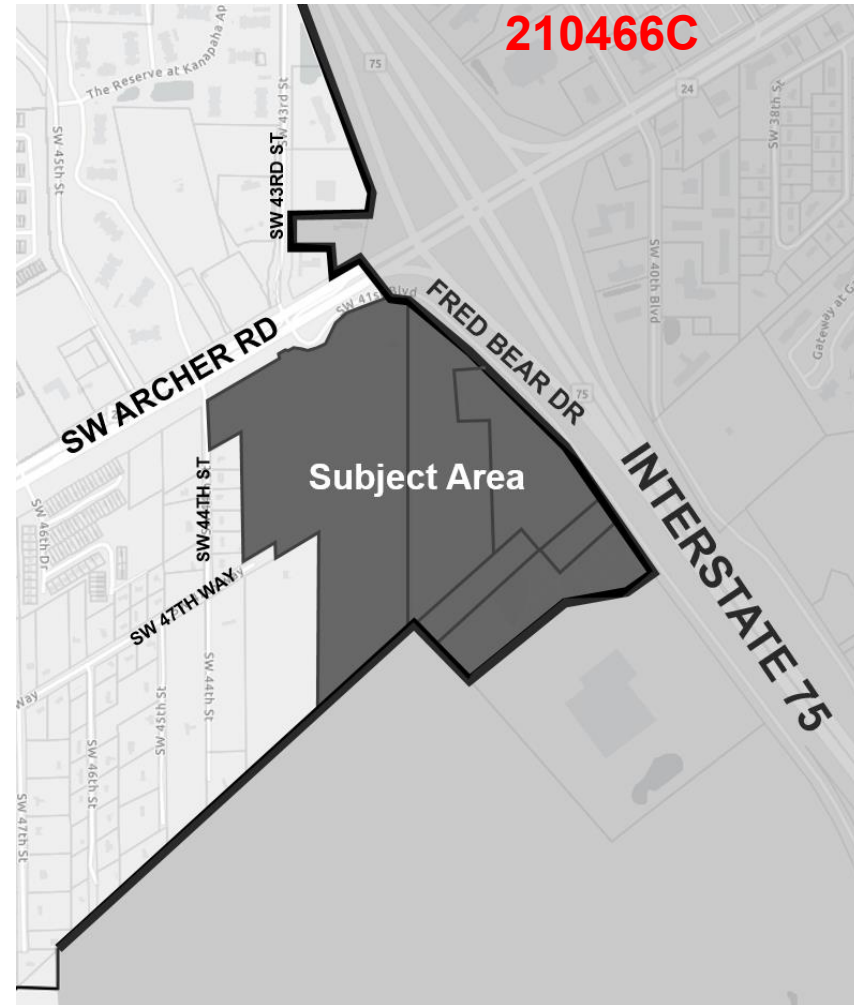


City of  
**Gainesville**

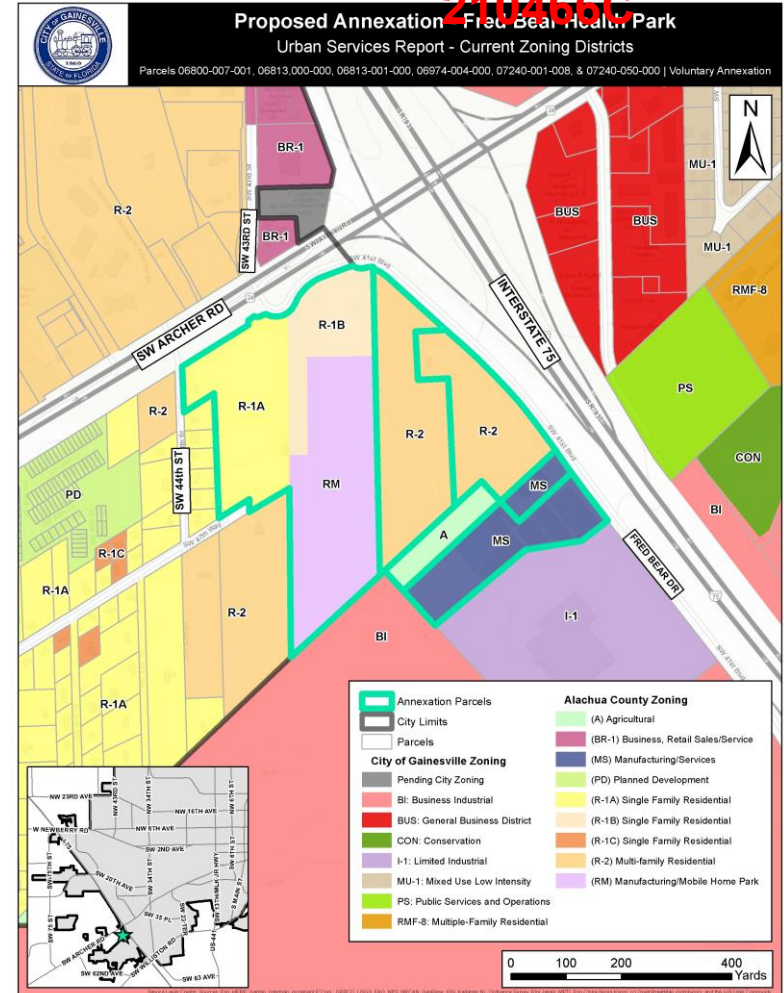
PB-21-00132 ZON  
Fred Bear Health Park  
Rezoning

Department of Sustainable Development  
Nathaniel Chan  
January 6<sup>th</sup>, 2022



# Request for Rezoning

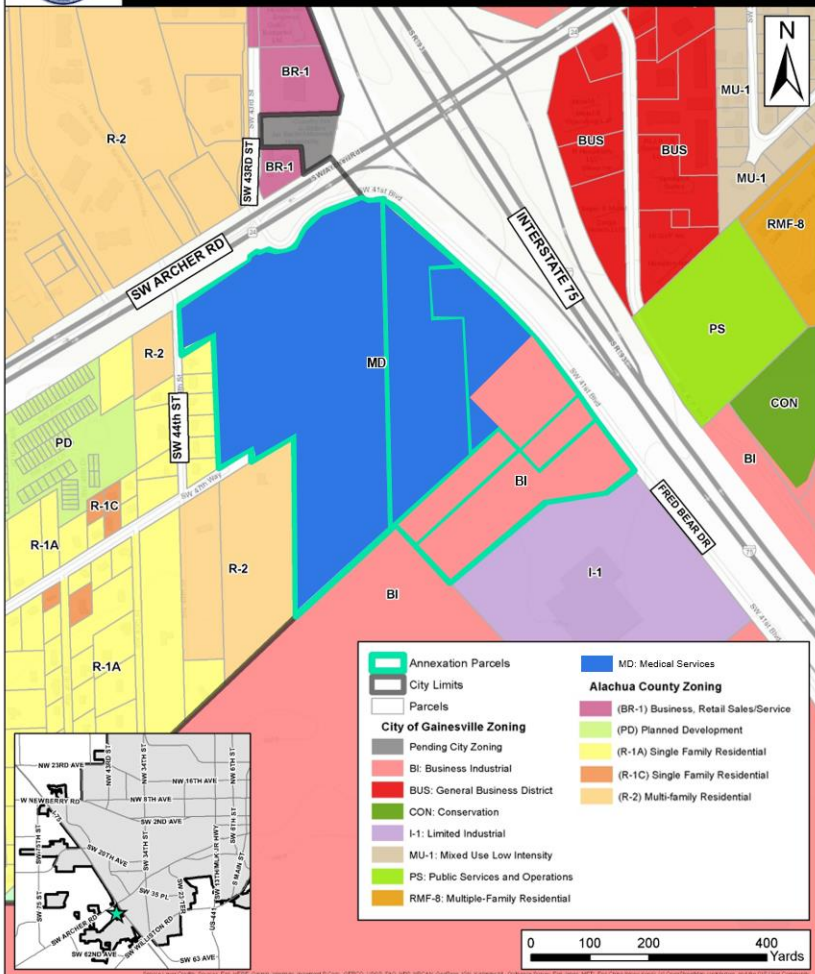
	EXISTING USE(S)	ZONING DESIGNATION(S)
North	<ul style="list-style-type: none"> <li>SW Archer Rd</li> <li>Hotel</li> <li>Retail</li> <li>Multi-family Residential</li> </ul>	<ul style="list-style-type: none"> <li>Alachua County Business, Retail Sales/Service (BR-1)</li> <li>Alachua County Multi-family Residential (R-2)</li> </ul>
South	<ul style="list-style-type: none"> <li>Vacant</li> <li>Retail</li> </ul>	<ul style="list-style-type: none"> <li>City of Gainesville Business Industrial (BI)</li> <li>City Limited Industrial (I-1)</li> </ul>
East	<ul style="list-style-type: none"> <li>Fred Bear Dr</li> <li>Interstate-75</li> <li>Hotel</li> </ul>	<ul style="list-style-type: none"> <li>City of Gainesville Public Service and Operations (PS)</li> <li>City General Business District (BUS)</li> </ul>
West	<ul style="list-style-type: none"> <li>Single-family and Multi-family Residential</li> </ul>	<ul style="list-style-type: none"> <li>Alachua County Single-Family Residential (R-1A)</li> <li>Alachua County Multi-Family Residential (R-2)</li> </ul>





**PB-21-132 ZON – Fred Bear Health Park Rezoning**  
Proposed Zoning Districts

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



# Meets Rezoning Review Criteria 210466C

1. Compatibility of permitted uses and allowed intensity and density with surrounding existing development
2. Character of the district and its suitability for particular uses
3. The proposed zoning districts of the property in relation to surrounding properties and other similar properties
4. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the City
5. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management, and housing
6. The needs of the City for land areas for specific purposes to serve population and economic activities
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning
8. The goals, objectives, and policies of the Comprehensive Plan

Staff recommends **Approval** of Petition PB-21-00132 ZON

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

210466C

# Thank You