



**City of Gainesville
Department of Doing
Planning Division**

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: October 25, 2018

ITEM NO: 3

PROJECT NAME AND NUMBER: PB-18-118 SUP

APPLICATION TYPE: Quasi-Judicial

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Megan Echols, Planner

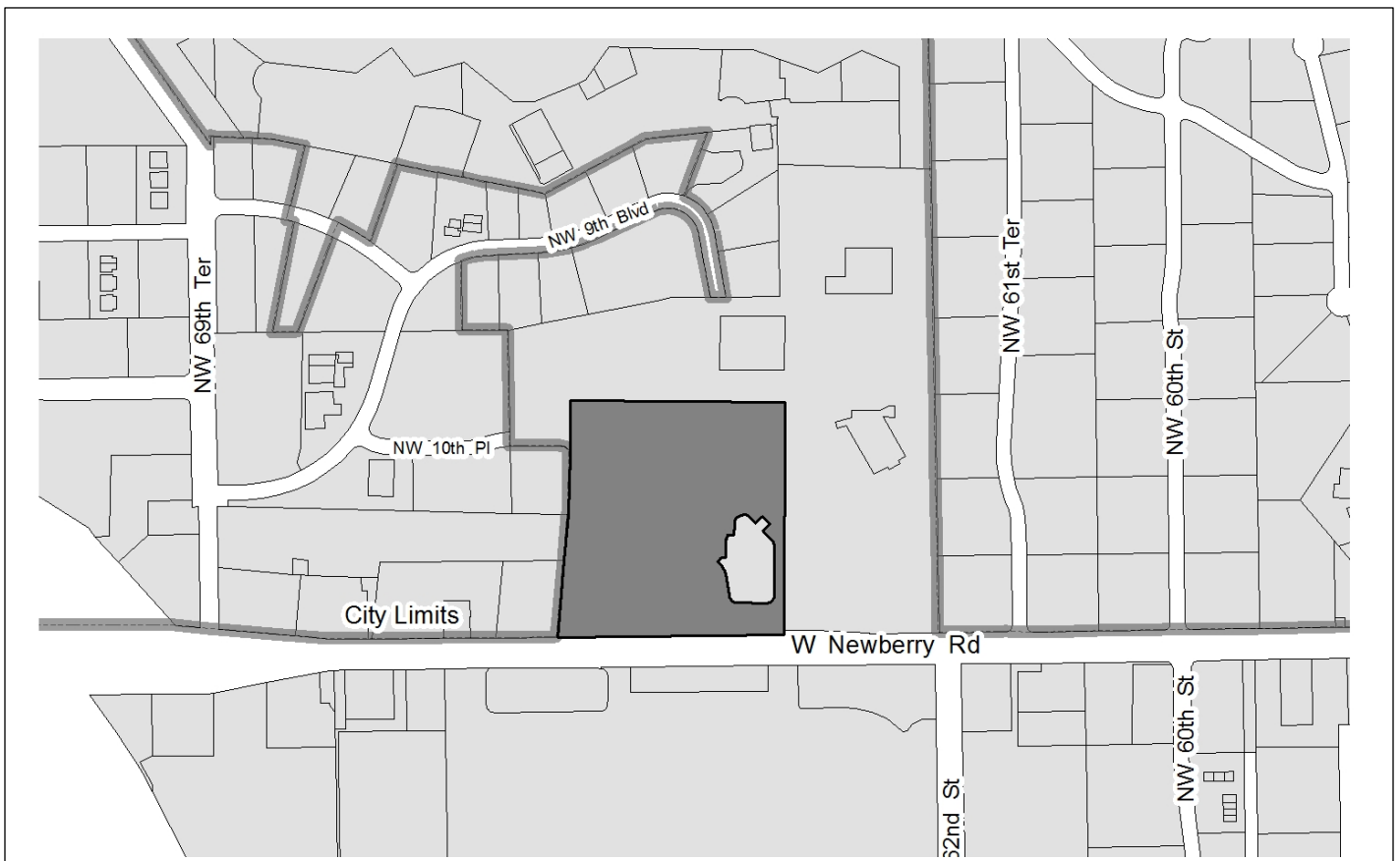


Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: EDA, INC.
Property Owner(s): HCA Health Services of Florida, Inc.
Related Petition(s): N/A
Legislative History:
Neighborhood Workshop: August 2, 2018

SITE INFORMATION:

Address: 6500 W Newberry Road, South Patient Tower
Parcel Number(s): 06340-011-000
Acreage: 11.47
Existing Use(s): Hospital and Medical Center
Land Use Designation(s): Office
Zoning Designation(s): MD- Medical Services
Overlay District(s): N/A
Transportation Mobility Program Area (TMPA): B

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Medical/Health Services	Office	Medical Services
South	Oaks Mall	Commercial	Gen. Business District
East	Medical/Health Services	Office	Planned Development
West	Medical/Health Services Commercial	Office	Office/Medical, Tourist/Entertainment (Alachua County)

PURPOSE AND DESCRIPTION:

The North Florida Regional Medical Center has submitted a special use permit (SUP) to exceed the permitted 5 story use-by-right maximum; up to 14 stories are permitted in the designated Medical Services (MD) Zone if granted a special use permit.

By adding 3 stories to an existing 4-story medical tower, the special use permit will result in a 7-story building with mechanical equipment at the top and an addition of 90 beds to the medical complex, after construction is completed.

There is no foreseen expansion of the existing building footprint as part of this request. There are also no changes proposed to building access, landscaping, parking, utilities or overall site layout.

After approval of the Special Use Permit for the additional 3 stories, the applicant will submit an application for development plan review that illustrates the number of new beds, square footages, associated trip generation, and a traffic study. The applicant will be required to meet the Transportation Mobility Program Area (TMPA) requirements for Zone B prior to final development plan approval.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The analysis of the recommendation is based on the requirements of the Land Development Code, applicable zoning requirements, and the Comprehensive Plan:

Consistency with the Land Development Code

The Medical Services Zone is established to provide adequate space in appropriate locations suitable for accommodating the health and related medical needs of the community. According to table V-10: *Dimensional Standards for Special Districts* of the Land Development Code the use by right building height for structures in the Medical Zone is 5 stories and up to 14 stories with a special use permit. *Footnote 8* notes that only hospital and medical related facilities are allowed to apply for the building height special use permit in the MD zone.

Article IV Zoning, Division 5. Special Districts, Section 30-4.24 Dimensional Standards

4 **Table V - 10: Dimensional Standards for Special Districts.**

	AGR	AF	CON	ED	MD	PS ⁵
DENSITY/INTENSITY						
Max density (units/acre)	0.2		0.2			
Max lot coverage	20%	None	10% ¹	None	40% ²	
LOT STANDARDS						
Min lot area	5 acres	None	5 acres	None	6,000 sq. ft.	
Min lot width (ft.)	300	None	None	None	60	
Min lot depth (ft.)	300	None	None	None	None	
MIN SETBACKS (ft.)						
Front	50 ⁴	25	50	25 ⁷	20	
Side-street	50 ⁴	⁶	50	25 ⁷	15	
Side-interior	25 ⁴	⁶	25	15 ⁷	15	
Rear	50 ⁴	⁶	50	50	15	
BUILDING HEIGHT (stories)						
Max	3	None	3	None	5	
With SUP	NA	NA	NA	NA	14 ⁸	

16 8 = Building heights may be increased through the special use permit process only for hospitals and
 17 large-scale medical office facilities.
 18

Special Use Permit Review Criteria

In accordance with Section 30-3.24 no Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use:

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.**

The property use is a hospital/medical development; the expansion of this use is consistent with the Land Development Code language and the Comprehensive Plan.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.**

The expansion of the tower will not disrupt the consistency of the existing land use patterns of the site nor the compatibility with adjacent sites. Renderings show that the addition to the tower will have identical fenestration and façade materials as the existing four-story tower, exemplifying that the addition will have the same design and character of the existing building. Height and mass of the structure with the addition will be 7 stories, this will make the south tower the tallest building on the campus and the area. On Newberry Road, the tower is currently buffered on the western and eastern sides of the campus by trees and landscaping.

- C. The proposed use will not adversely affect the health, safety, and welfare of the public.**

The uses are consistent with the existing uses and is compatible with the uses in the vicinity of the site and do not pose a threat to the health, safety, and welfare of the public.

- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.**

Ingress and egress to the existing structure will not be altered by this proposed addition.

- E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.**

Off-street parking, service, and loading areas will not be altered by this proposed addition.

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.**

All activity associated with the proposed personal services will occur within the existing buildings. There are no noise, glare, or odor effects from the uses that will adversely affect the surrounding properties.

- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.**

The proposed addition will not affect or change refuse and service/loading areas.

- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.**

The site is currently served by existing utilities and no additional capacity is needed to accommodate the proposed uses.

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.**

The site is currently screened and buffered by trees and landscaping. There are no proposed additions to screening and buffering of the site in relationship to this proposed addition.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.**

Proposed additions to this tower will not change or affect interactions with adjacent properties.

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.**

A neighborhood workshop was held on August 20th, 2018 at 6 pm in accordance with the citizen participation provisions of the Land Development Code. The meeting notice was posted in the Gainesville Sun and mailed to property owners within 400’.

Consistency with the Comprehensive Plan

The subject property has an Office (O) Future Land Use designation. Policy 4.1.1 section Office (O) of the Comprehensive Plan (see appendix A) identifies “hospital and medical uses” as appropriate for the Office Land Use category. This section also mentions that **“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.”**

RECOMMENDATION
Approve Petition PB-18-118 SUP

BACKGROUND:

The existing four story South Patient Tower is located in the North Florida Regional Medical Center (NFRMC) campus and was approved by the Development Review Board under petition DB-11-85 SPA on August 11, 2011. The building construction was completed in 2013 and added 92 beds to the NFRMC complex. To better utilize existing facilities, NFRMC plans to vertically expand the existing 4-story South Patient Tower to 7 stories to add a net of 90 new beds.

POST-APPROVAL REQUIREMENTS:

N/A

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Land Development Code Regulations

Appendix C Elevations

Appendix A- Comprehensive Plan Goals, Objectives and Policies

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.**

Appendix B- Land Development Code Regulations

1 **DIVISION 5. SPECIAL DISTRICTS**

2 **Section 30-4.22. Purpose and Standards.**

3 A. *Agriculture (AGR).*

4 1. *Purpose.* The AGR district is established for the purpose of providing for a diversity of
5 agricultural activities, including limited processing and sale of agricultural products raised on the
6 premises and including some agricultural activities that may be objectionable if conducted in
7 close proximity to residential developments.

8 2. *Objectives.* The provisions of the AGR district are intended to:

9 a. Protect watersheds, wilderness and scenic areas and conserve wildlife, as well as preserve
10 open space.

11 b. Promote forestry, the growing of crops and grazing.

12 c. Provide for spacious developments.

13 d. Encourage the orderly expansion of urban development.

14 B. *Airport Facility (AF).* See Section 30-4.25.

15 C. *Conservation (CON).*

16 1. *Purpose.* The CON district is established for the purpose of conserving, restoring and protecting
17 environmentally significant lands within the city and for establishing natural buffers between
18 incompatible uses. It is intended that this district shall protect, restore and preserve natural
19 features and open space so that the present and future residents of the city shall be able to
20 enjoy the benefits of the natural environment of the city.

21 2. *Objectives.* The provisions of the CON district are intended to:

22 a. Conserve parks, recreational areas, open space, floodplains and unique natural features.

23 b. Protect and restore the natural features of the city, environmentally significant lands along
24 creeks, wetlands, uplands and lakes, areas subject to detrimental erosion, and areas subject
25 to noise disturbance due to aircraft-generated sound levels in close proximity to an airport
26 or under a flight path.

27 c. Restrict the development of lands upon which a more intensive development would cause
28 adverse environmental impact.

29 d. Provide the assurance of natural buffering between incompatible land uses.

30 D. *Educational Services (ED).*

31 1. *Purpose.* The ED district is established to identify and locate public educational facilities at
32 appropriate locations throughout the community.

33 2. *Objectives.* The provisions of the ED district are intended to locate such uses so as to provide
34 easy accessibility and convenience to the users.

35 E. *Medical Services (MD).*

36 1. *Purpose.* The MD district is established to provide adequate space in appropriate locations
37 suitable for accommodating the health and related medical needs of the community.

- 1 2. *Objectives.* The provisions of the MD district are intended to:
- 2 a. Encourage such development to locate in close proximity to the community's major
- 3 transportation arteries so as to provide maximum accessibility for emergency vehicles and
- 4 the general public.
- 5 b. Discourage encroachment by unrelated retail and office activities and other incompatible
- 6 uses.
- 7 c. Ensure through development plan review that development is undertaken in a manner
- 8 compatible with less intense uses of land or buildings in the area.

1 **Section 30-4.24. Dimensional Standards.**

2 The following table contains the dimensional standards for the various uses allowed in each special
3 district.

4 **Table V - 10: Dimensional Standards for Special Districts.**

	AGR	AF	CON	ED	MD	PS ⁵
DENSITY/INTENSITY						
Max density (units/acre)	0.2		0.2			
Max lot coverage	20%	None	10% ¹	None	40% ²	
LOT STANDARDS						
Min lot area	5 acres	None	5 acres	None	6,000 sq. ft.	
Min lot width (ft.)	300	None	None	None	60	
Min lot depth (ft.)	300	None	None	None	None	
MIN SETBACKS (ft.)						
Front	50 ⁴	25	50	25 ⁷	20	
Side-street	50 ⁴	⁶	50	25 ⁷	15	
Side-interior	25 ⁴	⁶	25	15 ⁷	15	
Rear	50 ⁴	⁶	50	50	15	
BUILDING HEIGHT (stories)						
Max	3	None	3	None	5	
With SUP	NA	NA	NA	NA	14 ⁸	

5 **LEGEND:**

6 1 = By impervious cover of any kind.

7 2 = 50% when a minimum of 75% of parking is accommodated within a parking structure.

8 3 = Intensive recreation uses such as fairgrounds, stadia, community assembly buildings, performing arts
9 halls, arenas, etc.

10 4 = Hog raising operations, buildings for commercial poultry raising, dog kennels and open runs or cages,
11 and stables shall be located a minimum of 200 feet from any property line.

12 5 = Development standards to be determined at the time of rezoning.

13 6 = Per FAA and airport regulations.

14 7 = If the development abuts land shown as SF or RL on the Future Land Use Map, the setback along that
15 property line shall be 50 ft. plus an additional 10-ft. setback per every floor above the second.

16 8 = Building heights may be increased through the special use permit process only for hospitals and
17 large-scale medical office facilities.

18

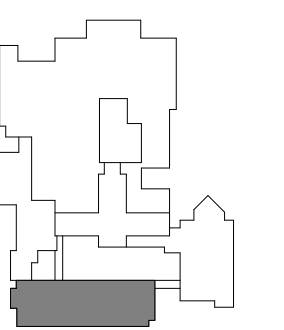
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Appendix C- Elevations
PB-18-118 SUP



REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
22183.000

HCA PROJECT NUMBER
3091600012

DATE
10/09/2018

ISSUE
DESIGN DEVELOPMENT

SHEET TITLE
EXTERIOR ELEVATIONS



02 ELEVATION - NORTH
3/32" = 1'-0"



01 ELEVATION - SOUTH
3/32" = 1'-0"

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
NASHVILLE, TN 37203

FACILITY
NORTH FLORIDA REGIONAL MEDICAL CENTER
6500 W NEWBERRY ROAD
GAINESVILLE, FL 32605

ARCHITECT
HKS ARCHITECTS, INC.
#AA F000119
100 NORTH TAMPA STREET, SUITE 2450
TAMPA, FL 33602

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
#AA F000119
100 NORTH TAMPA STREET, SUITE 2450
TAMPA, FL 33602

CIVIL ENGINEER
EDA ENGINEERS - SURVEYORS - PLANNERS, INC.
2404 NW 43RD STREET
GAINESVILLE, FL 32606

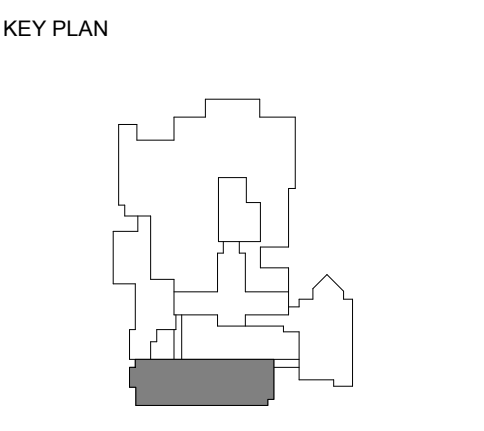
STRUCTURAL ENGINEER
STANLEY D. LINDSEY AND ASSOCIATES, LTD.
750 OLD HICKORY BLVD, BUILDING 1, SUITE 175
BRENTWOOD, TN 37027

MEP ENGINEER
WSP + CCRD
301 E PINE STREET, SUITE 1020
ORLANDO, FL 32801

NORTH FLORIDA REGIONAL MEDICAL CENTER
NORTH FLORIDA REGIONAL HEALTHCARE
NORTH FLORIDA REGINAL MEDICAL CENTER
SOUTH TOWER VERTICAL EXPANSION

AHCA CLIENT CODE/ FILE-PROJECT SUB.
NUMBER: 23100204-141

INTERIM REVIEW ONLY
These documents are incomplete, and
are not intended for regulatory approval,
permit, or construction purposes.
Architect: JON PAUL BACARIZA
Arch. Reg. No.: AR92544
Date: 07/12/2018



REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
22183.000

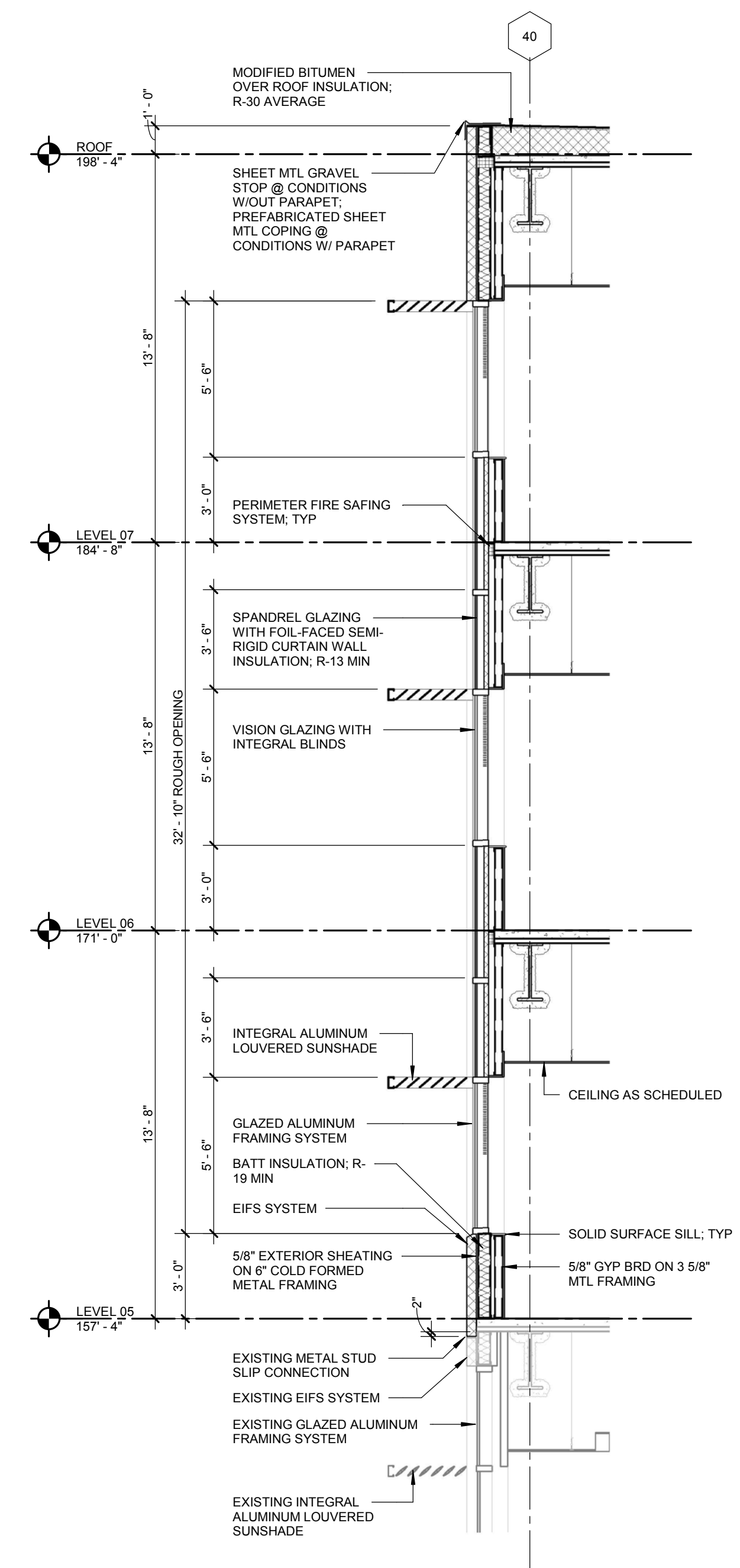
HCA PROJECT NUMBER
3091600012

DATE
10/09/2018

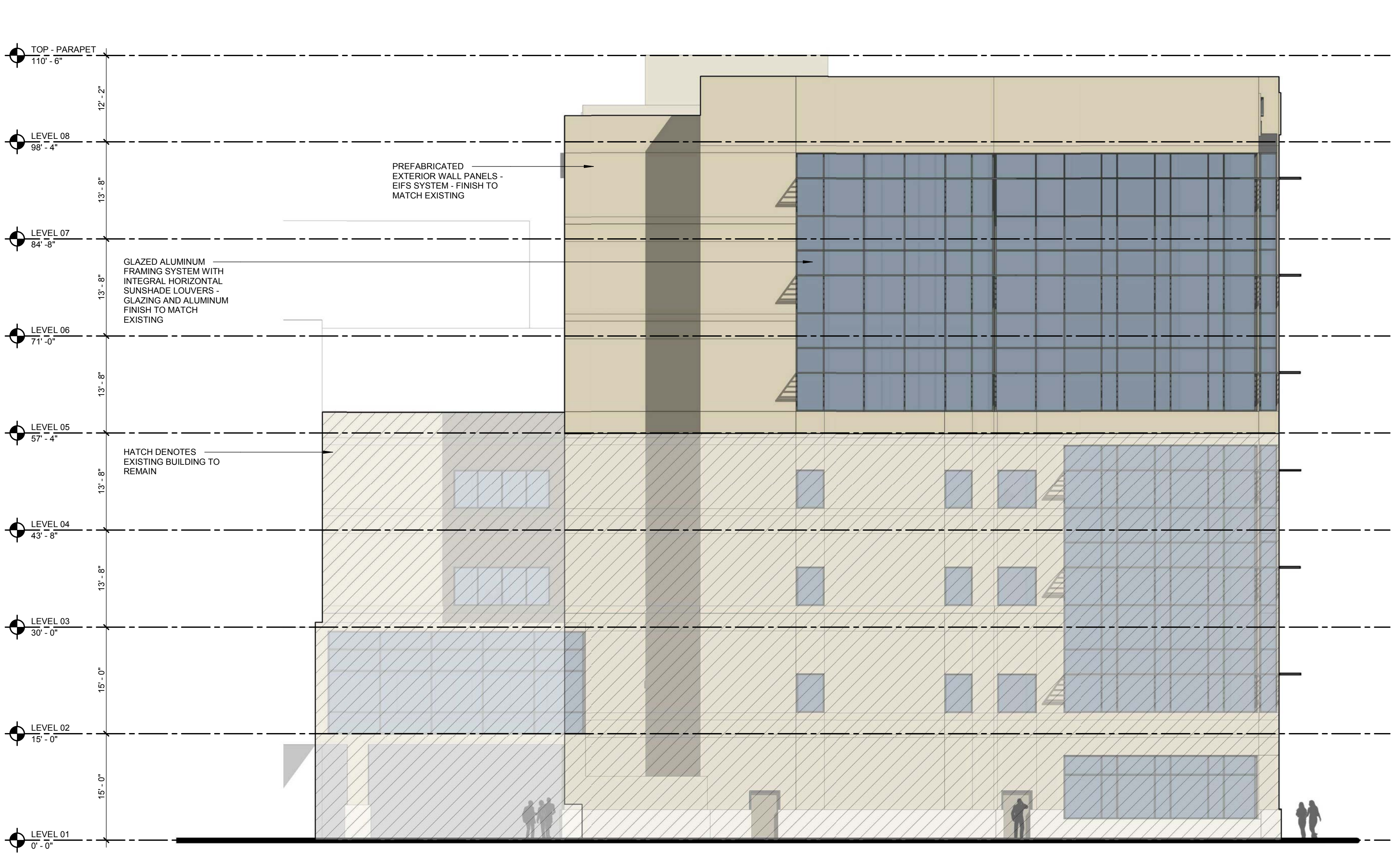
ISSUE
DESIGN
DEVELOPMENT

SHEET TITLE
**EXTERIOR
ELEVATIONS &
WALL SECTION**

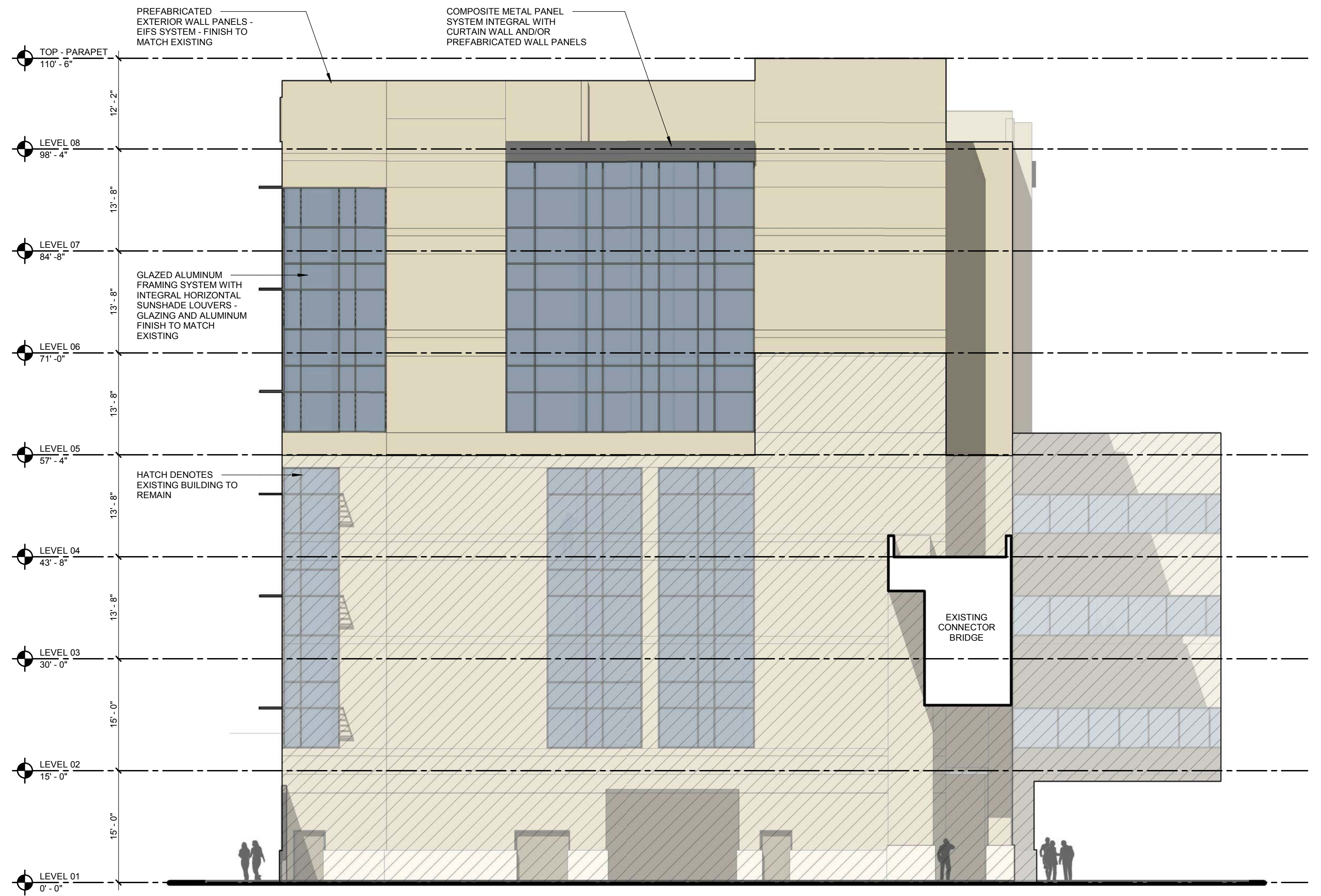
SHEET NO.
A5.02



03 TYPICAL WALL SECTION
1/4" = 1'-0"



02 ELEVATION - EAST
3/32" = 1'-0"



01 ELEVATION - EAST
3/32" = 1'-0"

PLOT DATE: 7/22/2018 2:37:58 PM TEMPLATE VERSION: 3.0.0 20170623