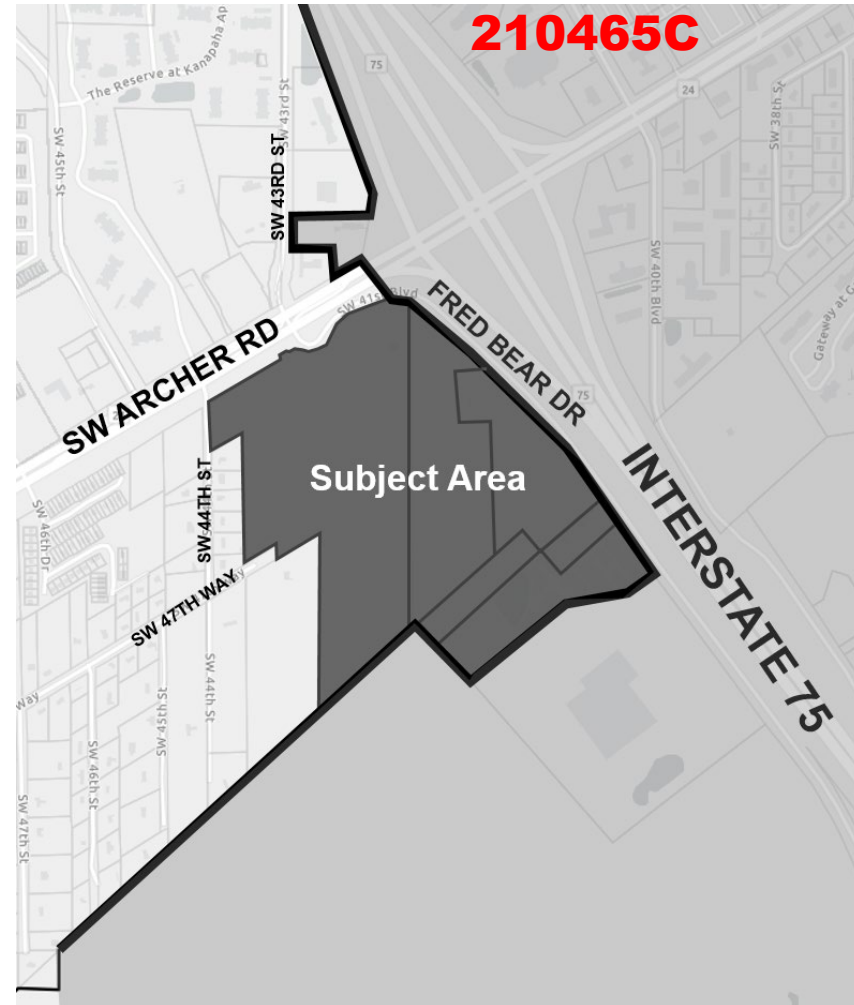


City of
Gainesville

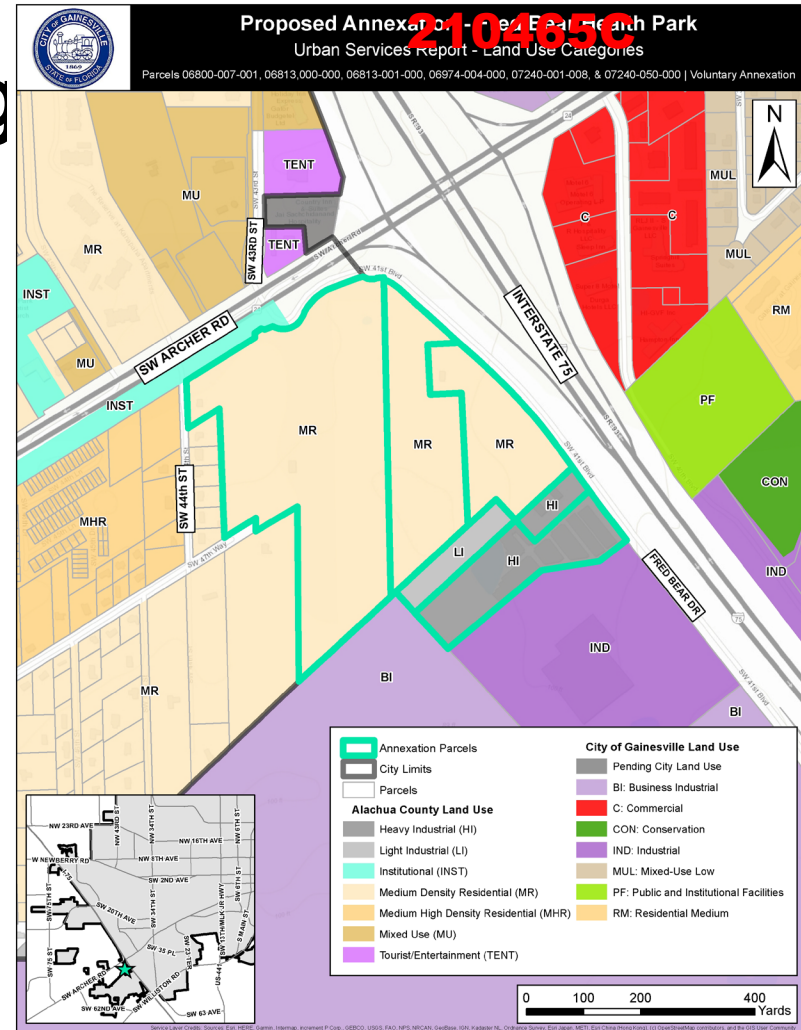
PB-21-00 133 LUC
Fred Bear Health Park
Future Land Use Amendment

Department of Sustainable Development
Nathaniel Chan
January 6th, 2022



Proposed Land Use Change

	EXISTING USE(S)	LAND USE DESIGNATION(S)
North	<ul style="list-style-type: none"> SW Archer Rd Hotel Retail Multi-family Residential 	<ul style="list-style-type: none"> Alachua County Tourist/ Entertainment (TENT) Institutional (INST) Mixed Use (MU) Medium Density Residential (MR)
South	<ul style="list-style-type: none"> Vacant Retail 	<ul style="list-style-type: none"> City of Gainesville Business Industrial (BI) Industrial (IND)
East	<ul style="list-style-type: none"> Fred Bear Dr Interstate-75 Hotel 	<ul style="list-style-type: none"> City of Gainesville Commercial (C) Public and Institutional Facilities (PF)
West	<ul style="list-style-type: none"> Single-family and Multi-family Residential 	<ul style="list-style-type: none"> Alachua County Medium Density Residential (MR)





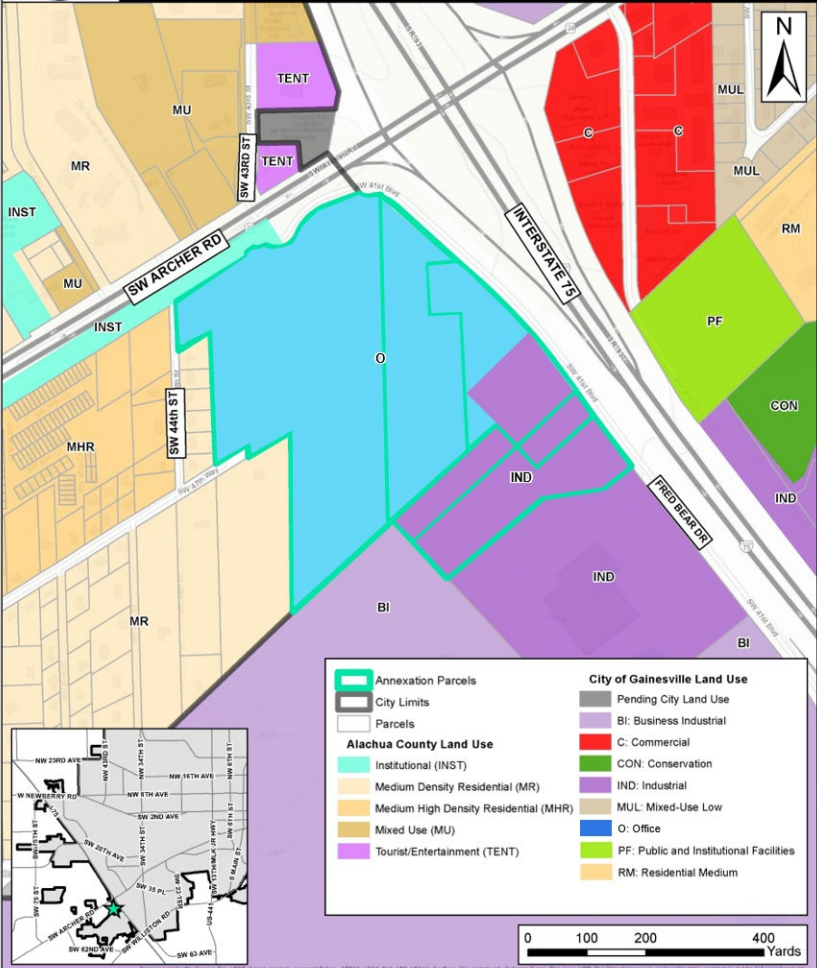
**PB-21-133 LUC – Fred Bear Health Park Land Use Change
Proposed Future Land Use Categories**

Parcels 06900-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation

Meets FLU Change Review Criteria 210465C

1. Consistent with Land Development Code and Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or 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 additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
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 (N/A)

Staff recommends Approval of Petition PB-21-00 133 LUC



Date	Action
10/28/2021	Petition heard by City Plan Board
1/6/2022	Petition heard by City Commission
TBD	Second reading of petition/ordinance

Thank You