

APPLICATION INFORMATION:

Agent/Applicant: City of Gainesville

Property Owner(s): Southeastern Healthcare, White Electric & Battery Service, City of Gainesville, William Brown, Willie Brown & Donna Brown, A Fisher Trust Farm LLC, Eddie Cummings, Christopher Torunski, Kenneth Wethrington, Theresa Brasby-Gather

Related Petition(s): LD22-000057 ZON

Legislative History: None

Neighborhood Workshop: Conducted, per Sec. 30-3.18 (June 6, 2022)

SITE INFORMATION:

Address: 2100 Block of SE Hawthorne Road, south side.

Parcel Number(s): Southeastern Healthcare, owner of 11299-000-000; White Electric & Battery Service, owner of 11338-000-000; City of Gainesville, owner of 11339-000-000; William Brown, owner of 11339-004-000; & Willie & Donna Brown, owner of 11339-007-000 – A Fisher Trust Farm LLC, owner of 11297-000-000; Eddie Cummings owner of 11297-002-000; Christopher Torunski, owner of 11297-001-000; Kenneth Wethrington, owner of 11296-000-000; Theresa Brasby-Gather, owner of 11298-000-000.

Acreage: ± 21.69 acres LUC and ± 23.55 acres ZON

Existing Use(s): See figure below

Existing and Proposed Land Use Designation(s): See figure below

Existing and Proposed Zoning Designation(s): See figure below

Overlay District(s): None

Transportation Mobility Program Area (TMPA): Zone A

Census Tract: C7

Water Management District: St. John's River Water Management District

Special Feature(s): N/A

Annexed: 1961

Code Violations: No record of Code Violations

Table 2: Adjacent Property Characteristics

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	School Board of Alachua County, Single-Family Residential, Vacant Commercial, Store.	Public and Institutional Facilities (PF) and Urban Mixed-Use (UMU)	Public Services and Operations (PS) and Urban 6 (U6)
South	Single Family Residential	Single Family (SF)	Single-Family Residential (RSF-3)
East	Multiple-Family Residential, Office, Vacant Commercial, GTEC Campus	Urban Mixed-Use (UMU)	Urban 3 (U3), Urban 4 (U4), Urban 6 (U6), and Urban 8 (U8)
West	Single-Family Residential	Mixed-Use Office/Residential (MOR) and Urban Mixed-Use (UMU)	Urban 3 (U3) and Urban 6 (U6)

BACKGROUND:

On September 20, 2021, at a joint County/City meeting, UF Health/Shands staff gave a presentation regarding a proposed urgent care clinic to be developed on property under their control on Hawthorne Road, proximate to GTEC and the Cornerstone redevelopment project. The approximately 10,000 square foot urgent care center facility will provide a variety of medical services including on-site lab, x-ray, and minor medical procedures and will serve individuals of all ages, who are with or without insurance coverage or advance appointments. The clinic will operate seven (7) days a week and will offer extended hours.

To facilitate this initiative, the County and City are providing a \$4.5 million grant (50% commitment from each party) to support the land preparation, building construction and outfitting of the Center. The grant award is memorialized in a separate tri-party agreement between the City of Gainesville, Alachua County, and Shands Teaching Hospital and Clinics, Inc., for the City and the County.

The facility and the associated property present opportunities to collocate supportive services and ancillary development to complement the clinic. To that end, staff from the City and Shands have been in discussions over the past three (3) months to coordinate a schematic design for the placement of an RTS mobility hub/transfer station and a Community Resource Paramedicine (CRP) facility on the southern portion of the property, while still reserving space for other supportive medical services. Additionally, a significant portion of the property's Hawthorne Road frontage is programmed for a future grocery retailer and associated parking. A revised conceptual site plan is included in the backup.

These uses require a land use and zoning change to facilitate development of the site. To that end, at the 4/28/2022 City Commission meeting, the Commission directed staff to prepare land use and zoning petitions consistent with the existing land use and zoning on the Cornerstone/GTEC campus.

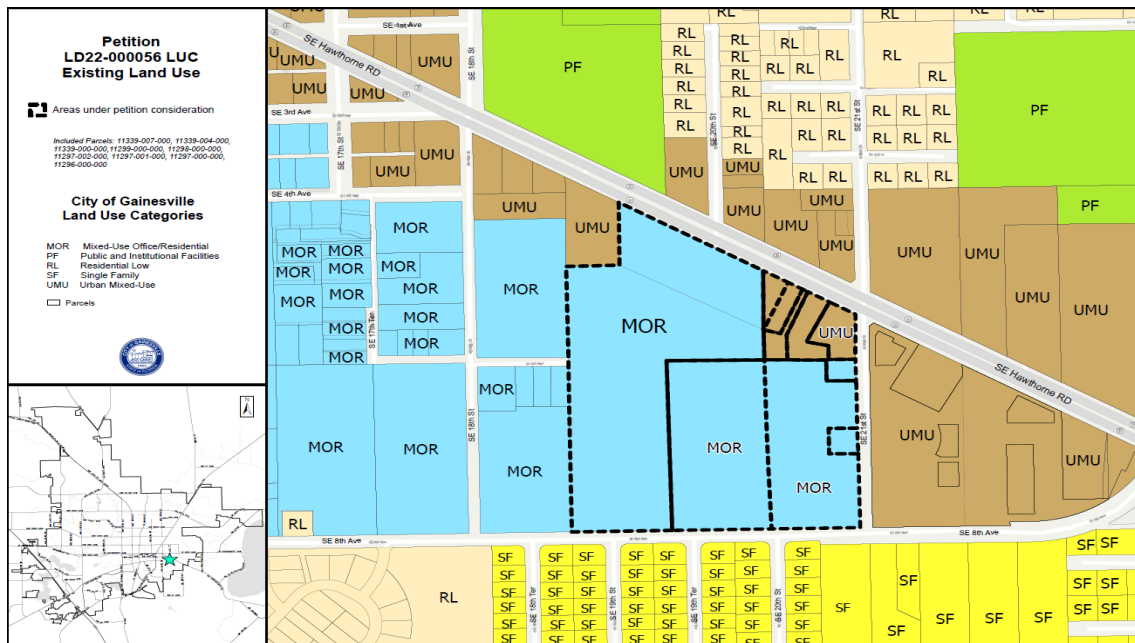


Figure 2: Existing Land Use Designations: Mixed Use Office/Residential (MOR)

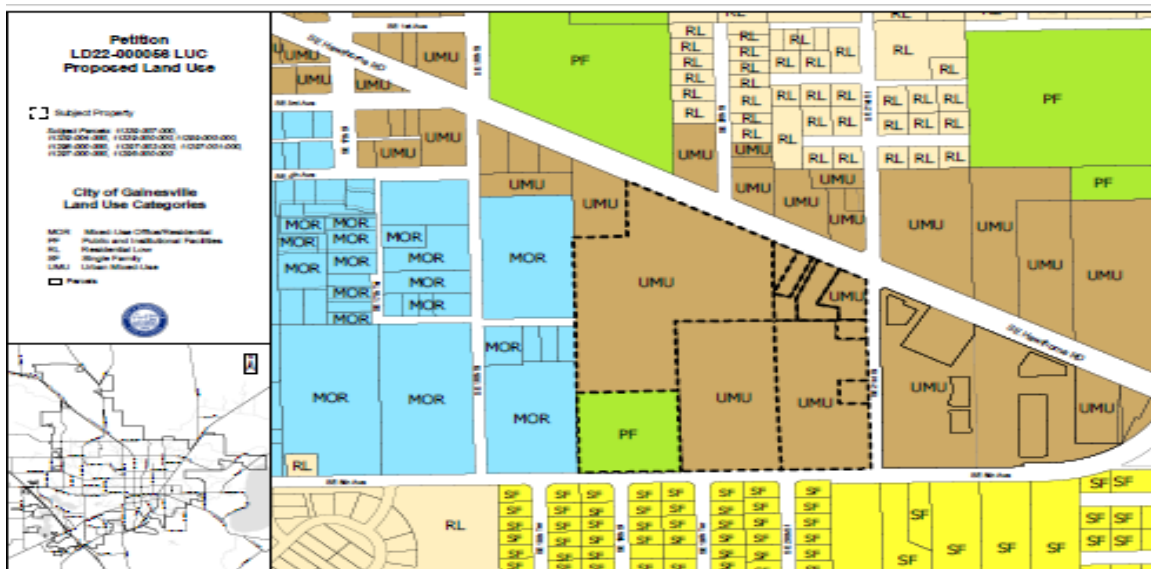


Figure 3 : Proposed Future Land Use Designations: Urban Mixed-Use (UMU)

PURPOSE AND DESCRIPTION:

As stated in the background, the purpose of this City-initiated land use amendment is to facilitate redevelopment of the subject parcels consistent with the City/County/UF Health/Shands plans for an urgent care clinic, primary care medical offices, transit mobility hub, greengrocer/food hub, and other potential complementary uses; intended to support and improve services in East Gainesville and the community-at-large. The subject properties current land use category and related zoning districts do not allow health care services or a transit facility thereby necessitating the proposed amendments.

The subject properties are largely vacant with the exception of several residential structures clustered near the intersection of SE Hawthorne Road and SE 21st Street. The petition will change the future land use designations of five (5) parcels, totaling approximately 21.69 acres, 19.56 acres from Mixed Use Office (MOR) to Urban Mixed Use (UMU) and 2.13 acres to Public and Institutional Facilities (PF). The related zoning petition includes a total of ten (10) parcels totaling approximately 23.55 acres from Urban 3 (U3), Urban 4 (U4), and Urban 6 (U6) to Urban 8 (U8) and Public Services and Operations (PS).

STAFF ANALYSIS AND RECOMMENDATION:

Staff reviewed this petition in the context of State Statutes and the eleven (11) factors stated in the Future Land Use Element for review of land use changes. Policy 4.1.3 of the Comprehensive Plan states that "...The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

The following factors are stated below:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S

ANALYSIS:

1. Consistency with the Comprehensive Plan

The proposed land use amendment is consistent with the City’s Comprehensive Plan. Policy 1.1.6 of the Future Land Use Element states that the “The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community serving facilities should be developed primarily in the City’s central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.” The subject properties are located close to the core of the City and the land use amendment and associated rezoning will facilitate development of community uses that will serve multiple neighborhoods within East Gainesville and downtown with medical services and improved transit.

Objective 2.1 states that “redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.” The proposed amendment will facilitate redevelopment of the subject properties consistent with Objective 2.1 and will improve transportation choice by allowing the development of the transit hub.

Table 1. Mixed-Use Office/Residential (MOR) and Urban Mixed-Use (UMU) Comparison

Current Land Use Designation	Proposed Land Use Designation
<p>Mixed-Use Office/Residential (MOR)</p> <p>This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.</p>	<p>Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit</p> <p>This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.</p> <p>Public and Institutional Facilities (PF)</p> <p>This land use category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in areas where lot coverage is not limited by land development regulations.</p>

2. Compatibility and Surrounding Land Uses

The Urban Mixed-Use (UMU) land use category is compatible with surrounding land uses. The subject properties are bordered by UMU land use to the north and east and by MOR land use to the west. Existing SF (Single Family) land use is located south of the subject properties on the opposite side of SE 8th Avenue. The Cornerstone/GTEC campus is located directly east of the subject properties. A mix of commercial and residential properties and the Alachua County School Board Administration Annex and bus depot is located on the north side of SE Hawthorne Road across from the subject properties. The subject properties are bordered to the west by the Village Crossing apartment complex and several childcare facilities on SE Hawthorne Road. The properties are located across SE 8th Avenue from a portion of the Lincoln Estates neighborhood and near Heartwood. Staff does not anticipate compatibility issues with the nearby residential neighborhoods. The residential areas are separated by SE 8th Avenue and an approximately 150' wide utility easement running the length of the southern portion of the subject properties.

3. Environmental Impacts and Constraints

The subject properties include some limited mapped wetland areas that will need to be verified by subsequent environmental analysis. There are no creeks, lakes, native vegetation, greenways, floodplains, or other environmental factors that may have negative environmental impacts or unduly constrain redevelopment of the site.

4. Support for Urban In-fill and/or Redevelopment

Development of the subject properties will consequently support future development in the eastern area of Gainesville and help facilitate a mix of uses on the subject properties including medical and transit uses. The UMU land use allows a variety of uses including health services, residential development, light manufacturing assembly and processing within enclosed buildings, and civic uses.

5. Impacts on Affordable Housing

The proposed Urban Mixed Use (UMU) designation is not expected to have a negative impact on affordable housing. The land use amendment and related rezoning will increase potential residential densities on the subject properties. While the primary purpose of the petitions are to facilitate redevelopment of the properties to allow for the urgent care clinic and mobility hub, housing development on the subject property would be a complementary use to the other service and medical uses. The increased density of the UMU land use will provide greater flexibility for residential development.

6. Impacts on the transportation system

The proposed amendment will have a positive impact on access to the City's transportation system. The Public Facilities land use and related rezoning will permit the development of a RTS transit hub on the subject property. The mobility hub will improve transit service for residents in the eastern portion of the city and will support access to other uses on the properties such as medical services and other planned service and retail facilities. The amendment is further supported by the goals, objectives, and policies within the City's Transportation Mobility element including:

GOAL 2 - "DEVELOP AND MAINTAIN A SAFE, CONVENIENT, AND ENERGY EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM TO ACCOMMODATE THE SPECIAL NEEDS OF THE SERVICE POPULATION AND THE TRANSPORTATION DISADVANTAGED THAT PROVIDES ACCESS TO MAJOR TRIP GENERATORS AND ATTRACTORS".

Policy 2.3.6- The City shall strive to implement transportation-related aspects of Plan East Gainesville, including, but not limited to: **a.** Coordinating with the MTPO to establish a Bus Rapid Transit system connecting east Gainesville with centers of employment and commerce.

7. Availability of facilities and services

The subject properties are served by Gainesville Regional Utilities (GRU) including water, sewer, internet, and electricity. Development of the subject properties will require upgraded services to support the proposed uses including a road network connecting SE Hawthorne Road to SE 8th Avenue, new utility services, and a stormwater system.

8. Need for the Additional Acreage in the Proposed Future Land Use Category

The proposed land use amendment will expand the existing UMU category to facilitate non-residential development within the eastern portion of the City where existing land use categories are predominantly residential.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.

In Chapter 163, Section 3164 of Florida Statute, "Urban sprawl means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

The proposed land use change will not promote urban sprawl. The proposal will promote compact development containing a mix of related uses close to the urban core of the City.

Section 163.3177(6)(a)9, F.S. provides criteria to determine whether a land use amendment discourages the proliferation of urban sprawl. These criteria are listed below:

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below.

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed land use amendment does not facilitate development of a substantial area of the City as low-intensity, low-density, or single-use development or uses. The total area of the site is 23.66 acres. The proposed land use encourages mixed-use development and promotes higher intensity/density of largely vacant properties.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The subject properties are adjacent to the urban core of the city and are not rural in character.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed small scale land use amendment is not on the edge of the urban area and encourages urban infill.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The proposed small scale land use amendment has no impact on existing environmental resources.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed small scale land use amendment is not near or adjacent to any agricultural and silvicultural resources.

(VI) Fails to maximize use of existing public facilities and services.

The proposed small scale land use amendment will maximize and expand upon existing public facilities and services.

(VII) Fails to maximize use of future public facilities and services.

The proposed small scale land use amendment will facilitate the creation of new public facilities and services.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed small scale land use amendment will encourage efficient use of supporting infrastructure and will not increase the cost of providing those services. The amendment will encourage improvements to both health care and transit service in the community.

(IX) Fails to provide a clear separation between rural and urban uses.

The proposal is located within the urbanized area of Gainesville.

(X) Discourages or inhibits in-fill development or the redevelopment of existing neighborhoods and communities.

The proposed small scale land use amendment encourages infill development. This change will allow for redevelopment of an underdeveloped largely vacant site.

(XI) Fails to encourage a functional mix of uses.

The proposed small scale land use amendment will allow for and encourage mixed-use development at the property and will be a catalyst for additional mixed uses within nearby areas.

(XII) Results in poor accessibility among linked or related land uses.

The proposed small scale land use amendment will support land use linkages with the Cornerstone/GTEC campus to the east and will incorporate transit services to connect residential areas in nearby neighborhood with critical basic services.

(XIII) Results in the loss of significant amounts of functional open space.

The proposed small scale land use amendment will improve the functionality of adjacent open space.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed small scale land use amendment does direct economic growth and development to east Gainesville and does not have any adverse impact on natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The amendment will allow for the expansion of public infrastructure and services within an urbanized portion of east Gainesville.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed small scale land use amendment promotes walkable and connected communities by authorizing a mix of uses at densities and intensities that are transit supportive and promote mixed-use development.

(IV) Promotes conservation of water and energy.

The proposed small scale land use amendment promotes water and energy conservation because of its location surrounded by existing public facilities and services. Development on the project site will be required to maintain connection to centralized potable water public facilities. Any new construction on the site will be required to meet energy efficiency standards.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The proposed small scale land use amendment has no negative impacts on the acreage of agricultural and silviculture lands.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed small scale land use amendment will not result in the loss of any open space or natural lands.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The proposed small scale land use amendment allows for a mix of residential and non-residential uses in close proximity.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

The proposed small scale land use amendment will support a transit-oriented development that includes the mobility hub along with several supportive service uses.

10. Need for Job Creation, Capital Investment, and Economic Development to Strengthen and Diversify the City's Economy

The existing use of the property is Mixed Use Office\Residential (MOR). The proposed small scale land use amendment, if approved will authorize the potential for additional density/intensity than the existing land use/zoning which will have a greater economic impact to the community and will strengthen and diversify the City's economic base. The new development resulting from the land use change will result in significant increases to the tax base and will help encourage additional economic opportunity in east Gainesville.

11. Need to modify Land Use Categories and Development Patterns Within Antiquated Subdivisions as defined in Section 163.3164, F.S

The proposed small scale land use amendment does not include any antiquated subdivisions as defined by Section 163.3164, F.S. so this provision is not applicable.

RECOMMENDATION

Staff recommends approval of Petition LD22-000056 LUC

DRAFT MOTION FOR CONSIDERATION

Motion to approve Petition LD22-000056 LUC

LIST OF APPENDICES:

<u>Attachment A</u>	Application and Supporting Documents
<u>Attachment B</u>	Comprehensive Plan and Land Development Code References
<u>Attachment C</u>	Maps



City of Gainesville

Department of Sustainable
Development

APPENDIX A

Application Documents

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
1st Step Mtg Date: _____ EZ Fee: \$ _____
Tax Map No. _____ Receipt No. _____
Account No. 001-660-6680-3401 []
Account No. 001-660-6680-1124 (Enterprise Zone) []
Account No. 001-660-6680-1125 (Enterprise Zone Credit []

Owner(s) of Record (please print)	
Name:	Southeastern Healthcare
Address:	2015 SE Hawthorne Road
	Gainesville, Florida 32610
Phone:	Fax:
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name:	City of Gainesville
Address:	302 North East 6 th Avenue
	Gainesville, FL 32601
Phone:	352-393-8188
Fax:	

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map [X]	Zoning Map [x]	Master Flood Control Map []
Present designation: Mixed Use Office/Residential (MOR)	Present designation: Urban 3(U3), Urban 4 (U4), Urban 6 (U6)	Other [] Specify:
Requested designation: Urban Mixed Use (UMU)	Requested designation: Urban 8 (U8)	

INFORMATION ON PROPERTY

1. Street address: 2015 SE Hawthorne Road
2. Map no(s):
3. Tax parcel no(s): 11299-000-000, 11338-000-000, 11339-000-000, 11339-007-000, 11298-000-000, 11296-000-000, 11297-001-000, 11297-002-000, 11297-000-000, 11339-004-000
4. Size of property: 23.14 acre(s) <i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

Present Land Use Designations:
Urban Mixed Use (UMU)
Present Zoning Designations
Urban 3(U3), Urban 4 (U4), Urban 6 (U6)

City Plan Board Application
Planning & Development Service
Urgent care center Parcels Legal Description Legal Description

Urgent care center Parcels Legal Description Legal Description

Parcel ID 11299-000-000

Owner - SOUTHEASTERN HEALTHCARE

Current Zone – Urban 3 (U3)

Legal Description:

LOT 102, THAT PORTION OF LOT 90, LYING SOUTH OF THE HAWTHORNE ROAD; AND LOT 91, LESS THE NORTH 287.5 FEET OF THE WEST 180 FEET THEREOF, OF NEW GAINESVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGES 65 AND 66, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor, nor contiguous thereto.

Parcel ID Number: **11299-000-000**

Parcel: 11338-000-000

Owner - WHITE ELECTRIC & BATTERY SERVICE

Current Zone – Urban 3 (U3)

Legal Description of Property: NEW GAINESVILLE PLATE BOOK A-66 LOT 103 SUBJECT TO PERP EASEMENT OVER S 150 FT LOT 103 BEING 1.14 ACRES FOR CITY UTILITIES PER OR 702/224

Parcel: 11339-000-000

Owner - CITY OF GAINESVILLE

Current Zone – Urban 4 (U4)

Legal Description:

Lot 104 of NEW GAINESVILLE, as per plat thereof recorded in Plat Book A, Page 66, of the Public Records of Alachua County, Florida, LESS those lands described in O.R. Book 16, Page 363 (11339-1); O.R. Book 247, Page 607 (11339-2); O.R. Book 248, Page 69 (11339-3); O.R. Book 674, Page 26 (11339-5); O.R. Book 674, Page 29 (11339-6); O.R. Book 708, Page 38 (11339-4); O.R. Book 1199, Page 494 (11339-7); O.R. Book 1352, Page 887 (11339-8); and less road right of way along the East side of said Lot 104.

Tax Parcel No.: 11339-000-000

Parcel ID 11339-004-000

Owner – William Brown

Current Zone – Urban 4 (U4)

Legal Description:

COMMENCE AT NORTHEAST CORNER OF LOT 104, NEW GAINESVILLE, A SUBDIVISION IN PLAT BOOK A, PAGE 66, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 270 FEET, WEST 20 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 100 FEET, WEST, NORTH 100 FEET, EAST 100 FEET TO THE POINT OF BEGINNING.

Parcel ID 11339-007-000

Owner – Willie Brown and Donna Brown

Current Zone – Urban 4 (U4)

Legal Description – NEW GAINESVILLE PLAT BOOK A-66 COMMERACE NORTH EAST CORNER LOT 104 RUN WEST 20 FEET POINT OF BEGGINING SOUTH 85.06 FEET WEST 100 FEET NORTH 85.06 FEET EAST 100 FEET POB OR 1353/56

City Plan Board Application
Planning & Development Service
Urgent care center Parcels Legal Description Legal Description

Parcel ID 11297-000-000

Owner - A FISHER TRUST FARM LLC

Current Zone- Urban 6 (U6)

Legal Description-

That part of Lot 89, New Gainesville Subdivision, as plat recorded in Plat Book "A", pages 65 and 66 of the Public Records of Alachua County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Lot 89, New Gainesville Subdivision for a point of reference; Thence run South along the East line of said Lot 89 and along the West right-of-way line of S.E. 21st. Street, a distance of 474.46 feet to an intersection with the Southwesterly right-of-way line of State Road No. 20 and the point of beginning; From the said point of beginning, Thence run N 59° 30' 00" W along the said Southwesterly right-of-way a distance of 121.80 feet to an iron pipe, thence run S 23° 02' 30" W, a distance of 177.84 feet to an iron pipe; Thence run S 83° 19' 00" E, a distance of 76.22 feet to an iron pipe; thence run S 04° 33' 00" W, a distance of 65.20 feet to an iron pipe in an old fence line that runs Easterly and Westerly; Thence run S 88° 19' 00" E along the said fence line, a distance of 104.11 feet to an intersection with the said East line of Lot 89 and also known as the said West right-of-way line of S.E. 21st. Street, Thence run North along the said East line of Lot 89 and along the said West right-of-way line, a distance of 178.80 feet to an intersection with the said Southwesterly right-of-way line of State Road No. 20 and the Point of Beginning. LESS AND EXCEPT ANY PART IN BOOK 876, PAGE 992

Parcel ID 11296-000-000

Owner - WETHERINGTON KENNETH

Current Zone – Urban 6 (U6)

Legal Description –

Parcel "B" (INGRESS-EGRESS EASEMENT) THAT PART OF LOT 89 OF NEW GAINESVILLE SUBDIVISION AS PER A PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 65 AND 66 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT 4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 89, A DISTANCE OF 492.46 FEET TO A NAIL AND DISC #2228 ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 (100' RIGHT OF WAY); THENCE RUN N59°30'00"W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 195.88 FEET TO A NAIL AND DISC #LB6578; THENCE RUN S23°03'29"W, A DISTANCE OF 174.60 FEET TO A REBAR AND CAP #LB6578 THENCE RUN N59°25'51"W, A DISTANCE OF 7.12 FEET TO A POINT OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1995, PAGE 1452 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (FIRST LEGAL); THENCE RUN N77°72'44"W, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE RUN N23°03'29"E, A DISTANCE OF 30.92 FEET; THENCE RUN S66°56'31"E, A DISTANCE OF 19.64 FEET; THENCE RUN S23°03'29"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

City Plan Board Application
Planning & Development Service
Urgent care center Parcels Legal Description Legal Description

Parcel: 11297-002-000

Owner – CUMMINGS EDDIE

Current Zone – Urban 6 (U6)

Legal Description

Commence at the Northeast corner of Lot 89, New Gainesville Subdivision for a point of reference; thence run South along the East line of said Lot 89, 474.46 feet to an intersection with the South Right-of-Way line of State Road No. 20; thence run North 59 deg. 30 min. 00 sec. West, along the said South Right-of-Way line 121.80 feet to the point of beginning; from the said point of beginning; thence run South 23 deg. 02 min. 30 sec. West, 177.84 feet; thence run South 83 deg. 19 min. 00 sec. East, 76.22 feet; thence run South 04 deg. 33 min. 00 sec. West, 65.20 feet; thence run North 88 deg. 01 min. 30 sec. West, 129.64 feet; thence run North 02 deg. 11 min. 47 sec. East, 105.68 feet; thence run North 23 deg. 03 min. 29 sec. East 174.61 feet to an intersection with the said South Right of Way line of State Road No. 20; thence run South 59 deg. 30 min. 00 sec. East along the said South Right of Way line, 64.0 feet to the Point of Beginning.

Parcel ID 11297-001-000

Owner - TORUNSKI CHRISTOPHER

Current Zone – Urban 6 (U6)

Legal Description –

NEW GAINESVILLE PLAT BOOK A-66 BEGINNING SOUTHWEST CORNER OF LOT 89, POINT OF BEGINNING NORTH 120 FEET SOUTH 74 DEG EAST 83.20 FEET SOUTH 104.40 FEET WEST 80 FEET POINT OF BEGINNING ALSO 15.13 FEET STRIP EAST & WEST BY 174.61 FEET NORTH & SOUTH ADJ ON N/LY CORNER OR 4443/1432

Parcel ID 11298-000-000

Owner - BRASBY-GATHER THERESA

Current Zone – Urban 6 (U6)

Legal Description –

COMMENCE AT THE NORTHWEST CORNER OF THAT PART OF LOT EIGHTY-NINE (89) OF NEW GAINESVILLE, A SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK "A", PAGE 66, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING SOUTH OF THE HAWTHORNE GAINESVILLE HIGHWAY AND FROM SAID POINT OF BEGINNING RUN SOUTHEASTERLY ALONG SAID HIGHWAY 94 FEET, THENCE RUN SOUTHWESTLY 200 FEET TO THE WEST LINE OF SAID LOT EIGHTY-NINE (89), THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT EIGHTY-NINE (89) TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 03 TOWNSHIP 10, RANGE 20 IN ALACHUA COUNTY, FLORIDA

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North Urban Mixed Use (UMU) -
Public and Institutional Facilities (PF)

South Single Family Residential (SF)

East Urban Mixed-Use (UMU)
Mixed Use Office
Residential (MOR)

West Mixed Use Office Residential (MOR)
Urban Mixed Use (UMU)

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO ____

YES ____ If yes, please explain why the other properties cannot accommodate the proposed use?

N/A

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

Residential streets - The current land use Mixed-Use Office/ Residential (MOR) allows residential uses, and South of 8th Avenue, the land use is Single Family (SF), which will enhance economic leverage to generate employment and positively impact affordable housing. On the other hand, the proposed Urban Mixed Use (UMU) land use change is designation of a neighborhood consistent with the Comprehensive Plan and compatible with the surrounding area. The proposed use and the surrounding uses will be compatible to each other.

Noise and lighting

This will be administered to code in development review

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO ☒

YES _____

(If yes, please explain below)

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO ☒

YES _____

- b. Property with archaeological resources deemed significant by the State?

NO ☒

YES _____

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment ☒

Activity Center _____

Strip Commercial _____

Urban Infill _____

Urban Fringe _____

Traditional Neighborhood _____

Explanation of how the proposed development will contribute to the community.

This project will advance major goals objectives and policies of the City of Gainesville Comprehensive Plan (e.g., transportation, recreation, and healthcare), and will provide all of these elements. This application is also consistent with the Comprehensive Plan, in terms of implementing the goals, objectives and policies of the Future Land Use Element as well as transportation, mobility, recreation, housing, and capital improvements.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

The objective and overall goal of the project is to provide needed services, health, recreation shopping, etc., which are significantly lacking on the Eastside of town. The land use and zoning has existed for many years; however, this has not stimulated or encouraged the market for new development. The current land use will not facilitate this current objective; therefore the change will make possible these services for the Eastside of town. The proposed land use will create this incentive for the Eastside of town. The proposed land use category change will facilitate future redevelopment of the property by expanding the allowable use of the property from the current Mixed-Use Office (MOR) category to an Urban Mixed Use (UMU) category, which allows for residential, office, retail and serve uses as stand-alone uses or combined in a mixed-use development format.

H. What impact will the proposed change have on level of service standards?

Roadways

Surrounding roads have adequate capacity to serve current and future transportation needs of the site and the immediate surrounding areas. There will be a new RTS transit Hub that will be connected on the South end of the subject property. This will improve the facilities in this area internet, roads, infrastructure, and electric.

Recreation

The project will allow the residents for closer jobs and have access to community services. This will be an uplift for the economic development and complement the nearby uses.

Water and Wastewater

There are no negative environmental impacts a storm water basin will be created, this will be code requirements.

Solid Waste

The development will protect the different areas creating a storm water basin, building roads, and protecting the low-end areas. No negative impact these items are being protected.

Mass Transit

According to Policy 10.1.7 of the Transportation Mobility Element of the Comprehensive Plan, Zone C, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system: The impact on transportation there will be a bus transit service in the area this will bring. The development will increase walkability because the roads will allow a neighbor to walk, bus, or bike through the development to connect to Hawthorne Road. This provides a corridor that connects from 8th Avenue to Hawthorne Road where people could easily travel. A major corridor will be linked going from North of the single-family to South of Hawthorne Road. Providing this type of connectivity will assist and enhance where people could walk. Changing the land use will positively influence this project.

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ☐

YES ☒ (please explain)

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.


 Owner/Agent Signature

5-20-2022
 Date

STATE OF FLORIDA
 COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by (Name)

_____.

 Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____



City of Gainesville

Department of Sustainable
Development

APPENDIX B

Comprehensive Plan and Land Development Code References



Policy 3.6.2 Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography.

GOAL 4 THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (SF): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.



Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Residential Medium-Density (RM): 8-30 units per acre

This land use category shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Residential High-Density (RH): 8-100 units per acre

This land use category shall allow single-family and multi-family development at densities from 8 to 100 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential High-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for high-intensity multi-family development, and secondary retail and office uses scaled to serve the immediate neighborhood. The intensity of secondary retail and office use cannot exceed 25 percent of the residential floor area. Land development regulations shall determine gradations of density, specific uses, percentage of floor area and maximum floor area appropriate for secondary uses. Land development regulations shall specify the criteria for the siting of high-intensity residential facilities to accommodate special need



populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Mixed-Use Residential (MUR): up to 75 units per acre

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Mixed-Use Low-Intensity (MUL): 8-30 units per acre

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may



be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

Mixed-Use Medium-Intensity (MUM): 12-30 units per acre

This land use category allows a mixture of residential, office, and business uses concentrated in mapped areas. When implemented by the Corporate Park zoning district, this category is appropriate for corporate office facilities and mixed-use office oriented development. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code.

Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a neighborhood center serving multiple neighborhoods or a community-serving retail and/or office center. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas, and provide guidelines for the compatibility of permitted uses. Residential development shall be limited to 12 to 30 units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities.

Buildings in this land use category shall face the street and have modest front setbacks.



Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.



Urban Core (UC); up to 150 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

Office (O)

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

Business Industrial (BI)

This land use category is appropriate for those areas near the Gainesville Regional Airport for office, business, commercial and industrial uses. This category is distinguished from other industrial and commercial categories in that it is designed specifically to allow only uses that are



compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, as mapped in the Land Development Code, this category is also appropriate to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulations shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Industrial (IND)

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). 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.

Education (E)

This land use category identifies appropriate areas for public and private schools and institutions of higher learning. This category includes University of Florida (UF) properties designated in the UF Campus Master Plan as part of the main campus. Land development regulations shall address compatibility with surrounding uses and infrastructure needs.

Recreation (REC)

This land use category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

Conservation (CON)

This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Agriculture (AGR)

This land use category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.



Public and Institutional Facilities (PF)

This land use category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or

other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. Maximum lot coverage in this category shall not exceed 80 percent, except in areas where lot coverage is not limited by land development regulations.

Planned Use District (PUD)

This land use category is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Each PUD overlay land use category adopted shall address: density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.

Policy 4.1.2 Underlying densities and intensities of development within the future land use categories shall be consistent with the policies in the Conservation, Open Space and Groundwater Recharge, and Future Land Use Elements providing standards and criteria established for the protection of environmentally sensitive land and resources.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;
2. Compatibility and surrounding land uses;
3. Environmental impacts and constraints;
4. Support for urban infill and/or redevelopment;
5. Impacts on affordable housing;
6. Impacts on the transportation system;
7. An analysis of the availability of facilities and services;
8. Need for the additional acreage in the proposed future land use category;
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;



10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

Policy 4.1.4 The City will consider amending land use designations in the City to discourage strip commercial uses and encourage a mix of residential and non-residential uses.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

Policy 4.2.2 The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.

Policy 4.2.3 The existence of non-residential uses on one or more corners of an intersection will not justify approval of the development of all corners with the same or similar use, nor does the existence of non-residential uses on a major arterial street dictate that all frontage must be similarly used.

Policy 4.2.4 The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16th Avenue.

Objective 4.3 The City shall establish protection and enhancement policies, as needed, for selected neighborhood (activity) and regional centers.

Policy 4.3.1 The Central City Town Center shall integrate the University of Florida, the Innovation Square area, and the Central City District into one dynamic core.

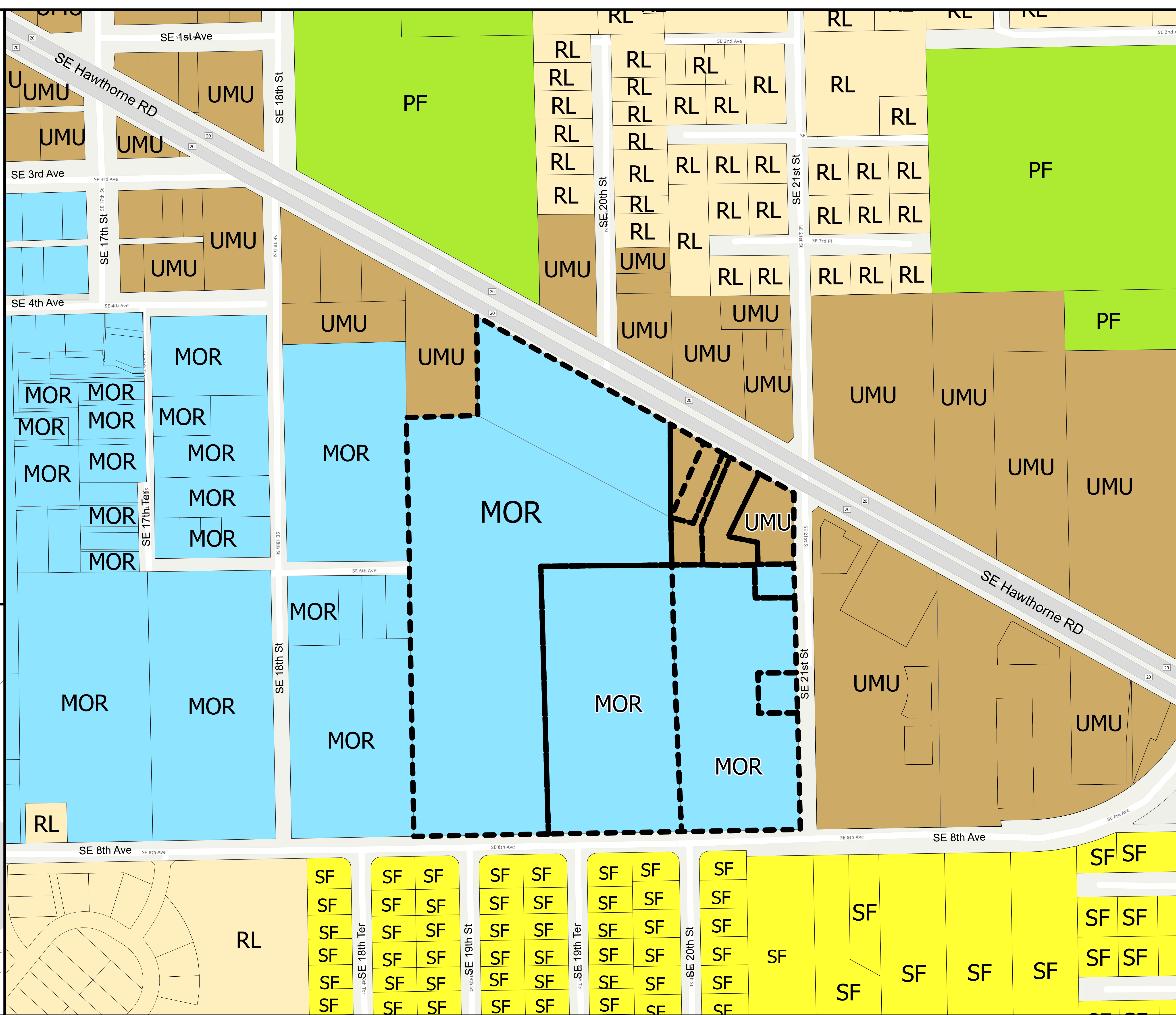


City of Gainesville

Department of Sustainable
Development

APPENDIX C

Maps



Petition

LD22-000056 LUC

Proposed Land Use

Subject Property

Subject Parcels: 11339-007-000,
11339-004-000, 11339-000-000, 11299-000-000,
11298-000-000, 11297-002-000, 11297-001-000,
11297-000-000, 11296-000-000

City of Gainesville
Land Use Categories

MORMixed-Use Office/Residential

PFPublic and Institutional Facilities

RLResidential Low

SFSingle Family

UMUUrban Mixed-Use

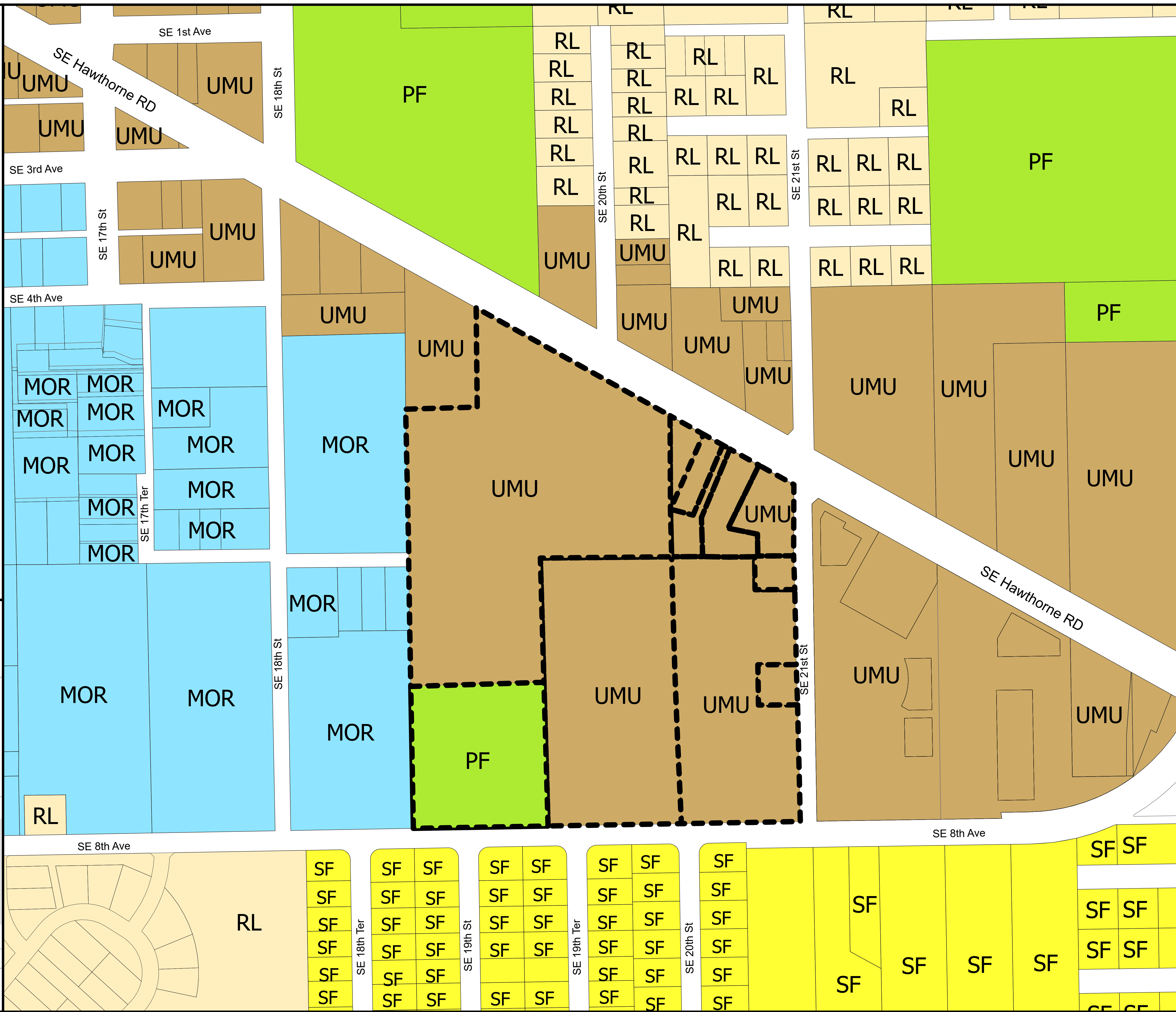
Parcels

CITY OF GAINESVILLE
FLORIDA
1869

[illegible]

MOR	Mixed-Use Office/Residential
PF	Public and Institutional Facilities
RL	Residential Low
SF	Single Family
UMU	Urban Mixed-Use

Parcels



East Gainesville Clinic Initiative- Concept Plan

