

**APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT**  
*Planning & Development Services*

<b>OFFICE USE ONLY</b>	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 [ ]	
Account No. 001-670-6710-1124 (Enterprise Zone) [ ]	
Account No. 001-670-6710-1125 (Enterprise Zone Credit [ ]	

<b>Name of Applicant/Agent (Please print or type)</b>	
Applicant/Agent Name:	Causseaux, Hewett, & Waipole, Inc.
Applicant/Agent Address:	6011 NW 1st Place
City:	Gainesville
State: FL	Zip: 32607
Applicant/Agent Phone: (352) 331-1976	Applicant/Agent Fax: (352) 331-2476

*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 the Department of Community Development 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.*

<b>TEXT AMENDMENT</b>		
Check applicable request below:		
<b>Land Development Code</b> [ ]	<b>Comprehensive Plan Text</b> [ ]	<b>Other</b> [ ]
Section/Appendix No.:	Element & Goal, Objective or Policy No.:	Specify:
Section 30-63(c)(1)		

<b>Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):</b>
z. Health Services (GN-801 through 804)

**Certified Cashiers Receipt:**



## Introduction

Causseaux, Hewett, & Walpole, Inc. is seeking an amendment to the City of Gainesville's Land Development Code (LDC) to update the permitted uses contained in the Tourist-oriented business district (BT). Based on the constantly evolving medical industry, the numbers of minor medical care franchises and small privately owned doctor's offices have increased and become more prevalent and successful in delivering clients service.

These types of facilities serve not only a local area's residents. The facilities also are capable of provide services to a communities' visitors, because the facilities typically serve smaller patient groups with flexible operating hours and also some provide "walk-in" patient services.

In addition, urban planning principals and theory, and the development practice, has continued to evolve towards allowing sustainable use mixes within both residential and non-residential districts. The proposed change furthers these planning principal and theory because it permits medical and dental uses within the areas previously segregated for tourist retail uses.

This requested amendment promotes the concept of vertical mixed-use development where retail commercial can be located on the street level and medical offices can exist on the second or third level. The Gainesville market has demonstrated that second and third level retail uses are not economically sustainable. The proposed amendment is supported by sustainable urban planning principles and answers a current market demand based on evolving industry practices.

## Proposed Change

Sec. 30-63. Tourist-oriented business district (BT).

### (c) Permitted uses

#### (1) Uses by right.

- a. Local and suburban transit and interurban highway passenger transportation (MG-41).
- b. U.S. Postal Service (MG-43).
- c. Food stores (MG-54).
- d. Auto and home supply stores (GN-553).
- e. Gasoline service stations (GN-554), in accordance with article VI.
- f. Apparel and accessory stores (MG-56).
- g. Eating places.
- h. Miscellaneous retail (MG-59) excluding fuel dealers (GN-598).
- i. Hotels and motels (GN-701).
- j. Organization hotels and lodging houses, on membership basis (GN-704).
- k. Personal services (MG-72), excluding funeral service and crematories (GN-726), and also excluding linen supply (IN-7213), diaper service (IN-7214), and industrial launderers (IN-7218).
- l. Automotive repair, services and garages (MG-75), excluding carwashes.
- m. Motion pictures (MG-78).
- n. Amusement and recreation services, except motion pictures, and excluding go-cart raceway operations and go-cart rentals (MG-79).

- o. Museums and art galleries (GN-841).
- p. Membership organizations (MG-86).
- q. Recreational vehicle parks and campsites, in accordance with article VI (GN-7033).
- r. Public service vehicles, in accordance with article VI.
- s. Adult and sexually oriented establishments, in accordance with article VI.
- t. Arrangement of passenger transportation (GN-472).
- u. Any accessory use customarily incidental to a permitted principal use.
- v. Alcoholic beverage establishments, in accordance with article VI.
- w. Bed and breakfast establishments, in accordance with article VI.
- x. Outdoor cafe, as defined in article II and in accordance with article VI.
- y. Places of religious assembly, in accordance with article VI.
- z. Health Services (GN-801 through 804)

### **Consistency with the City of Gainesville Comprehensive Plan**

The BT Zoning implements the Commercial Future Land Use designation. The Commercial Future Land Use designation identifies those areas most appropriate for large-scale highway-oriented commercial uses, and, when designed sensitively, residential uses. The proposed text amendment allows medical offices, emergency medical centers, clinics, and other higher intensity office uses consistent with highway-oriented commercial uses. Therefore, the proposed amendment is consistent with the Commercial Future Land Use and the City's Comprehensive Plan.

### **Consistency with the City of Gainesville Land Development Code**

#### ***Sec. 30-63 (a) Tourist-oriented business district purpose***

The BT district is established for the purpose of accommodating businesses that primarily serve the traveling public's needs by providing adequate and convenient commercial locations along major transportation arteries. The proposed text amendment allows improved health-care services for both local residents and our communities' visitors. The proposed amendment is consistent with, and supports the general BT district purposes, the majority of district uses primarily serve the traveling public.

#### ***Sec. 30-63 (b) Objectives***

***Objectives. The provisions of this district are intended to:***

***(1) Encourage tourist-oriented businesses to locate along major arteries or frontage roads where sites are adequate for a variety of complementary travel-related services. The best location for this district is adjacent to major intersections where such development could most effectively serve the needs of the community's residents and those of the traveling public without excessive strip development;***

The proposed text amendment allowing expanded health-care services within Gainesville permits doctors' offices, emergency medical centers, and clinics within a district that is already appropriately located along major arteries and intersections. Medical office uses are best located along major arteries, which provide better wayfinding, which eases navigation. Better

wayfinding along arterials roadways promotes locations that safely accommodate persons of varying ages and abilities and are also walkable from existing transit routes.

***(2) Provide for, and accommodate as efficiently as possible, those commercial land uses commonly associated with tourist businesses and, therefore, prevent the indiscriminate application of this district along the community's arteries;***

Allowing expanded uses within the BT zoning category supports the district's objectives, compensates for market demand, and promotes the location of complementary uses within in the urbanized area by merely adding a use to the category, it does not promote an indiscriminate application of this district.

***(3) Ensure, through development plan approval, that major commercial developments are designed to promote the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;***

Although generally not applicable to the objective, due to Gainesville's limited number of "major commercial developments", the proposed amendment adds an additional use to an existing category, thereby allowing a greater mix of uses. Horizontally and vertical mixed-use may also be supported.

The expanded use mix promotes harmonious internal and external compatibility by allowing variable intensities in adjacent development. In addition, incorporating a number of uses within a single structure promotes an efficient use of land by allowing for the concentration of mixed-use commercial development.

***(4) Require appropriate buffering or screening around such development, to maintain its compatibility with adjacent and surrounding land uses;***

This general requirement is usually met through the predetermined buffers in the LDC. The proposed amendment allowing for expanded health services can provide greater compatibility in areas where BT zoning is adjacent to lesser intensity zoning districts, such as residential multiple and single family districts. As the BT district develops, lower intensity office-type uses can provide buffering and transition between residential and intensive tourist commercial uses.

***(5) Discourage, as much as possible, any encroachment by industrial, residential and commercial uses generally understood to be capable of adversely affecting the basic commercial tourist characteristics of the district; and***

The proposed expanded health-care service does not encroach or adversely affect the basic commercial tourist characteristic of the BT district. Conversely, the requested amendment promotes the districts' continued viability by allowing additional complementary and transitional uses. The majority of permitted uses have basic commercial tourist characteristics and the proposed use serves both local residents and regional visitors.

***(6) Minimize traffic congestion on public streets.***

As stated in the City of Gainesville LDC Section 30-63 (a), the BT zoning is generally used in areas along major transportation arteries that have provided convenient commercial

opportunities to Gainesville's residents and regional guests. The proposed amendment does not increase traffic congestion on public streets. Alternatively, a broader mixture of uses can provide an opportunity to meet multiple needs with a single stop, thereby decreasing or "capturing" trips from the roadway and easing traffic congestion overall.

## Conclusions

Based on the evolving medical industry, the numbers of minor medical care franchises and small privately owned doctor's offices have become more prevalent and successful. Needing to be located along major arteries roadways, these facilities serve not only the local area residents but visitors to the community. The BT district was established for the purpose of accommodating businesses that primarily serve the needs of the traveling public, by providing adequate and convenient commercial locations along major transportation arteries. Therefore, Causseaux, Hewett, & Walpole, Inc. is seeking an amendment to the City of Gainesville's LDC to update the permitted uses related to LDC Sec. 30-63 (c) allowing for Health Services.

The Planning Department staff presentation was made by Dean Mimms, AICP, Chief of Comprehensive Planning. Applicant presentations were made by Todd Powell, Plum Creek's Southern Region Director, and David Coffey, Esq., of David Coffey, P.A. Mark Garland, Environmental Coordinator, City of Gainesville Public Works Department, responded to questions from the Board, as did Dean Mimms and David Coffey.

<p><b>Motion By:</b> Chris Dawson</p>	<p><b>Seconded By:</b> Adrian Taylor</p>
<p><b>Moved To:</b> Approve PB-10-25 CPA with the following changes:</p> <p>First, Policy 4.3.4 A.6. - <u>Areas within the Floodplain district, areas as defined in the City's Land Development Code</u>, shall be protected so that at least ninety (90%) percent of <u>the existing floodplain district areas</u> shall not be altered by development, except that recreation and stormwater management may occur within not more than twenty (20%) of <u>the floodplain district areas</u>, and the existing floodplain storage volume will be maintained.</p> <p>Second, accept the applicant's proposal in Policy 4.3.4 A.9 to indicate "<u>inclusive of the wetland buffers</u>".</p>	<p><b>Upon Vote:</b> 5:1 (Nay – C. Goodison)</p>

3. **Petition PB-10-61 TCH**

Causseaux, Hewitt, & Walpole. Amend the Land Development Code section 30-63 (c)(1) BT (Tourist-oriented business district) to add Health Services (GN-801 through 804) as a permitted use.

Staff Letter

Attachment A

GN-801-804 from the 1987 SIC manual

Attachment B

Map of BT zoned parcels

Attachment C

Application for Text Amendment and justification statement

The Planning Department staff presentation was made by Jason Simmons, Planner. The applicant did not make a presentation.

<p><b>Motion By:</b> Bob Ackerman</p>	<p><b>Seconded By:</b> Crystal Goodison</p>
<p><b>Moved To:</b> Approve Petition PB-10-61 TCH as recommended by staff</p>	<p><b>Upon Vote:</b> 5:1 (Nay – C. Dawson)</p>