

Petition 84LUC-07PB Causseaux, Hewett & Walpole Inc., agent for Desjam Enterprises, Inc. Amend the City of Gainesville 2000-2010 Future Land Use Map from PUD (Planned Use District) to PF (Public Facilities) for Fire Station No. 8 Zoned: PD (Planned Development). Located at 4127 Northwest 34th St.

Bede Massey, Planner gave the Staff presentation and stated that there is a six foot wide strip of property that is not included in this parcel as it belongs to a different property owner. Ms. Massey further stated that staff is recommending approval with conditions and recommendations.

Bill Northcutt, Fire Chief stated that in 2003 the Alachua County Commission conducted a Fire Service Master Plan Study that identified the possibility of a fire service location in the vicinity of 39th Avenue and 34th Street. Chief Northcutt further stated that this proposed service station will fill a large void in coverage that currently exists.

Chris Dawson, petitioner's representative gave a slide presentation and stated that they will be providing a 20 foot setback to the east and south sides; a 45 foot setback to the north as well as a 10 foot setback along the proposed right-of-way adjacent to the Child Care Facility. Mr. Dawson further stated that the proposed fire station building will be on the north side of the property with a vehicle circulation that will surround the proposed building, with a new roadway that will give the surrounding residents access to the area, that are currently being served by an easement.

Laura High inquired how the traffic will affect the residential homes and what safety precautions have been developed knowing that a Child Care facility is adjacent to this proposed project. Mr. Dawson stated that the existing Child Care facility already has a fence surrounding the playground area that has two circular driveways for entering and existing traffic. Mr. Dawson further stated that a traffic signal will be put in place at the access point to make the public aware that fire trucks will be existing and entering; as well as a full sized two lane road that will connect to 34th Street.

Randy Wells inquired if the lighting for the proposed fire station building will affect the surrounding residents. Mr. Dawson stated that the City Code requires luminaries that are cut off and angled downward. Mr. Wells stated that he would suggest instead of having a blinking yellow light, have a light that will stop traffic when the fire truck will be pulling out. Chief Northcutt stated that they have communicated with FDOT and hoping to have a red flashing light instead of a yellow one.

John Sullivan, a neighboring resident of the proposed project location stated that he collected signatures against the proposed development in their neighborhood, not because he is opposed to fire stations, because this location is not the right place for a fire station; as dozens of Oak trees that will have to be removed to make the road wide enough for a fire truck and there no longer will be any privacy for residents when looking through their front doors as what used to be a wooded area, would now be a fire station.

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Chair Polshek stated that he empathizes with the neighborhooding residents concerns, as it sounds as though the Fire Department searched for other locations but ended up at this location, and the Board may have to weigh community needs over individual needs in this situation.

Ms. High inquired if the crew would be able to activate their sirens after they have passed the residential area or at the end of the road. Chief Northcutt stated that they plan on being very good neighbors as they will be using the visual warning, and flashing lights on the new roadway that is being proposed.

Board members urged the neighborhood residents to be present at the Development Review Board when this petition in on their agenda to voice their concerns.

Motion By: Randy Wells	Seconded By: Bob Cohen
Moved To: Approve, with this petition returning to the City Plan Board for final approval.	Upon Vote: 7 – 0.

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September 20, 2007

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Petition 95PDA-07PB Causseaux Hewett & Walpole, Inc., agent for A Child's Place (A Child's Place.) Planned development amendment to reduce the lot size of the existing development. Zoned: PD (Planned Development.) Located at 4127 NW 34th Street. Note: Related to Petition 84LUC-07PB and 85ZON-07PB.

Please see petition 84 LUC-07 PB for scope and details.

Motion By: David Gold	Seconded By: Bob Cohen
Moved To: Approve with staff conditions.	Upon Vote: 7 – 0.

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September 20, 2007

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Petition 85ZON-07PB Causseaux Hewett & Walpole, Inc., agent for Desjam Enterprises, Inc. Rezone property from PD (Planned development to PS (Public Service) for construction of a fire station. Located at 4127 Northwest 34th St.

Please see petition 84 LUC-07 PB for scope and details.

Motion By: Jon Reiskin	Seconded By: Jack Walls
Moved To: Approve with staff conditions and that this petition comes back to the City Plan Board for final approval.	Upon Vote: 7 – 0.

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