Applicant Request

- Florida Recovery Center (Shands Teaching Hospital and Clinics, Inc.) is proposing a 120 bed substance abuse and eating disorder treatment facility on this site, the location of a former Residence Inn Motel.
- Typical residency component for patients in the program is 90 days
- Modeled after Betty Ford Treatment Center (California) and aimed at professionals and health care professionals.
Applicant Request

• Staff have determined that the proposed use is appropriate within the Institutional/Medical land use designation with a HM (Hospital/Medical) zoning district. The applicant is therefore requesting to amend the land use map to reflect this and, if the land use change is approved, to also change the zoning district from BH (Business/Highway) to HM.
Commission Action

• The Commission will first need to approve the small scale land use amendment to Institutional/Medical. Once approved, the Commission can then take action on the proposed rezoning request.
Staff Analysis

- **CPA-02-12:** Staff finds the proposed request consistent with the Alachua County Comprehensive Plan in general as well as the specific policies found in the staff report. Staff specifically finds the request consistent with the Institutional policies found in the Future Land Use Element. The proposed use will not adversely impact surrounding neighborhoods nor will it cause level of service standards found in the Plan to be exceeded. The facility will be located along a major arterial with ready access to I-75 via Williston Road. There are no anticipated adverse impacts from noise, odors or glare.
Staff Analysis

- ZOM-01-12: Staff similarly finds the proposed request consistent with the Alachua County Comprehensive Plan in general as well as the specific policies found in the staff report. The HM district implements the proposed Institutional/Medical land use designation and is thus consistent with Chapter 403.19 of the Unified Land Development Code (ULDC).
Staff Recommendation

- Staff recommends that the Commission find the requested small scale amendment consistent with the Comprehensive Plan and amend the Future Land Use Map 2030 on this parcel from Commercial to Institutional/Medical. The Commission can then approve the requested zoning change from ‘BH’ (Business/Highway) district to ‘HM’ (Hospital/Medical) district.