



## **NEIGHBORHOOD WORKSHOP**

*East Gainesville Urgent Care Center Neighborhood  
Workshop for Land Use Amendment and Rezoning*

*June 6, 2022*

*Department of Sustainable Development  
Presented by: Phimetto D. Lewis, Planner III*



# Welcome. Thanks for Joining!

City of  
**Gainesville**

## **AGENDA**

- *Welcome and Introductions*
- *Overview of Agenda*
- *History*
- *Land Development Code*

### **Presentations:**

- *Land Use Amendment & Rezoning*
- *UF Health East Gainesville Urgent Care Center*
- *Community Resource Paramedicine*
- *Regional Transit System*

*Question and Answers – Neighbors*

*Thank you and Next Steps*

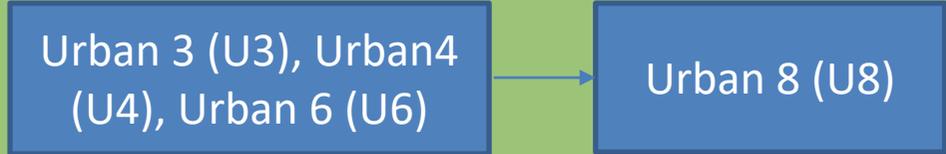
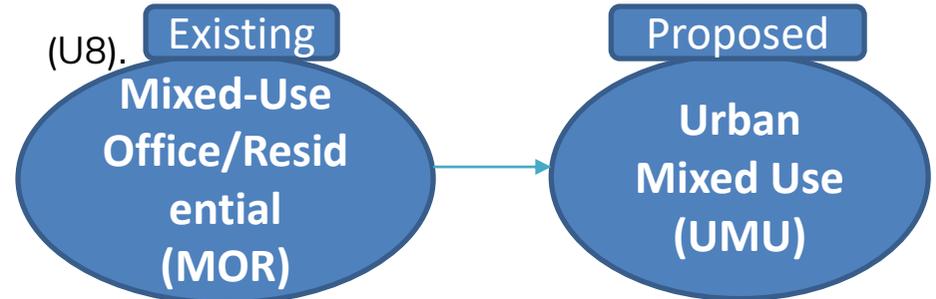
**East Gainesville Health Clinic**

**Neighborhood Workshop**



## Meeting Overview – Request: City Initiated

The City of Gainesville’s Department of Sustainable Development is hosting this neighborhood workshop to discuss proposed land use and zoning changes. The proposal will amend the City of Gainesville Future Land Use Map from Mixed-Use Office/Residential (MOR) to Urban Mixed Use (UMU). Zoning from Urban 3 (U3), Urban 4 (U4), Urban 6 (U6) to Urban 8 (U8).





### Eastside Clinic Existing Land Use

Parcel: 11299-000-000



### Eastside Clinic Proposed Land Use

Subject Parcel: 11299-000-000

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





# Background:

The City Commission has directed the Department of Sustainable Development to begin the process to initiate the appropriate land use/zoning change for the subject property that would accommodate the proposed uses. The proposed Land Use to Urban Mixed Use (UMU) and the Southern portion of the property would be Public Services and Operations (PS), and the zoning would be Urban 8 (U8).

- **Zoning laws** are the laws that regulate the use of land
- **Land use plan** means the future land use element of the most recent city Comprehensive Plan
- **Public services** are services offered or controlled by a government



It is the logical action resulting to change the land use, and zoning which would allow the use for East Gainesville clinic, RTS mobility hub/transfer station, community resource paramedicine

# The Proposal

The future land use designation of approximately 21.69 acres and Zoning 23.14 to facilitate the development of the 10, 000 square foot urgent care center facility. The purpose is to produce the land uses that would enable implementation of corresponding zoning designations essential to facilitating redevelopment of the subject parcels.

Land Use Subject Property-11299-000-000

11338-000-000, 11339-000-000, 11339-004-000, 11339-007-000

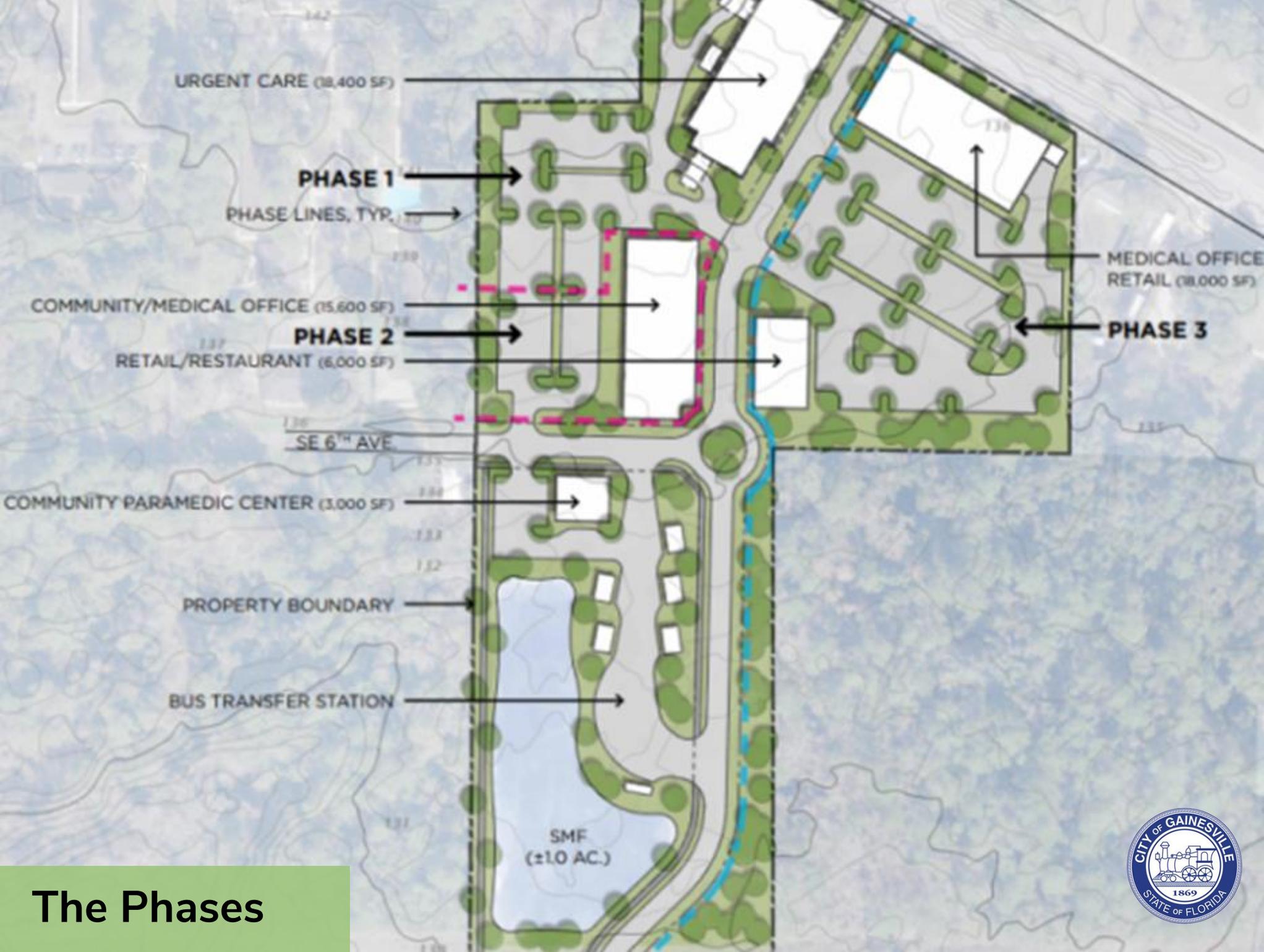
Zoning - Property-11299-000-000, 11338-000-000, 11339-000-000, 11339-004-000, 11339-007-000, 11296-000-000, 11297-001-000, 11297-002-000, 11297-000-000, 11298-000-000



# The Plan

If approved, would ultimately permit application for the development East Gainesville Urgent Care Center, RTS mobility hub/transfer station and a Community Resource Para medicine (CRP) facility on the southern portion of the subject property.





URGENT CARE (38,400 SF)

**PHASE 1**

PHASE LINES, TYP.

COMMUNITY/MEDICAL OFFICE (15,600 SF)

**PHASE 2**

RETAIL/RESTAURANT (6,000 SF)

MEDICAL OFFICE  
RETAIL (18,000 SF)

**PHASE 3**

SE 6<sup>TH</sup> AVE

COMMUNITY PARAMEDIC CENTER (3,000 SF)

PROPERTY BOUNDARY

BUS TRANSFER STATION

SMF  
(±10 AC.)



# The Phases



**QUESTIONS?**

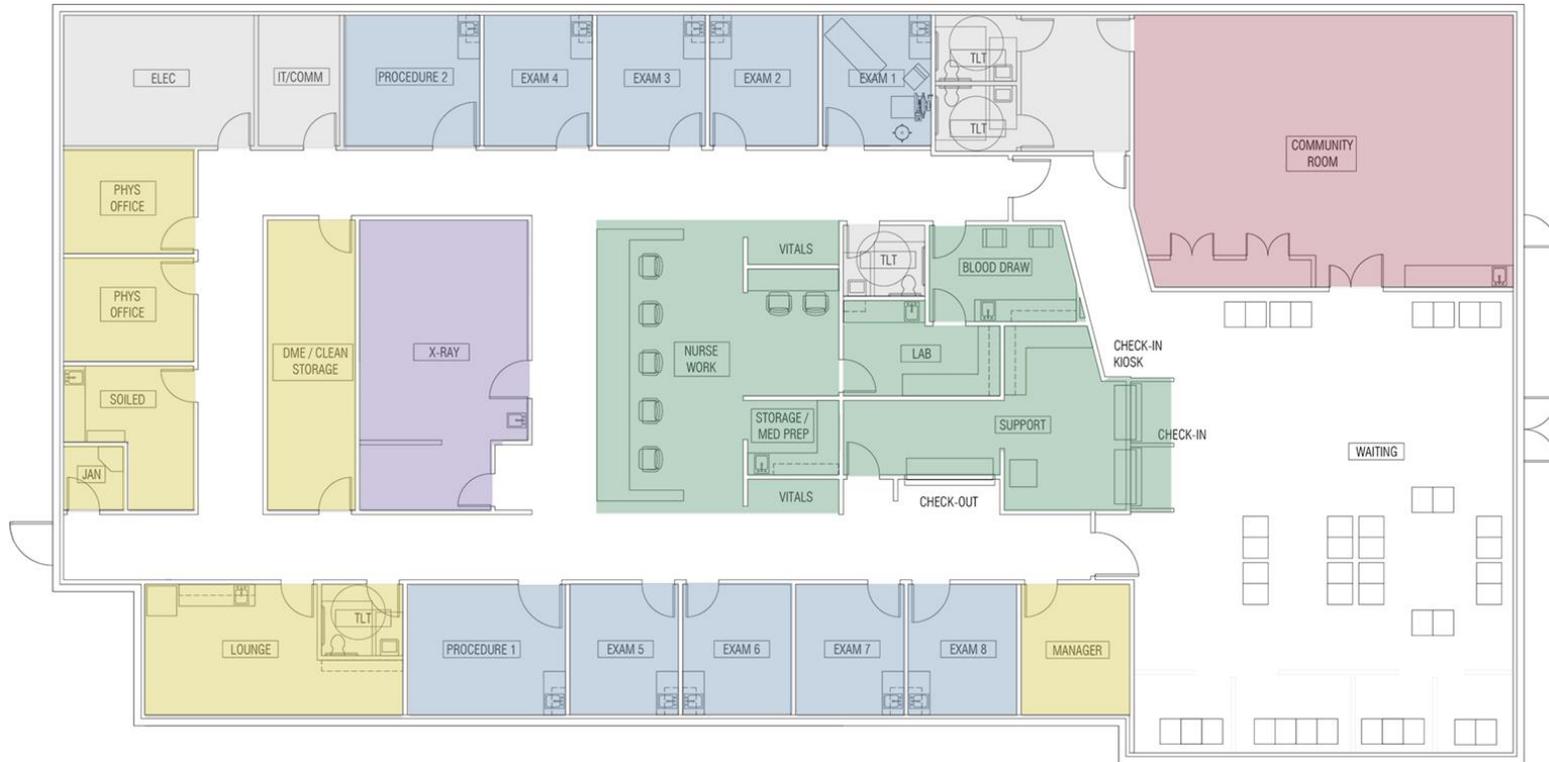




# EAST SIDE URGENT CARE

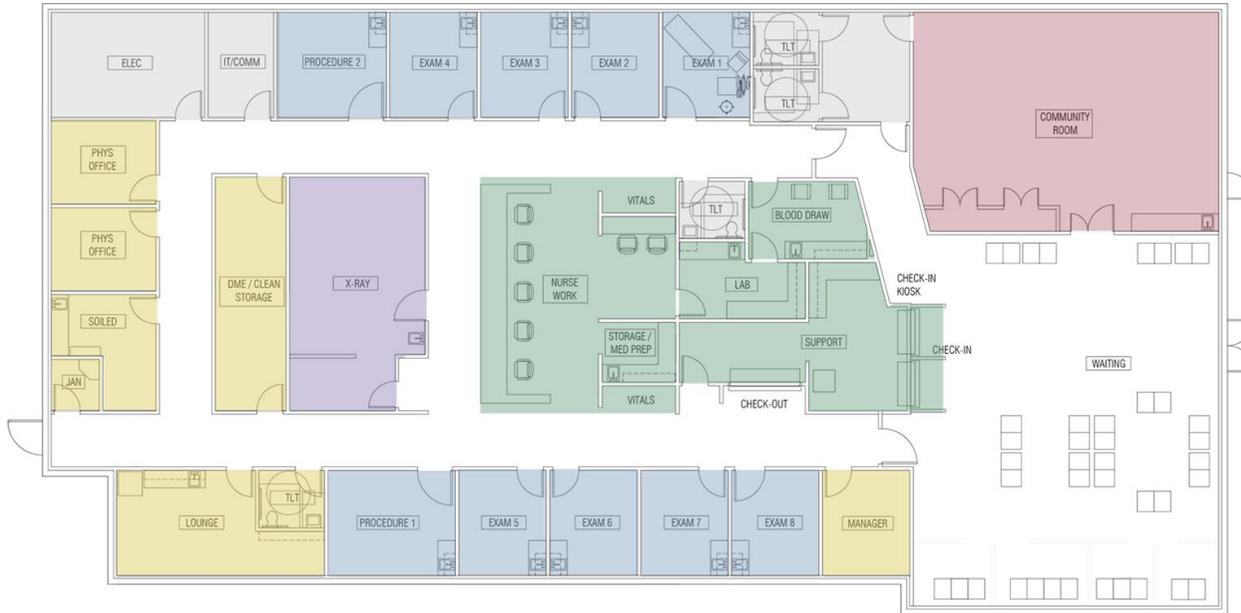
May 2022





**EAST SIDE URGENT CARE  
SCHEMATIC PLAN**

May 2022



**TOTAL SQUARE FOOTAGE: 9,050 sf**

- 8 EXAM ROOMS**
- 2 PROCEDURE ROOMS**
- X-RAY ROOM**
- LARGE WAITING ROOM**
- COMMUNITY ROOM**

**EAST SIDE URGENT CARE  
PROJECT METRICS**

**May 2022**



Community Resource Paramedicine

EASTSIDE

Committed to care



Joe Dixon, *Fire Chief*



What does a GFR Community  
Resource Paramedicine (CRP)  
presence mean to our Eastside  
neighbors....



**MISSION:**

To connect underutilized resources to underserved populations

**RESOURCES:**

Personnel, tools, facilities, funding

**CAPACITY:**

Allocated resources relate proportionately to impact

**IMPACT:**

Graduates, reduction of super users, QOL, etc.

# Social Determinants of Health







Individualized  
Care  
Capacity



800

Community  
Health Impact  
(Health Fairs,  
diagnostic  
screening,  
vaccinations...)

8000

This graphic is in accordance with Commission direction to move forward with phase 2 and City Manager direction to provide three (3) options. To achieve increased capacity and meet demand, staffing must increase. Fire Department staff recommend growth of the program in the following steps that allows growth in functional units defined as: (0.5) Program Coordinator, (1) Resource Technician, (1) EMS Responder, and (.5) Specialist.  
  
Specialist include but are not limited to Nurse Practitioners, Addiction Specialists, and Pharmacists

Phase II Total  
2.1 + 2.2 + 2.3  
Recurring  
Increment  
\$616,030.00



225

7000

Step 2.1 + 2.2  
Recurring  
Increment  
\$437,195.10



150

6000

FY22 Staffing  
\$258,360.20



50

2500

FY21 Staffing  
\$170,288.00

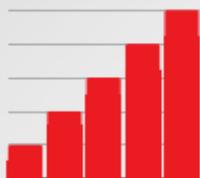
(1) Program Coordinator  
(2) Resource Techs

**2.1 Additions:**  
(1) Community Health Director  
(1) EMS Responder  
(1) Resource Technician  
(0.5) Program Specialist  
  
Total: 258,360.20

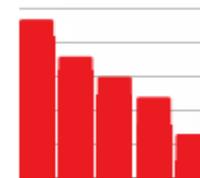
**2.2 Additions:**  
(0.5) Program Coordinator  
(2) EMS Responders  
(1) Resource Technician  
  
Total: \$178,834.90

**2.3 Additions:**  
(0.5) Program Coordinator  
(2) EMS Responders  
(1) Resource Technician  
  
Total: \$178,834.90

# COMMUNITY RESOURCE PARAMEDICINE



## BY THE NUMBERS



May 2022 Recap

### May 2022 Referrals

UF Health Shands

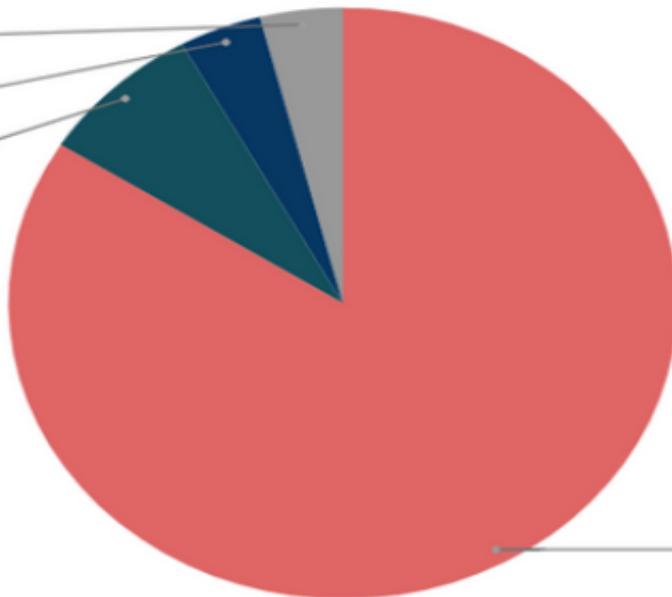
4.0%

GPD

4.0%

UF Health Main Street

8.0%



GFR  
84.0%

8

PATIENTS  
ENROLLED

55

PATIENT  
CONTACTS

15

COVID-19  
VACCINATIONS

## LOCATION

5

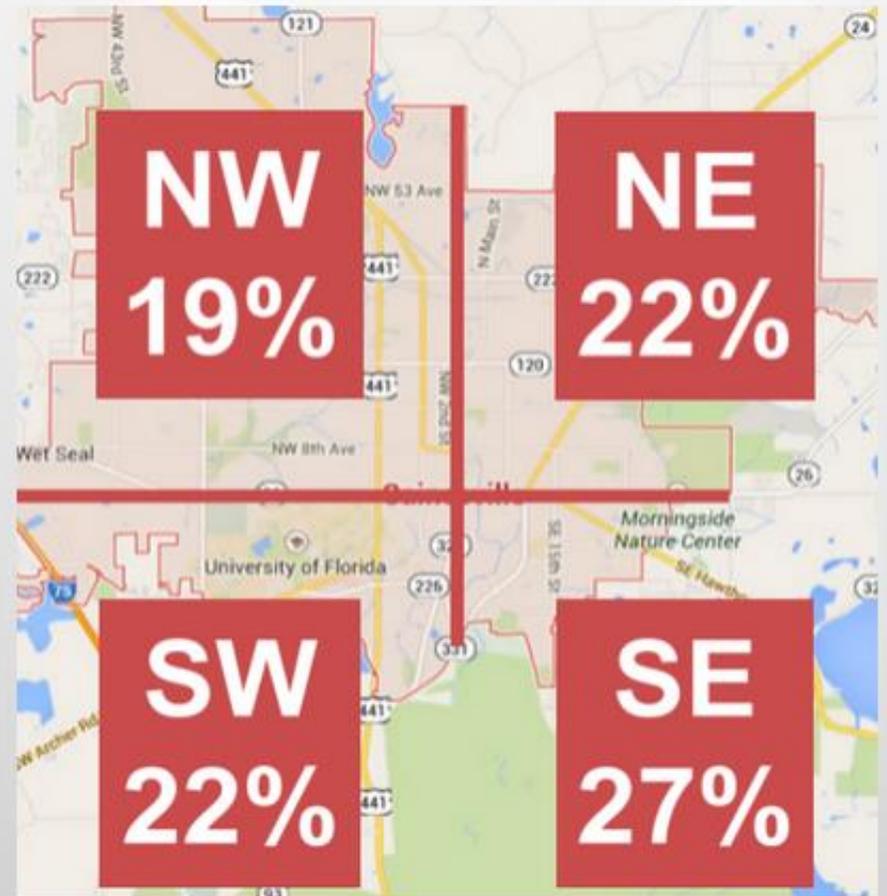
PATIENTS  
GRADUATED

35

NEEDS PAIRED

26

REFERRALS



2020 Utilization Results\*

Emergency Department Utilization	-28%
Hospital Admissions	-62%
Primary Care Compliance	+22%

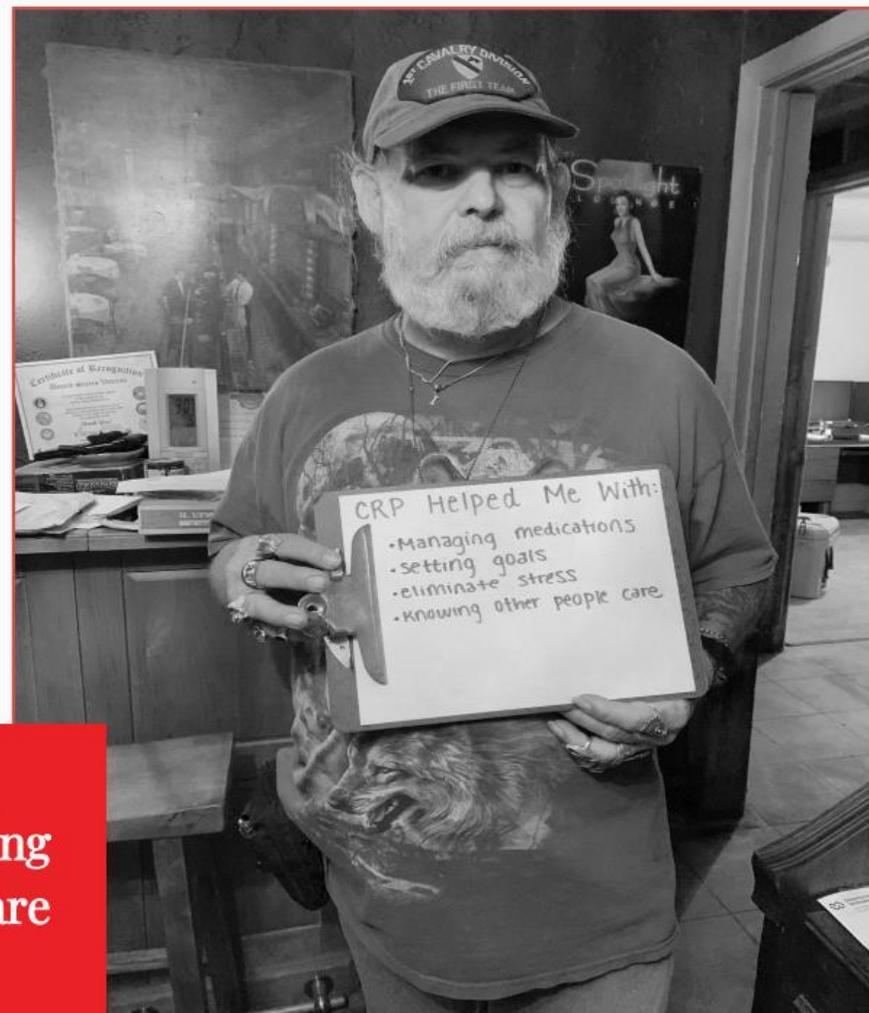
\*These numbers reflect 6-month time window pre/post program enrollment, thus only patients having graduated from CRP for six months were analyzed in this dataset.

## Measures:

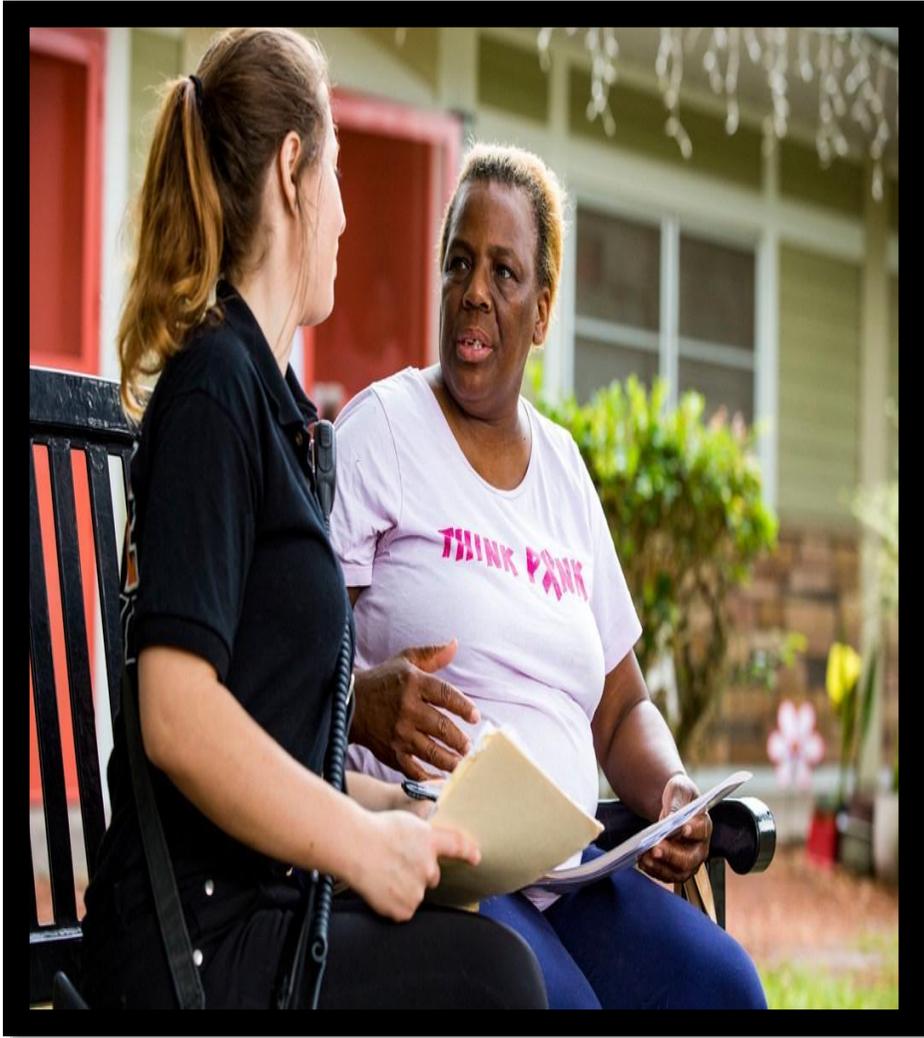
We will measure success of the CRP individualized care programs through the lenses of successful resource pairing, improvements in the patients' quality of life scores, decrease in unnecessary utilization of the EMS system. Success of the CRP program also can be measured by tracking a reduction in missed primary care provider (PCP) appointments, and hospital admissions. Community Health impact is measured through participation rates.

### Total CRP Patient Enrollment

Program	2021	2020	2019	2018	2017
Case Management	44	32	38	37	12
Wellness Checks	128	93	76	38	0
Recovery Patients	47	21	0	0	0
<b>Total Incidents</b>	<b>219</b>	<b>146</b>	<b>114</b>	<b>75</b>	<b>12</b>



Help in overcoming  
social obstacles and navigating healthcare



# QUESTIONS ?



# Regional Transit System

## Eastside Transfer Station



# Eastside Transfer Station

- **Site**
- **Potential Conceptual Design**
- **Station Components**
- **Timeline**

# Eastside Transfer Station

- Site



# Eastside Transfer Station

## Components

- Building:
  - Ticket Booth/Customer Service Area
  - Drivers' Break Room
  - Public Meeting/Training Room
  - Public Restroom for Public and Staff
  - Community Resource Center
- Bus Bays
- Shelter Canopy
- Microtransit/Micromobility Amenities
- Bike Amenities

# Eastside Transfer Station

## Potential Design (Similar to Butler Plaza Station)



# Eastside Transfer Station

## Potential Design



# Eastside Transfer Station

Item #	Timeline Description: Land Acquisition & Construction Project	Current Estimated Completion Date	Initial Estimated Completion Date	Actual
<b>Grant Processes</b>				
1	City Commission agenda item to accept award & include in next FY22 budget amndmt	5/5/2022	5/5/2022	5/5/2022
2	Inclusion in TIP/STIP	5/15/2022	5/15/2022	4/25/2022
3	Submit NEPA questionnaire to FTA	7/15/2022	5/15/2022	
4	Final NEPA determinations assigned by FTA	8/10/2022	6/10/2022	
5	Finalize TrAMS online system budget & transmit to FTA for review	8/15/2022	6/15/2022	
6	FTA TrAMS Award Executed	10/1/2022	8/1/2022	
7	FY22 budget amendment including FTA award, accounts activated in Workday	11/1/2022	9/1/2022	
<b>Land Acquisition Processes (Jesus)</b>				
1	Agreement with UF for property (donation)	6/15/2022	6/15/2022	
2	Zoning, permits, etc.	12/8/2022	12/8/2022	
<b>Procurement Steps</b>				
1	Release RFQ (A&E services) bid package	12/24/2022	10/24/2022	
2	Advertise – submit by 10/25/22 for 11/4/22 issue	1/24/2023	11/24/2022	
3	Pre-Proposal meeting	1/15/2023	11/15/2022	
4	Bid opening	2/7/2023	12/8/2022	
5	***Recommended award to City Commission	3/22/2023	1/20/2023	
6	Executed contract for Architect-Engineer	4/25/2023	2/23/2023	
7	A&E services start 3/1/23 and completed	9/30/2023	7/31/2023	
8	Receipt of Requisition for ITB (Construction) bid package at Procurement level	10/21/2023	8/21/2023	
9	Release ITB (Construction) bid package	10/24/2023	8/24/2023	
10	Advertise – September 2023 (do not have ad deadlines for 2023)	11/1/2023	9/1/2023	
11	Pre-Bid meeting	12/3/2023	10/3/2023	
12	Bid opening	12/18/2023	10/18/2023	
13	***Recommended award to City Commission	1/2/2024	11/2/2023	
14	Executed contract for Construction	3/1/2024	12/31/2023	
15	Construction services start	3/3/2024	1/2/2024	
16	Construction complete	9/30/2024	7/31/2024	



# Thank You!



# Eastside Transfer Station

- Site



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