Project Planner: Lawrence Calderon

Approvable

Approvable
Subject to Comments

Disapproved

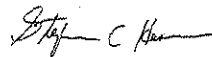
Concept

Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.

Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.

Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.

Comments By:



SC Hesson, #232
Fire Inspector

Revisions/Recommendations:

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DEVELOPMENT REVIEW EVALUATION

Building Inspection

BUILDING INSPECTION DEPARTMENT OF
PLANNING AND DEVELOPMENT SERVICES DIVISION
306 NE 6TH AVENUE (352)334-5050

Petition No. PB-09-161 PDV	Date Plan Received: 11-24-09	Review Type: Final
Reviewing Body: City Plan Board	Meeting Date:	
Project Description: GRACE / One Stop Homeless Shelter Construction of an shelter	Project Planner: Lawrence Calderon	
Project Location: 820 NW 53 Avenue	Property Owner/ Agent: Causseaux, Hewett & Walpole	

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED (SEE BASIS FOR DISAPPROVAL)
 INCOMPLETE

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction.
Complete code compliance plan review will be performed at time of building permitting.

Comments by:

Buddy McGhin

Buddy McGhin
Plans Examiner
PX0000545

RECOMMENDATIONS/COMMENTS

11/24/09

I. No Comments.

Basis for Disapproval (If applicable)

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DEVELOPMENT REVIEW EVALUATION

Urban Forestry

PARKS, RECREATION, AND CULTURAL AFFAIRS DEPARTMENT
 NATURE OPERATIONS DIVISION
 405 NW 39TH AVENUE (352)393-8171

PETITION NO.	PB-09-161 PDV & PB-09-114 PSZ	DATE PLAN RECEIVED:	12/10/09	REVIEW TYPE:	<input type="checkbox"/> Prelim Dev	<input type="checkbox"/> Concept
REVIEWING BODY:	Plan Board	REVIEW DATE:	12/17/09		<input type="checkbox"/> Final Dev	<input type="checkbox"/> Minor Dev.
		REVIEW LEVEL:	2		<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Sub.
				<input type="checkbox"/> Special Use	<input type="checkbox"/> Street Vacation	
				<input checked="" type="checkbox"/> Planned Dev	<input type="checkbox"/> Other:	
				<input type="checkbox"/> Design Plat		
PROJECT DESCRIPTION:	Grace/One Stop		PROJECT PLANNER:	Lawrence Calderon		
PROJECT LOCATION:	820 NW 53rd Avenue		PROPERTY AGENT:	Causseaux, Hewett, and Walpole, Inc.		

APPROVABLE (AS SUBMITTED)
 APPROVABLE (SUBJECT TO BELOW)
 DISAPPROVED
 INCOMPLETE

COMMENTS ONLY

<input type="checkbox"/> Tree survey required <input type="checkbox"/> Landscape plan required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (listed under recommendations/comments)	Comments by:
	<i>Earline Luhman</i> Urban Forestry Inspector

RECOMMENDATIONS/COMMENTS

General Comments

1. Shade trees shall be required on both sides of the road planted at 50' on centers.
2. Landscaping for the project shall be in accordance with the Land Development Code.
3. Please be aware that all retention basins, parking lot trees, adjacent use buffers, street buffers and street trees are required landscaping.
4. During development plan review, all healthy high quality heritage trees on site shall be protected, if for any reason they have to be removed or if damaged, replacement or mitigation shall be on an inch for inch basis.

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DEVELOPMENT REVIEW EVALUATION

(CONTINUED)

7. If stormwater basins are proposed along the street frontage, landscaping shall be improved or enhanced to include groups of tree clusters and be distributed at 20 feet on center. Where appropriate, shrubs along with understory trees and large shrubs should be included.
8. Staff is aware that the site is capable of meeting the 20% Open Space requirement; however it would be helpful to demonstrate compliance by showing percentages on the PD Layout Plan or on the Development Plan when submitted.

Impact on the Urban Forest will be determined at a later date.

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CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 2

Petition	<u>PB-09-161PDV</u>	Date Received	<u>11/10/09</u>	<input type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<u>1/12/10</u>
Project Name	<u>Grace Marketplace</u>			<input type="checkbox"/> Amendment
Location	<u>820 NW 53rd Ave</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Causseaux, Hewett & Walpole</u>			<input checked="" type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input type="checkbox"/> Design Plat <input type="checkbox"/> Concept

Approvable (as submitted) Approvable (subject to below) Insufficient Information

PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. The trip generation proposed indicates that vehicle ownership only averages 15% for homeless residents (based on survey information), and as a result, the trip generation has been substantially reduced. While this is acceptable for most uses, it is not acceptable to reduce the ITE 630 (Health Care) trips because the variable used is employees (not homeless residents). Please revise the trip generation to not include a trip reduction for the medical facility use. In addition, since 85% of residents (on average) will need alternative transportation, it is imperative that transit be provided by the development. At this time, there is no transit route serving the development. Please explain how transit mobility will be provided to the site. This should be a condition of approval for the PD.
2. Trip generation should be shown as a note on the PD Layout Plan.
3. Average daily trips (ADT) for Campground (ITE 416) should be shown in the Trip Generation Table. The conversion factor for p.m. peak hour trips to ADT can be utilized to estimate the ADT for Campground. That conversion factor is to multiple p.m. peak hour trips by 10.753. Trip generation associated with future phase uses should be included in the

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5. Prior to the second reading of the PD ordinance, the developer shall sign a TCEA Zone B Agreement or Memorandum of Agreement for provision of the required TCEA standards. At a minimum, the agreement shall cover trips associated with Phase I of the development.
6. At the development plan stage, the roadway to the site from NW 53rd Avenue should be configured with in-street bike lanes in the ROW to accommodate the expected non-vehicular trips.
7. The PD Layout Plan should show the access route from NW 53rd Avenue, including sidewalk locations along the access road.