



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 25, 2024

PROJECT NAME AND NUMBER: LD23-011804 Public Administration Buildings in MD
Special District Sec. 30-4.23

APPLICATION TYPE: Text Change (Legislative)

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Ari Rabinovich

APPLICATION INFORMATION

Applicant: City of Gainesville

PURPOSE AND DESCRIPTION

This petition is initiated by the City of Gainesville to amend Land Development Code **Sec. 30-4.23, Table V-9: Permitted Uses in Special Districts** to permit Public Administration buildings by-right within the Medical Services (MD) Special District.

STAFF ANALYSIS AND RECOMMENDATION

ANALYSIS

The Medical Services Special District is a special zoning district established to provide adequate space in appropriate locations suitable for accommodating the healthcare and related needs of the community. Some of the objectives for the MD District are:



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- Encourage development in close proximity to major transportation arteries, so as to provide maximum accessibility for emergency vehicles and the general public
- Discourage encroachment by unrelated retail and office activities, or other incompatible uses
- Ensure, through development plan review, that development is undertaken in a manner compatible with less intense uses of land or buildings in the area.¹

Under the guidelines of these purposes, standards and objectives, the uses that are currently permitted by-right within the MD district are:

- Assisted Living Facility
- Business Services
- Day Care Center
- Emergency Shelter
- Equipment Rental and Leasing
- Food distribution center for the needy
- Food Truck Park (less than 6 pads)
- Health Services
- Hospital
- Medical or dental laboratory
- Museums or Art Gallery
- Hotels/Motels
- Office
- Office, medical or dental
- Public Park
- Rehabilitation Center
- Research development or testing facility
- Restaurants
- Skilled nursing facility
- Social service facility
- Subsistence Garden
- Urban Market Farm, less than 5 acres

This proposal aims to include Public Administration Buildings within the list of permitted uses. Public Administration Buildings are defined within the Land Development Code as federal, state, and local government facilities, including administrative offices, fire and

¹ [City of Gainesville Land Development Code, Art. IV Div. 5 Sec. 30-4.22\(E\).](#)



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police stations, tax collection, supervisor of elections, post office, and similar establishments.²

Public administration is a complementary use of land that will foster a more comprehensive public safety and healthcare environment by enhancing emergency response capabilities, expediting communications, and allow for a more efficient use of public infrastructure. The goals of the Medical Services Special District are further enabled with the addition of Public Administration Buildings; placing facilities like post offices, fire and police stations near medical service providers can improve their capacity for the efficient administration of healthcare.

The co-location of government services and medical facilities is consistent with various Comprehensive Plan Goals and Objectives within the Future Land Use Element, including:

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**.

The AARP Livability Index identifies access to healthcare as a quality of life metric;³ Adding Public Administration buildings within MD Districts can improve access to healthcare in emergency situations. Additionally, centralizing essential services contributes to more compact land use, and reduces pressure to develop dispersed, low-density facilities.

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...** The future Land Use Element shall promote statewide goals for **compact development and efficient use of infrastructure**.

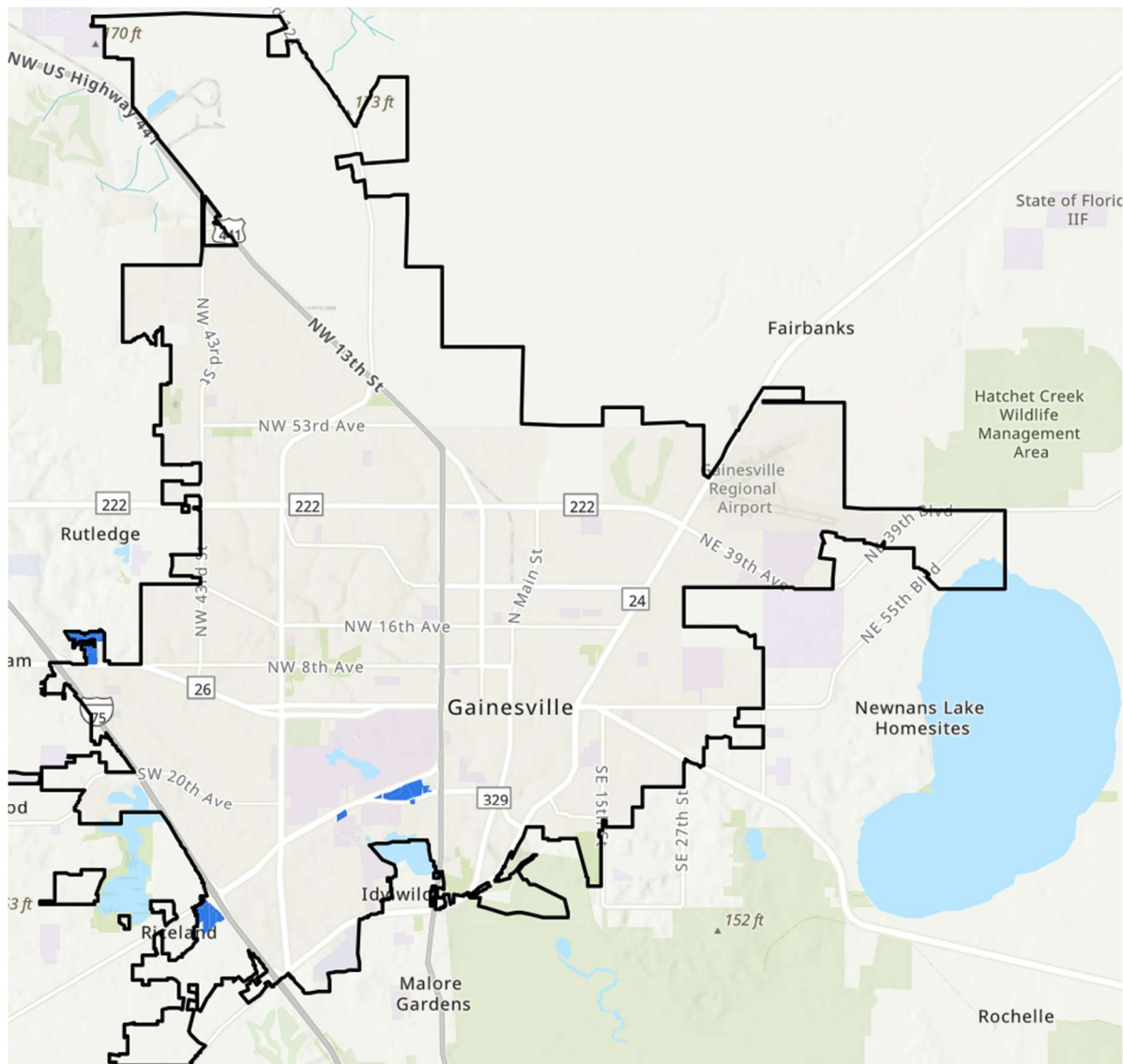
Permitting Public Administration Buildings within the MD Special District will streamline the provision of goods and services for residents through efficient allocation of public infrastructure. For example, the co-location of a fire station, police station, and hospital

² [City of Gainesville Land Development Code, Art. II Sec. 30-2.1.](#)

³ [AARP Livability Index](#)

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Within Gainesville City Limits, there are currently 183.04 acres under the Medical Services Special District zoning (highlighted in blue) that would be impacted by this text change:

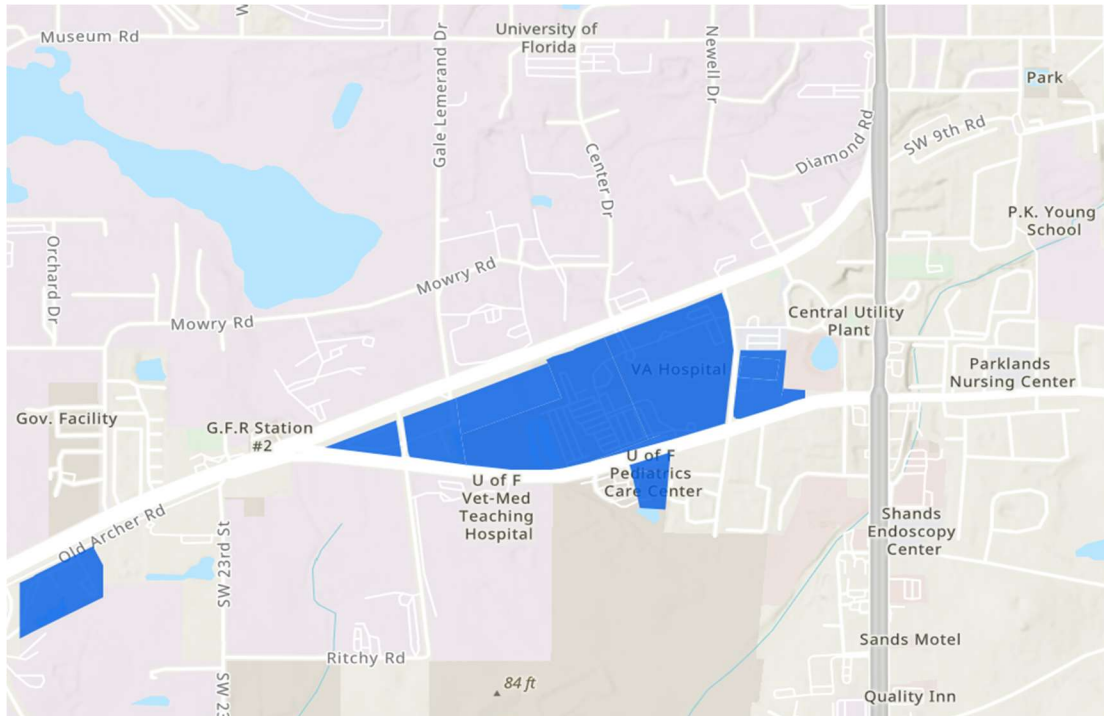


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The easternmost Medical Services Special District is located along Old Archer Rd., in close proximity to the University of Florida, the P.K. Young School, and the Parklands Nursing Center

The addition of Public Administration Buildings within these areas will contribute to more complete spaces and communities, which aligns with the “neighborhood center” concept mentioned with the Comprehensive Plan’s Future Land Use Element, Goal 4. Neighborhood Centers focus on creating hubs of activity and services within residential areas, and are strategically located to serve as convenient focal points for local communities. These improve access to essential services, and are designed to foster community cohesion and sustainability. With the co-location of Public Administration Building and Medical Services facilities, neighborhoods, businesses and institutions adjacent to existing Medical Services Special Districts will receive more timely, convenient, and localized service from their government.

RECOMMENDATION

Staff recommends approval of LD23-011804.

DRAFT MOTION FOR CONSIDERATION

I move to approve LD23-011804.



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Appendix A. – Application Documents

Appendix B. – Comprehensive Plan Goals, Objectives, and Policies

Appendix C. – Land Development Code Sections



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2024-90A

Appendix A:

Application Documents



2024-90A
Planning Division
PO Box 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023
Email: planning@gainesvillefl.gov

Text Amendment Application

| Applicant/Agent | |
|---|----------|
| Name: | Company: |
| Mailing Address: | |
| City, State, Zip: | |
| Phone: | E-mail: |
| Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with staff prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis. | |

| Text Amendment | | |
|---------------------------------|---|----------|
| Check applicable request below: | | |
| Land Development Code | Comprehensive Plan Text | Other |
| Section/Appendix No: | Element & Goal, Objective or Policy No: | Specify: |
| | | |

| Proposed text language and/or explanation of reason for request (use additional sheets, if necessary) |
|---|
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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.

Certification:

The undersigned has read the above application and is familiar with the information submitted herewith.

Applicant Signature: Am R. Smith **Date:** _____



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Appendix B:

Comprehensive Plan Goals, Objectives and Policies



- Policy 2.3.1 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Downtown Community Redevelopment Area.
- Policy 2.3.2 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Eastside Community Redevelopment Area.
- Policy 2.3.3 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Fifth Avenue/Pleasant Street Community Redevelopment Area.
- Policy 2.3.4 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the College Park/University Heights Community Redevelopment Area.

GOAL 3 ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.

- Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.**
- Policy 3.1.1 Standards and guidelines established in Conservation, Open Space, and Groundwater Recharge Element Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.
- Policy 3.1.2 The City shall regulate development in Floridan aquifer high recharge areas with requirements that, at a minimum, meet the standards and guidelines of the St. Johns River or Suwannee River Water Management Districts, as applicable, and Policies 2.3.6 and 2.3.7 of the Conservation, Open Space and Groundwater Recharge Element.
- Policy 3.1.3 The City shall coordinate with the Florida Department of Environmental Protection and other agencies with regulatory authority over hazardous materials management in the review of any development proposal involving the use or generation of hazardous materials.



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.



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Appendix C:

Land Development Code Sections

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-9: Permitted Uses in Special Districts.

| Use | Use Standards | AGR | AF | CON | ED | MD | P\$ |
|--|---------------|-----|----|-----|----|----|-----|
| Accessory dwelling unit | 30-5.36 | A | - | - | - | A | - |
| Agricultural, forestry and fishing uses | | P | - | - | - | - | - |
| Airport | | - | S | - | - | - | - |
| Animal specialty services | | P | - | - | - | - | P |
| Arboreta and botanical or zoological garden | | - | - | P | - | - | P |
| Armor systems manufacturing and assembly | 30-5.16 | - | P | - | - | - | - |
| Assisted living facility | | - | - | - | - | P | - |
| Business services | | - | P | - | - | P | P |
| Campground | | P | - | - | - | - | P |
| Cemetery | | - | - | - | - | - | P |
| Community residential home (up to 6 residents) | 30-5.6 | P | - | P | - | - | - |

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|---|---------|---|---|---|---|---|---|
| Correctional institution | | - | - | - | - | | |
| Day care center | 30-5.7 | - | - | - | - | P | P |
| Drive-through facility | 30-5.9 | - | P | - | - | - | - |
| Emergency shelter | | - | - | P | P | P | P |
| Equipment rental and leasing, heavy | | P | P | - | - | P | - |
| Equipment rental and leasing, light | | P | P | - | P | P | - |
| Farmers market | | P | - | - | - | - | P |
| Food distribution center for the needy | 30-5.12 | - | - | - | - | P | P |
| Food truck, not located within a food truck park | 30-5.38 | - | P | - | P | P | A |
| Food park (less than 6 pads) | 30-5.13 | - | P | - | P | P | P |
| Food truck park (6 or more pads) ¹ | 30-5.13 | - | S | - | S | S | S |
| Gasoline or alternative fuel station | 30-5.14 | - | P | - | - | - | P |
| Golf course | | P | P | - | - | - | P |
| Health services | | - | P | - | - | P | P |
| Heliport | | - | P | - | - | S | - |
| Hospital | | - | - | - | - | P | - |
| Hotel or motel | | - | P | - | - | P | - |

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|--|---------|---|---|---|---|----------|---|
| Library | | - | - | - | - | 2024-90A | |
| Light assembly, fabrication and processing | 30-5.17 | - | P | - | - | - | - |
| Medical or dental laboratory | | - | P | - | - | P | - |
| Medical marijuana dispensing facility | | - | P | - | - | A | - |
| Membership sports and recreation club | | P | P | - | - | - | P |
| Mini-warehouse or self-storage facility | 30-5.19 | - | P | - | - | - | - |
| Museums or art gallery | | - | - | - | P | - | P |
| Office | | - | P | - | - | P | P |
| Office, medical or dental | | - | P | - | - | P | - |
| Outdoor storage (principal use) | 30-5.20 | S | S | - | - | - | - |
| Parking, surface (principal use) | 30-5.21 | - | S | - | - | - | P |
| Pet services | | P | P | - | - | - | P |
| Place of religious assembly | 30-5.22 | - | P | - | P | - | - |
| Public administration building | | - | P | - | P | - | P |
| Public maintenance or storage facility | | - | P | - | - | - | P |
| Public park | | P | P | P | P | P | P |

| | | | | | | | |
|--|---------|---|---|---|---|----------|---|
| Recreation, indoor | | P | P | - | P | 2024-90A | |
| Recreation, outdoor | | - | P | - | P | - | P |
| Recreational vehicle park | | - | - | - | - | - | P |
| Rehabilitation center | | - | - | - | - | P | P |
| Research development or testing facility | | - | P | - | - | P | - |
| Residence for destitute people | 30-5.24 | - | - | - | - | P | P |
| Restaurant | | - | P | - | - | P | - |
| Retail nursery, lawn, or garden supply store | | S | P | - | - | - | - |
| Retail sales (not elsewhere classified) | | - | P | - | - | A | - |
| Sale of agricultural products | | A | - | - | - | - | P |
| School (elementary, middle, or high - public or private) | | - | - | - | P | - | - |
| School, professional | | - | P | - | P | - | - |
| School, vocational or trade | | - | P | - | P | - | - |
| Shooting range, outdoor | 30-5.26 | S | - | - | - | - | - |
| Simulated gambling establishment | | - | - | - | - | - | - |
| Single-family dwelling | | P | - | P | - | - | - |
| Single room occupancy residence | 30-5.8 | - | - | - | - | - | P |

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|---|---------|---|---|---|---|---|---|
| Skilled nursing facility | | - | - | - | - | P | - |
| Social service facility | 30-5.27 | - | - | - | - | P | - |
| Solar generation station | 30-5.29 | P | P | - | - | - | P |
| Stadiums or athletic arena | | - | - | - | P | - | P |
| Subsistence garden | 30-5.30 | P | P | P | P | P | P |
| Urban market farm, less than 5 acres | 30-5.30 | P | P | P | P | P | P |
| Urban market farm, 5 acres or greater | 30-5.30 | S | S | S | S | S | S |
| Theater, drive-in | | - | S | - | - | - | - |
| Truck, train or bus terminal or maintenance facility | | - | P | - | - | - | P |
| Utilities | | - | - | - | - | - | P |
| Vehicle repair | 30-5.31 | - | P | - | - | - | P |
| Vehicles sales or rental | | - | P | - | - | - | - |
| Veterinary services | 30-5.32 | P | P | - | - | - | - |
| Warehouse or distribution facility (less than 50,000 sf) | | - | P | - | - | - | - |
| Warehouse or distribution facility (50,000 sf or greater) | | - | P | - | - | - | - |
| Waste management facility | | - | - | - | - | - | S |

| | | | | | | | |
|--|-------------|---|---|---|---|---|---|
| Water conservation area, water reservoir or control structure, or drainage or water well | | - | - | P | - | | |
| Wholesale trade | | - | P | - | - | - | - |
| Wireless communication facility or antenna | See 30-5.33 | | | | | | |

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LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

* = Other uses may be allowed as designated by the ordinance rezoning a property to PS.

1 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685, § 4, 3-15-18; Ord. No. 170975, § 4, 2-21-19; Ord. No. 190292, § 5, 2-20-20; Ord. No. 190714, § 5, 6-4-20; Ord. No. 190988, § 5, 9-3-20; Ord. No. 191128, § 5, 9-17-20; Ord. No. 200727, § 5, 6-2-22; Ord. No. 211358, § 13, 10-17-22; Ord. No. 2023-168, § 13, 6-1-23)