

**Petition PB-09-161 PDV. Causseaux, Hewett, and Walpole, Inc., agent for ADC Development and Investment Group, LLC. Rezone property from I-2 (General industrial district) to PD (Planned development district) to allow construction of a one-stop homeless assessment center with residences, health care, and food distribution facilities. Located at 820 Northwest 53rd Ave.**

Lawrence Calderon, Chief of Current Planning, made the staff presentation. Gerry Dedenbach of CHW, Inc. presented for the applicant. Attorney Karl Sanders, representing Nalbandian Properties, which is the owner of the Northwood Commercial Park that is located near the property, raised procedural questions and submitted a letter dated February 1, 2010 requesting deferral of the petition. Planning Manager Ralph Hilliard stated that Mr. Sanders' client's property is outside of the notification radius for automatic consideration as an affected property, and added that affected party status can be requested and that the Board can grant it. Mr. Sanders then stated that Mr. Nalbandian is an affected party in terms of zoning law, and made a presentation indicating that the proposed one-stop center is not right for this particular property. He told the Board that his client has located an alternative site and has put down several thousand dollars on it, noting that the site could be available should the City choose to consider an alternative location.

Clay Sweger, a professional planner hired by Nalbandian Properties, said that he supports the project in general but questioned the allowance of office use in the Industrial land use category, and stated that urban type services such as the proposed one-stop center should be in an urban type area. He added that at a minimum RTS service is needed, and noted that the wetland impacts need more environmental analysis.

Walter Willard, Gail Monahan (Director of Alachua County and Gainesville Housing Authority), Pat Fitzpatrick, Jayne Moraski (Director of Homeless Services for Gainesville and Alachua County), John Skelly (Director of Alachua County's Poverty Reduction Program), who expressed the strong support of County administration, Rob Brinkman, Joe Jackson, George Denapis (manager of a nearby salvage business), and Assistant City Manager Fred Murry made comments. Mr. Murry said that transportation service selection will be made by the provider, that the City will hire experts to run the facility, suggested that legal questions raised should be left to the City Attorney, and asked the Plan Board to move this project forward. Planning Manager Ralph Hilliard said that one of the letters from attorney Sanders' letter was only received Thursday afternoon, that another was received late this afternoon, that the Board does not need to deal with the procedural issues raised by Mr. Sanders, and added that our City Attorney would review those issues.

The Board deliberated and then voted. Following the vote, Chair Cohen passed the gavel to Vice-Chair Taylor and left the meeting at 9:44 PM.

<b>Motion By:</b> Bob Ackerman	<b>Seconded By:</b> Randy Wells
<b>Moved To:</b> Approve Petition PB-09-161 PDV with staff conditions as amended by the petitioner and agreed to by staff.	<b>Upon Vote:</b> 4 – 1 (Nay – C. Dawson)

The amended conditions (with deletions ~~stricken~~ and additions underlined) approved by the Plan Board, are:

**Condition 1**

Approval of the PD is subject to final approval of the subdivision and construction of all rights-of-way required to establish the parcel as a legal lot. The ordinance adopting the PD shall not be ~~executed-adopted~~ on second and final reading until the associated subdivision creating the PD parcel is approved and construction on all required rights-of-way has ~~commenced or completed~~. as a conditional plat or final plat. The minimum width of the right-of-way from the subject property to NW 53<sup>rd</sup> Avenue shall be 100 feet wide. The minimum width of the right-of-way along the south boundary of the subject property shall be 60 feet. The required minimum paved surface shall be in accordance with the Public Works Design Manual and subject to approval by the reviewing body during development plan review.

**Condition 8** All development shall maintain a 10-foot setback from the limits of the wetland buffers. 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.

**Condition 9**

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

**Condition 14**

In accordance with the Land Use requirements of the Comprehensive Plan, buildings shall be required to be oriented toward the street and/or transportation facilities.

**Condition 19**

The project shall be required to meet all landscaping requirements according to the Land Development Code. Additionally, the width of street buffer along the south part of the property for Development Area "B" shall be a minimum of 15 feet and shall include double the street buffer landscape requirement for type E buffers. During development review, the reviewing body may vary this requirement based on a demonstration that the interior design and need for buffering from adjacent industrial uses will be non-existent or minimized. All wetland areas shall comply with the minimum 50 foot buffer requirement. All FEMA flood plain areas shall be developed in accordance with standards established by Public Works and shall be required during development plan review.

**Condition 22**

Development Area B intended as a camping area shall accommodate only a bath house and restroom type pavilion and temporary structures subject to approval by Public Works and the Building Division. Temporary structures shall be structures not requiring establishment of a permanent slab or other permanent support structures or foundations. Katrina Cottages, meeting State and local building code requirements, shall be allowed at a ratio of one structure per ten tents, for campground supervision and appointed site managers. The management plan will include provisions for Development Area B operations in inclement weather and during natural events such as flooding, hurricanes, and similar. Placement and construction of the Katrina Cottages shall be subject to approval by Public Works and in accordance with the requirements for developing within the FEMA Flood Zone "A" areas.

**Condition 26**

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, at such time as mass transit service is available to the site. 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.~~

DRAFT

These minutes are not a verbatim account of this meeting. A DVD recording of this meeting is on file with the Planning and Development Services Department of the City of Gainesville.

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