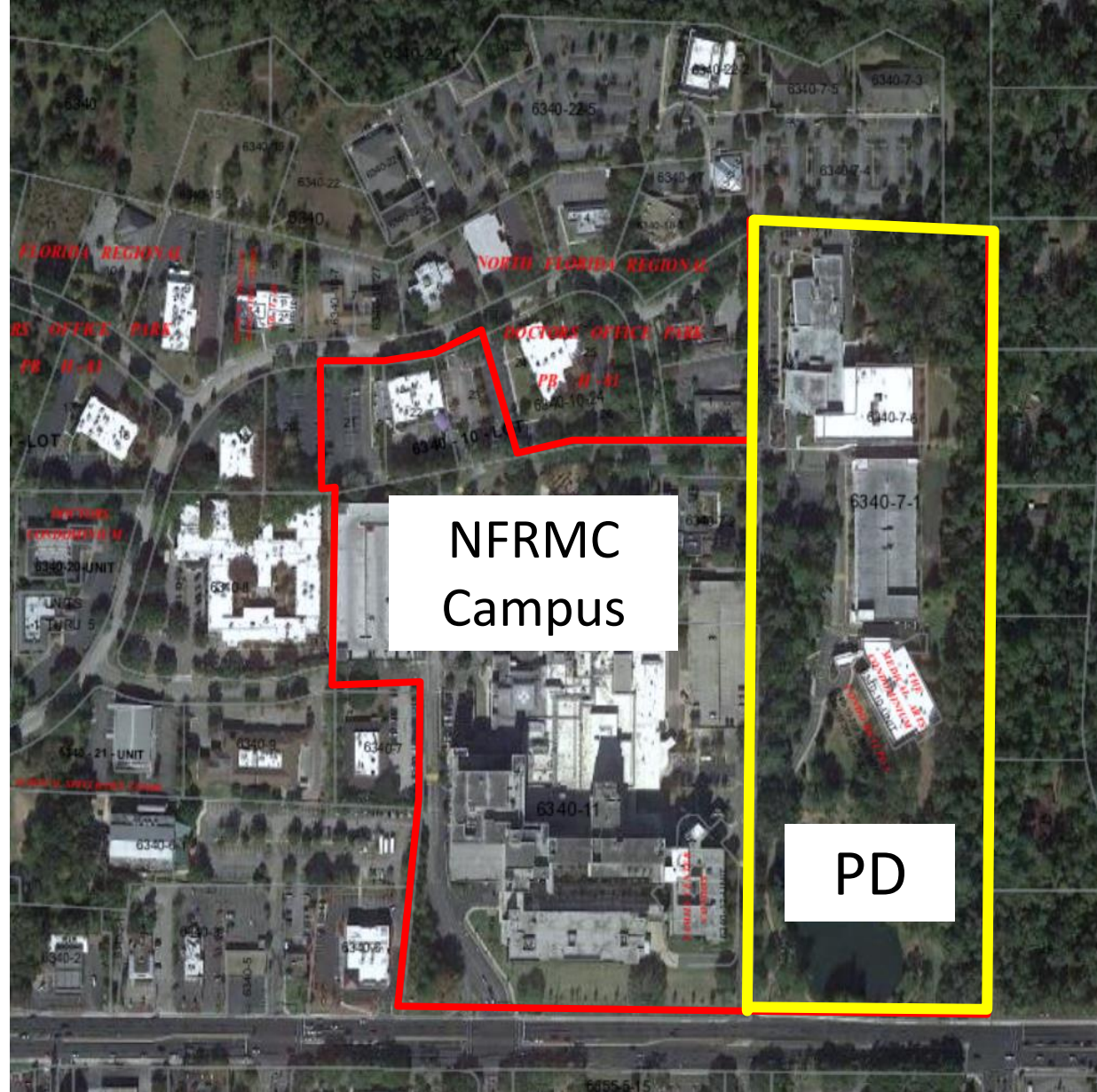


**NFRMC PD Amendment
Petition PB-18-45 PDA & Ordinance 180016**

July 19, 2018

PD Location Relative to North Florida Regional Medical Center Campus



NFRMC Planned Development (PD)

- Originally adopted as an Alachua County PUD 7/28/92
- Annexed into the City 9/2/92
- City retained Alachua County PUD conditions & provisions when rezoned 4/8/96
- Amendments to the PD
 - 10/9/95; 7/22/02; 6/14/04
 - Existing City PD Layout Plan adopted 6/14/04

NFRMC PD Amendment

- The 2004 amendment to the PD did not update the PD text to City Code & terminology
- Proposed amendment is to update:
 - PD Layout Plan to show a proposed new parking garage & reflect existing conditions
 - PD text to bring it in conformance with City Code

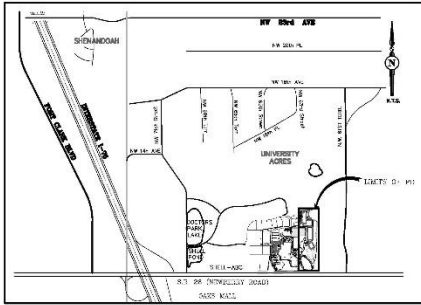
Proposed amendments to PD

- Revised PD Layout Plan
 - Indicates proposed location of new parking garage
 - Show location of identified Surface Water feature & Buffer area
 - Update existing conditions at the site

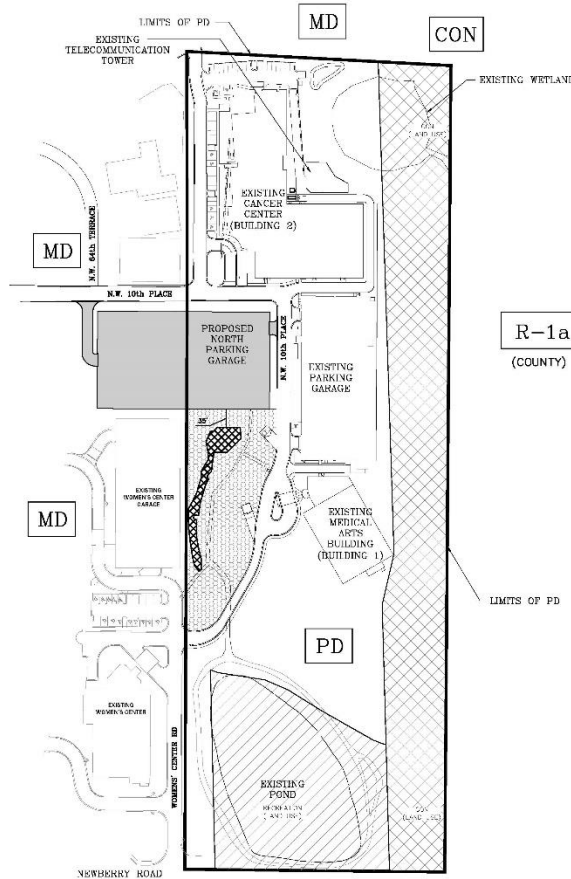
Proposed amendments to PD

- Revised PD text and conditions
 - Revise all text to reflect City of Gainesville Code & terminology
 - Remove references to Alachua County
 - Allow additional 10,000 square feet of GFA & up to 7 stories in height in PD
 - Clarify that square footage associated with parking garages and cell tower accessory buildings does not count against total allowed square footage

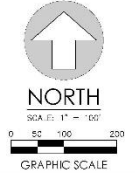
NORTH FLORIDA REGIONAL MEDICAL CENTER P.D. LAYOUT PLAN CITY OF GAINESVILLE, FLORIDA



LOCATION MAP
N.T.S.



PD DEVELOPMENT DATA		
MAXIMUM GROSS FLOOR AREA = 170,000 SF		
BUILDING	EXISTING SQUARE FOOTAGE	NOTE
1	59,995 S.F.	MEDICAL ARTS BUILDING (M.A.B.)
2	96,500 S.F.	CANCER CENTER
TOTAL:	156,495 S.F.	



No.	Date	Comment

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Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer
Certification No.

Project No: 18-007

Project Name: CITY SUBMITTAL

Project Title: NORTH FLORIDA REGIONAL MEDICAL CENTER

Sheet Title: P.D. LAYOUT PLAN

Design: CS Sheet No:

DRAW: JU

Checked: CS

Date: 07/26/2018

Scale: **C1.00**

- NOTES**
- SQUARE FOOTAGES ASSOCIATED WITH STRUCTURED PARKING OR ACCESSORY STRUCTURES FOR THE TELECOMMUNICATIONS TOWER SHALL NOT COUNT AGAINST THE MAXIMUM ALLOWABLE BUILDING SQUARE FOOTAGE.
 - THIS P.D. IS LOCATED IN ZONE B OF THE CITY'S TMPA.
 - THE PROPOSED LOCATION OF THE NORTH PARKING GARAGE AND SURFACE WATER BUFFER AREA, AS SHOWN ON THE P.D. LAYOUT PLAN, IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED AT THE DEVELOPMENT PLAN STAGE.

LEGEND

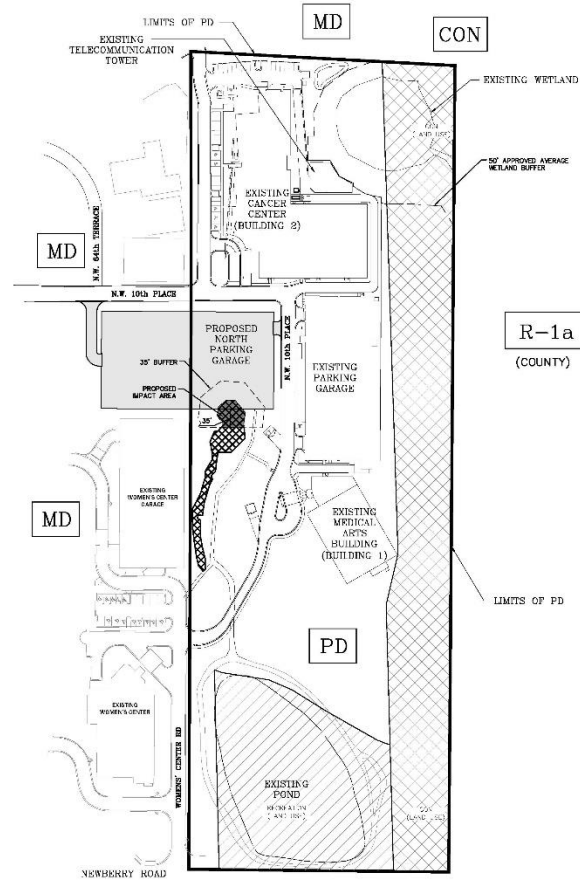
	EXISTING OR PROPOSED TELECOMMUNICATIONS TOWER
	EXISTING OR PROPOSED SURFACE WATER BUFFER AREA (10' AND 20')
	EXISTING OR PROPOSED SURFACE WATER BUFFER AREA (5' AND 10')
	EXISTING OR PROPOSED SURFACE WATER BUFFER AREA (2' AND 5')
	EXISTING OR PROPOSED PARKING TRAILER DRIVEWAY
	EXISTING OR PROPOSED DRIVEWAY



Environmental Assessment

- Boundaries of regulated surface water prepared by environmental consultant and verified by City staff
- Existing wetland in NE area of PD previously delineated and approved as shown on the proposed PD Layout Plan

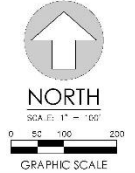
NORTH FLORIDA REGIONAL MEDICAL CENTER ENVIRONMENTAL FEATURES MAP CITY OF GAINESVILLE, FLORIDA



LEGEND

	SETBACKS FOR DEVELOPMENT
	DEVELOPMENT FOOTPRINT
	SURFACE WATER (SEE PLAN)
	LIMITS OF PD
	EXISTING ZONING CORRIDOR
	PARKING GARAGE (PD)

- NOTES**
1. THE PROPOSED LOCATION OF THE NORTH PARKING GARAGE, AS SHOWN ON THE P.D. LAYOUT PLAN, IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED AT THE DEVELOPMENT PLAN STAGE.
 2. THE EXISTING SURFACE WATER AREA TO BE IMPACTED BY THE PROPOSED PARKING GARAGE CONSTRUCTION IS APPROXIMATELY 2,185 SF (0.05 AC). THE 35' BUFFER AREA SURROUNDING THE SURFACE WATER IMPACT AREA TO BE AFFECTED BY CONSTRUCTION IS APPROXIMATELY 6,869 SF (0.16 AC).



No.	Date	Comment

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Professional Engineer of Record:

Sergio J. Reyes, P.E. #2311
Engineer
Certification No.

Project No: 18-007

Project phase: CITY SUBMITTAL

Project title:
NORTH FLORIDA REGIONAL MEDICAL CENTER

Sheet title:
ENVIRONMENTAL FEATURES MAP

Designed: CS	Sheet No.:
Drawn: JU	C1.20
Checked: CS	
Date: 07/06/2018	



Project Summary

- Revisions to PD Layout Plan
- Revisions to PD Conditions
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**
- **Applicant requests approval of
Petition PB 18-45-18 PDA &
Ordinance 180016**