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submitted
by
Jerry D.

GAINESVILLE
every day. every way. every how.

City of Gainesville / Alachua County
Office on Homelessness

Alachua County
Florida


**The Gainesville/
Alachua County
10-Year Plan to
End Homelessness**



**PROJECT
GRACE**

GRACE: Catalysts

- 1,600 men, women, and children homeless and the number is growing
- Chronic homelessness costs: clogged courts, jails, and hospital ERs
- Patchwork system of services were not efficient
- First Homelessness Summit – March 31, 2005
- Six months of research, planning, and cost studies involving 200 key stakeholders, including business community and the homeless



GRACE Blueprint: Key Program Goals

- Create Office of Homelessness and Implementation Committee to monitor progress
- Locate and construct One-Stop Center with wrap around services, meals, and housing
- Provide rent/mortgage assistance to prevent homelessness
- Co-locate services at One-Stop Center to improve efficiency of service delivery



Accomplishments

- The plan is recognized nationally by The Department of Housing and Urban Development (HUD)
- Local funds leveraged into \$6 million in State and Federal grant awards for support services, housing, and assistance
- Site selected for One-stop Center location April 16, 2009



Advantages to the One Stop Approach

- Add much needed capacity to shelter system
- Case managers and support personnel can meet regularly to discuss each client's needs
- Increased access to health care services, including physical, dental, mental, and substance abuse
- Job training and self-sufficiency classes

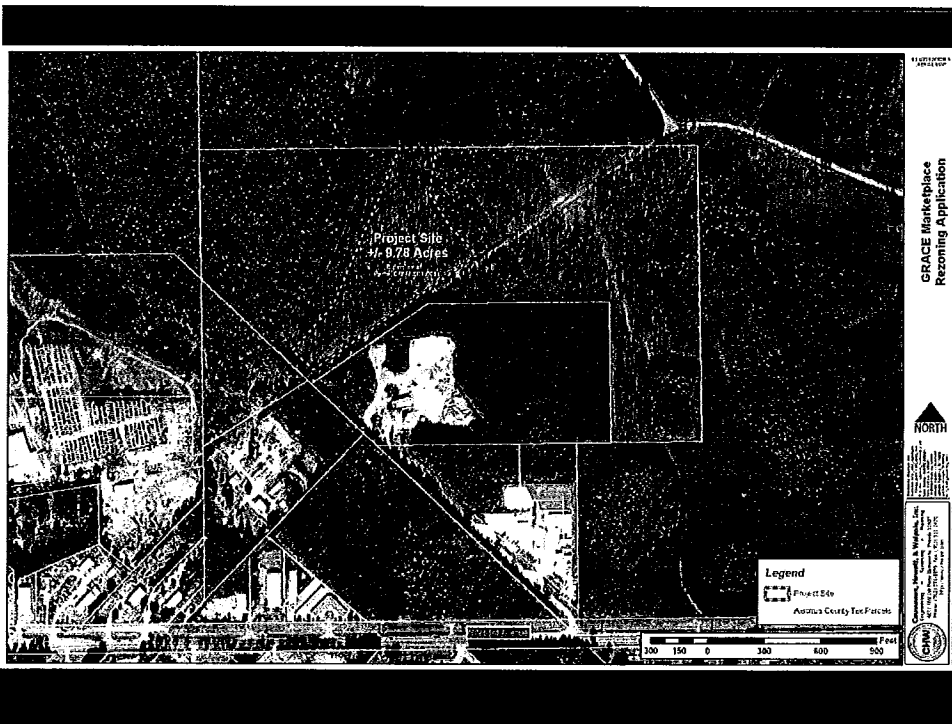
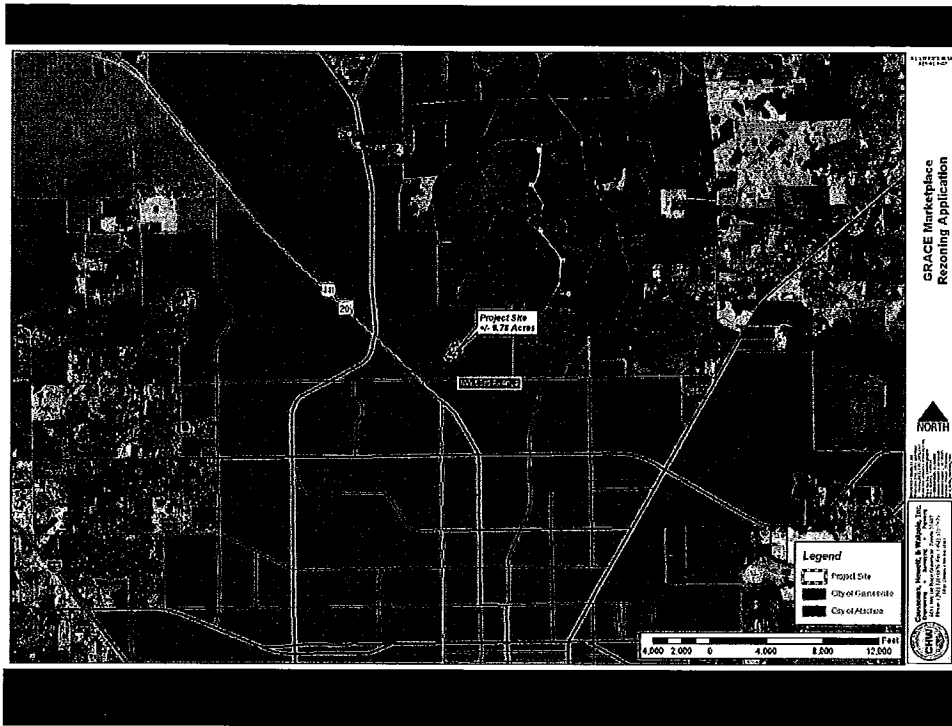


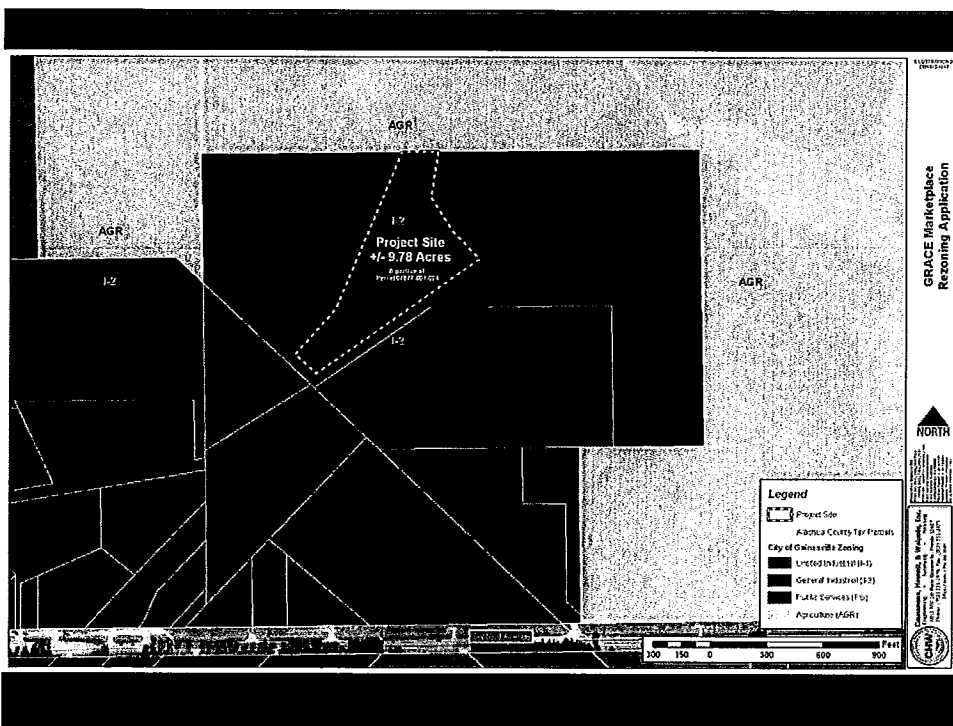
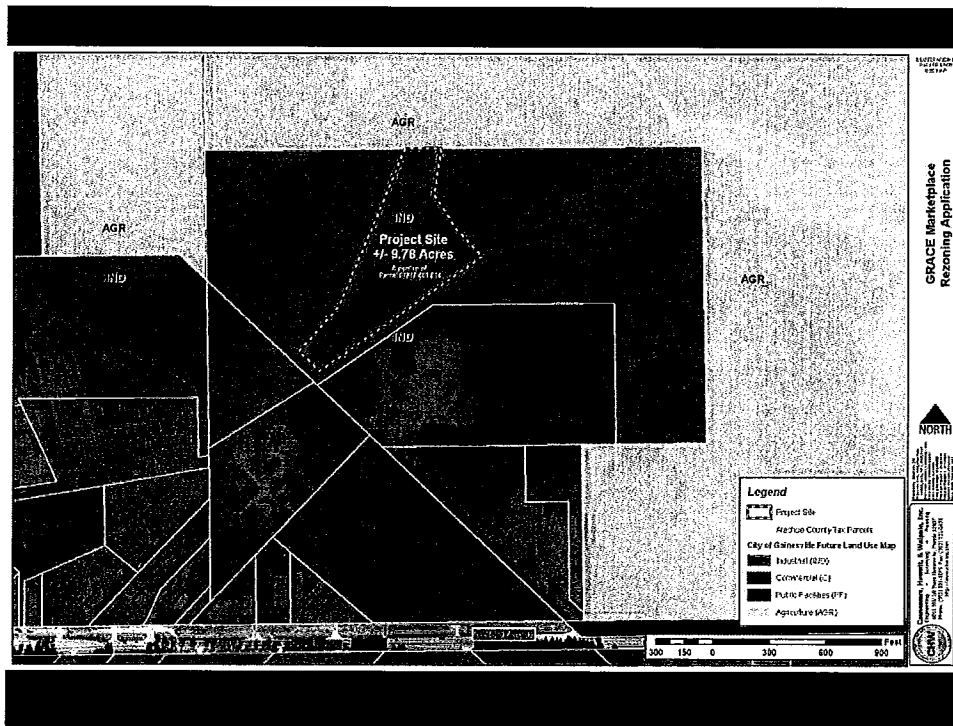
One-Stop Homelessness Center

Regulatory Planning Request

March 4, 2010







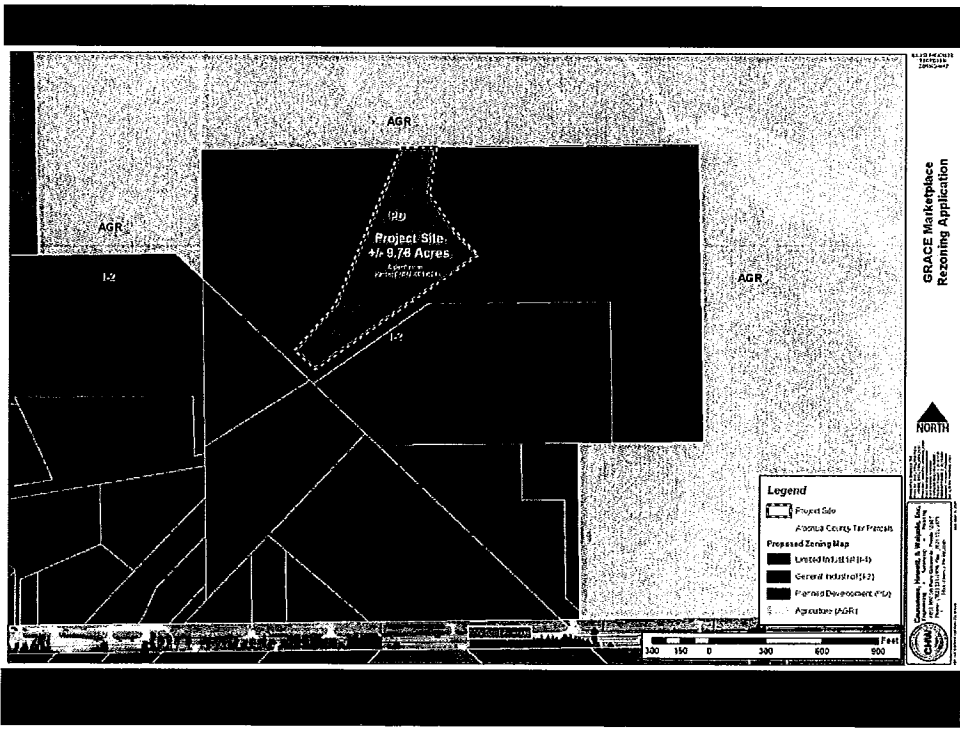
Allowable Uses- Land Use to PD Zoning

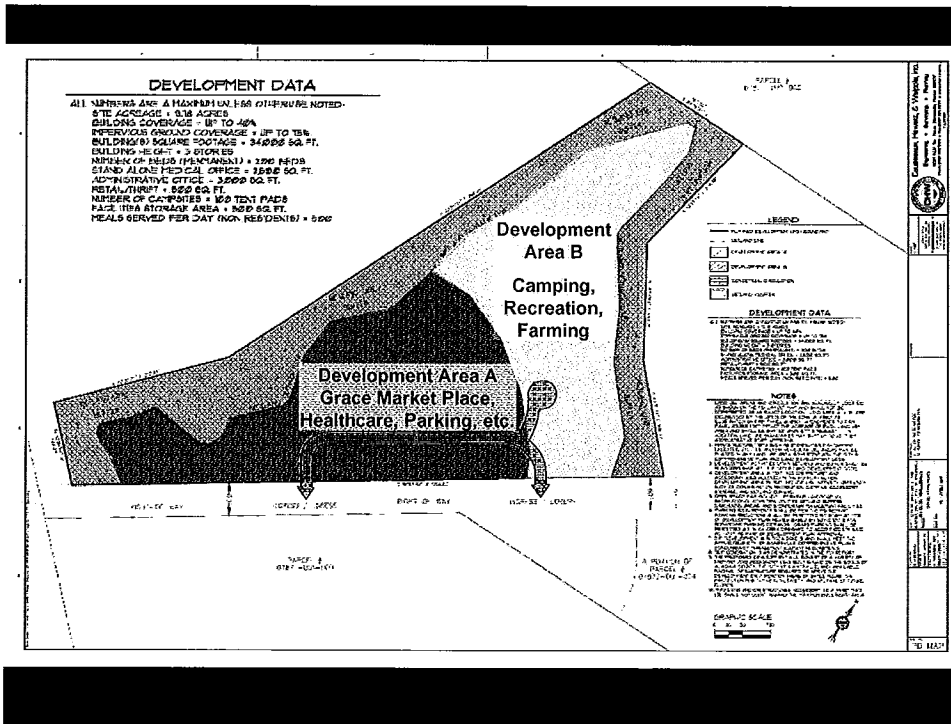
Industrial (From the City of Gainesville Comprehensive Plan)

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

The Planned Development (PD) Zoning Requests:

- Retail → Sale of Agricultural Products
- Office (administration) → Healthcare, job training, etc.
- Services (social in nature) → Food Distribution Center
- Residence → Both internal and camps
- Conservation

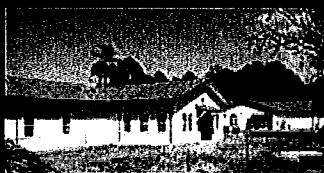
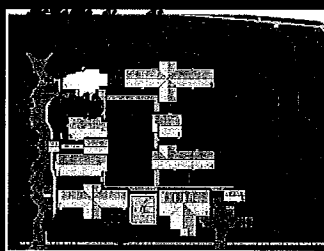




Hope: Community Tallahassee, FL

Services include:

- Separate dorms for families, women, and men (Capacity 164)
- Counseling and case management
- Job training and employment listings
- Access to mainstream resources and other social service benefits
- Parenting and child resource center
- Kitchen and dining area that will also serve as a job training site
- Medical triage and referrals
- Secure park-like environment



Camp Pinellas Hope, St. Petersburg, FL

- Model encampment with strict adherence to rules
- Each resident assigned a case worker to increase self-sufficiency
- Secure camping for 270 persons
- Security provided nightly
- Average length of stay 77 days



Grace Market Place PD Conditions

Applicant and Plan Board Recommendation

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 adopted **on second and final reading** until the associated subdivision creating the PD parcel is approved **as a conditional plat or final plat**.

The minimum width of the right-of-way from the subject property to NW 53rd 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 receiving body during development plan review.



Grace Market Place PD Conditions

Applicant and Plan Board recommendation

Condition 8

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.



Grace Market Place PD Conditions

Applicant and Plan Board recommendation

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.



Grace Market Place PD Conditions

Applicant and Plan Board recommendation

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.**



Grace Market Place PD Conditions

Applicant and Plan Board recommendation

Condition 15

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 shall be a minimum of 15 feet and shall include double the street buffer/landscape requirement for type F buffers. **for Development Area B.**

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.



Grace Market Place PD Conditions

Applicant and Plan Board recommendation

Condition 22

Development Area B intended as a camping area shall accommodate 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 tent 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.



Grace Market Place PD Conditions

Applicant and Plan Board recommendation

Condition 26

The facility should implement a transportation program to facilitate access for clients needing the services provided by the Grace Marketplace. The facility shall make arrangements to accommodate a taxi stop at the entrance to the property on NW 53rd 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.



One-Stop Homelessness Center

*Regulatory Planning
Request*

March 4, 2010

