



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-21-00132 ZON
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-21-00133 LUC
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 R1-B), and Manufacturing/Mobile Home Park (RM)
Annexed: In-Progress

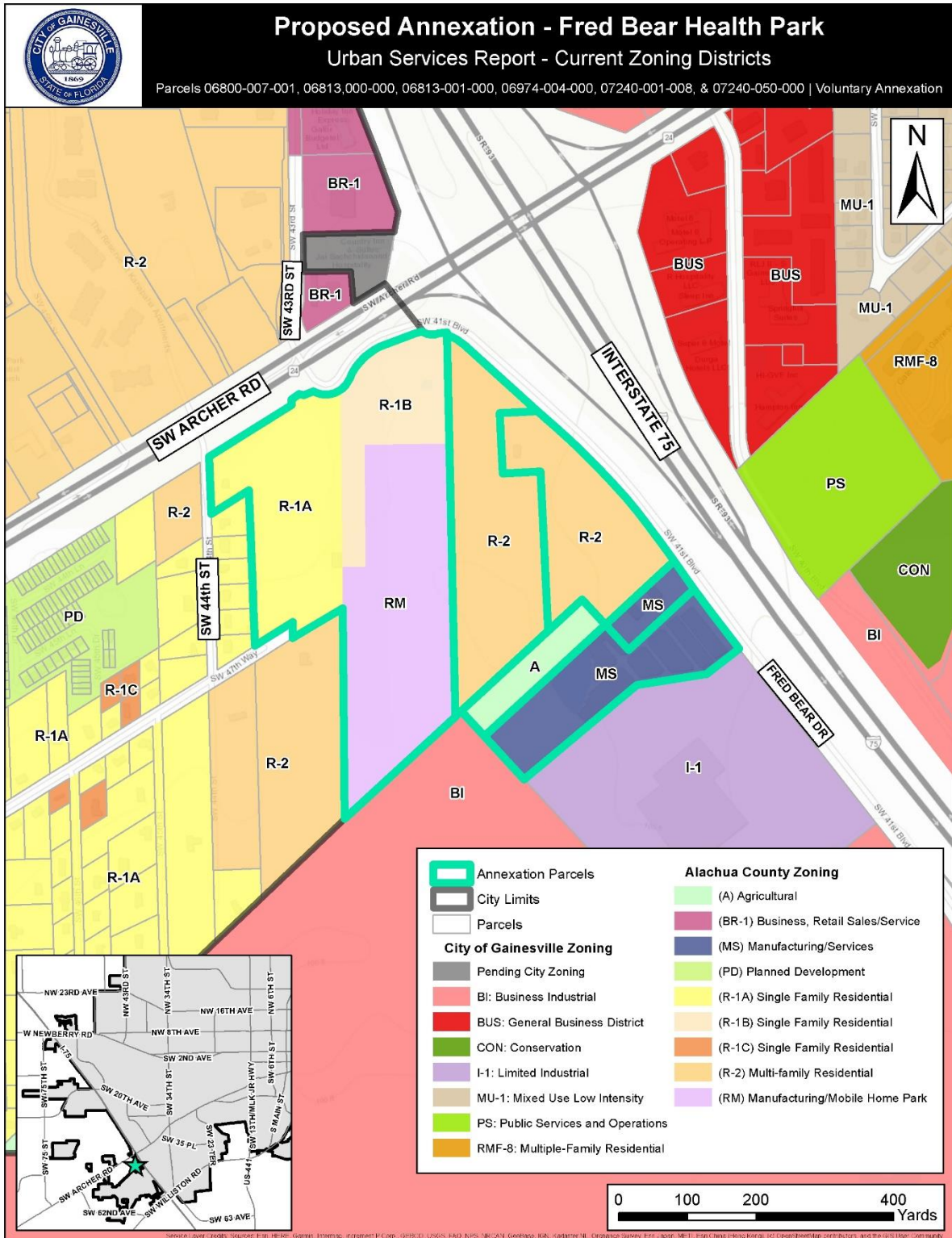


Figure 1: Existing Zoning: Alachua County Manufacturing/Services (MS), Agricultural (A), Multi-family Residential (R-2), Single-Family Residential (R-1A and R1-B), and Manufacturing/Mobile Home Park (RM)

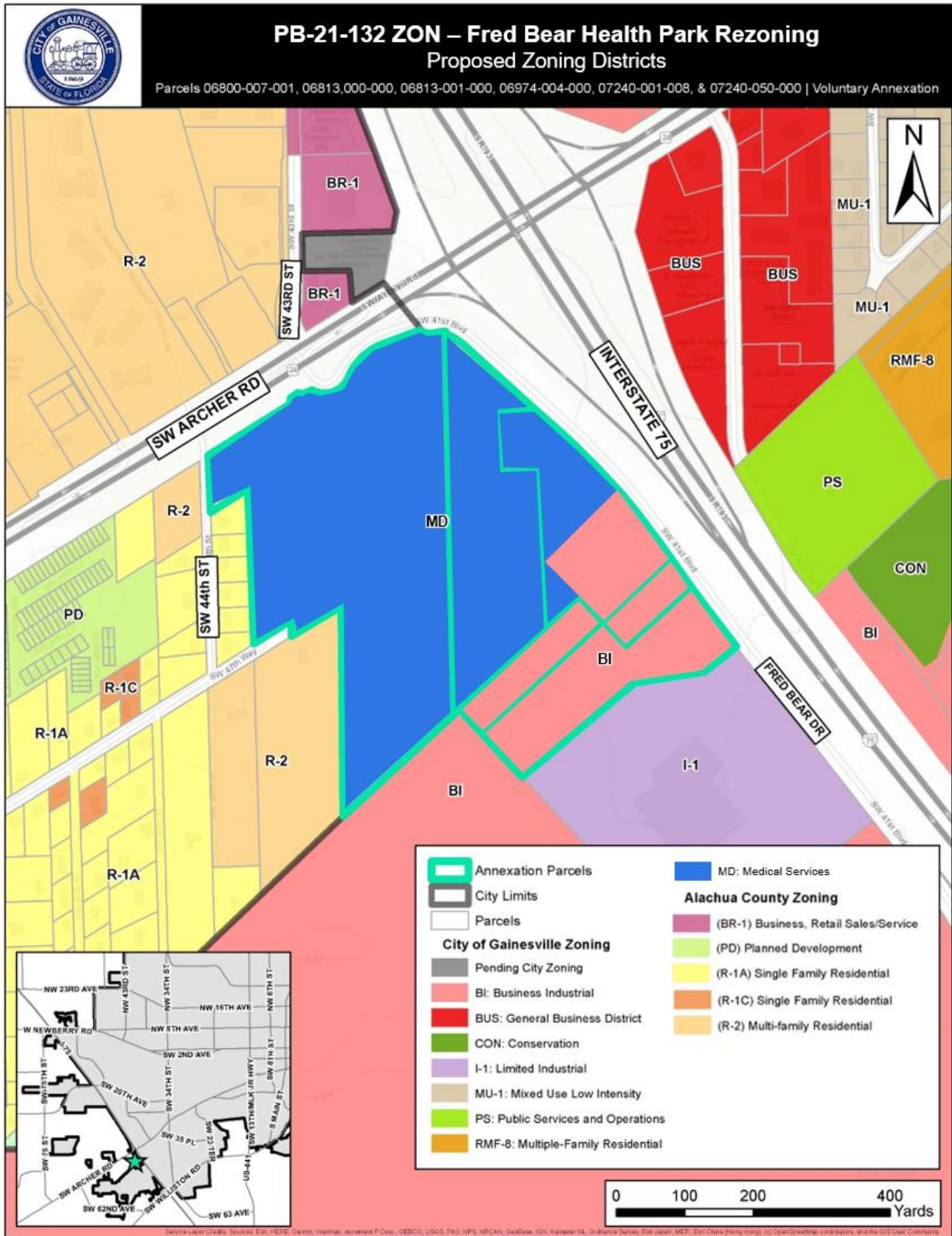


Figure 2: Proposed Zoning: City of Gainesville Medical Services (MD), Business Industrial (BI)

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 rezone six (6) parcels from Alachua County Single-Family Residential (R-1A, R-1B), Manufacturing/Mobile Home Park (RM), Multi-Family Residential (R-2), Agricultural (A), and Manufacturing/Services (MS) to City of Gainesville Medical Services (MD) and

Business Industrial (BI). The total land area for the proposed rezoning 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 factors stated in Section 30-3.14. Rezoning Criteria of the Land Development Code. The following factors are stated below:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning districts of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.

ANALYSIS

A. Compatibility of permitted uses and allowed intensity and density with surrounding uses.

The proposed zoning districts are as follows: City of Gainesville Medical Services (MD) for Tax Parcels 06974-040-000, 06813-000-000, and a portion of 06813-001-000; City of Gainesville Business Industrial (BI) 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 Medical Services (MD) zoning 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. Regarding compatibility of permitted uses, the proposed MD zoning will be compatible with the existing development pattern.

The proposed City of Gainesville Business Industrial (BI) zoning is intended to match the existing uses on the respective parcels. 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. 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 is also being extended onto a portion of Tax Parcel 06813-001-000 to allow for a future self-storage facility. The proposed BI zoning on the three southeastern parcels and a portion of parcel 06813-001-000 has compatible permitted uses, allowed intensity, and density.

B. The character of the district and its suitability for particular uses.

The MD zoning district is considered a Special District according to the Land Development Code. Section 30-4.22 (E) states the following:

The MD district is established to provide adequate space in appropriate locations suitable for accommodating the health and related medical needs of the community. The provisions of the MD district are intended to:

- a. Encourage such development to locate in close proximity to the community's major transportation arteries so as to provide maximum accessibility for emergency vehicles and the general public.
- b. Discourage encroachment by unrelated retail and office activities and other incompatible uses.
- c. Ensure through development plan review that development is undertaken in a manner compatible with less intense uses of land or buildings in the area.

Per Section 30-4.23 of the Land Development Code, permitted uses in the MD zoning district include many medical uses like hospitals, offices for medical or dental facilities, assisted living

facilities, health services, and more. The MD zoning district prohibits lower-intensity uses like single-family dwellings, places of religious assembly, recreation and unrelated retail and office uses. As stated previously, the MD zoning district is the only one that allows medical hospitals as a permitted use by right.

City of Gainesville Business Industrial (BI) is proposed for Tax Parcels 07240-050-000, 07240-001-008, 06800-007-001, and a portion of 06813-001-000. The BI zoning district is similar to other industrial zoning districts in that it allows for higher-intensity uses, though a traditional Industrial use is not allowed in BI zoning. The BI zoning district allows for more people-centric uses that other Industrial Districts prohibit, including hotels or motels, retail sales, places of religious assembly, etc. There are existing self-storage and vehicular-use/services on these parcels; both uses are allowed within the BI zoning district and are suitable for the subject properties.

C. The proposed zoning districts of the property in relation to surrounding properties and other similar properties.

As stated previously, the proposed MD zoning is intended to accommodate future development of the affected parcels into a medical hospital and associated medical use. A medical hospital, behavioral health, and rehabilitation center will serve the surrounding properties (both residential and nonresidential), as well as provide service for medical emergencies. There are other existing medical facilities within the greater area of Southwest Gainesville, including UF Health Emergency Center – Kanapaha, and Archer Road CareSpot Urgent Care, and Gainesville Health Care Center. The proposed MD zoning is compatible with the surrounding zoning districts.

The proposed City of Gainesville Business Industrial (BI) zoning is intended to match the existing uses on the respective parcels. There are existing BI zoned properties on the abutting southwest of the properties, and I-1 (Limited Industrial) zoning to the abutting south. The proposed BI zoning is compatible in intensity and density with the surrounding zoning districts. Surrounding zoning districts include the following:

- Alachua County Single-Family Residential (R-1A)
- Alachua County Multi-Family Residential (R-2)
- City of Gainesville Business Industrial (BI)
- City of Gainesville Limited Industrial (I-1)

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

Three of the subject parcels (06974-040-000, 06813-000-000, and 06813-001-000) are currently vacant. The site's location along SW Archer Rd (State Road 24) and abutting I-75 makes it ideal for medical use. Parcels 06800-007-001 and 07240-001-008 have existing self-storage and vehicular-use/services; both uses are allowed within the proposed BI zoning district. 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 is the most appropriate and best use for the three southeastern parcels and a portion of 06813-001-000 (vacant).

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

The subject properties will fall within City Commission District 3. Upon approval of the associated annexation, the subject properties 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).

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

The proposed rezoning to Medical Services (MD) will serve the City's needs by allowing the construction of a medical hospital by-right within the southwest area of Gainesville. The MD zoning district is the only zoning district that allows medical hospitals by right. This rezoning will also support other essential medical uses, including emergency services, behavioral health, and rehabilitation facilities; the MD zoning district is also appropriate for these other medical uses. The rezoning to allow for these medical uses will serve the southwest area of Gainesville and all other surrounding population, including those in Alachua County.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

The subject area is in close proximity to two recent annexations into the City of Gainesville City Limits: the Archer Health annexation (north of SW Archer Rd), and the Country Inn and Suites annexation (northwest corner of SW Archer Rd and I-75). The subject area is also

south of Celebration Pointe, an outdoor mixed-use retail development located in Alachua County. Recent nonresidential development in close proximity to the subject area establishes the need for medical services to support the area.

H. The goals, objectives, and policies of the Comprehensive Plan.

The proposed rezoning of the subject properties is consistent with the goals, objectives, and policies 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.

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, 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.

I. The facts, testimony, and reports presented at public hearings.

The proposed rezoning and accompanying land use change will be presented to the City Plan Board and the City Commission.

RECOMMENDATION

Staff recommends approval of Petition PB-21-00132 ZON.

DRAFT MOTION FOR CONSIDERATION

I move to approve Petition PB-21-00132 ZON.

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>PO. 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 []	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map []
Present designation: _____	Present designation: <i>see staff report</i>	Other [] Specify: _____
Requested designation: _____	Requested designation: <i>see staff report</i>	

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:

07 240-001-008
07 240-050-000

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-T9S-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) (also SW Archer Rd),
 Medium Density Residential (MR)
 City of Gainesville { South Business Industrial (BI), Industrial (IND),
 East I-75, Fred Bear Rd., City of Gainesville Commercial (C),
 City of Gainesville 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 YES ___ If yes, please explain why the other properties cannot accommodate the proposed use?

N/A, this property is being annexed + 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

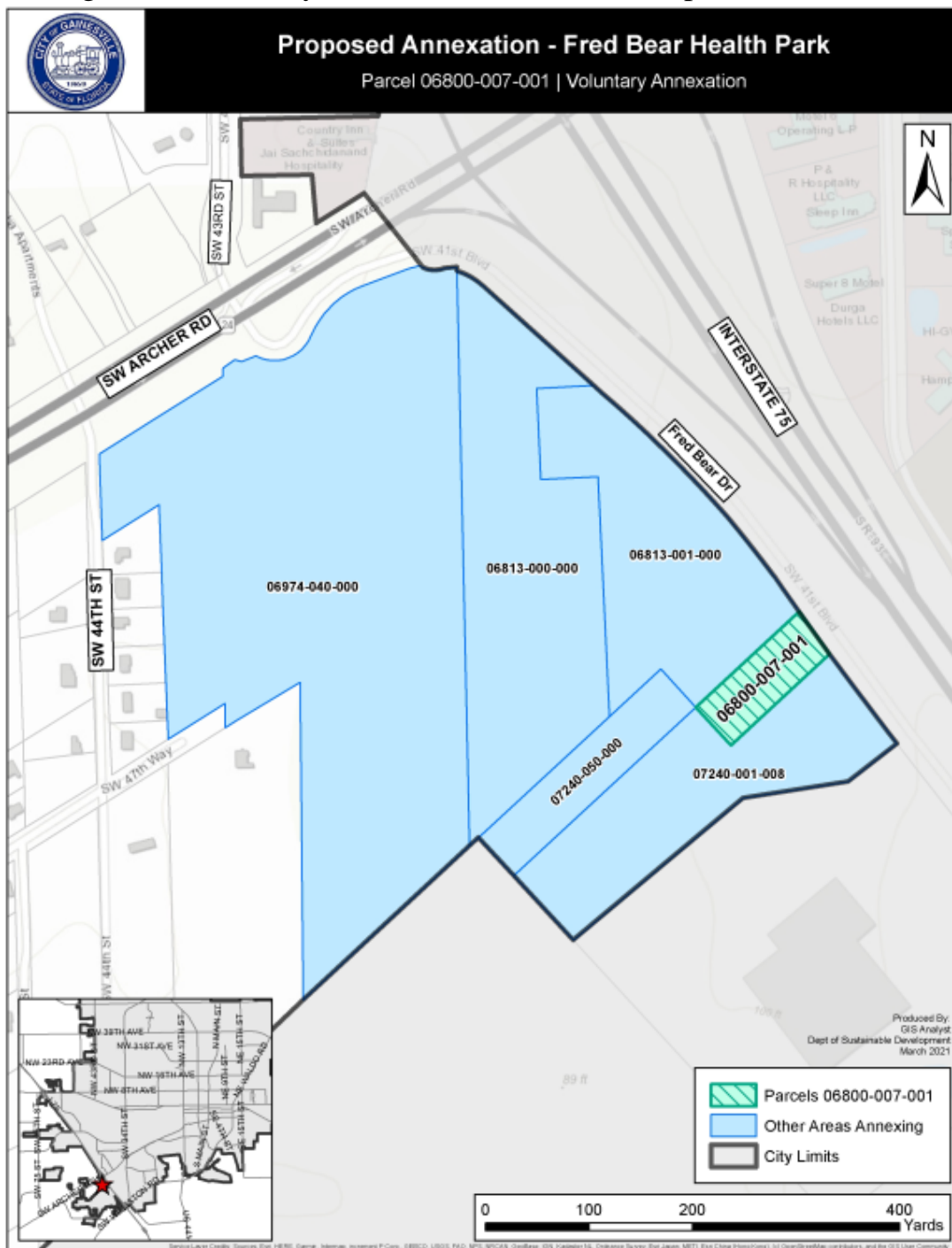
TITLE: Owner

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

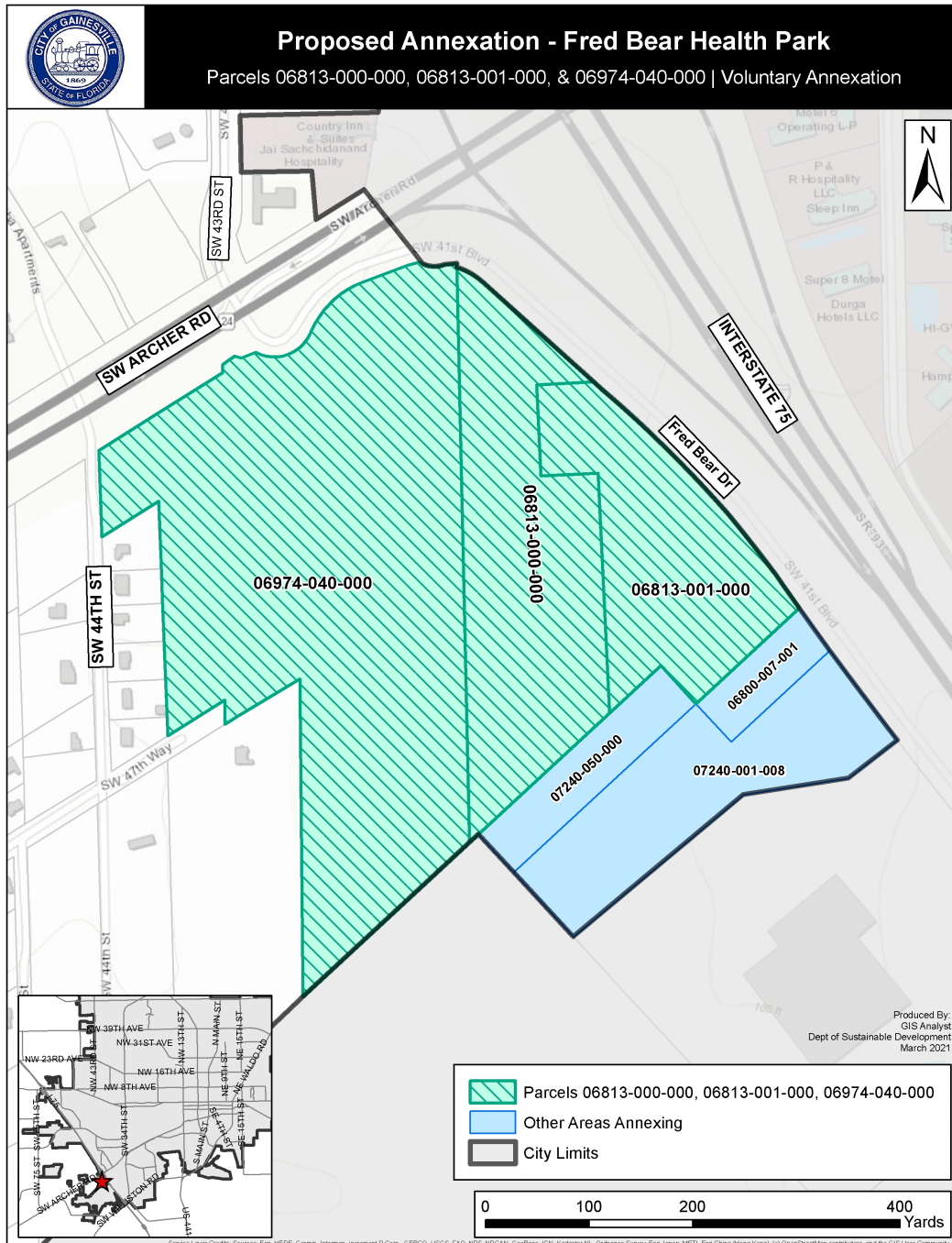
ADDRESS: 6500 W. Newberry Road
Gainesville, FL 32605



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.





A PETITION FOR VOLUNTARY ANNEXATION

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

FROM: R-75 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:



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:

[Handwritten Signature]

NAME:

John Kish, Jr

TITLE:

pres.

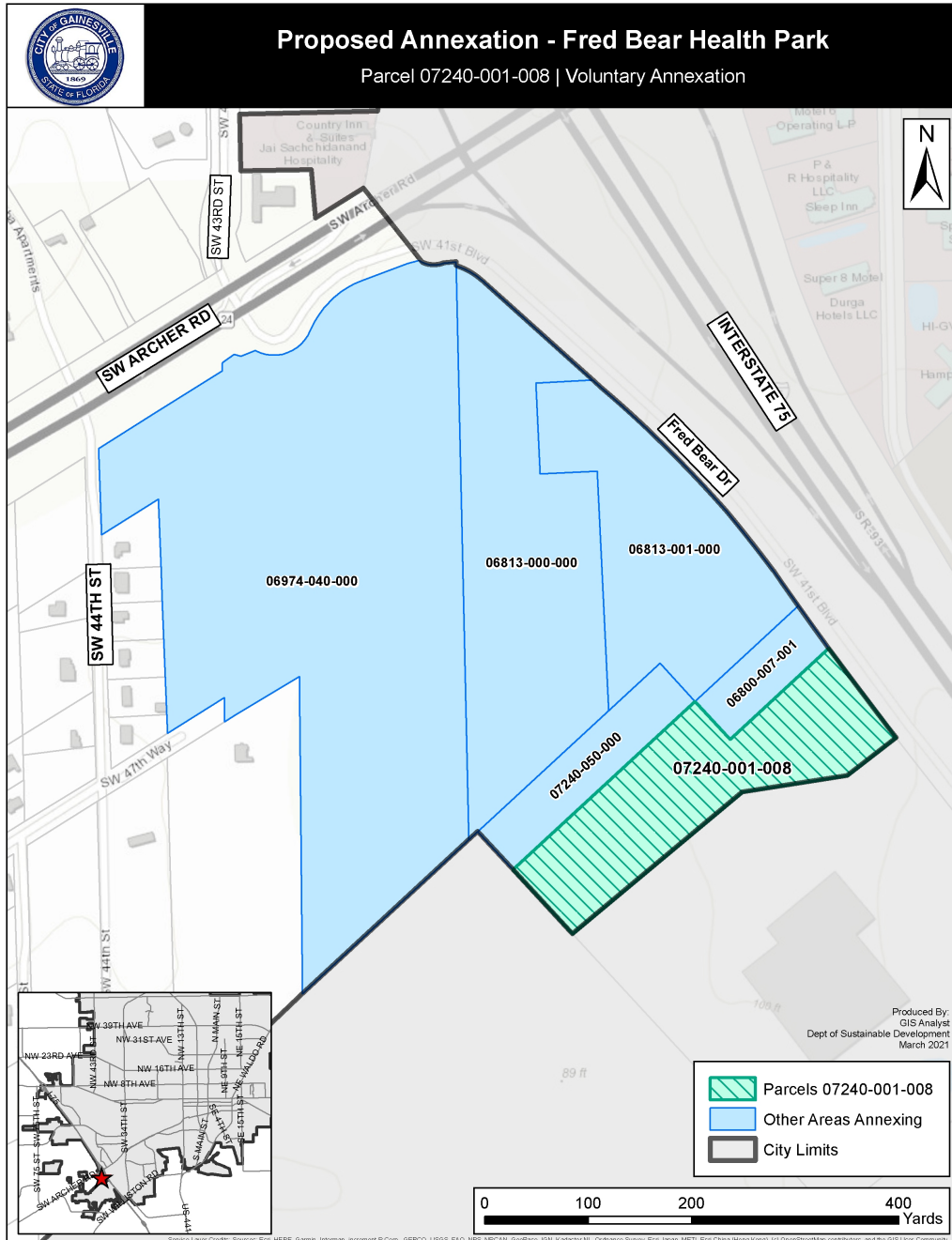
ADDRESS:

7085 NW 20th Pl Ft Ld 32605
352-665-8556 John.Kish.Jr@gmail.com



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)

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:

James D. Henderson, II

NAME:

James D. Henderson, II

TITLE:

Co-Trustee

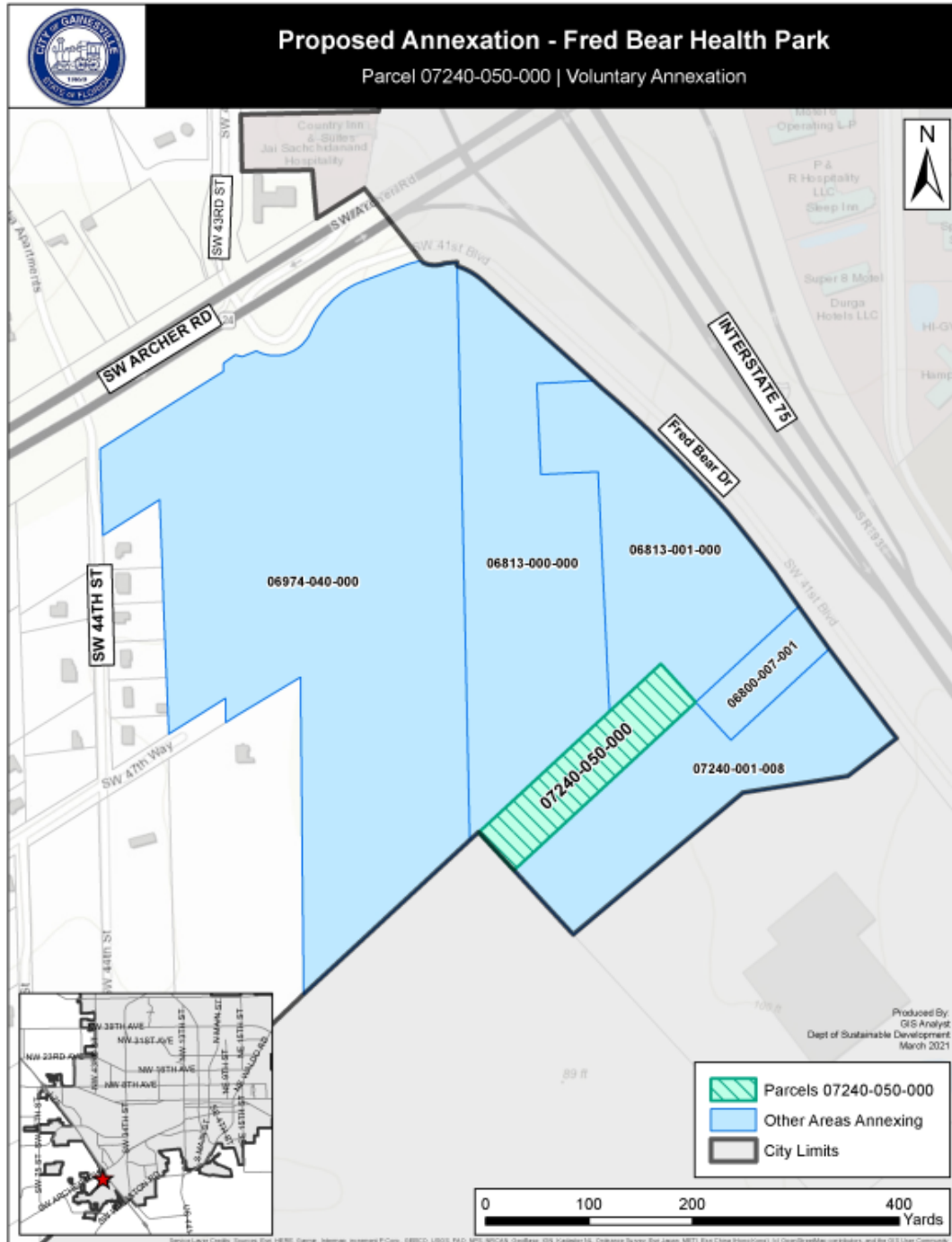
ADDRESS:

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

Rezoning – 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 REZ.docx

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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 – Rezoning 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 (Source: Alachua County Property Appraiser)</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> R-1A: ±9.85 acres * 4 du/ac = ±39 du R-1B: ±5.82 acres * 8 du/ac = ±46 du RM: ±14.27 acres * 8 du/ac = ±114 du R-2: ±19.1 acres * 8 du/ac = ±152 du Cottage neighborhood: ±351 du * 2 = 702 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 ±702 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 rezoning application requests to amend the Official Zoning Atlas designation 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 Single-Family and Multi-family zoning districts (R-1A, R-1B, RM, and R-2), to City of Gainesville zoning district Medical Services (MD). 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 Small-scale Comprehensive Plan Amendment (SsCPA) Application to amend the site's Future Land Use designation from Alachua County Future Land Use classification Medium-Density Residential to City of Gainesville Office Future Land Use (FLU) classification. This rezoning and the companion land use change 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, 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)

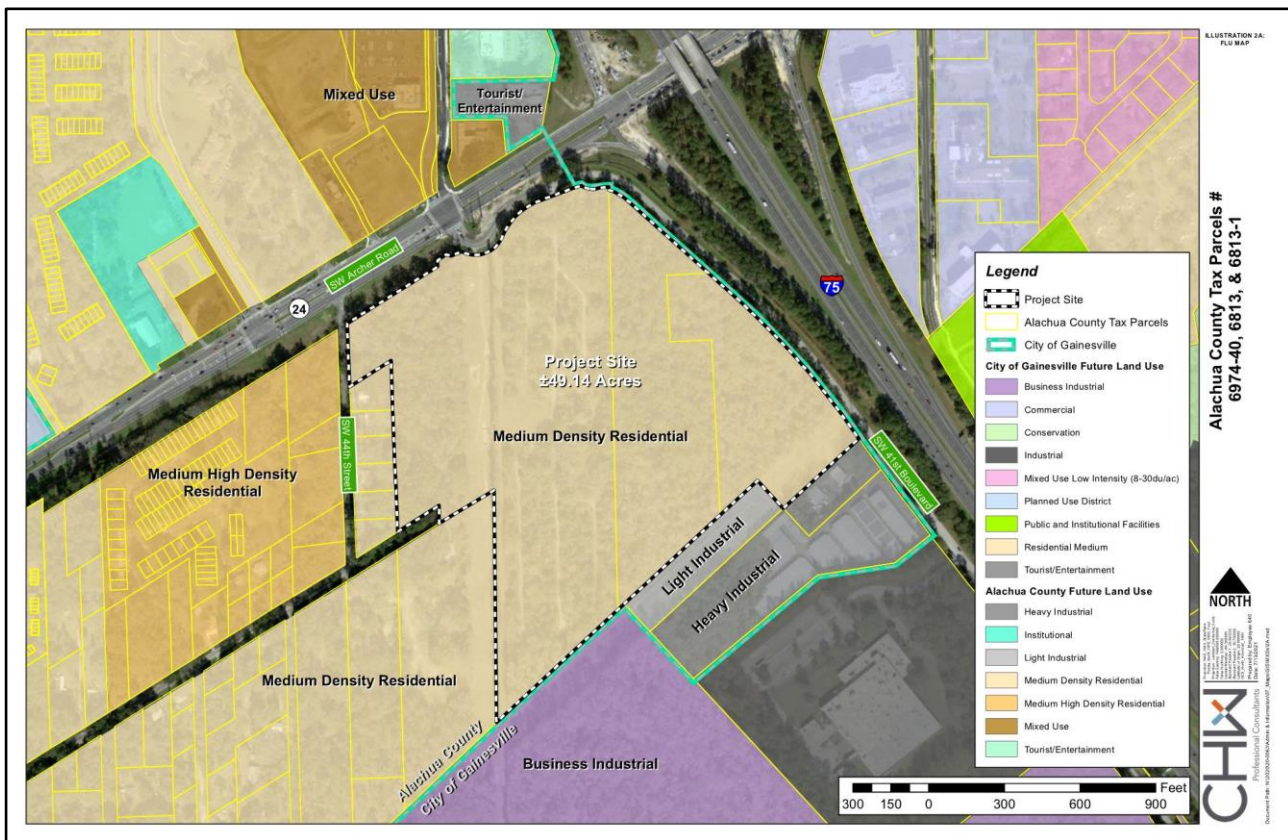


Figure 2: Existing Future Land Use Map

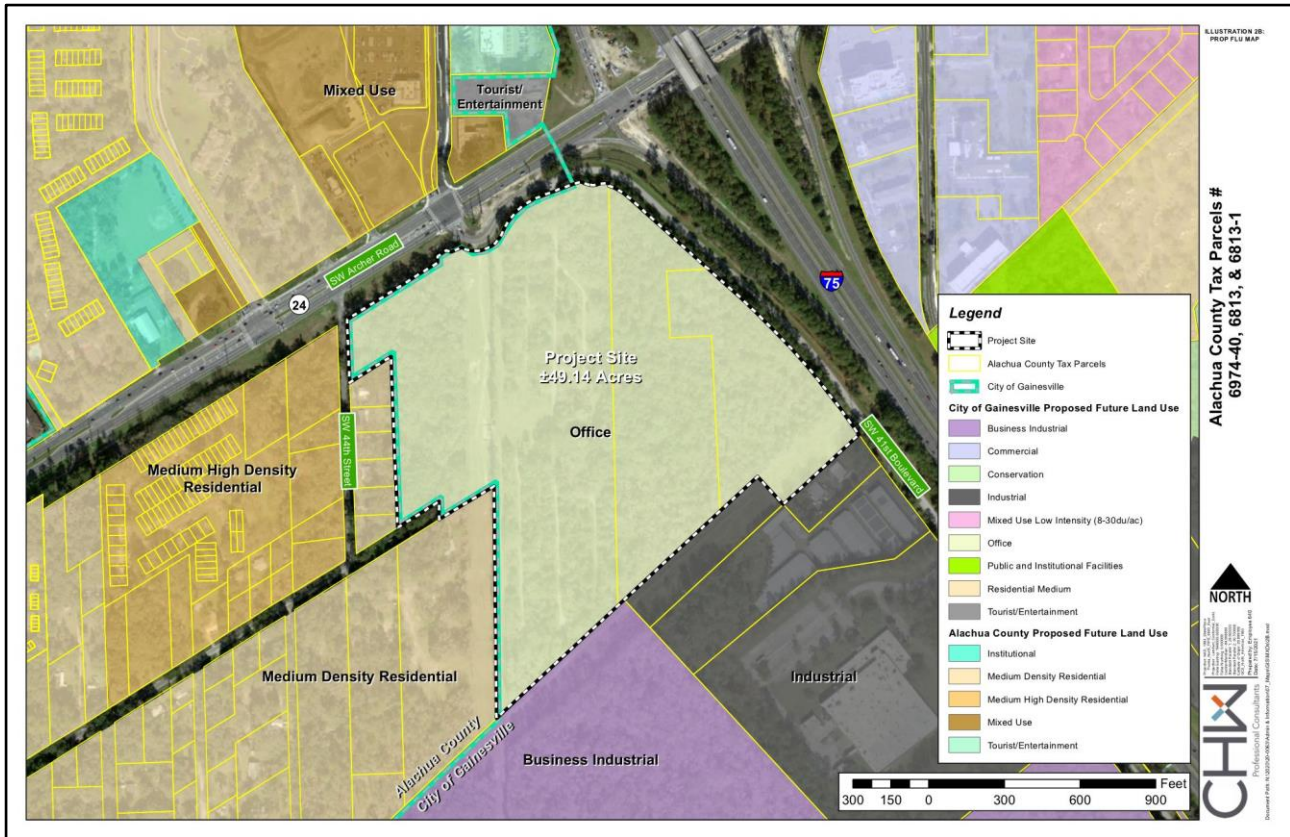


Figure 3: Proposed Future Land Use Map

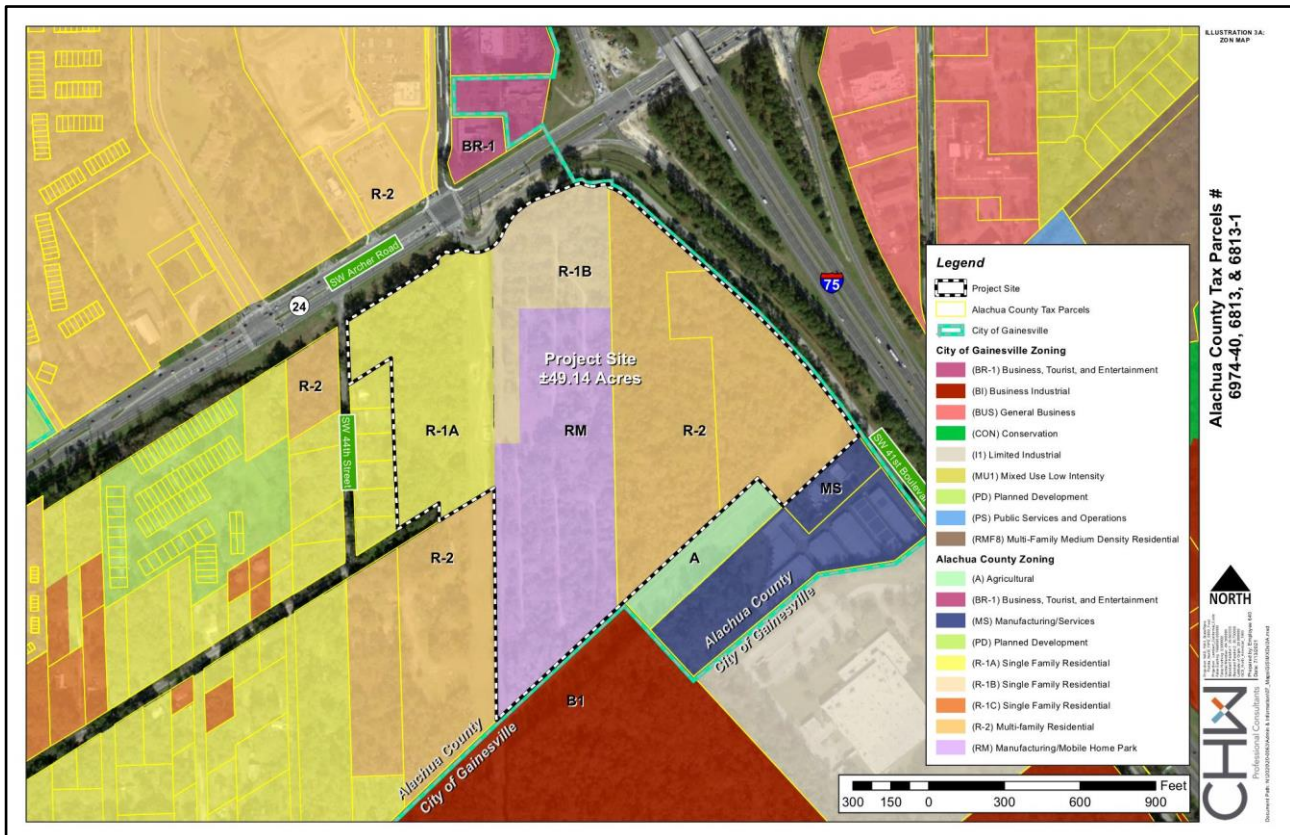


Figure 4: Existing Zoning Map

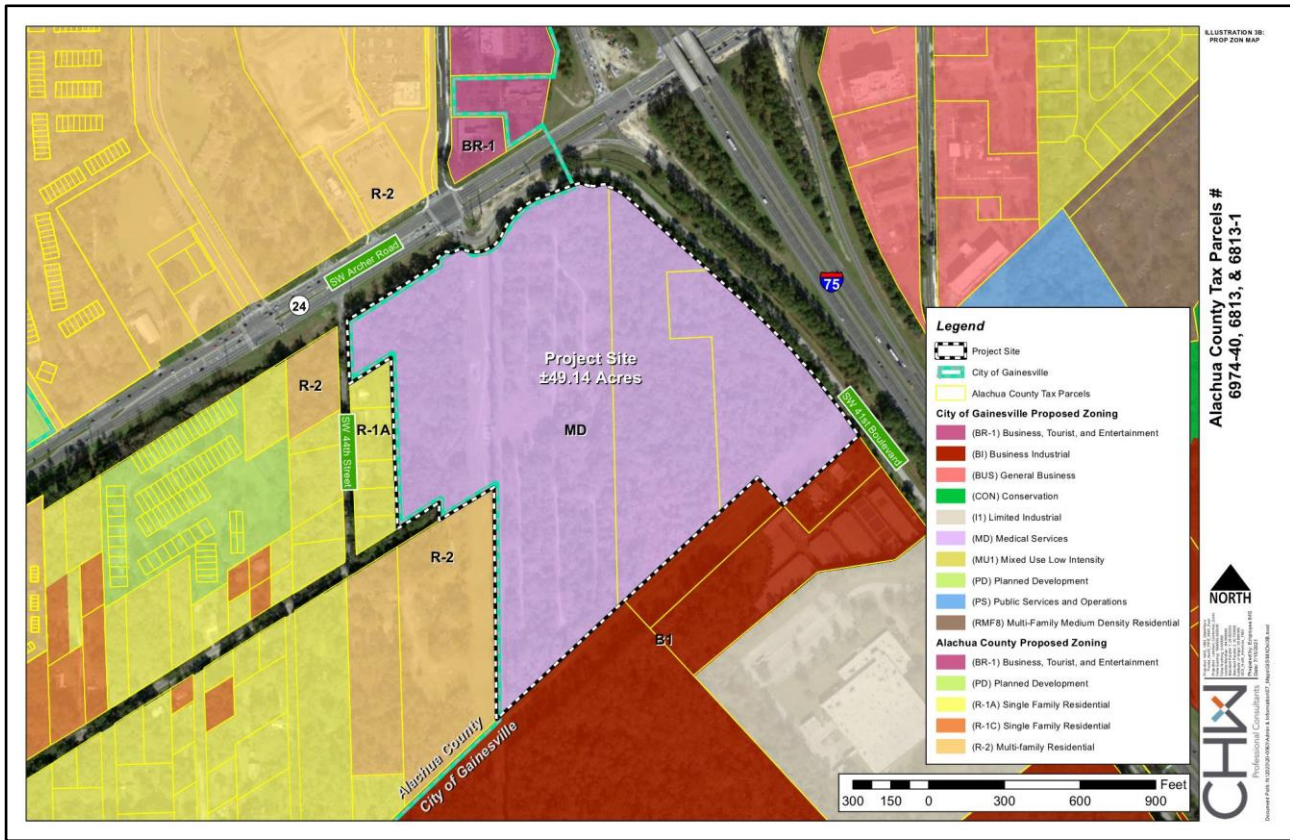


Figure 5: Proposed Zoning Map

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.

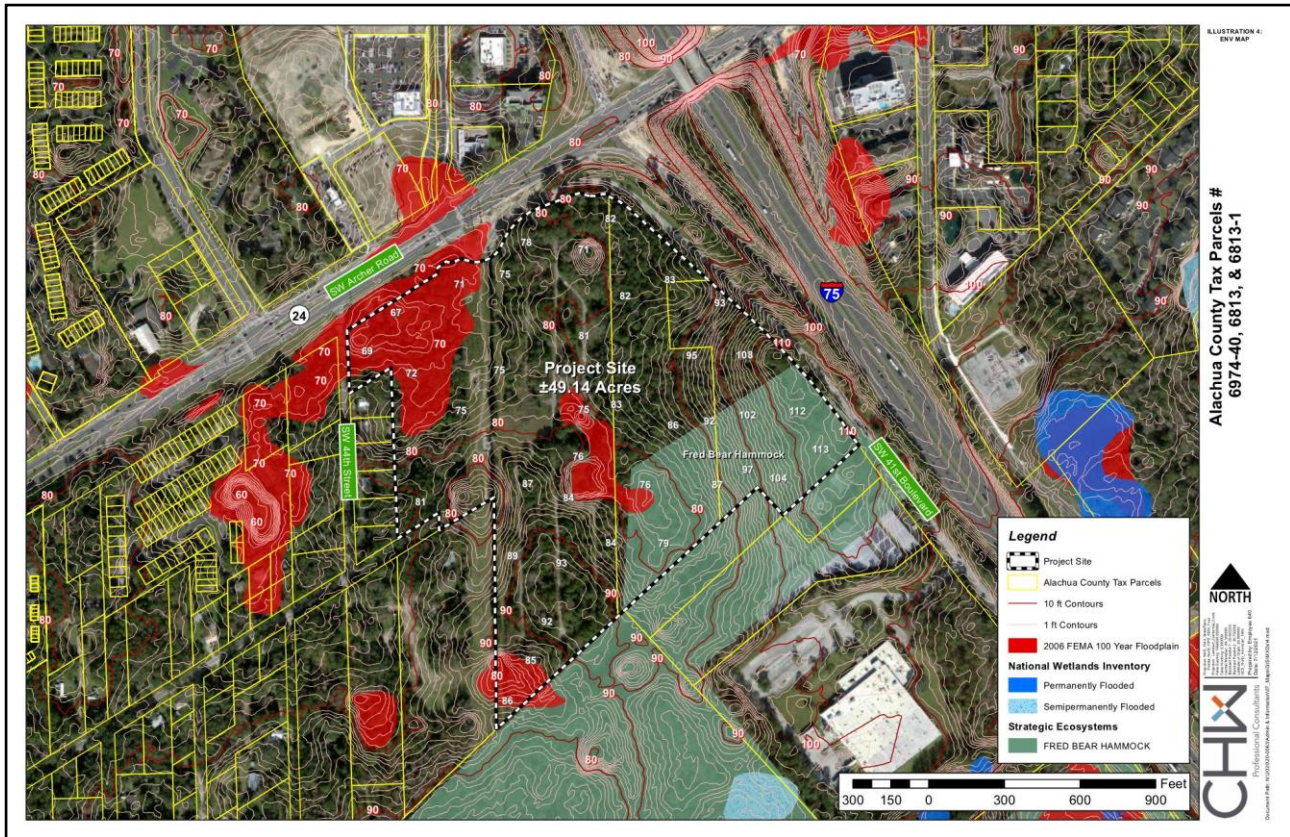


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

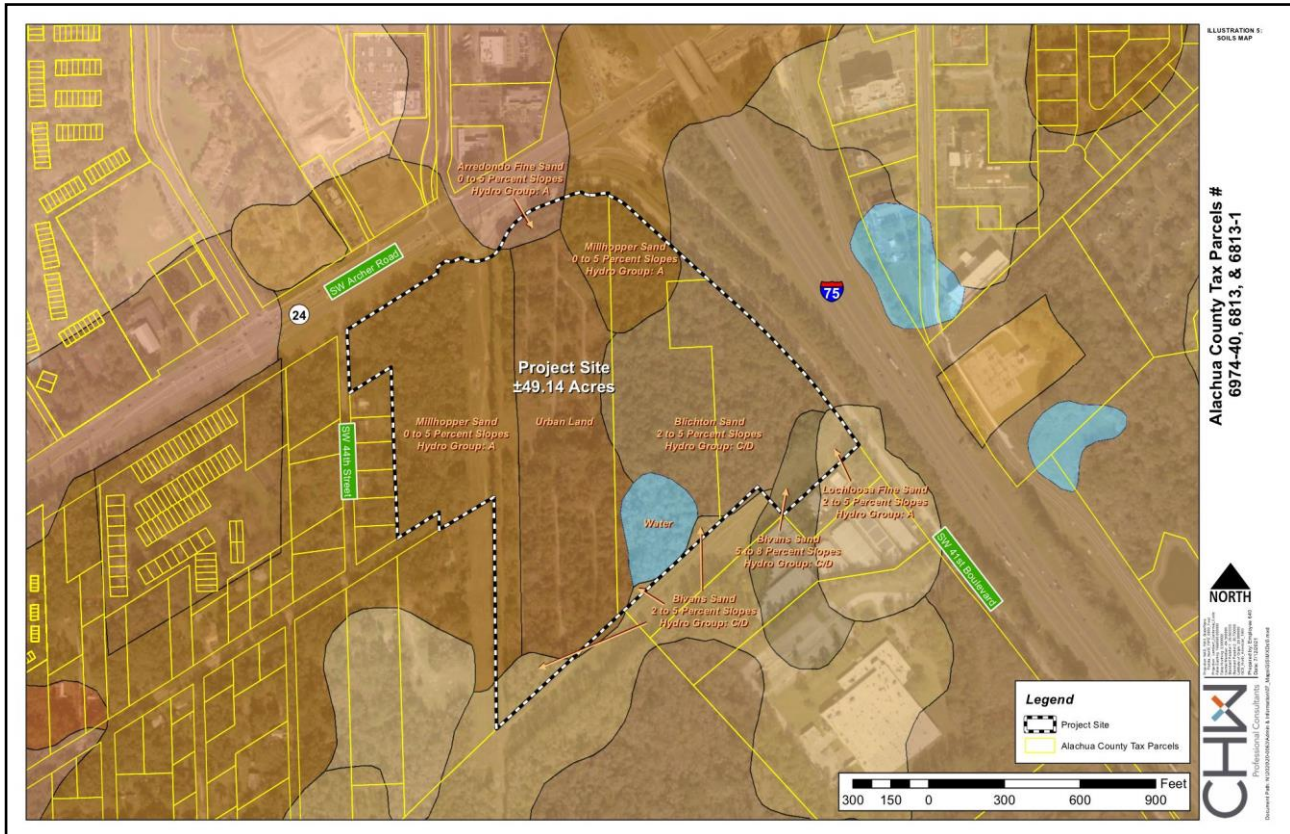


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

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 rezoning 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 SsCPA application that requests the Office FLU designation 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 Zoning		Proposed Zoning
R-1A, R-1B, R-2, RM (Alachua County)		MD (Gainesville)
<i>Existing Maximum Permitted Density</i>		<i>Proposed Maximum Permitted Density</i>
R-1A (4 du/ac)	±39 dwelling units	N/A
R-1B (8 du/ac)	±46 dwelling units	
R-2 (8 du/ac)	±152 dwelling units	
RM (8 du/ac)	±114 dwelling units	
<i>Subtotal</i>	±351 dwelling units	
Cottage Neighborhood	±702 dwelling units	
<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 ±702 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	702 ²	6,627	519	260	259	695	348	347
Net Demand				(4,478)	(352)	(93)	(210)	(519)	(295)	(224)

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 R-1A (4 du/ac), R-1B (8 du/ac), RM (8 du/ac), and R-2 (8 du/ac) zoning districts, multiplied by the acreage of each zoning district within the project boundary. 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. R-1A: $\pm 9.85 \text{ acres} * 4 \text{ du/ac} = \pm 39 \text{ du}$
 - b. R-1B: $\pm 5.82 \text{ acres} * 8 \text{ du/ac} = \pm 46 \text{ du}$
 - c. RM: $\pm 14.27 \text{ acres} * 8 \text{ du/ac} = \pm 114 \text{ du}$
 - d. R-2: $\pm 19.1 \text{ acres} * 8 \text{ du/ac} = \pm 152 \text{ du}$
 - e. Cottage neighborhood: $\pm 351 \text{ du} * 2 = \pm 702 \text{ du}$

Conclusion: Approval of this request may result in a net decrease of 4,478 total trips per day when compared to the site's max 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.

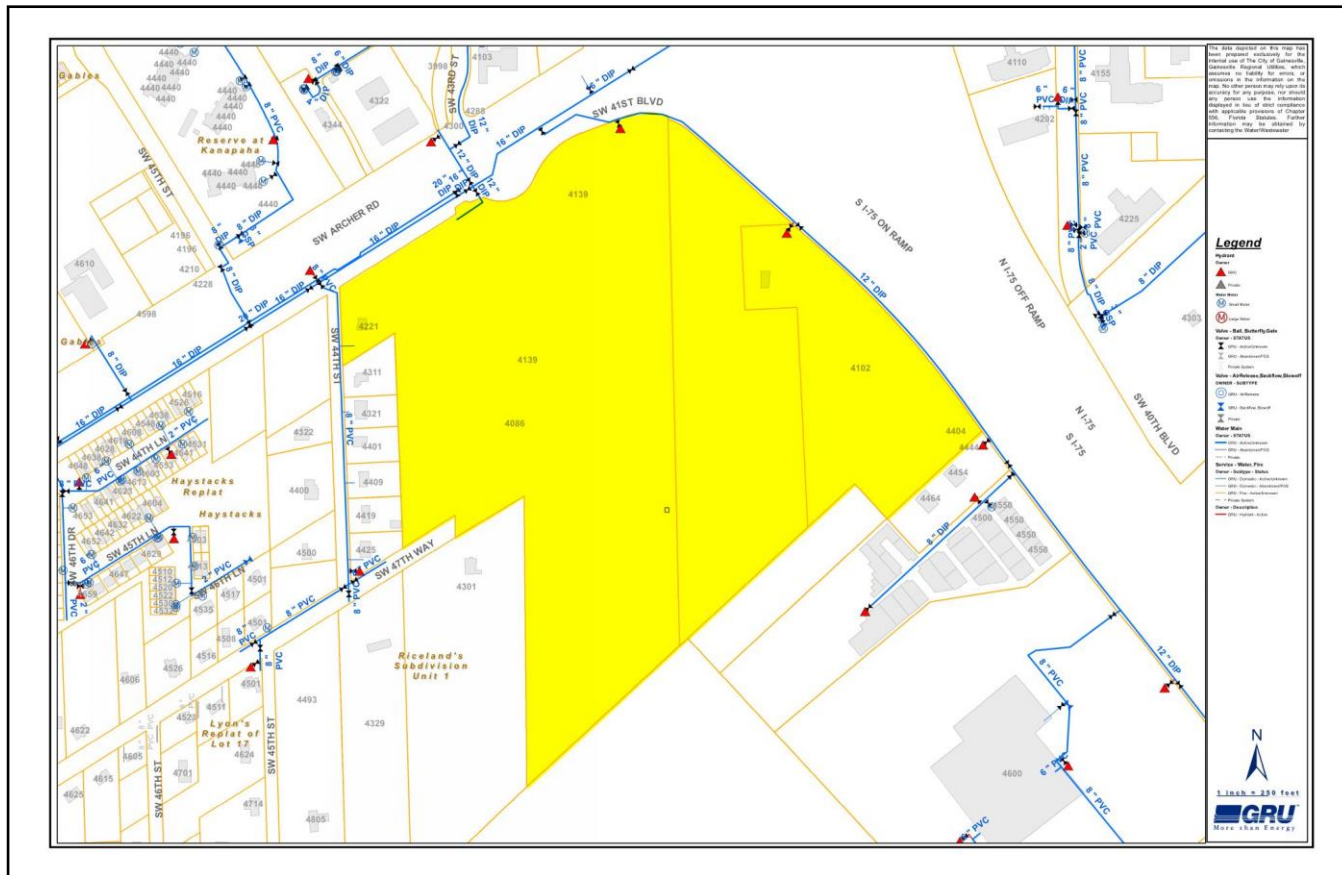


Figure 8: GRU Potable Water Infrastructure Map

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	702	124.5 gallons per capita * (units * 2.3 persons per household)	201,017.7
Net Demand	-	-	(182,417.7)

1. Units are calculated as follows:

- a. Residential units are based on the number of units permitted by Alachua County R-1A (4 du/ac), R-1B (8 du/ac), RM (8 du/ac), and R-2 (8 du/ac) zoning districts, multiplied by the acreage of each zoning district within the project boundary. 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. R-1A: $\pm 9.85 \text{ acres} * 4 \text{ du/ac} = \pm 39 \text{ du}$
 - ii. R-1B: $\pm 5.82 \text{ acres} * 8 \text{ du/ac} = \pm 46 \text{ du}$
 - iii. RM: $\pm 14.27 \text{ acres} * 8 \text{ du/ac} = \pm 114 \text{ du}$
 - iv. R-2: $\pm 19.1 \text{ acres} * 8 \text{ du/ac} = \pm 152 \text{ du}$
 - v. Cottage neighborhood: $\pm 351 \text{ du} * 2 = \pm 702 \text{ du}$
 - 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 182,417.7 gallons per day**, based on the site's max 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.

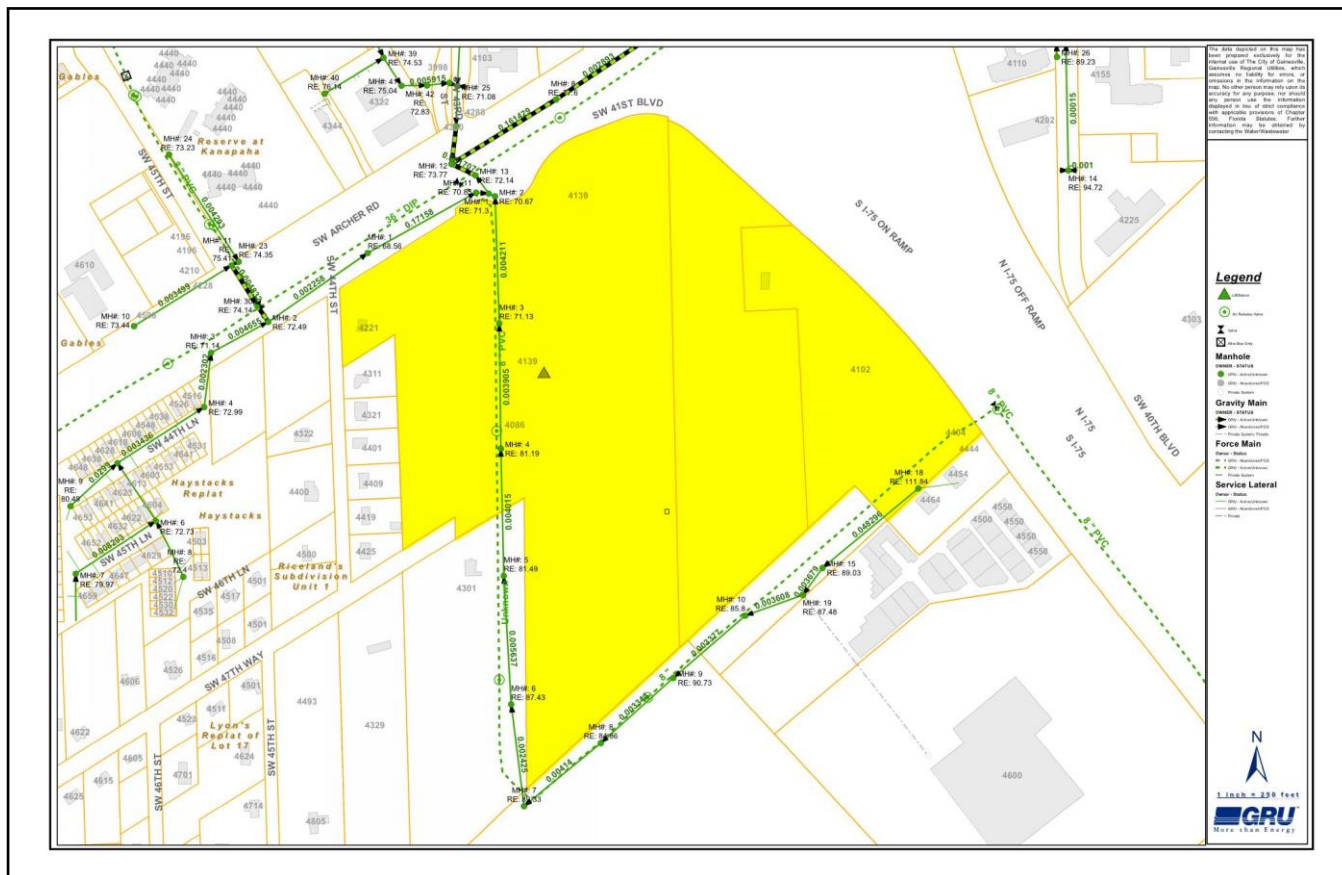


Figure 9: GRU Sanitary Sewer Infrastructure Map

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	702	106 gallons per capita * (units * 2.3 persons per household)	171,147.6
Net Demand	-	-	(152,547.6)

1. Units are calculated as follows:

- a. Residential units are based on the number of units permitted by Alachua County R-1A (4 du/ac), R-1B (8 du/ac), RM (8 du/ac), and R-2 (8 du/ac) zoning districts, multiplied by the acreage of each zoning district within the project boundary. 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. R-1A: $\pm 9.85 \text{ acres} * 4 \text{ du/ac} = \pm 39 \text{ du}$
 - ii. R-1B: $\pm 5.82 \text{ acres} * 8 \text{ du/ac} = \pm 46 \text{ du}$
 - iii. RM: $\pm 14.27 \text{ acres} * 8 \text{ du/ac} = \pm 114 \text{ du}$
 - iv. R-2: $\pm 19.1 \text{ acres} * 8 \text{ du/ac} = \pm 152 \text{ du}$
 - v. Cottage neighborhood: $\pm 351 \text{ du} * 2 = 702 \text{ du}$
 - 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 152,547.6 gallons per day**, based on the site's max 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	702	1,332.40
Net Demand	-	542.71
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 R-1A (4 du/ac), R-1B (8 du/ac), RM (8 du/ac), and R-2 (8 du/ac) zoning districts, multiplied by the acreage of each zoning district within the project boundary. 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. R-1A: $\pm 9.85 \text{ acres} * 4 \text{ du/ac} = \pm 39 \text{ du}$
 - ii. R-1B: $\pm 5.82 \text{ acres} * 8 \text{ du/ac} = \pm 46 \text{ du}$
 - iii. RM: $\pm 14.27 \text{ acres} * 8 \text{ du/ac} = \pm 114 \text{ du}$
 - iv. R-2: $\pm 19.1 \text{ acres} * 8 \text{ du/ac} = \pm 152 \text{ du}$
 - v. Cottage neighborhood: $\pm 351 \text{ du} * 2 = 702 \text{ du}$
 - 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	702	0.14	99	0.06	43	0.08	57
Net Change	(702)	-	(99)	-	(43)	-	(57)

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

Conclusion: Approval of this request may result in a **potential net decrease of 99 elementary-school age children; 43 middle-school age children; and 57 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 in the concurrently submitted SsCPA application, will make possible the development of medical uses on site. This application requests a zoning change to the Medical Services (MD) zoning district, which is compatible with the Office FLU category per City of Gainesville Land Development Code §30-4.2. No residential uses are proposed for the site, nor are they permitted in the MD zoning district.

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, requested in another concurrent application to this one, 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 rezoning and companion land use change 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. Residential uses are also not permitted in the MD zoning district being requested by this application. 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 SsCPA 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.;

This rezoning application is submitted concurrently with a SsCPA application, which also includes a justification report. As detailed in Section 5 of the SsCPA justification 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 rezoning and companion SsCPA 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. CONSISTENCY WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's Land Development Code (LDC). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold font**.

ARTICLE IV, DIVISION 1. – GENERALLY.

Section 30-4.4.

When lands are annexed into the city, such lands shall be rezoned in accordance with this chapter to an appropriate city zoning district(s). The county zoning district and applicable regulations shall apply prior to rezoning to a city zoning district.

The project site was recently annexed into the City of Gainesville. This application seeks to rezone the land to the Medical Services (MD) zoning district, which is a City zoning district appropriate for the site and context area.

ARTICLE III, DIVISION 3. – TEXT AMENDMENTS, LAND USE AND ZONING CHANGES.

Section 30-3.13. - Land Use Change Criteria.

Applications to change the land use category for a property by amending the future land use map of the Comprehensive Plan shall be reviewed according to the following criteria:

A. The goals, objectives, and policies of the Comprehensive Plan.

The project's adherence to the Goals, Objectives, and Policies of the Comprehensive Plan are addressed in detail in Section 4 of this report.

B. The need for additional land in the proposed land use category based on the projected population of the city and the relative availability of the current and proposed land use categories.

The goal of this application and its companion SsCPA application is to enable the construction of a freestanding emergency room, rehabilitation hospital, and behavioral health hospital on the project site. These facilities will serve City and surrounding County residents, and both broaden and help ensure the adequate provision of health services in this region. The property was recently annexed into the City of Gainesville, thus necessitating this rezoning, as well as the companion land use change. The proposed MD zoning district, as well as the requested Office Future Land Use classification, will make the desired development possible.

C. The proposed land use category of the property in relation to surrounding properties and other similar properties.

The development proposed is compatible with the surrounding area and surrounding land uses. Surrounding City of Gainesville land use categories are also nonresidential in nature, including Commercial, Industrial, and Public and Institutional Facilities. The surrounding area is a mix of nonresidential land uses, to which the proposed Office FLU and associated MD zoning district compliment.

D. The potential impact of the land use change on adopted level of service standards.

The potential impact of the land use change on adopted Level of Service standards is addressed in Section 3 of the SsCPA application's Justification Report.

Section 30-3.14. – Rezoning Criteria.

Applications to rezone property shall be reviewed according to the following criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.

The project site will be developed in a manner consistent with surrounding existing development. The proposed zoning district, MD, has a maximum lot coverage standard of 40%. This level of intensity will be adhered to in development and is comparable to surrounding uses.

- B. The character of the district and its suitability for particular uses.

The purpose of the Medical Services (MD) zoning district is to provide adequate space in appropriate locations suitable for accommodating the health and related medical needs of the community. This zoning district is the most suitable choice the project site's development intent—a freestanding emergency room; a behavioral health hospital; and a rehabilitation hospital. These facilities are intended to address the health and related medical needs of the community of the City of Gainesville as well as the surrounding counties. The MD zoning proposed with this application provides the adequate space to develop such uses. The location is suitable given its frontage on State Road 24 and its ease of access to Interstate 75.

- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.

There are other medical facilities within the site's vicinity, such as the UF Health Emergency Center—Kanapaha and Archer Road CareSpot Urgent Care. The intended development is compatible with these similar facilities and adds to the region's supply of medical services. Site access to SR 24 and I-75 ensures adjacent local roads will not be impacted by medical emergencies and onsite facilities are easily accessed by emergency vehicles within the region. Adjacent uses are predominately nonresidential highway-oriented or industrial type uses.

Beyond the emergency services, this development will also provide a behavioral health facility and rehabilitation facility, which addresses long-term health needs within the region.

- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

The project site is currently not developed. The site is ideally located for the medical uses proposed due to the character of adjacent uses and direct access to major roads, SR 24 and I-75. This rezoning will encourage a highest and best use of the project site through the efficient and sustainable development of the land with a mix of medical uses.

- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

All applicable portions of current city plans and programs were considered in this application. The proposed uses are consistent with the land use pattern and transportation system.

- F. The needs of the city for land areas for specific purposes to serve population and economic activities.

This application seeks to address the need for adequate provision of essential health services in the western portion of the City of Gainesville and surrounding counties. The development of the site will result in a mix of essential medical uses. This specific purpose, which can only be made possible on the site via the zoning district requested, will serve all surrounding populations by addressing a variety of medical needs on the project site.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

There has been steady growth and development in Alachua County and surrounding counties. As residential and nonresidential development continues in this region, the need for medical services increases too. Approval of this Rezoning and the companion SsCPA assists our ability to meet this growing need for critical services. The site's development also meets the need for increased demand for economic development and utilization of existing infrastructure.

H. The goals, objectives, and policies of the Comprehensive Plan.

Alignment of this rezoning application and its companion SsCPA application with the goals, objectives, and policies of the Comprehensive Plan is addressed in Section 4 of this report.

I. The facts, testimony, and reports presented at public hearings.

The information provided in this justification report will be presented at the required public hearings.

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:

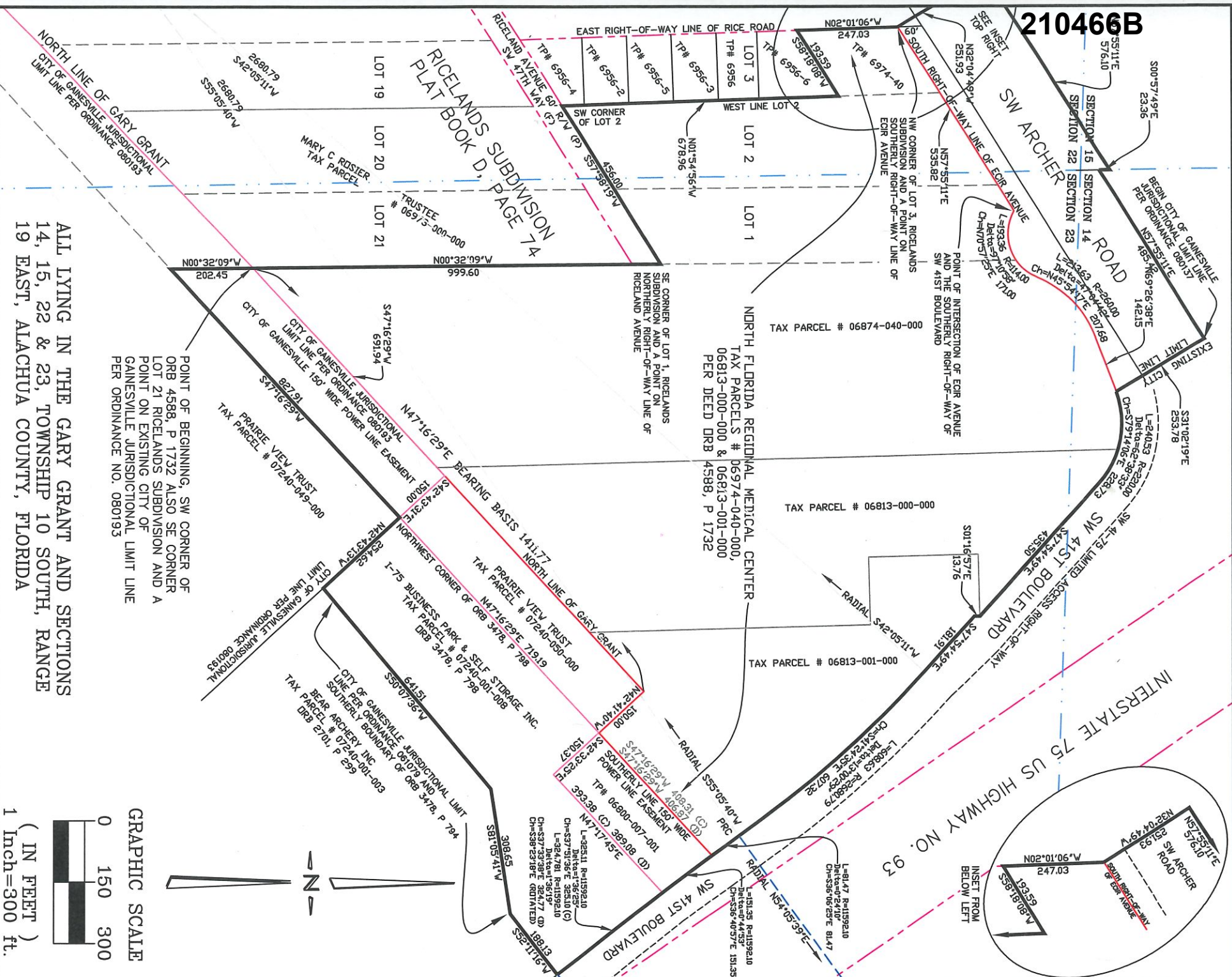
THE LAND REFERRED TO HEREIN IS SITUATED IN THE GARY GRANT AND SECTIONS 14, 15, 22 AND 23, TOWNSHIP 10 SOUTH, RANGE 19 EAST IN ALACHUA COUNTY, FLORIDA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

210466B



(IN FEET)
1 Inch = 300 ft.

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) = CENTER POINT OF CURVE

FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

THE SKETCH AND DESCRIPTION SHALL BE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOUND IN CHAPTER 63-176.002 (6) OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THE SURVEYOR'S ORIGINAL SIGNATURE AND MAPPER'S ORIGINAL SIGNATURE SHALL BE PLACED IN THE NORTH BY THE FLORIDA SURVEYOR AND MAPPER.



DATE: 9/7/21

ACAD FILENAME: BEAR HEALTH PARK ANNEX SURVEYOR AND MAPPER.	FOR REFERENCE ONLY - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.	THE SKETCH AND DESCRIPTION SHALL BE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOUND IN CHAPTER 63-176.002 (6) OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THE SURVEYOR'S ORIGINAL SIGNATURE AND MAPPER'S ORIGINAL SIGNATURE SHALL BE PLACED IN THE NORTH BY THE FLORIDA SURVEYOR AND MAPPER.
- 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	SKETCH & DESCRIPTION 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: TGH DATE: 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.: <ul 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

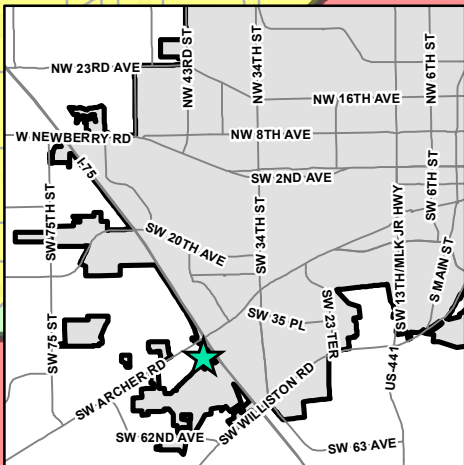
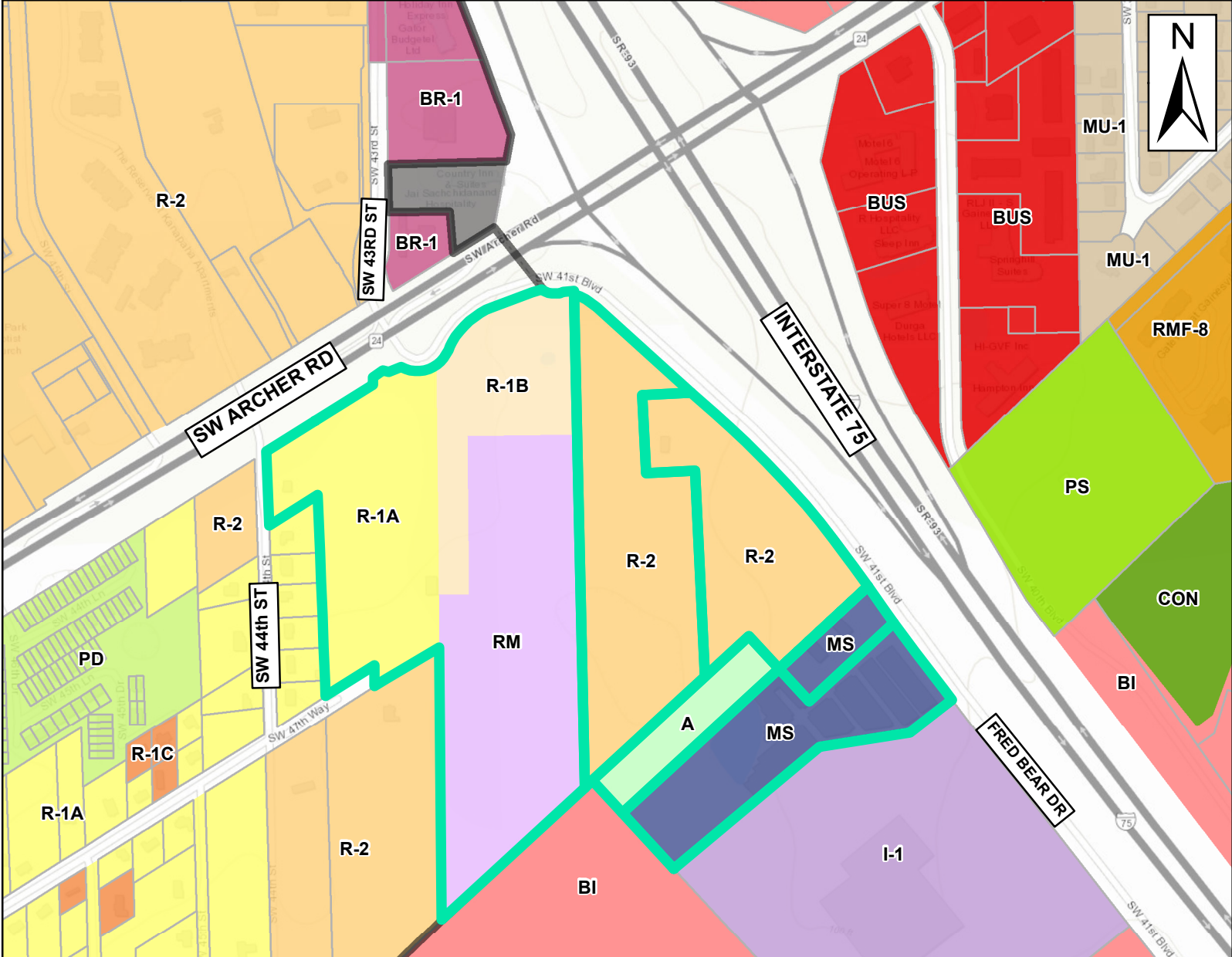
Maps



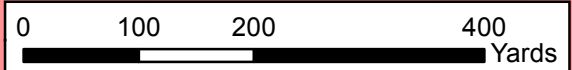
Proposed Annexation - Fred Bear Health Park

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



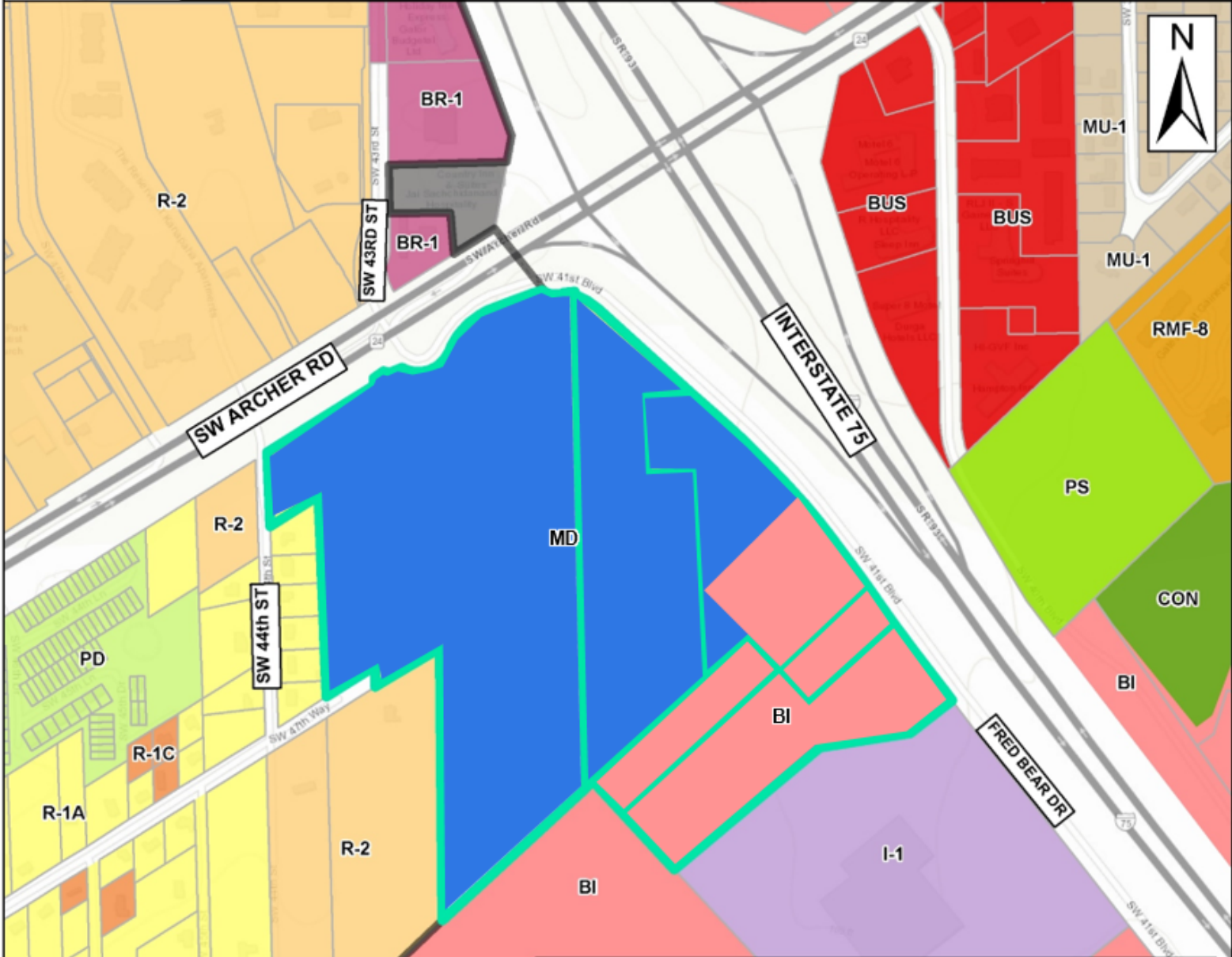
City of Gainesville Zoning		Alachua County Zoning	
	Annexation Parcels		(A) Agricultural
	City Limits		(BR-1) Business, Retail Sales/Service
	Parcels		(MS) Manufacturing/Services
	Pending City Zoning		(PD) Planned Development
	BI: Business Industrial		(R-1A) Single Family Residential
	BUS: General Business 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		



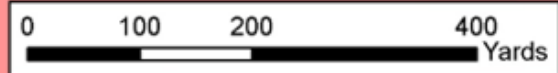


PB-21-132 ZON – Fred Bear Health Park ~~Rezone~~ Proposed Zoning Districts

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



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



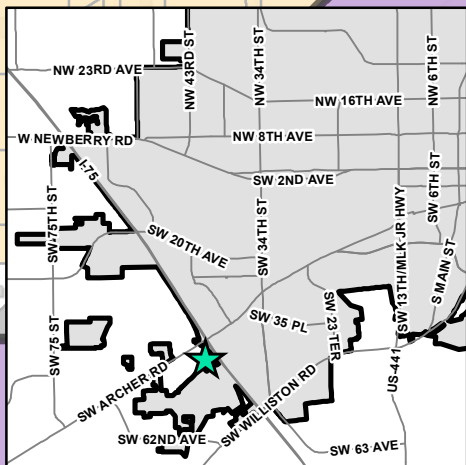
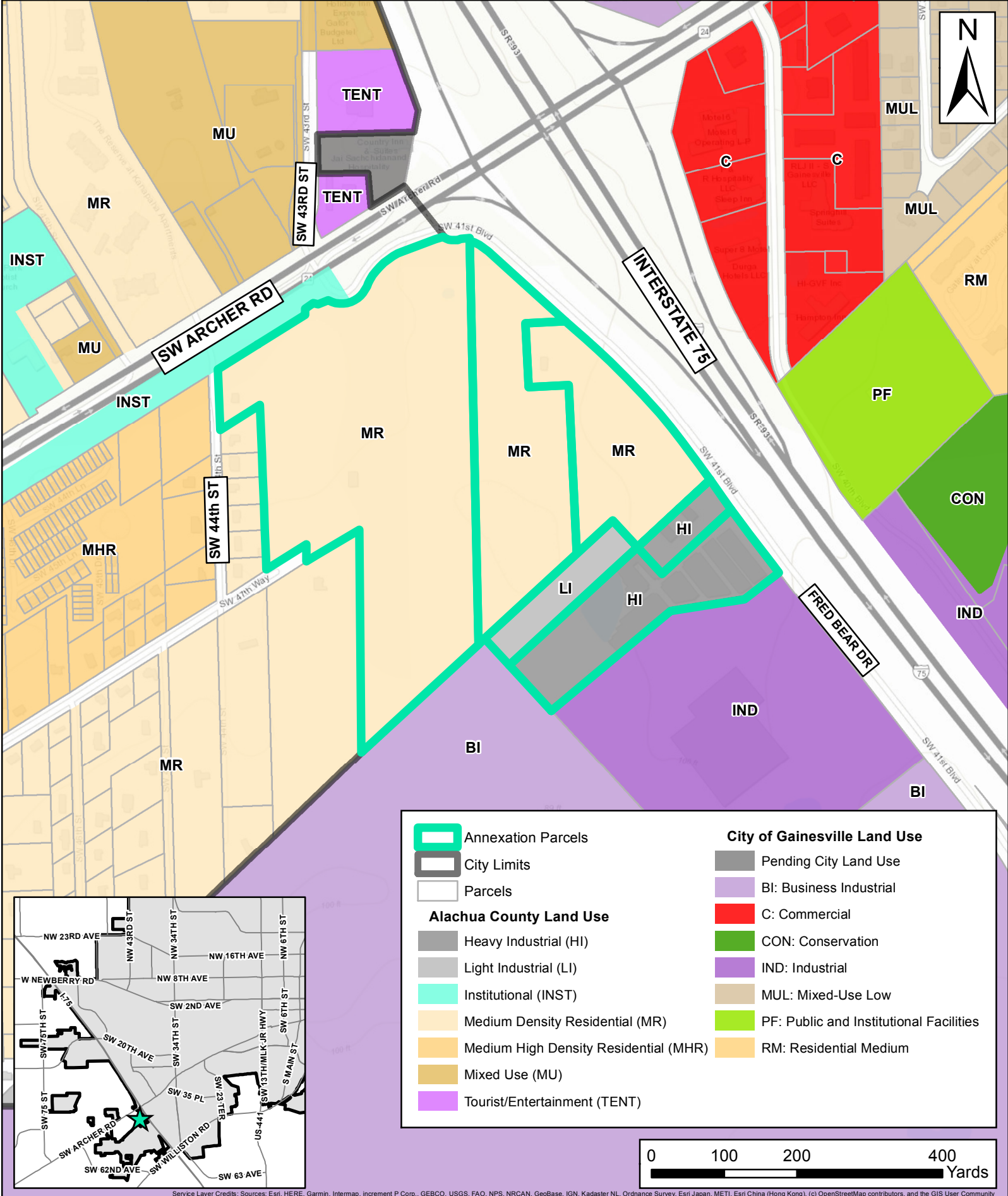
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Beijing), Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community



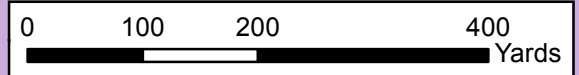
Proposed Annexation - Fred Bear Health Park

Urban Services Report - 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
	Heavy Industrial (HI)		IND: Industrial
	Light Industrial (LI)		MUL: Mixed-Use Low
	Institutional (INST)		PF: Public and Institutional Facilities
	Medium Density Residential (MR)		RM: Residential Medium
	Medium High Density Residential (MHR)		
	Mixed Use (MU)		
	Tourist/Entertainment (TENT)		

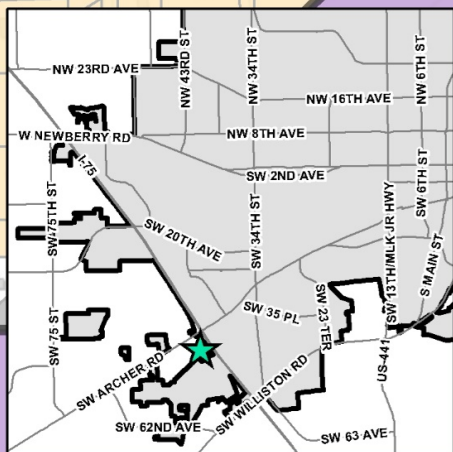
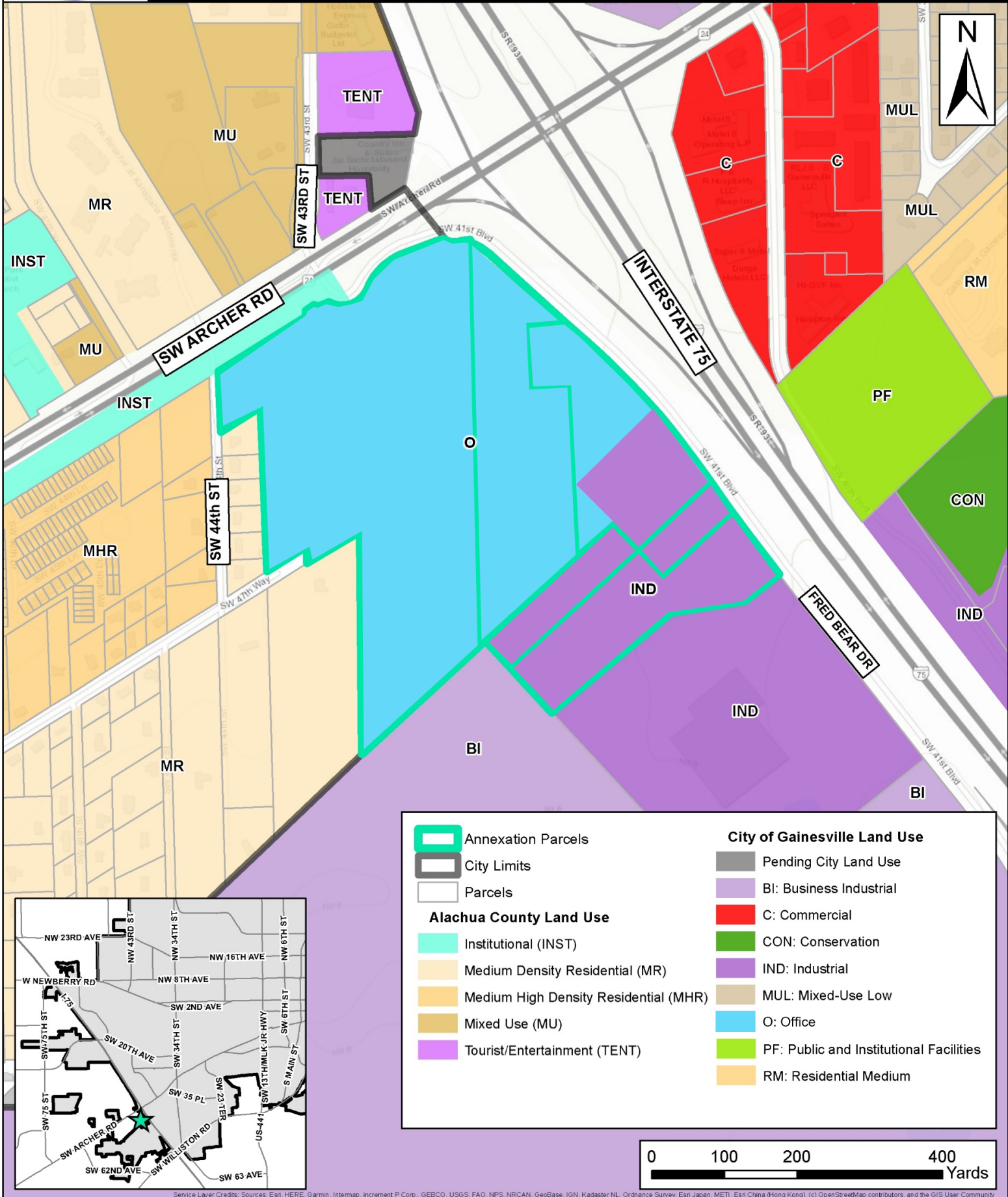


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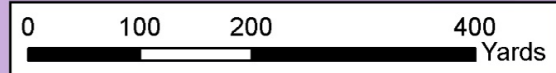


PB-21-133 LUC – Fred Bear Health Park Land Use Change Proposed Future Land Use Categories

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



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:

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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.

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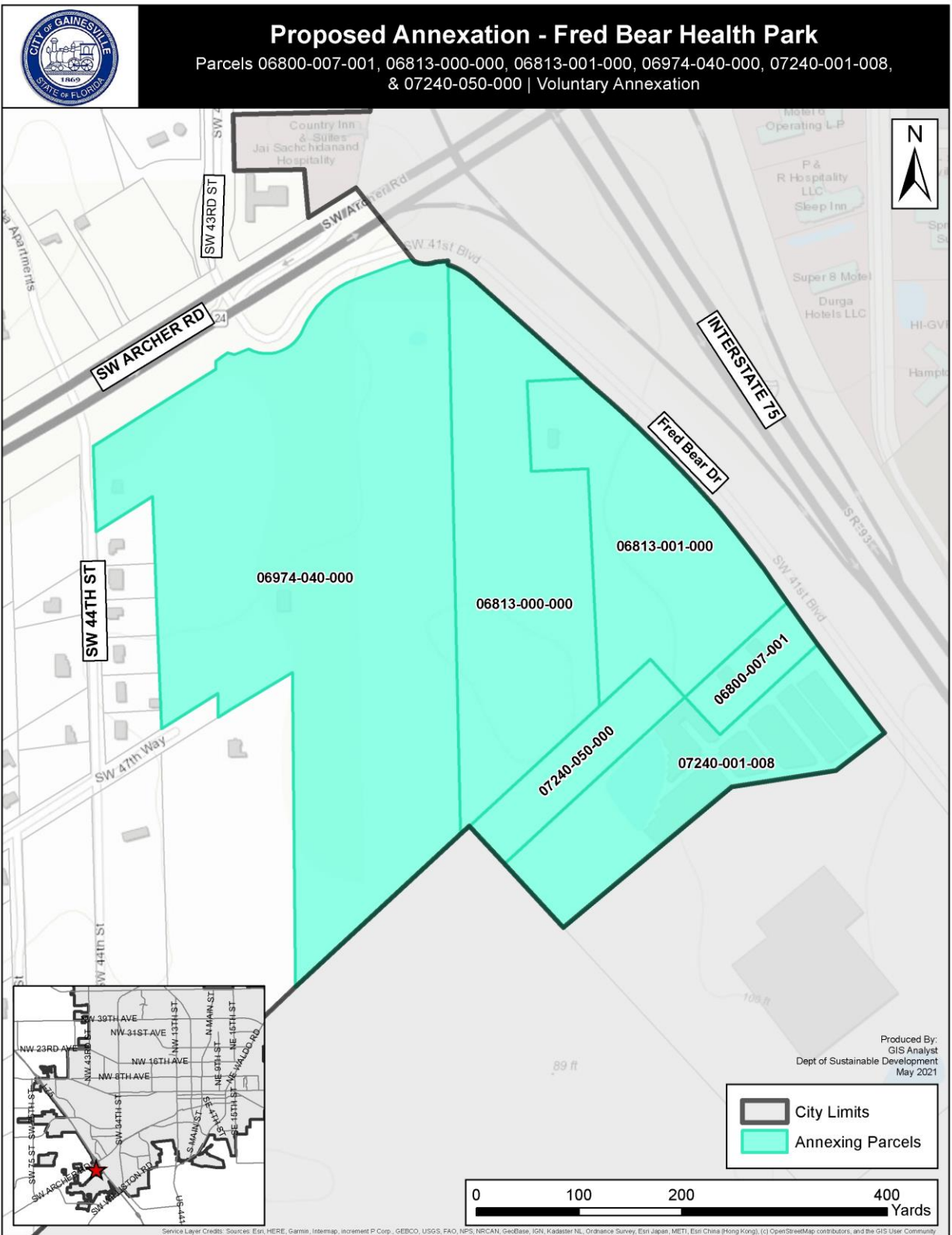
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AREA TO BE ANNEXED

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

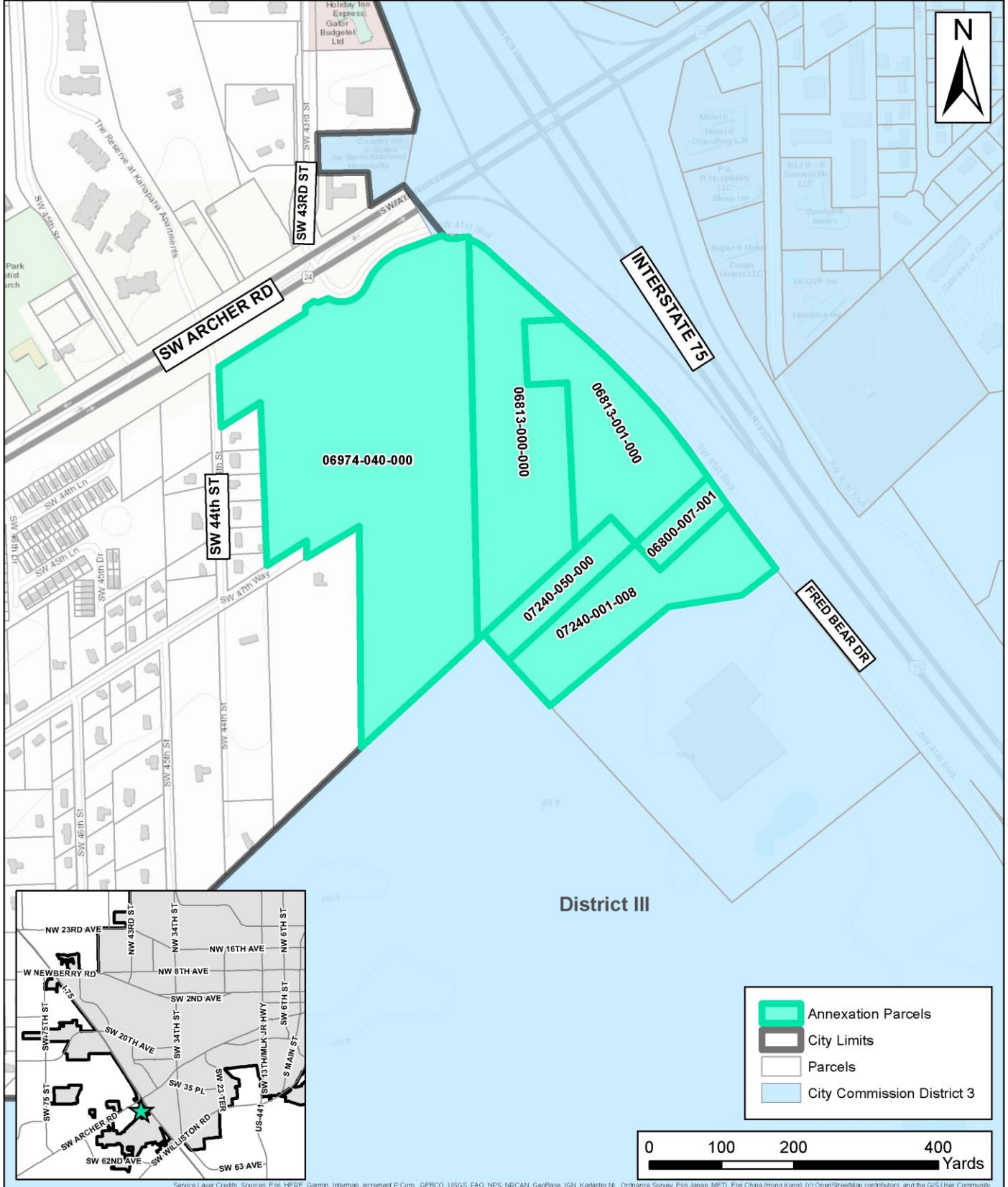
The map on page 24 shows the existing natural gas lines in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.



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



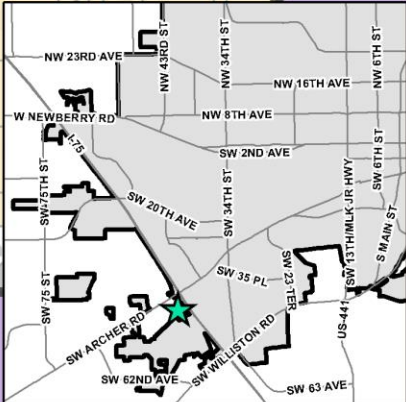
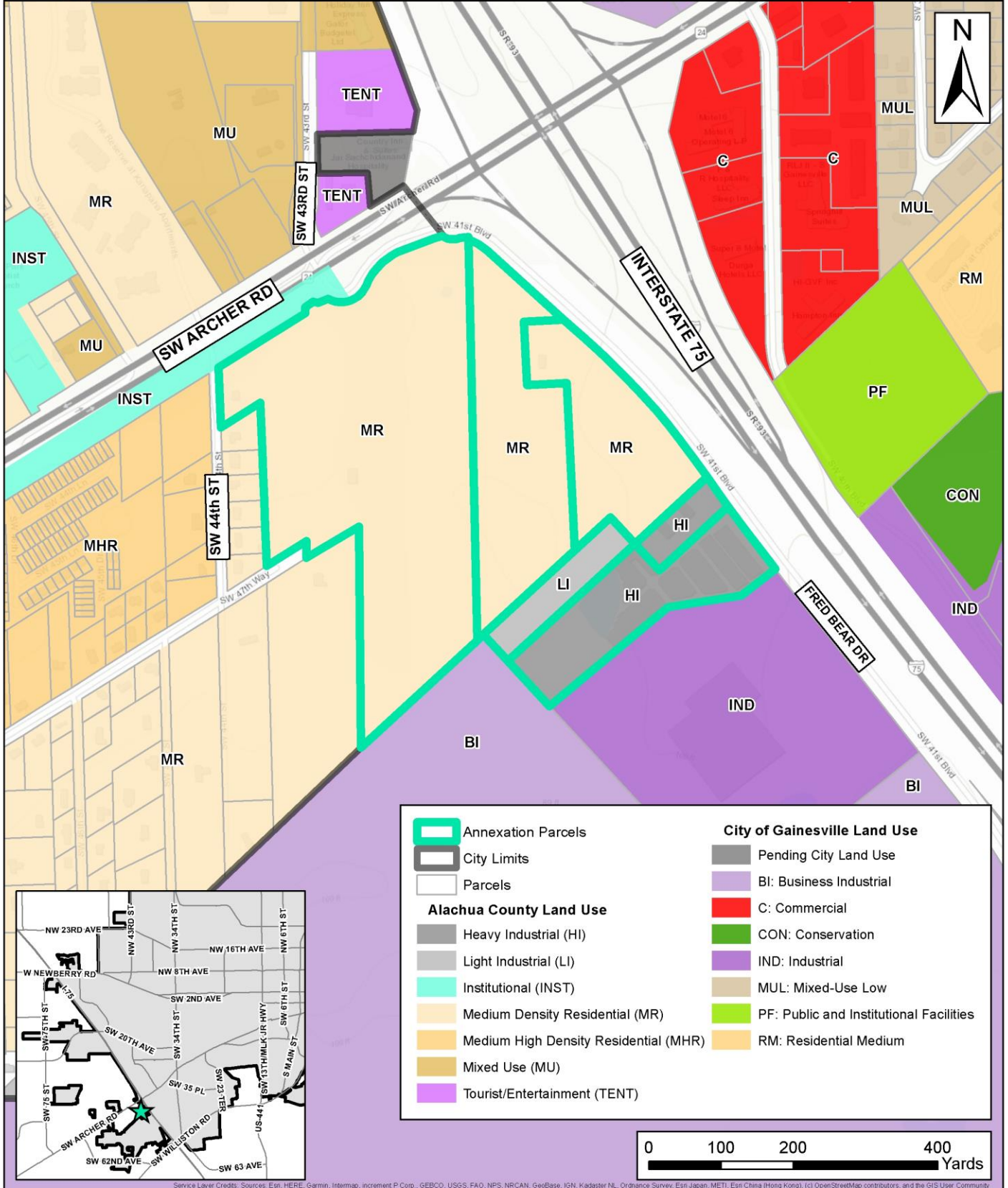
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



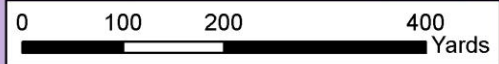
Proposed Annexation - Fred Bear Health Park

Urban Services Report - 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
Heavy Industrial (HI)	IND: Industrial
Light Industrial (LI)	MUL: Mixed-Use Low
Institutional (INST)	PF: Public and Institutional Facilities
Medium Density Residential (MR)	RM: Residential Medium
Medium High Density Residential (MHR)	
Mixed Use (MU)	
Tourist/Entertainment (TENT)	



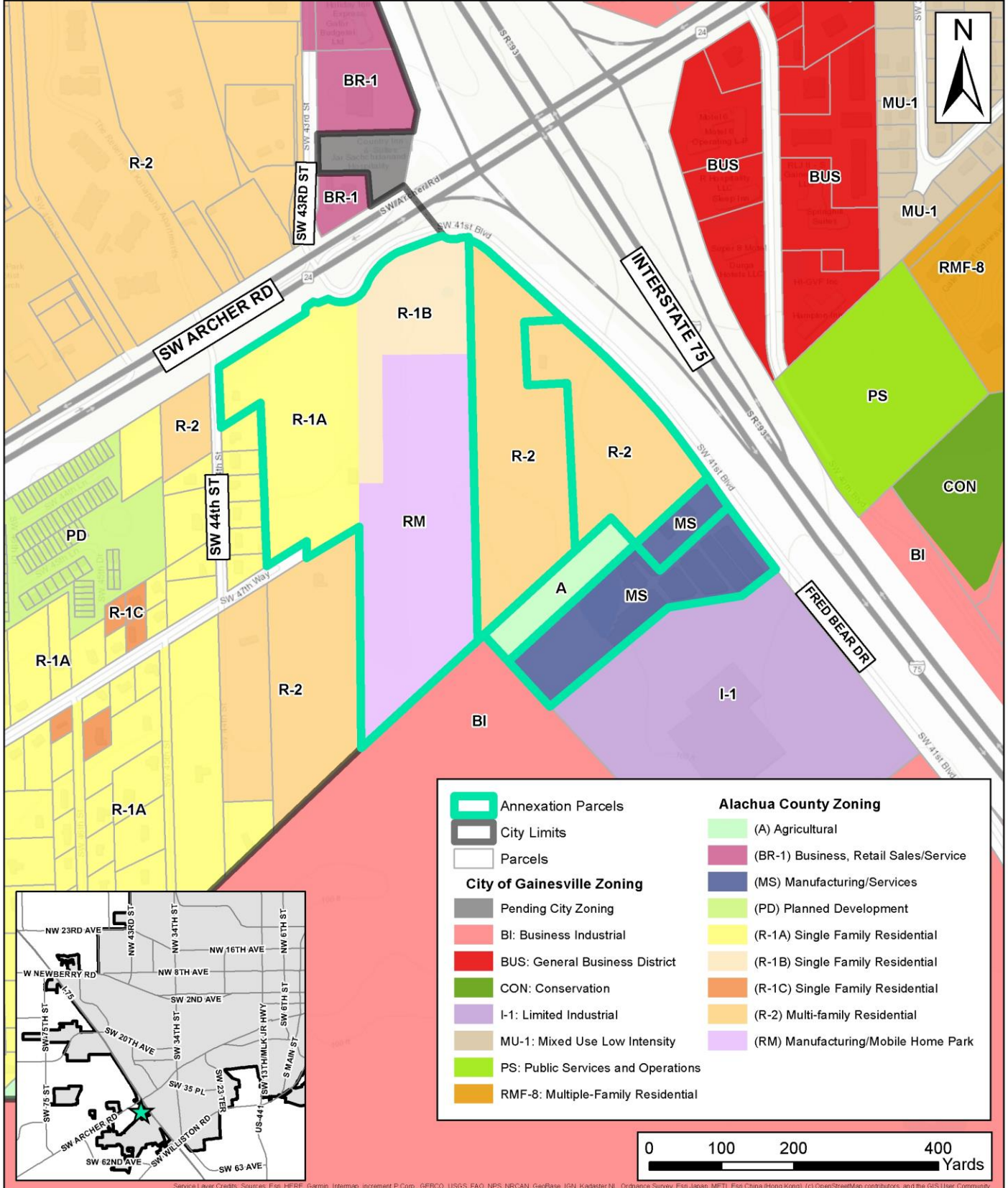
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



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

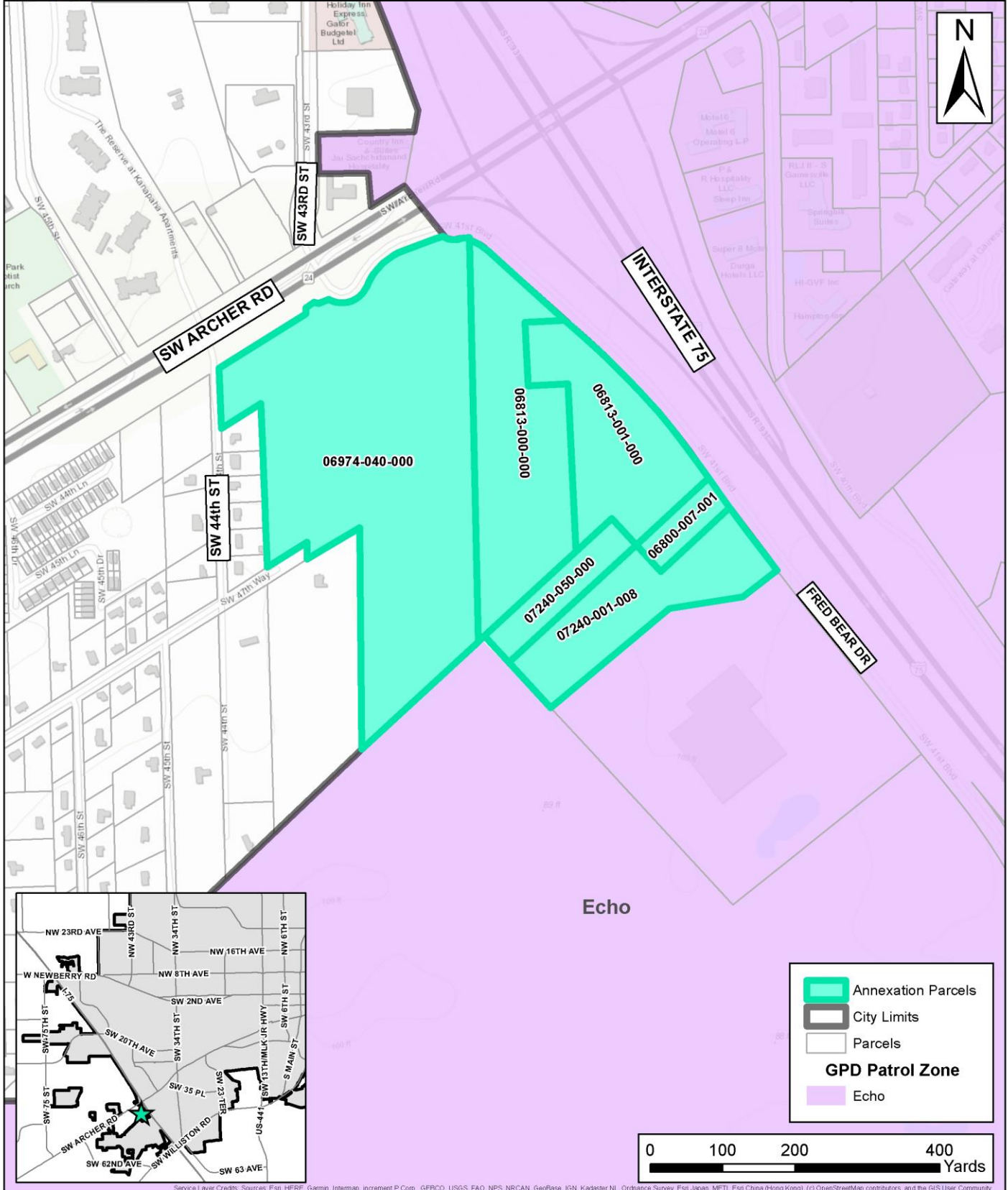




Proposed Annexation - Fred Bear Health Park

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



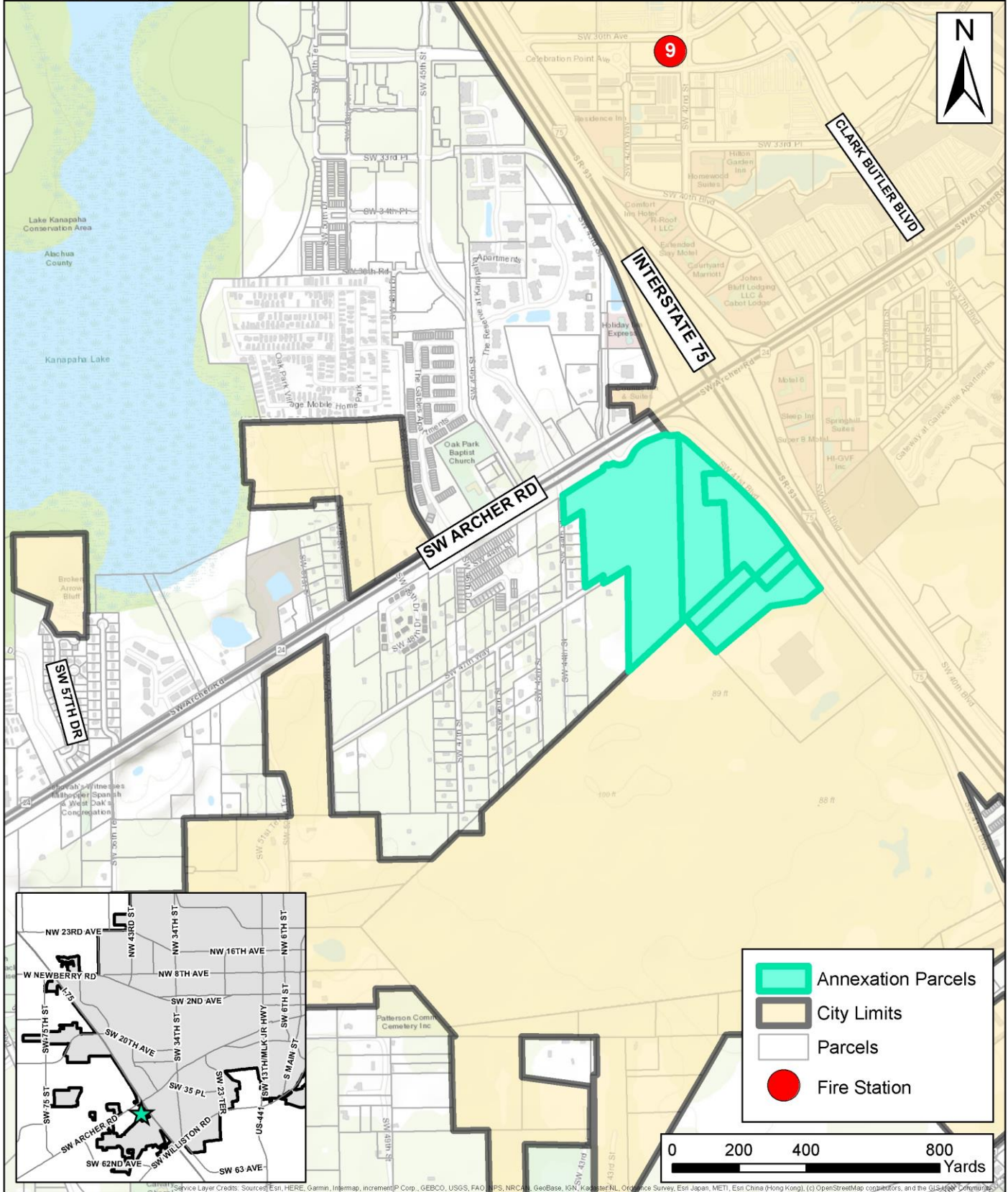
Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Proposed Annexation - Fred Bear Health Park

Urban Services Report - 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

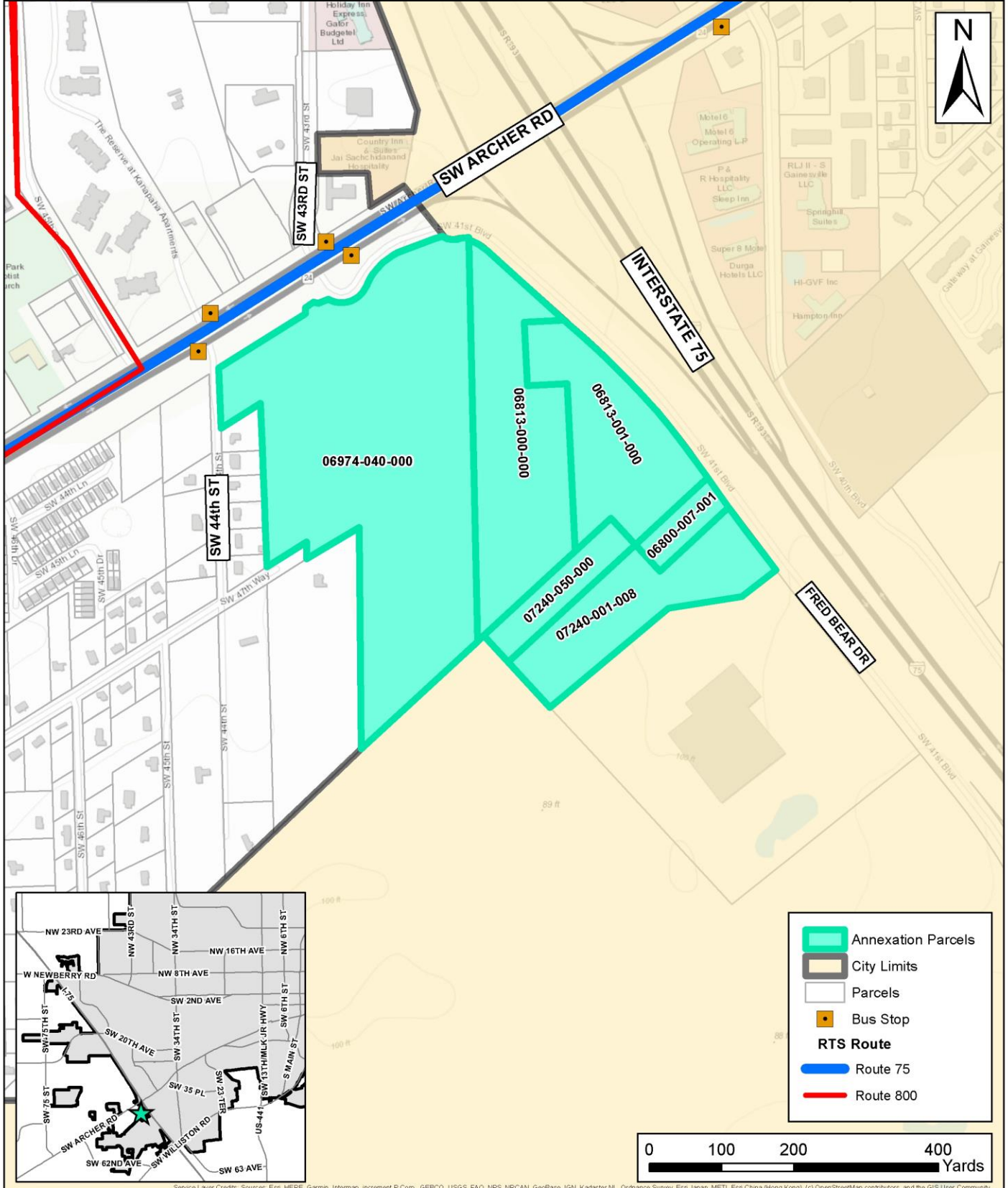




Proposed Annexation - Fred Bear Health Park

Urban Services Report - Regional Transit System Facilities

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



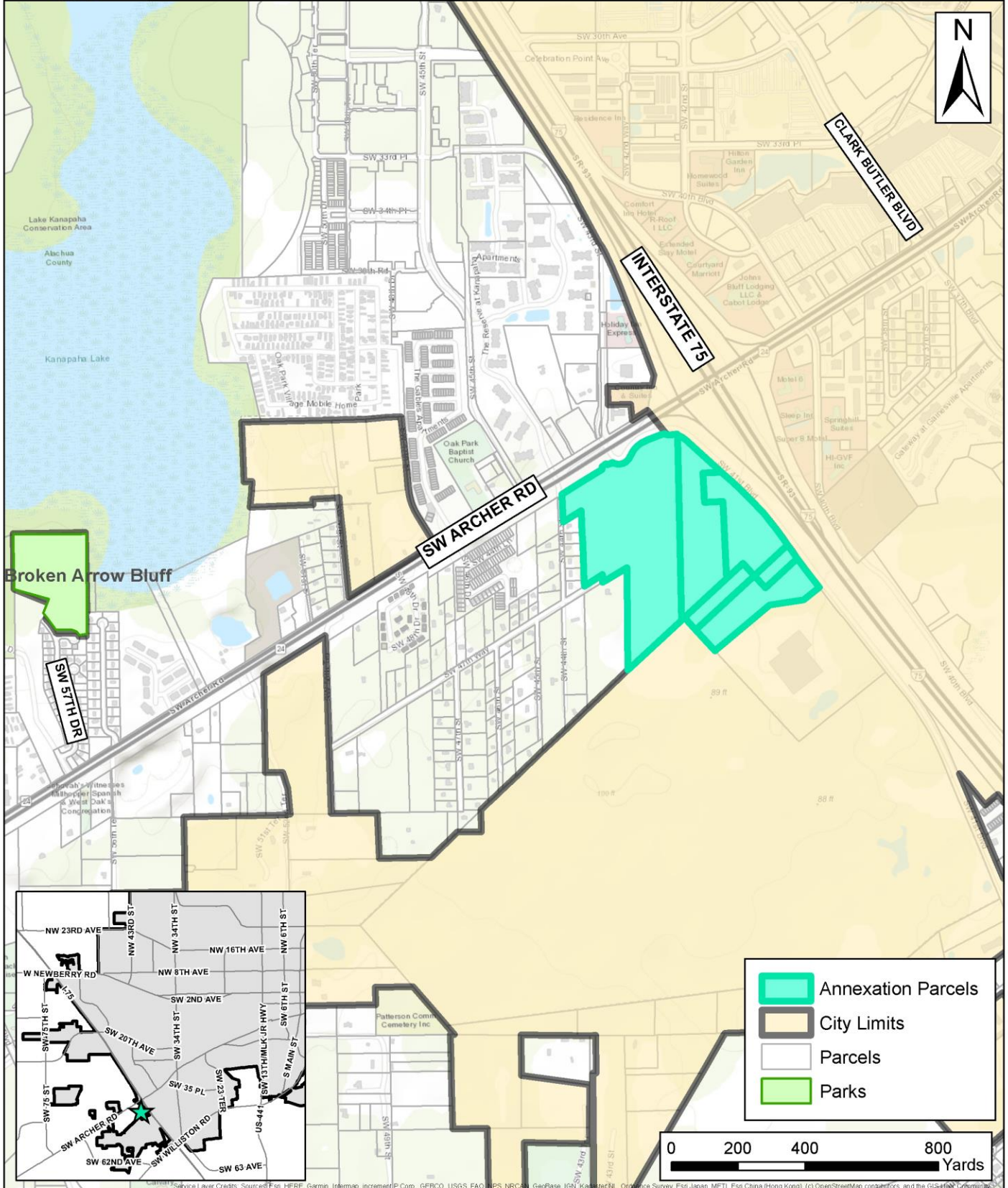
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Proposed Annexation - Fred Bear Health Park

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

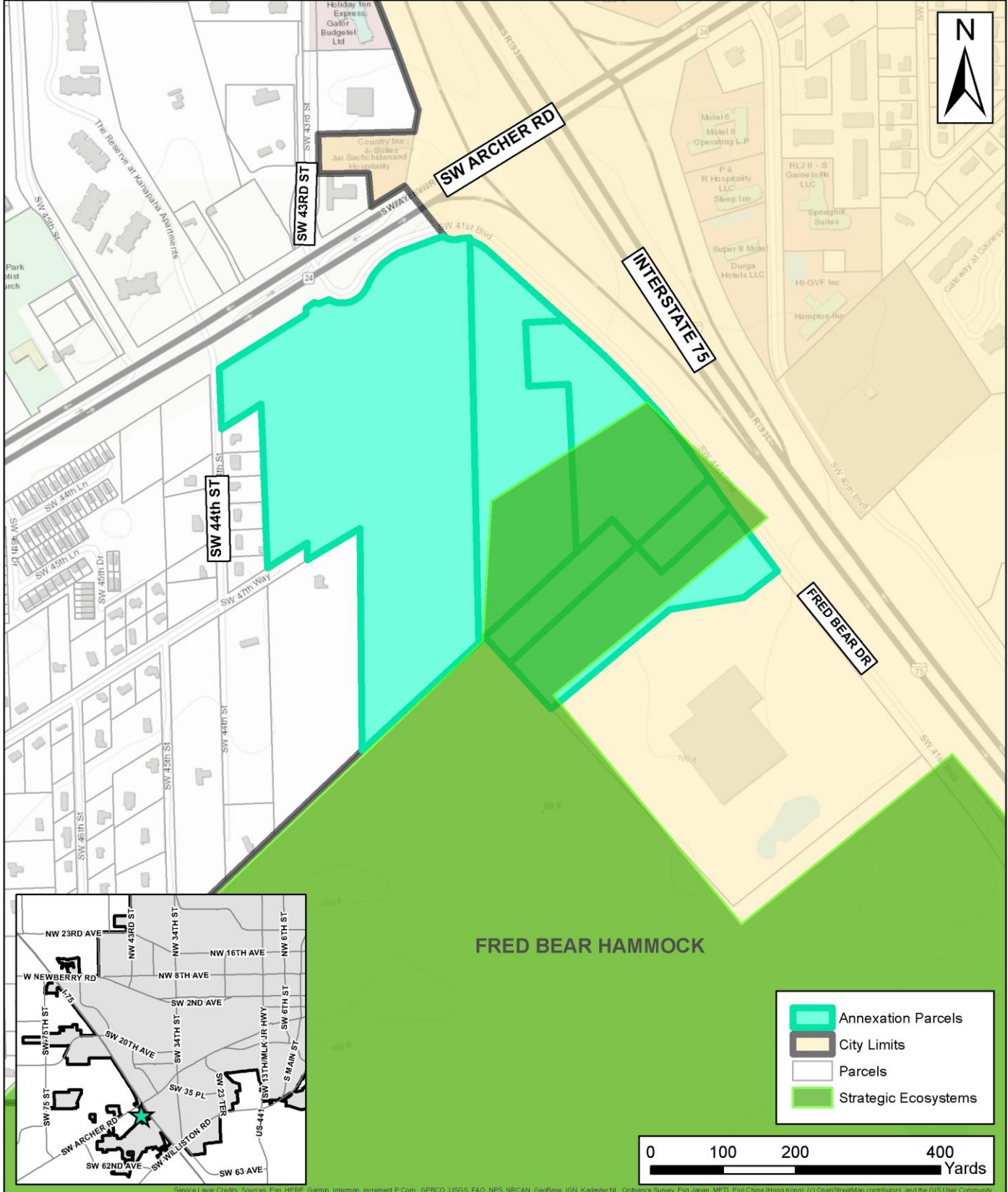




Proposed Annexation - Fred Bear Health Park

Urban Services Report - Strategic Ecosystems

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



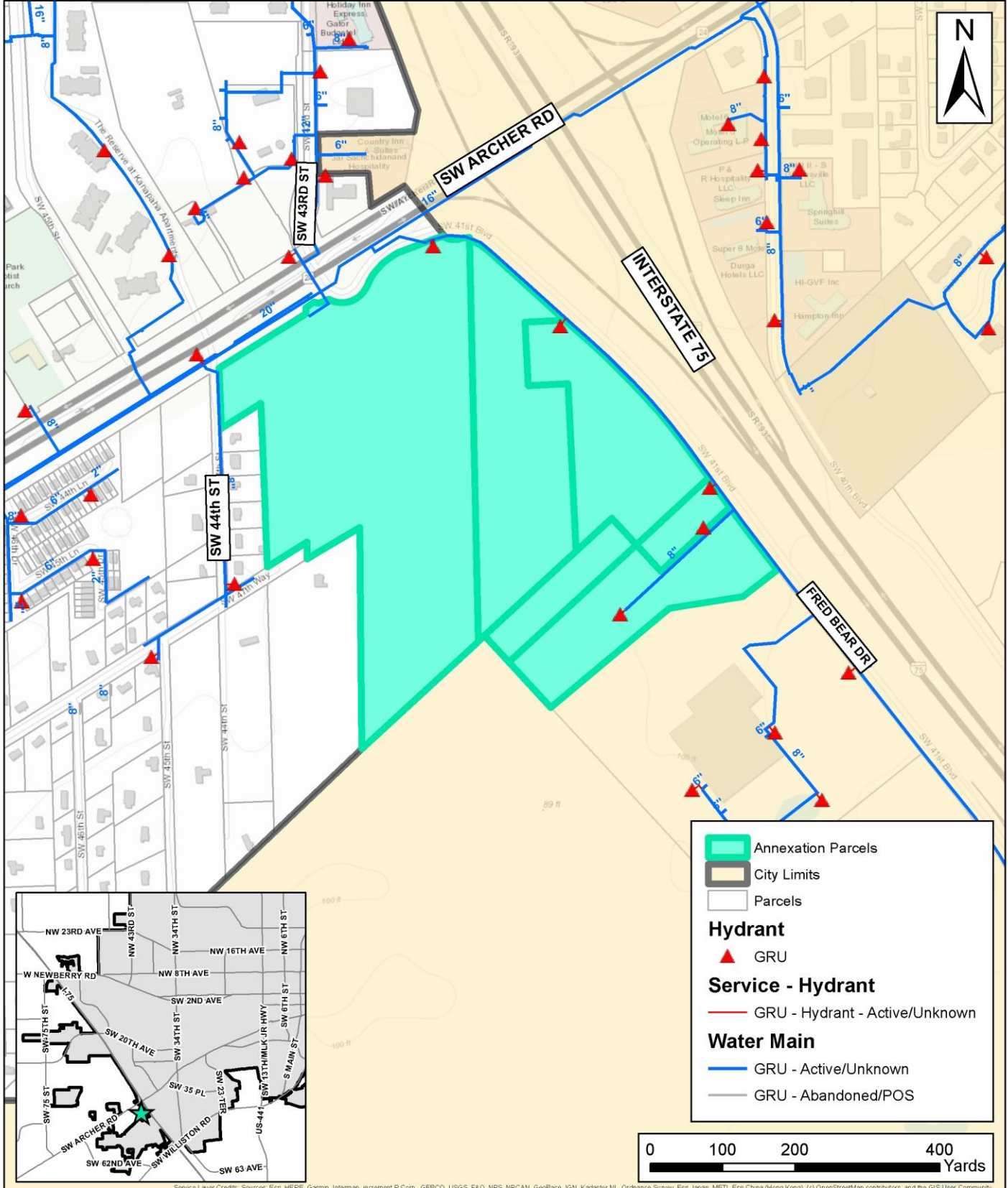
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Proposed Annexation - Fred Bear Health Park

Urban Services Report - GRU Water Utility Facilities

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



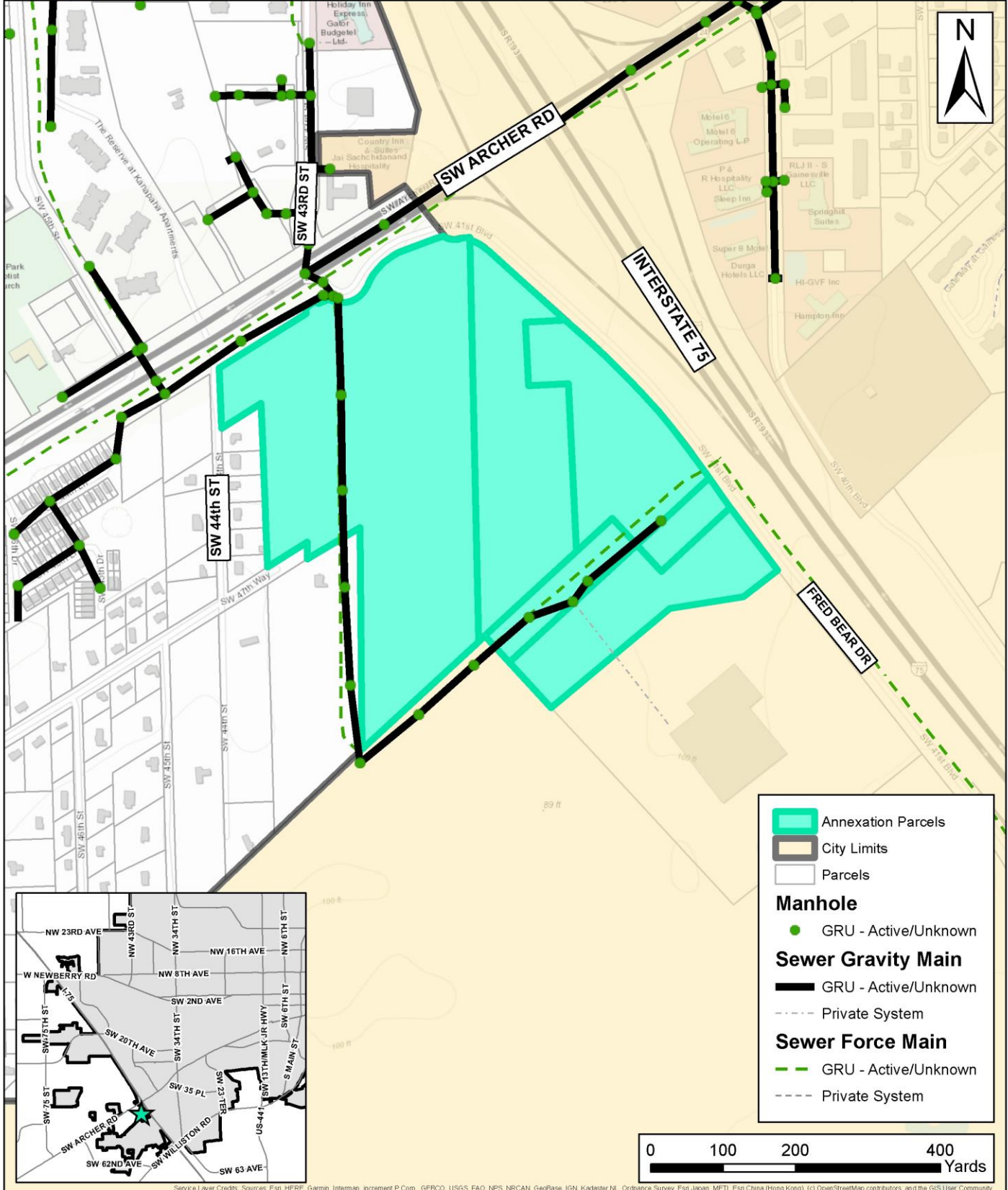
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Proposed Annexation - Fred Bear Health Park

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



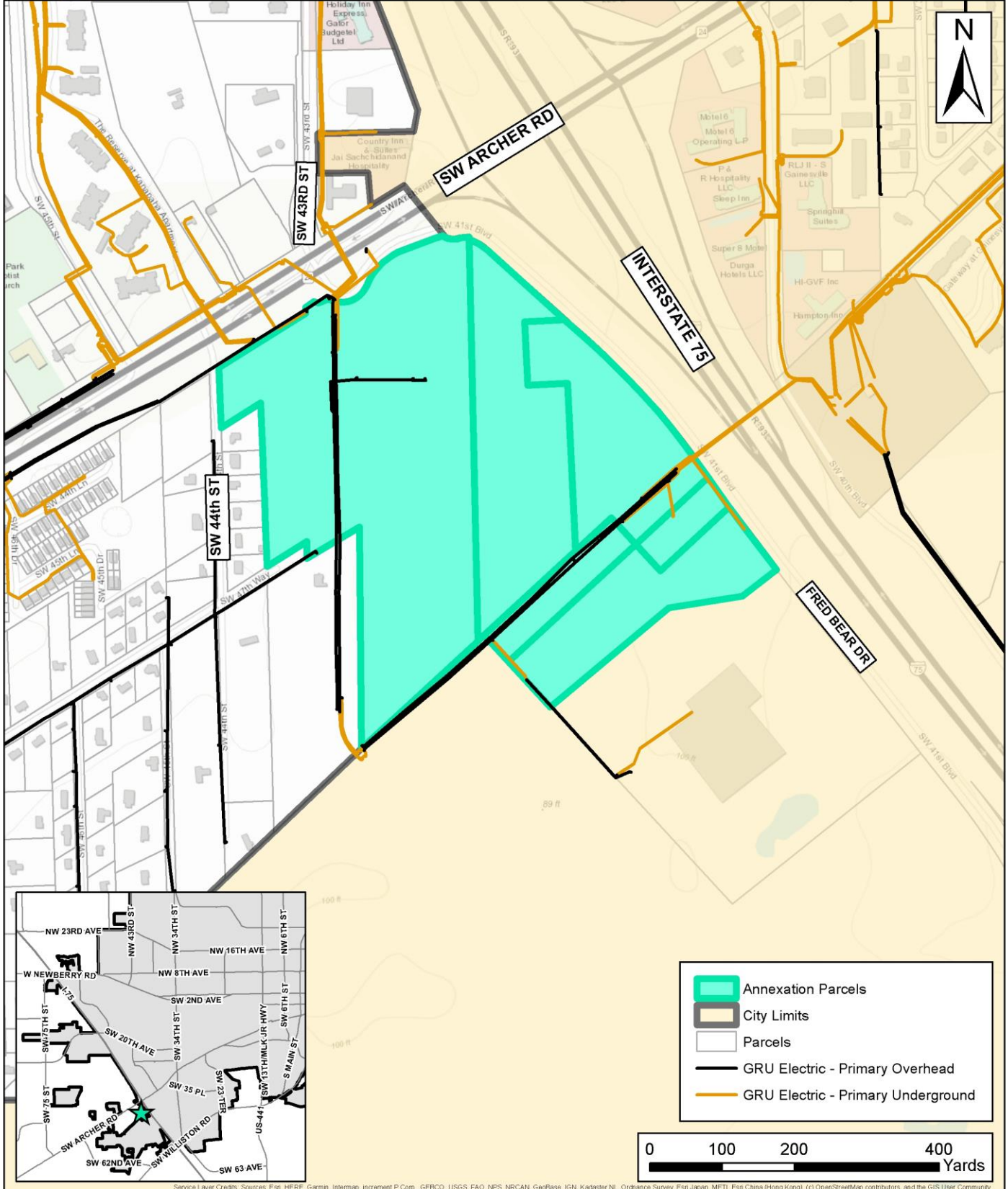
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Proposed Annexation - Fred Bear Health Park

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



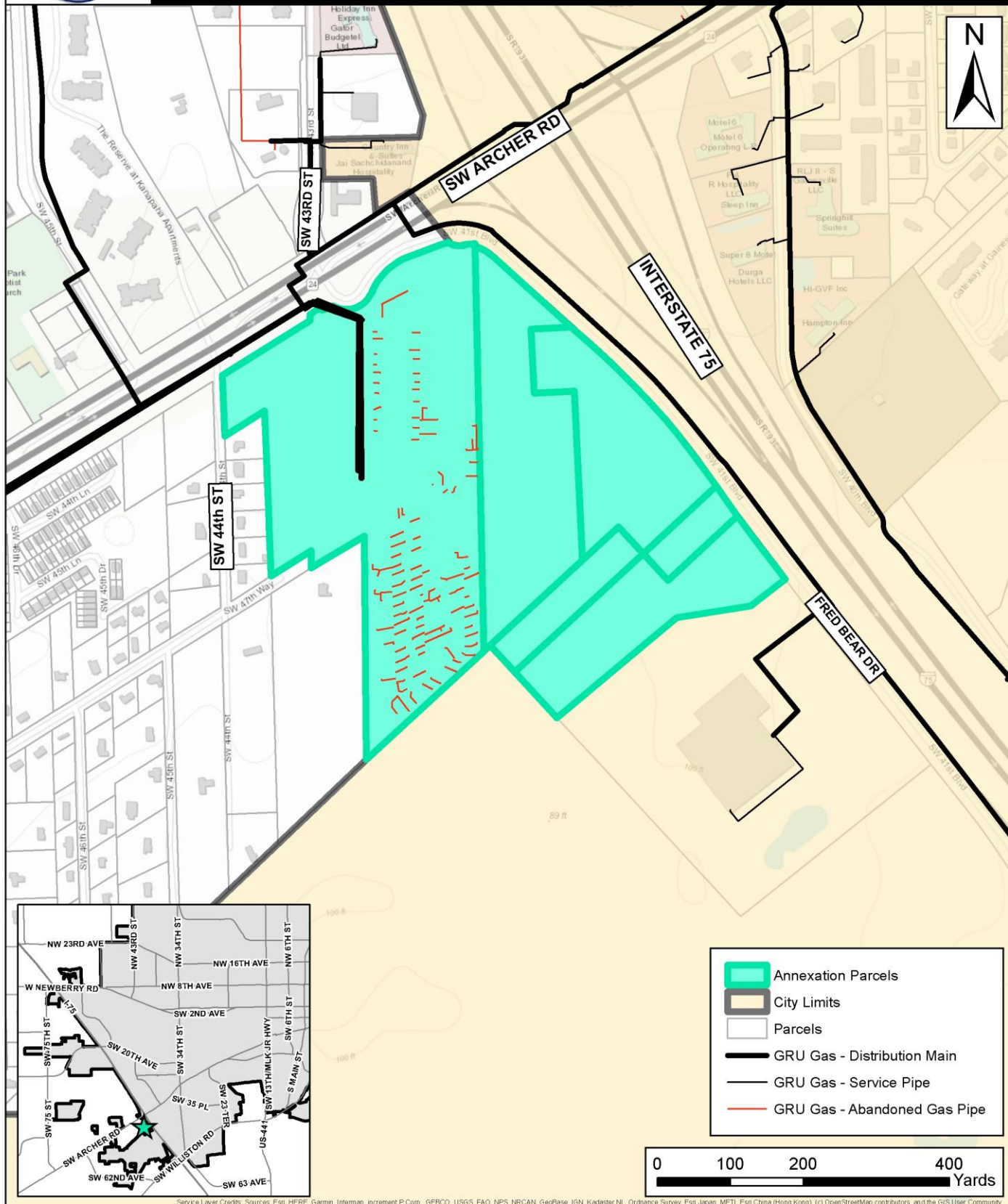
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Proposed Annexation - Fred Bear Health Park

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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