



Legislation Details (With Text)

File #: 200440. **Version:** 2 **Name:**
Type: Ordinance **Status:** Adopted
File created: 10/16/2020 **In control:** City Commission
On agenda: 2/18/2021 **Final action:** 3/4/2021
Title: Quasi-Judicial - Planned Development Amendment - Alachua Health Services Stillpoint (B)
Ordinance No. 200440

An ordinance of the City of Gainesville, Florida, amending Ordinance No. 080565 commonly known as "Alachua Health Services Stillpoint" Planned Development located in the vicinity of 2730 NW 39th Avenue to allow for a 30 bed assisted living facility (ALF) and other permitted uses with certain conditions, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 200440A_draft ordinance_20210218.pdf, 2. 200440B_PB-20-96_PDA_Staff_Presentation, 3. 200440C_PB-20-96_PDA_StillPoint_Applicant_Presentation, 4. 200440D_StaffReport_PB-20-96_PDA_20201022, 5. 200440_Ordinance Final_20210304.pdf

Date	Ver.	Action By	Action	Result
3/4/2021	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
2/18/2021	2	City Commission	Adopted on First Reading (Ordinance)	Pass
10/22/2020	1	City Plan Board		

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The City Commission adopt the proposed ordinance.

STAFF REPORT

This ordinance will amend an existing Planned Development (PD) known as the Alachua Health Services Stillpoint, by amending Ordinance No. 080565 which was adopted by the City in 2009. Adoption of the ordinance in 2009 allowed for the medical office uses that exist there today which include services from acupuncturists, massage therapists, herbalists, psychotherapists, physical therapists, and chiropractic. This amendment will allow for the property to be used as a 30-bed assisted living facility (ALF) with two phases of

development; medical and dental offices; or research development and testing facilities. 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 ALFs. The total building area allowed 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.

At a public hearing on October 22, 2020, the City Plan Board voted to recommend approval of this Planned Development amendment. This ordinance requires two readings and will become effective immediately upon adoption.