

Petition PB-18-45 PDA

North Florida Regional Medical Center (NFRMC)

Planned Development (PD) Amendment

6500 W Newberry Road

City Commission: July 19, 2018

Bedez E. Massey, Planner



Application

Site

Analysis

Recommendation

Motion

History

Application Information

Petition PB-18-45 PDA

Request:

Amend the North Florida Regional Medical Center (NFRMC) Planned Development (PD) to allow needed improvements; to clarify and update the PD regulations; and to consolidate the PD regulations into one ordinance.



Application

Site

Analysis

Recommendation

Motion

History

Application Information

Petition PB-18-45 PDA



Key PD Amendments:

- ❖ New parking garage;
- ❖ Modification of ecologically sensitive area:
- ❖ Deletion of building phases;
- ❖ Deletion of existing north-south jogging path;
- ❖ Update text to relate to City Land Development Code and existing conditions;
- ❖ Removal of Development Bases;

Application

Site

Analysis

Recommendation

Motion

History

Application Information

Petition PB-18-45 PDA



Key PD Amendments:

- ❖ Exclusion of parking structures and accessory telecommunication buildings from total allowable building square footage;
- ❖ Increase in maximum allowable building square footage (160,000 SF → 170,000 SF of GFA);
- ❖ Increase in maximum building height (4 → 7 stories);

Application

Site

Analysis

Recommendation

Motion

History

Application Information

Petition PB-18-45 PDA



Key PD Amendments:

- ❖ Clarification of allowable uses:
 - Health Services
 - Medical and dental laboratories
 - Offices
 - Offices, medical and dental
 - Research, development and testing service
 - Telecommunication tower
 - Pharmacy, accessory use only
 - Medical marijuana dispensing facility, accessory use only
 - Parking structure

Application

Site

Analysis

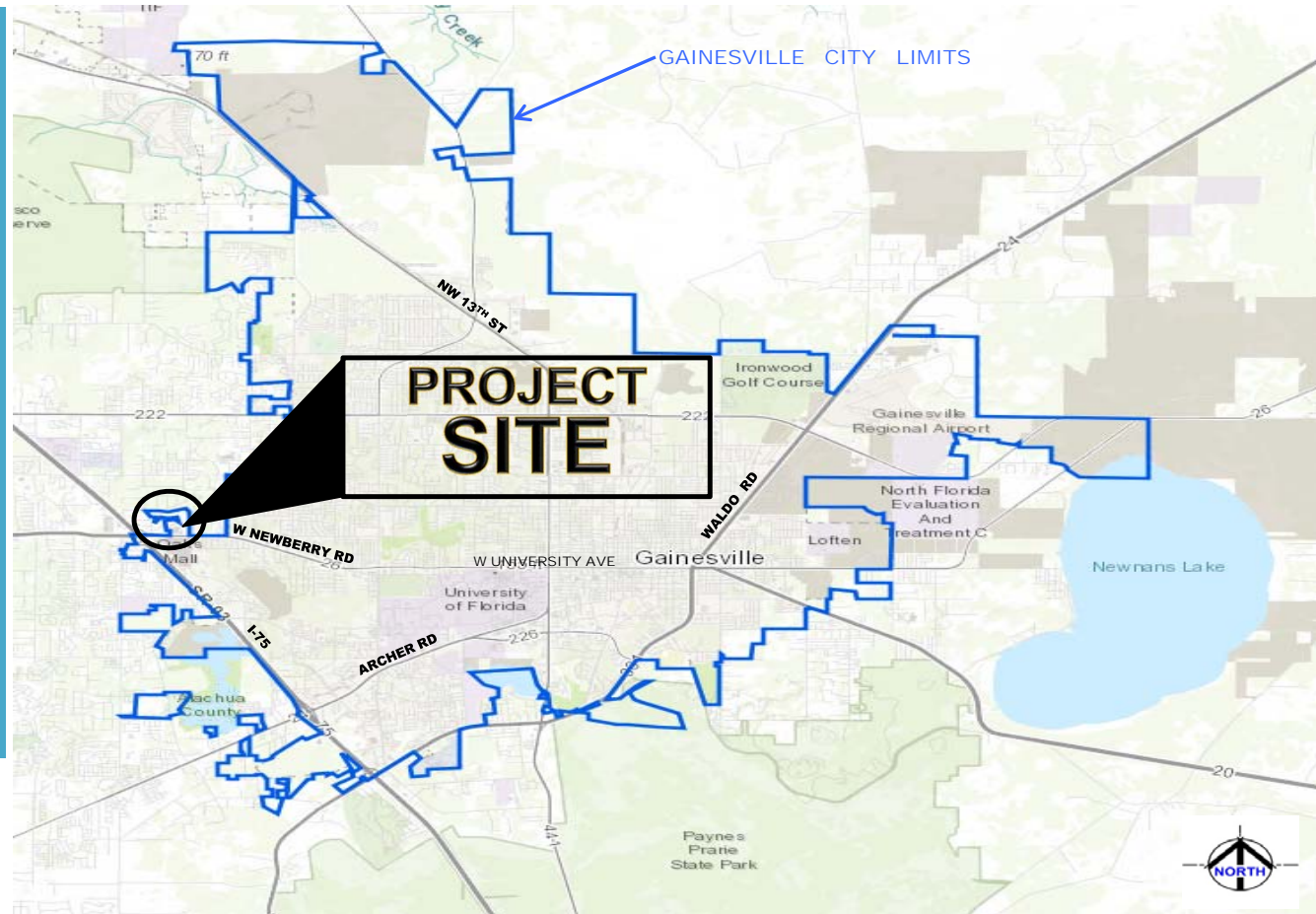
Recommendation

Motion

History

Site Information

Petition PB-18-45 PDA



LOCATION MAP

Application

Site

Analysis

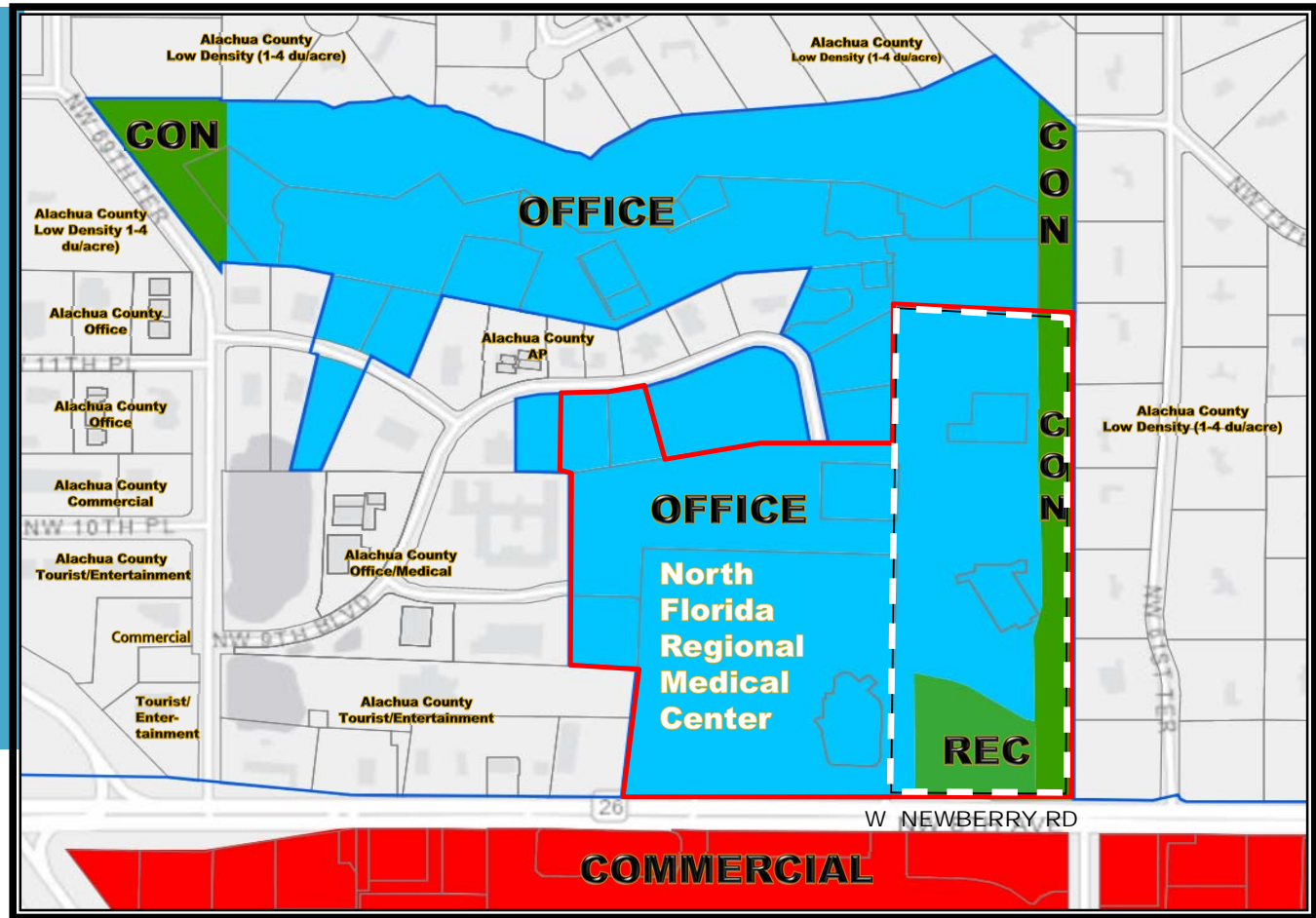
Recommendation

Motion

History

Site Information

Petition PB-18-45 PDA



FUTURE LAND USE CATEGORY MAP

Application

Site

Analysis

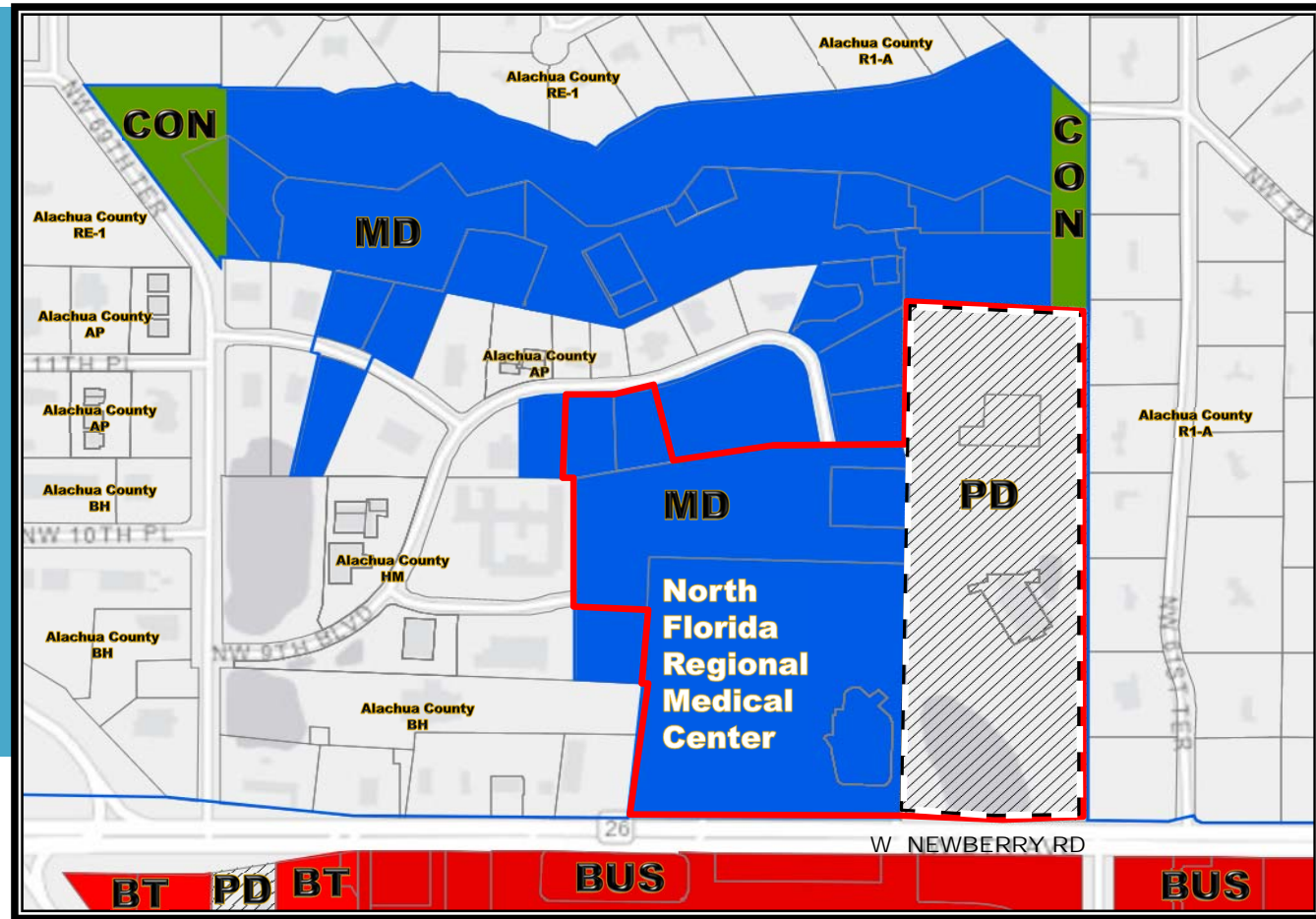
Recommendation

Motion

History


Site Information

Petition PB-18-45 PDA



LEGEND

- Conservation
- Medical Services
- Planned Development
- Tourist-Oriented Business
- General Business
- NFRMC PD
- NFRMC CAMPUS



ZONING DISTRICT MAP

Application

Site

Analysis

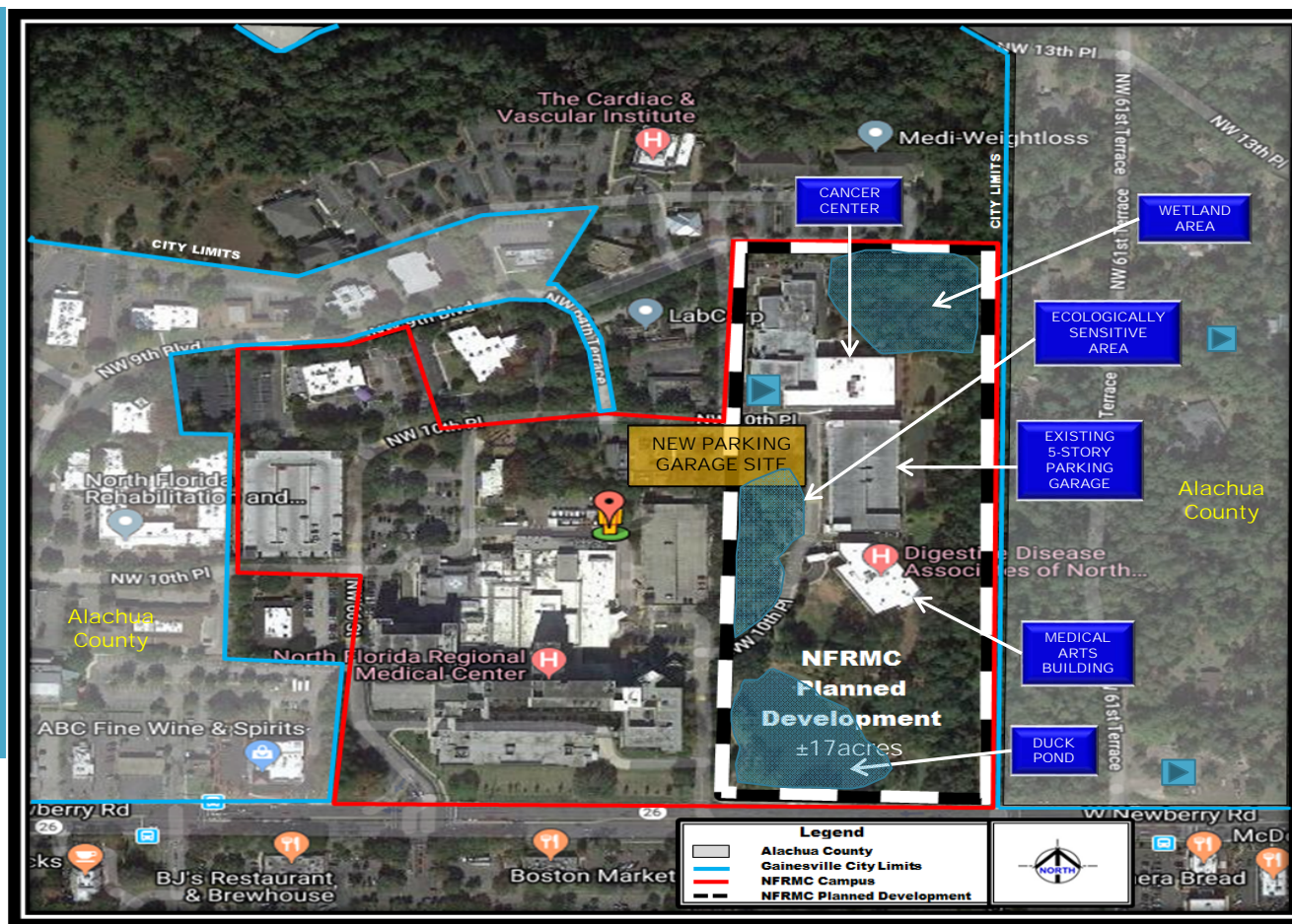
Recommendation

Motion

History

Site Information Aerial

Petition PB-18-45 PDA



**North Florida Regional Medical Center (NFRMC)
6500 W Newberry Road**

Application

Site

Analysis

Recommendation

Motion

History

Staff Analysis

Petition PB-18-45 PDA



Land Development Code: Section 30-3.14. Rezoning Criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.✓
- B. The character of the district and its suitability for particular uses.✓
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.✓
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.✓
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.✓
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.✓
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.✓
- H. The goals, objectives, and policies of the Comprehensive Plan.✓
- I. The facts, testimony, and reports presented at public hearings.✓

Application

Site

Analysis

Recommendation

Motion

History

Staff Analysis

Petition PB-18-45 PDA



Land Development Code: Section 30-3.17. Review Criteria:

- A. Consistent with Comprehensive Plan. ✓
- B. Conformance to PD purpose. ✓
- C. Internal compatibility. ✓
- D. External compatibility. ✓
- E. Intensity of development. ✓
- F. Usable open spaces, plazas and recreation areas. ✓
- G. Environmental constraints. ✓
- H. External transportation access. ✓
- I. Internal transportation access. ✓
- J. Provision for the range of transportation choices. ✓

Application

Site

Analysis

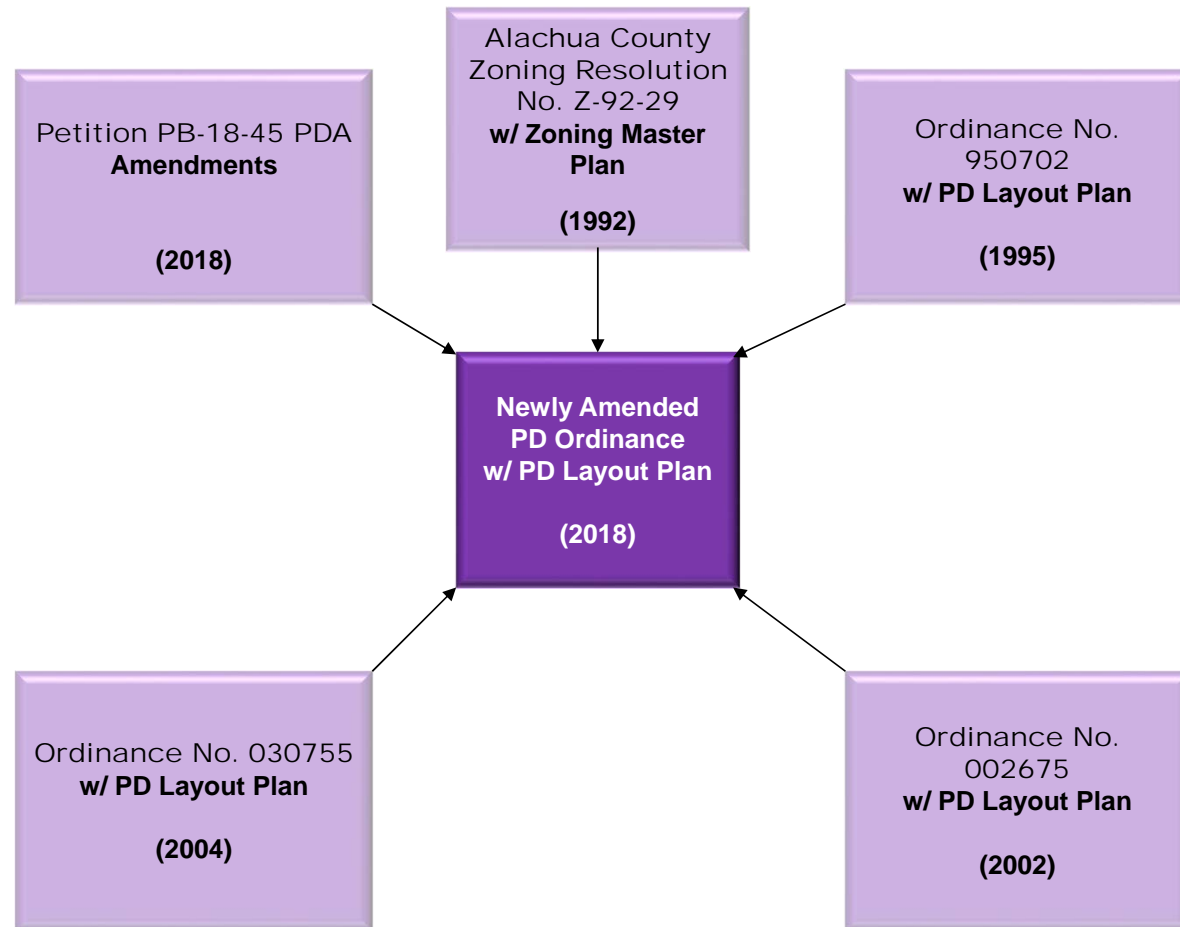
Recommendation

Motion

History

Staff Analysis

Petition PB-18-45 PDA



Application

Site

Analysis

Recommendation

Motion

History

Recommendation

Approve Petition PB-18-45 PDA based on a finding of compliance with all applicable review criteria and subject to the provisions of previously adopted ordinances remaining in full force and effect, except where amended by this petition.

Petition PB-18-45 PDA





Legislative History

Petition PB-18-45 PDA



Application

Site

Analysis

Recommendation

Motion

History



Petition PB-18-45 PDA



View of Ecologically Sensitive Area and New Parking Garage Site w/n NFRMC Planned Development

Application

Site

Analysis

Recommendation

Motion

History

Petition PB-18-45 PDA



View of Duck Pond w/n NFRMC Planned Development along Newberry Road (SR 26)

Application

Site

Analysis

Recommendation

Motion

History

Petition PB-18-45 PDA



New Parking Garage Site w/n NFRMC Planned Development