



City of Gainesville
Department of Sustainable Development
Planning Division

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Gainesville, FL 32627-0490
306 NE 6th Avenue
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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: October 22, 2020

ITEM NO: PD-20-00096

PROJECT NAME AND NUMBER: Stillpoint PD Amendment (PB-20-96 PDA)

APPLICATION TYPE: PD Ordinance Amendment

RECOMMENDATION: Staff recommends approval of Petition PB-20-96 PDA

CITY PROJECT CONTACT: Brittany McMullen



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Ralph Hilliard
Property Owner(s): Three Lakes Creek, LLC
Related Petition(s): None
Legislative History: PD Ordinance 080565
Neighborhood Workshop: 7/16/2020

SITE INFORMATION:

Address: 2730 NW 39th Ave
Parcel Number(s): 06080-000-000
Acreage: ±1.54 acres
Existing Use(s): Medical Office
Land Use Designation(s): Planned Use District (PUD)
Zoning Designation(s): Planned Development (PD)
Overlay District(s): None
Transportation Mobility Program Area (TMPA): B
Census Tract: 0012.02
Water Management District: St. Johns River Water Management District
Special Feature(s): N/A
Annexed: 1979
Code Violations: None

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Spring Tree Park	Recreation	Public Services
South	NW 39 th Ave / Single-Family Residential	Single-Family Residential	Residential Single-Family - 1
East	Spring Tree Park	Recreation	Public Services
West	Spring Tree Park	Recreation	Public Services

2730 NW 39th Ave

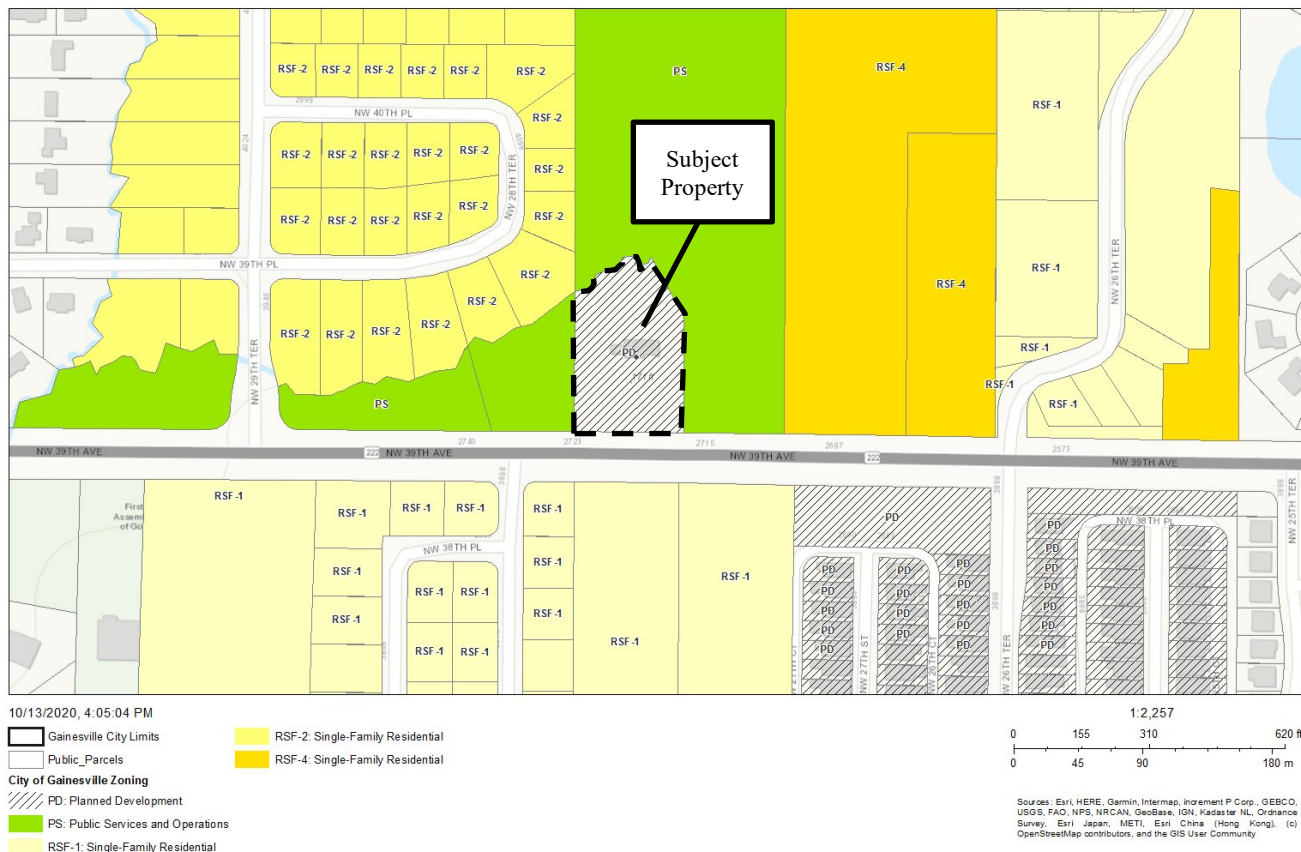


Figure 2: Subject Property Zoning and Adjacent Zoning Districts

PURPOSE AND DESCRIPTION:

This petition requests to amend Planned Development Ordinance (Ord. 080565) in order to allow for a 30 bed assisted living facility (ALF) and technical office use. Adoption of the ordinance in 2009 allowed for the medical office uses that exist there today which include services from acupuncturists, massage therapists, herbalists, psychotherapist, physical therapists and chiropractic. The proposed amendment would allow for the property to be utilized as either an assisted living facility with two phases of development or medical and research office. Phase 1 of the ALF development includes using existing space to accommodate 18 to 20 beds, and Phase 2 would add approximately 1,500 sq ft of new building area to accommodate 8-10 beds. The size of the facility will be governed by State of Florida guidelines for assisted living facilities. The total building area permitted would increase from 3,505 sq ft to 5,000 sq ft. The intent is to provide an affordable living arrangement for elderly residents who receive federal government assistance.

STAFF ANALYSIS AND RECOMMENDATION:

The City of Gainesville Land Development Code outlines criteria for reviewing rezoning requests. This petition has been reviewed according to this criteria.

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

The amendment will allow for the property to accommodate housing for elderly persons and the daily activities necessary to assist them. The property is almost entirely surrounded by Spring Tree Park which provides for a natural amenity for residents and also acts as a buffer between the subject property and surrounding single-family homes. Use of the property for an ALF will be less impactful to surrounding properties in terms of daily traffic to the site, and the existing buffers on the property and adjacent park ensure that the use of the property will not have negative impacts on surrounding existing development and natural resources on and adjacent to the site.

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

The PD zoning district is designed to encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources. It is also designed to provide flexibility to meet changing needs, technologies, economics, and consumer preferences. The transition of the subject property from a medical office use to an assisted living facility is supported by these purposes.

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

The proposed amendment will allow for a less intense use at the property than the use that is currently existing and the location of the property on a major thoroughfare with no external access to neighboring single-family properties is appropriate for the proposed use.

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

The PD amendment will allow for the conservation of existing structures on the property and will continue to protect natural resources at the site by providing for buffers and limitations on development adjacent to wetlands.

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

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report. Any future development will be required to meet applicable criteria related to the particular use as well as generally applicable Land Development Code requirements.

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

The proposed amendment will support affordable housing for 30 elderly residents within the community and affordable housing has been identified as an issue of importance within the city.

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

There have not been substantial changes in the character or development of areas under consideration.

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

The request is consistent with the goals, objectives, and policies of the Comprehensive Plan 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 1.1.1 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.

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Housing Element

GOAL 1 ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME, AND EXTREMELY LOW INCOME HOUSEHOLDS.

Objective 1.2 Provide a variety of housing types and densities for moderate-income, low income, very low-income, and extremely low-income people.

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

The facts, testimony, and reports of this petition will be presented at both the City Plan Board meeting and the City Commission meeting. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

In addition to the general review criteria for rezonings provided by this article, the city plan board and the city commission shall evaluate PD applications according to the following additional criteria:

A. Consistent with Comprehensive Plan.

The PD amendment is consistent with the Comprehensive Plan as outlined in item H above.

B. Conformance to PD purpose.

The application recognizes the existing designation and prior development of the property with the Planned Development designation and allows for the continuation of the specific regulations established under the PD zoning designation.

C. Internal compatibility.

The existing property has adequate pedestrian ways and circulation and the existing buildings are compatible in terms of architectural style. The new building addition will be compatible with the scale of the development and will be accessible via an existing driveway and walking path. A creek and wetlands exist to the rear of the site, and no new construction is proposed in this area. Setbacks and buffers from environmental features on the site were established with ordinance adoption in 2009 and will be maintained.

D. External compatibility.

The property is almost entirely surrounded by Spring Tree Park which provides for a natural amenity for residents and also acts as a buffer between the subject property and surrounding single-family homes. The property fronts NW 39th Avenue which is a major thoroughfare and is suitable for the location of the proposed use. Access to the site is limited to 39th Avenue and there are no existing or proposed access points that connect to neighboring single-family neighborhoods.

E. Intensity of development (in regards to residential development).

The proposed use will have less of an impact on surrounding properties as it will focus on caring for individuals that need assistance with daily living as opposed to the current medical office use which generates more traffic. According to the applicant's submittal, based on the ITE manual, the current medical office use generates 121.8 average trips per day, while a 30 bed ALF would generate an average of 78 trips per day.

F. Usable open spaces, plazas and recreation areas.

Development of the site is limited to a maximum of 20% and requires the remaining areas to be conserved to act as buffers for existing environmental resources on the site. Some preserved

areas will be utilized by residents as passive recreation areas. A majority of the property surrounding the site is designated as a City park for recreational purposes.

G. Environmental constraints.

Development at the property is limited by a creek and wetlands existing at the rear of the site. A majority of the site (80%) will remain as open space to accommodate buffers to wetlands and the existing creek. There is no new development proposed to the rear of the site and required buffering will be maintained.

H. External transportation access.

Development at the property is existing and access is provided to the abutting major roadway, NW 39th Avenue.

I. Internal transportation access.

Internal driveways and surface parking are existing to support parking and maneuvering at the property.

J. Provision for the range of transportation choices.

Sufficient off-street parking for vehicles and bicycles is provided. The site is located within ¼ mile of two RTS bus stops. A dedicated pathway from the facility to the public sidewalk and bike lanes on 39th Avenue will be provided as part of the development plan for Phase II. Future parking areas, if proposed, would be required to be constructed in accordance with the City's Land Development Code to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses.

CONCLUSION AND RECOMMENDATION

Staff has evaluated the rezoning according to the criteria outlined in the Land Development Code and recommends approval of Petition PB-20-96 PDA.

LIST OF APPENDICES:

Appendix A Area Maps

Existing Zoning Map

Appendix B PD Documents

Application
 Planned Development Report
 Planned Development Layout Plan
 Neighborhood Workshop Documents
 Ordinance 080565



10/13/2020, 3:58:33 PM

□ Gainesville City Limits

■ RSF-4: Single-Family Residential

City of Gainesville Zoning

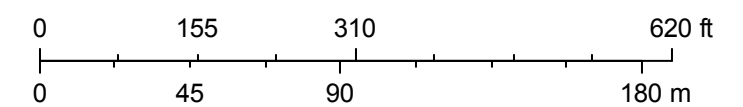
▨ PD: Planned Development

■ PS: Public Services and Operations

■ RSF-1: Single-Family Residential

■ RSF-2: Single-Family Residential

1:2,257



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



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: <u>Three Lakes Creek LLC</u>
Address: <u>2730 NW 39th Avenue</u>
<u>Gainesville, FL</u>
<u>(Scott Barnett)</u>
Phone: <u>352-246-9097</u> Fax: _____
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: <u>Ralph Hilliard</u>
Address: <u>1217 NW 57th Street</u>
<u>Gainesville, FL</u>
Phone: <u>352-284-4977</u> Fax: _____
Email: <u>Ahilliard@mmparrish.com</u>

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: <u>PD</u>	Other [] Specify:
Requested designation:	Requested designation: <u>PD</u>	

Text Change

INFORMATION ON PROPERTY

1. Street address: <u>2730 NW 39th Avenue, Gainesville Florida</u>
2. Map no(s): <u>3447</u>
3. Tax parcel no(s): <u>06080-000-000</u>
4. Size of property: <u>1.55</u> 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:

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?

North *Recreation (Springtree Park)*

South *Single Family (Saint Andrews Episcopal Church)*

East *Recreation (Springtree Park)*

West *Recreation (Springtree Park)*

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?

- 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

The request involves a residential type use and office use. The property is not located directly adjacent to existing or future residential. The only access to the property will be from 39th Avenue (CR 222) a five lane highway.

Noise and lighting

Noise and lighting impacts will be similar to a single family home.

- 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)

The property will not impact any environmental resources and will maintain all require buffers.

- 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.

The amendment will allow elderly resident of the community that need an assisted living arrangement to live with dignity in a home like setting in a residential community. The amendment will also provide a workplace close and within walking distance of single family neighborhoods.

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

The proposed facility will provide employment opportunities for several health related workers and potential office workers in the future. By adding use to the PD, the property will increase in value increasing the tax base.

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

Roadways

The current medical use could generate 121.8 average daily trips per day, compared to ⁷⁸ 2.4 average daily trips for a 30 beds ALF. Based on the medical use trip the site could accommodate 46 beds.

Recreation

The use will not reduce the level of service of the adjacent park

Water and Wastewater

Water and wastewater facilities will not be negatively impacted.

Solid Waste

The solid waste system has the capacity to serve the proposed use.

Mass Transit

RTS has the capacity to accommodate additional ridership on 39th avenue

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

NO YES (please explain)

The site location is served by transit Route 8, and there are bike lanes and sidewalks along 39th avenue.

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:	<i>Three Lakes Creek LLC (Scott Barnett)</i>
Address:	<i>2730 NW 39th Avenue Gainesville FL</i>
Phone:	<i>(352) 246-9099</i> 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.

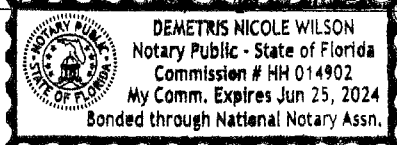
To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

William Scott Barnett Sr.
Owner/Agent Signature

8/6/20
Date

STATE OF FLORIDA
COUNTY OF *Alachua*

Sworn to and subscribed before me this *6th* day of *August* 20*20*, by (Name)
William Scott Barnett Sr.



Demetris Nicole Wilson
Signature – Notary Public *Demetris Nicole Wilson*

Personally Known OR Produced Identification (Type) *Valid DL-FL*

DESCRIPTION: (AS FURNISHED)

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 24, Township 9 South, Range 19 East, Alachua County, Florida being more particularly described as follows:

Commence at a set nail and cap (#3524), marking the Southwest corner of the Southeast Quarter (SE 1/4) of Section 24, Township 9 South, Range 19 East, and a point on the centerline of NW 39th Avenue, thence North 01 degrees, 20 minutes, 40 seconds West a distance of 50.04 feet to a found concrete monument marking the intersection with the North right of way of NW 39th Avenue and the Point of Beginning; thence North 00 degrees, 59 minutes, 12 seconds West a distance of 276.45 feet to a set iron pin (#3524), marking the intersection with a centerline of a creek, thence along the centerline of said creek the following courses and distances of, North 74 degrees, 49 minutes, 49 seconds East a distance of 34.39 feet to a set iron pin (#3524), thence run North 18 degrees, 39 minutes, 13 seconds East a distance of 26.24 feet to a set iron pin (#3524), thence North 61 degrees, 47 minutes, 19 seconds East a distance of 22.18 feet to a set iron pin (#3524), thence North 74 degrees, 40 minutes, 35 seconds East a distance of 26.65 feet to a set iron pin (#3524), thence North 13 degrees, 30 minutes, 16 seconds East a distance of 18.95 feet to a set iron pin (#3524), thence North 84 degrees, 57 minutes, 35 seconds East a distance of 28.64 feet to a set iron pin (#3524), thence South 19 degrees, 40 minutes, 41 seconds East a distance of 18.31 feet to a set iron pin (#3524), thence North 81 degrees, 00 minutes, 40 seconds East a distance of 17.31 feet to a set iron pin (#3524), thence North 23 degrees, 27 minutes, 46 seconds East a distance of 14.29 feet to a set iron pin (#3524), thence leaving said centerline South 30 degrees, 14 minutes, 34 seconds East a distance of 134.75 feet to a set iron pin (#3524), thence South 00 degrees, 59 minutes, 12 seconds East a distance of 230 feet to a set iron pin (#3524), marking the intersection with the North right of way line of N.W. 39th Avenue, thence along said North right of way line South 89 degrees, 36 minutes, 41 seconds West a distance of 217.74 feet to the Point of Beginning.

Planned Development Report

Stillpoint Health Services
2730 NW 39th Avenue
Gainesville, Florida 32605

Property Owner(s): Three Lakes Creek, LLC
2730 NW 39th Avenue
Gainesville, Florida 32605

Date: August 11, 2020

Prepared by Ralph Hilliard, Planning Consultant

Stillpoint
Planned Development (PD) Report

Purpose and Intent

The PD zoning amendment is on a 1.55 (mol) acre parcel located at 2730 NW 39th Avenue, parcel 06080-000-000. The request is to allow a 30 bed assisted living facilities (ALF) within 5000 square feet and some addition scientific and technical office uses. The intent would be that the property would function as either an ALF or as a medical and research office, not both at the same time. The property is currently being used as a medical office providing natural healing services such as acupuncturists, massage therapists, herbalists, psychotherapist, physical therapists and chiropractic.

The existing 3505 square feet of space will accommodate 18 to 20 beds which will be Phase 1 of the development. This amendment will add an additional 1495 square feet as part of Phase 2 to accommodate 8 – 10 beds. The size of the facility will limit the number of beds based on State of Florida guidelines.

The current medical uses were approved by the City in 2009 with the adoption of Ordinance 080565 (see attached as Exhibit A).

Consistency with the Comprehensive Plan

Goal 1 of the Future Land Use Element states:

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 amendment is consistent with the Planned Use District (PUD) that was adopted in 1990 with Ordinance 3611. This amendment further implements Goal 1 of the Future Land Use Element, in that it could improve the quality of life of 30 adults by providing a more natural living environment than is currently offered. The current living arrangement for most seniors needing assisted living is usually offered in large complexes with over a hundred beds. The proposed setting will offer a residential and park like setting improving the quality of life of residents.

The intent of this residential facility is to provide an affordable living arrangement to those residents that are receiving federal government assistance, which is also consistent with the City's Housing Element:

GOAL 1

Assist the private and non-profit housing sector in providing housing for low-income, very low-income, and extremely low-income households.

Objective 1.2 Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

Conformance to the Planned Development Purpose

The requested change is consistent with the purpose of the Planned Development section of the Land Development Code:

Section 30-3.15

(3) Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.

(4) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.

The existing facility is a residential structure that was converted into a therapeutic healing medical facility. This amendment will provide for the integration of special housing (Assisted Living) that will accommodate changing lifestyles within a neighborhood. From a planning psychological perspective, it is better when possible, to integrate the housing needs of this populations within residential areas.

The existing structure on the site is oriented toward the street, with sidewalks, bike lanes and transit routes. Phase 2 of the proposed development will add approximated 1500 square feet in front of the existing structure along 39th Avenue. Given that 39th Avenue is a major truck route through the city, the location of this type of residential facility close to 39th Avenue is probably not as appropriate as it would be for commercial and business type uses. The major amenity of the site is its location to Spring Tree Park and the adjacent creek.

(4) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.

While this amendment does not address the planning and development of large tracts of land it does provides the flexibility to meet changing needs and consumer preferences. As we live in the changing environment of the coronavirus and how the virus has impacted large nursing homes and assisted living facilities, the proposed facility offers an alternative to these large facilities.

Internal Compatibility

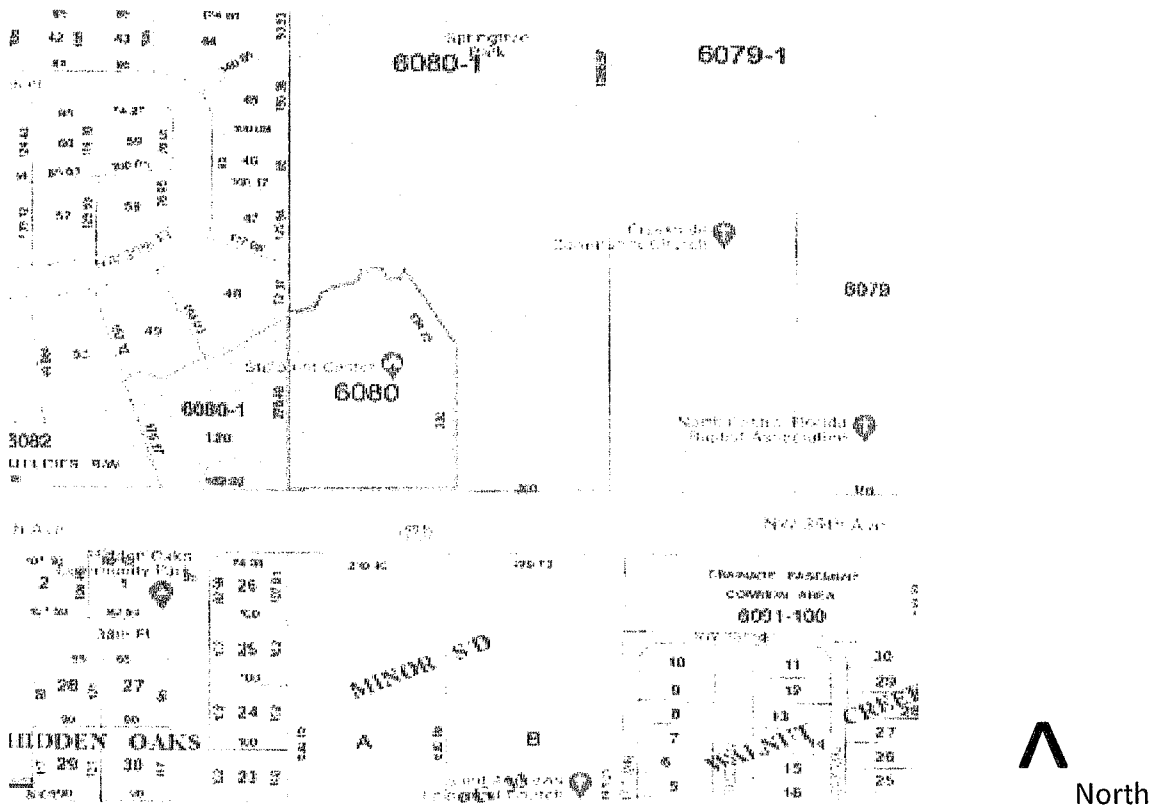
As a separate independent use, the ALF use will not have an adverse impact on any internal use to the site. Setbacks and buffers from environmental features (creeks and wetlands) on the site were established with the adoption of Ordinance 080565. All development of any additional square footage will be developed to the front of the existing structures away from environmental features.

External Compatibility/Intensity of Development

The proposed use is surrounded on 3 sides by Spring Tree Park and further separated from the park on the rear of the property by a creek and buffer areas. On the south front of the property is 39th Avenue a major thoroughfare. The nature of the use as mainly a residential use catering to individuals needing assistance with daily living, the use will have a lesser impact on sounding uses than the current medical use that has shown that it has had little to no impact on surrounding uses.

The intensity of proposed ALF will be less than the current medical use. The current medical use based on the ITE manual generates 121.8 average daily trips per day, compared to 78 average daily trip per day for a 30 bed ALF. Public Facilities are available to serve the property, with the exception of sewer service. The existing facility (3500 square feet) is currently operating with a septic system.

The maximum intensity of development will be limited to 20% of the area.



Direction	Future Land Use	Property Use
North	Recreation	Springtree Park
East	Recreation	Springtree Park
South	Right-of-way/ Single Family	Church
West	Recreation	Springtree Park

Usable Open Space/Environmental Constraints

Approximately 80% of the 1.55 acre (54,014 square feet) will remain as open space, and buffers to wetlands and the creek. Some of the areas may be used by the residents, for gardening, and passive recreational areas such as nature trails and picnic areas. The development of the property is limited by a creek and associated buffers.

External and Internal Transportation Access

The property only access is from a major thoroughfare 39th Avenue, with no access to local residential streets, there will be no adverse impact on the external or internal transportation network. Internal network will consist of an existing driveway access from

39th Avenue that will access a parking area for staff and visitors. There will be additional trails and foot paths throughout the site for internal pedestrian circulation.

Provision for range of transportation choices

Sufficient off-street parking shall be provided on-site for bicycles and vehicles, it is anticipated that there will be 6 employee parking spaces and 8 visitor parking spaces. Two U-racks (4 bike parking spaces) shall be provided. There will be no on-street parking provided on 39th Avenue, given the nature of the highway. A dedicated pathway from the facility to the sidewalk and bike lanes on 39th Avenue will be provided as part of the development plan for Phase II.

Proposed Amendments to Planned Development Ordinance 080565

Section 2. The principal permitted uses of the real property, as more specifically described herein, are limited to ~~those uses provided in the Standard Industrial Classification, 1987 ed. Industry Nos. 8011, 8031, 8041, and 8049,~~ medical and dental office, research, development and testing (as defined in Article II Definitions), and including up to a 30 bed Assisted Living Facility, and excluding freestanding emergency medical centers.

Section 4.

1. Any future development on the site shall require development plan review to ensure consistency with the conditions and standards, provided herein. If the development on the site will continue to be served by a septic system, written approval from the Alachua County Health Department is required at the time of development review. The additional square footage may be required to connect to the City's sewer system if required by Gainesville Regional Utilities.
2. The development order approved by the adoption of this Ordinance will be valid for a period of five years from the date of adoption. A building permit must be issued prior to the expiration date, or the development order approved by this Ordinance will be considered void and of no further force and effect.
3. The total building area, including the principal building and accessory structures, is limited to a maximum of ~~3505~~ 5000 square feet. The building setbacks are as shown on Planned Development Layout Plan Exhibit B. ~~The principal building may only be expanded northward of the south line of the existing building and is subject to minimum side yard setbacks of 50 feet and a rear setback of 50 feet. Accessory structures may only be located north of the south property line of the existing principal building and area subject to minimum setbacks of 40 feet on the west property line, 20 feet on the east property line, and a rear setback of 50 feet. The principal building may only be expanded south of the existing building towards 39th~~ The principal building may only be expanded south of the existing building towards 39th

Avenue, and shall have minimum setbacks of 20-feet from the east property line, and 40 feet from the west property line. There shall be no expansion of the existing building or any accessory structures to the north of the existing building towards the creek. There shall be no encroachments into the 50- foot creek buffer.

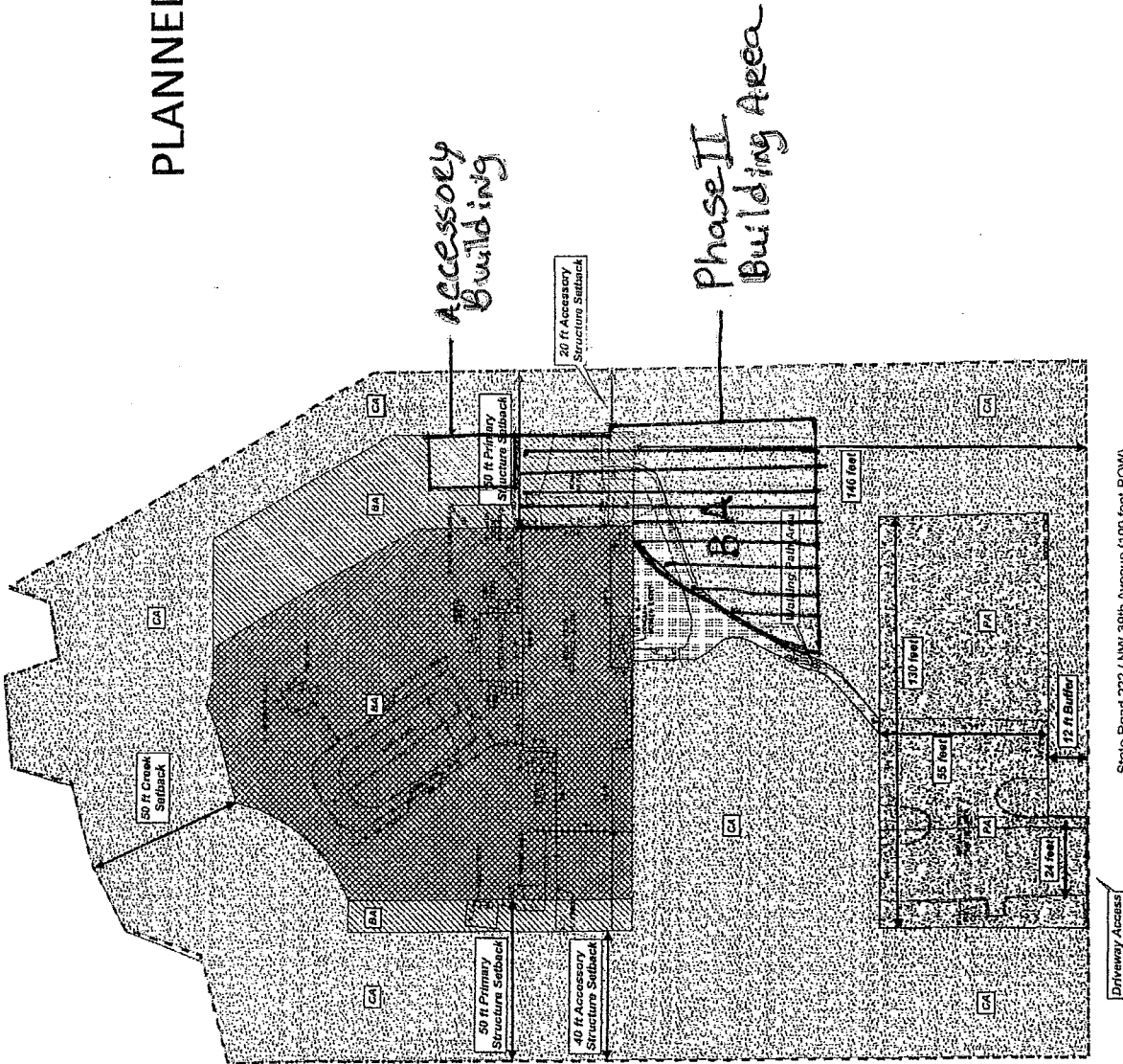
4. All principal and accessory uses shall be conducted within a completely enclosed building, with the exception of the existing swimming pool which is permitted as an accessory and incidental use. The use of the swimming pool shall comply with the Noise Ordinance as codified in Chapter 5 of the Gainesville Code of Ordinances, as amended from time to time.
5. Medical waste shall be disposed of only a daily basis and shall not be stored on the property.
6. A fifty-foot-wide buffer area shall be established and maintained along the north property line. The existing natural vegetation within the buffer area shall not be disturbed, with the exception of invasive, nonnative plants. No uses shall be conducted within the buffer area.
7. Any removal of regulated vegetation on the property must be consistent with the standards in the Land Development Code.
8. The development shall provide six (6) 14 paved parking spaces. No grassed parking is permitted on the property. Overflow mulched parking area ~~shall~~ may include seven (7) off-street parking spaces, and this area may only be paved subject to development plan approval. Four (4) bicycle parking spaces shall be provided.
9. The stormwater management facility shall be designed and maintained to serve all existing and proposed impervious area, including the overflow parking areas as referenced above. Any additional development on the site may require modification to the existing stormwater facilities per the Land Development Code.
10. One ingress/egress driveway is allowed onto NW 39th Avenue. Design Construction and dimensions shall comply with the requirements of the City Public Works Department and the Florida Department of Transportation.
11. ~~Only one freestanding sign is permitted. The maximum height shall not exceed six (6) feet and the maximum size of the sign shall not exceed eighteen (18) square feet. Signs may be indirectly illuminated and shall not cause glare to adjacent development or cause a safety problem to vehicular traffic. Except as expressly provided herein, all other requirements for the signs in the Land Development Code shall govern and apply. All signage shall comply with the requirements in the Land Development Code.~~
12. ~~Except as expressly provided herein, the regulation of the use and development of the property described in the ordinance shall be governed as if this property was zoned RSF-1 (3.5 units/acre single family residential district). The regulation of the use and development of the property described in this ordinance shall be governed by the~~ Land Development Code and the following requirements:

<u>Permitted Use:</u>	<u>Dimensional Requirements</u>
<u>Office, Medical and dental</u>	<u>3505 square feet maximum</u>
<u>Research, Development and Testing</u>	<u>3505 square feet maximum</u>
<u>Assisted Living Facility</u>	<u>5000 square feet maximum</u>
<u>Setbacks and Buffers:</u>	
<u>Front Setback (39th Avenue)</u>	<u>15 Feet Minimum and 146 feet Maximum.</u>
<u>East Side Yard</u>	<u>20 Feet Minimum</u>
<u>West Side Yard</u>	<u>40 Feet Minimum</u>
<u>Rear Creek Buffer</u>	<u>50 Feet</u>
<u>Lot Coverage</u>	
<u>Maximum Lot coverage</u>	<u>20%</u>

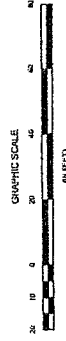
Exhibit B
Planned Development Layout Plan

PLANNED DEVELOPMENT LAYOUT PLAN

200440



- Legend**
- Planned Development Boundary
 - Land Use Areas
 - Buildable Area (BA)
 - Primary and Accessory Area
 - Accessory Area
 - Parking Area (PA)
 - Parking Area
 - Common Area (CA)
 - Setback / Buffer
 - Walking Path Area



State Road 222 / NW 39th Avenue (100 foot ROW)

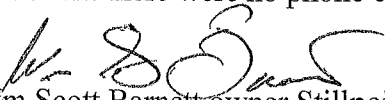
Driveway Access

Exhibit C
Neighborhood Workshop

Stillpoint Therapy Center
2730 NW 39th Ave
Gainesville FL 32605

Planning and Development Meeting.
July 16th 2020
6-9 pm

Planning meeting started at 6 pm with two attendees from Spring Tree Neighborhood, who own houses directly adjacent to creek and wooded area behind Stillpoint. The details of the Planned ALF were explained, which included conversion of the existing structures and the future building of 1500 sq ft addition to total 30 residents. Concerns were raised about taking out trees in the back and building near creek. The attendees seemed pleased that there would be no new construction behind the existing buildings and that all construction would be one story. Essentially that none of the residents of Spring Tree would not even notice the planned changes from their locations, and that approval of the planned changes would guarantee that development which could directly impact them would not occur in the future. They were all pleased with the idea of affordable housing for elderly being made available in Gainesville, and fully supported the proposed planned development. The meeting lasted 2 hours and we adjourned after exchanging phone numbers and plants.. The attendees also noted that they would spread the information to neighborhood residents that were unable to attend.. there were no phone calls, emails or requests for zoom attendance.


Wm Scott Barnett owner Stillpoint Therapy Center.
07/16/2020



Back Three lakes creek Illp...

THE STATE OF ILLINOIS... THE PEOPLE OF THE STATE OF ILLINOIS...

THE STATE OF ILLINOIS... THE PEOPLE OF THE STATE OF ILLINOIS...

THE STATE OF ILLINOIS... THE PEOPLE OF THE STATE OF ILLINOIS...

THE STATE OF ILLINOIS... THE PEOPLE OF THE STATE OF ILLINOIS...

THE STATE OF ILLINOIS... THE PEOPLE OF THE STATE OF ILLINOIS...

THE STATE OF ILLINOIS... THE PEOPLE OF THE STATE OF ILLINOIS...



Carl Reiner, beloved creator of 'Dick Van Dyke Show,' dies

LOTTERY... THE STATE OF ILLINOIS... THE PEOPLE OF THE STATE OF ILLINOIS...

Carl Reiner, beloved creator of 'Dick Van Dyke Show,' dies... He was born in New York City...



Carl Reiner, beloved creator of 'Dick Van Dyke Show,' dies

Carl Reiner, beloved creator of 'Dick Van Dyke Show,' dies... He was born in New York City...

SALE! Cloud 178, 114... Reopen 116

SALE! Cloud 178, 114... Reopen 116

The Sun... [Advertisement for The Sun newspaper]

The Sun... [Advertisement for The Sun newspaper]

The Sun... [Advertisement for The Sun newspaper]

Exhibit A
Ordinance 080565

ORDINANCE NO. 080565
0-08-89

1
2
3
4 **An Ordinance of the City of Gainesville, Florida; amending**
5 **Ordinance No. 3830 amending the Planned Development,**
6 **commonly known as "Alachua Health Services Stillpoint",**
7 **generally located in the vicinity of 2730 N.W. 39th Avenue;**
8 **amending the list of principal permitted uses; adopting a new**
9 **Development Plan, as more specifically described in this**
10 **ordinance; adopting new development plan maps and a planned**
11 **development report; adopting additional conditions and**
12 **restrictions; repealing the Development Plan approved by**
13 **Ordinance No. 3830; providing for penalties; providing a**
14 **severability clause; providing a repealing clause; and providing**
15 **an immediate effective date.**
16
17

18 **WHEREAS**, on January 25, 1993, the City Commission of the City of Gainesville adopted
19 ordinance No. 3830, which amended Ordinance No. 3612, that permitted the principal use of a
20 chiropractic office and accessory related health care practices on the planned development and
21 adopting a new Development Plan; and

22 **WHEREAS**, by initiation of a petition by the property owner, publication of notice of a
23 public hearing was given to amend the Development Plan on this real property, and to amend the list
24 of uses, as more specifically described in this ordinance; and

25 **WHEREAS**, notice was given and publication made as required by law of a public hearing
26 which was then held by the City Plan Board on October 23, 2008; and

27 **WHEREAS**, notice was given and publication made of a public hearing which was then held
28 by the City Commission on December 4, 2008; and

29 **WHEREAS**, the City Commission finds that the amendment of the Planned Development
30 District ordinance is consistent with the City of Gainesville 2000-2010 Comprehensive Plan; and

1 **WHEREAS**, at least ten (10) days notice has been given once by publication in a
2 newspaper of general circulation prior to the adoption public hearing notifying the public of this
3 proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor,
4 City Hall, in the City of Gainesville; and

5 **WHEREAS**, notice has also been given by mail to the owner whose property will be
6 regulated by the adoption of this Ordinance, thirty days prior to the adoption of this ordinance; and

8 **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices
9 described above at which hearings the parties in interest and all others had an opportunity to be and
10 were, in fact, heard.

11 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
12 **CITY OF GAINESVILLE, FLORIDA:**

13 **Section 1.** Section 1 of Ordinance No. 3830, adopted by the City Commission on January
14 25, 1993, is repealed in its entirety.

15 **Section 2.** The principal permitted uses of the real property, as more specifically described
16 herein, are limited to those uses provided in the Standard Industrial Classification, 1987 ed., Industry
17 Nos. 8011, 8031, 8041 and 8049, excluding freestanding emergency medical centers:

18 “See Exhibit “A” attached hereto and made a part hereof as if set forth in full.”

19 **Section 3.** A new Development Plan, as more fully described in this Ordinance, is approved
20 on the real property that is zoned “Planned Development District” as provided in Chapter 30, Land
21 Development Code of the City of Gainesville, consisting of the following:

1 1) the development plan report entitled "Planned Development Report Alachua Health
2 Services at Stillpoint" last revised date November 3, 2008, is attached hereto as Exhibit
3 "B" and made a part of this ordinance as if set forth in full; and

4 2) development plan maps, identified as Sheet 1 "Planned Development Layout Plan Map for
5 Alachua Health Services at Stillpoint Cover Sheet and Contents Set", Sheet 2 "Existing
6 Conditions Map", Sheet 3 "Vegetation Map", Sheet 4 "Boundary Sheet"; Sheet 5 "PD
7 Layout Map", (dated September 13, 2008), last revised, October 3, 2008, are attached
8 hereto as Exhibit "C" and made a part of this ordinance as if set forth in full.

9 The Development Plan shall regulate the use and development of the land described in Exhibit "A"
10 of Section 1 of this Ordinance, as provided in Chapter 30, Land Development Code of the City of
11 Gainesville. In the event of conflict between the Development Plan and the conditions in Section 3
12 of this Ordinance, the conditions shall govern and prevail. In the event of conflict between the
13 provisions of the development plan report (Exhibit "B") and the development plan maps (Exhibit
14 "C"), the provisions, regulations, and restrictions of the development plan maps (Exhibit "C")
15 shall govern and prevail.

16 **Section 4.** The following conditions, restrictions and regulations shall apply to the
17 development and use of the land as described in Exhibit "A" of Section 2 of this Ordinance:

- 18 1. Any future development on the site shall require development plan review to ensure
19 consistency with the conditions and standards, provided herein. If the development on the
20 site will continue to be served by a septic system, written approval from the Alachua
21 County Health Department is required at the time of development plan review.
- 22 2. The development order approved by the adoption of this Ordinance will be valid for a period
23 of five years from the date of adoption. A building permit must be issued prior to that
24 expiration date, or the development order approved by this Ordinance will be considered void
25 and of no further force and effect.

1 12. Except as expressly provided herein, the regulation of the use and development of the
2 property described in this ordinance shall be governed as if this property were zoned RSF-1
3 (3.5 units/acre single family residential district).
4

5 **Section 5.** The Development Plan approved in Section 3 of Ordinance No. 3830 is repealed
6 in its entirety and shall not regulate the development and use of the land described therein.

7 **Section 6.** Except as expressly amended by this ordinance, the remaining provisions of
8 Ordinance Nos. 3612 as amended by Ordinance No. 3830 shall remain in full force and effect.

9 **Section 7.** Any person who violates any of the provisions of this ordinance shall be deemed
10 guilty of a municipal ordinance violation, and shall be subject to fine or imprisonment as provided by
11 section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
12 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
13 offense.


14 **Section 8.** If any word, phrase, clause, paragraph, section or provision of this ordinance or
15 the application hereof to any person or circumstance is held invalid or unconstitutional, such
16 finding shall not affect the other provisions or applications of the ordinance which can be given
17 effect without the invalid or unconstitutional provisions or application, and to this end the
18 provisions of this ordinance are declared severable.

19 **Section 9.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
20 such conflict hereby repealed.

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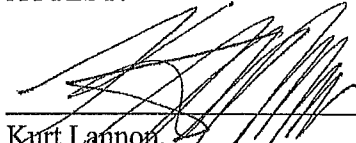
Section 10. This ordinance shall become effective immediately upon final adoption.

PASSED AND ADOPTED this 16th day April of 2009.



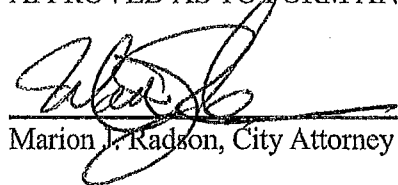
Pegeen Hanrahan, Mayor

ATTEST:



Kurt Lannon,
Clerk of the Commission

APPROVED AS TO FORM AND LEGALITY:



Marion J. Radson, City Attorney

APR 16 2009

This ordinance passed on first reading this 2nd day of April, 2009.

This ordinance passed on second reading this 16th day of April, 2009.

h:/marionradson/planning/115PDA-08PB PET

APPENDIX 'A'
LEGAL DESCRIPTION
FOR THE PLANNED DEVELOPMENT

DESCRIPTION: (AS FURNISHED)

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 24, Township 9 South, Range 19 East, Alachua County, Florida being more particularly described as follows:

Commence at a set nail and cap (#3524), marking the Southwest corner of the Southeast Quarter (SE 1/4) of Section 24, Township 9 South, Range 19 East, and a point on the centerline of NW 39th Avenue, thence North 01 degrees, 20 minutes, 40 seconds West a distance of 50.04 feet to a found concrete monument marking the intersection with the North right of way of NW 39th Avenue and the Point of Beginning; thence North 00 degrees, 59 minutes, 12 seconds West a distance of 276.45 feet to a set iron pin (#3524), marking the intersection with a centerline of a creek, thence along the centerline of said creek the following courses and distances of, North 74 degrees, 49 minutes, 49 seconds East a distance of 34.39 feet to a set iron pin (#3524), thence run North 18 degrees, 39 minutes, 13 seconds East a distance of 26.24 feet to a set iron pin (#3524), thence North 61 degrees, 47 minutes, 19 seconds East a distance of 22.18 feet to a set iron pin (#3524), thence North 74 degrees, 40 minutes, 35 seconds East a distance of 28.65 feet to a set iron pin (#3524), thence North 13 degrees, 30 minutes, 16 seconds East a distance of 18.95 feet to a set iron pin (#3524), thence North 84 degrees, 57 minutes, 35 seconds East a distance of 28.64 feet to a set iron pin (#3524), thence South 19 degrees, 40 minutes, 41 seconds East a distance of 18.31 feet to a set iron pin (#3524), thence North 81 degrees, 00 minutes, 40 seconds East a distance of 17.31 feet to a set iron pin (#3524), thence North 23 degrees, 27 minutes, 46 seconds East a distance of 14.29 feet to a set iron pin (#3524), thence leaving said centerline South 30 degrees, 14 minutes, 34 seconds East a distance of 134.75 feet to a set iron pin (#3524), thence South 00 degrees, 59 minutes, 12 seconds East a distance of 230 feet to a set iron pin (#3524), marking the intersection with the North right of way line of N.W. 39th Avenue, thence along said North right of way line South 89 degrees, 36 minutes, 41 seconds West a distance of 217.74 feet to the Point of Beginning.

EXHIBIT "A"

PLANNED DEVELOPMENT REPORT

Alachua Health Services at Stillpoint
(former Carrick, Chiropractic Office and Precious Dears PD)
2730 NW 39th Avenue
Gainesville, Florida 32605

Property Owner(s): Three Lakes Creek, LLC
2730 NW 39th Avenue
Gainesville, Florida 32605

Prepared by: Causseaux, Hewett, & Walpole, Inc.
6011 NW 1st Place
Gainesville, Florida 32607
(352) 331-1976

Date: September 10, 2008
Revised October 7, 2008
Revised October 23, 2008
Revised November 3, 2008 per PB Hearing

RECEIVED
NOV 3 2008
PLANNING
DIVISION

080565

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ALACHUA HEALTH SERVICE AT STILLPOINT
PLANNED DEVELOPMENT (PD) REPORT

October 23, 2008

Submitted in accordance with the requirements of
Sections 30-211, 213, 214 & 216
City of Gainesville, Land Development Code (LDC)

i. Purpose and Intent of Development

The PD rezoning amendment is on a ±1.53 acre parcel located in Section 24, Township 9 South, Range 19 East, Gainesville, Florida. The property was formerly used and limited to a chiropractic office under the existing and valid PD Zoning Ordinance. The desire of the current owners is allow for clinical/therapeutic health services as a primary use rather than the zoning specifically restricted to require a chiropractor as the primary of the office. The proposed PD zoning amendment requests the allowance for therapeutic health services such as acupuncturist, herbalists, massage therapist, psychotherapist, physical therapist, chiropractic office, and similar accessory uses which are customary and incidental to the functions of the offices and clinics.

City of Gainesville Sec 30-211(b)(1-7)

- (1) *Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*

The nature of the property and re-use of the facility provides a structure significantly isolated from adjacent properties. The structure is directly oriented towards the street. Sidewalks are provided along NW 39th Avenue and internally to provide convenient access to and within the site. The site is located along Bus Route # 8, which allows for easy access for transit riders. Persons with special needs, such as the elderly and physically-challenged, can also easily access the site and receive treatment in a less clinical and institutional manner.

- (2) *Provide flexibility to meet changing needs, technologies, economics and consumer preferences;*

The requested change will provide the property owners greater flexibility to meet changing health care and consumer needs by allowing the site to be utilized by a variety of licensed health care practitioners. However, the primary use will remain within a tightly controlled area based on the PD Layout Map. The proposed

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modification in permitted uses will not increase the impact on adjacent properties since the maximum facility square footage and general use will remain the same.

- (3) *Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*

The project site is heavily vegetated and isolated from the surrounding land uses. The proposed amendment will not alter the existing appearance of the property and will maintain the landscape features and scenic vistas, which are integral to the site's aesthetic. In addition, the natural landscape features and scenic vistas are an essential element of the medical-therapeutic healing center.

- (4) *Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*

The reuse of the existing structure will have no additional impacts on the public infrastructure. Restrictions on the maximum permitted square footage as defined in the ordinance will control the number of clients the office may serve on a daily basis. Furthermore, providing greater flexibility for the business owner to adjust to market demands and patient needs promotes a positive atmosphere to maintain a successful medical-therapeutic healing center.

- (5) *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

Promotion of flexible use standards supports and strengthens the ability of small businesses to provide a variety of uses to meet changing market trends, market demand, and local tastes. The requested modifications promote the facility's continued reuse and viability in the community, which eliminates the negative impacts of unplanned or piecemeal development.

- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

The existing traditional single-family style architecture of the facility will remain. Additions, expansions, or renovations will be consistent with the existing architecture. The existing facility provides on-site parking and internal circulation facilities for pedestrians, vehicles, and bicycles. Although not a part of a larger development, the site preserves the corridor's aesthetic by presenting a coordinated architectural scale and setting as part of an evolving adaptive reuse of an existing property.

- (7) *Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

The single-family nature of the facility is pedestrian in scale. While the parking is located in front of the facility, it is significantly buffered from SR 222/NW 39th Avenue with only the access driveway being readily visible from the corridor. Existing vegetation creates a secluded atmosphere and attractive vistas both inside and outside the site.

ii. Statistical Information

Description	PD Total Area
Total acreage of Site	±1.53
Maximum building coverage (conditioned)	3,505 ft ² (5.3%) *
Maximum impervious ground coverage	10,000 ft ² (15.0%)
The maximum and minimum number of dwelling units and residential density	1 primary structure / dwelling unit
A listing of non-residential land uses by type and size to be allowed	Medical Office – 3,505 ft ² Floor Area Ratio (FAR) = 0.06 (whichever is less)
The maximum acreage of each use area	Medical Office, 100% with accessory uses
The area of land devoted to:	
▪ Publicly owned usable open space	0
▪ Publicly owned recreational areas	0.
▪ Publicly owned plazas	0.
▪ Common Area Usable Open Space	57,518 ft ² (85%)
▪ Common Area recreational areas	
▪ Common Area plazas	

* The maximum building coverage is limited to 3,505 ft². Any new development on the site shall require development plan review.

iii. Stormwater Management Plan

Stormwater runoff is contained on-site. A Stormwater Management Facility (SMF) provides water quality treatment (on-site retention of the first 1-1/4" of runoff from the impervious area or the first 1/2" of runoff, whichever is greater), and water quality treatment (detain the critical duration 25-year storm event with a post-development discharge rate equal to or less than the pre-development rate of discharge) prior to overland flow and discharge to Three Lake Creek. The Stormwater Management Plan has been established and will not require changes based on the proposed modification of uses.

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iv. Infrastructure Design Standards

The existing driveway connection to SR 222/NW 39th Avenue complies with City and FDOT regulations. On-site parking facilities comply with current parking requirements for medical offices (1 space per 200 GSF building area or 13 spaces) and are setback and buffered from the roadway to protect the integrity of the corridor. In order to maintain the present site, only 6 spaces are paved, with a mulched parking area provided for the remaining spaces. The owner reserves the right to pave these spaces if needed.

The drainage facilities are constructed to accommodate 13 paved parking spaces. A sidewalk is constructed from the parking areas to the primary building to provide pedestrian/bicycle accessibility. The parking facility was be constructed to minimize impacts to the project site (only three trees were originally removed) to construct the 5 spaces. Garbage disposal is provided by curbside pickup and there is no on-site dumpster, nor a volume of waste requiring such a facility.

v. Schedule of Development

The proposed amendment will not change the existing facility. The limited amount of permitted building expansion has been accommodated for in the appropriate development plan and will not require additional parking or SMF upgrades.

vi. Signage Plan

Existing signage will remain in its current location. If new signage is proposed, it shall be required to meet the current sign code regulations set forth in the City of Gainesville Land Development Code (LDC) Article IX, Division 1. In addition, Section 4, Item *n* of Ordinance 3830 Amended provides further sign guidelines for the property.

vii. Enumeration of Differences

The proposed PD zoning amendment is to allow for medical-therapeutic health services such as, massage therapist, psychotherapist, physical therapist, chiropractic office, etc. with related accessory uses, which are customary and incidental to the functions of a therapeutic offices and/or clinics such as acupuncturist, herbalists, nutritionists, etc. The permitted uses shall be 1987 SIC codes 8011(except freestanding emergency medical (M.D.) centers), 8031, 8041, and 8049.

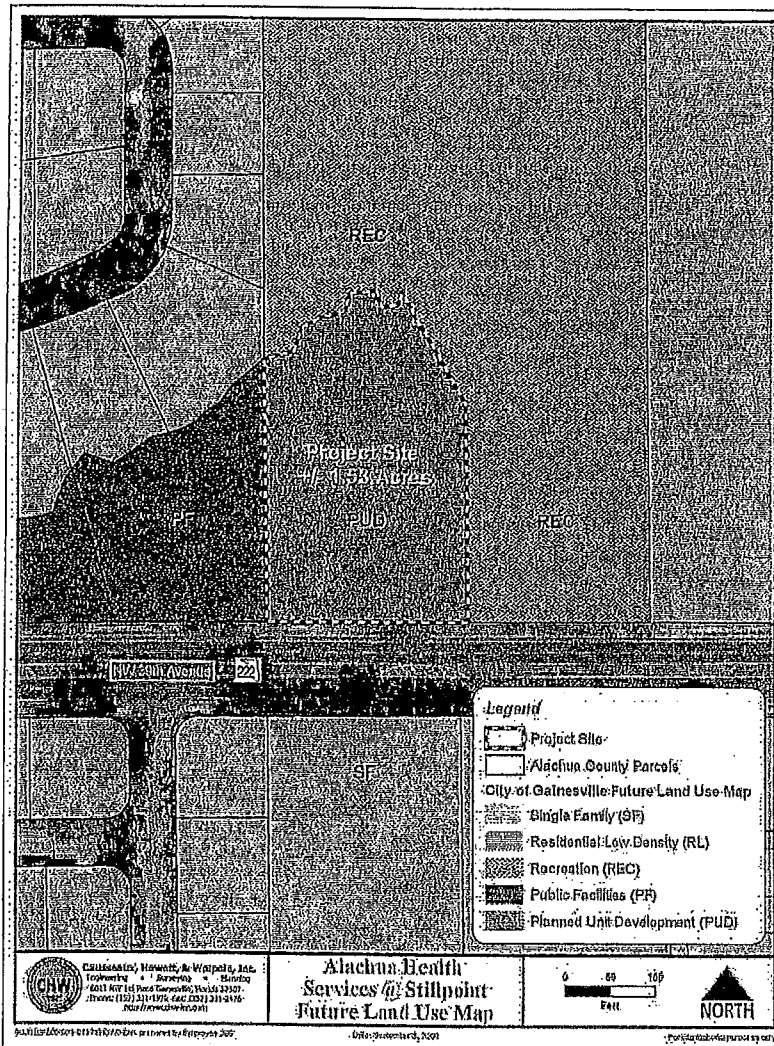
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Internal Compatibility

The PD is comprised of a single structure and an accessory structure, which holds items required for maintaining the property. The site's significant required setbacks and buffers isolate the use central to the property. Parking facilities have been provided off of NW 39th Avenue. However, the facilities are significantly buffered from the roadway and do not have an adverse impact on the street vista. In addition, the parking area is limited to 13 parking spaces. This limited impervious/semi-pervious surfacing allows for greater protection of the natural features, including the topography and existing vegetation, which further enhances the site's internal and external compatibility.

External Compatibility

The PUD/PD Future Land Use and Zoning has been historically provided to insure external compatibility. The proposed change in the primary use will not have an increase in impacts to the area. Therefore, additional buffering to the surrounding parcels is not required. In addition, since the original PD approval, properties to the south and east have been developed as religious facilities and other non-residential uses.



Direction	Future Land Use	Property Use
North	Recreation (REC)	Stillpoint Park
East	Recreation (REC)	Stillpoint Park
South	Right-of-Way / Single-Family (SF)	Religious Facilities
West	Public Facilities	Stillpoint Park

Intensity of Development

As previously shown, the maximum building coverage is limited to 3,505 square feet. The site's limited intensity and architectural character are consistent and compatible with the site's physical and environmental characteristics and that of the surrounding properties.

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Usable Open Spaces

The significant building setback and on-site buffers provide an opportunity for large areas of usable open space and protection of landscape features and scenic vistas. This is consistent with the facility's natural and holistic healing concept, which necessitates the proposed use change. Visitors and clients of the facility will be able to enjoy the secluded nature of the facility, which will contribute to the positive effects of the treatment offered at the facility.

Environmental Constraints

Necessary environmental protections have been accommodated during the original site development with large buffers, small impervious area, and low F.A.R. The proposed change will not result in any additional impacts to the site.

External Transportation Access

The site has direct access to SR 222/NW 39th Avenue, a major arterial roadway. Access to the site is via an existing Florida Department of Transportation (FDOT) permitted driveway. As seen in the traffic statement below, the existing trip generation is 83.27 Annual Average Daily Traffic (AADT). The proposed change will not result in additional trip generation. If the site builds out to its permitted maximum, it would generate an estimated AADT of 110.23 trips.

<i>Time</i>	<i>Land Use</i>	<i>ITE Code</i>	<i>Rate</i>	<i>Units</i>	<i>AADT</i>
Existing	Clinic	630	31.45	2.648	83.27
Full Build out	Clinic	630	31.45	3.505	110.23

Internal Transportation Access

The sidewalks, pedestrian lighting, and streetscape improvements have been installed to allow for safe internal movement of site visitors. Sidewalks provide connection from the parking area to the facility. Mulched pathways may be permitted within the open space and development areas for the enjoyment of client's and enhance patient's well-being.

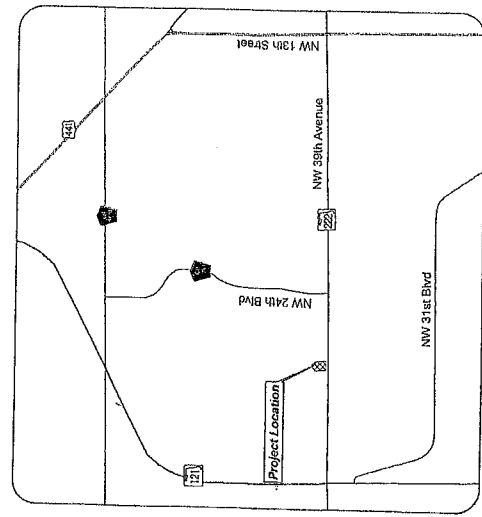
Range of Transportation Choices

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit, and personal vehicles.

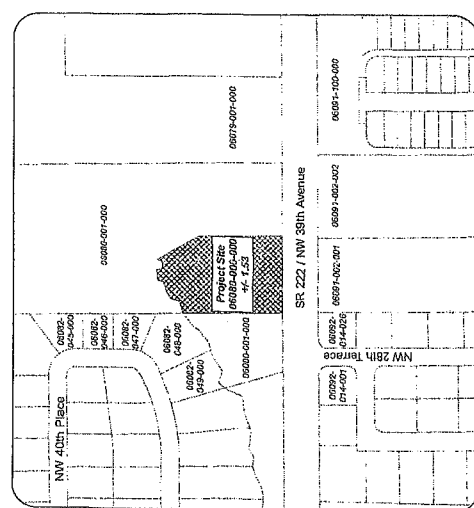
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PLANNED DEVELOPMENT LAYOUT PLAN MAP
FOR
ALACHUA HEALTH
SERVICES AT STILLPOINT

LOCATED IN SECTION 24
TOWNSHIP 9 SOUTH
RANGE 19 EAST
CITY OF GAINESVILLE, FLORIDA



CONTEXT MAP



LOCATION MAP

SHEET NO.	TITLE
1 OF 5	COVER SHEET AND CONTENTS OF SET
2 OF 5	EXISTING CONDITIONS MAP
3 OF 5	VEGETATION MAP
4 OF 5	SURVEY MAP
5 OF 5	PLANNED DEVELOPMENT LAYOUT PLAN MAP

SITE DATA

1. PARCEL IDENTIFICATION NUMBERS = 08056-000-000
2. TOTAL SITE AREA = 4.753 ACRES
3. FUTURE LAND USE DESIGNATION = PLANNED USE DISTRICT
4. ZONING DISTRICT = PLANNED DEVELOPMENT

OWNER / DEVELOPER
 THREE LAKES CREEK, LLC
 ATTN: WILLIAM S. BARNETT
 2730 NW 39TH AVENUE
 GAINESVILLE, FL 32605

PLANNER OF RECORD
 CAUSSEAU, HEWETT, & WALPOLE, INC.
 ATTN: GERRY DEEBACH, AICP
 6011 NW 1ST PLACE
 GAINESVILLE, FL 32607

Causseaux, Hewett, and Walpole, Inc.
 Engineers • Surveying • Planning
 1000 N. W. 1st Street, Suite 1000
 Gainesville, FL 32601
 Phone: (352) 331-1111 • Fax: (352) 331-1111 • www.chw.com

SR 222 / NW 39th Avenue
 PROJECT SITE
 08056-000-000
 4.753 ACRES

Scale: 1" = 100'

North Arrow

1 OF 5

115PDA-08PB

080565

Cansunux, Hewitt, and Valpole, Inc.
 Planning, Engineering, Surveying, and Mapping, Inc.
 1501 F Street, Suite 100
 Columbia, Maryland 21046
 Phone: (410) 321-1116 Fax: (410) 321-1117
 E-Mail: info@cansunux.com Website: www.cansunux.com

STATE OF MARYLAND
 DEPARTMENT OF THE ENVIRONMENT
 DIVISION OF PLANNING
 PLANNING AND ZONING
 PERMITTING DIVISION

PROJECT: 200440
 SHEET: 2 OF 5

DESCRIPTION: (AS SUBMITTED)

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 22, Township 20 S Range 18 E, Allegany County, Maryland, is shown being more or less 240.11(107) feet in length and 300 feet in width.

Planned Development Boundary: The boundary of the proposed development is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning. The intersection of the 5.11 percent road and a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning. The intersection of the 5.11 percent road and a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

300 foot Distance: A 300-foot distance is shown as a dashed line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Allegany County Tax Parcels: The tax parcels are shown as solid lines, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Section Lines: The section lines are shown as solid lines, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

LIDAR 1 foot Contours: The LIDAR 1-foot contours are shown as solid lines, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Three Lakes Creek Centerline: The centerline of Three Lakes Creek is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

FEMA 100 Year Floodplain: The FEMA 100-year floodplain is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Type of Structure by Use: The type of structure by use is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Residential Use: Residential use is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

GRU Utilities: GRU utilities are shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Potable Water: Potable water is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Sanitary Sewer: Sanitary sewer is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Electric: Electric is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

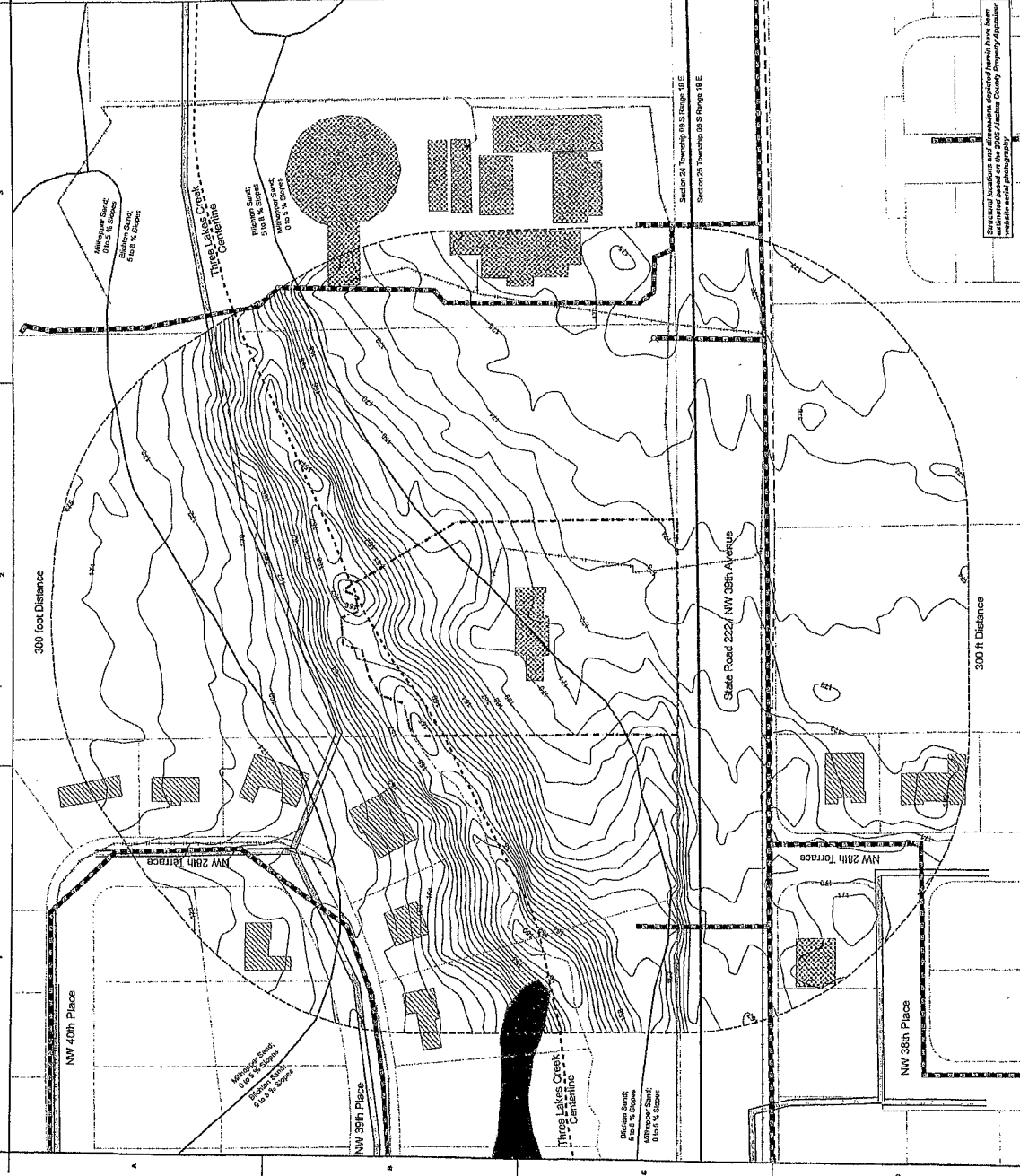
Fiber Optic: Fiber optic is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

Fire Hydrant: Fire hydrant is shown as a solid line, marking the southeast corner at the center line of NW 30th Avenue, thence North 01 degree 50 minutes 00 seconds East with the North right of way of NW 30th Avenue, a distance of 256.43 feet to a set line 510 feet East of the intersection of the 5.11 percent road and a distance of 107.74 feet to a point of beginning.

School - The proposed site will not receive public schools.
 Parks/Recreation - The site is located adjacent to Springtree Park.
 Fire Stations - Fire service is provided by the City of Columbia Fire Department.
 Transit Stops - Bus Transit Route 88 operates along the state southern boundary, NW 20th Avenue.

Legend
 Planned Development Boundary
 300 foot Distance
 Allegany County Tax Parcels
 Section Lines
 LIDAR 1 foot Contours
 Three Lakes Creek Centerline
 FEMA 100 Year Floodplain
 Type of Structure by Use
 Non-Residential Use
 Residential Use
 GRU Utilities
 Potable Water
 Sanitary Sewer
 Electric
 Fiber Optic
 Fire Hydrant

GRAPHIC SCALE
 0 25 50 100 150 200
 FEET



Structural locations and dimensions depicted herein have been verified by a professional surveyor registered with the State of Maryland.

