

**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	<del>-</del> P	P

The map displays the Gainesville, Florida area, highlighting the locations of three water treatment plants. The plants are marked with red circles and numbered 1, 2, and 3. The map includes major roads such as NW US Highway 222, NW 13th St, NW 53rd Ave, NW 16th Ave, NW 8th Ave, NW 20th Ave, NW 39th Ave, NW 55th Blvd, N Main St, SE 27th St, SE 15th St, and SE 39th Ave. Other landmarks shown include the Gainesville Regional Airport, Newnans Lake Homesites, Hatchet Creek Wildlife Management Area, and the State of Florida IIF. The map also shows the locations of Rutledge, Fairbanks, Rochelle, and Malore Gardens. The map is oriented with North at the top.

1



2



### 3



5

## 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**