



City of Gainesville
Department of Sustainable Development
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: October 28, 2021
PROJECT NAME AND NUMBER: PB-21-00133 LUC
APPLICATION TYPE: Legislative
RECOMMENDATION: Approve
CITY PROJECT CONTACT: Nathaniel Chan

APPLICATION INFORMATION:

Agent/Applicant: City of Gainesville
Property Owner(s): Brian Aurilio, owner of 4454 Properties, LLC; Eric Lawson, CEO of North Florida Regional Medical Center, Inc.; John Kish, Jr., President of I-75 Business Park & Self Storage; James D. Henderson, II, co-trustee of Prairie View Trust
Related Petition(s): PB-21-00132 ZON
Legislative History: Annexation – 210065
Neighborhood Workshop: Exempt, per Section 30-3.7 of the Land Development Code

SITE INFORMATION:

Address: Located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.
Parcel Number(s): 06800-007-001, 06813-000-000, 06813-001-000, 06974-040-000, 07240-001-008, and 07240-050-000
Acreage: 60 +/- acres
Existing Use(s): Vacant; Self-Storage Facility; Vehicular Uses; Office
Land Use Designation(s): Alachua County Medium Density Residential (MR), Heavy Industrial (HI), and Light Industrial (LI)
Zoning Designation(s): Alachua County Manufacturing/Services (MS), Agricultural (A), Multi-family Residential (R-2), Single-Family Residential (R-1A and R-1-B), and Manufacturing/Mobile Home Park (RM)
Annexed: In-Progress

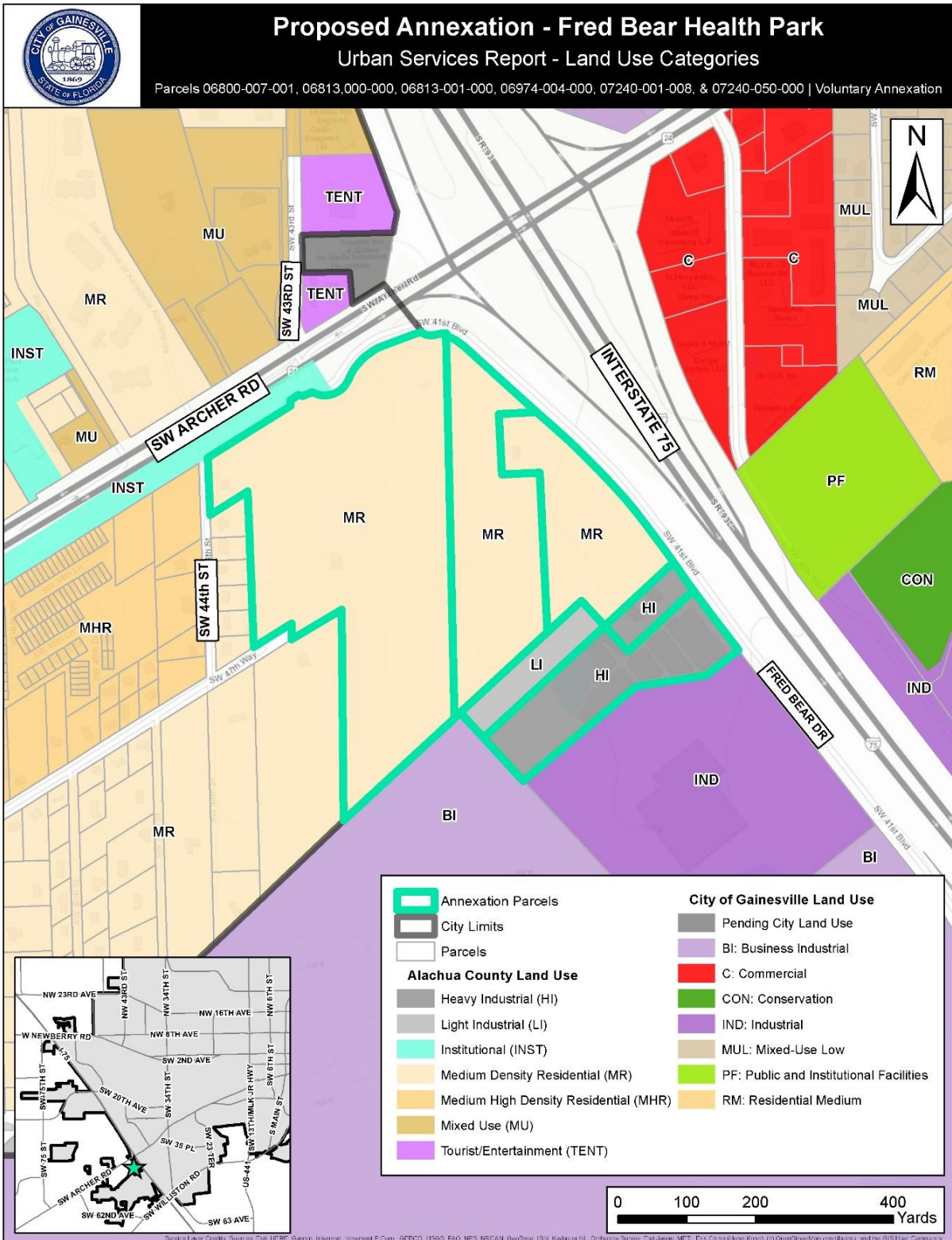


Figure 1: Existing Future Land Use: Alachua County Medium Density Residential (MR), Heavy Industrial (HI), and Light Industrial (LI)

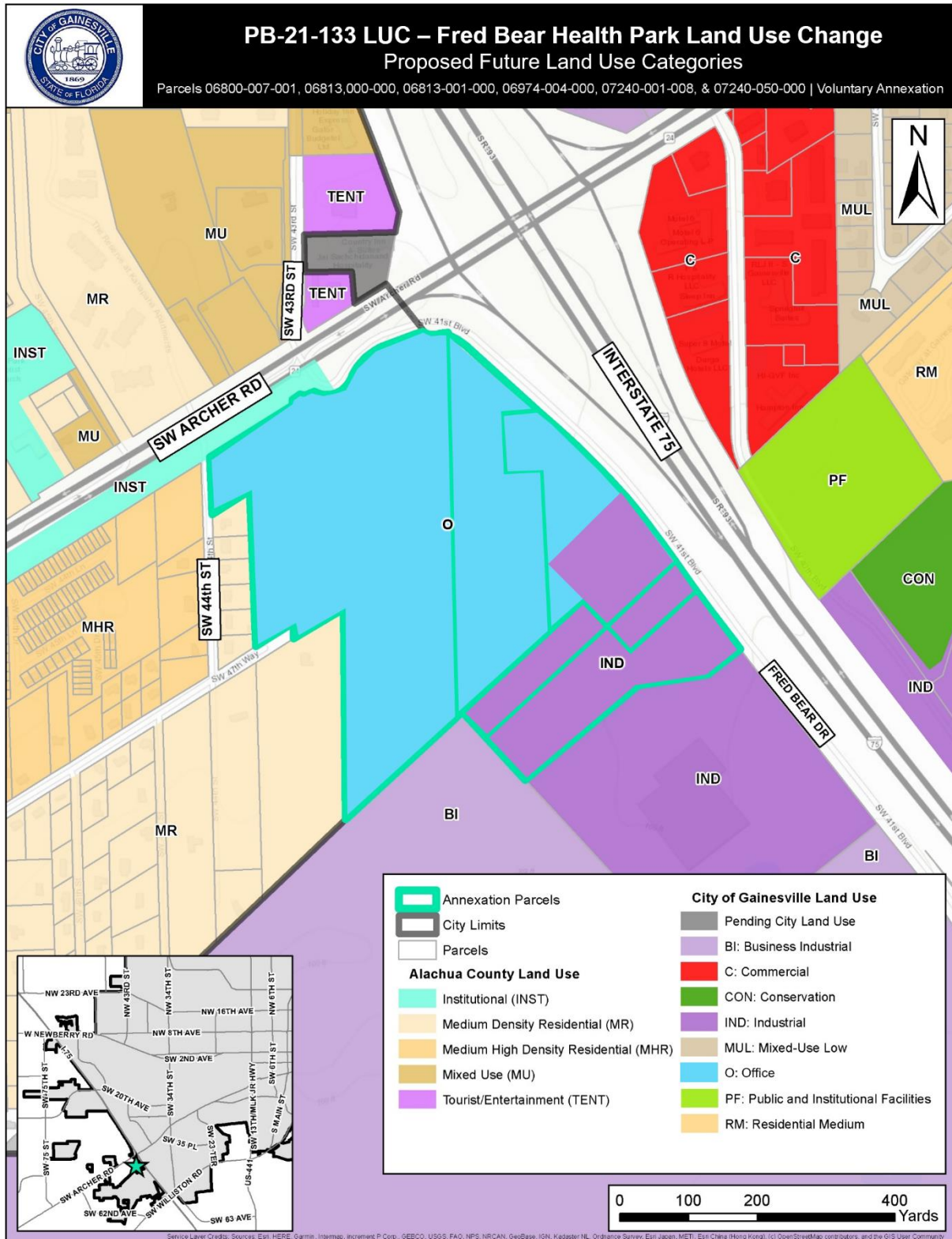


Figure 2: Proposed Future Land Use: City of Gainesville Office (O), Industrial (IND)

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	SW Archer Rd; Hotel; Retail; Multi-family Residential	Alachua County Tourist/Entertainment (TENT), Institutional (INST), Mixed Use (MU), and Medium Density Residential (MR)	Alachua County Business, Retail Sales/Service (BR-1); County Multi-family Residential (R-2)
South	Vacant; Retail	City of Gainesville Business Industrial (BI) and Industrial (IND)	City of Gainesville Business Industrial (BI); City Limited Industrial (I-1)
East	Interstate-75; Hotel	City of Gainesville Commercial (C) and Public and Institutional Facilities (PF)	City of Gainesville Public Service and Operations (PS); City General Business District (BUS)
West	Single-family and Multi-family Residential	Alachua County Medium Density Residential (MR)	Alachua County Single-Family Residential (R-1A); County Multi-Family Residential (R-2)

PURPOSE AND DESCRIPTION:

Section 171.062 of the Florida Statue, Effects of annexations or contractions states that “if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.” Additionally, The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element reiterates the Florida Statue, “Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.’ Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation (s) of staff.

This City-initiated petition is a request to change the future land use designations of six (6) parcels from Alachua County Alachua County Medium Density Residential, Light Industrial, and Heavy Industrial to City of Gainesville Office and Industrial. The total land area for the proposed future land use amendment

is 60 acres and is located south of SW Archer Road, west of Interstate 75, north of current city limits, and east of SW 44th Street.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

STAFF ANALYSIS AND RECOMMENDATION:

The staff recommendation is based on the 11 factors stated in the Future Land Use Element of the Comprehensive Plan (Future Land Use Element Policy 4.1.3) and State Statute criteria. The following factors are stated below:

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and 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 the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.
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 as defined in Section 163.3164, F.S.

ANALYSIS**1. Consistency with the Comprehensive Plan**

The proposed Large-Scale Comprehensive Plan Amendment (land use amendment) of the subject properties are consistent with the goals, policies, and objectives of the Comprehensive Plan (Appendix B), as outlined below:

Future Land Use Element**GOAL 1**

IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.2.3

The City should encourage mixed-use development, where appropriate.

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.

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:

Office (O):

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities

shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Industrial (IND):

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.

2. Compatibility and surrounding land uses

The proposed future land use categories are as follows: City of Gainesville Office (O) for Tax Parcels 06974-040-000, 06813-000-000, and 06813-001-000; City of Gainesville Industrial (IND) for Tax Parcels 07240-050-000, 07240-001-008, 06800-007-001, and a portion of 06813-001-000 (Appendix C).

The proposed City of Gainesville Office (O) future land use is compatible with surrounding land uses, which include Alachua County Medium High Density Residential (MHR) and Medium Density Residential (MR). The Office (O) future land use is an implementing category to allow for the proposed Medical Services (MD) zoning, as part of the related rezoning petition (PB-21-132 ZON). The proposed land use amendment and rezoning is intended to allow for a future medical hospital and associated medical uses at the subject property. Per Section 30-4.22 of the Land Development Code, Medical Services (MD) zoning is considered a Special District and is the only zoning district to allow medical hospitals by right. Development plans for the expected medical hospital and other medical uses have not been submitted.

The proposed City of Gainesville Industrial (IND) future land use is intended to match the existing uses on the respective parcels. The Industrial (IND) future land use category is an implementing category to allow for the proposed Business Industrial (BI) zoning, as part of the related rezoning petition. Parcels 06800-007-001 and 07240-001-008 have existing self-storage and vehicular-use/services; both uses are allowed within the BI zoning district and the Industrial land use category identifies these uses as appropriate. The proposed City of Gainesville Industrial (IND) future land use is also proposed for a portion of Tax Parcel 06813-001-000 to allow for additional self-storage facilities to support the associated medical uses. The proposed IND future land use category complements the existing IND and Business Industrial (BI) future land uses to the abutting south.

The proposed BI zoning aligns with the permitted uses in the previous zoning districts: Alachua County Light Industrial (LI) and Alachua County Heavy Industrial (HI). Additionally, there is existing BI zoning to the abutting southeast. The proposed BI zoning on the three southeastern parcels has compatible permitted uses, allowed intensity, and density.

No development is proposed on the subject properties at this time. Compatibility between the proposed future land use categories and the surrounding future land use categories will be subject to the appropriate compatibility buffer required in Section 30-8.5. Compatibility Buffers in the Land Development Code.

3. Environmental impacts and constraints

The parcels have been reviewed for considerations relating to environmental resources which are regulated by the City's Land Development Code (LDC) Article VIII, Division 3, *Natural and Archaeological Resources*, or Division 4, *Surface Waters and Wetlands*. The following regulated natural resources have been identified or have potential to occur within the property:

Wetlands and Surface Waters

Review of National Wetlands Inventory (NWI) and Alachua County wetlands data indicated there may be regulated wetlands within the parcel. A field investigation was conducted by an environmental consultant and several wetland areas were identified, primarily within the southern portion of the subject property. The wetland boundaries have been delineated and were approved by City and Alachua County environmental planning staff in March 2021.

Future development around any regulated wetland must comply with the surface water/wetland protection and buffering requirements in Article VIII, Division 4 of the LDC, as well as the Alachua Countywide Wetlands Protection Code. In addition, manmade surface waters were identified during the field investigation, primarily within the northern and central parts of the subject property. Development around manmade surface waters is exempt from surface waters and wetland regulations in the LDC as well as the Countywide Wetlands Code, provided development activities in those areas will not adversely affect natural or mitigation surface waters or wetlands.

Fred Bear Hammock Strategic Ecosystem

In 1987 and 1996, Alachua County conducted two studies to create an ecological inventory to identify, inventory, describe, and evaluate the most significant natural upland and wetland communities remaining under private ownership in the county and to make recommendations for protecting these natural resources. These areas were designated as "Strategic Ecosystems" and specific criteria were established within the County's and City's regulatory codes toward appropriate protection and mitigation for impacts to these systems. Mitigation activities associated with these impacts typically include the preservation and management of a portion of the associated habitats, with particular emphasis and effort toward the more ecologically beneficial areas within the associated properties.

The southeastern portion of the subject property falls within the Fred Bear Hammock Strategic Ecosystem (SE). The Fred Bear Hammock SE ranks below average in terms of ecosystem benefits compared to other strategic ecosystems, with a rank of 39 out of 47 evaluated sites. This SE was partially cleared for agriculture long ago and is now comprised of a mix of loblolly pine and young hardwoods undergoing a process of succession to the kind of hammock forest that was historically present. However, a substantial area of calcareous mesic hammock still exists, as do small areas of ponds and wetlands. There is also abundant sinkhole activity in this area. Habitat diversity is fairly good, and the hardwood forests and wetland areas support a variety of wildlife. Recommended conservation strategies for the Fred Bear Hammock SE include working with landowners and developers to protect small sites of high quality by concentrating development on the majority of the land in lower-quality areas while setting aside smaller, high quality areas as conservation lands.

On properties that fall within mapped strategic ecosystem areas, it is required that a resource assessment of the site be submitted as part of a development application pursuant to regulations in LDC Section 30-8.12. Should regulated strategic ecosystem resources be identified, up to 50% of the upland portion of the site may be required to be set aside for protection of regulated resources. At this time, an environmental consultant has evaluated the subject property and has identified a small area of mesic hammock habitat within the mapped SE area. Mesic hammock is considered a significant natural community as regulated by the City's LDC and has a ranking of S3 by the Florida Natural Areas Inventory. The resource assessment will be used to evaluate and determine the location and extent of any required conservation set-aside.

4. Support for urban infill and redevelopment

The proposed Office (O) future land use category and accompanying rezoning to Medical Services (MD) zoning is intended to promote redevelopment of the subject properties into a medical hospital and associated medical uses including a behavioral health and rehabilitation center. Redevelopment of the subject property will consequently support future development in the Southwest area of Gainesville. The proposed Industrial (IND) future land use category and accompanying rezoning to Business Industrial (BI) zoning is intended to complement the abutting BI zoning to the south, and to allow existing properties on the parcels to continue to operate as a permitted use within the proposed zoning. The subject properties are available to be served by existing centralized utilities and are adjacent to existing transit service and public roadways.

5. Impacts on affordable housing

The subject land use amendment proposal is not expected to impact affordable housing. The future medical use on the subject properties will not include residential uses. Additionally, the accompanying rezoning petition is proposing Medical Services (MD) and Business Industrial (BI) zoning, which prohibits most residential uses.

6. Impacts on the transportation system

The proposed large-scale land use amendment is not expected to negatively impact the transportation system. The subject properties have access from SW 41st Blvd/Fred Bear Rd, SW Archer Rd (State Rd 24), and frontage on SW 44th St. Upon development of the subject vacant properties, there are opportunities along the abutting roadways to extend

existing road connections to promote connectivity and permeability throughout the site. Two public transportation lines run near the subject properties along SW Archer Rd: daily RTS Route #75 (Oaks Mall to Butler Plaza) and Route #800 (Butler Plaza Transfer Station to Santa Fe College).

Upon approval of the associated annexation (Leg. # 210065), the subject area will fall within Transportation Mobility Program Area (TMPA) Zone D, which shall meet the transportation mobility criteria outlined in Policy 10.1.9 of the Transportation Mobility Element in the Comprehensive Plan (Appendix B). As part of this application for land use amendment, the applicant submitted a traffic study on Potential Net Trip Generation. Prior to development of the subject properties, the developments must submit a more detailed traffic analysis for development plan review by the City.

7. Availability of facilities and services

Potable water, wastewater, and electric services are available via Gainesville Regional Utilities (GRU) to serve the subject properties. Upon approval of the associated annexation (Leg. # 210065), Gainesville Fire-Rescue (GFR), Gainesville Police Department (GPD), and the City of Gainesville Solid Waste Division are available to serve the subject properties (Appendix D).

8. Need for the additional acreage in the proposed future land use category.

The proposed Office (O) future land use category on the subject property is the implementing future land use category to allow for Medical Services (MD) zoning. The proposed future land use amendment and accompanying rezoning seek to address the need for essential health services to serve the City of Gainesville and surrounding counties.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S.

In Chapter 163, Section 3164 of Florida Statute, "Urban sprawl means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." The proposed future land use amendment and rezoning discourage urban sprawl in the following ways:

- a) Future development on the subject properties is connected to existing transportation facilities and services, including SW 41st Blvd/Fred Bear Rd, SW Archer Rd (State Rd 24), and frontage on SW 44th St. The subject properties are adjacent to I-75, a major corridor connecting the Southwest area of Gainesville to other areas of Gainesville and surrounding counties.
- b) Two public transportation lines run near the subject properties along SW Archer Rd: daily RTS Route #75 (Oaks Mall to Butler Plaza) and Route #800 (Butler Plaza Transfer Station to Santa Fe College).
- c) There are existing self-storage facilities and vehicular uses that, upon rezoning, would be consistent with the existing Business Industrial zoning to the south/southwest.
- d) The subject area will be located within the urbanized portion of the City of Gainesville upon annexation. Based on the existing development pattern, and increased interest of development in this area, the proposed rezoning of the subject properties discourages urban sprawl.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.

The proposed large scale land use amendment and expected development of the subject properties will create permanent and desirable jobs in healthcare with the emergency room and medical hospital, rehabilitation center, and behavioral health facility. There will be a significant capital investment associated with the development of this multi-faceted health facility, which may spur subsequent redevelopment and interest in the area. The proposed future land use amendment will promote economic development within the City and will strengthen and diversify the City's economy.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

This criterion is not applicable to the subject properties because the subject properties are not within an antiquated subdivision.

RECOMMENDATION

Staff recommends approval of Petition PB-21-00133 LUC

DRAFT MOTION FOR CONSIDERATION

I move to approve Petition PB-21-00133 LUC

LIST OF APPENDICES:

Appendix A Application Documents

Appendix B Comprehensive Plan Goals, Objectives, and Policies

Appendix C Maps

Appendix D Urban Services Report

Appendix A

Application Documents

APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: _____	
Address: <i>See attachment</i>	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: <i>City of Gainesville; Agent: CHW</i>	
Address: <i>P.O. Box 490 Station 11</i>	
<i>Gainesville, FL</i>	
Phone: <i>(352) 334-5023</i>	Fax: _____

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map []	Master Flood Control Map []
Present designation: <i>H1, C1, MR</i>	Present designation: _____	Other [] Specify: _____
Requested designation: _____	Requested designation: _____	

INFORMATION ON PROPERTY

1. Street address: <i>West of I-75 / South of SW Archer Rd (Southwest of city limits)</i>
2. Map no(s): _____
3. Tax parcel no(s): <i>06800-007-001, 06813-000-000, 06813-001-000, 06974-040-000,</i>
4. Size of property: <i>60</i> acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:

\$ 07240-001-008
07240-050-000

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-19S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

Alachua County { North Tourist/Entertainment (TENT), Mixed-use (MU), Med. Density Residential (MR)

City of Gainesville { South Business Industrial (BI), Industrial (IND)

East 1-75 + Fred Bear Rd., Commercial (C), Public + Institutional Facilities (PF)

West Alachua County Medium Density Residential, Alachua County Medium High Density Residential (MHR) → MR

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X YES ___ If yes, please explain why the other properties cannot accommodate the proposed use?

N/A, this property is being annexed into the City of Gainesville + must be given City of Gainesville land use/zoning

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

see staff report

Noise and lighting

see staff report

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO YES (If yes, please explain below)

some portions of area within Fred Bear hammock
strategic ecosystem - see staff report

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO YES

b. Property with archaeological resources deemed significant by the State?

NO YES

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment
Activity Center
Strip Commercial

Urban Infill
Urban Fringe
Traditional Neighborhood

Explanation of how the proposed development will contribute to the community.

See Staff report

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See Staff report

H. What impact will the proposed change have on level of service standards?

Roadways

Recreation

Water and Wastewater

Solid Waste

Mass Transit



See Staff report

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

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.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

City of Gainesville
 Owner/Agent Signature
8/9/2021
 Date

STATE OF FLORIDA
 COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____, by (Name)
 _____.

 Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____



A PETITION FOR VOLUNTARY ANNEXATION

**TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COMMISSION OF THE
CITY OF GAINESVILLE, FLORIDA**

FROM: Brian Aurilio, 4454 Properties, LLC (Petitioner(s))

TAX PARCEL(S): 06800-007-001

DATE: 4/22/21

I/We, Brian Aurilio, as

Owner / Managing Partner (title) of the 4454 Properties, LLC

submit this petition to the City Commission of the City of Gainesville, Alachua County, Florida, and request annexation to the City of Gainesville, of all the property described below and incorporate this property within the territorial limits of the City of Gainesville, pursuant to the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

The undersigned officer(s) certifies that he/she is/are the lawful owner(s) of the property and is/are authorized to bind the corporation and execute this petition on behalf of the corporation as the owner(s) of the following described property, which is situated in Alachua County, Florida.

By submitting this petition, the undersigned officer(s) hereby consent to a fire services special assessment which may be imposed by the City of Gainesville on property located within its boundaries.

(See Exhibit A for description attached hereto and made a part hereof as if set forth in full)

The property described above which is requested to be annexed is contiguous with the corporate limits of the City of Gainesville and is reasonably compact. It is generally located in the vicinity of:



south of SW Archer Road

west of Interstate 75

north of Current City Limits

and east of SW 44th Street

The undersigned officer (s) expresses the corporation's consent to the adoption of Ordinances of the City of Gainesville, voluntarily annexing and incorporating the property described above into the City of Gainesville, Alachua County, Florida, pursuant to the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

SIGNATURE: Brian Aurilio 4454 Properties LLC

NAME: Brian Aurilio

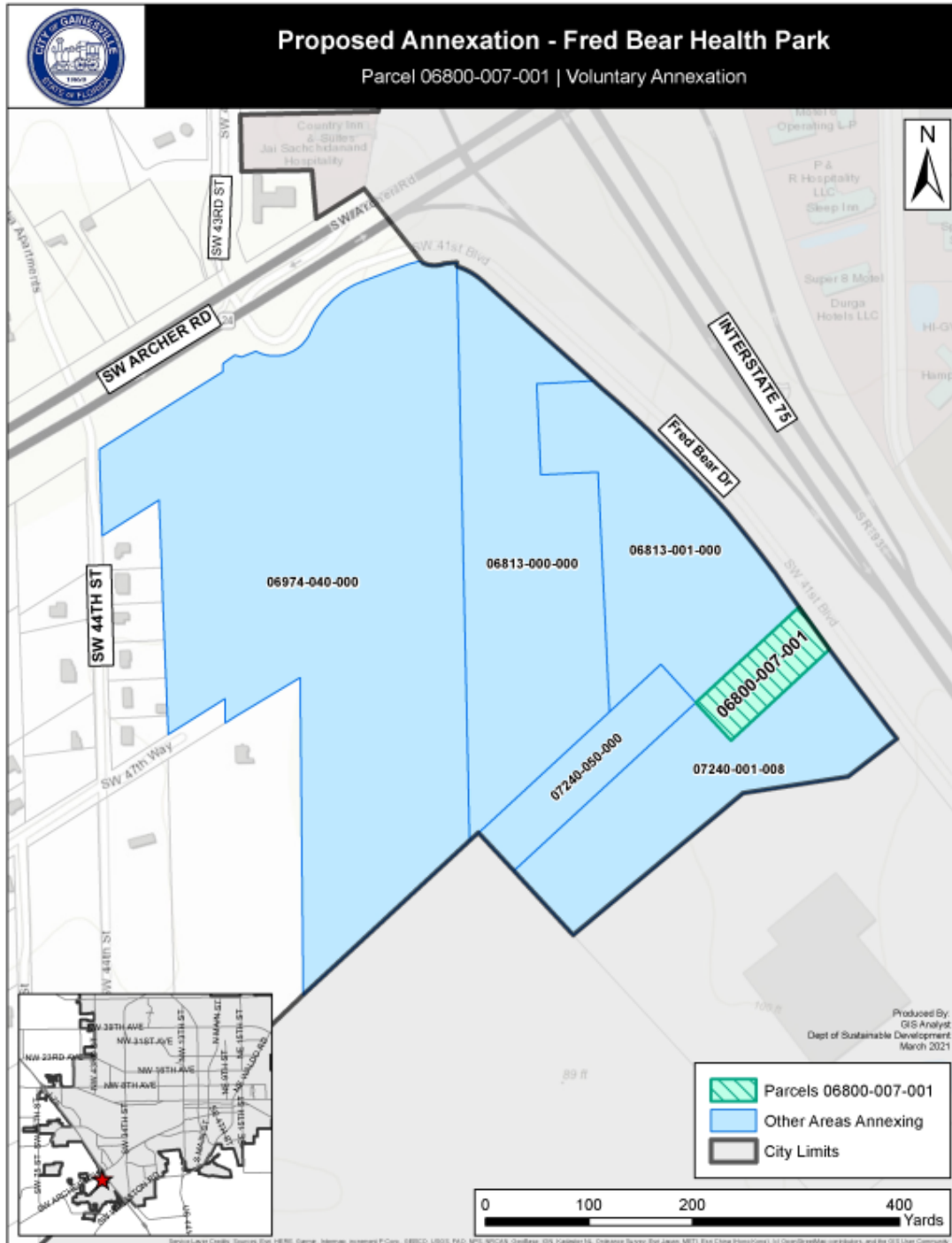
TITLE: Owner

ADDRESS: 4454 SW 41 Blvd
Gainesville, FL 32608



EXHIBIT A

Tax Parcel Numbers 06800-007-001 recognized by the Alachua County Property Appraiser, being more accurately defined on the attached map.





A PETITION FOR VOLUNTARY ANNEXATION

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA
FROM: Eric Lawson, CEO, North Florida Regional Medical Center, Inc. (Petitioner(s))
TAX PARCEL(s): 06974-040-000, 06813-000-000, 06813-001-000
DATE: 4/19/19

I/We, Eric Lawson, as CEO (title) of the North Florida Regional Medical Center, Inc.

submit this petition to the City Commission of the City of Gainesville, Alachua County, Florida, and request annexation to the City of Gainesville, of all the property described below and incorporate this property within the territorial limits of the City of Gainesville, pursuant to Chapter 90-496, Laws of Florida, as amended the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

The undersigned officer(s) certifies that he/she is/are the lawful owner(s) of the property and is/are authorized to bind the corporation and execute this petition on behalf of the corporation as the owner(s) of the following described property, which is situated in Alachua County, Florida.

By submitting this petition, the undersigned officer(s) hereby consent to a fire services special assessment which may be imposed by the City of Gainesville on property located within its boundaries.

(See Exhibit A for description attached hereto and made a part hereof as if set forth in full)

The property described above which is requested to be annexed is contiguous with the corporate limits of the City of Gainesville, is reasonably compact, and is part of the City's urban reserve area. It is generally located in the vicinity of:



south of SW Archer Road,

west of Interstate-75,

north of Current City Limits,

and east of SW 44th Street.

The undersigned officer (s) expresses the corporation's consent to the adoption of Ordinances of the City of Gainesville, voluntarily annexing and incorporating the property described above into the City of Gainesville, Alachua County, Florida, pursuant to ~~Chapter 90-496, as amended by Chapter 91-382 and Chapter 93-347 Special Acts, Laws of Florida~~ the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

SIGNATURE:

NAME:

C. Eric Lawson

TITLE:

Chief Executive Officer

ADDRESS:

6500 W. Newberry Road

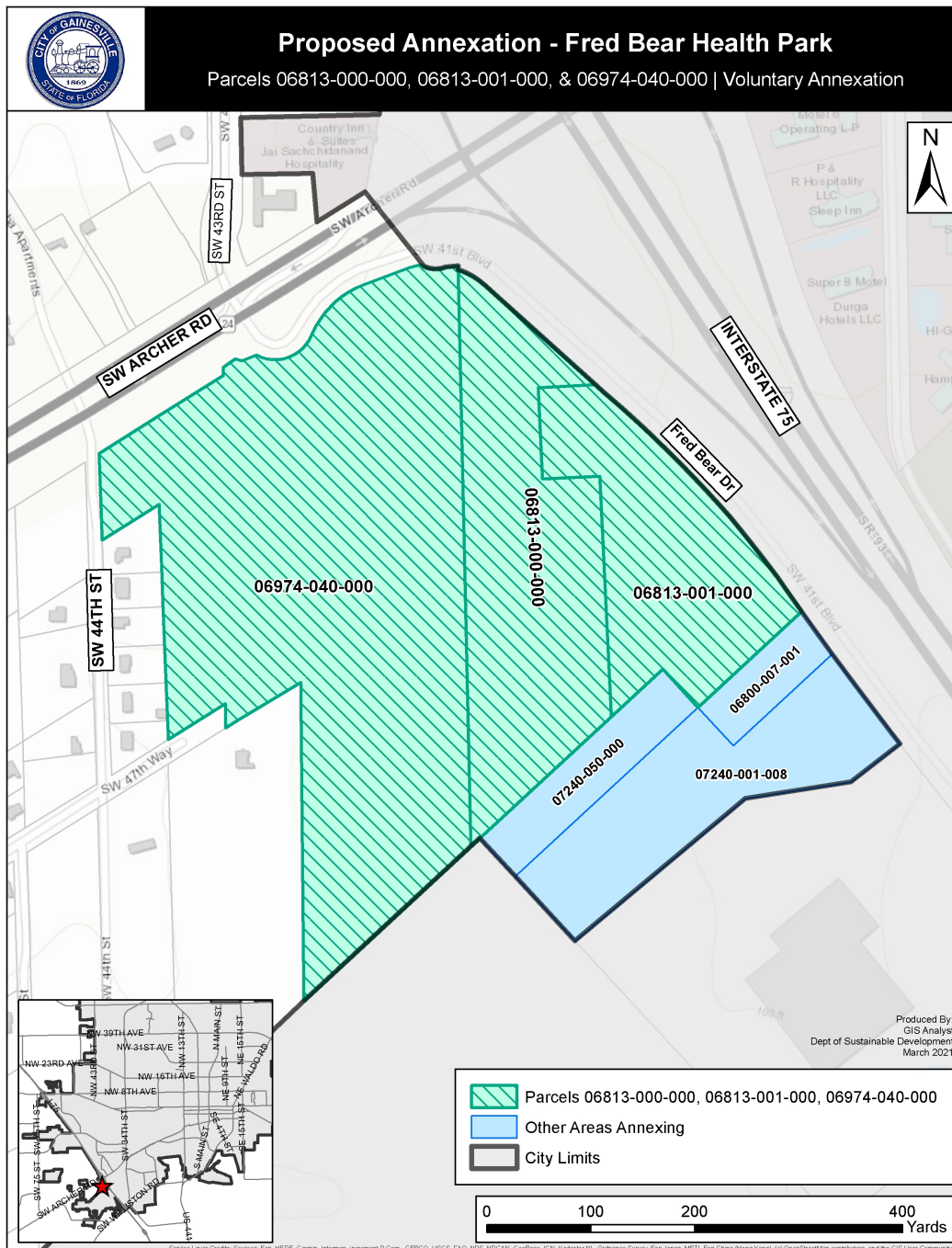
Gainesville, FL 32605



EXHIBIT A

06974-040-000
06813-000-000

Tax Parcel Number 06813-001-000 recognized by the Alachua County Property Appraiser, being more accurately defined on the attached map.





210465B

A PETITION FOR VOLUNTARY ANNEXATION

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA

FROM: R-15 Business Park + Self Storage, Inc (Petitioner(s))

TAX PARCEL(S): 07240-001-008

DATE: 5/26/21

I/We, John Kish, Jr, as
pres (title) of the corporation/owner

submit this petition to the City Commission of the City of Gainesville, Alachua County, Florida, and request annexation to the City of Gainesville, of all the property described below and incorporate this property within the territorial limits of the City of Gainesville, pursuant to the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

The undersigned officer(s) certifies that he/she is/are the lawful owner(s) of the property and is/are authorized to bind the corporation and execute this petition on behalf of the corporation as the owner(s) of the following described property, which is situated in Alachua County, Florida.

By submitting this petition, the undersigned officer(s) hereby consent to a fire services special assessment which may be imposed by the City of Gainesville on property located within its boundaries.

(See Exhibit A for description attached hereto and made a part hereof as if set forth in full)

The property described above which is requested to be annexed is contiguous with the corporate limits of the City of Gainesville and is reasonably compact. It is generally located in the vicinity of:



210465B

south of SW Archer Road,


west of Interstate 75,

north of Current City Limits,

and east of SW 44th Street.

The undersigned officer (s) expresses the corporation's consent to the adoption of Ordinances of the City of Gainesville, voluntarily annexing and incorporating the property described above into the City of Gainesville, Alachua County, Florida, pursuant to the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

SIGNATURE:



NAME:

John Kish, Jr

TITLE:

pres.

ADDRESS:

7085 NW 20th Pl Ft Ld 32605

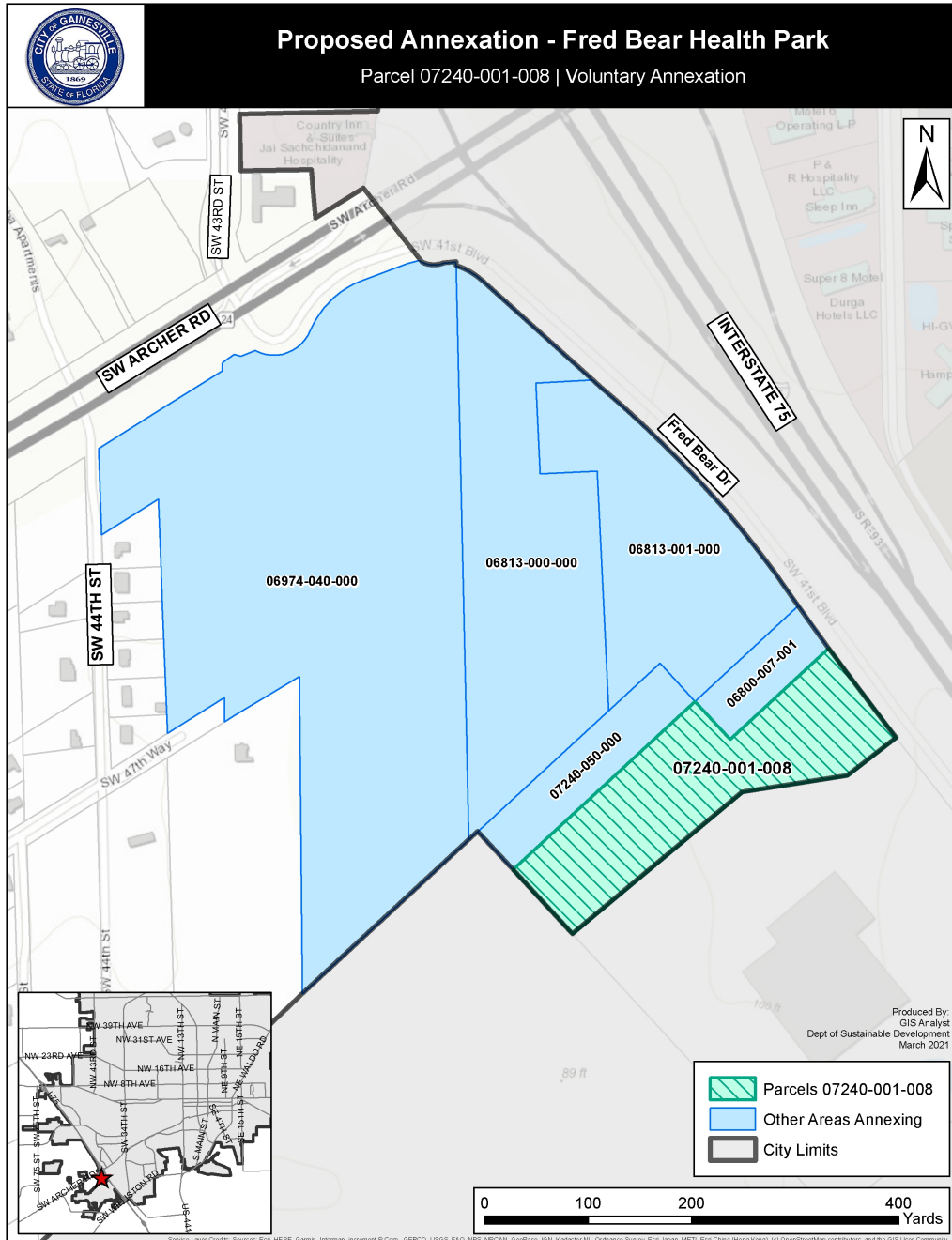
352-665-8556 John.Kish.Jr@gmail.com



210465B

EXHIBIT A

Tax Parcel Numbers 07240-001-008 recognized by the Alachua County Property Appraiser, being more accurately defined on the attached map.





A PETITION FOR VOLUNTARY ANNEXATION

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA

FROM: James D. Henderson, II (Petitioner(s))

TAX PARCEL(S): 07240-050-000

DATE: 3-11-2021

I/We, James D. Henderson, II, as
Co-Trustee (title) of the Prairie View Trust

submit this petition to the City Commission of the City of Gainesville, Alachua County, Florida, and request annexation to the City of Gainesville, of all the property described below and incorporate this property within the territorial limits of the City of Gainesville, pursuant to the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

The undersigned officer(s) certifies that he/she is/are the lawful owner(s) of the property and is/are authorized to bind the corporation and execute this petition on behalf of the corporation as the owner(s) of the following described property, which is situated in Alachua County, Florida.

By submitting this petition, the undersigned officer(s) hereby consent to a fire services special assessment which may be imposed by the City of Gainesville on property located within its boundaries.

(See Exhibit A for description attached hereto and made a part hereof as if set forth in full)

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west of Interstate 75,

north of Current City Limits,

and east of SW 44th Street.

The undersigned officer (s) expresses the corporation's consent to the adoption of Ordinances of the City of Gainesville, voluntarily annexing and incorporating the property described above into the City of Gainesville, Alachua County, Florida, pursuant to the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes).

SIGNATURE:

James D. Henderson, II

NAME:

James D. Henderson, II

TITLE:

Co-Trustee

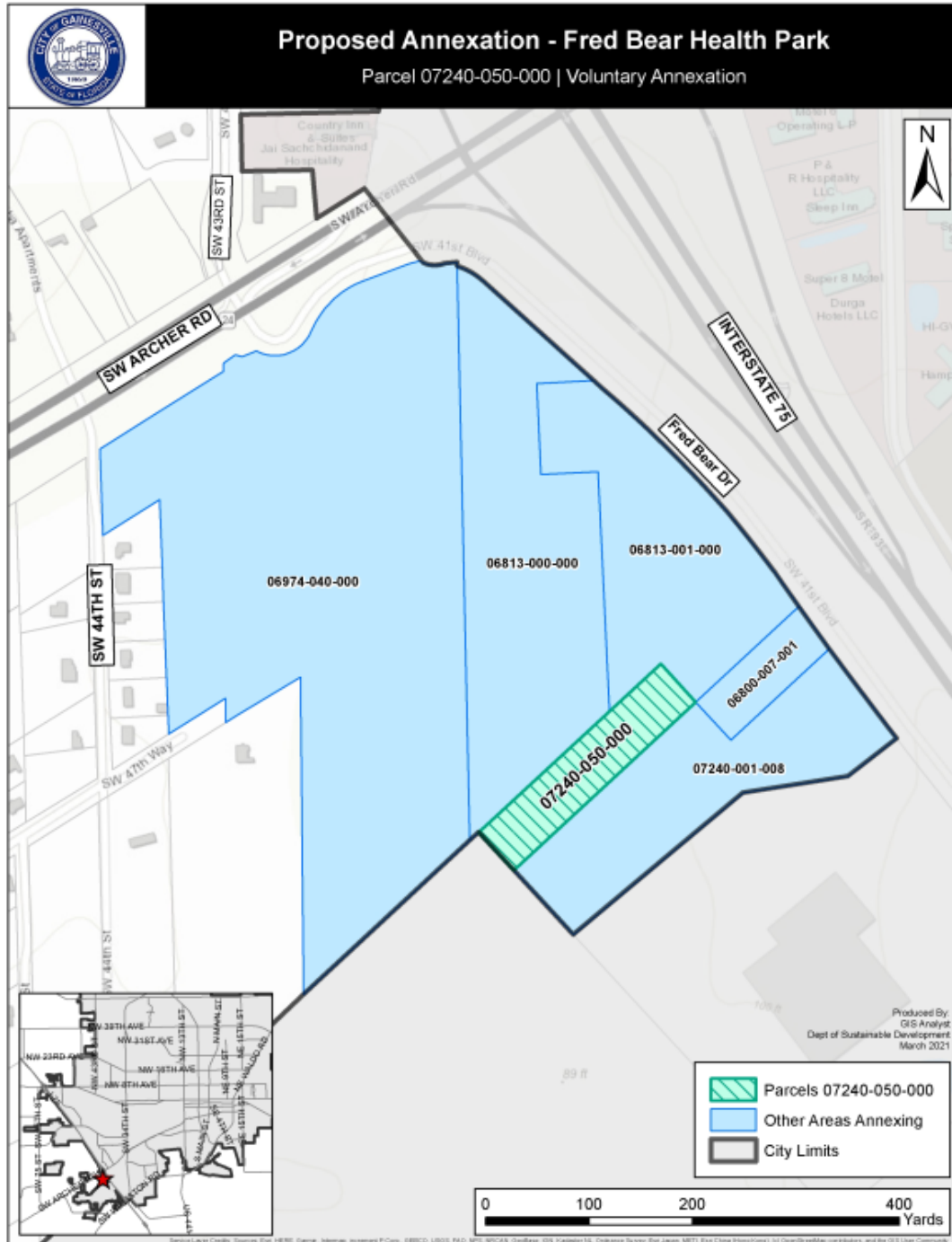
ADDRESS:

3501 S. Main Street, Suite 1
Gainesville, FL 32601



EXHIBIT A

Tax Parcel Numbers 07240-050-000 recognized by the Alachua County Property Appraiser, being more accurately defined on the attached map.





FRED BEAR HEALTH PARK

**Small-scale Comprehensive Plan
Amendment (SsCPA) – Justification Report
July 27, 2021**

Prepared for:
City of Gainesville Department of Sustainable Development

Prepared on behalf of:
North Florida Regional Medical Center

Prepared by:
CHW

PN# 20-0063
N:\2020\20-0063\Departments\02_Planning\Reports\RPT 210713 Bear Health LUC.docx

Table of Contents

Section	Page No.
1. Executive Summary.....	1
2. Statement of Proposed Change.....	2
3. Impact Analysis.....	6
4. Consistency with City of Gainesville Comprehensive Plan.....	17
5. Urban Sprawl Analysis.....	21

List of Tables

Table 1: Surrounding Future Land Use and Zoning Designations	3
Table 2: Existing Maximum and Proposed Permitted Development Potential.....	9
Table 3: Trip Generation	10
Table 4: Projected Potable Water Demand	12
Table 5: Projected Sanitary Sewer Demand.....	14
Table 6: Projected Solid Waste Demand and Capacity	15
Table 7: Potential Student Generation	16

List of Figures

Figure 1: Aerial Map.....	2
Figure 2: Existing Future Land Use Map	3
Figure 3: Proposed Future Land Use Map	4
Figure 4: Existing Zoning Map.....	4
Figure 5: Proposed Zoning Map.....	5
Figure 6: Topography, Wetlands, and FEMA Floodplain Map	7
Figure 7: Natural Resources Conservation Service (NRCS) Soils Map	7
Figure 8: GRU Potable Water Infrastructure Map.....	11
Figure 9: GRU Sanitary Sewer Infrastructure Map	13

1. Executive Summary

To: Mr. Andrew Persons, AICP, Department of Sustainable Development, Director
From: Seth Wood, Project Planner
Date: July 27, 2021
Re: Fred Bear Health Park – SsCPA Application

<p>Jurisdiction: City of Gainesville</p>	<p>Development Intent: Emergency Care Facility and Behavioral Health Hospital</p>
<p>Location Description/Address: The southwest quadrant of the SW Archer Road/I-75 interchange, between SW 44th Street and SW 41st Boulevard.</p>	
<p>Parcel Numbers: 06974-040-000 06813-000-000 06813-001-000</p>	<p>Site Acreage: ±49.14 acres <i>(Source: Alachua County Property Appraiser)</i></p>
<p>Existing Future Land Use: <i>Residential Medium Density (Alachua County) (4-8 du/acre)</i> The urban residential land use categories of Alachua County are meant to encourage development of residential land in a manner that promotes social and economic diversity, provides for phased and orderly growth, and provides for access to existing or planned public services. The Residential Medium Density is within the urban residential land use category, and allows greater than four to less than or equal to eight dwelling units per acre.</p>	<p>Proposed Future Land Use: <i>Office (City of Gainesville)</i> The City of Gainesville’s Office land use category identifies areas appropriate for office, residential, professional and service uses, <u>hospital and medical uses</u>, and appropriate ancillary uses.</p>
<p>Existing Zoning District: Parcel 06974-040-000: <i>R-1A (Alachua County) (1-4 du/ac)</i> <i>R-1B (Alachua County) (4-8 du/ac)</i> <i>RM (Alachua County) (8 du/ac)</i> Parcels 06813-000-000, 06813-001-000 <i>R-2 (Alachua County) (4-8 du/ac)</i> The single-family and multifamily residential zoning districts of Alachua County implement the urban residential Future Land Use classifications of the Alachua County Comprehensive Plan.</p>	<p>Proposed Zoning District: <i>Medical Services (MD) (City of Gainesville)</i> The City of Gainesville MD district is established to provide adequate space and appropriate locations suitable for accommodating the health and related medical needs of the community.</p>
<p>Existing Maximum Density/Intensity <u>Density</u> ±49.14 acres * 8 du/ac = ±393 du Cottage Neighborhood: ±393 du * 2 = ±786 du <u>Intensity</u> N/A</p>	<p>Proposed Maximum Density/Intensity <u>Density</u> N/A <u>Intensity</u> 40% lot coverage * ±49.14 acres = ±856,215.36 square feet</p>
<p>Net Change Approval of this application will result in a potential net <i>reduction</i> of up to ±786 dwelling units and a net <i>increase</i> in potential for up to ±856,215.36 square feet of nonresidential use.</p>	

2. STATEMENT OF PROPOSED CHANGE

This Small-scale Comprehensive Plan Amendment (SsCPA) application requests to amend the City of Gainesville Future Land Use (FLU) classification on ±49.14 acres within the City of Gainesville (Alachua County Tax Parcels 06974-040-000, 06813-000-000, and 06813-001-000) from Alachua County Residential Medium Intensity FLU (4-8 du/acre) to City of Gainesville Office FLU. The project site is located in the southwest quadrant of the SW Archer Road/I-75 interchange, between SW 44th Street and SW 41st Boulevard, on land recently annexed into the City of Gainesville. **Figure 1** is an aerial map showing the site’s location and adjacent uses.

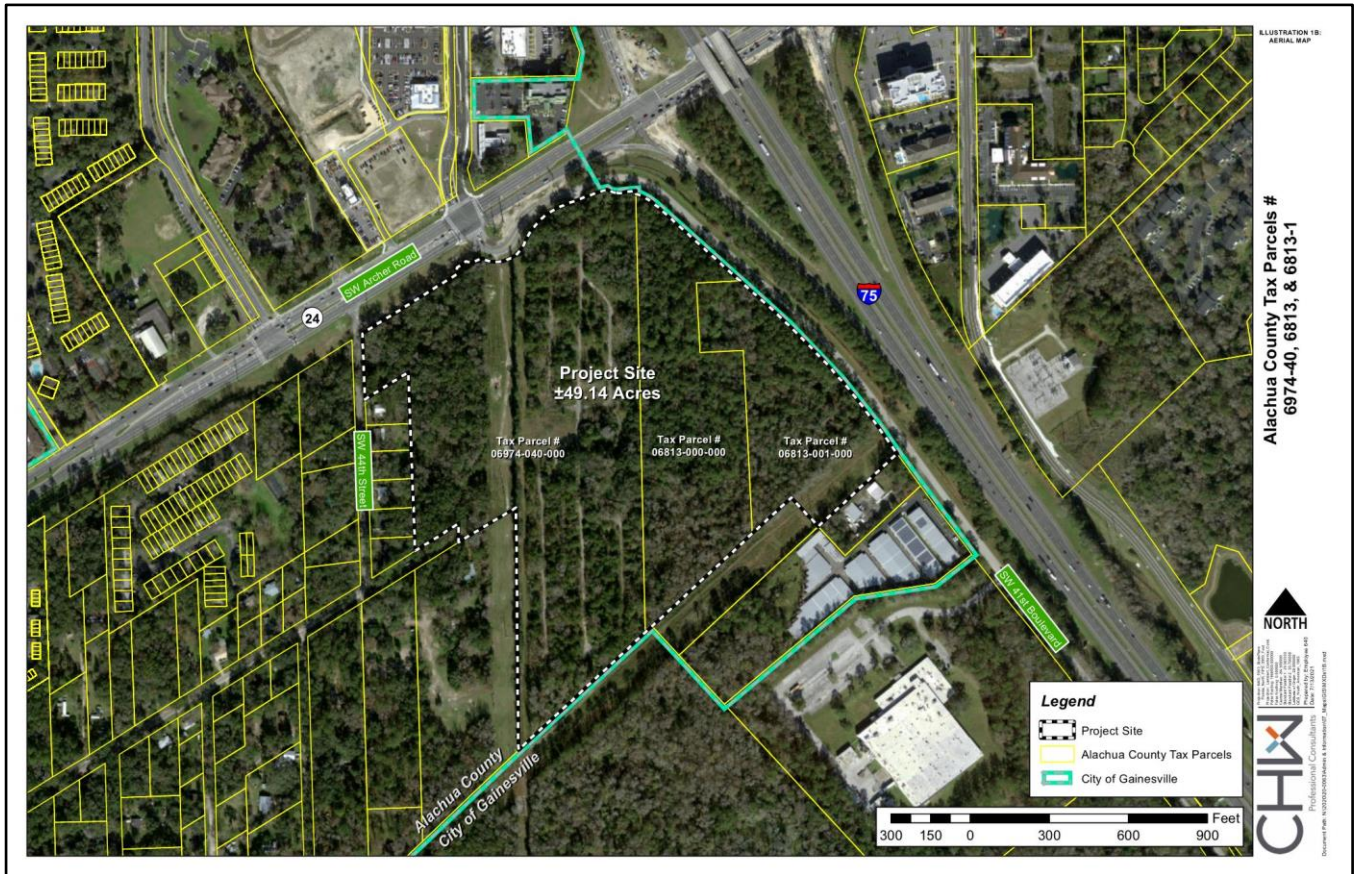


Figure 1: Aerial Map

The requested rezoning is submitted as a companion to a Rezoning Application to amend the Official Zoning Atlas designation from Alachua County Residential Single-Family and Multi-family zoning districts (R-1A, R-1B, RM, and R-2), to City of Gainesville Medical Services (MD) zoning district. This land use change and companion rezoning are necessary, as the parcels of the project site were recently annexed into the City of Gainesville. The resulting land use and zoning will enable the development of an Emergency Care Facility, Behavioral Health Hospital, and Rehabilitation Hospital, which will enhance the provision of essential medical care to the City of Gainesville, as well as Alachua County and the surrounding region. These City of Gainesville land use and zoning classifications apply appropriate development regulations to facilitate such a project.

Table 1 and Figures 2 and 4 show the current FLU and Zoning designations adjacent to the project site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	SW Archer Rd/SW 41 st Blvd ROW	SW Archer Rd/SW 41 st Blvd ROW
East	SW 41 st Blvd ROW	SW 41 st Blvd ROW
South	Medium Density Residential (County); Business Industrial (City); Light Industrial (County); Heavy Industrial (County)	Agricultural (County) / Manufacturing and Services Industrial (County) / Business Industrial (City)
West	Medium High Intensity Residential (County); Medium Density Residential (County)	SW 44 th St ROW / R-1A (County) / R-2 (County)

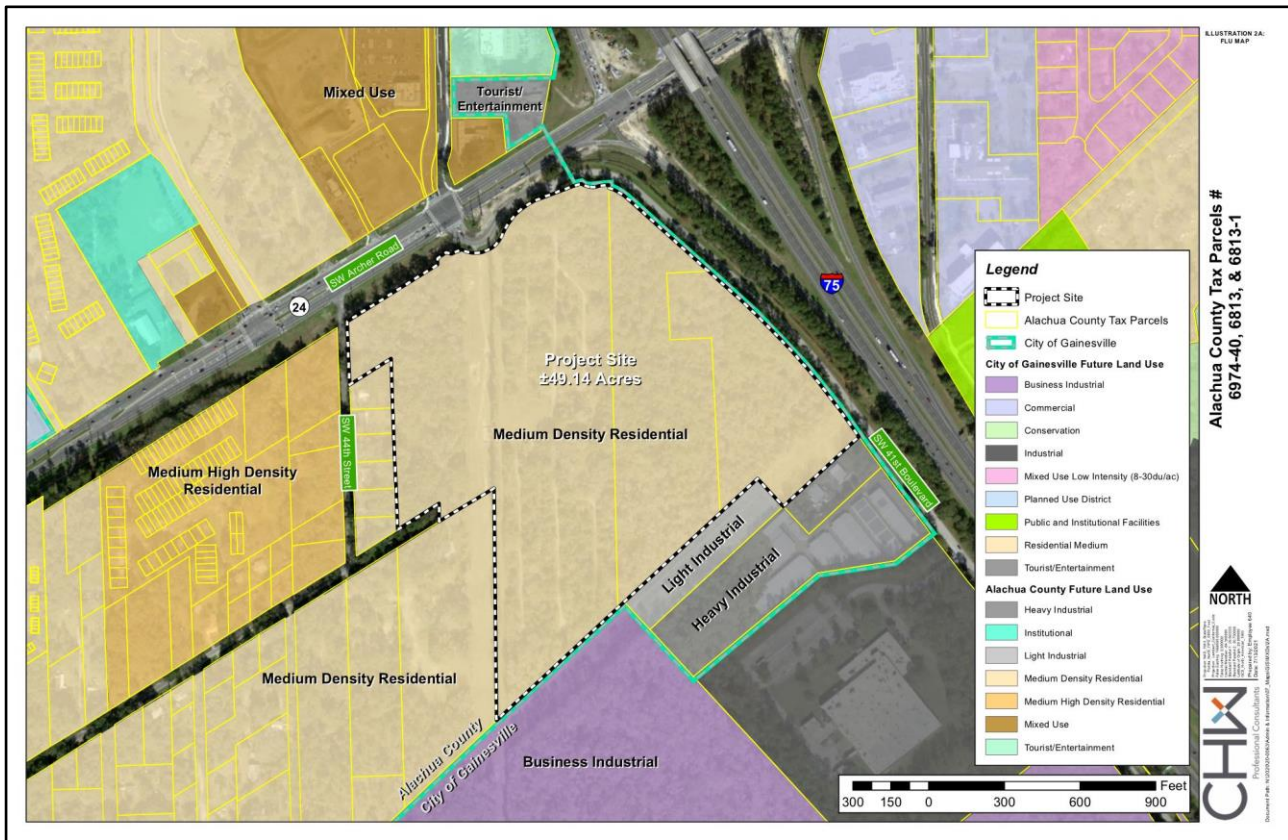


Figure 2: Existing Future Land Use Map

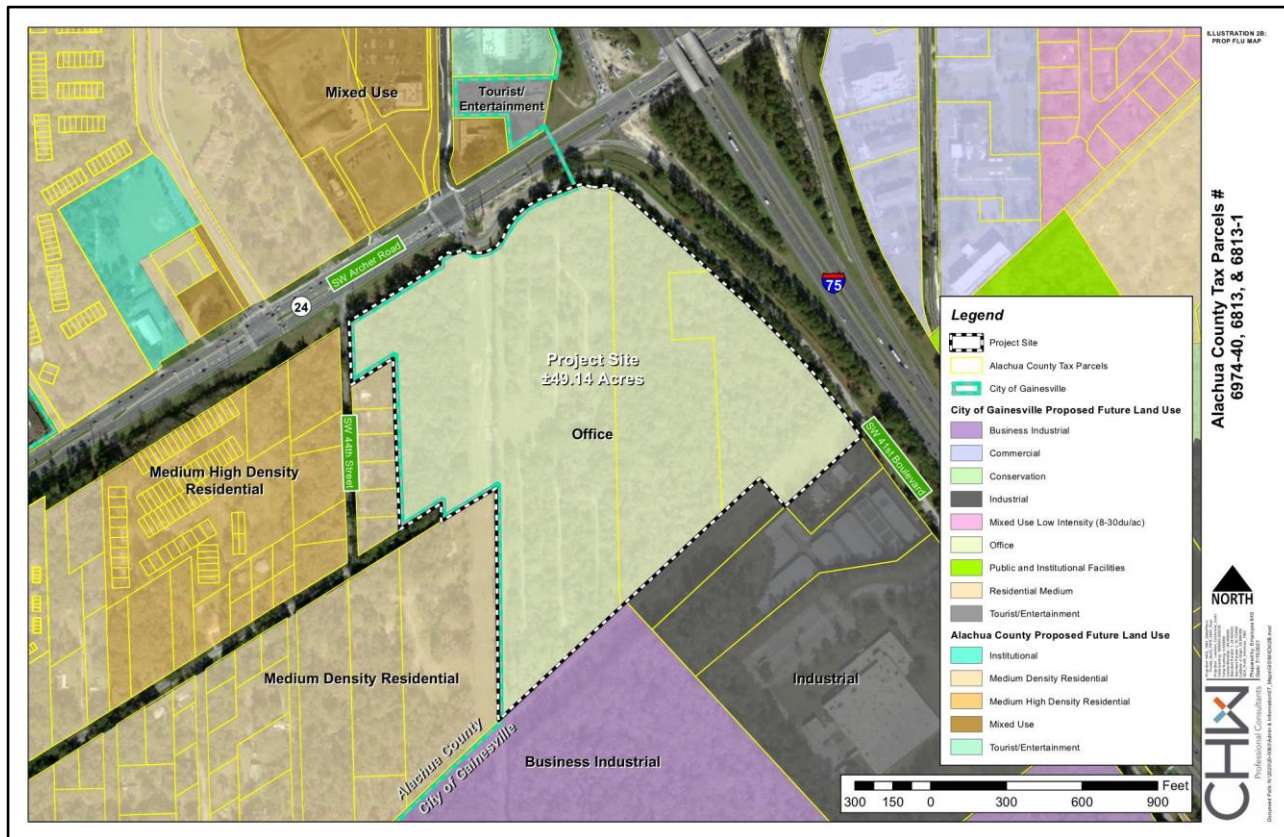


Figure 3: Proposed Future Land Use Map

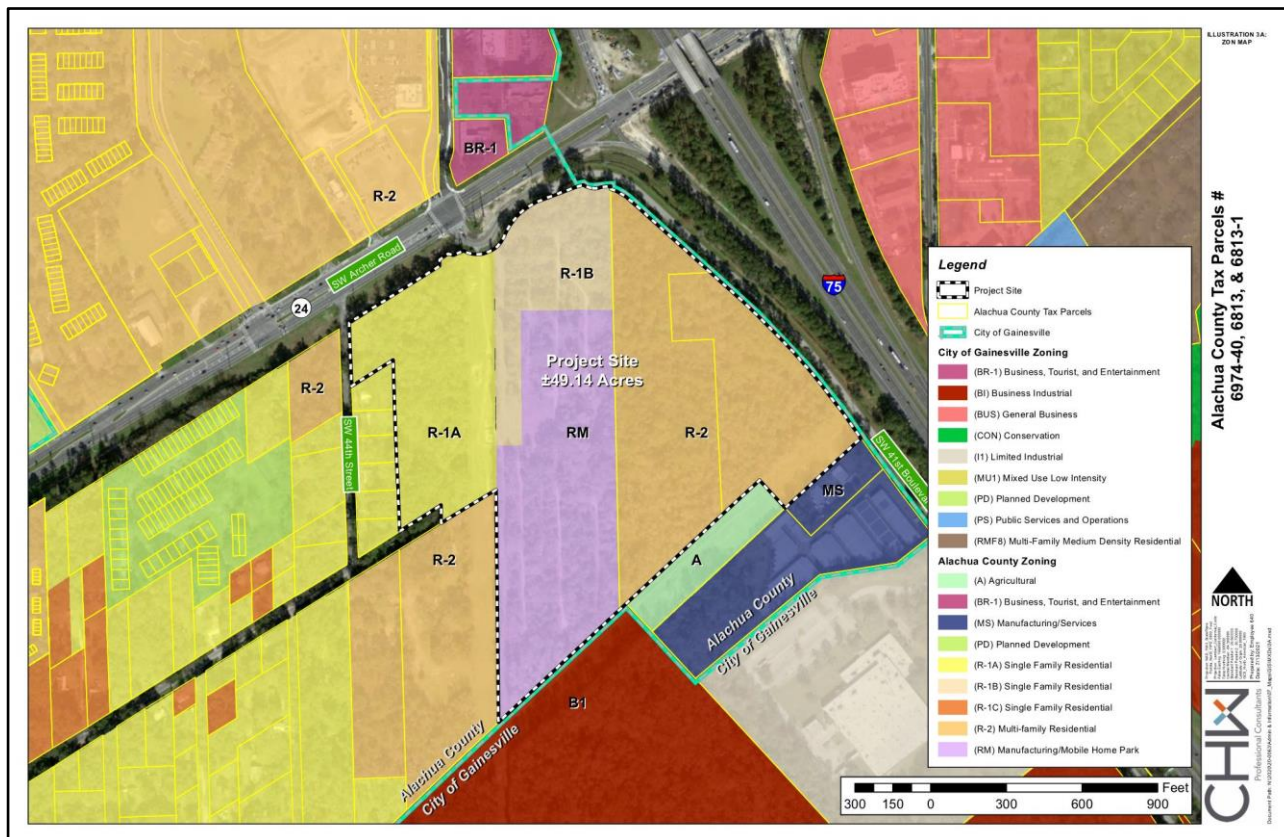


Figure 4: Existing Zoning Map

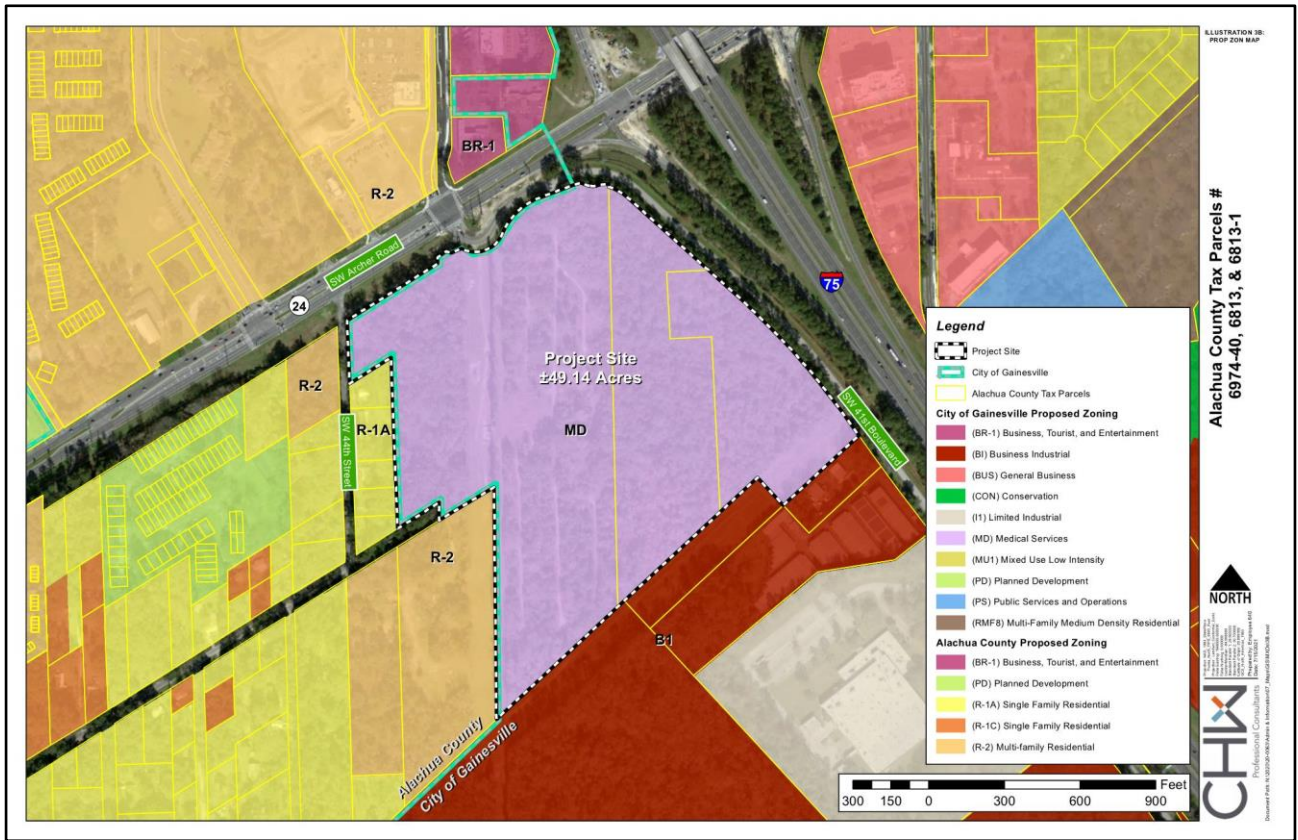


Figure 5: Proposed Zoning Map

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The development that will result from this land use change and companion rezoning will have minimal impact on residential streets. SW Archer Road/State Road 24, which the project site fronts, is a major arterial roadway designed to convey travelers to regional destinations. The site does not rely on residential streets to serve the site. SW 44th Street, abutting the project site on the west side, is a local roadway serving both non-residential businesses and residences. This street is not a means of primary access. Site development is not anticipated to impact residences that utilize this street.

IMPACT ON NOISE AND LIGHTING

Noise and light generated from the site's development will be contained within the project boundaries to the greatest extent practicable through adherence to the City's Comprehensive Plan and LDC regulations related to noise, light, and buffering.

ENVIRONMENTAL FEATURES

As shown in **Figure 6**, portions of the site are covered by FEMA Flood Zone A, wetlands, and the Fred Bear Hammock Strategic Ecosystem.

The site has elevations ranging from ±66 feet to ±114 feet, moving in a southeasterly direction. With the site's development, SMF will address water quantity and quality conditions as appropriate, consistent with City of Gainesville and Water Management District requirements. Specifications will be addressed thoroughly at the development review phase.

According to the National Resources Conservation Service (NRCS), the site contains a variety of soil types, as shown in **Figure 7**. The physical qualities of these soil types will be taken into consideration in development.

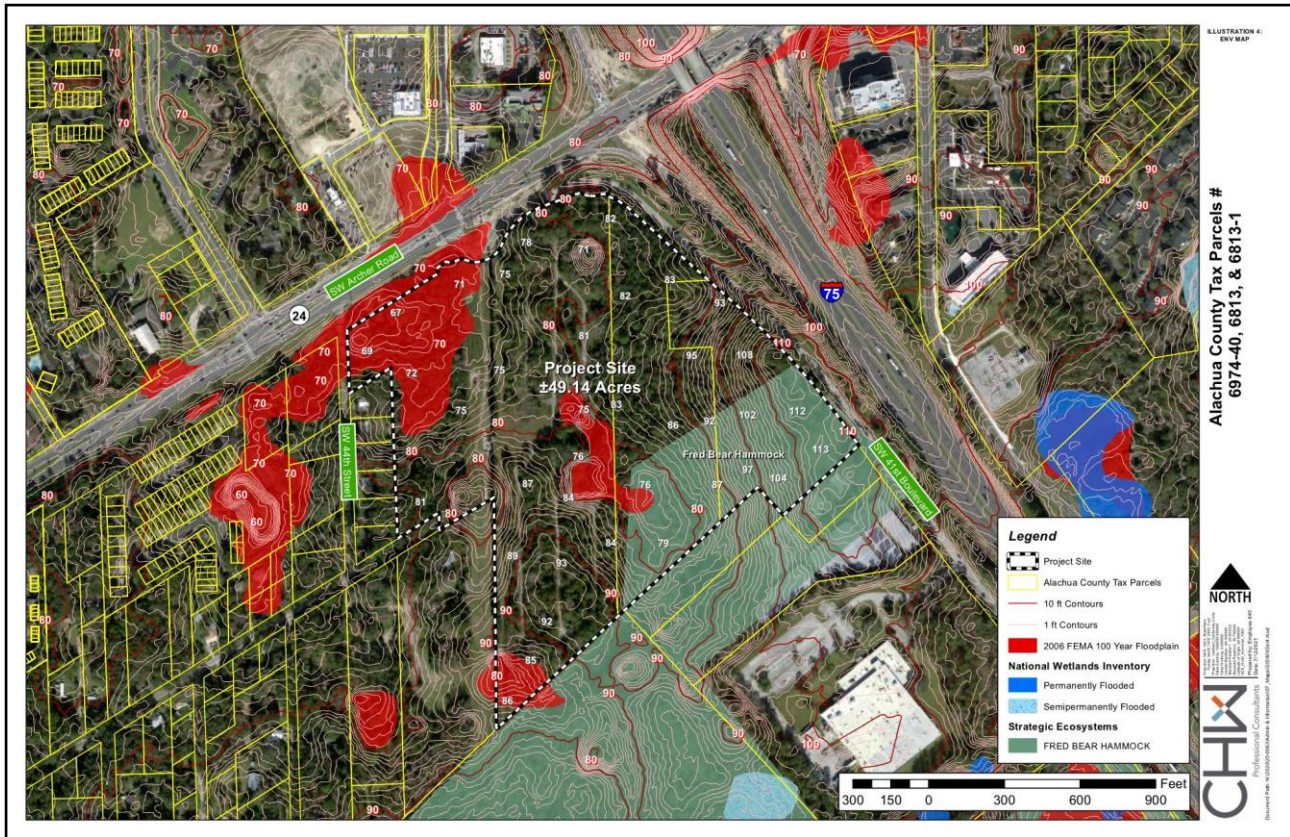


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

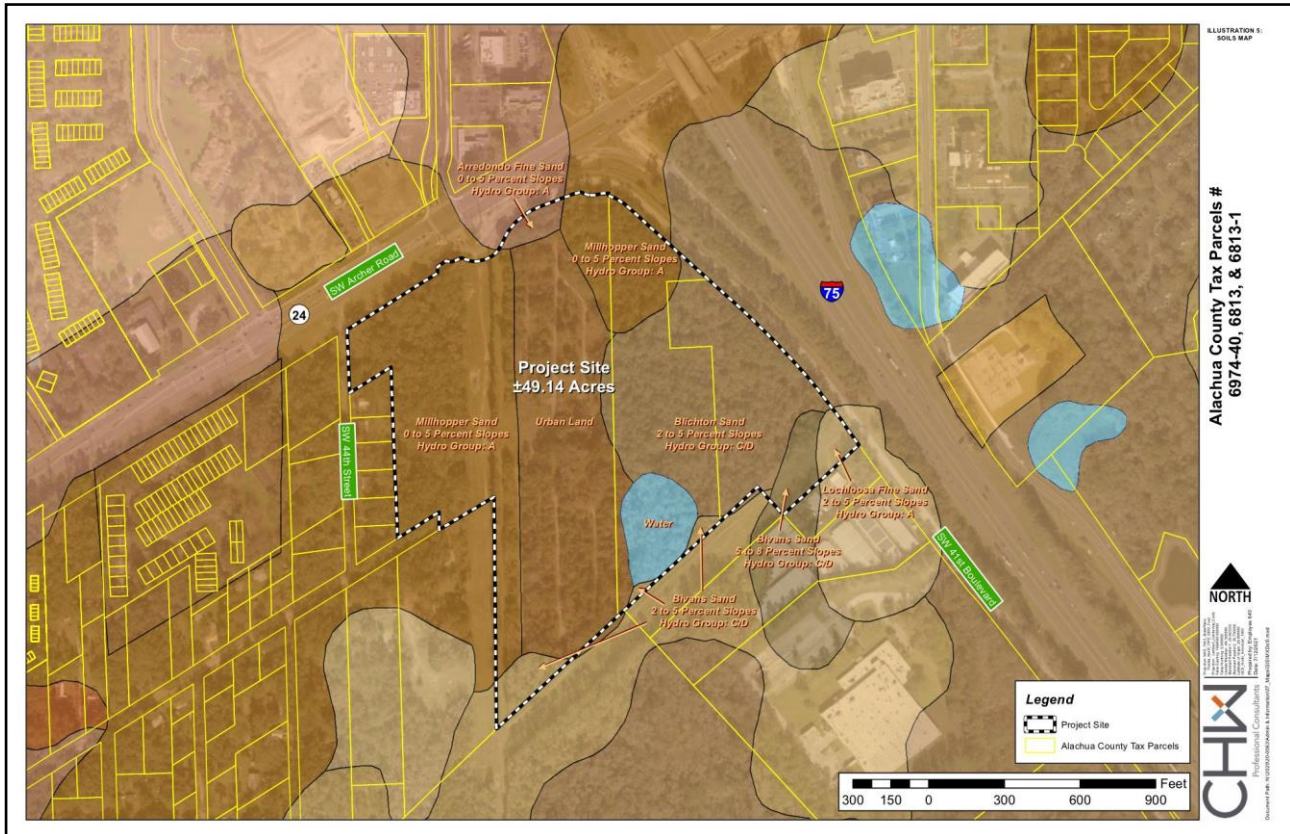


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

The site is not located within a historic district and does not possess documented historical sites or structures. If any items of historical or archeological significance are discovered within the project site during permit approval or development, it will be reported to the appropriate governmental body for further analysis.

COMMUNITY CONTRIBUTIONS

The proposed medical facilities, made possible by this application, will enable an optimal use of a currently underutilized plot of land in the City of Gainesville through the provision of essential medical services to both City and surrounding County residents. As the City of Gainesville and regional population continues to grow, so does the need for healthcare services. The development made possible by this land use change will help the City meet the growing demand for medical care that is intertwined with the growing population.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

The development made possible by this Comprehensive Plan Amendment (CPA) and rezoning will create new job both in the construction of the new facilities as well as within the healthcare field. The new facilities will continue Gainesville's ability to serve our regional with state-of-the art healthcare and address the needs of our growing population. Developing multi-million-dollar healthcare facilities on the undeveloped subject property will increase the tax base.

LEVEL OF SERVICE (LOS)

This application is being submitted concurrently with a rezoning application that requests the Medical Services (MD) zoning classification for the project site. Approval of these applications will change the development's maximum density and intensity permitted onsite. The calculations for determining both the existing maximum and proposed development potential have been summarized in **Table 2**.

Table 2: Existing Maximum and Proposed Permitted Development Potential

Existing Future Land Use	Proposed Future Land Use
Residential Medium Density (4-8 du/ac) (Alachua County)	Office (City of Gainesville)
<i>Existing Maximum Permitted Density</i>	<i>Proposed Maximum Permitted Density</i>
±49.14 acres * 8 du/ac = ±393 du Cottage Neighborhood: ±393 du * 2 = ±786 du	N/A
<i>Existing Maximum Permitted Intensity</i>	<i>Proposed Maximum Permitted Intensity</i>
N/A	40% of ±49.14 acres = ±856,215.36 square feet
Net Change	
<ul style="list-style-type: none"> • Net <i>reduction</i> of up to ±786 dwelling units • Net <i>increase</i> in potential for up to ±856,215.36 square feet of nonresidential use. 	

Roadways / Transportation

Table 3: Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Size	Daily	AM Peak			PM Peak		
				Total	Total	In	Out	Total	In	Out
Proposed										
Freestanding Emergency Room (FSER)	650	KSF	11	274	12	6	6	17	8	9
Hospital	610	Beds	84 ¹	1875	155	112	43	159	45	114
<i>Subtotal</i>				2,149	167	118	49	176	53	123
Existing Potential										
Single-Family Detached Housing	210	Dwelling Units	786 ²	7,420	582	291	291	778	389	389
Net Demand				(5,271)	(415)	(173)	(242)	(602)	(336)	(266)

Source: ITE Trip Generation Manual, 10th Edition

1. Includes a 24-bed rehabilitation hospital and a 60-bed behavioral health hospital.
2. Residential units are based on the number of units permitted by Alachua County Residential Medium Density. Because the project site is within an urban residential land use designation, it is possible to double the maximum number of units per acre permitted if developed as a Cottage Neighborhood, per Alachua County Unified Land Development Code Sec. 407.154(d). Thus, the density resulting from this option was utilized for calculations.
 - a. $\pm 49.14 \text{ acres} * 8 \text{ du/ac} = \pm 393 \text{ du}$
 - b. Cottage neighborhood: $\pm 393 \text{ du} * 2 = \pm 786 \text{ du}$

Conclusion: Approval of this request may result in a **net decrease of 5,271 total trips per day** when compared to the site's maximum development potential.

Potable Water

Based on the Gainesville Regional Utilities (GRU) potable water infrastructure map (**Figure 8**), the site currently connects to a 12" Ductile Iron Pipe (DIP) water main within the SW 41st Boulevard right-of-way and a 12" DIP serving the site from SW Archer Road.

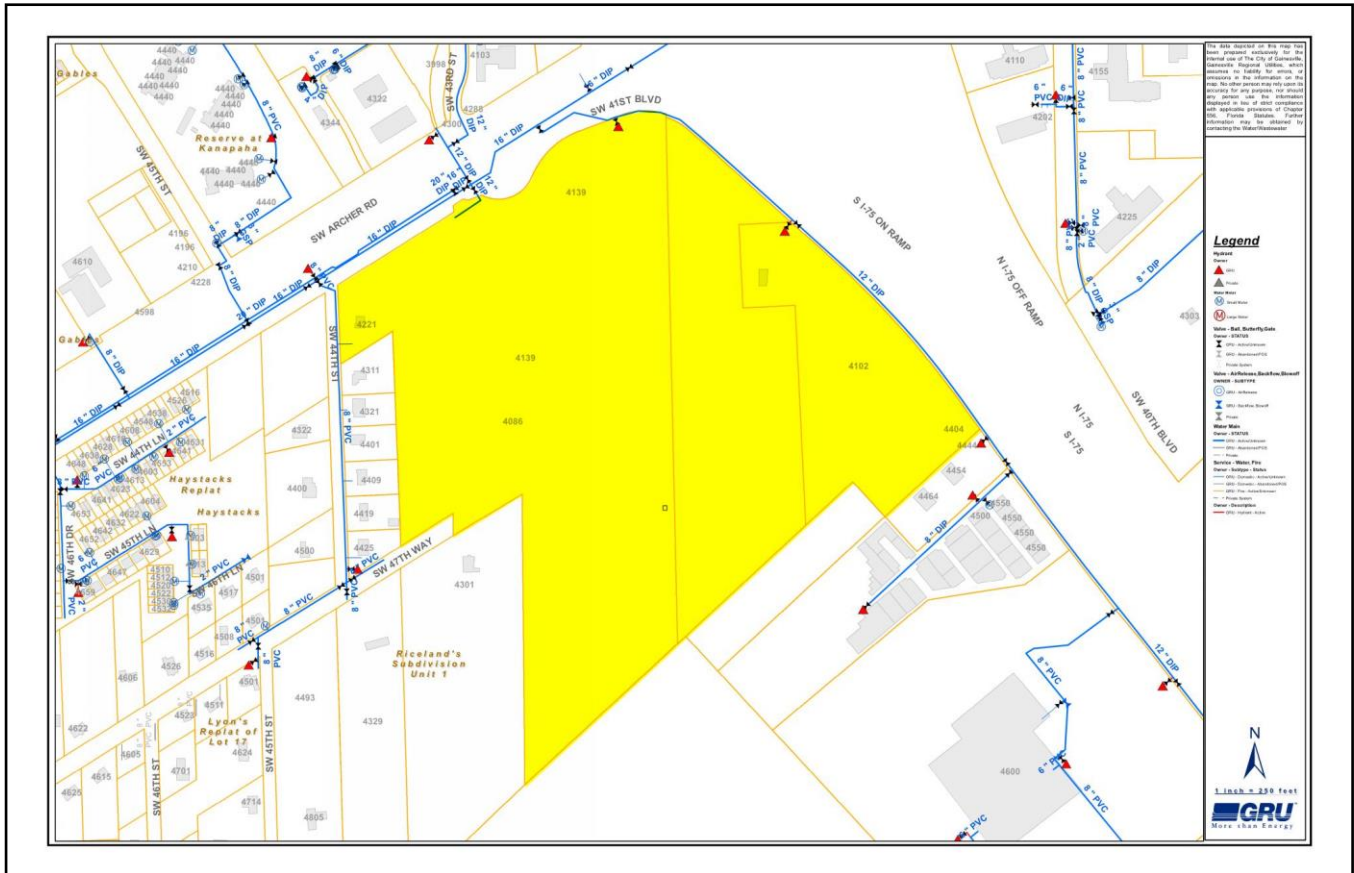


Figure 8: GRU Potable Water Infrastructure Map

Table 4: Projected Potable Water Demand

Land Use	Units ¹	Generation Rate ²	Estimated Demand (GPD)
Proposed			
Hospital	93	200 gallons / unit / day	18,600
Existing (Maximum Potential)			
Residential	786	124.5 gallons per capita * (units * 2.3 persons per household)	225,071.1
Net Demand	-	-	(206,471.1)

1. Units are calculated as follows:
 - a. Residential units are based on the number of units permitted by Alachua County Residential Medium Density. Because the project site is within an urban residential land use designation, it is possible to double the maximum number of units per acre permitted if developed as a Cottage Neighborhood, per Alachua County Unified Land Development Code Sec. 407.154(d). Thus, the density resulting from this option was utilized for calculations.
 - i. $\pm 49.14 \text{ acres} * 8 \text{ du/ac} = \pm 393 \text{ du}$
 - ii. Cottage neighborhood: $\pm 393 \text{ du} * 2 = \pm 786 \text{ du}$
 - b. Hospital units are the number of beds anticipated in development. The number of beds anticipated for the rehabilitation hospital is 24; the number of beds anticipated for the behavioral health hospital is 60. The number of beds for the freestanding emergency room was estimated based on the existing Freestanding Emergency Room on Millhopper Road, which is $\pm 10,848$ square feet and has 9 exam rooms. Based on this, the estimated number of beds in the proposed $\pm 11,000$ -square-foot emergency room is 9.
2. Generation rates per Ch. 64E-6.008, F.A.C. and Alachua County Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.

Conclusion: Approval of this request may result in a **net decrease of 206,471.1 gallons per day**, based on the site's maximum development potential. The projected potable water demand *will not* negatively impact the City's adopted LOS.

Sanitary Sewer

As shown on the GRU sanitary sewer infrastructure map (**Figure 9**), a service lateral and a force main run north-south across the project site, with two manholes onsite. Another force main runs across the southeastern corner of the site.

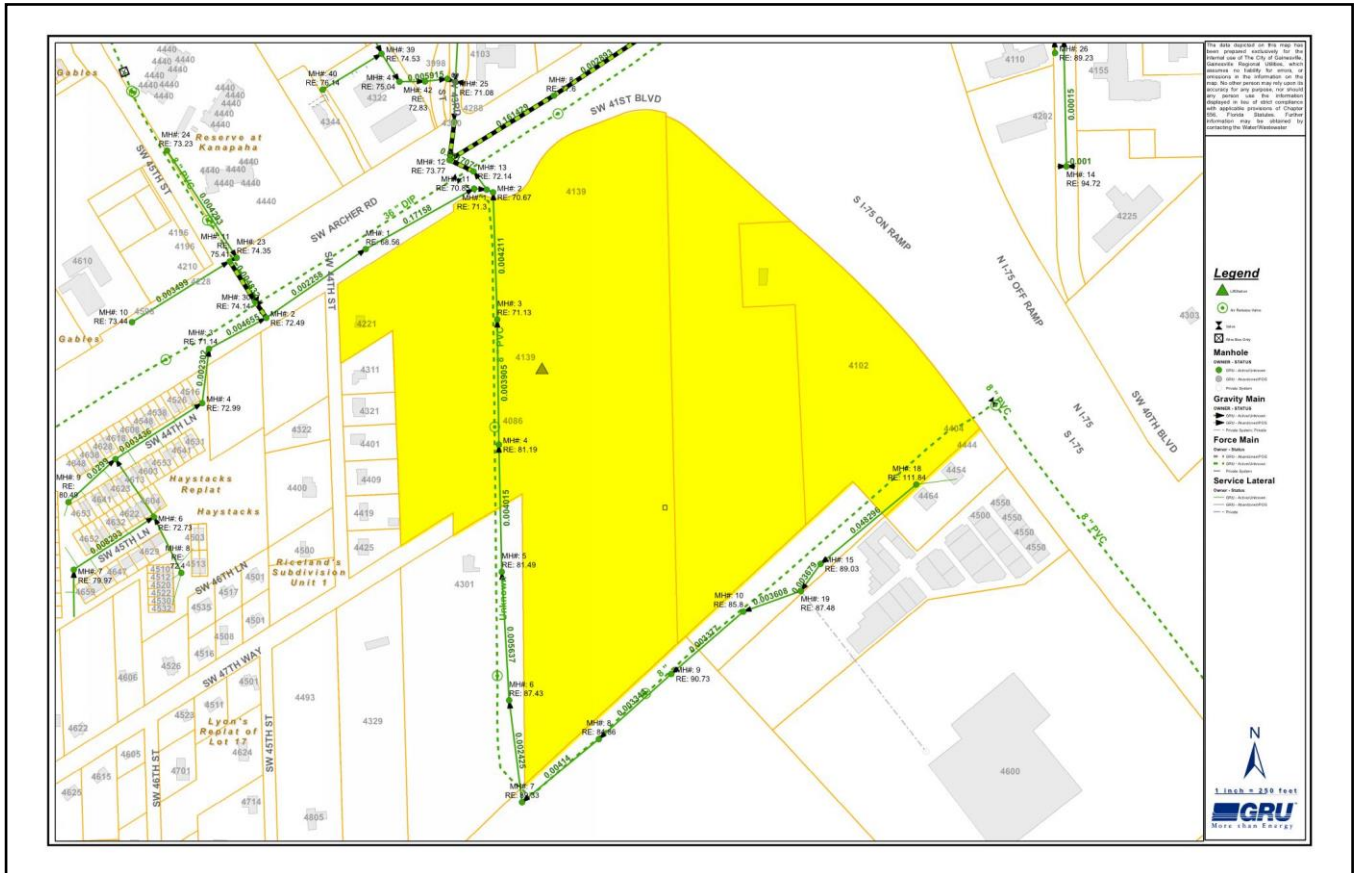


Figure 9: GRU Sanitary Sewer Infrastructure Map

Table 5: Projected Sanitary Sewer Demand

Land Use	Units ¹	Generation Rate ²	Estimated Demand (GPD)
Proposed (Max Potential)			
Hospital	93	200 gallons / unit / day	18,600
Existing (Max Potential)			
Residential	786	106 gallons per capita * (units * 2.3 persons per household)	191,626.8
Net Demand	-	-	(173,026.8)

1. Units are calculated as follows:
 - a. Residential units are based on the number of units permitted by Alachua County Residential Medium Density. Because the project site is within an urban residential land use designation, it is possible to double the maximum number of units per acre permitted if developed as a Cottage Neighborhood, per Alachua County Unified Land Development Code Sec. 407.154(d). Thus, the density resulting from this option was utilized for calculations.
 - i. $\pm 49.14 \text{ acres} * 8 \text{ du/ac} = \pm 393 \text{ du}$
 - ii. Cottage neighborhood: $\pm 393 \text{ du} * 2 = \pm 786 \text{ du}$
 - b. Hospital units are the number of beds anticipated in development. The number of beds anticipated for the rehabilitation hospital is 24; the number of beds anticipated for the behavioral health hospital is 60. The number of beds for the freestanding emergency room was estimated based on the existing Freestanding Emergency Room on Millhopper Road, which is $\pm 10,848$ square feet and has 9 exam rooms. Based on this, the estimated number of beds in the proposed $\pm 11,000$ -square-foot emergency room is 9.
2. Generation rates per Ch. 64E-6.008, F.A.C. and Alachua County Comprehensive Plan Potable Water and Wastewater Data and Analysis Report.

Conclusion: Approval of this request may result in a **net decrease of 173,026.8 gallons per day**, based on the site's maximum development potential. The projected potable water demand *will not* negatively impact the City's adopted LOS.

Solid Waste

Table 6: Projected Solid Waste Demand and Capacity

Land Use	Maximum Units ¹	Solid Waste Generated ² (Tons Per Year)
Proposed		
Nonresidential	856,215.36	1,875.11
Existing (Maximum Potential)		
Residential	786	1,491.83
Net Demand	-	383.28
Leveda Brown Environmental Park and Transfer Station Capacity³		20 years

1. Units are calculated as follows:
 - a. Residential units are based on the number of units permitted by Alachua County Residential Medium Density. Because the project site is within an urban residential land use designation, it is possible to double the maximum number of units per acre permitted if developed as a Cottage Neighborhood, per Alachua County Unified Land Development Code Sec. 407.154(d). Thus, the density resulting from this option was utilized for calculations.
 - i. $\pm 49.14 \text{ acres} * 8 \text{ du/ac} = \pm 393 \text{ du}$
 - ii. Cottage neighborhood: $\pm 393 \text{ du} * 2 = \pm 786 \text{ du}$
 - b. Nonresidential units are based on maximum lot coverage permitted by Gainesville Land Development Code Table V-10, which allows 40% lot coverage in MD zoning district.
2. Formulas per Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996
 - a. Residential: $\# \text{ of dwelling units} * 2.6 \text{ persons per dwelling unit} * 0.73 \text{ per capita}$
 - b. Nonresidential: $((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} * \text{square footage}) * 365) / 2,000)$
3. Source: Alachua County Comprehensive Plan, Solid Waste Element, Objective 1.4

Conclusion: As calculated in **Table 6**, solid waste facility capacity exists to adequately serve the proposed uses. The applications' approval *would not* negatively impact the adopted LOS. The Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the proposed change's demand.

Education Facilities

Table 7: Potential Student Generation

Land Use (ITE)	Units	Elementary		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Freestanding Emergency Room and Hospital	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Existing (Max. Potential)							
Single Family Residential	786	0.14	111	0.06	48	0.08	63
Net Change	(786)	-	(111)	-	(48)	-	(63)

1. Source: Alachua County Public Schools Five Year District Facilities Plan

Conclusion: Approval of this request may result in a **potential net decrease of 111 elementary-school age children; 48 middle-school age children; and 63 high-school age children** compared to what is currently possible onsite. The project site is in the school zones of Idylwild Elementary School; Kanapaha Middle School; and Gainesville High School, per available Alachua County Growth Management resources.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Gainesville is provided in normal font while consistency statements are provided in **bold font**.

The proposed Future Land Use and the companion proposed zoning district are consistent with the following Comprehensive Plan goals, objectives, and policies:

FUTURE LAND USE ELEMENT

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

The proposed development, made possible by this land use change, will improve the quality of life in Gainesville by ensuring a stronger provision of essential health services for the community. The development will improve workplace choice and provide essential healthcare sustainably, by co-locating multiple compatible uses on the same currently under-utilized land. The site is near multiple major roadways, serving both future employees and patients. And with existing infrastructure are already present, not requiring extensions of services.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

The proposed development includes a mix of related medical uses. The site is an ideal location for the proposed development, as it is located on Archer Road, a heavily-trafficked roadway and a major I-75 interchange, enabling ease of access for persons in need of medical service within he region, as well as emergency vehicles.

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.

Currently, the project site is vacant. The proposed development, made possible by this SsCPA and companion rezoning, includes a mix of new essential medical uses within the City. This will promote increased quality of life by ensuring an adequate provision of health services for current and future City of Gainesville and Alachua County residents. This will also promote a healthy economy by growing the supply of job opportunities in the City and attracting medical professionals to the area. Finally, this development will discourage sprawl by more thoroughly utilizing the currently underutilized site, in close proximity to residential and nonresidential uses and in an area that already has utility and transportation infrastructure present.

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:

Office (O):

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

The land use change to Office requested by this application will make possible the development of medical uses on site. This land use is the most suitable, as it explicitly identifies appropriate areas for hospital and medical uses. No residential uses are proposed for the site, nor are they permitted in the MD zoning district, proposed by a companion Rezoning application.

Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Consistency with the Comprehensive Plan;

The proposed SsCPA is consistent with the Comprehensive Plan, as illustrated in this section.

2. Compatibility and surrounding land uses;

The development proposed is compatible with the surrounding area and surrounding land uses. The site is located on SW Archer Road/SR 24, a heavily trafficked corridor, and is proximate to the Archer Road I-75 exit and on-ramp. The surrounding area includes a mix of residential and nonresidential uses and has seen steady growth in recent years. Medical services are compatible with such uses because they offer health-affirming and, potentially, life-saving care to residents, customers, workers, and all other people in this area.

3. Environmental impacts and constraints;

Portions of the project site are covered by FEMA Flood Zone A and wetlands. A southeastern portion of the site is covered by the Fred Bear Hammock Strategic Ecosystem. The development planning made possible by this application will take these environmental features into account and minimize impacts to the extent practicable, in accordance with all pertinent regulations.

4. Support for urban infill and/or redevelopment;

The proposed project supports urban infill development by facilitating a better utilization of urban City of Gainesville land with a mix of essential medical uses in a highly accessible part of the City. The resultant development will fill in a piece of land in urbanized Gainesville in a way that achieves its full potential.

5. Impacts on affordable housing;

The proposed project does not include any residential uses. The project will result in an increase in job opportunities, which has a potential indirect impact of improving housing affordability through improved wages.

6. Impacts on the transportation system;

As demonstrated in Section 3 of this report, the site is expected to have a minimal impact on the area's existing transportation system compared to the site's existing maximum development potential. Sufficient roadway capacity exists to facilitate the intended non-residential development.

7. An analysis of the availability of facilities and services;

As demonstrated in Section 3 of this report, the site is expected to decrease demand on the City's potable water and sanitary sewer infrastructure relative to what is currently possible on the site with current FLU and zoning designations. This will ensure that the development is within the capacity of the City's utility infrastructure. Section 3 also demonstrates that potential demand on solid waste infrastructure can be accommodated by the City's solid waste infrastructure.

The site utilizes existing public facilities and services supplied by Gainesville Regional Utilities (GRU) and the City of Gainesville Public Works Department. Infill development on the site will retain the use of this infrastructure and these services.

8. Need for the additional acreage in the proposed future land use category;

This application and a companion Rezoning seek to address the need for adequate provision of essential health services in the City of Gainesville and adjacent Counties by applying Office FLU and MD Zoning District designations, which permit hospital and medical uses.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9., F.S.;

As detailed in Section 5 of this report, the intended nonresidential infill does not constitute urban sprawl as defined in Section 163.3164, F.S. and is consistent with the standards found within Subsection 163.3177(6)(a)9., F.S.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and

The proposed development will create both temporary construction jobs and permanent jobs in the resulting freestanding emergency room, rehabilitation hospital, and behavioral health hospital. The development will also invest substantial capital into the area, signaling reinvestment. Finally, the development will contribute to the strength and diversity of the City's economy by increasing the supply and diversity of job opportunities, which can both attract workers to the City and provide options for recent University of Florida graduates to stay in the City rather than migrating to other cities for job opportunities.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

The project site is not located within an antiquated subdivision as defined in Section 163.3164, F.S.

Policy 4.4.1 Land use amendments should be prepared for all annexed properties within one year of annexation.

The project site was annexed into the City of Gainesville within the last year of this application's submittal. This application and a companion rezoning application apply City of Gainesville FLU and zoning district designations, respectively.

CONSERVATION, OPEN SPACE, & GROUNDWATER RECHARGE ELEMENT

Policy 1.1.1 The following minimum standards shall be used to protect environmentally sensitive resources identified in the Geographic Information Systems (GIS) Map Library located on the City's Planning and Development Services Department website. The Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series shall be updated as annexations occur and when additional resources are identified; however, the GIS Map Library shall be the reference source for land use decisions and in applying land development regulations because it contains the most up-to-date, best available information. The City shall develop and adopt land development regulations that, at a minimum, meet the standards addressed below.

- f. Natural and Archaeological Resource Areas: Developments within or including an upland area identified as a significant natural community, listed species habitat, strategic ecosystem, significant geological resource feature, or a significant archaeological resource must submit a resource inventory and assessment for the parcel. Based on the inventory and any required verification of the extent of the resource area, land development regulations shall provide for the set-aside of identified resource areas for conservation and resource protection.

A portion of the southeastern corner of the project site is within the Fred Bear Hammock Strategic Ecosystem. In preparation of development plans, a resource inventory and assessment for the land will be submitted and the pertinent land development regulations will be adhered to in identifying resource areas to be set-aside for conservation and resource protection.

TRANSPORTATION MOBILITY ELEMENT

Objective 3.1 Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.

Through the colocation of multiple, complementary medical uses on the project site, the development made possible by this SsCPA and companion rezoning can reduce the vehicle miles traveled of employees, visitors, and patients to the various onsite facilities. Such a development can only be done with the establishment of the Office FLU and MD Zoning District on the project site.

5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes, 'urban sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51))."

The thirteen (13) indicators of urban sprawl identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states: "The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Gainesville and Alachua County. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The project site is located within a developed, urban area in the City. The development that this land use change will enable is a mix of medical uses in one location, thus utilizing a compact, consolidated area for the development. These medical uses will complement the area's current and growing robust mix of residential and non-residential uses nearby. By approving this application, the City will permit the FLU necessary to redevelop the underutilized land with medical health services that will benefit the community, built at an appropriate intensity for the area.

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The area west and east of the project site is currently developed with new construction occurring nearby. Butler Plaza, Celebration Pointe, and the southeast corner of Williston Road and SW 34th Street are examples. Thus, this urban development will be occurring in an urbanized area, suitable for development to occur. Rather than leaping over undeveloped land, this project seeks to fill in underutilized land.

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The project site will be developed in a pattern consistent with surrounding development and in conformance with the regulations of the MD zoning district, requested in a companion rezoning application submitted concurrently with this application. The project site will not be developed in isolation, as the surrounding area is developed with future development potential to the south. Approval of this application will allow for new uses for the site that will fully utilize its potential and be in line with the existing development pattern of the area.

4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The project site includes onsite wetlands, floodplains, and environmentally sensitive area. These features will be adequately protected in development, with attention paid to minimizing disturbance to the maximum extent practicable.

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

No agricultural activities are adjacent to the site, nor will any be interrupted or discontinued as a result of this application's approval.

6. Fails to maximize use of existing public facilities and services.

Following the site's development, onsite uses will continue to utilize existing public facilities and services currently supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County, including potable water, sanitary sewer, electric, roads, sidewalks, and transit. Development of the site, made possible by the requested land use change and rezoning, will not require extension of public facilities or services.

7. Fails to maximize use of future public facilities and services.

Proposed onsite uses shall maximize the use of future public facilities and services as they become available.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The site is located in an urban area that is already supported by public facilities and services. Therefore, the urban development project attributable to this application does not disproportionately increase the cost in time, money, or energy by providing and maintaining these facilities and services within the project site.

9. Fails to provide a clear separation between rural and urban uses.

The site is located on major roads within urbanized Gainesville and is thus separated from rural areas within the County. Approval of this SsCPA and the accompanying rezoning application shall allow the continued urbanization of an otherwise underutilized parcel located on a commercial thoroughfare. The intent is to provide appropriately-scaled essential medical services in a developing urban area, relieving development pressure at the urban fringe.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Approval of the proposed SsCPA and rezoning applications increase the nonresidential development potential of a currently underdeveloped piece of land within the City of Gainesville. Upon adoption, a freestanding emergency room, behavioral health hospital, and rehabilitation hospital are intended, which will address the immediate and long-term medical needs of nearby residents and workers. This development will not inhibit future infill development, and instead will complement future infill residential and nonresidential development.

11. Fails to encourage a functional mix of uses.

The development made possible by this land use change will allow a functional mix of medical uses on the project site. Approval of this SsCPA application will further diversify the nonresidential uses within this area, allowing residents and workers to address medical needs and offering employment opportunities.

12. Results in poor accessibility among linked or related land uses.

The site is located adjacent to a heavily trafficked state road and I-75 interchange. These connect the project site to the road network and allow excellent accessibility among other related medical uses. This location also allows high accessibility for persons in need of medical services. Approval of these applications shall ensure that the site is developed consistent with the existing development pattern and with a use that will benefit the community.

13. Results in the loss of significant amounts of functional open space.

The project site is not currently developed with functional open space for public or private use. In development, open space will be conserved in accordance with the City's Land Development Code.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The site is located in an urban area of the City of Gainesville. Approval of these applications will encourage economic growth and land development sensitive to the onsite natural resources and ecosystems. There are wetlands, flood zones, and a portion of the Fred Bear Hammock Strategic Ecosystem on the site. All development to occur onsite will ensure protection of these resources.

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The site will continue to utilize existing public facilities and services supplied by Gainesville Regional Utilities (GRU), the City of Gainesville, and Alachua County. No extension will be necessary.

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The site is located within a developed area of Gainesville, with other nonresidential and residential uses nearby. The site's design will provide a compact mix of medical uses, at an intensity appropriate for the area. Furthermore, due to the site's location on State Road 24 and Interstate 75, it is well-connected for both employees and people in need of medical services.

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the non-residential needs of an area.

The site is located in a growing part of the City of Gainesville. The development of the site made possible by this land use change will address the demand for medical services by the City's growing residential population. It will also address the demand for well-paying skilled jobs through the creation of new nonresidential development.

BEAR HEALTH PARK ANNEXATION

TAX PARCELS 06974-040-000, 06813-000-000, 06813-001-000, 06800-007-001,
07240-001-008 & 07240-050-000 AND PORTIONS OF SW ARCHER ROAD,
SW 41ST BOULEVARD AND THE 150 FOOT WIDE CITY OF GAINESVILLE
POWER LINE EASEMENT

LEGAL DESCRIPTION:

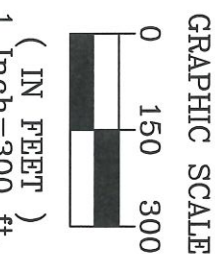
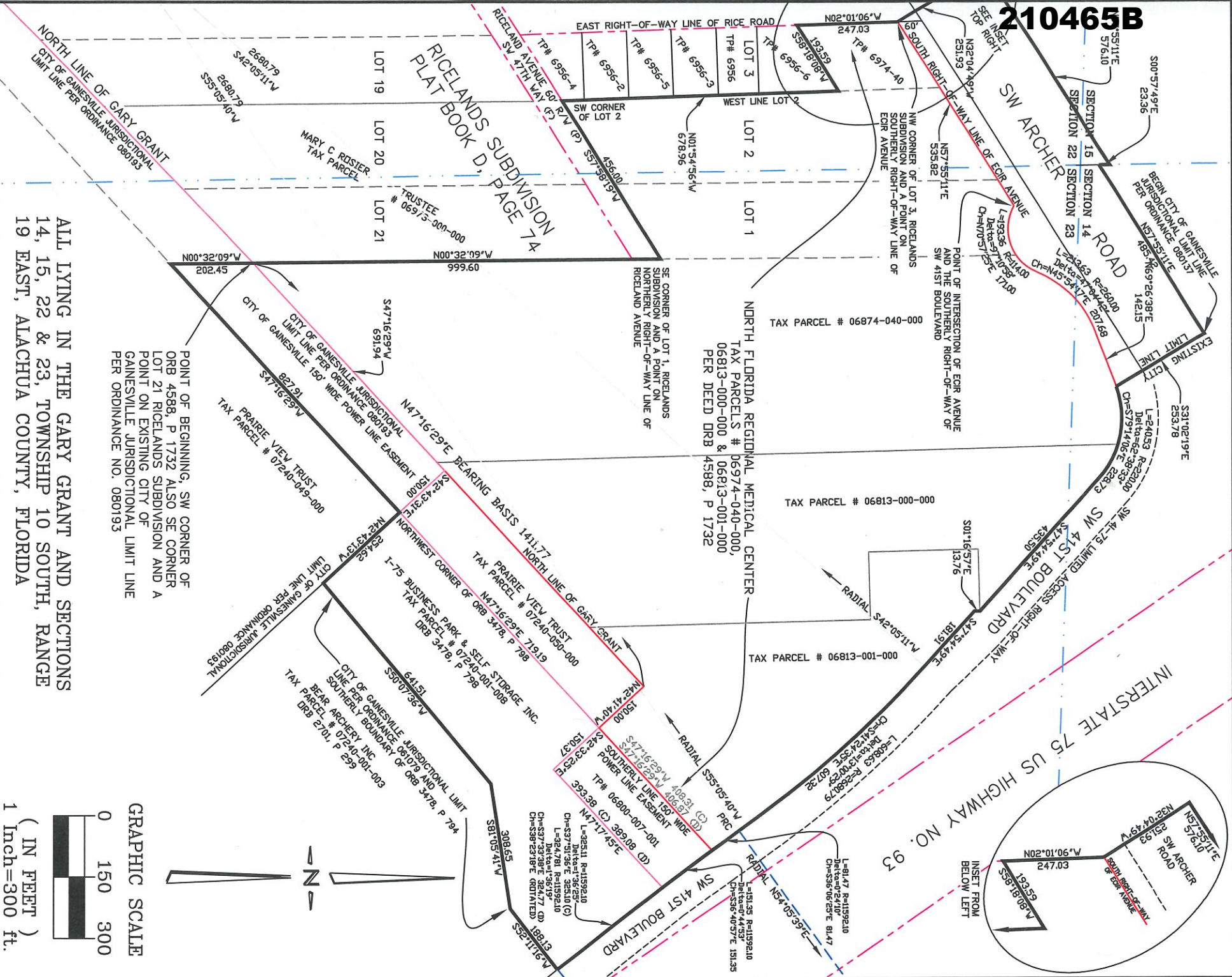
THE LAND REFERRED TO HEREIN IS SITUATED IN THE GARY GRANT AND SECTIONS 14, 15, 22 AND 23, TOWNSHIP 10 SOUTH, RANGE 19 EAST IN ALACHUA COUNTY, FLORIDA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF THE GARY GRANT, ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4588, PAGE 1732 (HEREAFTER ABBREVIATED ORB & P) OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF) AND THE SOUTHEAST CORNER OF LOT 21 AS DISPLAYED ON THE PLAT OF RICELAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 74, PRACF AND BEING A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 080193; THENCE LEAVING SAID JURISDICTIONAL LIMIT LINE RUN NORTH 00°32'09" WEST ALONG THE EAST LINE OF SAID LOT 21 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 999.60 FEET TO THE SOUTHEAST CORNER OF LOT 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF RICELAND AVENUE (60' RIGHT-OF-WAY) OF SAID PLAT; THENCE RUN SOUTH 57°58'19" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINES OF LOT 1 AND LOT 2 A DISTANCE OF 456.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN NORTH 01°54'56" WEST ALONG THE WEST LINE OF SAID LOT 2 ALSO BEING THE EAST LINE OF LOT 3 OF SAID PLAT, A DISTANCE OF 678.96 FEET; THENCE LEAVING SAID WEST LINE OF LOT 2 AND SAID EAST LINE OF LOT 3, RUN SOUTH 58°18'08" WEST A DISTANCE OF 193.59 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF RICE ROAD PER SAID PLAT; THENCE NORTH 02°01'06" WEST ALONG SAID EASTERLY LINE OF RICE ROAD, AND THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 247.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ECIR AVENUE PER SAID PLAT; THENCE LEAVING AND PERPENDICULAR TO SAID SOUTHERLY LINE OF ECIR AVENUE NORTH 32°04'49" WEST A DISTANCE OF 251.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW ARCHER ROAD ALSO KNOWN AS STATE ROAD NO. 24; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1) NORTH 57°55'11" EAST A DISTANCE OF 576.10 FEET TO A POINT ON THE WEST LINE OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 19 EAST; 2) THENCE SOUTH 00°57'49" EAST A DISTANCE OF 23.36 FEET; 3) NORTH 57°55'11" EAST A DISTANCE OF 485.42 FEET TO A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 080137; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID LIMIT LINE SOUTH 31°02'19" EAST A DISTANCE OF 253.78 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF S.W. 41ST BOULEVARD, SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE ALONG SAID SOUTHERLY AND WESTERLY RIGHT-OF-WAY AND JURISDICTIONAL LIMIT LINE THE FOLLOWING 8 COURSES; (1) NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY 240.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'33" WITH A CHORD

NOT COMPLETE WITHOUT ALL THREE PAGES

BEARING AND DISTANCE OF SOUTH 79°14'06" EAST, 228.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) SOUTH 47°54'49" EAST A DISTANCE OF 435.50 FEET; (3) SOUTH 01°16'57" EAST A DISTANCE OF 13.76 FEET; (4) SOUTH 47°54 '49" EAST A DISTANCE OF 181.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2680.79 FEET; (5) SOUTHEASTERLY 608.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'29" WITH A CHORD BEARING AND DISTANCE OF SOUTH 41°24'35" EAST, 607.32 FEET TO A POINT OF REVERSE CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 11,592.10 FEET WITH A RADIAL BEARING OF NORTH 54°05' 39" EAST; (6) SOUTHEASTERLY 81.47 FEET ALONG THE ARC OF SAID CURVE AND EAST LINE OF LANDS DESCRIBED IN ORB 4588, P 1732 OF THE PRACF THROUGH A CENTRAL ANGLE OF 0°24'10" WITH A CHORD BEARING AND DISTANCE OF SOUTH 36°06'25" EAST, 81.47 FEET TO A POINT ON THE SOUTHERLY LINE OF A 150 FOOT WIDE POWER LINE EASEMENT; (7) CONTINUE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 11,592.10 FEET AN ARCDISTANCE OF 151.35 FEET THROUGH A CENTRAL ANGLE OF 0°44'53" WITH A CHORD BEARING AND DISTANCE OF SOUTH 36°40'57" EAST, 151.35 TO THE INTERSECTION OF THE NORTH LINE OF LANDS DESCRIBED IN ORB 3478, P 798 OF THE PRACF AND THE WEST RIGHT-OF-WAY LINE OF SAID SW 41ST BOULEVARD; (8) CONTINUE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 11,592.10 FEET AN ARC DISTANCE OF 325.11 FEET THROUGH A CENTRAL ANGLE OF 01°36'25" WITH A CHORD BEARING AND DISTANCE OF SOUTH 37°51'36" EAST, 325.10 FEET TO THE EAST MOST CORNER OF SAID LANDS ALSO BEING A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 061079; THENCE LEAVING SAID CURVE AND WESTERLY RIGHT-OF WAY LINE, RUN ALONG SAID LIMIT LINE AND THE SOUTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING 3 COURSES: (1) SOUTH 52°11'16" WEST A DISTANCE OF 188.13 FEET; (2) SOUTH 81°05'41" WEST A DISTANCE OF 308.65 FEET; (3) SOUTH 50°07'36" WEST A DISTANCE OF 641.51 TO THE SOUTHWEST CORNER OF SAID LANDS AND A POINT ON THE EXISTING CITY OF GAINESVILLE JURISDICTIONAL LIMIT LINE PER ORDINANCE NUMBER 080193; THENCE ALONG SAID LIMIT LINE ALSO BEING THE WESTERLY LINE SAID LANDS NORTH 42°43'13" WEST A DISTANCE OF 254.62 FEET TO THE NORTHWESTCORNER OF SAID LANDS; THENCE LEAVING SAID CITY LIMIT LINE ALONG THE SOUTHERLY LINE OF A 150 FOOT WIDE CITY OF GAINESVILLE POWER LINE EASEMENT ALSO BEING THE NORTH LINE OF WHAT IS CURRENTLY KNOWN AS PRAIRIE VIEW TRUST TAX PARCEL NO. 07240-049-000, SOUTH 47°16'29" WEST A DISTANCE OF 827.91 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF LOT 21 OF THE AFOREMENTIONED RICELANDS SUBDIVISION; THENCE LEAVING SAID CITY OF GAINESVILLE EASEMENT LINE NORTH 00°32'09" WEST ALONG SAID EXTENSION A DISTANCE OF 202.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. SAID PARCEL CONTAINING 68.458 ACRES MORE OR LESS.

210465B



ALL LYING IN THE GARY GRANT AND SECTIONS 14, 15, 22 & 23, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

- SURVEYOR'S NOTES**
1. THE BEARING BASIS FOR THIS DESCRIPTION IS NORTH 47°16'29" EAST FOR THE NORTH LINE OF THE GARY GRANT AS FOUND IN OFFICIAL RECORDS BOOK 4588, PAGE 1732.
 2. THE BEARING STRUCTURE FOR CITY OF GAINESVILLE JURISDICTIONAL LINE LIMIT ORDINANCE NO. 080137 IS CONSISTENT WITH THIS SKETCH & DESCRIPTION.
 3. THE PERIMETER BOUNDARY FOR THIS ANNEXATION IS BASED ON THE SAME DEED, DEEDS FOR THE ADJACENT PARCELS ADJUSTED TO FIT AND THE ANNEXATIONS SHOWN HEREON AND INFORMATION FROM THE STRATEGIC PLANNING OFFICE.
 4. TAX PARCEL DATA AS SHOWN HEREON WAS TAKEN FROM THE ALACHUA COUNTY PROPERTY APPRAISERS WEBSITE AND WAS CURRENT AT THE TIME OF THIS SKETCH.
 5. ROTATE THE DEED FOUND IN ORB 3478, PAGE 798 AND THE CITY OF GAINESVILLE JURISDICTIONAL LINE LIMIT ORDINANCE NO. 061079 COUNTERCLOCKWISE 01°03'16" TO MATCH THE DEED USED AS THE BASIS FOR THIS SKETCH AND DESCRIPTION.
 6. NOT COMPLETE WITHOUT DESCRIPTION FOUND ON PAGES ONE & TWO

ABBREVIATIONS:

TP = TAX PARCEL
 ORB & P = OFFICIAL RECORDS BOOK AND PAGE
 R/W = RIGHT-OF-WAY
 (C) = CALCULATED DATA
 (R) = RADIUS
 (C) = CIRCULAR CURVE



ACAD FILENAME: FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE
 BEAR HEALTH PARK ANNEX SURVEYOR AND MAPPER

THE SKETCH AND DESCRIPTION SHALL BE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOUND IN CHAPTER 65-176.002 (6) OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS REGULATORY CODES AND MAPPER CERTIFICATION NUMBER 5368

- THIS IS NOT A BOUNDARY SURVEY -

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
 ENGINEERING SUPPORT SERVICES

405 NW 39TH AVENUE, P.O. BOX 480 GAINESVILLE, FL 32627
 (352) 334-5070 SURVEY OFFICE (352) 393-8194

FRED BEAR HEALTH PARK ANNEXATION
 TAX PARCELS 06974-040-000, 06813-000-000, 06813-001-000, 06800-007-001, 07240-001-008 & 07240-050-000

CHECKED BY: DATE: 9/7/21
 TGH SEPT. 7, 2021
 DRAWN BY: PRD PAGE 3 OF 3

Appendix B

Comprehensive Plan Goals, Objectives, and Policies

Goals, Objectives & Policies



Future Land Use Element

- GOAL 1** **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**
- Objective 1.1** **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**
- Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.
- Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City’s central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2 The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6 The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.



Policy 1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

Policy 1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5 Discourage the proliferation of urban sprawl.

Policy 1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.

Policy 1.5.2 The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

Policy 1.5.4 The City should prioritize core areas to receive the first enhancements when the City has planned citywide public improvements such as sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.

Policy 1.5.5 The City recognizes Alachua County’s use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

Policy 1.5.6 The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Report.

Policy 1.5.7 The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

GOAL 2 REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE,



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.



Urban Core (UC); up to 150 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

Office (O)

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

Business Industrial (BI)

This land use category is appropriate for those areas near the Gainesville Regional Airport for office, business, commercial and industrial uses. This category is distinguished from other industrial and commercial categories in that it is designed specifically to allow only uses that are



compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, as mapped in the Land Development Code, this category is also appropriate to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulations shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Industrial (IND)

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less.

Education (E)

This land use category identifies appropriate areas for public and private schools and institutions of higher learning. This category includes University of Florida (UF) properties designated in the UF Campus Master Plan as part of the main campus. Land development regulations shall address compatibility with surrounding uses and infrastructure needs.

Recreation (REC)

This land use category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

Conservation (CON)

This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Agriculture (AGR)

This land use category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

Goals, Objectives & Policies



Transportation Mobility Element

OVERALL GOAL: ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE “YEAR 2035 LONG RANGE TRANSPORTATION PLAN” WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATION-DISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.

GOAL 1

ADOPT TRANSPORTATION MOBILITY LEVELS OF SERVICE.

Objective 1.1 The City shall adopt the following transportation mobility levels of service (LOS). These levels of service are solely for planning purposes and are not used to apply transportation concurrency.

Policy 1.1.1 Roadway LOS:



- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Construction of an extension of SW 47th Avenue to connect from its terminus east and south to Williston Road.
- c. Funding for the construction of new or expanded transit facilities.

Policy 10.1.9

For any development or redevelopment within Zone D, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.: <ol style="list-style-type: none"> a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.



Zone D Criteria

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:
 1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and
 2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- d. Provision of matching funds for transit or other transportation mobility-related grants.
- e. Provision of Park and Ride facilities, built to RTS needs and specifications
- f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- i. Funding for the construction of new or expanded transit facilities.



- j. Construction of bus shelters built to City specifications.
- k. Bus shelter lighting using solar technology designed and constructed to City specifications.
- l. Construction of bus turn-out facilities to City specifications.
- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.

Policy 10.1.11 For any development or redevelopment within Zone E, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

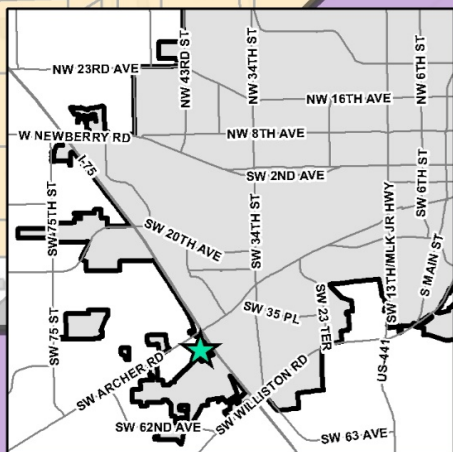
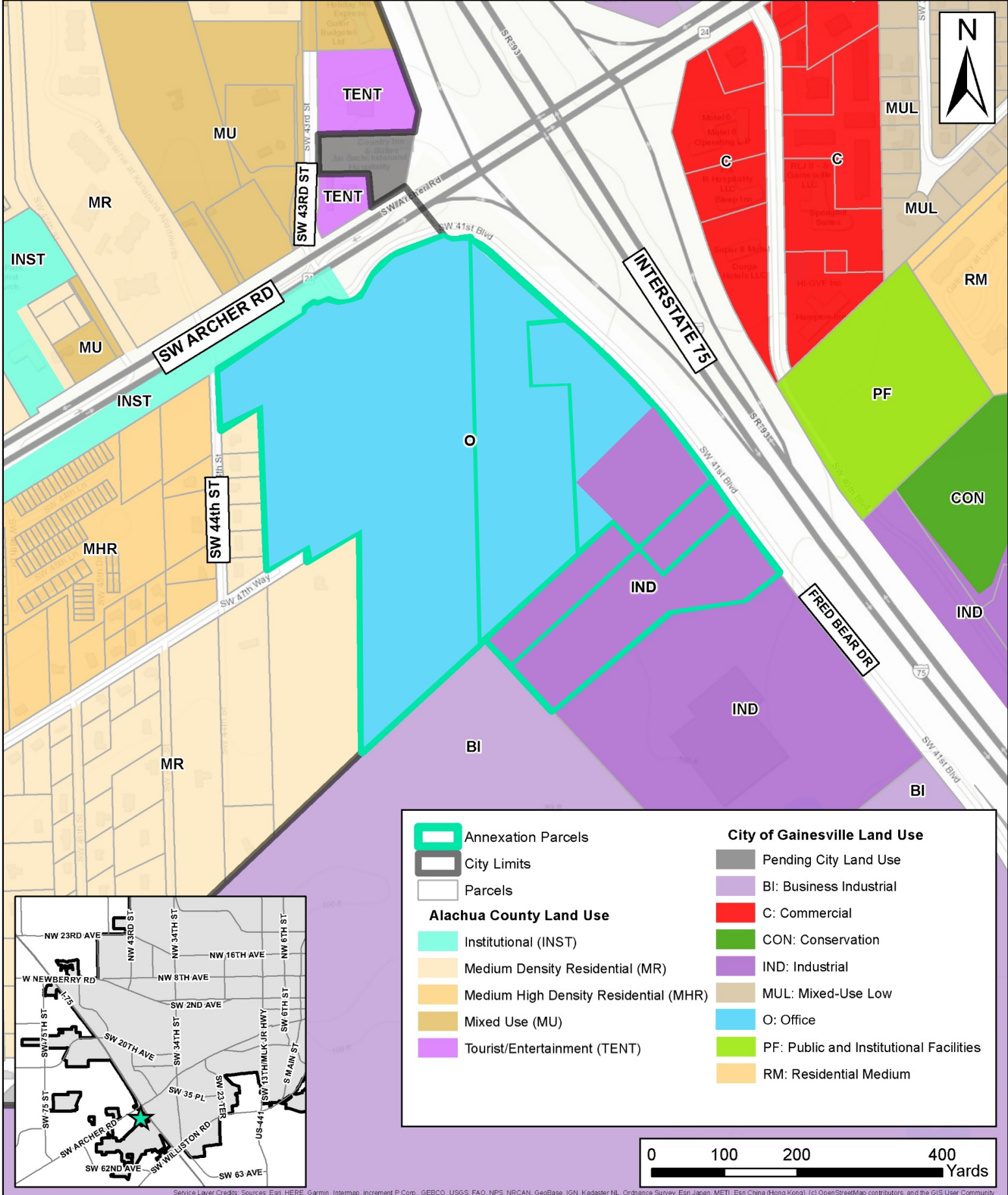
Appendix C

Maps

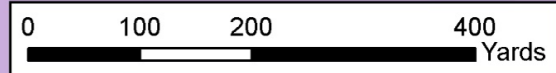


PB-21-133 LUC – Fred Bear Health Park Land Use Change Proposed Future Land Use Categories

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



	Annexation Parcels		Pending City Land Use
	City Limits		BI: Business Industrial
	Parcels		C: Commercial
Alachua County Land Use			CON: Conservation
	Institutional (INST)		IND: Industrial
	Medium Density Residential (MR)		MUL: Mixed-Use Low
	Medium High Density Residential (MHR)		O: Office
	Mixed Use (MU)		PF: Public and Institutional Facilities
	Tourist/Entertainment (TENT)		RM: Residential Medium



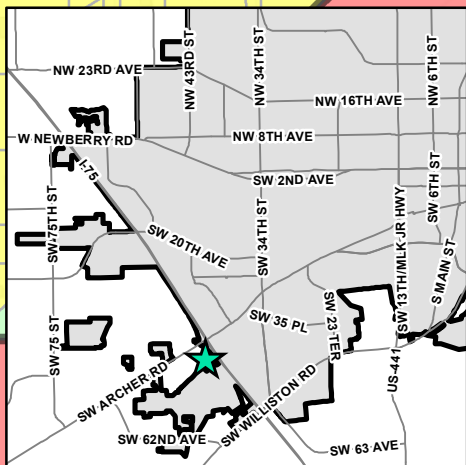
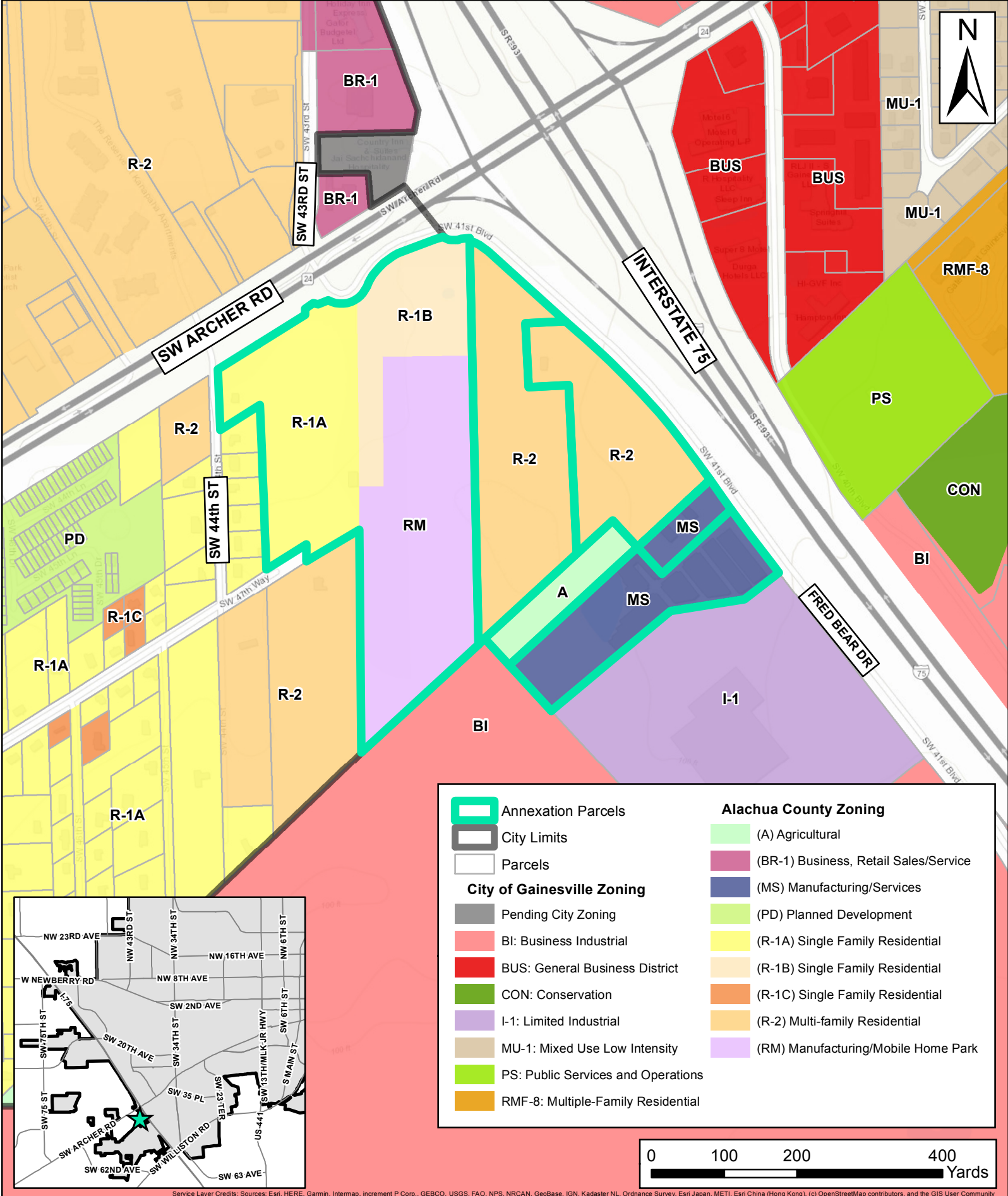
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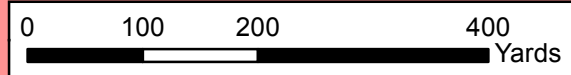
Proposed Annexation - Fred Bear Health Park

Urban Services Report - Current Zoning Districts

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



City of Gainesville Zoning		Alachua County Zoning	
	Annexation Parcels		(A) Agricultural
	City Limits		(BR-1) Business, Retail Sales/Service
	Parcels		(MS) Manufacturing/Services
	Pending City Zoning		(PD) Planned Development
	BI: Business Industrial		(R-1A) Single Family Residential
	BUS: General Business District		(R-1B) Single Family Residential
	CON: Conservation		(R-1C) Single Family Residential
	I-1: Limited Industrial		(R-2) Multi-family Residential
	MU-1: Mixed Use Low Intensity		(RM) Manufacturing/Mobile Home Park
	PS: Public Services and Operations		
	RMF-8: Multiple-Family Residential		



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Appendix D

Urban Services Report

Urban Service Report

Fred Bear Health Park Voluntary Annexation

Legistar #210065

Prepared: July 2021



Prepared by:

Nathaniel Chan, Planner I, Department of Sustainable Development

Adam Carr, GIS Analyst, Department of Sustainable Development

Lila Stewart, Strategic CX Manager, Department of Sustainable Development

INTRODUCTION

This Urban Services Report was prepared to provide a plan for the transition of services upon annexation of property described in Ordinance 210065. This report is meant as a guide for both City and County staff, the property owners petitioning for voluntary annexation and the residents in nearby areas.

Contents

INTRODUCTION 2

AREA TO BE ANNEXED..... 4

PROVISION OF SERVICES..... 6

 a) Services in the Next Five Years 6

 b) Taxes in the Next Five Years 6

POLICE SERVICE 6

FIRE PROTECTION..... 7

TRANSPORTATION..... 7

SOLID WASTE DISPOSAL 7

STREETS, DRAINAGE AND FLOOD CONTROL 7

PARKS, RECREATION AND CULTURAL AFFAIRS 8

STRATEGIC ECOSYSTEMS 8

BUILDING INSPECTIONS..... 9

CODE ENFORCEMENT..... 9

HOUSING 9

STREET LIGHTING 9

PLANNING AND ZONING SERVICES..... 9

UTILITY FACILITIES 11

FINANCING THE EXTENSION OF WATER AND WASTEWATER FACILITIES 11

EXISTING MAJOR TRUNK WATER MAINS AND PROPOSED EXTENSIONS 11

EXISTING WASTEWATER COLLECTION SYSTEM AND PROPOSED EXTENSIONS..... 11

EXISTING ELECTRICAL GRID..... 12

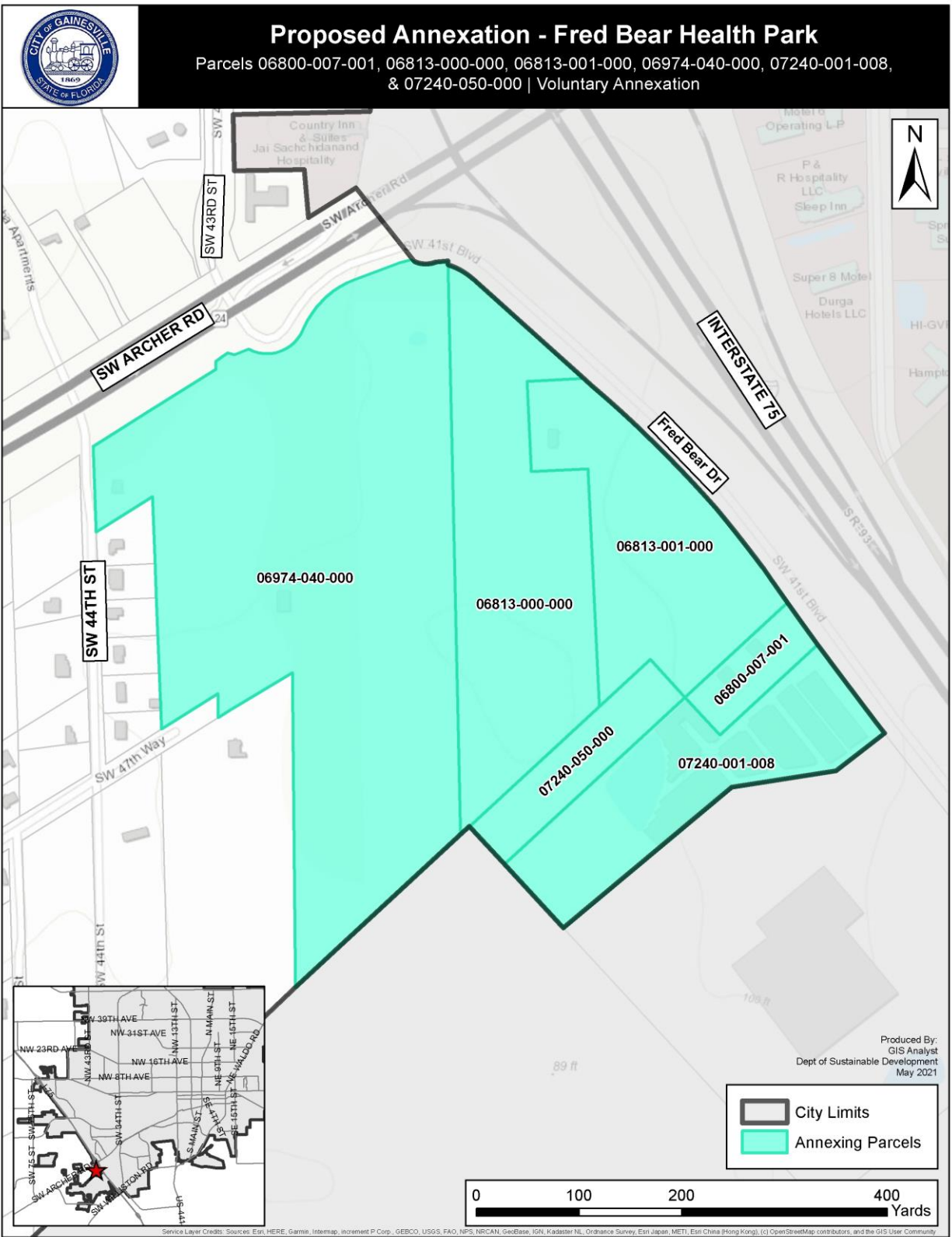
EXISTING NATURAL GAS..... 12

AREA TO BE ANNEXED

The area proposed for annexation is composed of tax parcels 06800-007-001 owned by Brian Aurilio, owner of 4454 Properties, LLC; 06813-000-000, 06813-001-000, and 06974-040-000 owned by Eric Lawson, CEO of North Florida Regional Medical Center, Inc.; 07240-001-008 owned by John Kish, Jr., President of I-75 Business Park & Self Storage; and 07240-050-000, owned by James D. Henderson, II, co-trustee of Prairie View Trust (see map on page 5). The total annexation area is approximately 60 +/- acres and the parcels are located on SW Archer Road and Fred Bear Road.

Upon annexation, City Commission District will be expanded to include the proposed annexation area (see map on page X). Parcels 06974-040-000, 06813-000-000, and 06813-001-000 currently have Alachua County Medium Density Residential (MR) land use designation. Parcels 07240-001-008 and 06800-007-001 have Alachua County Heavy Industrial (HI) land use designations. Parcel 07240-050-000 has Alachua County Light Industrial (LI) land use designation.

Parcels 07240-001-008 and 06800-007-001 currently have Alachua County Manufacturing/Services (MS) zoning. Parcel 07240-050-000 has Alachua County Agricultural (A) zoning. Parcels 06813-000-000 and 06813-001-000 have Alachua County Multi-family Residential (R-2) zoning. Lastly, part of parcel 06974-040-000 has three Alachua County zonings present: Single-family Residential (R-1A) on the portion abutting SW 47th Way, SW 44th St, and SW Archer Rd; Single-family Residential (R-1B) on the portion abutting the R-1A zoned portion and SW Archer Rd on the northeast portion of the parcel; and Manufacturing/Mobile Home Park (RM) on the remaining middle and southern portion of the parcel, abutting the R-2 zoned parcel to the east (see map on page 15).



Proposed parcels for annexation: 06800-007-001, 06813-000-000, 06813-001-000, 06974--040-000, 07240-001-008, and 07240-050-000

Provision of Services**a) Services in the Next Five Years**

It is anticipated that services to the area will be improved within the next five years as a result of the annexation of the area. It is not reasonably anticipated that services to current city residents will be reduced within the next five years as a result of the annexation of the Area. The following discussion outlines proposed services. All services are subject to the annual lawful appropriation of funds.

b) Taxes in the Next Five Years

It is not reasonable to anticipate that the City's ad valorem taxes would need to be adjusted in the next five years to provide services as a result of the annexation of the Area. This includes services required by the Comprehensive Plan. Any level of service issue that is outlined in the City of Gainesville Comprehensive Plan or the Alachua County Comprehensive Plan, whichever applies at the time of development, must be addressed.

Police Service

Upon the effective date of annexation, police services will be provided to the annexed area by the Gainesville Police Department (GPD), utilizing similar policing strategies that are provided within the existing City limits. Gainesville Police Department Patrol Zone Echo will be extended to serve the area (see map on page 16). The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. The current staffing in the Department can provide these services to the annexed area.

Current police services include preventative patrol and criminal apprehension, criminal investigations, special operations, crime prevention, neighborhood police services, crime scene processing, Police Service Technicians, air support, traffic management, combined communications, and other support services including planning and research, fiscal management, records management, crime analysis, automated information services, property and evidence management, personnel and recruitment, and training. The area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

Fire Protection

The Gainesville Fire-Rescue Department (GFR) presently provides select emergency services to portions of the unincorporated urban area of Alachua County. Within the computerized dispatch system, the unit chosen will depend on the type of call and the type of unit, therefore, there's not an exact representation of the first due station areas.

There is an Automatic Aid Agreement with Alachua County that would provide for Gainesville Fire Rescue to respond to a limited number of emergency call types at this location. Presently, the first due station would be dependent on which County or City unit can have the fastest response time. Upon annexation the closest City of Gainesville Fire Rescue Stations would be station 9 (see map on page 17).

Fire hydrants in the unincorporated area of Alachua County are currently provided and maintained by the City of Gainesville in accordance with the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Funding for fire hydrants is included in the base rates for water utility service.

Transportation

The City of Gainesville currently operates a public transportation system, the Gainesville Regional Transit System (RTS). Two public transportation lines run near the proposed annexation along SW Archer Rd., daily RTS Route #75 (Oaks Mall to Butler Plaza) and Route #800 (Butler Plaza Transfer Station to Santa Fe College (see map on page 18).

Solid Waste Disposal

The City of Gainesville Solid Waste Division monitors residential solid waste and recycling collection services, provided under contract with Waste Corporation of America (WCA), to residents living in single family houses and buildings containing less than five dwelling units. Other residents, businesses and institutions contract for solid waste and recycling collection with one of several commercial providers operating under non-exclusive franchises with the City.

Alachua County contracts for residential solid waste, recycling and yard trash collection in the unincorporated mandatory service areas with the same company as does the City. Services will be extended and fees for this service will be collected through the utility billing process beginning the next October 1 after annexation.

Streets, Drainage and Flood Control

The City of Gainesville Public Works Department provides basic maintenance and repair services for all City streets within its current jurisdiction. This work includes maintenance of asphalt pavement, concrete sidewalks, concrete curbs and gutters, and roadside ditches. Basic maintenance services are also provided for public ditches and stormwater management detention/retention facilities.

The City of Gainesville currently charges a stormwater management utility fee. Any increase in impervious surfaces, without onsite mitigation, in accordance with ordinances, policies and regulations in effect at that time, will cause the stormwater management utility fee to be charged for the area that increases the total impervious surface. This fee pays for mosquito control, drainage improvements for public facilities and sweeping of streets within the City limits.

Street sweeping is an effective means of reducing the amount of debris and pollutants that enter the City's storm drain system and water resources. The Public Works Operations Division currently sweeps the City on a 4 to 6 week cycle, depending on weather and equipment. All City streets are currently swept 9 to 10 times a year.

Parks, Recreation and Cultural Affairs

The Parks, Recreation and Cultural Affairs Department currently provides organized recreation programs for youth and adults. The Department also provides passive nature facilities and programming for youth and adults. Organized recreation programs in the areas of aquatics, athletics, recreation centers, after-school and summer playground programs are provided, and a variety of special events are also available. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation. Fees for these programs are charged at a differential rate depending upon residency. Upon annexation, any residents of this Area would be eligible for the City of Gainesville residents' rates.

The Parks Division is responsible for the cleaning and upkeep of all City parks. In addition, this Division provides cleaning of City-owned parking lots, as well as maintenance of grounds around City-owned buildings. Basic mowing of City rights-of-way is provided on a regular basis by the Public Works Department. The Area will receive the same services that are provided in the existing City limits upon the effective date of the annexation.

The Cultural Affairs Division provides for cultural enlightenment through various programs in the arts, historical interpretation, special events and cultural programs in the County school system. The Area will receive the same services that are provided in the existing City limits upon annexation. See map on page 19 for nearest City of Gainesville park facilities in relation to the proposed annexation.

Strategic Ecosystems

The area in this annexation partially contains and is impacted by the Fred Bear Hammock Strategic Ecosystem (see map on page 20). Any future development on this area will be required to submit a resource assessment of the site pursuant to regulations found in LDC Section 30-8.12. Should regulated strategic ecosystem resources be identified, up to 50% of the upland portion of the site may be required to be set aside for protection of regulated resources.

Building Inspections

The Building Inspections Division enforces building and fire codes. The Department is responsible for permitting and inspections of new construction and remodeling or repair of existing buildings. Building contractors are also licensed through the Division in accordance with state and local regulations. The Building Inspections Division will provide permitting, plan review and inspections for the Area. The current staffing for the Division can provide inspection services and the permitting and plan review services. The current staff will deliver services to this area without significant delays.

Code Enforcement

The City's Code Enforcement Division enforces codes relating to zoning, housing, and vehicles, hazardous or perilous lands/buildings and special sales. The current staffing in the Division can provide these services to the Area.

Housing

The Housing and Community Development Division uses federal and state funds to help make safe, decent and affordable housing more available to City residents. The City of Gainesville is a Community Development Block Grant (CDBG) entitlement jurisdiction, which allows the City greater access to federal funds through the CDBG and HOME Programs. Upon annexation, any eligible residents of the Area would be entitled to apply for programs funded by CDBG or HOME funds. The Area will receive the same services that are provided in the existing City limits upon the effective date of annexation.

Street Lighting

Street lighting in the unincorporated area of Alachua County is currently provided and funded by the City of Gainesville General Operating Fund along arterials and collectors for vehicle and pedestrian safety through the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Additional streetlights may be provided in the Area in accordance with the guidelines of the City of Gainesville Public Works Department, as outlined in the "City of Gainesville Standards for Roadway Lighting".

The Traffic Operations Division is responsible for installation and maintenance of traffic signs and pavement markings on City streets, parking operations, and mechanical traffic counts. The Traffic Operations Division is also responsible for traffic signal operations and construction inspection services for all of Alachua County and the other municipalities, under the annual City-County Traffic Engineering Services Agreement. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

Planning and Zoning Services

The Planning Division will provide planning and development assistance to the area. The Alachua County Comprehensive Plan and Zoning Code will continue to regulate land use and zoning for any development in the Area until the Gainesville Comprehensive Plan is amended and the Area is rezoned to City of Gainesville zoning categories. All requests for development

are reviewed by City staff and the City Plan Board or Development Review Board where appropriate.

Other Governmental Services

Other services currently provided to residents within the existing City limits of Gainesville shall be extended to the Area, where necessary, on substantially the same basis and in the same manner as such services are provided within the rest of the municipality.

UTILITY FACILITIES

Gainesville Regional Utilities (GRU), owned and operated by the City of Gainesville, presently provides water and wastewater services to residents of the unincorporated area of Alachua County. Extension policies for serving new customers are the same in the City and in the proposed annexation Area.

Financing the Extension of Water and Wastewater Facilities

GRU's existing water/wastewater extension policy is that new water and wastewater customers pay the fully allocated cost for extending service to them. This cost includes the cost for water distribution and wastewater collection system improvements needed to extend service to the development. In addition, new connections must also pay connection charges associated with the costs for providing water and wastewater treatment plant capacity and the costs for improvements GRU makes to its water distribution and wastewater collection systems to provide capacity for new customers. This policy applies both in the City of Gainesville and in the surrounding unincorporated area of Alachua County.

Construction of facilities by GRU is funded through GRU's Construction Fund, the Utility Plant Improvement Fund (UPIF), or a combination from both funding sources. The Construction Fund consists of proceeds from the issuance of revenue bonds. The UPIF is funded by operating revenue.

Existing Major Trunk Water Mains and Proposed Extensions

The map on page 21 shows existing major water mains in the City of Gainesville and the surrounding proposed annexation Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.

Existing Wastewater Collection System and Proposed Extensions

The map on page 22 shows the existing major wastewater collection system in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.

Existing Electrical Grid

The map on page 23 show the existing electrical grid in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.

Existing Natural Gas

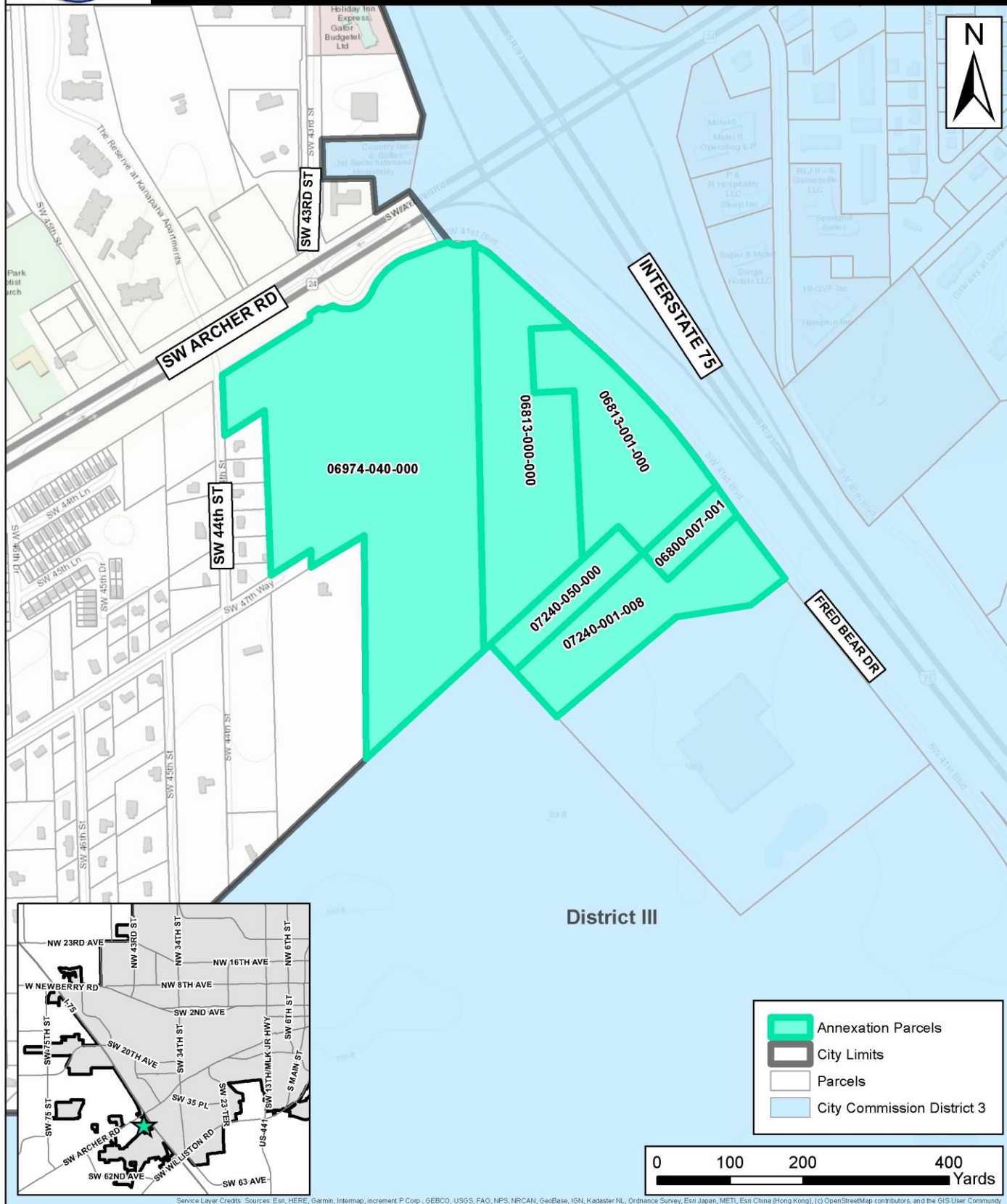
The map on page 24 shows the existing natural gas lines in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.



Proposed Annexation - Fred Bear Health Park

Urban Services Report - City Commission Districts

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

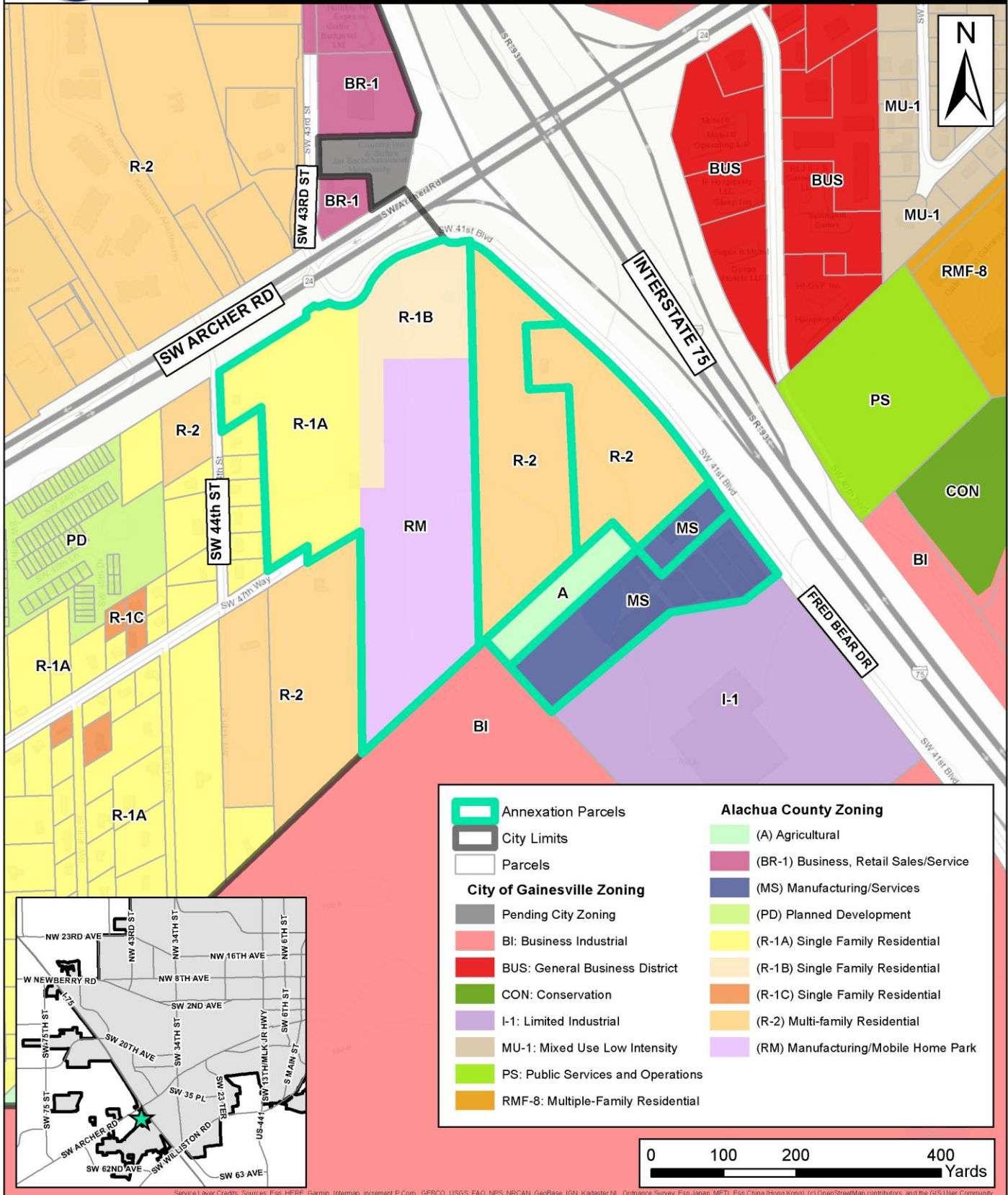


Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Proposed Annexation - Fred Bear Health Park Urban Services Report - Current Zoning Districts

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



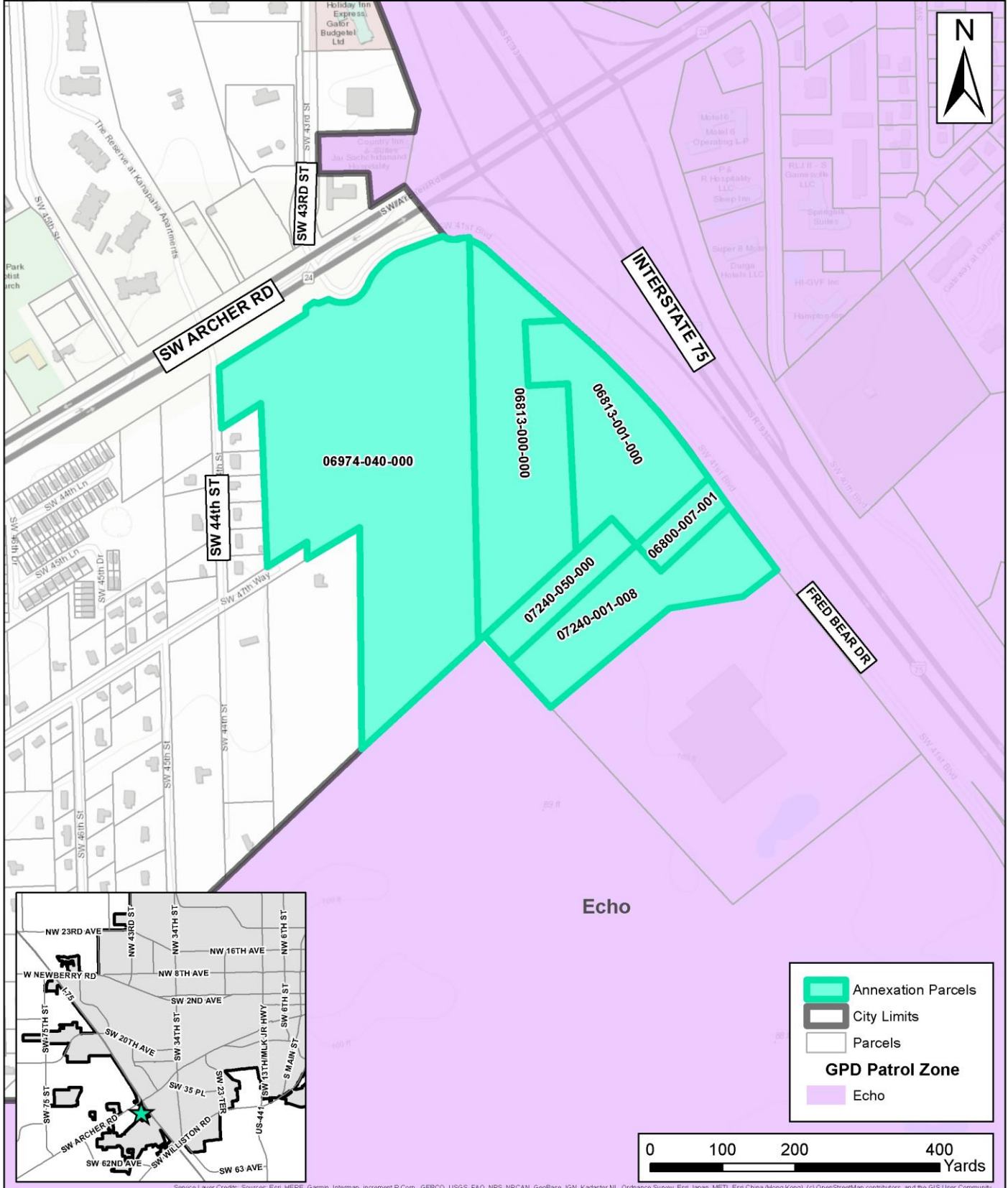
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Proposed Annexation - Fred Bear Health Park

Urban Services Report - Gainesville Police Department Patrol Zones

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



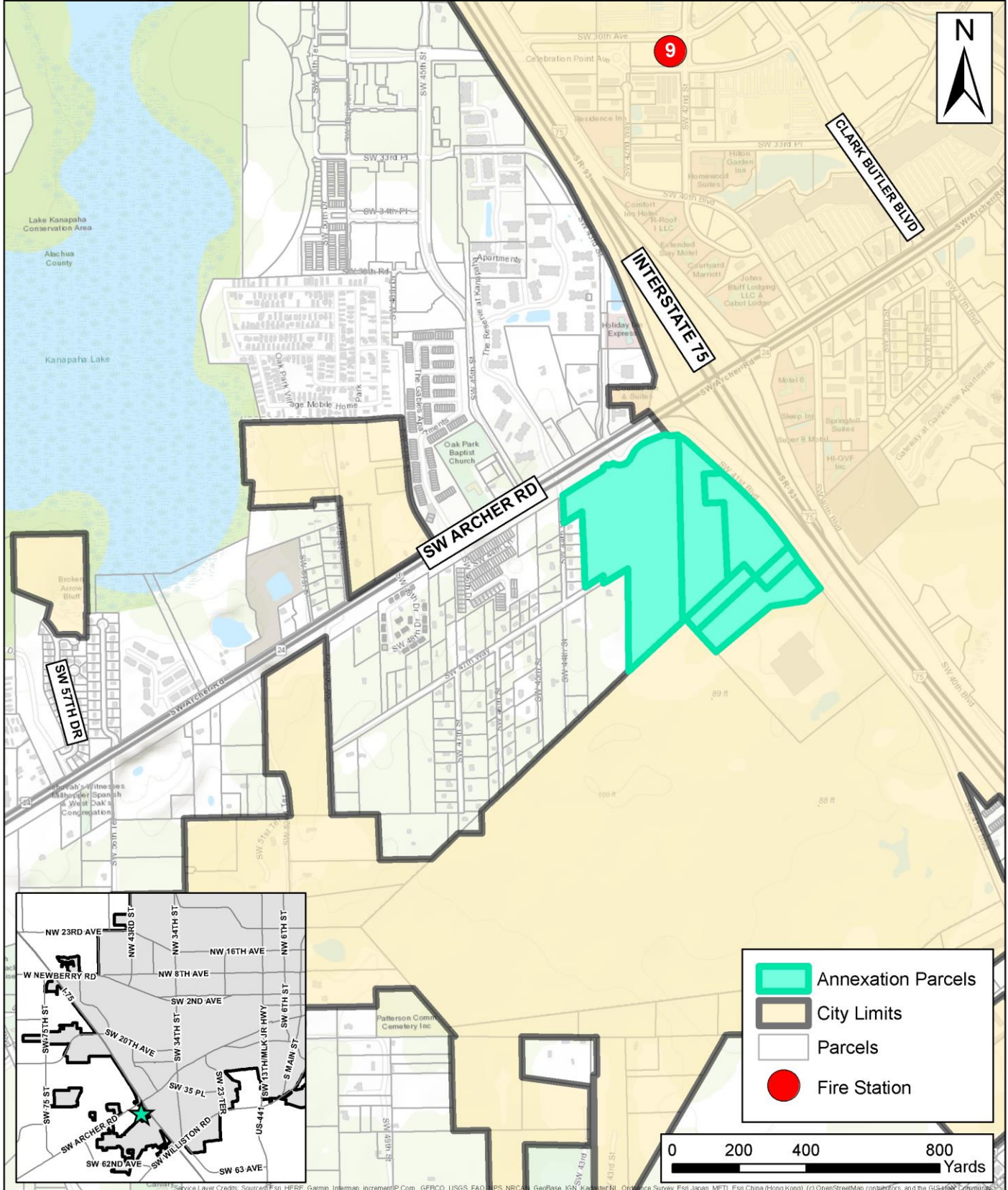
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Proposed Annexation - Fred Bear Health Park

Urban Services Report - Gainesville Fire Rescue Stations

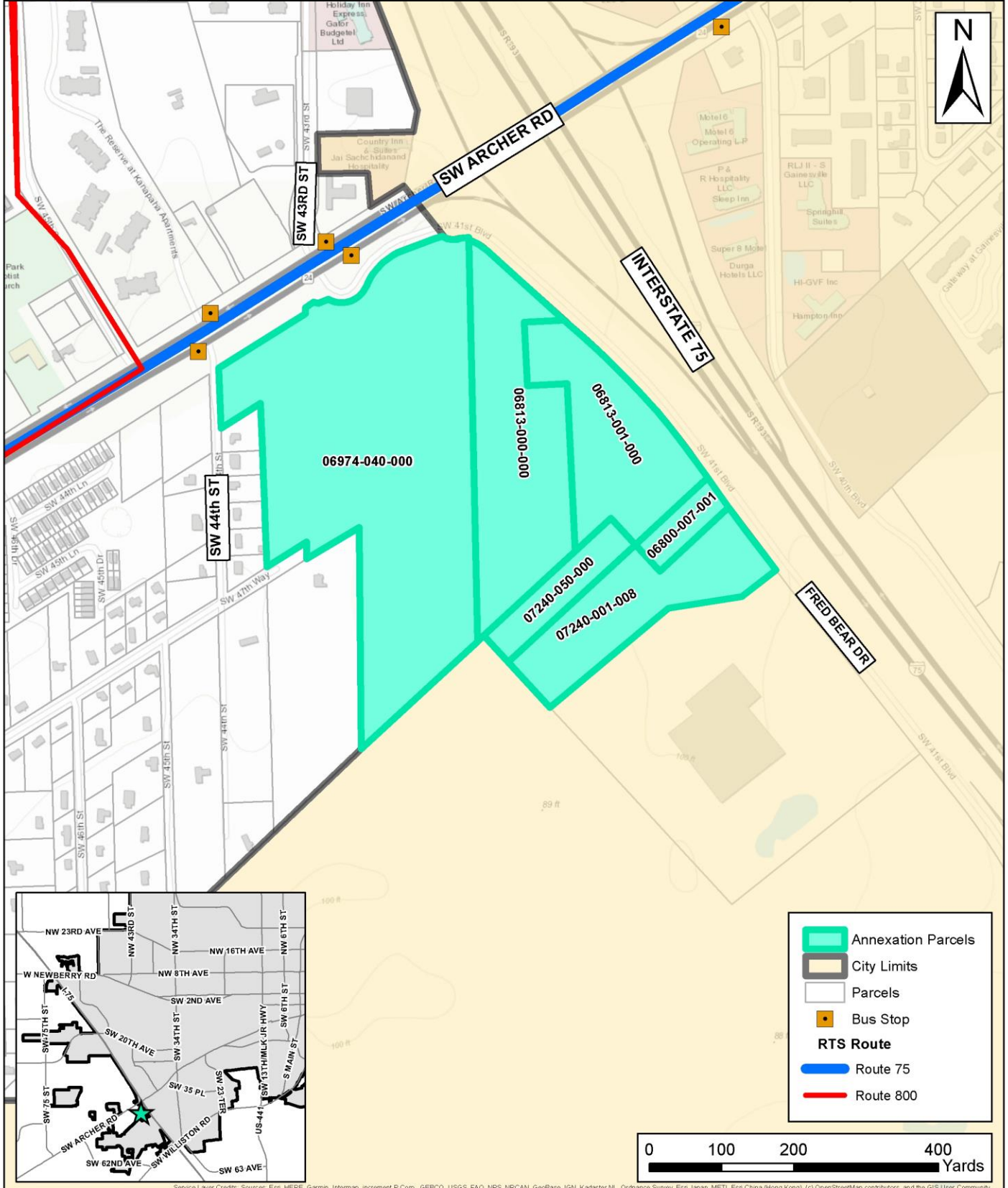
Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation





Proposed Annexation - Fred Bear Health Park Urban Services Report - Regional Transit System Facilities

Parcels 06800-007-001, 06813-000-000, 06813-001-000, 06974-040-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



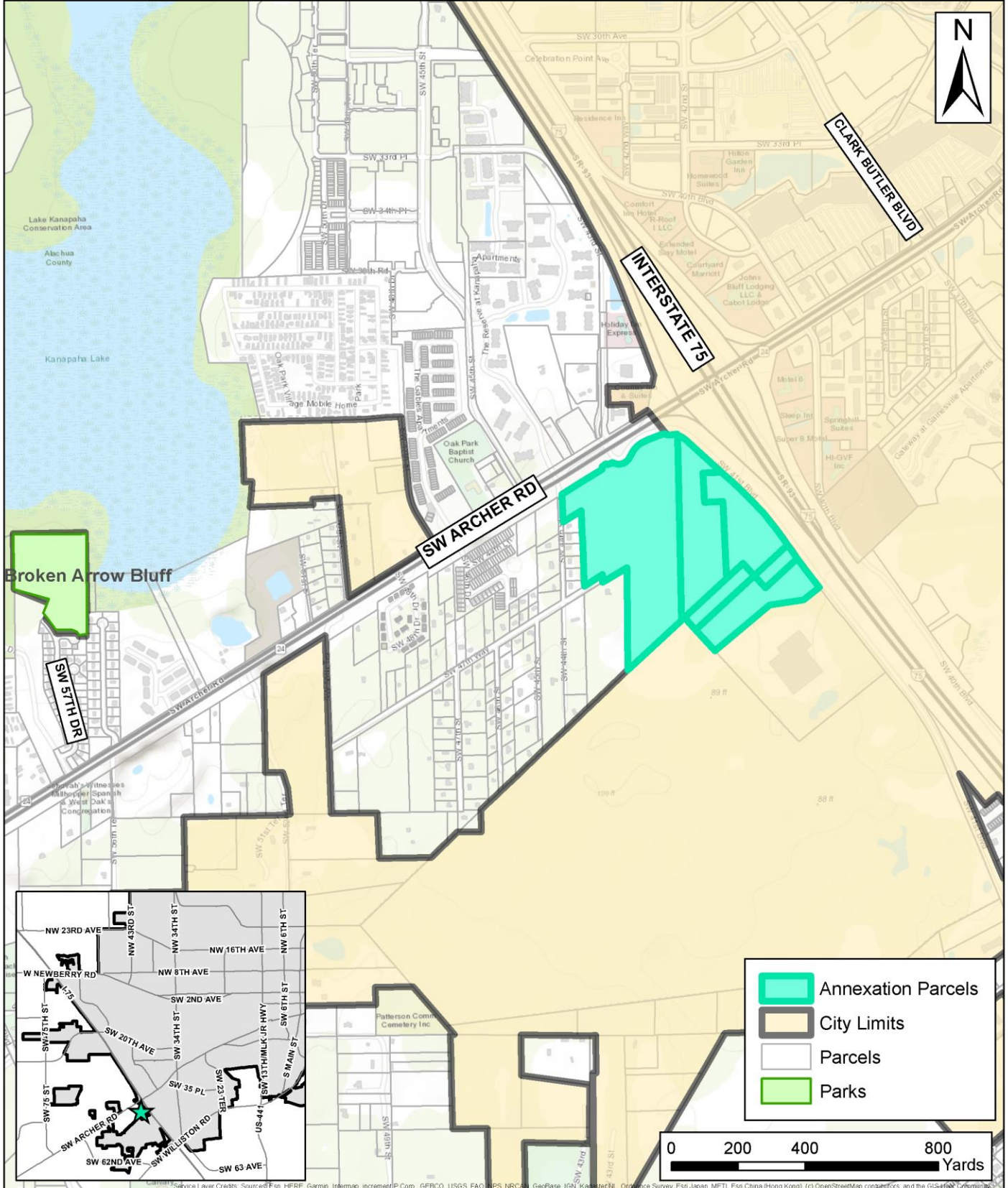
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Proposed Annexation - Fred Bear Health Park

Urban Services Report - City Park Facilities

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

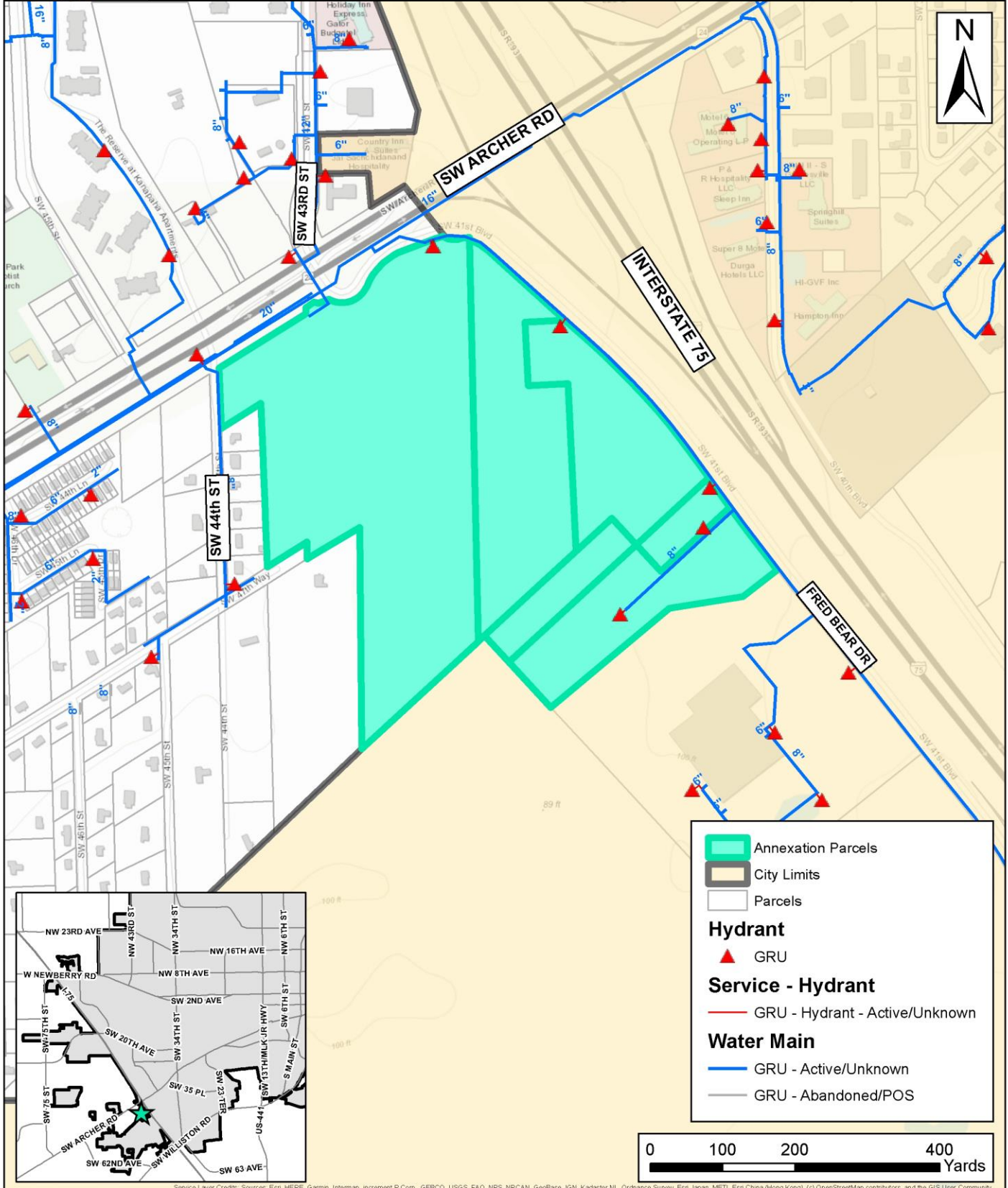




Proposed Annexation - Fred Bear Health Park

Urban Services Report - GRU Water Utility Facilities

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation

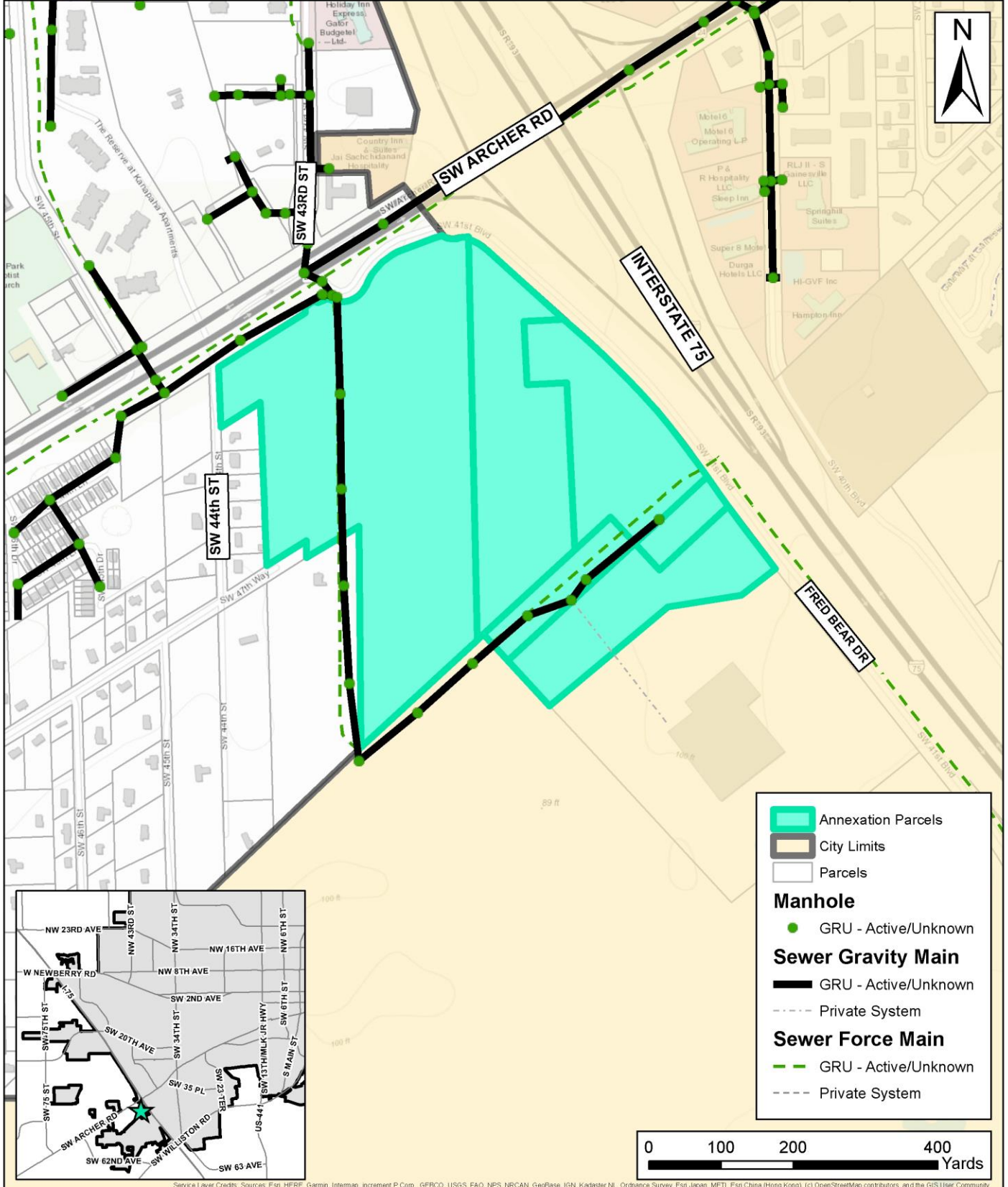


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Proposed Annexation - Fred Bear Health Park Urban Services Report - GRU Wastewater Utility Facilities

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



	Annexation Parcels
	City Limits
	Parcels
Manhole	
	GRU - Active/Unknown
Sewer Gravity Main	
	GRU - Active/Unknown
	Private System
Sewer Force Main	
	GRU - Active/Unknown
	Private System



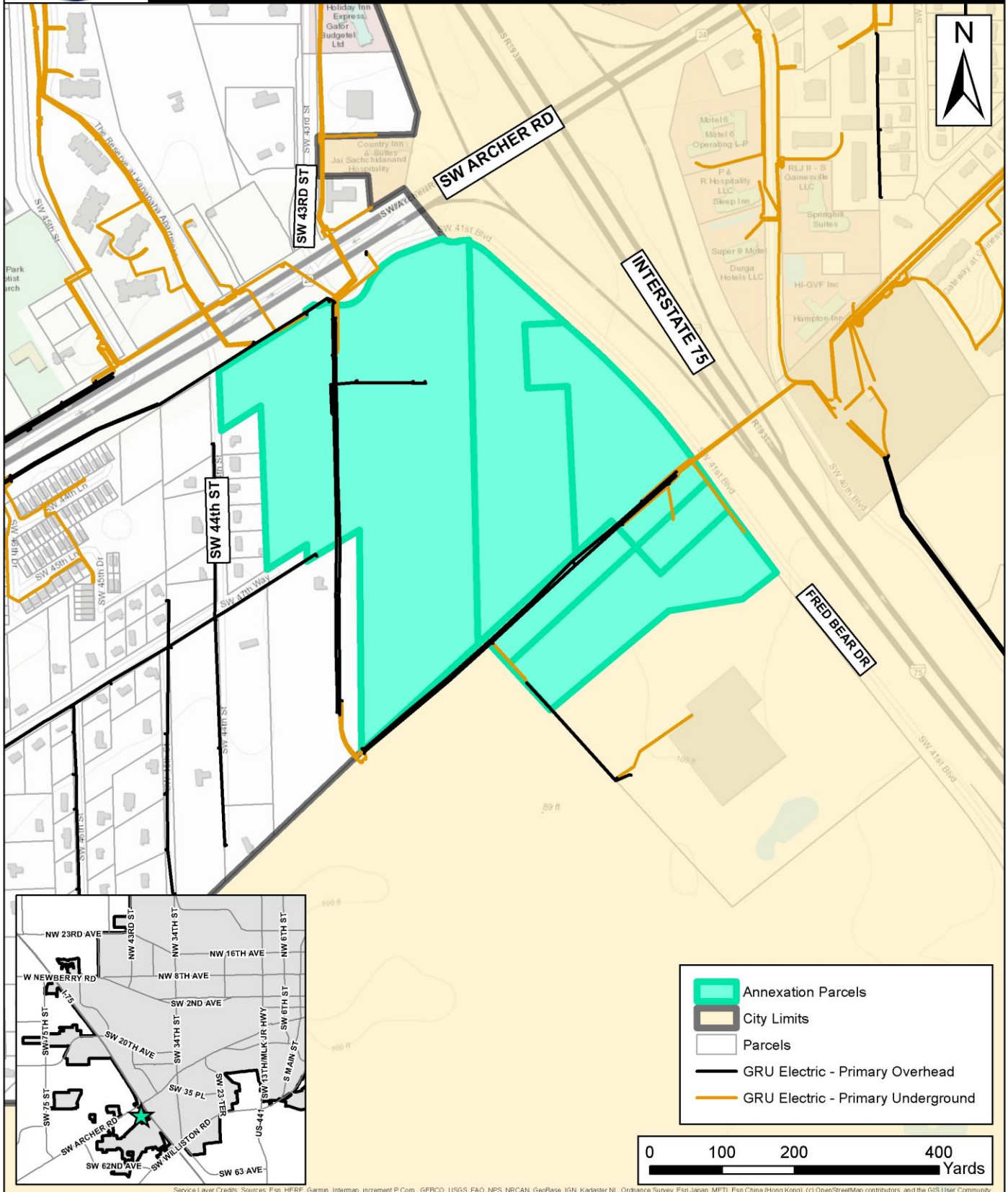
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Proposed Annexation - Fred Bear Health Park

Urban Services Report - GRU Electric Utility Facilities

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



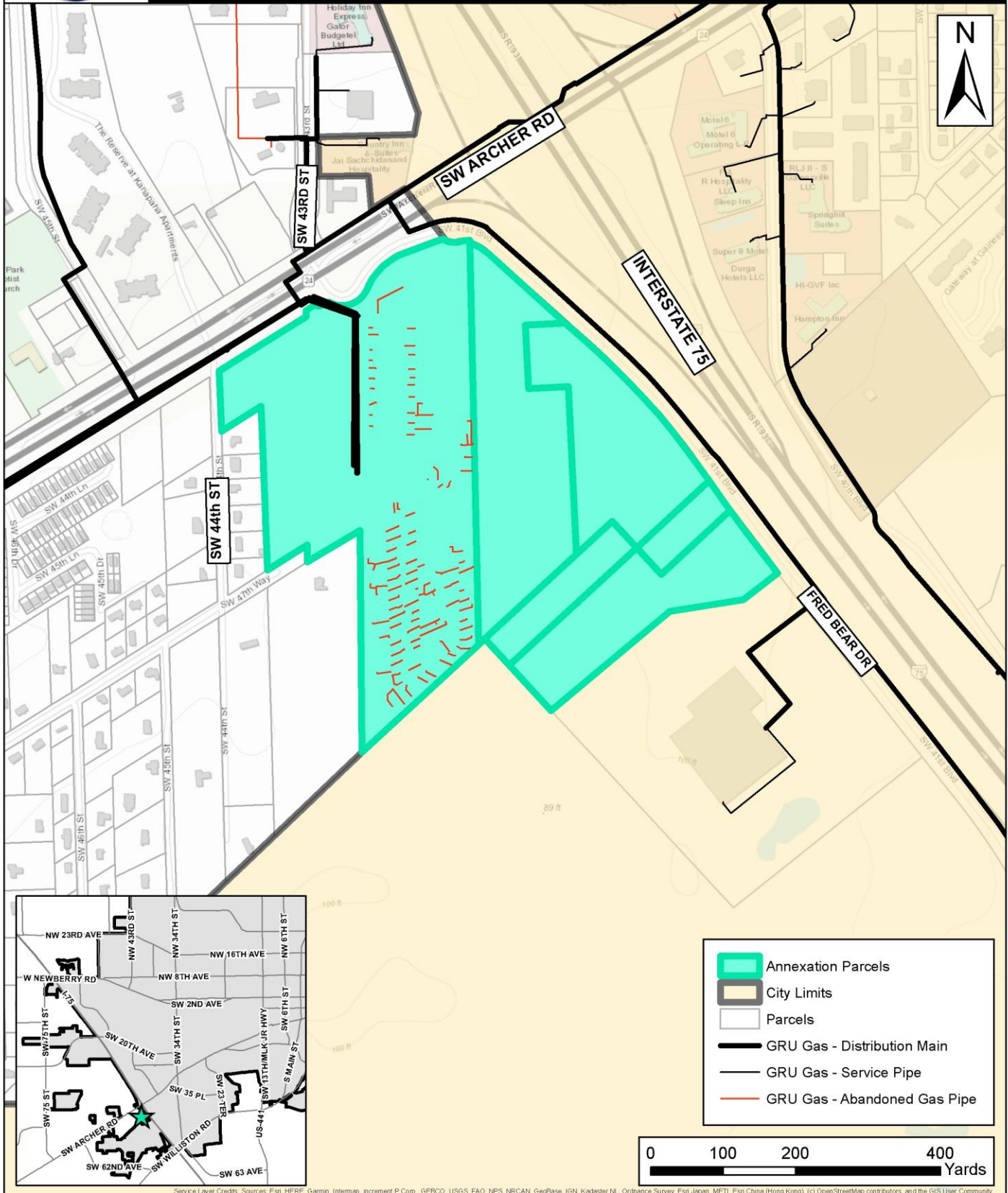
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Proposed Annexation - Fred Bear Health Park

Urban Services Report - GRU Gas Utility Facilities

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



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