

2024-90B

City of
Gainesville

LD23-011804 TCH
Public Administration Buildings in MD
Special District
Land Development Code Text Amendment

Department of Sustainable Development
Ari Rabinovich



Proposed Text Amendment Land Development Code:

- Sec. 30-4.23 – Permitted Uses
- City-initiated

Summary of Request:

- Amend LDC Sec 30-4.23, Table V-9: Permitted Uses in Special Districts
- Permit By-Right Public Administration Buildings within the Medical Services (MD) Special District

Medical Services Special District (Sec. 30-4.22 Purpose and Standards):

E. **Medical services (MD).**

1. *Purpose.* The MD district is established to provide adequate space in appropriate locations suitable for accommodating the health and related medical needs of the community.
2. *Objectives.* The provisions of the MD district are intended to:
 - a. Encourage such development to locate in close proximity to the community's major transportation arteries so as to provide maximum accessibility for emergency vehicles and the general public.
 - b. Discourage encroachment by unrelated retail and office activities and other incompatible uses.
 - c. Ensure through development plan review that development is undertaken in a manner compatible with less intense uses of land or buildings in the area.

Public Administration Buildings (Sec. 30-2.1 Definitions):

Public administration buildings means federal, state, and local government facilities, including administrative offices, fire and police stations, tax collection, supervisor of elections, post office, and similar establishments. Public facilities that involve outdoor storage, vehicle repair, manufacturing and similar activities are classified as public maintenance and storage facilities.

Proposed Text Amendment Land Development Code Sec. 30-4.23 – Permitted Uses

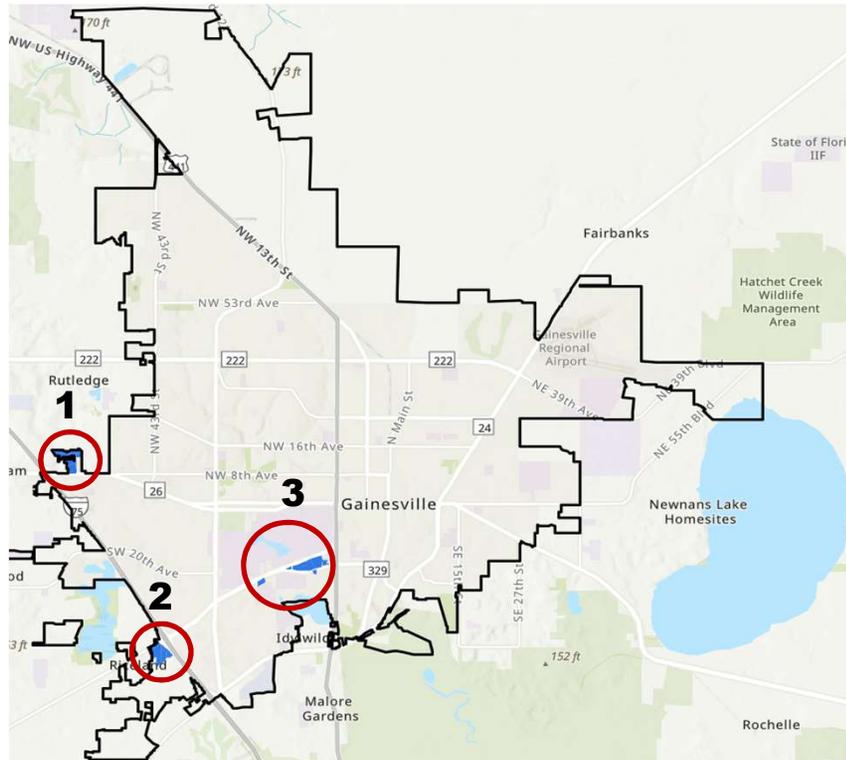
Existing Text

Use	Use Standards	AGR	AF	CON	ED	MD	PS
Public administration building		-	P	-	P	-	P

Proposed Text

Use	Use Standards	AGR	AF	CON	ED	MD	PS
Public administration building		-	P	-	P	- P	P

Impacted Areas (183 Acres) :



1



The western Medical Services Special District is located near the westernmost border of the City of Gainesville, in close proximity to I-75 and SR26, Oaks Mall, and the Terwilliger and Brentwood Schools.

2



The southwestern Medical Services Special District is located near SW Archer Rd and I-75, and in close proximity to the Oak Hammock Retirement Community and the Southwest Retirement Home.

3



The easternmost Medical Services Special District is located along Old Archer Rd., in close proximity to the University of Florida, the P.K. Young School, and the Parklands Nursing Center

Current Uses Permitted By-Right in MD:

2024-90B

- Assisted Living Facilities
- Business Services
- Day Care Center
- Emergency Shelter
- Equipment Rental/Leasing
- Food Distribution Center
- Health Services
- Hotels/Motels
- Office/Medical/Dental
- Public Park
- Rehabilitation Center
- Research Dev/Testing
- Restaurants
- Skilled Nursing Facility
- Social Service Facility
- Subsistence Garden
- Urban Market Farm <5 acres

Comprehensive Plan Alignment:

- GOAL 2** REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.
- 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.

Proposal Rationale:

1. Enhance emergency response capabilities
2. Expedite communications
3. More efficient use of public infrastructure
4. Comprehensive public safety and healthcare environment
5. Discourage sprawl

Thank You!

Staff Recommendation:

APPROVAL