



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

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Gainesville, FL 32627-0490  
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P: (352) 334-5022  
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## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** May 24, 2018

**ITEM NO:** 4

**PROJECT NAME AND NUMBER:** North Florida Regional Medical Center (NFRMC), PB-18-45 PDA

**APPLICATION TYPE:** Planned Development (PD) Amendment (Quasi- Judicial)

**CITY PROJECT CONTACT:** Bedez E. Massey, Planner

**RECOMMENDATION:** Approve, subject to the provisions of previously adopted ordinances remaining in full force and effect except where amended by this petition.

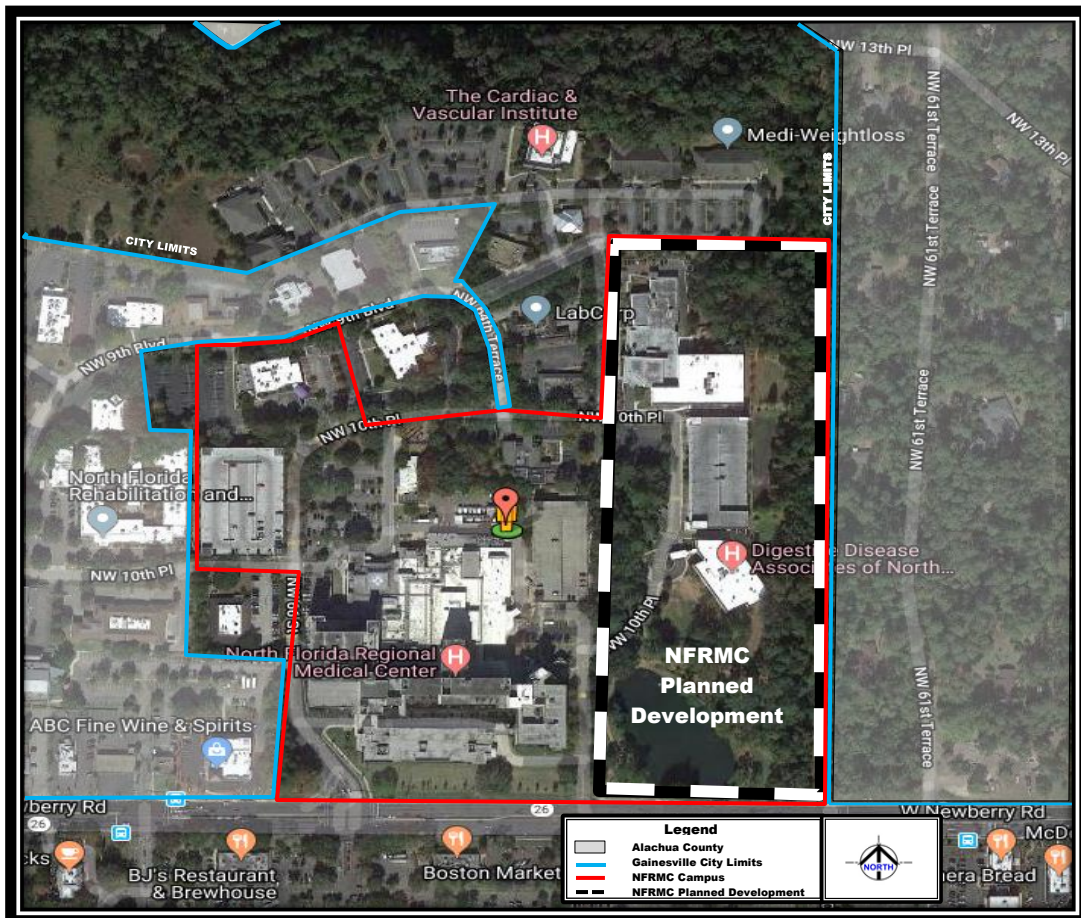


Figure 1. Location Map

**APPLICATION INFORMATION:**

**Agent/Applicant:** eda, engineers-surveyors-planners, inc.

**Property Owner(s):** North Florida Regional Medical Center and North Florida Regional Medical Arts Condominium Association, Inc.

**Related Petition(s):** None

**Legislative History:** Petition 160PDA-03PB: C. David Coffey, agent for HCA Health Services of Fl., Inc. A planned development amendment to allow a 150-foot monopole wireless communication facility.

*Staff to City Plan Board on January 15, 2004 - Approve with staff conditions  
City Plan Board Recommendation on January 15, 2004 - Approve with staff conditions, as modified by the board (Vote: 5-0)  
City Commission Action on June 14, 2004 - Adopted with staff conditions, as modified by the board (Vote: 6-0)*

Petition 34PDA-02 PB: C. David Coffey, Esq., agent for HCA Health Services of Florida, Inc. A planned development amendment to amend the text of the existing approved PD ordinance to allow a total of 160,000 square feet to be built in three phases of up to 59,995, 39,987 and 60,018 square feet each.

*Staff to City Plan Board on May 16, 2002 - Approve with staff recommendations  
City Plan Board Recommendation on May 16, 2002 - Approve with staff recommendations (Vote: 5-0)  
City Commission Action on July 22, 2002 - Adopted with staff recommendations (Vote: 5-0)*

Petition 47ZON-95PB: Rezone property from Alachua County HM (Hospital/Medical districts), AP (Administrative and Professional District), PUD (Planned Unit Development), A-1 (Agriculture) and R-1a (Single-Family Residential District 4 dwelling units/acre) to MD (Medical Services), PD (Planned Development), CON (Conservation) and RSF-1 (Single-Family Residential 3.5 units/acre). Related to Petition 46LUC-95PB.

*Staff to City Plan Board on May 1, 1995 - Approve  
City Plan Board Recommendation on May 1, 1995 - Approve (Vote: 4-0)  
City Commission Action on April 8, 1996 - Approve (Vote: 4-0)*

Petition 46LUC-95PB: Amend the Gainesville Comprehensive Plan, 1991-2001, Future Land Use Map from Alachua County Institutional, Commercial, Recreational, Commercial, Recreational and Residential Low Density, (1.4 dwelling units/acre) to Office, Conservation, Recreation and Single Family. Related to 47ZON-95PB.

*Staff to City Plan Board on May 1, 1995 - Approve  
City Plan Board Recommendation on May 1, 1995 - Approve (Vote: 4-0)  
City Commission Action on April 8, 1996 - Approve (Vote: 4-0)*

Petition 83TCH-95PB: C. David Coffey, agent for HCA North Florida Regional Medical Center. Amend the Planned Use District established by County Resolution No. Z-92-29 to change the phasing requirement from 2 to 3 phases.

**Legislative History (Cont'd):**

*Staff to City Plan Board on July 20, 1995 - Approve with staff conditions*  
*City Plan Board Recommendation on July 20, 1995 - Approve with staff conditions (Vote: 5-0)*  
*City Commission Action on October 9, 1995 - Adopted with staff conditions (Vote: 5-0)*

Petition 181PUD-94CC: C. David Coffey, agent for HCA/Columbia North Florida Regional Medical Center. Request to extend the expiration date of North Florida Regional Medical Center's Planned Unit Development (PUD) for an additional 18 months.

*City Manager to City Commission on October 10, 1994 - Approve*  
*City Commission Action on October 10, 1994 - Approved under Consent Agenda*

Application #ZOM-4-92 (Rezoning): A request by Hospital Corporation of America, Owners, to rezone from "R-1a" (Single Family-Low Density) to Non-Residential "PUD" (Planned Unit Development) on 17.39 acres.

*Staff Recommended Action on July 9, 1992 - Approval with conditions; adopt Zoning Resolution #Z-92-29*  
*Planning Commission Recommendation on July 9, 1992 - Approval with staff's conditions as amended (Vote: 5-0)*  
*Board of County Commissioner's Action in July, 1992 - Adopted Zoning Resolution Z-92-29 with Staff and Planning Commission's recommendations (Vote: 4-0)*

**Neighborhood Workshop(s):** Tuesday, March 13, 2018

**SITE INFORMATION:**

<b>Address:</b>	6500 W Newberry Road
<b>Parcel Number(s):</b>	06340-007-006, 06340-010-UNIT and a portion of 06340-007-001
<b>Acreage:</b>	±17.0
<b>Existing Use(s):</b>	North Florida Regional Medical Center
<b>Land Use Categories:</b>	Office (O), Recreation (REC) and Conservation (CON)
<b>Zoning District(s):</b>	Planned Development (PD)
<b>Overlay District(s):</b>	None
<b>Transportation Mobility Program Area (TMPA):</b>	Zone B
<b>Census Tract:</b>	17.02
<b>Neighborhood:</b>	None
<b>Water Management District:</b>	St. Johns River Water Management District
<b>Special Feature(s):</b>	Surface Waters and Wetland
<b>Annexed:</b>	1994
<b>Code Violations:</b>	There are no open cases.

**PURPOSE AND DESCRIPTION:**

This application is a request to amend the North Florida Regional Medical Center (NFRMC) Planned Development (PD), as adopted by ordinance and PD Layout Plan map. The purpose of this request is twofold: (1) facilitate the construction of a new parking garage within the western boundary of the PD; and (2) update the governing documents of the PD, so that they accurately reflect existing conditions on the NFRMC campus. The following is a summary of the key amendments proposed in this application, as stated in the applicant’s Planned Development (PD) Report in Appendix C:

- Illustrating the location of the proposed new parking garage and updating existing conditions;
- Illustrating the location of a surface water;
- Clarification of allowable uses;
- Updating the maximum allowable square footage to 170,000 square feet of GFA;
- Clarifying that the square footages associated with parking structures and accessory buildings for the communication tower do not count against allowable total square footage in the PD; and
- A new condition requiring compliance with Article VIII, Division 4 of the Land Development Code at the time of development plan review for the proposed new parking garage.

As shown in Figure 1, the North Florida Regional Medical Center (NFRMC) Planned Development (PD) is located on the east side of the NFRMC campus. It consists of ±17 acres of land that are currently developed and occupied by the Cancer Center and the Medical Arts Building. Other existing uses in the PD include a multi-level parking garage and a telecommunication tower with accessory structures. A jogging path/trail runs parallel to the eastern boundary of the PD. A linear drainage feature that has been designated an ecologically sensitive area runs parallel to the western boundary of the PD. A surface water area that is used as a duck pond is in the southwest corner of the PD. The northeast corner of the PD contains a wetland. Public utilities, stormwater facilities and private streets are also located within the PD.

The North Florida Regional Medical Center (NFRMC) Planned Development (PD) is the implementing zoning overlay district for the following three (3) land use categories that apply to the subject property: Office (O); Recreation (REC) and Conservation (CON). The existing land use and zoning designations applicable to adjacent properties are shown in Table 1 and are also illustrated in Figures 2 and 3.

**ADJACENT PROPERTY CHARACTERISTICS:**

**Table 1. Existing Land Use and Zoning Designations**

	<b>EXISTING USE(S)</b>	<b>LAND USE CATEGORY</b>	<b>ZONING DISTRICT</b>
<b>North</b>	Medical Offices / Open Space	Office (O) / Conservation (CON)	Medical Services (MD) / Conservation (CON)
<b>South</b>	West Newberry Road (SR 26) / Oaks Mall	N/A / Commercial	N/A / General Business (BUS)
<b>East</b>	Single-Family Residential Dwelling Units	Low Density (1-4 du/acre) (Alachua County)	R-1A /Single-family, Low Density(Alachua County)
<b>West</b>	Hospital / Medical Offices	Office (O)	Medical Services (MD)

*Note:* The data in Table 1 was obtained from the following sources: City of Gainesville, Department of Doing, Planning Division, Field Survey, 2018; City of Gainesville, Department of Doing, Geographic Information Systems (GIS), May 2018; <<http://www.org/PlanningDepartment/MappingandGIS/MapLibrary.aspx>>; and Alachua County, Growth Management Department, Geographic Information Systems (GIS), May 2018, <<https://growth-management.alachuacounty.us/gis>>.

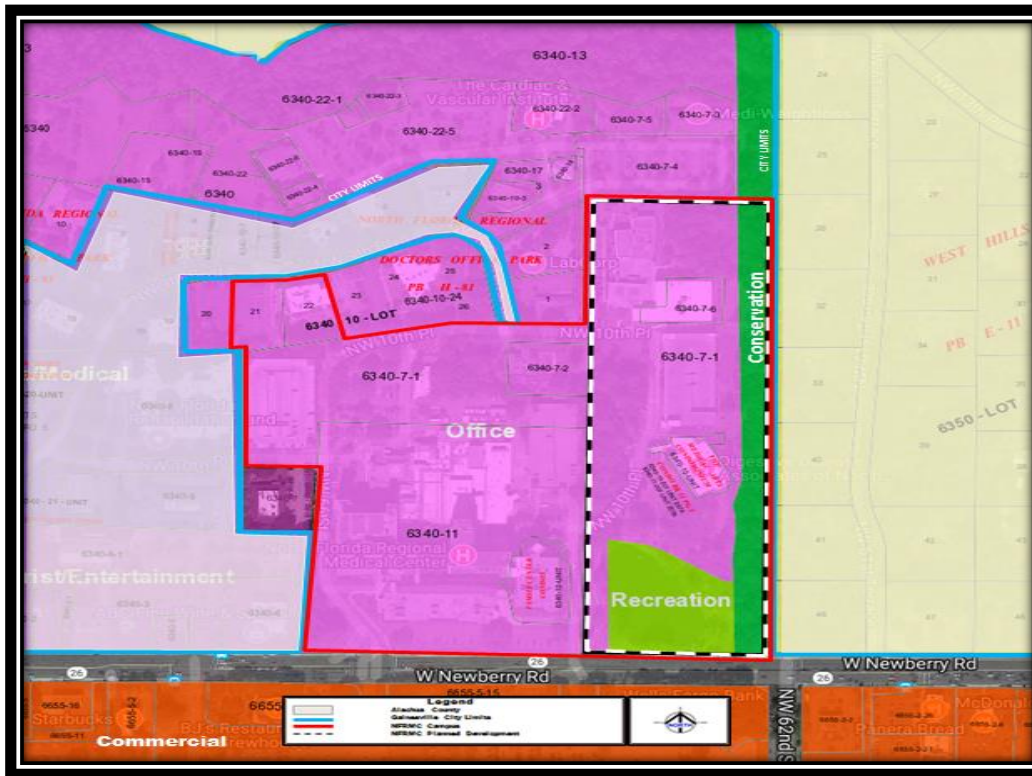


Figure 2. Future Land Use Category Map

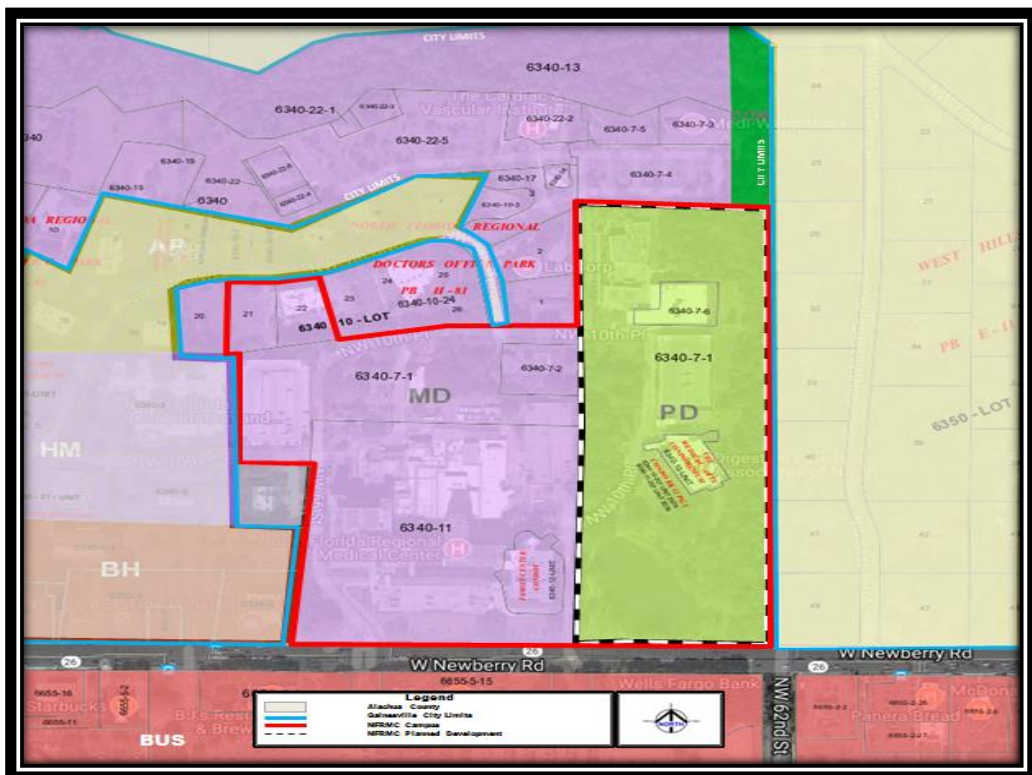


Figure 3. Zoning District Map

**STAFF ANALYSIS AND RECOMMENDATION:**

**ANALYSIS**

In accordance with Section 30-3.21 of the City Land Development Code, the analysis of this application is based on the following review criteria for Planned Development (PD) amendments in the City Land Development Code:

**Section 30-3.14. Rezoning Criteria.**

**A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

The proposed PD amendment permits uses that are consistent with the Office (O), Recreation (REC) and Conservation (CON) land use categories that are designated on the subject property. The permitted uses are compatible with each other because they share a common purpose, which is to meet the health and medical needs of the community. The compatibility of permitted uses and the allowed intensity and density of the PD with surrounding existing development shall be realized through the enforcement of applicable land development regulations. Some of these regulations are specifically written to protect the environmental features within the PD and the adjacent single-family residential land use to the east.

**B. The character of the district and its suitability for particular uses.**

The proposed PD amendment documents contain specialized land development regulations designed to accommodate the unique characteristics of the subject property, as well as meet the health and medical needs of the community. Therefore, on portions of the PD where the Office (O) land use category is designated, the proposed PD amendment permits uses that are related to medicine and health and/or are customarily incidental to these uses. The same applies to portions of the PD where the Recreation (REC) or Conservation (CON) land use categories are designated. These portions of the PD are limited to uses that represent passive recreation, such as ponds, nature trails and landscaped areas.

**C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

The North Florida Regional Medical Center (NFRMC) Planned Development (PD) is surrounded by a variety of land uses that range from highway-oriented commercial uses on the south to single-family residential dwellings on the east. Hospital and medical offices are the predominant uses to the north and west of the PD. The proposed PD amendment requires new and existing land development regulations, such as height restrictions and environmental studies that serve to protect surrounding and similar properties.

**D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.**

The proposed PD amendment includes provisions that further ensure the subject property and its buildings will be used appropriately to provide needed health and medical services throughout the community. The buildings on the subject property have not been deemed eligible for listing on the Local or National Register of Historic Places, nor has this application resulted in significant historical or archeological findings.

**E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.**

Applicable portions of current city plans and programs related to traffic ways, schools, stormwater management and historic preservation are reflected in the contents of the staff report and/or the Appendices.

**F. The needs of the city for land areas for specific purposes to serve population and economic activities.**

North Florida Regional Medical Center (NFRMC) is one of only two major medical facilities within the City of Gainesville and Alachua County. This application does not increase or decrease the land area of the North Florida Regional Medical Center (NFRMC) Planned Development (PD).

**G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

Over the past ten years, redevelopment activities have increased on West Newberry Road (SR 26) near the North Florida Regional Medical Center (NFRMC) Planned Development (PD). Recent redevelopment projects include the new Panda Express, McDonald's and Burger King drive-through restaurants, as well as the multi-story addition recently constructed on the south side of the NFRMC main hospital building.

**H. The goals, objectives, and policies of the Comprehensive Plan.**

The proposed PD amendment is consistent with the Comprehensive Plan, as stated in the finding for each goal, objective and policy listed below.

**Future Land Use Element**

**GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

Finding: The proposed PD amendment will add and sustain important health and medical services on the subject property, which is within close proximity to other uses and existing transportation facilities, such as sidewalks, bike lanes, bus routes and paved roadways.

**Objective 1.5 Discourage the proliferation of urban sprawl.**

Finding: The proposed PD amendment will facilitate infill development in an urban area by allowing existing buildings on the subject property to expand vertically in order to avoid environmental features and due to a limited amount of buildable area.

**Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:**

**Office (O)**

**This 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.**

Finding: The proposed PD amendment will add and sustain health and medical services on portions of the subject property deemed appropriate for the Office (O) land use category.

**Conservation (CON)**

**This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.**

Finding: The proposed PD amendment includes new and existing provisions that are meant to protect environmentally sensitive areas on the subject property.

**Recreation (REC)**

**This land use category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the sale, intensity and buffering of structures and outdoor improvements.**

Finding: The proposed PD amendment includes provisions that support having recreational facilities, such as the existing jogging path/trail and duck pond, on the subject property.

**I. The facts, testimony, and reports presented at public hearings.**

Facts, testimony or reports regarding the proposed PD amendment have not yet been presented at a public hearing.

**J. Applications to rezone to a transect zone shall meet the following additional criteria:**

Not Applicable. The subject property is not located within a transect zone.

**Section 30-3.17. Review Criteria.**

**A. Consistent with Comprehensive Plan. A PD application may only be approved if it is consistent with the Comprehensive Plan.**

The proposed PD amendment is consistent with the Comprehensive Plan, as stated in Item H on Page 7 of the staff report.

**B. Conformance to PD purpose. A PD application may only be approved if it is in conformance with the purpose of PDs as articulated in Section 30.3.15.**

The proposed PD amendment will increase the maximum building height allowed on the subject property to facilitate infill development and to help new development avoid environmental features. In doing so, the proposed PD amendment will fulfill the following purpose of the Planned Development (PD) district as stated in Sec. 30-3.15 of the Land Development Code:



A. *Purpose.* The purpose of the Planned Development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the City Commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:

1. Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.
2. Allow the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.
3. Permit outstanding and innovative residential and nonresidential developments with quality-of-life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed-uses.
4. Provide flexibility to meet changing needs, technologies, economics, and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.
5. Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

C. ***Internal compatibility.*** All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to-lines, separations and buffering; use and variety of building groupings; building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.

The proposed PD amendment includes provisions that clarify the uses allowed on the subject property in order to ensure a compatible mix of health and medical services. The proposed PD amendment also includes provisions that require compliance with other applicable regulations with respect to traffic circulation, stormwater facilities, landscaping, waste collection; and the protection of environmental features.

D. ***External compatibility.*** All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have an avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.

The proposed PD amendment includes provisions that are consistent with the City's general performance standards, which serve to protect adjacent properties from unwanted nuisances, such as noise, odors and light spillover. A 100-foot wide buffer that is required along the eastern boundary of the North Florida Regional Medical Center (NFRMC) Planned Development (PD) will also be maintained to protect the adjoining single-family residential development. Although the internal transportation system on the subject property is private, external connections to the public transportation system shall occur in accordance with applicable regulations to ensure traffic safety and efficiency.

- E. *Intensity of development.* The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.**

The proposed PD amendment will increase the intensity of development allowed on the subject property with a new maximum building height of seven stories. The proposed seven-story maximum building height, however, is less than the maximum 14 stories allowed by Special Use Permit for hospitals and large-scale medical office facilities in the Office (O) land use category. The proposed PD amendment will also allow parking garages and accessory buildings for telecommunication towers to be excluded from the calculation of total allowable square footage on the subject property.

- F. *Usable open spaces, plazas and recreation areas.* Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.**

The North Florida Regional Medical Center (NFRMC) Planned Development (PD) contains usable open spaces and recreation areas, but no plazas. The usable open spaces and recreation areas consist of a duck pond and a jogging trail/path that is located within a 100-foot wide buffer area. The duck pond has a Recreation (REC) land use designation, which allows public and private leisure activities. The jogging trail/path and buffer have a Conservation (CON) land use designation that identifies areas unsuited to urban development; permanent buffers; and nature parks. The proposed PD amendment includes provisions that will preserve both as safe and attractive areas for passive recreation activities consistent with the applied land use designations.

- G. *Environmental constraints.* The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.**

Forrest Eddleton, Planner and Interim Environmental Coordinator, conducted an initial review of the applicant's *Natural Area Resource Assessment* of the PD (see Exhibit C-5) and found no environmental constraints. However, as plans to redevelop the PD progress, further studies will be conducted to ensure compliance with all applicable regulations relative to the above-mentioned concerns and conditions.

- H. *External transportation access.* A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in Chapter 23 and Chapter 30, Article VI. Connection to existing or planned adjacent**

**streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.**

The North Florida Regional Medical Center (NFRMC) Planned Development (PD) is located on West Newberry Road (SR 26), an arterial. A private drive, located east of the Women's Center, provides access from the PD to West Newberry Road (SR 26). A trip generation report shall be submitted to determine whether the proposed parking garage will generate additional trips and require mitigation activities. The applicant does not expect the parking garage to generate additional trips, since it will serve existing uses.

- I. *Internal transportation access.* Every dwelling unit or other use permitted in a PD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed to ensure that they are safe and maintainable.**

The uses allowed within the North Florida Regional Medical Center (NFRMC) Planned Development (PD) will have access to West Newberry Road (SR 26), an arterial, via a private drive located on the west side of the Women's Center. These uses will also be able to gain access to public streets using the private street network located throughout the NFRMC campus.

- J. *Provision for the range of transportation choices.* Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the City Commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.**

Parking will be provided within the North Florida Regional Medical Center (NFRMC) Planned Development (PD) consistent with the parking standards of the Land Development Code. As a result, parking spaces will be provided for cars, motorcycles, bikes and scooters. The location and design of transportation facilities within the PD will be based upon the latest City-adopted design standards. A sidewalk connection is currently provided from the Women's Center to the Medical Arts Building. Additional sidewalks may be added, where needed.

## **RECOMMENDATION**

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

## **DRAFT MOTION FOR CONSIDERATION**

I move to recommend approval of Petition PB-18-45 PDA, subject to the provisions of previously adopted Ordinances remaining in full force and effect except where amended by this petition.

**BACKGROUND:**

The ±17 acres of the North Florida Regional Medical Center (NFRMC) Planned Development (PD) were initially rezoned to Planned Unit Development (PUD) in 1992, when the Board of County Commissioners adopted Resolution No. Z-92-29, with conditions. The existing Office (O), Conservation (CON) and Recreation (REC) land use and Planned Development (PD) zoning designations were applied after the NFRMC annexation was finalized in 1994. The legislative files associated with these events are identified in the Legislative History section of the staff report.

**POST- APPROVAL REQUIREMENTS:**

The City Planning Staff must forward the City Plan Board recommendation to a City Commission public hearing, where it will be considered for further action.

**LIST OF APPENDICES:**

**Appendix A Technical Review Committee (TRC) Comments**

Exhibit A-1: Cycle 1

**Appendix B Supplemental Documents**

Exhibit B-1: Memorandum from Forrest Eddleton Planner/Interim Environmental Coordinator

Exhibit B-2: Email from Alan Penksa, Chief Executive Officer, Gainesville Regional Airport

**Appendix C Application Documents**

Exhibit C-1 Rezoning Application

Exhibit C-2: Property Owner Affidavits

Exhibit C-3: Sign Affidavit

Exhibit C-4: Concurrency/TMPA Application

Exhibit C-5: Natural Area Resource Assessment

Exhibit C-6: Environmental Review Application

Exhibit C-7: Planned Development (PD) Report/Neighborhood Workshop

## **Appendix A**

# **Technical Review Committee Comments**



## Department Review Status Report

**Project Name:** NFRMC PD Amendment, PB-18-00045

**Application Type:** Planned Development (PD) Amendment

**Public Hearing Date:** 24-May-18

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
	Alachua County EPD	Gus Olmos	gus@alachuacounty.us	Approved		
	Building Coordinator	John Freeland	freelandj@cityofgainesville.org	No Review Required		
	Environmental	Forrest Eddleton	eddltonf@cityofgainesville.org	Corrections Required	Please see changemarks.	
	Gainesville Fire Rescue Department	Tom Burgett	burgettta@cityofgainesville.org	Approved	Approvable	
	Gainesville Police Department	Forrest Eddleton	eddltonf@cityofgainesville.org	No Review Required		
	GRU New Services Department	Wendy Mercer	MercerW1@gru.com	No Review Required		
	Planners	Bedež Massey	masseybe@cityofgainesville.org	Corrections Required		
	Public Works - Design	Rick Melzer	melzerra@cityofgainesville.org	Approved		
	Public Works - Constructability	Matt Williams	williamsm@cityofgainesville.org	No Review Required		
	Public Works Solid Waste	Steve Joplin	joplinst@cityofgainesville.org	Approved		
	Public Works Stormwater	Mary Frieg	FriegM@cityofgainesville.org	Approved		
	Public Works Survey	Pat Durbin	durbinp@cityofgainesville.org	No Review Required		
	Public Works Traffic Studies	Forrest Eddleton	eddltonf@cityofgainesville.org	Assign Only	No comments submitted this review cycle.	
	RTS	Kays Ochiai	ochiak1@cityofgainesville.org	No Review Required		
	Transportation Mobility	Jason Simmons	simmonsja@cityofgainesville.org	Approved		
	Urban Forestry	Erick Smith	SmithED@cityofgainesville.org	Approved		
	Airport					
	SIRVMD					

## **Appendix B**

### **Supplemental Documents**



**City of Gainesville**  
**Department of Doing**  
PO Box 490, Station 11  
Gainesville, FL 32627-0490  
306 NE 6<sup>th</sup> Avenue  
P: (352) 334-5022  
F: (352) 334-2648

**DATE: 5/9/2018**

**TO: Bedez Massey, Planner – Department of Doing**

**FROM: Forrest Eddleton, Interim Environmental Coordinator – Department of Doing**

**SUBJECT: PB-18-045 NFRMC PD Amendment – Resource Conservation Report**

**EXHIBIT**

tabbles

B-1  
Pages 1-7

### Site Description

The focused nature of the Planned Development Amendment request limited the scope concerning review of environmental resources on site to the area described as an “ecologically sensitive area” or “natural area” by the existing and original PD ordinances. This area is located to the north of the iconic stormwater pond that hosts yearly Christmas displays and between two existing parking garages (Fig. 1). The roughly 1.6 acre area is currently used predominantly as an open space area for the hospital campus. Trails connect pedestrian paths and picnic tables are set up in several locations (Fig. 3 & 4). The western edge of the area contains a gravel access driveway for a maintenance and storage area behind the existing garage (Fig. 2). Running roughly through the center of the area is a shallow watercourse that at times runs dry. This semi-natural/semi-man made “creek” is fed by groundwater seepage as well as stormwater runoff from the northern portions of the campus. There are numerous large, high quality trees of a variety of species, including live oak, that form a dense canopy. The understory is a combination of landscaped azaleas and a host of invasive exotic species (Fig. 5). The areas closest to the surface water feature are largely unmaintained and primarily serve as a visual screen for the maintenance area and ground floor parking garage (Fig. 3). In terms of ecological or habitat value, the site is of minimal quality.



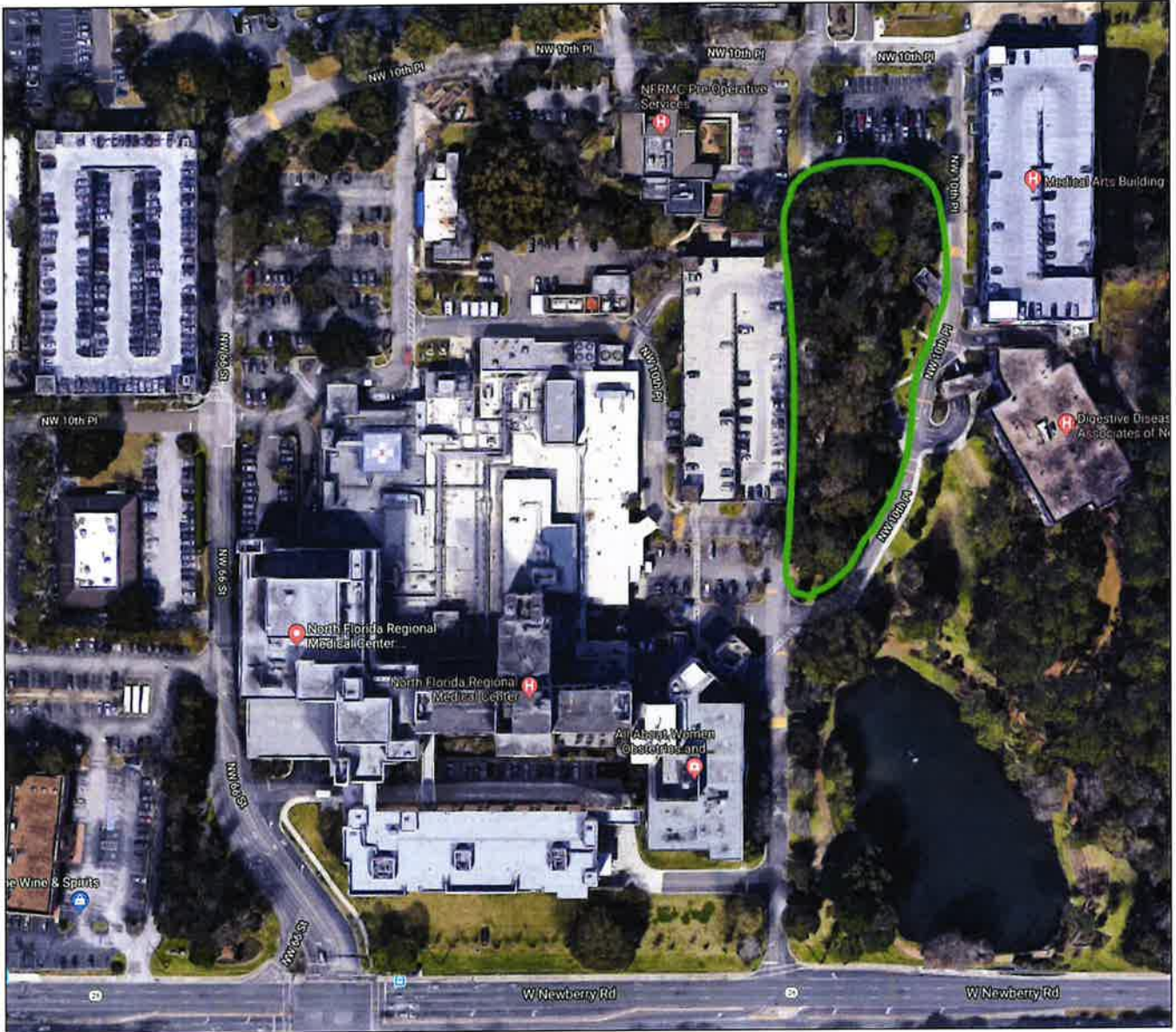


Figure 1: Scope of Environmental Resource Review



3/1/2018

Figure 2

### Regulatory Status and Framework

The central factor in evaluating the ecologically sensitive area was the determination of the regulatory status of the water feature. The original PD makes no mention of a wetland or surface water delineation or determination. At the time of the establishment of the original PD in July 1992 Alachua County had not yet adopted its Wetland Ordinance (Oct. 1992) and the State had not yet adopted Chapter 62-340 of the Florida Administrative Code (July 1994) which outlines delineation methodology. The City's own Wetland Ordinance was not adopted until 2002. Despite the absence of a more formal determination of the environmental resources on site the ordinance language makes clear that the area contained some form of intrinsic environmental value that was to be preserved at the time:

***“There are two ecologically sensitive areas within the limits of this PUD. NFRMC shall leave the northern area (the wetland area to the northeast of the property) totally undisturbed. The area where the seepage of ground water occurs near the western edge of the PUD shall be left undisturbed except for a bridge of the southern most portion of the seepage area to access an existing internal drive of the Medical Center.” –Alachua County PUD ZOM-4-92***

To further determine the status of the area the applicant contracted with Ecosystem Research Corporation to conduct an evaluation and delineation. ERC identified the boundaries of the feature and determined the feature did not meet the criteria of a

“wetland” as defined by Rule 62-340.300 of the FAC. Staff has agreed that the feature should not be considered a wetland but does however fall under the definition of a “surface water” pursuant to Rule 62-340.600 of the FAC.

The Conservation, Open Space, and Groundwater Recharge Element of the City’s Comprehensive Plan (Comp Plan) and Article VIII of the City’s Land Development Code (LDC) articulate the City’s broad authority over both wetlands and surface waters. While there is extensive language concerning the protection and regulation of wetlands in the Comp Plan, language on surface water regulation is sparse outside of general statements of water quality protection unless that surface water is defined specifically as a creek, lake, pond, or other readily identifiable water feature. Coinciding with the Comp Plan language, the LDC has extensive language on wetland regulation, protection, and mitigation strategies for impacted areas but is limited in its treatment of surface waters. The three LDC sections that are the most relevant to the treatment of surface waters are as follows:

- Sec. 30-8.20(B): Except as otherwise provided, **there shall be no development in, on or over a surface water or wetland**, or within 75 feet of the landward extent of a regulated lake, or within 35 feet of the break in slope at the top of the bank of any regulated creek.
- Sec. 30-8.20(C): A **minimum buffer distance of 35 feet and an average minimum buffer distance of 50 feet** shall be required between the developed area and the landward extent of any wetland or surface water...
- Sec. 30-8.20(E): Within required wetland or surface water buffers, there shall be **no placement of impervious surfaces or sod**, except as otherwise allowed pursuant to this article. **All invasive, non-native plant species listed in section 30-8.3 shall be removed prior to issuance of the certificate of occupancy.**

The challenge in applying LDC requirements as they relate to this specific feature is that it defies a rigid definition. As previously described, this area has partly been left unmaintained and functions in a semi-natural way but also contains culverts, weirs, and concrete structures guiding the watercourse. The feature does not clearly fall under the definitions for any exemptions to regulation provided by Sec. 30-8.18 and so is considered a “regulated surface water.” However, surface waters as broadly defined by the State “are waters on the

surface of the earth, contained in bounds created naturally or artificially...” Combining the broad State definition and a rigid reading of LDC sections 30-8.20(B), (C), and (E) would argue that surface waters not otherwise defined as a wetland, lake, pond, stream, river, etc. are protected from all development with no options for mitigation. This reading would in effect provide greater “protection” for weakly defined features than wetlands, creeks, or other more prominent environmental features.



**Figure 3**

### **Recommendations**

Staff is proposing a hybrid solution that attempts to address the hybrid nature of the surface water feature and the regulations that apply. Staff proposes and the applicant has agreed to delineate the surface water feature on the PD Layout Plan and Environmental Features Map. In addition, the buffer requirements of Sec. 30-8.20(C) will be satisfied by a minimum 35 foot buffer with a 50 foot average width placed around the delineated feature and shown on the PD Environmental Features Map.

The proposed parking garage and associated impacts to the surface water and the buffer present a challenge in the application of Sec. 30-8.20(B). As discussed the LDC does not provide for mitigation strategies for surface waters specifically. To address this, staff has proposed applying some of the mitigation policies and practices for wetlands to this area finding the criteria well-defined but also providing flexibility in this particular situation. The surface water feature totals .18 acres and will have 0.05 acres impacted by the

proposed garage. Staff has suggested and the applicant has agreed to shift the buffer, following the wetland buffer criteria provided by LDC Section 30-8.20 and shown on the PD Layout as Open Space/Surface Water Buffer. This will ultimately provide for 1.2 acres of open space and buffer protection to be codified by the PD Ordinance; a significant increase over what would be required under a standard application of buffering regulations.

The site's heavy inundation with exotic and invasive species and current use as an open space area also challenge the application of Sec. 30-8.20(E) (Fig. 4 & 5). Existing sidewalks (impervious surfaces) are currently within what will be the buffer area and facilitate pedestrian activity as well as passive recreation for the campus. As is typical for open space within campuses, portions of the buffer area are also currently sodded. To remove all of the sod and invasive species would severely denude the landscape and could potentially create stormwater and run-off issues further downstream. The applicant has committed to provide a landscape management plan that will address the treatment of invasive exotics and overall treatment of the feature with an emphasis on the removal of invasive exotics prior to the issuance of a Certificate of Occupancy for the proposed parking garage.



Figure 4



**Figure 5**

**Summary**

Treatment of the “ecologically sensitive area” identified in the existing PD Ordinance for the North Florida Regional Medical Center presents significant challenges. While the delineation and definition of the area as a “surface water” provided additional clarity as to a formal status of the feature, the hybrid natural/unnatural character of the feature did not fall under any clearly identifiable definition within the LDC. To overcome these challenges staff worked directly with the applicant to develop a resolution that was both practical in its application but also meets or exceeds the overarching environmental goals of the Comp Plan and the LDC.

Respectfully,

Forrest Eddleton, Planner/Interim Environmental Coordinator  
Department of Doing – Planning Division



**From:** Massey, Bedez E.  
**Sent:** Thursday, May 03, 2018 4:03 PM  
**To:** Sergio Reyes (sreyes@edaf.com)  
**Cc:** SSutton@edaf.com; Clay Sweger (csweger@edaf.com); Onelia Lazzari (olazzari@edaf.com)  
**Subject:** FW: Petition PB-18-45 PDA (North Florida Regional Medical Center (NFRMC) - 6500 West Newberry Road)

Hello, Sergio:

Please see the email below from Allan Penksa, Chief Executive Officer, Gainesville Regional Airport. At this point, it will be incumbent upon NFRMC to verify and obtain evidence of compliance through FAA. Allan has included a phone number and link below to assist in this effort. This email will be filed in ProjectDox.

Please let me know if you have any questions or concerns.

Bedez

**From:** Allan Penksa [<mailto:allan.penksa@flygainesville.com>]  
**Sent:** Thursday, May 03, 2018 3:49 PM  
**To:** Massey, Bedez E.  
**Cc:** Shaun Blevins  
**Subject:** RE: Petition PB-18-45 PDA (North Florida Regional Medical Center (NFRMC) - 6500 West Newberry Road)

Thank you for your e-mail Bedez. I did a rough calculation of a 7 story building (*say 100 feet*) at the approximate location of the existing hospital. The height does not affect any airport surfaces. It is well outside of the requirement (above 200 ft.in height or above a 100:1 slope within 20,000 ft. of an airport) necessary to notify the FAA (*FAA Notice of Construction or Alteration Form 7460-1*).

It is also well outside the area requiring FAA notice for a public heliport, so it should not affect Shand's helipad facility either (*25:1 slope within 5,000 ft. of a heliport*). You can contact Richard Owen at the FAA Airport's District Office at 407 487-7220 if you need confirmation of this. The FAA requirements for notification can be found if Federal Regulations Part 77, Section 77.11. Please see the link below.

[www.faa.gov/airports/central/engineering/part77/](http://www.faa.gov/airports/central/engineering/part77/)

I have no further comments or concerns. Thank you for including me in your review.

Best regards,

Allan

**Allan J. Penksa, A.A.E.**  
Chief Executive Officer  
Gainesville Regional Airport  
3880 NE 39<sup>th</sup> Ave., Suite A  
Gainesville, FL 32609  
Phone: 352.373.0249

Fax: 352.374.8368

Why Fly Local? Find Out Here. <http://www.youtube.com/watch?v=vSanDqaXmtc>  
(if you like it, pass it on!)

**From:** Massey, Bedez E. [<mailto:masseybe@cityofgainesville.org>]

**Sent:** Thursday, May 3, 2018 12:12 PM

**To:** Allan Penksa <[allan.penksa@flygainesville.com](mailto:allan.penksa@flygainesville.com)>

**Subject:** RE: Petition PB-18-45 PDA (North Florida Regional Medical Center (NFRMC) - 6500 West Newberry Road)

Hi, Allan:

Recently, the City received a request from NFRMC to amend the Planned Development (PD) zoning regulations applied to the east side of their campus. One of the requested amendments will allow a new maximum building height of seven (7) stories. Given the existing heliport on the NFRMC campus, the City would greatly appreciate your comments on the requested maximum height and advice on the appropriate FAA agency the applicant should contact to obtain necessary clearances.

We attempted to forward you the hospital's PD amendment documents electronically a few weeks ago, but learned your email address in ProjectDox (the software used for the City's electronic plan review) is incorrect. Although the address will be corrected today, I thought I would send you this email to give you advance notice. NFRMC is hoping to have the above-referenced petition heard at the May 24, 2018, City Plan Board public hearing. Therefore, if you can provide your comment(s) via email before this date, your efforts will be greatly appreciated.

Please contact me at x5684, should you have any questions or concerns.

Thank you in advance.

Sincerely,

Bedez

**Bedez E. Massey, Planner**  
**Planning Division**  
**Department of Doing**  
**City of Gainesville, Florida**  
**(352) 334-5023**



**Appendix C**  
**Application Documents**



**EXHIBIT**

C-1  
Pages 1-5

**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

<b>OFFICE USE ONLY</b>	
Petition No. _____	Fee: \$ _____
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 [ ]	
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ ]	

<b>Owner(s) of Record (please print)</b>	
Name: North Florida Regional Medical Center	
Address: One Park Plaza, Nashville, TN 37203	
Phone: _____	Fax: _____
<b>(Additional owners may be listed at end of applic.)</b>	

<b>Applicant(s)/Agent(s), if different</b>	
Name: eda engineers-surveyors-planners, inc	
Address: 2404 NW 43rd Street	
Gainesville, FL 32606	
Phone: 352-373-3541	Fax: _____

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

**REQUEST**

<b>Check applicable request(s) below:</b>		
Future Land Use Map [ ]	Zoning Map [X]	Master Flood Control Map [ ]
Present designation: _____	Present designation: PD	Other [ ] Specify: _____
Requested designation: _____	Requested designation: PD	

**INFORMATION ON PROPERTY**

1. Street address: 6500 W Newberry Rd, Gainesville, FL 32605
2. Map no(s): 33 - 09- 19
3. Tax parcel no(s): 06340-007-006, 06340-010-UNIT and a portion of 06340-007-001
4. Size of property: 17 +/- acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North

FLU - Office and Conservation  
 Medical Office Buildings and Buffer area

South

FLU - Commercial  
 Newberry Road / Oaks Mall

East

FLU - Low Density Residential  
 Residential Neighborhood

West

FLU - Office  
 North Florida Regional Medical Center

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO X

YES \_\_\_\_\_ If yes, please explain why the other properties cannot accommodate the proposed use?

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

N/A - The proposed development does not have direct access to any residential streets.

Noise and lighting

N/A - The proposed parking garage is nearly 300 feet from the property line of residential parcels. Existing development and a 100' wide conservation area will prevent lighting or noise from the proposed parking garage from having an impact on the adjacent residential development.

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO  YES  (If yes, please explain below)

An environmental report by Ecosystem Research Corporation, dated April 16, 2018, has determined that there is a 0.18 acre surface water (as delineated in the report) in a very small portion of the development site.

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO  YES

b. Property with archaeological resources deemed significant by the State?

NO  YES

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment

Activity Center

Strip Commercial

Urban Infill

Urban Fringe

Traditional Neighborhood

Explanation of how the proposed development will contribute to the community.

North Florida Regional Medical Center and affiliated medical offices serve Alachua County and surrounding counties. The parking garage will expand parking opportunities for staff and visitors.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

The new parking garage will allow parking opportunities for expanding staffing (jobs) at the hospital campus area. The parking structure will expand the tax base.

H. What impact will the proposed change have on level of service standards?

Roadways

N/A

Recreation

N/A

Water and Wastewater

N/A

Solid Waste

N/A

Mass Transit

N/A

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO \_\_\_

YES X (please explain)

Sidewalks are located along the NFRMC frontage on Newberry Road. RTS routes 23, 75, and 77 serve the NFRMC site.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	North Florida Regional Medical Arts Condominium Association
Address:	1121 NW 64th Terrace, Suite C
	Gainesville, FL 32605
Phone:	Fax:
Signature:	See attached affidavit

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

*Sergio Reyes*

Owner/Agent Signature

5/1/18

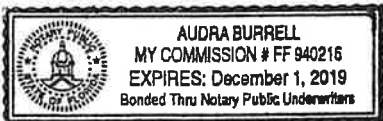
Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 1 day of May 2018, by (Name)  
Sergio Reyes

*Audra Burrell*

Signature – Notary Public



Personally Known  OR Produced Identification  (Type) \_\_\_\_\_

# PROPERTY OWNER AFFIDAVIT

EXHIBIT  
tabbles  
C-2  
pages 1-2

Owner Name: North Florida Regional Medical Arts Condominium Association, Inc.			
Address: 1121 NW 64th Terrace, Suite C Gainesville, FL 32605		Phone:	
Agent Name: eda engineers - surveyors - planners, inc.			
Address: 2404 NW 43rd Street Gainesville, FL 32606		Phone: 352-373-3541	
Parcel No.: 06340-010-UNIT			
Acreage: 0.66 acres M.O.L.		S: 33	T: 09 R: 19
Requested Action: PD Zoning Amendment			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: David Smith

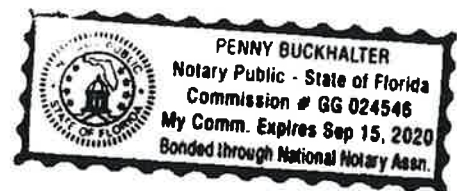
Printed name: DAVID SMITH

Date: 3/29/18

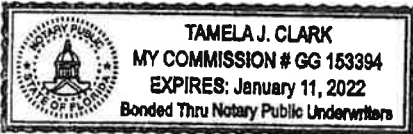
The foregoing affidavit is acknowledged before me this 29 day of March, 2018, by DAVID SMITH, who is/are personally known to me, or who has/have produced personally known as identification.

NOTARY SEAL Penny Buckhalter

Signature of Notary Public, State of Florida



# PROPERTY OWNER AFFIDAVIT

<b>Owner Name:</b> North Florida Regional Medical Center			
<b>Address:</b> One Park Plaza Nashville, TN 37203		<b>Phone:</b>	
<b>Agent Name:</b> eda engineers - surveyors - planners, inc.			
<b>Address:</b> 2404 NW 43rd Street Gainesville, FL 32606		<b>Phone:</b> 352-373-3541	
<b>Parcel No.:</b> 06340-007-006 and a portion of 06340-007-001			
<b>Acreage:</b> 17 acres M.O.L.	<b>S:</b> 33	<b>T:</b> 09	<b>R:</b> 19
<b>Requested Action:</b> PD Zoning Amendment			
<p><b>I hereby certify that:</b> I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p> <p>Property owner signature: <u><i>John Gerhold</i></u></p> <p>Printed name: <u>John Gerhold</u></p> <p>Date: <u>3/16/18</u></p> <p>The foregoing affidavit is acknowledged before me this <u>16</u> day of <u>March</u>, 20<u>18</u>, by <u>John Gerhold</u>, who is/are <u>personally known to me</u>, or who has/have produced _____ as identification.</p> <p style="text-align: center;">NOTARY SEAL <u><i>Tamela J. Clark</i></u></p> <p style="text-align: center;">Signature of Notary Public, State of <u>Florida</u></p> <div style="text-align: center; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">  <p style="margin: 0;">TAMELA J. CLARK MY COMMISSION # GG 153394 EXPIRES: January 11, 2022 Bonded Thru Notary Public Underwriters</p> </div>			





**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**  
 PO Box 490, Station 12  
 Gainesville, FL 32627-0490  
 P: (352) 334-5023  
 F: (352) 334-3259

**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name NFRMC ZONING AMENDMENT

Applicant (Owner or Agent) eda engineers, surveyors, planners, inc

Tax parcel(s) 06340-007-006, 06340-010-UNIT + portion of 06340-007-001

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. \_\_\_\_\_

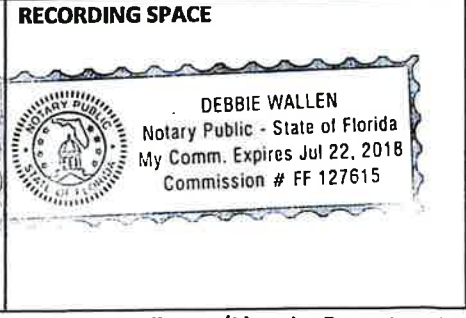
8. Melissa Watson Applicant (signature) MELISSA WATSON  
Applicant (print name)

**STATE OF FLORIDA,  
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 9<sup>th</sup> day of May, 2018, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.

Debbie Wallen Notary Public

My Commission expires: 7-22-18



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

**FOR OFFICE USE ONLY**

Petition Number \_\_\_\_\_ Planner \_\_\_\_\_

CITY OF GAINESVILLE  
**NOTICE**  
OF PROPOSED  
**LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:  
A PLANNED DEVELOPMENT (PD) AMENDMENT TO THE  
EXISTING APPROVED PD ORDINANCE TO ALLOW THE  
CONSTRUCTION OF A PARKING GARAGE AND OTHER RELATED  
IMPROVEMENTS. PETITION PB-B-45 PDA

WHEN: MAY 24, 2018 @ 6:30 p.m. WHERE: CITY HALL AUDITORIUM  
200 E UNIVERSITY AVE

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023  
Additional details will be posted on our website prior to the meeting.  
Please visit us at [www.cityofgainesville.org/planningdepartment](http://www.cityofgainesville.org/planningdepartment)

**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW  
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM  
(352) 334-5022**

<b>OFFICE USE ONLY</b>	
Petition No. _____ TMPA zone [ ]A [ ]B [ ]C [ ]D [ ]E [ ]M	
<b>TYPE OF CERTIFICATION REQUESTED:</b>	
<input type="checkbox"/> Concurrency Determination (non-binding)	
<input checked="" type="checkbox"/> Certificate of Preliminary Concurrency	
<input type="checkbox"/> Certificate of Final Concurrency	
<input type="checkbox"/> Certificate of Conditional Concurrency Reservation	
<b>Owner Name(s) (please print)</b>	<b>Agent(s) Name (please print)</b>
Name(s): North Florida Regional Medical Center	Name: eda engineers-surveyors- planners, inc.
Address: One Park Plaza	Mailing Address:
Nashville, TN 37203	2404 NW 43rd Street
	Gainesville, FL 32606
	E-Mail Address: sreyes@edaf1.com
Phone: _____ Fax: _____	Phone: 352-373-3541 Fax: _____
(If additional owners, please include on separate sheet)	(Attach notarized authorization for agent to act on owner's behalf.)
<b>PROJECT INFORMATION</b>	
Project Name: NFRMC PD Amendment	Phase: NA
Location of Project (attach an 8 1/2" x 11" map showing location) see attached	
1. Street address: 6500 W. Newberry Rd., Gainesville, FL 32605	
2. Legal description (may be attached): see attached	
3. Tax parcel number(s): 06340-007-006, 06340-010-UNIT and a portion of 06340-007-001	
4. Map number(s): 33-09-19	
Existing Land Use Category: O, REC, CON	Existing Zoning: PD

Application for Concurrency Certification & TMPA Review

Is there a proposal to change the zoning and/or land use associated with this project? [X] Yes [ ] No					
If yes, indicate petition number(s) associated with change: Re-zoning application submitted with this application					
<b>PHASING</b>					
Is this project (phase) part of a larger project? [ ] Yes [X] No					
If yes, enumerate each phase, number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential units		SF	SFA	MF	
Non-residential (square footage)					
Mixed-use (describe mix)					
(If this is a single phase project, name it Phase I— Total)					
<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					
<b>NON-RESIDENTIAL DATA</b>					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date
Parking garage	NA	299,145	17 +/-	9/1/2018	12/1/2018

**STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION**

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review  
(Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (**NOTE: The trip generation information MUST be attached to this application and shown on the development plan.**) In cases where the City and the applicant show differences in projected trips, the applicant's calculations must be signed and sealed by the professional engineer registered in the State of Florida.

Application for Concurrency Certification & TMPA Review

2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area.  Yes  No  
 Zone A  Zone B  Zone C  Zone D  Zone E  Zone M   
Because this is a parking garage, there are no new trips anticipated.
3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated.  Yes  No
4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.)  
Stormwater Management Plan will be submitted with the Development Plan Application.
5. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
 If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_ (unit(s) or square footage)  
 What is the current use of the structure to be demolished or re-used? \_\_\_\_\_

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?

Yes  No

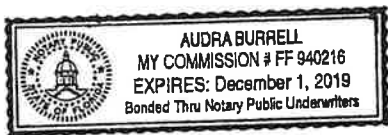
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)

Second Owner of Record	
Name: North Florida Regional Medical Arts Condominium Association	
Address: 1121 NW 64 <sup>th</sup> Terrace, Suite C Gainesville, FL 32605	
Phone:	Fax:
Signature: See attached affidavit	

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.



[Signature]  
 Owner/Agent Signature

4/2/18  
 Date

STATE OF FLORIDA

COUNTY OF Alachua

Sworn to and subscribed before me this 2 day of April 2018.

Audra Burrell  
 Signature - Notary Public

Personally Known  OR Produced Identification

**TRANSPORTATION MOBILITY ELEMENT**  
Transportation Mobility Program Area

**Legend**  
Transportation Mobility Program Area Sub-Zones

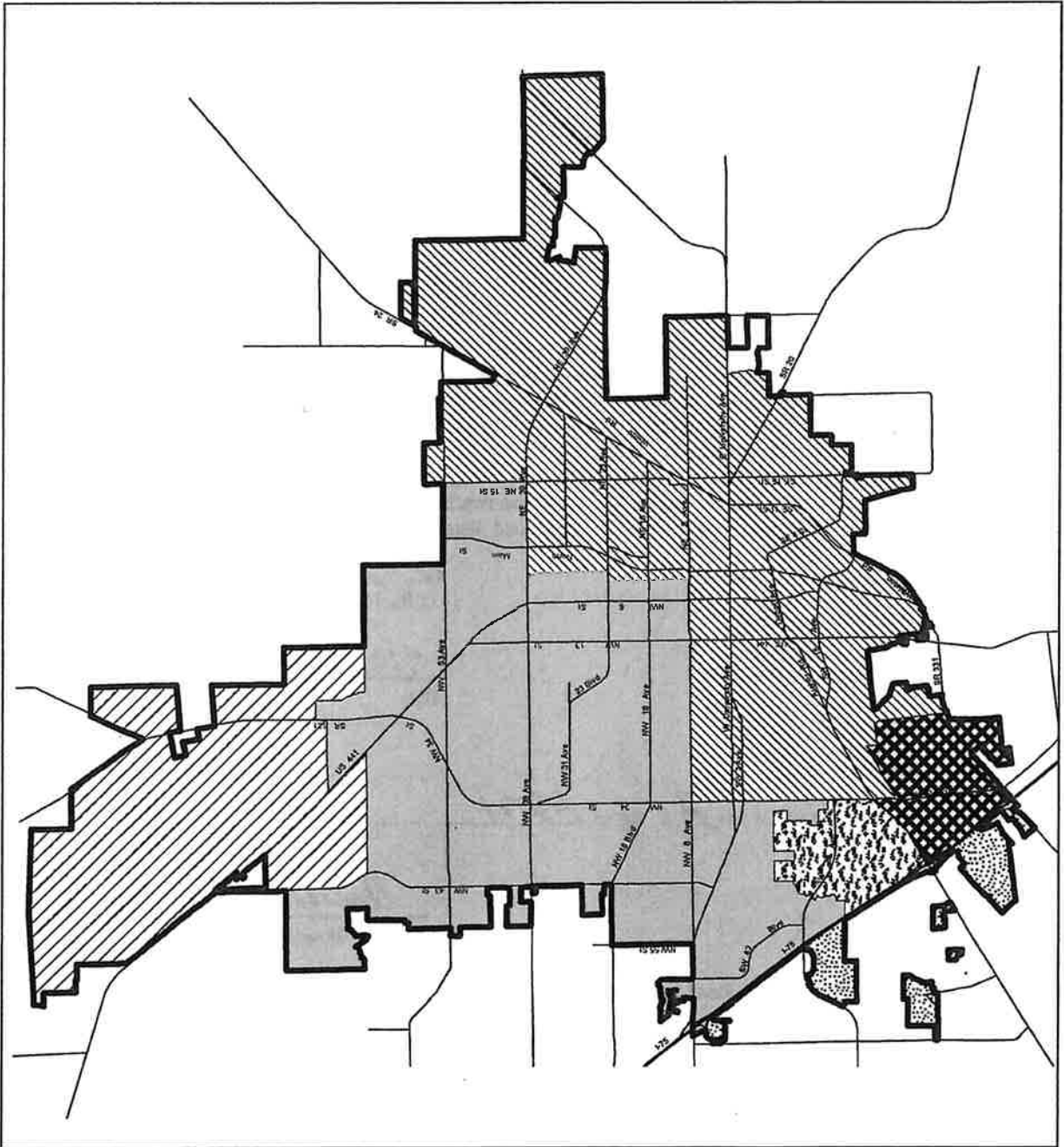
	Zone A
	Zone B
	Zone C
	Zone D
	Zone E
	Zone M

Gainesville City Limits

**City of Gainesville**  
**Gainesville, Florida**  
Prepared by Planning and Development Services  
November 2012

0 1 2 Miles

N



**STAFF USE ONLY**

Estimated demand:

Potable water(\_\_\_\_\_ units x 2.25) x 200=\_\_\_\_\_ peak gallons per day (resid. only)

Water Supply\_\_\_\_\_ (see GRU)

Wastewater (\_\_\_\_\_ units x 2.25) x 113 =\_\_\_\_\_ average gallons per day (resid. only)

Solid Waste(\_\_\_\_\_ units x 2.25) x 3.6=\_\_\_\_\_ pounds per day (resid. only)

Trip Generation\_\_\_\_\_ ADT;\_\_\_\_\_ added p.m. peak hour, peak direction trips

Stormwater (See the Public Works Comment Sheet.) Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?

Recreation \_\_\_\_\_ Does the project degrade the City's adopted LOS Standards for recreation?

Mass Transit \_\_\_\_\_ Does the project impact any of the City's adopted LOS Standards for mass transit?

Estimated credits for demolition/redevelopment/re-use:

Potable water (\_\_\_\_\_ units x 2.25) x 200 = \_\_\_\_\_ peak gallons per day (resid. only)

Water Supply\_\_\_\_\_ (see GRU)

Wastewater (\_\_\_\_\_ units x 2.25) x 113 = \_\_\_\_\_ average gallons per day (resid. only) Solid

Solid Waste (\_\_\_\_\_ units x 2.25) x 3.6 = \_\_\_\_\_ pounds per day (resid. only)

Trip Generation\_\_\_\_\_ ADT;\_\_\_\_\_ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

**STAFF USE ONLY**

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed \_\_\_\_\_

Date \_\_\_\_\_

Concurrency long form--nf  
Revised: 10/24/13





16 April 2018



Mr. Forrest Eddleton, Planner  
Department of Doing, Planning Division  
302 NE 6th Avenue  
Gainesville, FL 32601

Re: Natural Area Resource Assessment, North Florida Regional Medical Center  
Planned Development (PD) Rezoning, Revised PD Layout Plan (text amendments)

Dear Forrest:

Ecosystem Research Corporation (ERC) was retained by eda engineers-surveyors-planning, inc. (eda) to perform a Natural Areas Resource Assessment (NARA) for an existing Planned Development (PD) within the North Florida Regional Medical Center Hospital and Medical Facility Complex. The PD area is designated as the Project Boundary (**Figure 1**) and is located within the 6400 block of West Newberry Road. The specific Project Site where this NARA was performed consists of **±1.6 acres** and lies southwest of the north-south running extent of NW 10th Place and the east-west running extent of NW 10th Place. The PD area and NARA study area shown in relation to Alachua County tax parcels is provided on **Figure 2**. Within the Project Site area shown on **Figures 1 and 2**, the original Planned Use Development (PUD) was established by Alachua County on 28 July 1992. The City of Gainesville amended the Land Use and Zoning districts circa 1995–1996 during annexation of the property associated with North Florida Regional Medical Center. A detailed review of the Land Use and Zoning Amendments is provided in the PD Report provided by **eda** as part of the Rezoning Application. For the current application, a revised PD layout is requested as well as text amendments to the existing PD.

As described by the City of Gainesville’s Land Development Code, **Section 30.310(e) Level of Review (1) Basic Review**, a Basic Environmental Review is required for all applications to the City of Gainesville. As stated within this Rule, a Level 1 Review is required for all applications in which Regulated Resources are identified within the Basic Review. In addition, all PD Rezoning require a Level 1 Review as described within **Section 30.310(e)(2) Level 1 Review**. To satisfy the requirements of the Rules referenced above, ERC has performed a Level 1 Review of the designated area where the modification to the existing PD Development Plan is proposed. During this review, a surface water was delineated and the boundary was located by professional survey. The

resource boundaries were reviewed in the field by City, County, and District staff and the boundaries were approved.

The existing PD layout shown on **Figure 3** shows an Ecologically Sensitive Area occurring along the west-central perimeter of the PD. This Ecologically Sensitive Area represents the study area for the NARA performed by ERC. This area is **±1.6 acres** in size (Figure 1). The proposed modification to the PD layout is provided on **Figure 4**, which shows a reduction in size of the mapped Ecologically Sensitive Area and construction of a parking garage across the most northern extent of the mapped distribution of the Ecologically Sensitive Area. The NARA performed by ERC addresses the existing and historical conditions within the Ecologically Sensitive Area and addresses the practicality of the reduction of the mapped area to allow the construction of the parking garage. This analysis is directed at complying with the Provisions of **30.310(e)(2)**.

To address the requirements of the NARA, ERC performed a review of available GIS data for the Project Site and performed a site-specific review of the NARA Area. It should be noted that the City Code requires a Basic Level review of all project applications, but it needs to be emphasized that GIS data are not available to describe the historical, topographical, hydrological, or biological conditions that occur on Project Sites of small acreages. This is especially applicable to Project Sites that have experienced significant man-made alterations. Therefore, all ‘desk-top’ review data for sites of this size need to be interpreted with caution. These maps are simply not accurate enough to provide information with respect to existing onsite conditions. However, to comply with the intent of this Rule, the following GIS data layers were evaluated, and comments are provided for review:

**Figure 5: USGS Gainesville West Topographic Map**—The map shows the general topography of the local and regional area surrounding the PD site and Ecologically Sensitive Area. The map shows isolated, closed depression ponds characteristic of sinkhole depressions that are found in the local area. Typically in these areas of Gainesville, these depressions will have associated influent ephemeral streams that create stream to sink systems. These features are not associated with the Project Site. Within the Project Site, the topo map shows the constructed pond located within the southwest corner of the PD. The topo also indicates there is a topographic trough located along the west perimeter of the PD. However, the characteristics of this feature cannot be assessed or verified from the level of detail found on this topo map.

**Figure 6: Alachua County 2001 1-ft LiDAR Topography Map**—This topography shows there is a large, closed, circular depression located within the northeast corner of the PD. This depression is confined between the 125- and 130-ft contour intervals. This depression is a possible historical headwater area to a deep

depression located off site to the east on Parcel No. 06350-039-000 in which the bottom elevation is <90 ft. The LiDAR topo more definitively defines the drainage feature along the west PD boundary. This feature begins at the south end of an existing parking lot at an elevation of 131 ft and drains south to a dry stormwater pond shown at an elevation of about 111 ft. The LiDAR clearly defines the surface water boundary of the man-altered pond in the southwest corner of the PD as being ±100 ft.

**Figure 7: Natural Resources Conservation Service (NRCS) Soils Mapping Units**—This map shows the NRCS soils mapping units for the PD area and surrounding area. The map indicates that there are two historical mapping units that occurred within the PD area—Millhopper sands and Kendrick sands. In their natural condition, Kendrick soils have an argillic (clay) horizon beginning at 26 inches below the surface while in the Millhopper sand mapping unit the argillic horizon begins at 58 inches below the surface. In both soils in this area of Gainesville, the clay layer is discontinuous; however, it serves to perch stormwater for extended periods following rainfall events. Due to construction, excavation, and filling, the natural profiles of these mapping units on the Project Site no longer exist.

**Figure 8: Federal Emergency Management Agency (FEMA) Flood Zone**—A FEMA flood zone is shown within the northeast corner of the PD; however, NO other flood zones occur on site.

**Figure 9: National Wetlands Inventory (NWI) Wetlands**—This map shows the NWI wetlands for the Project Site and surrounding area. There is a Forested/Shrub wetland shown in the northeast corner of the PD and a Freshwater Pond shown in the southwest corner, which corresponds to the large man-altered pond that occurs in the area.

**Figure 10: Florida Natural Areas Inventory (FNAI) Element Occurrence Records**—This map shows that there have been NO historically reported occurrences of listed species within the PD, North Florida Regional Medical Center facilities site, or immediately adjacent areas. There are NO known listed species that nest on site and none are expected except transient wading and water bird species or birds of prey that feed within the local ponds or storm basins.

**Figure 11: Eagle Nests and Wading Bird Rookeries**—A query of the eagle nest database and water bird and wading bird rookery sites database indicate historical nests and rookery occurrences as shown on Figure 11. There are NO reported locations on the Project Site or adjacent areas; therefore, NO adverse effects on these species is expected as a result of the proposed changes to the PD.

A field review of the NARA area was performed 1 March 2018 and 7 March 2018 to evaluate the existing conditions of the survey area. The results of the existing ecological features and land use features found in the area are shown on **Figure 12**. A Photographic Atlas showing the general conditions of the NARA site is provided as **Attachment 1**, Photos 1–76. As indicated previously by the LiDAR topography (Figure 6) there is a surface water drainage feature that occurs along the western perimeter of the site that completely extends from north to south along the survey area perimeter. The boundary of the surface water drainage was flagged in the field with sequentially numbered flags and these flagged boundary locations were located by professional survey. The GPS locations of the boundary are shown on a 2016 aerial photograph on **Figure 13**. The Site-Specific Topographic Survey showing the surface water boundary is provided as **Figure 14**. The total surface water area is  $\pm 0.18$  acres.

The historical origin of this feature cannot accurately be determined from the existing conditions present on the site. The surface water is an obvious linear drainage feature that has been filled along the entire boundary and has had concrete flow control structures installed, earthen berms placed in the channel to control storm flow rates, and bulkheads installed along the perimeter to control erosion of the banks. The primary water flow to the area is rainfall and substantial runoff drains into the north end of the feature via a limerock driveway that routes water south from a paved parking lot lying across the north boundary of the surface water. Water enters the north boundary and flows through the shallow conveyance that has also been excavated in areas to a drainage structure and pipe that routes water south to the large pond occurring in the southwest corner of the PD. The entire area has a sparse canopy dominated by a mix of exotic and natural species. The conveyance is dominated by a cover of exotic landscape species with scattered bald cypress that were planted in the area. A list of the commonly occurring canopy and groundcover species are provided in **Table 1**.

Within the conveyance there is a small seepage area at the northern terminus that may have been a natural feature but the primary natural hydrologic inflows to the area have been totally altered by the development that has been allowed in and adjacent to this feature. Currently, the water that flows through the site is laden with woody debris, limerock and other silt inflows, and untreated stormwater from the adjacent parking lot to the north. A limerock access road runs along the western perimeter that was previously filled from construction of the large parking garage that lies to the west.

The current drainageway has been landscaped with exotic landscape plants to provide a visual buffer between the ‘park area’ lying east of the drainage and the unseemly concrete and chain-link eastern wall of the parking garage. The eastern area of the site is currently used for recreation, pedestrian access, and picnic tables are scattered throughout where employees and visitors take breaks, lunch walks, or eat lunch in the shade of the canopy trees. The entire east area is transected by concrete walkways and other structures and is mowed routinely to keep the planted grasses in a ‘parklike’ appearance.

Since the original designation of this area as an Ecologically Sensitive Area in 1994 within the County PUD, the area has been maintained and operated as a Recreational Open Space. The area has not been maintained as a sensitive area nor has any natural buffer been maintained nor is one present. Since there is no description of the area that occurs within any original permits it is not possible to access the true historical or anthropogenic origins of the existing drainageways. Based on existing conditions, the hydrologic inflow to the area is primarily stormwater runoff.

Under the current delineation rules outlined within **Chapter 62-340 FAC**, the boundary of the area is delineated based on top of bank of the excavated areas and 'base of fill' of the fill areas. Prior to the ERC survey on 1 March 2018, there is not evidence that the area was previously delineated as a surface water. There may be an explanation for this, but no one around can currently explain these reasons. However, the original County PUD was established 29 July 1992, which was prior to the adoption of the County's Wetlands Ordinance (24 October 1992). At this time the current statewide delineation methodology outlined in **Chapter 62-340 FAC** had not been adopted. The adoption date for this rule was 1 July 1994. Under this rule, which is the current rule, there is a provision describing state jurisdiction of drainageways that may not have been present in 1992 when the Warren S. Henderson Act, adopted 1 October 1984, described the state delineation procedure. However, under this rule, the provision for claiming non-hydric drainageways was less rigorous than current rules and the rule did not extend state jurisdiction to isolated wetland or surface water areas. These isolated areas were regulated pursuant to listed species provisions and not pursuant to water quality standards. The City's Wetland Ordinance was not adopted until 12 April 2004, so, in consideration of some or all of the above, the area has been designated as an 'Ecologically Sensitive Area' and none of the area was previously delineated as surface water.

Within the current PD layout plan application, **eda** provides for a reduction of the 'Ecologically Sensitive Area' to the actual boundary of the delineated surface water. In addition, they propose a new parking garage that will impact **2,186 ft**, or **0.05 acres**, of the surface water. This includes an area of primary and secondary impacts that extend 35 ft south of the proposed parking garage (**Figure 14**). The net environmental effects of the parking garage are primarily to remove the untreated surface water discharge that occurs from the existing parking lot to the surface water drainage feature. Construction of the parking garage with a stormwater treatment system will remove the untreated flows from the surface water system and remove discharges from this area to other downstream waters.

The surface water area in the location of the impact is not a natural area and is planted and maintained with exotic landscape features. In fact, if the City addressed its own exotic species code in this area, it would completely denude the entire vegetation cover of

the feature. This would substantially destabilize the existing slopes and drainageway. The current area proposed for impact provides minimal and extremely low-quality habitat of any kind and has been substantially affected by previous development. From ERC's perspective, this impact could be substantially offset by stabilization of the limerock road that runs along the wall of the parking garage along the west perimeter of the surface water feature. Stabilization of this area with sod would substantially improve the water quality of this surface drainage system. In addition, it would be our recommendation to remove the 'Ecologically Sensitive Area' designation from this area as this is not appropriate, and the area should be designated as 'Open Space' since this is consistent with how the area has been managed for the past 24 years.

With respect to the **0.05 acres** of proposed impact to the surface water drainage, this should be considered as a *de minimus* impact as defined in **Section 30-310(d)10 De Minimus Impact** and **Section 373.406(6) F.S.** Based on existing site conditions and the history of permitting of the area, ERC cannot determine if all or parts of the surface water area shown on the maps are natural or man-made features. However, the current feature is a habitat of minimal quality.

Sincerely,  
**ECOSYSTEM RESEARCH CORPORATION**



Peter M. Wallace  
President

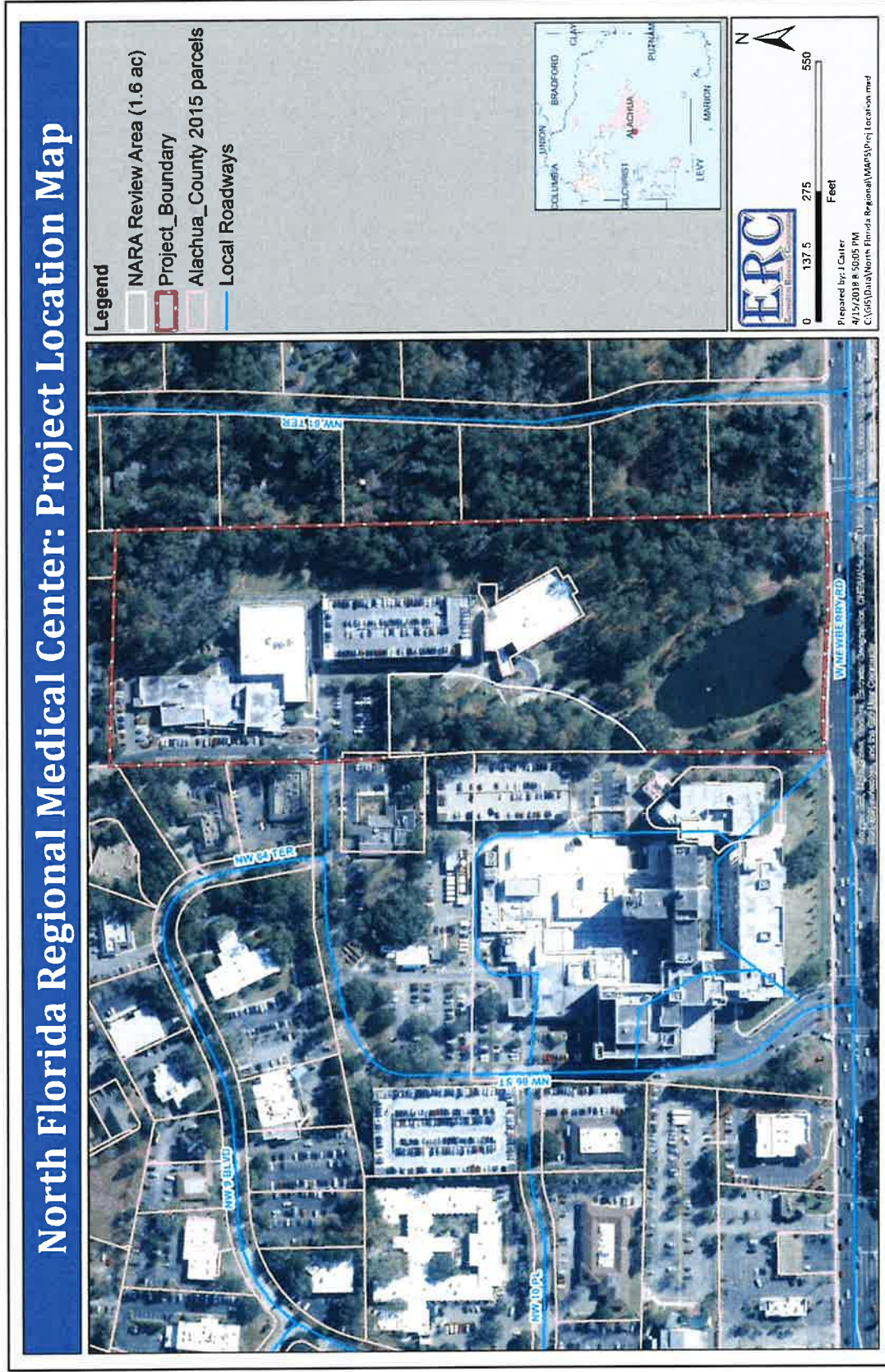


Figure 1. Planned development and Natural Area Resource survey area location map as shown in relation to local roadways.

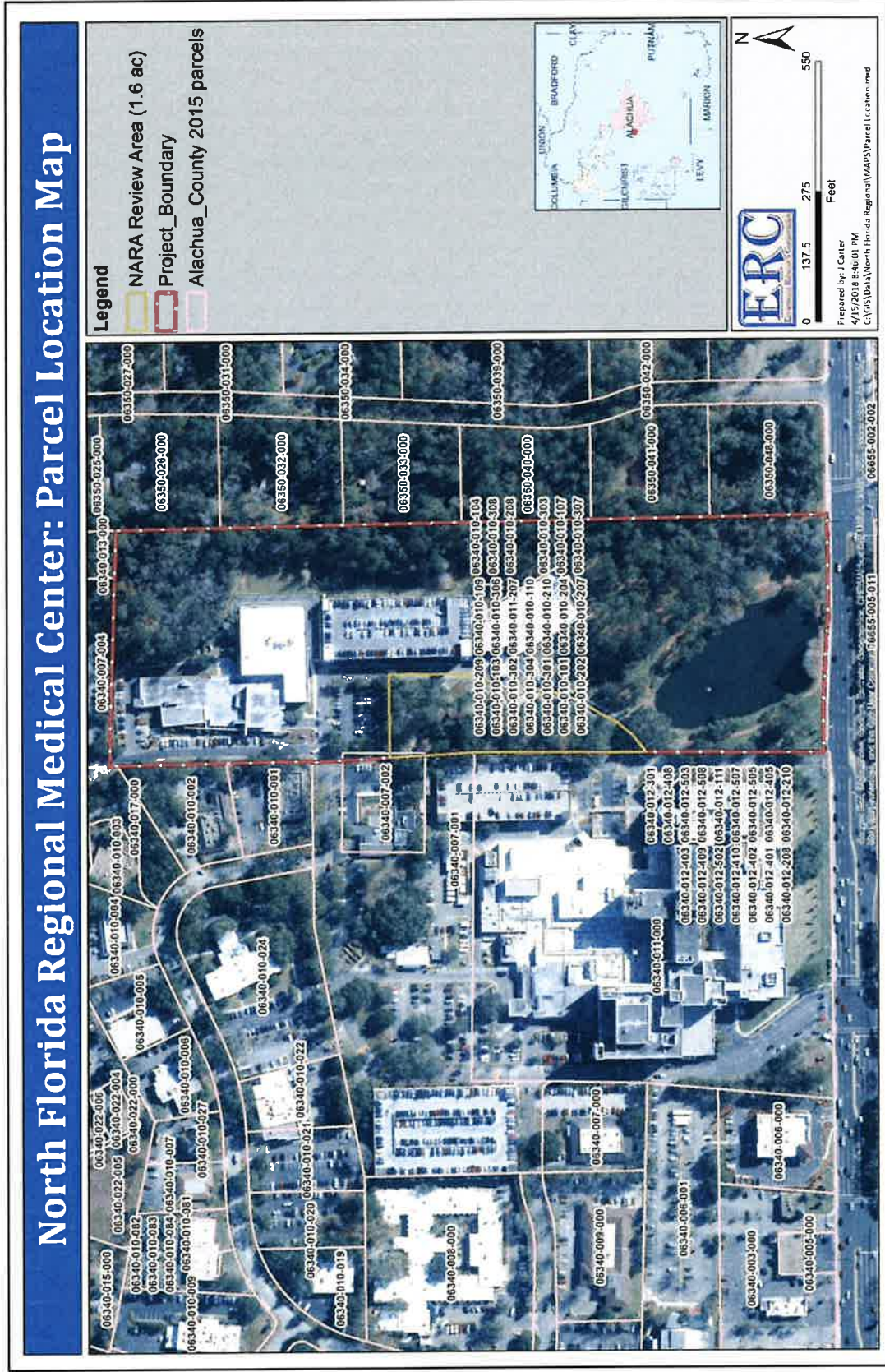


Figure 2. Parcel location map of the Project Site and surrounding area.



# NORTH FLORIDA REGIONAL MEDICAL CENTER P.D. LAYOUT GAINESVILLE, FLORIDA

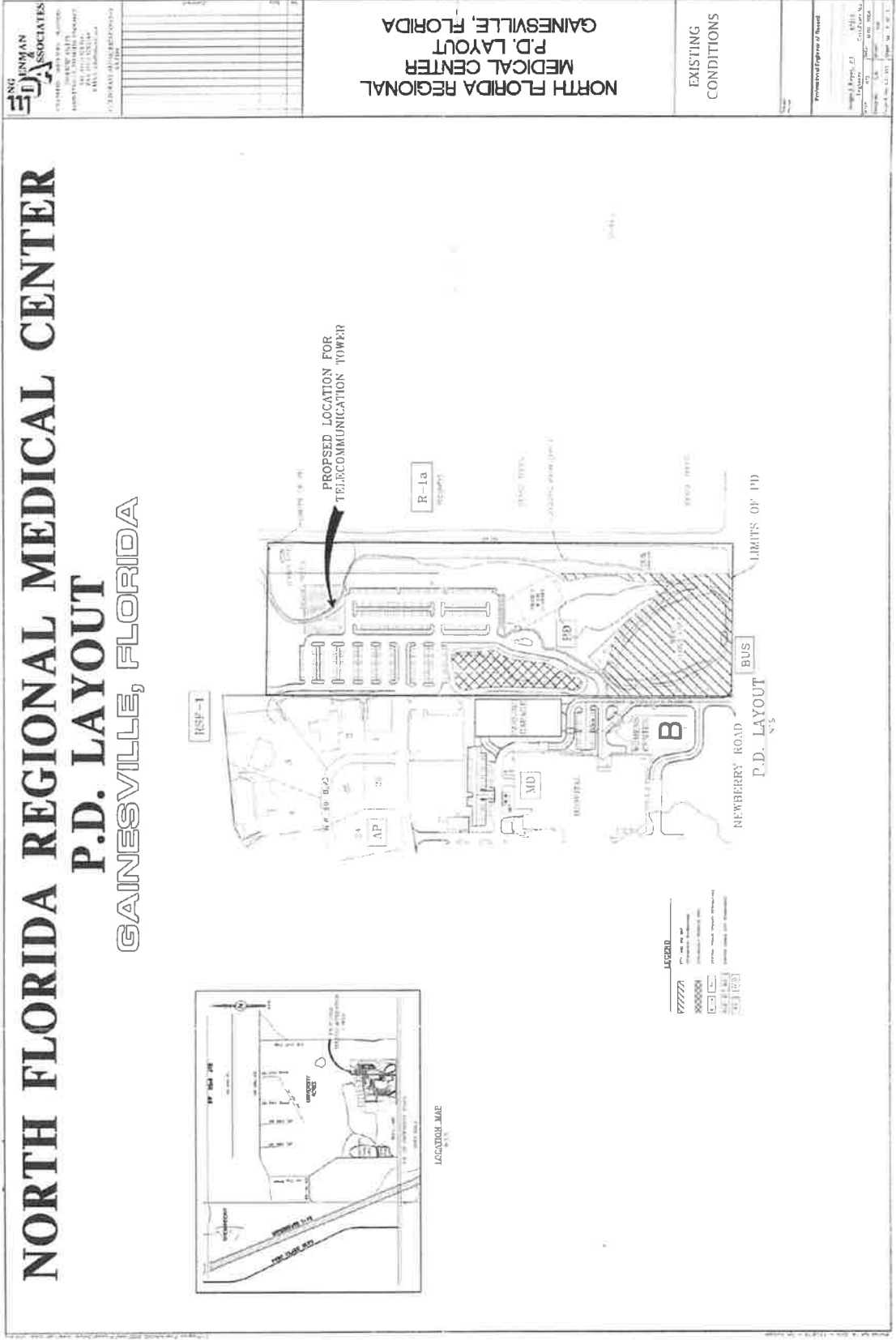


Figure 3. Existing PD layout.

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

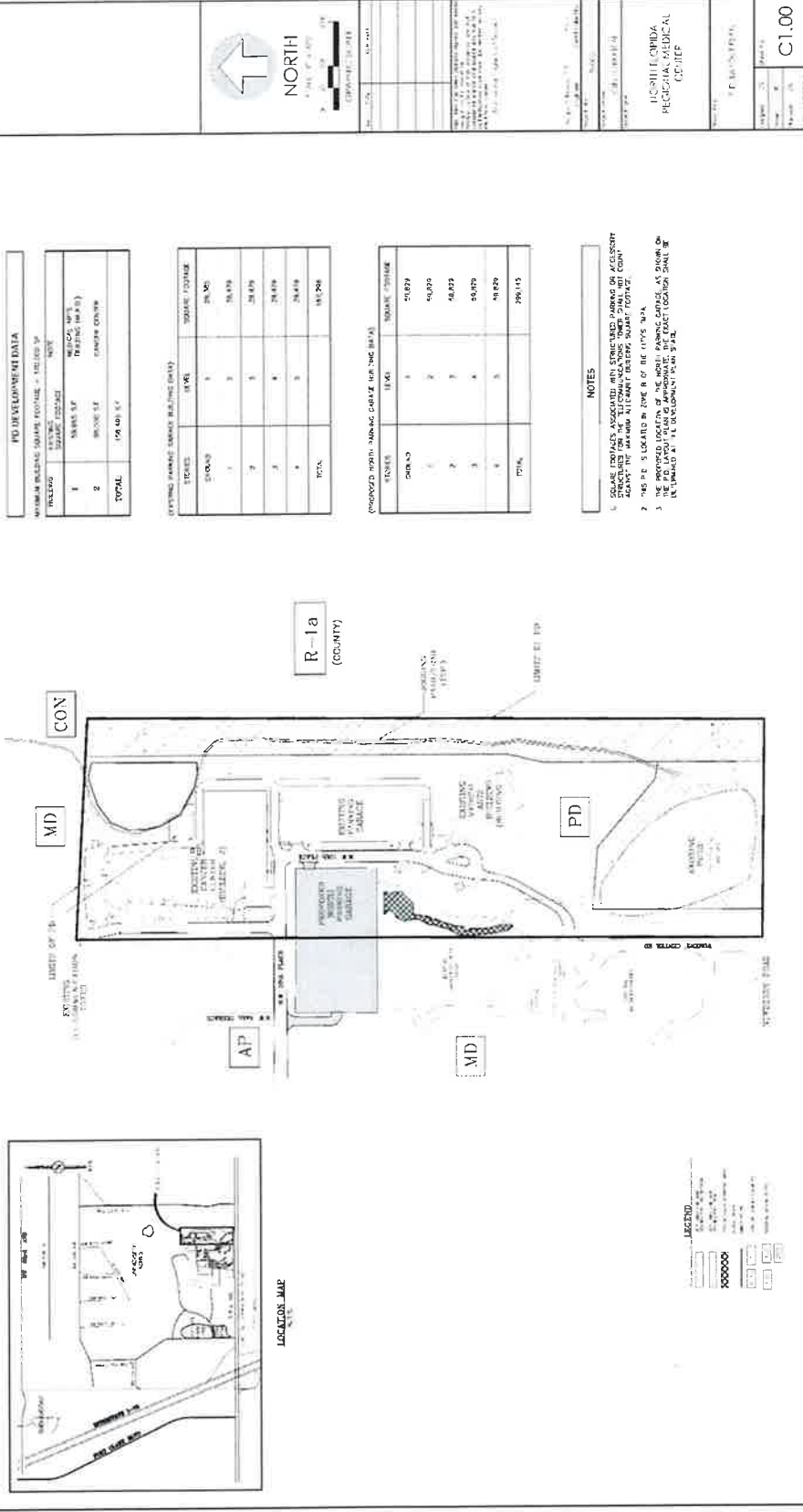


Figure 4. Proposed modification to the PD layout.

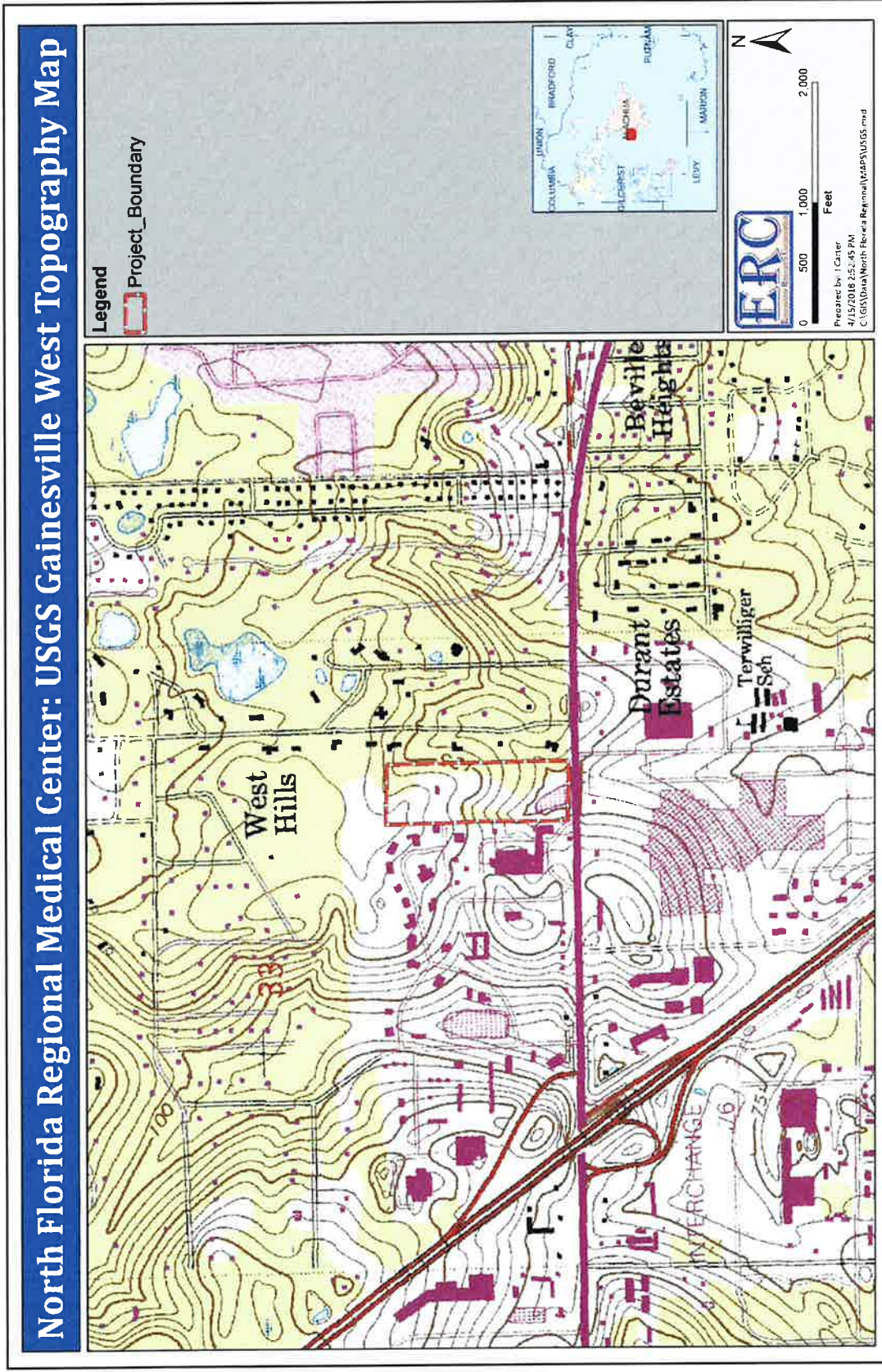


Figure 5. USGS Gainesville West topographic map showing the Project Site and surrounding area.



Figure 6. 2001 Alachua County LiDAR topography of the Project Site and surrounding area.

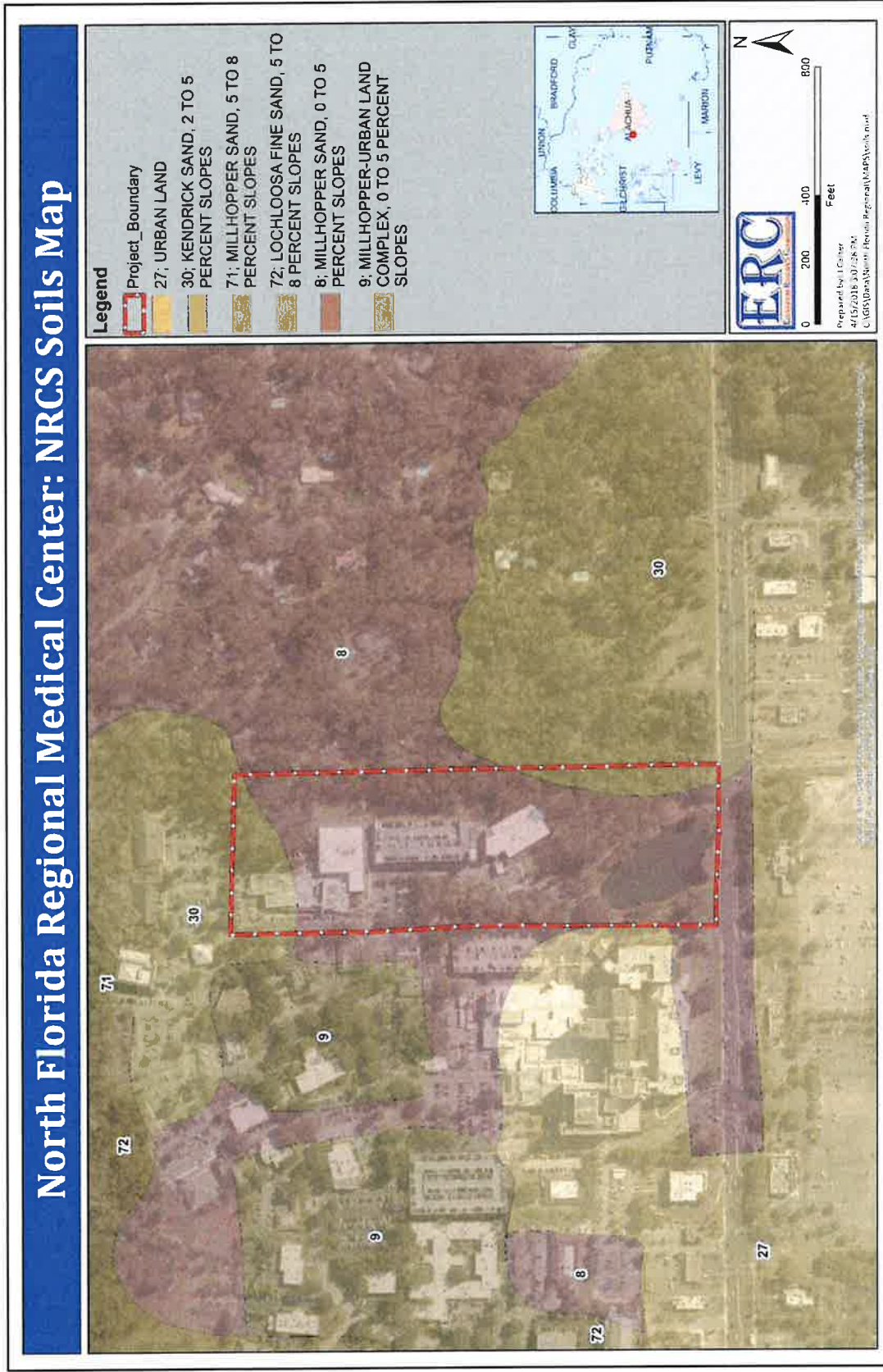


Figure 7. Natural Resources Conservation Service soil mapping units of the Project Site and surrounding area.



Figure 8. Federal Emergency Management Agency flood zone map of the Project Site and surrounding area.

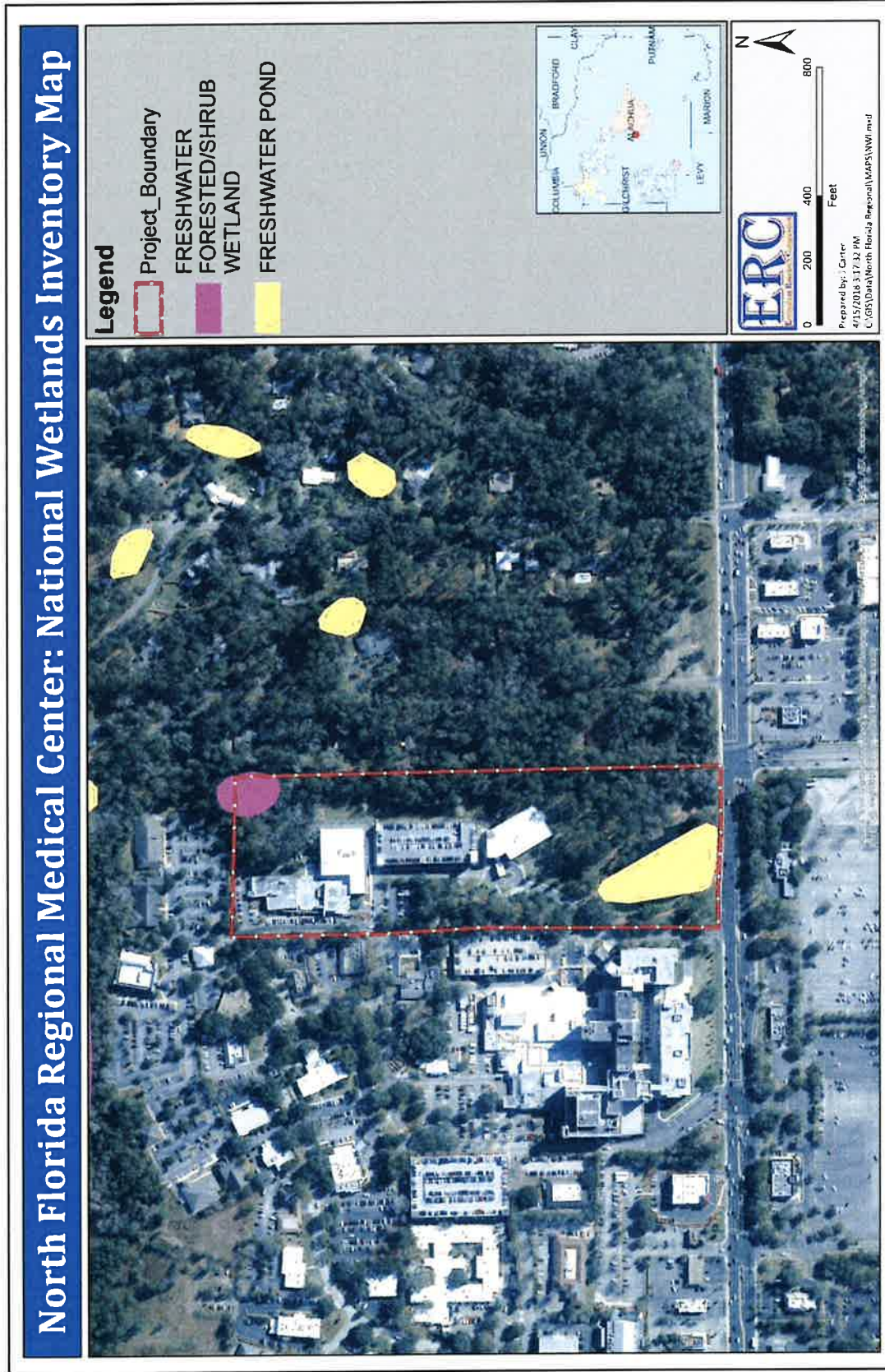


Figure 9. National Wetlands Inventory Map of the Project Site and surround area.

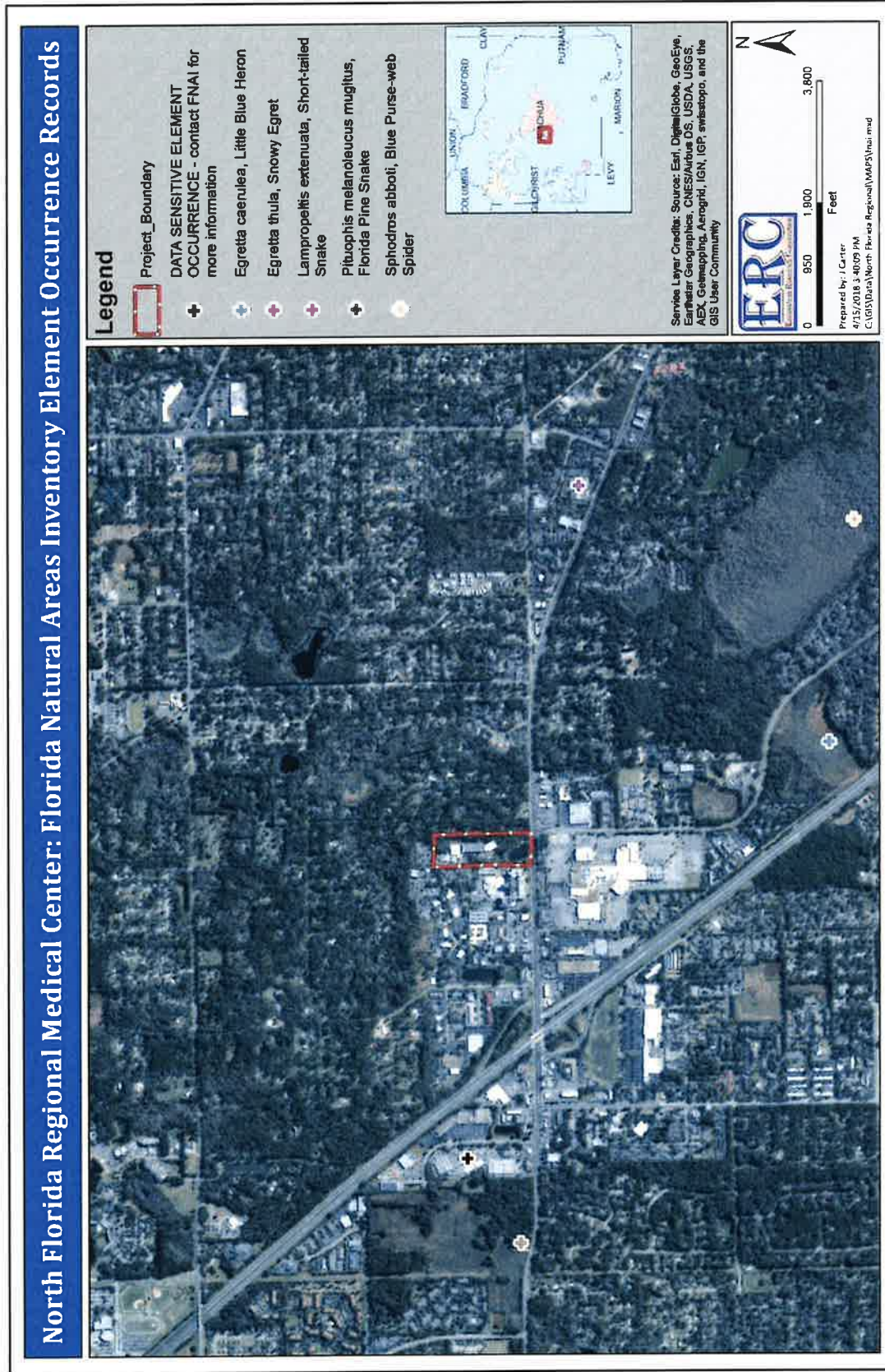


Figure 10. Florida Natural Areas Inventory element occurrence records for the Project Site and surrounding area.



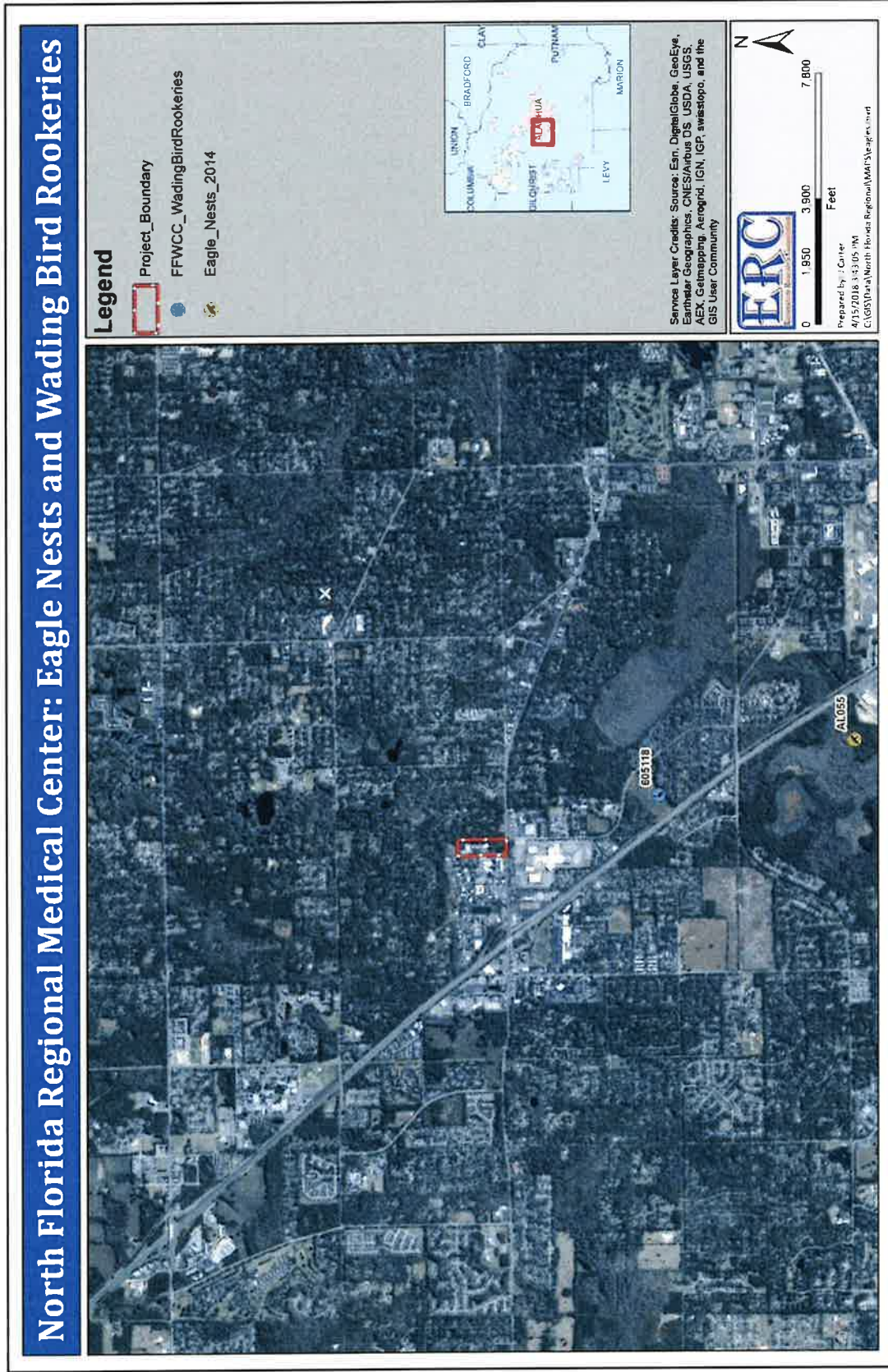


Figure 11. Eagle nests and wading bird rookeries map of the Project Site and surrounding area.



Figure 12. GPS locations where site-specific data were collected.



Figure 13. Boundary of the surface water drainage as shown on a 2016 aerial photograph.

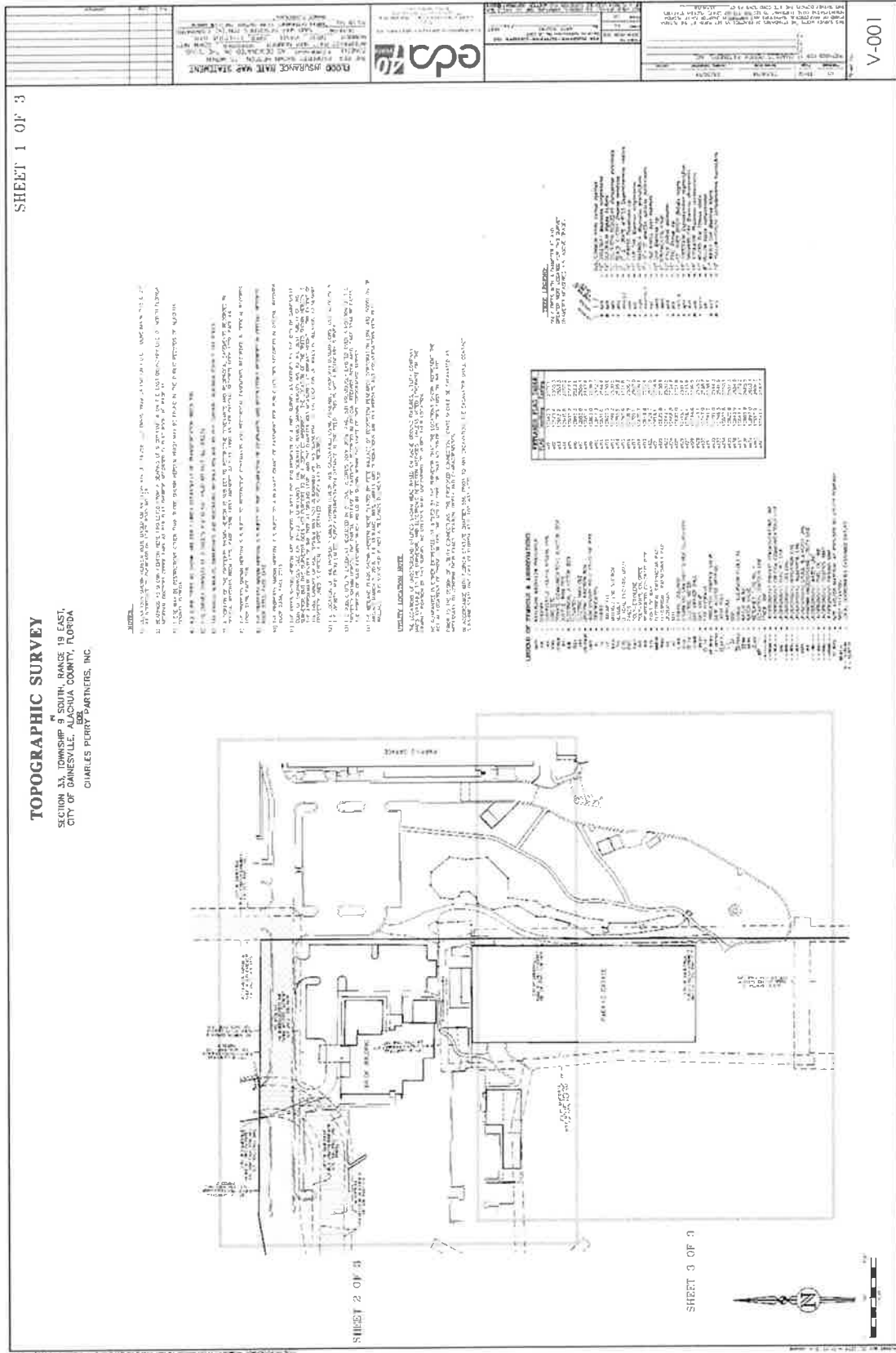


Figure 14. Topographic survey of the Project Site (3 sheets).





**Table 1. Plant Species Recorded at the North Florida Regional Medical Center 0.18 Acre Wetland Site (April 2018)**

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
BID ALB	<i>Bidens alba</i> (L.) DC.	Beggarticks	NL	UPL	NW
CAM RAD	<i>Campsis radicans</i> (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN GEN	<i>Canna x generalis</i> L.H. Bailey	Garden canna	OBL	FAC	EW
CEL LAE	<i>Celtis laevigata</i> Willd.	Hackberry	FACW	FACW	NC
CIN CAM	<i>Cinnamomum camphora</i> (L.) J.Presl	Camphortree	FACU	UPL	EA
COL ESC	<i>Colocasia esculenta</i> (L.) Schott	Wild taro	FACW	OBL	EA
CYN DAC	<i>Cynodon dactylon</i> (L.) Pers.	Bermudagrass	FACU	UPL	EA
ERE OPH	<i>Eremochloa ophiuroides</i> (Munro) Hack.	Centipede grass	NL	UPL	EA
FRA AME	<i>Fraxinus americana</i> L.	White ash	FACU	UPL	NC
GER CAR	<i>Geranium carolinianum</i> L.	Carolina cranesbill	NL	UPL	NW
LIG LUC	<i>Ligustrum lucidum</i> W.T. Aiton	Glossy privet	NL	UPL	EA
LIQ STY	<i>Liquidambar styraciflua</i> L.	Sweetgum	FAC+	FACW	NC
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MIT REP	<i>Mitchella repens</i> L.	Partridgeberry	FACU+	---	NC
MYR CER	<i>Myrica cerifera</i> L.	Wax myrtle	FAC+	FAC	NP
NYS SYL	<i>Nyssa sylvatica</i> Marsh. var. <i>sylvatica</i>	Blackgum	FAC	UPL	NC
OPL SET	<i>Opismenus setarius</i> (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PHI SEL	<i>Philodendron selloum</i> K. Koch	Split leaf philodendron	NL	UPL	EW
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE NIG	<i>Quercus nigra</i> L.	Water oak	FAC	FACW	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Virginia live oak	FACU+	UPL	NC
RHO SP.	<i>Rhododendron</i> sp.	Azalea	---	---	---
RUB PEN	<i>Rubus pensilvanicus</i> Poir.	Sawtooth blackberry	FACU+	---	NP
RUE SIM	<i>Ruellia simplex</i> C. Wright	Britton's wild petunia	FAC	FAC	EA
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAM CAN	<i>Sambucus canadensis</i> L.	Elderberry	FACW-	FAC	NC
STE SEC	<i>Stenotaphrum secundatum</i> (Walter) Kuntze	St. Augustinegrass	FAC	UPL	NW
TAX DIS	<i>Taxodium distichum</i> (L.) Rich.	Bald cypress	OBL	OBL	NC
TRA JAS	<i>Trachelospermum jasminoides</i> (Lindl.) Lem.	Confederate jasmine	NL	---	EW
ULM ALA	<i>Ulmus alata</i> Michx.	Winged elm	FACU+	FACW	NC
ULM AME	<i>Ulmus americana</i> L.	American elm	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS <sup>1</sup> Classif.	FDEP <sup>2</sup> Classif.	Floristic <sup>3</sup> Classif.
ULM PAR	<i>Ulmus parvifolia</i> Jacq.	Chinese elm	NL	FACW	EW
YOU JAP	<i>Youngia japonica</i> (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW

<sup>1</sup> USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species  
<sup>2</sup> FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "v" = vine (non-indicator species)  
<sup>3</sup> Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)



**Attachment 1: Photographic Atlas**



3/1/2018  
North Florida Regional Medical Center  
Photo 1-DSCN2765.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 2-DSCN2766.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 3-DSCN2767.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 4-DSCN2768.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 5-DSCN2769.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 6-DSCN2770.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 7-DSCN2771.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 8-DSCN2772.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 9-DSCN2773.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 10-DSCN2774.JPG



3/1/2018  
North Florida Regional Medical Center  
Photo 11-DSCN2775.JPG



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North Florida Regional Medical Center  
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**EXHIBIT**

*C-60*



**APPLICATION FOR ENVIRONMENTAL REVIEW**

<b>OFFICE USE ONLY</b>	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
<b>Account No. 001-660-6680-4063</b>	

**CHECK ONE:**

Basic       Level 1       Level 2      Submittal:  1st  2nd  3rd

**Basic Environmental Review** – Submit general environmental assessment with application.  
**Level 1 Environmental Review** – Submit environmental studies with application.  
**Level 2 Environmental Review** – Submit mitigation and/or management plan.  
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner 2: North Florida Regional Medical Arts Condominium Association, Inc. - 1121 NW 64th Terrace, Suite C, Gainesville, FL 32605

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Owner 1: North Florida Regional Medical Center	Name: eda engineers-surveyors-planners, inc.
Address: One Park Plaza, Nashville, TN 37203	Address:
	2404 NW 43rd Street
	Gainesville, FL 32606
E-mail:	E-mail: sreyes@edafi.com
Phone: _____ Fax: _____	Phone: 352-373-3541 Fax: _____
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION	
<b>Project Name</b>	NFRMC - Zoning Amendment
<b>Check all regulated resources that apply to this development application:</b>	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

*[Signature]*  
 Applicant's signature

*5/11/18*  
 Date

**Certified Cashier's Receipt:**

Current Planning  
 Planning Counter—158

Phone: 352-334-5023

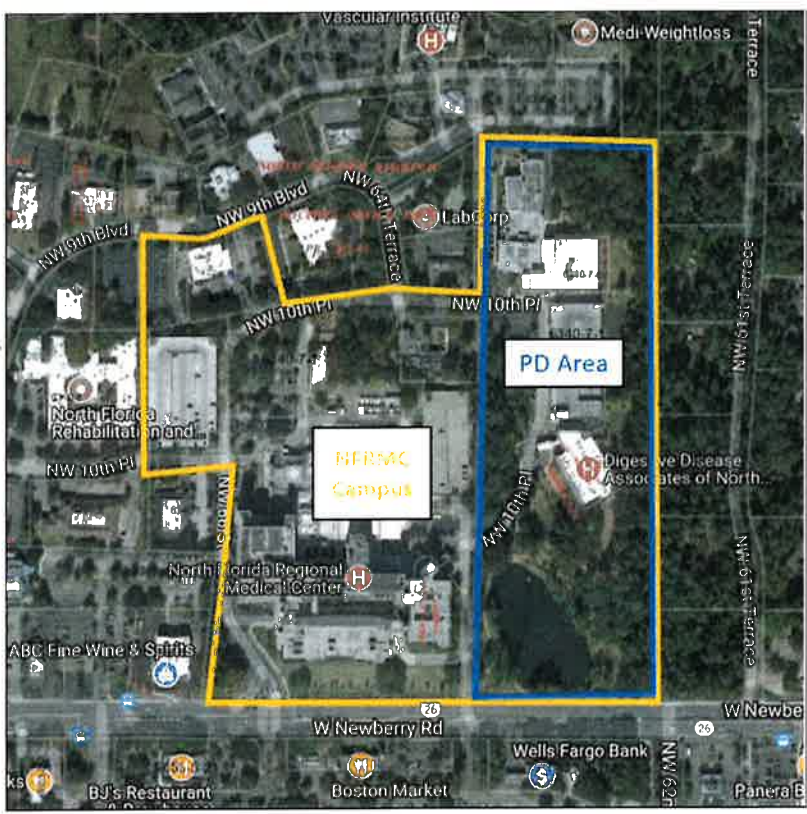
Thomas Center B  
 306 NE 6<sup>th</sup> Avenue



engineers • surveyors • planners, inc.

EXHIBIT  
C-7  
Pages 1-37

# Planned Development (PD) Report North Florida Regional Medical Center



Submitted to:  
City of Gainesville

Prepared by:  
eda engineers-surveyors-planners, inc.

Agents for:  
North Florida Regional Medical Center & North Florida Regional Medical Arts Condominium Association

April 2, 2018 (Revised May 1, 2018)

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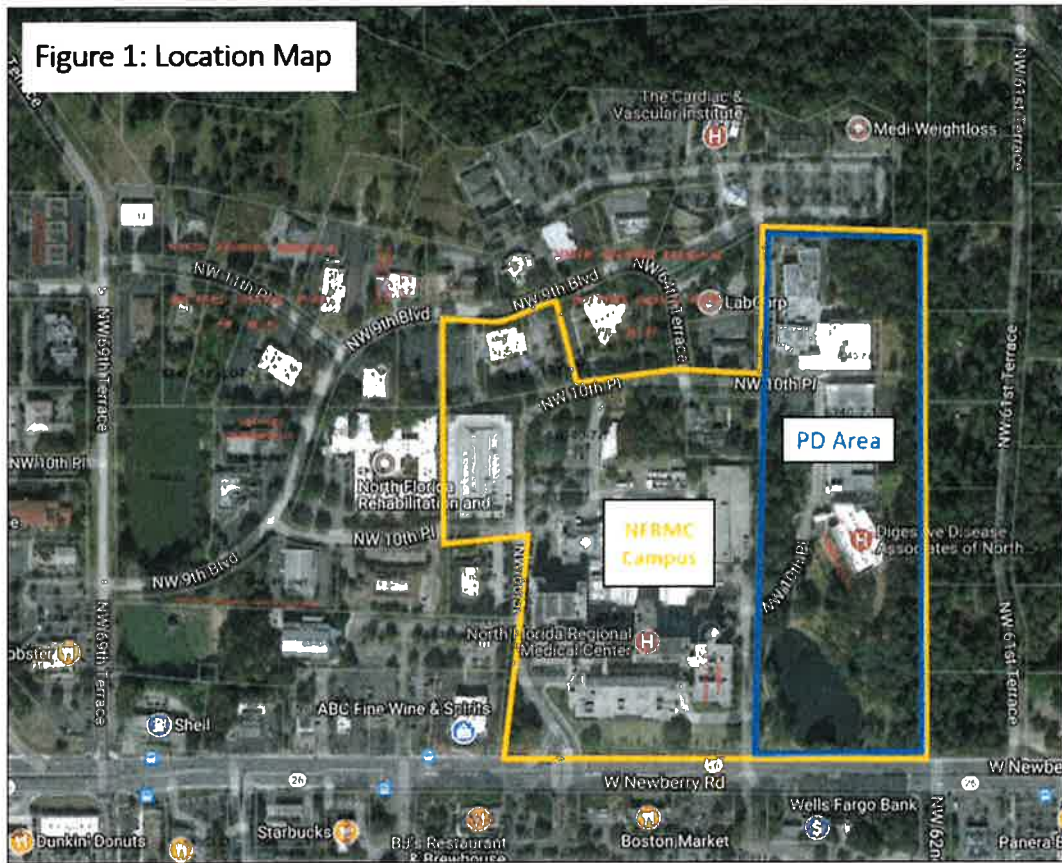
**List of Attachments**

- Attachment 1 Existing PD Layout Plan
- Attachment 2 Legal Description
- Attachment 3 Proposed PD Layout Plan
- Attachment 4 Environmental Features Map
- Attachment 5 Revised PD Text/Conditions
- Attachment 6 Underline/Strike-through version of proposed PD text amendments
- Attachment 7 Neighborhood Workshop Materials

## Background

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The North Florida Regional Medical Center (NFRMC) Planned Development (PD) is a portion of the larger North Florida Regional Medical Center campus. The PD is located in northwest Gainesville in the 6400 block of Newberry Road. Figure 1 illustrates the PD location.



North Florida Regional Medical Center (including the current area of the PD) was annexed into the City of Gainesville in September 2, 1992. The portion of the North Florida Regional Medical Center that is currently zoned PD was originally a non-residential, Alachua County PUD adopted by Resolution Z-92-29 (July 28, 1992). The resolution adopted 7 conditions on the PUD and included the bases for the approval of the PUD and a list of development commitments.

Prior to the City placing its zoning districts and land use categories on the property, City Ordinance 950702 (adopted October 9, 1995) amended the terms of the Alachua County PUD concerning the phasing and the maximum square footages associated with each phase.

City Ordinance 951321 (adopted April 8, 1996) amended the zoning on the NFRMC property from the Alachua County zoning districts to City of Gainesville zoning districts (including the PD portion of the property, which was changed from PUD to PD).

Ordinance 002675 amended the text of Ordinance 950702 concerning phasing and square footages in the PD, allowing up to 160,000 total square feet (building area) to be built in three phases, with those phases allowed to be developed in any sequence. The ordinance also specified that the square footage in each phase could be more or less than what was originally specified in the ordinance as long as the maximum total building square footage of 160,000 square feet was not exceeded.

Ordinance 030755 further amended the PD by adopting a PD Layout Plan (see Attachment 1) and allowing the placement of a telecommunication tower with 11 conditions.

As of this date, the buildings associated with the three phases of development in the PD have been completed with a total square footage of 156,495 square feet. Those buildings are the Medical Arts Building and the Cancer Center. A 5-level parking garage consisting of 187,298 square feet has also been constructed in the site. A City staff determination was made that square footages associated with a parking garage did not count against the total allowable building square footage in the PD since the structure was used solely for parking.

The telecommunication tower allowed under the provisions of Ordinance 030755 has also been constructed and all conditions of the PD amendment were met at the time of development plan approval and tower construction.

Attachment 2 contains the legal description for the entire PD. No changes to the boundaries of the PD are proposed.

### **Statement of Proposed Changes**

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This PD application proposes a new PD Layout Plan (see Attachment 3) and text amendments to the existing NFRMC PD (see Attachments 5 and 6). Attachment 5 shows the proposed Conditions for the PD. The proposed text amendments in Attachment 6 are shown in underline and strike-through to clarify what changes are proposed.

The proposed new PD Layout Plan illustrates the location of the proposed new parking garage (up to 7 stories) on the western edge of the PD (NOTE: the proposed parking garage extends past the western PD boundary into the MD zoned portion of the NFRMC campus. When the development plan application is submitted, the applicant will show both the PD and MD zoned areas on the development plan and meet the requirements for both the PD and MD zoning.). The PD Layout Plan also updates the existing conditions on the site to show: buildings that have been constructed; driveways and roadways; the communications tower location; revisions to the previously labelled ecologically sensitive area to correctly label the delineated surface water based on an environmental study (see Natural Area Resource Assessment by Ecosystem Research Corporation dated April 16, 2018); a table indicating the associated square footages and maximum gross floor area allowed in the PD; and Notes associated with the revised PD Layout Plan.

The proposed text changes to the PD include the following:

1. General updating of text and terminology to reflect that the property is now regulated by the City of Gainesville (removing old references to Alachua County).
2. Statement of allowable uses in the PD consistent with the City's current Land Development Code terminology.
3. Deletion of the building phasing language since those buildings have been constructed.

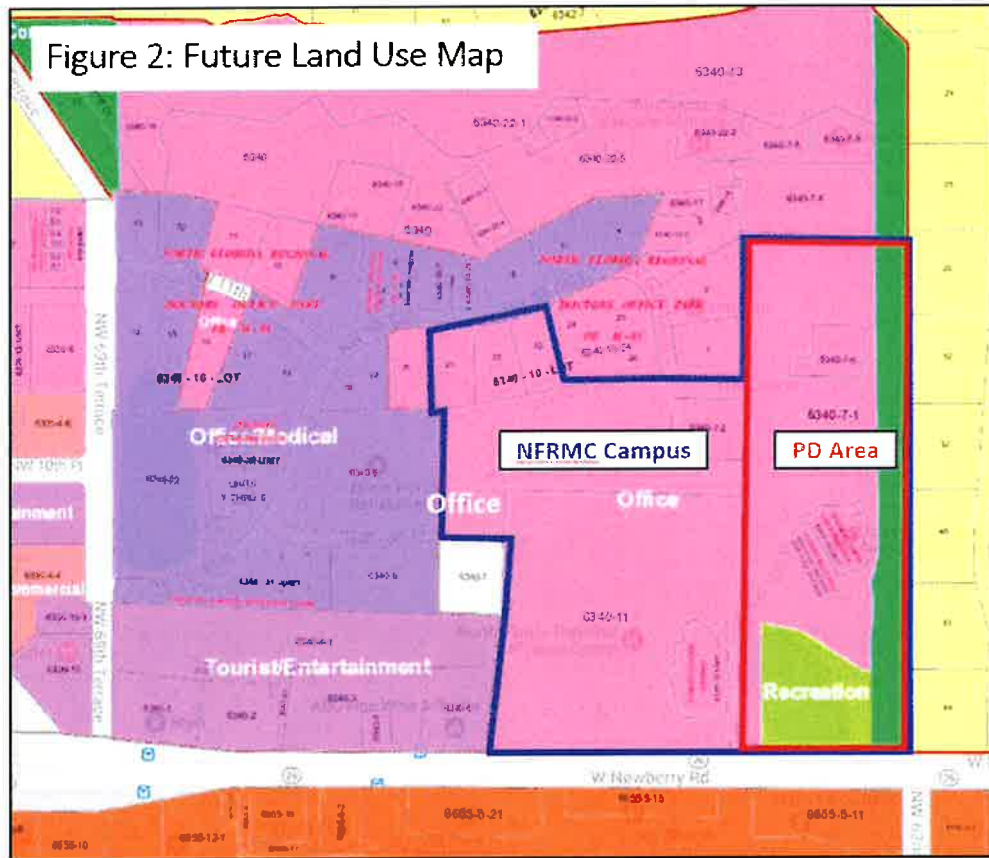


4. Revision to allow an additional 10,000 square feet of total allowable gross floor area (GFA) to allow for small building additions/expansions. A maximum of 170,000 square feet of gross floor area would be allowed.
5. Clarifying that the square footages associated with parking structures and accessory buildings for the communications tower do not count against the total allowable square footage (GFA) for the PD.
6. Increase in allowable building height to 7 stories for better utilization of the land at the site.
7. Changes/deletions in the conditions associated with the communications tower that reflect it has been constructed.
8. Addition of a condition requiring compliance with Article VIII, Division 4 of the Land Development Code at the time of development plan review.
9. Deletion of the Bases shown since those relate to Alachua County.
10. Revisions to the Development Commitments for clarity and consistency with the City of Gainesville Land Development Code.

In summary, the major changes proposed are: illustrating the location of the proposed new parking garage and updating existing conditions at the site; illustrating the location of a surface water; clarification of allowable uses; updating the maximum allowable square footage to 170,000 square feet of GFA; clarifying that the square footages associated with parking structures and accessory buildings for the communication tower do not count against allowable total square footage in the PD; and a new condition requiring compliance Article VIII, Division 4 of the Land Development Code at the time of development plan review for the proposed new parking garage.

## Existing Future Land Use Designation

The current Future Land Use designations on the site are Office, Recreation, and Conservation as indicated on Figure 2 below:



Policy 4.1.1 of the Future Land Use Element defines the Office, Recreation, and Conservation Land Use Categories as follows:

### Office

*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 ration; 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.

### Recreation

This land use category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

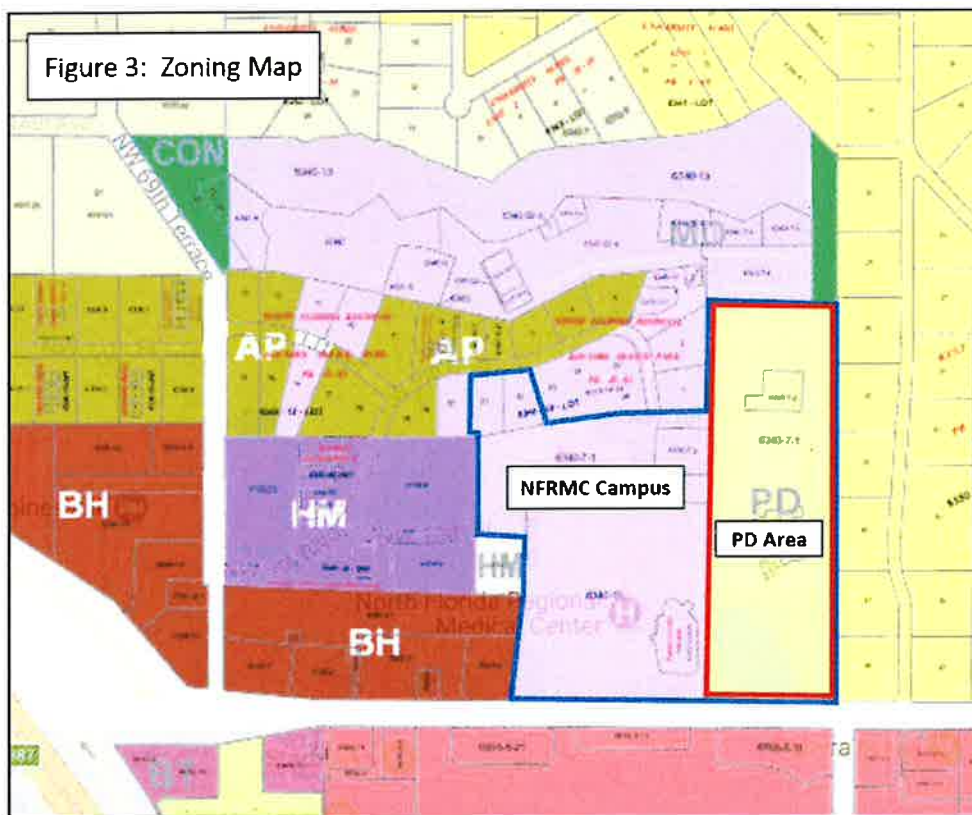
### Conservation

This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

As described above, the Office, Recreation, and Conservation Future Land Use categories do support the proposed uses shown in the NFRMC PD. The Office land use category also recognizes increased heights in terms of stories for hospitals and large-scale medical office facilities that are being proposed in the PD area designated with the Office land use category.

### Existing Zoning District

The current zoning designation of the site is Planned Development (PD), as indicated on Figure 3 below:



As indicated in the Background section of this report, the PD portion of the NFRMC campus was originally adopted by Alachua County as a PUD under Alachua County Resolution Z-92-29 in 1992. After annexation, the City adopted its PD based on the Alachua County PUD. The PD was subsequently revised by Ordinances 950702, 951321, 002675, and 030755. No expiration date was stated in the original Alachua County Planned Unit Development. There were also no expiration dates stated in the subsequent City PD ordinances that were adopted.

## **Environmental Conditions**

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An environmental study conducted by Ecosystem Research Corporation (see Natural Area Resource Assessment, North Florida Regional Medical Center Planned Development (PD) Rezoning dated April 16, 2018) has identified that the ecologically sensitive area shown on the existing PD Layout Plan is not as large as originally depicted (at the time the PD was originally adopted, this area was not field verified). The proposed PD Layout Plan correctly labels the smaller area as a delineated surface water per the findings of the environmental report (see surface water area on Attachment 3). The area surrounding the surface water is shown as Open Space on the PD Layout Plan.

Attachment 4, Environmental Features Map, illustrates that the proposed parking garage footprint has a very small overlap over the surface water area. The size of this surface area overlap is approximately 0.05 of an acre. The entire surface water area is 0.18 +/- acres.

At the development plan review stage, the applicant will show compliance with the requirements of Article VIII, Division 4 of the Land Development Code (per Section 30-8.20.J.). To ensure this, a new Condition 13 has been added to the PD Conditions (see Attachment 5).

## **Consistency with Land Development Code & Comprehensive Plan**

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### ***Division 4 – Planned Development District***

#### ***Sec. 30-3.15. - Purpose.***

- A. Purpose. The purpose of the Planned Development (PD) district to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the City Commission's authority to establish such limitation and regulations as it deems necessary to protect the public health, safety, and general welfare. The PD district is designed to:*
- 1. Encourage flexible land development that sustainably uses land and infrastructure, reduces transportation needs, conserves energy, and maximizes the preservation of natural resources.*
  - 2. Allows the integration of different land uses and densities in one development that would not otherwise be provided for in other zoning districts in this chapter, and which encourage compatibility in overall site design and scale both internal and external to the project site.*
  - 3. Permit outstanding and innovative residential and nonresidential developments with quality of life design features, such as an integration of housing types and accommodation of changing lifestyles within neighborhoods; design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as pedestrian scale, a*

*building orientation generally toward streets and sidewalks, parking located to the side or rear of buildings, narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, terminated vistas, recessed garages, alleys, enhances landscaping, and mixed uses.*

4. *Provide flexibility to meet changing needs, technologies, economics and consumer preferences and allows for ingenuity and imagination in the planning and development of relatively large tracts.*
5. *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*

**Sec. 30-3.17. – Review Criteria.**

*In addition to the general review criteria for rezoning provided by this article, the City Plan Board and the City Commission shall evaluate PD applications according to the following criteria:*

- A. *Consistent with the Comprehensive Plan. A PD application may only be approved if it is consistent with the Comprehensive Plan.*

**Consistency:** **As indicated in this report, the NFRMC Planned Development is consistent with the City of Gainesville Comprehensive Plan. The existing and proposed medical uses and accessory parking garages in the portion of the PD with the underlying future land use category of Office are consistent. The proposed height change requested in the application is also consistent with the allowance for additional stories for hospitals and large-scale medical facilities indicated in the Office category.**

- B. *Conformance to PD objectives. A PD application may only be approved if it is in conformance with the objectives and purpose of PDs as articulated in Section 30-3.12 (NOTE from applicant: see Section 30-3.15).*

**Consistency:** **The North Florida Regional Medical Center PD is an existing older PD (originally adopted in 1992) that was annexed into the City of Gainesville under the terms of the Alachua County PUD. The PD contains a mix of uses, including: medical uses, parking garage facilities, telecommunication tower, passive recreation, and conservation/buffer areas. The environmental features on the site are protected by the underlying Recreation and Conservation land use categories and by the City's environmental regulations concerning surface waters and wetlands. The addition of the new parking garage is supportive of the general North Florida Regional Medical Center campus and provides new parking in a vertical manner that best utilizes urban land based on the changing needs of the affiliated hospital and medical offices.**

- C. *Internal compatibility. All uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and section of parking areas; the existence or absence of, and the location of, focal points and vistas, open spaces, plazas, recreational areas and common areas, and the use of existing and proposed landscaping; use of the topography, physical environment and other natural features; use and variety of building setback or build-to lines, separations and buffering; use and variety of building groupings, building sizes, architectural styles, and materials; variety and design of dwelling types; particular land uses proposed, and conditions and limitations thereon; and any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any proposed use within the PD.*

**Consistency:** The North Florida Regional Medical Center PD is an existing older PD that was brought over from Alachua County when the site was annexed in 1992. The proposed new parking garage is supportive of and internally compatible with the medical offices within the PD and the larger NFRMC medical complex.

*D. External compatibility. All uses proposed within a PD shall be compatible with existing and planned uses of properties surrounding the PD; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding uses. An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity.*

**Consistency:** The North Florida Regional Medical Center PD is an existing older PD that is largely built out. The addition of the proposed new parking garage is internal to the PD and the Medical zoning to the west of the PD. Adequate buffers for the residential neighborhood to the east of the PD were previously established in the PD and there are no proposed changes to those buffers.

*E. Intensity of development. The residential density and intensity of use of a PD shall be compatible with and shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands; and shall comply with the policies and density limitations set forth in the Comprehensive Plan. Within the maximum limitation of the Comprehensive Plan, the permitted residential density and intensity of use in a PD may be adjusted upward or downward in consideration of the following factors: the availability and location of public and utility services and facilities; the trip capture rate of development; and the degree of internal and external connectedness of streets.*

**Consistency:** The North Florida Regional Medical Center PD is an existing older PD that is largely built out at the original intensity adopted in 1992. This PD application requests a minor increase of 10,000 square feet of gross floor area and the addition of a parking garage on the site. The site is currently served by all utilities and facilities (including transit service to the site). Any impacts to environmental features will be minimized and mitigated in accordance with the Land Development Code requirements. The request for additional stories at the site is consistent with the Office land use category in terms of large-scale medical office facilities.

*F. Usable open spaces, plazas and recreation areas. Usable open spaces, plazas and recreation areas provided within a PD shall be evaluated based on conformance with the policies of the Comprehensive Plan and the sufficiency of such areas to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.*

**Consistency:** The PD contains Recreation and Conservation land use areas that are used for passive recreation, open space, and buffering. This application does not propose any changes to the uses in those areas.

*G. Environmental constraints. The site of the PD shall be suitable for use in the manner proposed without hazards to persons either on or offsite from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, groundwater level, drainage and topography shall all*

*be appropriate to the type, pattern and intensity of development intended. The conditions and requirements of the protection of resources article shall be met.*

**Consistency:** The PD is largely built-out under previously approved development plans. The proposed parking garage is being located to minimize potential impacts to the delineated surface water area. A new Condition 13 has been added by the applicant to ensure that the development complies with Article VIII, Division 4 of the Land Development Code at the development plan review stage.

*H. External transportation access. A PD shall be located on, and provide access to, a major street (arterial or collector) unless, due to the size of the PD and the type of uses proposed, it will not adversely affect the type or amount of traffic on adjoining local streets. Access shall meet the standards set in Chapter 23 and Chapter 30, Article IV. Connection to existing or planned adjacent streets is encouraged. The trip generation report shall be signed by a professional engineer registered in the state when there is a difference between the traffic report provided by the petitioner and the concurrency test.*

**Consistency:** The NFRMC PD is accessed from Newberry Road, which is an FDOT arterial. Access from Newberry Road to the proposed garage site already exists (Women's Center Drive). It is not anticipated that the proposed new parking garage will generate any new trips because it is serving existing medical uses at the site.

*I. Internal transportation access. Every dwelling unit or other use permitted in a PD shall have access to a public street either directly or by way of a private road, pedestrian way, court of other area that is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road. Private roads and other accessways shall be required to be constructed so as to ensure that they are safe and maintainable.*

**Consistency:** The PD is accessed from Newberry Road, an FDOT arterial. The existing internal NFRMC road network connects directly to Newberry Road via Women's Center Drive. There are sidewalks along Newberry Road.

*J. Provision for the range of transportation choices. Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided. Parking areas shall be constructed in accordance with such standards as are approved by the City Commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. When there is discretion as to the location of parking in the project, it is strongly encouraged that all motor vehicle parking be located at the rear or interior side of buildings, or both. The design of a PD should, whenever feasible, incorporate appropriate pedestrian and bicycle accessways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development.*

**Consistency:** NFRMC PD is an existing PD that is largely built-out. The proposed new parking garage will provide additional parking for the existing medical office buildings and affiliated hospital. There is an existing sidewalk system that connects the Women's Center to the Medical Arts Building. There are 3 transit routes that provide service along Newberry Road.

**Sec. 30-3.18. – Review Procedures.**

- A. *Unified control. All land included in any PD application shall be owned or under the legal control of the applicant, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide evidence of such ownership or control, including upon request of the City Manager or designee all agreements, contracts, guarantees and other necessary documents and information that the City deems necessary.*

**Consistency: The application has been signed by the property owners in legal control of the property.**

- B. *Pre-application meeting. Before application submittal, the applicant shall present a generalized description of the project to the City Manager or designee at a pre-application conference.*

**Consistency: A First Step meeting was held on 2/22/18 with City staff. The First Step meeting serves as a pre-application meeting. An additional meeting was held with Department of Doing staff and City Attorney Sean McDermott on March 19, 2018.**

- C. *First Step Meeting. Before application submittal, the applicant shall attend a first-step meeting to discuss the development review process, code requirements and to confer with staff about the PD. The first-step meeting may be attended by staff of the Technical Review Committee or staff of the planning and development services department. Comments made by staff at a first-step meeting are made solely for preliminary informational purposes and shall not be construed as an approval or denial or agreement to approve or deny any application.*

**Consistency: A First Step meeting was held on 2/22/18 with City staff.**

- D. *Application submittal. The applicant shall submit a complete application, accompanied by the applicable fee, on a form provided by the city together with all plans, documentation and information deemed necessary by the city.*

**Consistency: The PD rezoning application is submitted along with the proposed PD Layout Plan and PD Report and other backup materials on April 2, 2018. The revised PD Report, PD Layout Plan, and other backup materials are being submitted on April 27, 2018.**

- E. *Technical Review Committee review. The Technical Review Committee shall review the application for conformance with the city's Comprehensive Plan and Land Development Code, and issue a recommendation.*

**Consistency: So noted.**

- F. *Neighborhood workshop. The applicant shall hold a neighborhood workshop per the requirements of this article.*

**Consistency: The Neighborhood Workshop was held on March 13, 2018. Attachment 7 contains the Neighborhood Workshop materials and advertising.**

- G. *City Plan Board review. The City Plan Board shall review the application (PD layout plan and report) and the Technical Review Committee recommendation at a public hearing. The City Plan Board shall recommend denial, approval, or approval subject to conditions, and the recommendation shall be forwarded to the City Commission for consideration.*



**Consistency: So noted. It is anticipated that this application will be presented to the City Plan Board on May 24, 2018.**

**H. City Commission review.**

- 1. The City Commission shall deny the application, approve the application, or approve the application with conditions that it deems necessary and appropriate.**
- 2. If the City Commission approves an application with conditions, then the applicant shall revise the application to clearly incorporate such conditions and file with the City Manager or designee within 60 calendar days of such approval. Failure to file the revised application within the time prescribed shall render any approval of the City Commission null and void unless the applicant files with the City Commission a written request for an extension of time within such 60-day period. The City Commission may grant an extension for good cause shown.**

**Consistency: So noted.**

**Conclusion**

---

As stated in this report, the NFRMC Planned Development is substantially completed, which includes the site infrastructure and medical office buildings. The primary intent of the amendment to the PD is to add a parking garage in the PD area with an underlying land use category of Office. A new PD Layout Plan is provided that shows the proposed location of the new parking garage and revises the ecologically sensitive area to correctly show a smaller area delineated as a surface water. The primary text changes proposed include: allowing up to 7 stories in height, specifying allowable uses, revising the allowable square footage upward by 10,000 square feet of gross floor area for a maximum of 170,000 gross floor area, and requiring compliance with Article VIII, Division 4 of the Land Development Code during the development plan review stage. Additionally, several text changes are proposed that update the PD text to recognize it is under City of Gainesville regulations. These proposed amendments to the existing Planned Development will not affect the intent and character of the original PD and are consistent with the City of Gainesville Comprehensive Plan and Land Development Code.

Attachment 1 - Existing PD Layout Plan

# NORTH FLORIDA REGIONAL MEDICAL CENTER P.D. LAYOUT GAINESVILLE, FLORIDA

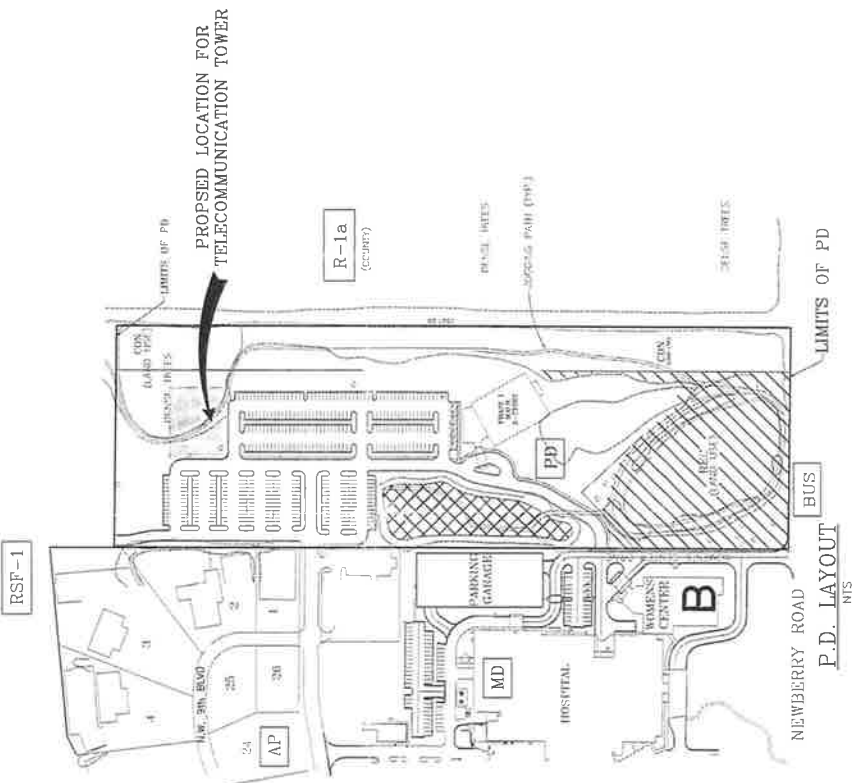
  
 ENR  
**ENR**  
**ASSOCIATES**  
 ENGINEERS ARCHITECTS PLANNERS  
 6311 UNIVERSITY AVENUE, SUITE 100  
 GAINESVILLE, FLORIDA 32608  
 TEL 352/371-1554  
 FAX 352/371-1555  
 WWW.ENRASSOCIATES.COM

DATE	DESCRIPTION

NORTH FLORIDA REGIONAL  
 MEDICAL CENTER  
 P.D. LAYOUT  
 GAINESVILLE, FLORIDA

EXISTING  
CONDITIONS

Professional Engineer of Record:	
Signature	Stamp



**LEGEND**

	PROPERTY LINE
	EXISTING ASPHALT DRIVE
	EXISTING ASPHALT DRIVE
	EXISTING ASPHALT DRIVE
	EXISTING ASPHALT DRIVE
	EXISTING ASPHALT DRIVE
	EXISTING ASPHALT DRIVE

EXHIBIT "A"

## Attachment 2 - PD Legal Description

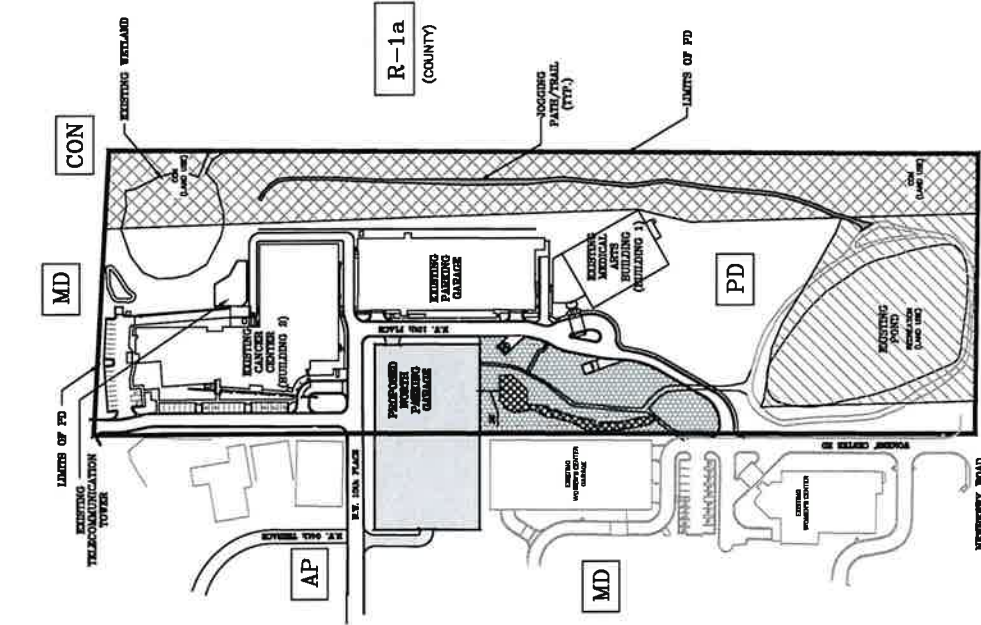
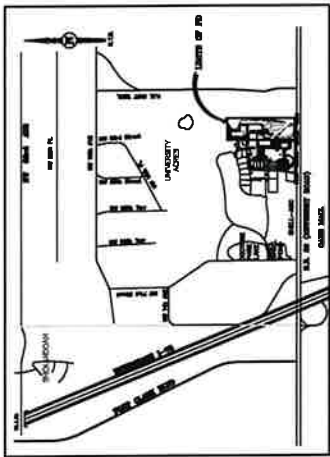
### LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST AND RUN THENCE SOUTH 89°23'10"EAST ALONG THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 362.15 FEET; THENCE NORTH 06°20'54"EAST, 50.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 26 (NEWBERRY ROAD) AND THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 798, PAGE 534 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°23'10"EAST, ALONG SAID RIGHT- OF-WAY LINE AND ALONG THE SOUTH BOUNDARY OF SAID PARCEL (O.R. 798, PAGE 534) A DISTANCE OF 739.76 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL (O.R. 798, PAGE 534) AND THE POINT OF BEGINNING, THENCE NORTH 00°14'09"EAST ALONG THE EAST BOUNDARY OF SAID PARCEL (O.R. 798, PAGE 534) AND ALONG A NORTHERLY EX- TENSION OF SAID EAST BOUNDARY 1100.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK AS PER PLAT THEREOF RECORDED IN PLAT BOOK "H", PAGE 81 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°14'09"EAST, ALONG THE EAST BOUNDARY OF SAID NORTH FLORIDA REGIONAL DOCTORS OFFICE PARK A DISTANCE OF 426.67 FEET; THENCE SOUTH 87°09'14"EAST, 499.41 FEET TO THE WEST BOUNDARY OF LOT 26 OF WEST HILLS AS PER PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 11 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00°14'09"WEST ALONG THE WEST BOUNDARY OF SAID WEST HILLS A DISTANCE OF 1507.20 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 26; THENCE NORTH 89°23'10"WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 499.40 FEET TO THE POINT OF BEGINNING. CONTAINING 17.39 ACRES, MORE OR LESS.

# NORTH FLORIDA REGIONAL MEDICAL CENTER

## P.D. LAYOUT PLAN

### CITY OF GAINESVILLE, FLORIDA



**PD DEVELOPMENT DATA**

**MAXIMUM GROSS FLOOR AREA = 170,000 SF**

BUILDING	EXISTING SQUARE FOOTAGE	NOTE
1	50,000 S.F.	MEDICAL ARTS BUILDING (B.A.B.)
2	60,000 S.F.	CANCER CENTER
<b>TOTAL:</b>	<b>110,000 S.F.</b>	

NORTH  
SCALE: 1" = 100'  
0 50 100 200  
GRAPHIC SCALE

Author	Checked	Appr. Date	City
Professional Engineer of Record: <b>Scot J. Bates, P.E.</b> AZILL Professional Engineer, No. 18-002			
PROJECT NAME: <b>CITY SUBMITTAL</b>			
PROJECT LOCATION: <b>NORTH FLORIDA REGIONAL MEDICAL CENTER</b>			
DRAWING TITLE: <b>P.D. LAYOUT PLAN</b>			
Scale	Sheet No.	Total Sheets	
	C1.00		

- NOTES**
1. SQUARE FOOTAGES ASSOCIATED WITH STRUCTURED PARKING IS NECESSARY STRUCTURES FOR THE TELECOMMUNICATIONS TOWER SHALL NOT COUNT AGAINST THE MAXIMUM ALLOWABLE BUILDING SQUARE FOOTAGE.
  2. THIS P.D. IS LOCATED IN ZONE B OF THE CITY'S TMAP.
  3. THE PROPOSED LOCATION OF THE NORTH PARKING GARAGE AND OPEN SPACE AREA AS SHOWN ON THE P.D. LAYOUT PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED IN THE DEVELOPMENT PLAN STAGE.



## **Attachment 5 –**

### **Revised PD Text/Conditions**

#### Conditions:

1. A minimum 100-foot wide buffer shall be maintained along the eastern boundary of the property. In accordance with the Buffer Group Matrix, this buffer shall be a high-density combination of canopy and understory trees and shrubs or stockade fence (or appropriate alternative) to provide buffering and visual screening between this type use and low density residential.
2. The uses allowed in the portion of the PD with a future land use category designation of Office shall be:
  - a. Health Services
  - b. Medical and dental laboratories
  - c. Offices
  - d. Offices, medical and dental
  - e. Research, development and testing service
  - f. Restaurant, accessory use only
  - g. Telecommunication tower
  - h. Pharmacy, accessory use only
  - i. Medical marijuana dispensing facility, accessory use only

The uses allowed in the portion of the PD with future land use category designations of Recreation or Conservation shall be limited to passive recreation in the pond, trails, and landscaped areas.

3. Development Plan Review shall be required consistent with the Land Development Code requirements.
4. Transportation mobility and concurrency requirements for stormwater management, solid waste, potable water and wastewater will have to be met as a condition of final development plan approval. Developments shall meet the City's transportation mobility program requirements in effect at the time of development plan approval.
5. The maximum enclosed building square footage allowed in the PD shall be 170,000 square feet of gross floor area (GFA). Square footages associated with structured parking shall not be included within the maximum allowable building square footage. The maximum building height shall not exceed 7 stories.
6. Placement of the existing telecommunication tower is subject to the requirements of the Land Development Code, except for the distance requirement which is controlled by the P.D. Layout Plan Map (Attachment 2).
7. The existing telecommunication tower shall be placed in a specific location and manner that will not require removal of existing trees, except as determined by the City Arborist, and shall be placed in a location that will be the least visible to adjacent residential neighbors to the north.
8. All accessory structures related to the functioning of the existing telecommunication tower shall be within a building or placed within an area which completely encloses the structures. The enclosure

## **Attachment 5 –**

### **Revised PD Text/Conditions**

shall maintain architectural compatibility with nearby structures on the site, or there may be alternative screening and enclosures, subject to development plan approval. Square footages associated with accessory structures for the telecommunication tower shall not count against the maximum allowable square footage for the PD.

9. All structures related to or constructed as part of the existing telecommunication tower shall meet the following conditions:

- 1) maintain an average of 50 feet and a minimum of 35 feet from the outward limits of the surface water or wetland area on the site; and
- 2) buffer areas that make up the average of 50 feet that is compensating for wetland buffer encroachment shall be subject to the same conditions as any wetland buffer area as provided in the City's Land Development Code.

10. As part of the development plan review process, any wetland and/or surface water boundaries that are associated with a development site shall be delineated and a jurisdictional determination made by the appropriate water management district.

11. The buffer area designated by the professional environmental engineer shall be planted with appropriate vegetation and screened and maintained to provide necessary protection from encroachment during and after construction and during the existence of the telecommunication tower, subject to development plan approval.

12. All landscaping approved as part of previously approved plans shall be implemented and maintained together with development of the existing telecommunication tower.

13. At the development plan review stage for the proposed new parking garage, the applicant shall show compliance with Article VIII, Division 4 of the Land Development Code.

14. As part of the development plan review application process for the proposed new parking garage, the owner/developer shall provide proof of an FAA determination of no hazard from the proposed 7-story building height in the PD.

15. As part of the development plan review application process for the proposed new parking garage, the owner/developer shall demonstrate that the construction of a 7-story parking garage in the PD site shown in Attachment 2 will not cause helicopter flight paths to be modified in a manner that increases the frequency of flights over the single-family areas to the east of the PD property.

16. The development commitments listed below shall be adhered to as a condition of this PD.

#### **DEVELOPMENT COMMITMENTS:**

NFRMC shall leave the existing duck pond and all trees and landscaping within 50 feet of the water's edge undisturbed and as is except for the running of utility lines. Further NFRMC shall continue to maintain this area as it has in the past.

## **Attachment 5 –**

### **Revised PD Text/Conditions**

NFRMC shall leave all trees, undergrowth and landscaping as is within a 100-foot buffer/setback corridor along the eastern edge of the PUD except for the running of utility lines.

NFRMC shall not construct any buildings or disturb any trees, undergrowth or landscaping in the areas presently designated on the Future Land Use Map as Recreational.

NFRMC shall limit the uses of the PUD to office and institutional uses along with parking structures suitable to comply with the parking requirements of the City of Gainesville Land Development Code.

NFRMC reserves the right to run necessary utility lines thru the buffer/setbacks and the areas land use designated as recreation.

NFRMC shall minimize impacts to regulated environmental features and resources to the maximum extent feasible and shall mitigate any impacts in accordance with the City's Land Development Code.

NFRMC shall keep the jogging trail if possible where it is presently located. Modifications would occur only by an approved development plan.

NFRMC shall minimize adverse effects on residential neighborhoods from lighting and/or air conditioner noise in accordance with the City's Land Development Regulations.

NFRMC acknowledges the existing traffic conditions of State Road 26 and will co-operate with staff and the Commissions in helping to solve some of the problem areas. Some solutions that NFRMC will explore shall be:

1. Stagger work hours at the peak traffic periods
2. Onsite/offsite traffic signal modifications
3. Addition of a right turn lane for NW 69<sup>th</sup> Terrace

NFRMC is open to suggestions and help from staff and the commissions on additional solutions.



## Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

~~Zoning Application #ZOM 4-92, as summarized in Exhibit "A" of this Resolution, is hereby approved, and the real property described within the application shall, unless changed in accordance with law, hereafter bear the zoning district classification of Non-Residential "PUD" (Planned Unit Development), subject to the following conditions:~~

### Conditions:

1. A minimum 100-foot wide buffer shall be maintained along the eastern boundary of the property. In accordance with the Buffer Group Matrix, this buffer shall be a high-density combination of canopy and understory trees and shrubs or stockade fence ~~(or a high-density combination of canopy and understory trees and shrubs or stockade fence~~ (or appropriate alternative)) to provide buffering and visual screening between this type use and low density residential.

~~2. The nature of this PUD will be office/clinic/rehabilitation or other health care facilities as described in Policy 5.1.1.c. of the Alachua County Comprehensive Plan.~~

2. The uses allowed in the portion of the PD with a future land use category designation of Office shall be:

- a. Health Services
- b. Medical and dental laboratories
- c. Offices
- d. Offices, medical and dental
- e. Research, development and testing service
- f. Restaurant, accessory use only
- g. Telecommunication tower
- h. Pharmacy, accessory use only
- i. Medical marijuana dispensing facility, accessory use only

The uses allowed in the portion of the PD with future land use category designations of Recreation or Conservation shall be limited to passive recreation in the pond, trails, and landscaped areas.

3. Site Development Plan Review shall be required consistent with the Land Development Code requirements.

4. Transportation mobility and concurrency requirements for roads, drainage, stormwater management, solid waste, potable water and sewer wastewater and mass transit will have to be met as a condition of final development plan approval. The impact of this development on SR-26, a "constrained roadway facility", shall be addressed through binding conditions including a development agreement as appropriate which addresses Transportation Demand Management (TDM), Transportation System Management (TSM) strategies to maintain or improve levels of service (LOS) on this segment of SR-26 as a part of the development approval process. Developments shall meet the City's transportation mobility program requirements in effect at the time of development plan approval.

5. Total square footage for the PUD shall be up to 160,000 to be built in three phases of 59,995; 39,987; AND 60,018 square feet each. The amount of square footage constructed in each phase can be more or less than the amount specified, provided the total square footage for the PUD is not exceeded. The

## Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

~~maximum building height shall not exceed four stories for Phases I and II and two stories for Phase III, and the maximum building coverage shall be 30%. The Phases may be developed in any sequence.~~

5. The maximum enclosed building square footage allowed in the PD shall be 170,000 square feet of gross floor area (GFA). Square footages associated with structured parking shall not be included within the maximum allowable building square footage. The maximum building height shall not exceed 7 stories.

~~6. The southern and eastern portion of parcel #6340-4 (currently used as a park) shall be limited to the use of a pond, jogging trails and landscaping only.~~

6. Condition 1. Placement of the ~~new~~ existing telecommunication tower shall be ~~is~~ subject to ~~Section 30-98 of the requirements of the~~ Land Development Code, except for the distance requirement which is controlled by the P.D. Layout Plan Map (~~Exhibit "A" Attachment 2~~).

~~Condition 2.~~

~~The existing tower located on the top of the North Florida Regional Medical Center building on the main campus shall be permanently removed within 60 days of the issuance of the certificate of completion of the new telecommunication tower issued by the City's Building Department, or the passage of 6 months, whichever date occurs sooner.~~

7. Condition 3. The existing telecommunication tower shall be placed in a specific location and manner that will not require removal of existing trees, except as determined by the City Arborist, and shall be placed in a location that will be the least visible to adjacent residential neighbors to the north.

8. Condition 4. All accessory structures related to the functioning of the ~~new~~ existing telecommunication tower shall be within a building or placed within an area which completely encloses the structures. The enclosure shall maintain architectural compatibility with nearby structures on the site, or there may be alternative screening and enclosures, subject to development plan approval. Square footages associated with accessory structures for the telecommunication tower shall not count against the maximum allowable square footage for the PD.

9. Condition 5. All structures related to or constructed as part of the ~~new~~ existing telecommunication tower shall meet the following conditions:

- 1) maintain an average of 50 feet and a minimum of 35 feet from the outward limits of the surface water or wetland area on the site; and
- 2) buffer areas that make up the average of 50 feet that is compensating for wetland buffer encroachment shall be subject to the same conditions as any wetland buffer area as provided in the City's Land Development Code.

10. Condition 6.

As part of the development plan review ~~application process~~, the any wetland and/or surface water boundaries that are associated with a development site shall be designated and plotted out in the field and certified by a professional environmental engineer delineated and a jurisdictional determination made by the appropriate water management district.

## Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

11. Condition 7. The buffer area designated by the professional environmental engineer shall be planted with appropriate vegetation and screened and maintained to provide necessary protection from encroachment during and after construction and during the existence of the ~~new~~ telecommunication tower, subject to development plan approval.

12. Condition 8. All landscaping approved as part of previously approved plans shall be implemented and maintained together with development of the ~~new~~ existing telecommunication tower.

13. At the development plan review stage for the proposed new parking garage, the applicant shall show compliance with Article VIII, Division 4 of the Land Development Code.

### ~~Condition 9.~~

~~The trail proposed as part of earlier approved development plans shall be maintained or adjusted to suitable alternative locations to accommodate the placement of the new telecommunication tower, subject to development plan approval.~~

### ~~Condition 10.~~

~~The owner/developer shall provide proof of an FAA determination of no hazard of the new telecommunication tower, as part of the development plan review application.~~

### ~~Condition 11.~~

~~The owner/developer shall demonstrate that relocation of the existing tower from the hospital roof to the proposed location area on the property as shown in Exhibit "A" will not cause helicopter flight paths to be modified in a manner that increases the frequency of flights over the single-family areas to the east of the PD property.~~

14. As part of the development plan review application process for the proposed new parking garage, the owner/developer shall provide proof of an FAA determination of no hazard from the proposed 7-story building height in the PD.

15. As part of the development plan review application process for the proposed new parking garage, the owner/developer shall demonstrate that the construction of a 7-story parking garage in the PD site shown in Attachment 2 will not cause helicopter flight paths to be modified in a manner that increases the frequency of flights over the single-family areas to the east of the PD property.

7. 16. The development commitments submitted as part of this PUD application listed below shall be adhered to as a condition of this zoning PD.

### **Bases:**

1. This request to rezone to the "PUD" zoning district is consistent with Institutional policies of the Future Land Use Element, particularly Policy 5.1.1.c. describing health care facilities as institutional uses and Policy 5.2.1.a through 5.2.1.f stating criteria to determine the appropriateness of potential institutional locations.

2. By maintaining the Board of County Commissioner's required minimum of a 100-foot wide buffer along the eastern boundary of the subject property, this request would be consistent with Activity Center policy 2.1.6.b. by minimizing effects of any lighting or noise on adjacent residential areas.

3. The Oaks Moll Activity Center Plan policies provide for mixed-complementary land uses and promotes

## Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

~~this area as being a high density regional focal point as stated in Policy 2.6.3.1.a. of the Future Land Use Element.~~

~~4. Policy 2.6.3.3.e. of the Oaks Mall Activity Center Plan requires all necessary transportation improvements that accrue due to the impact at a development be provided by the developer. Applicant has indicated within the list of development commitments several suggested solutions to existing traffic conditions of SR 26.~~

~~5. All concurrency requirements must be addresses as part of the preliminary and final development plan review process, in order to obtain a Certificate of Level of Service Compliance, pursuant to Ordinance 92-7; Policy 1.1.5. of the Traffic Circulation Element of the Comprehensive Plan (Attachment "B") specifies required strategies to maintain or improve level of service on SR 26 as "constrained facility".~~

~~6. The existing jogging trails and ponds would not be affected by this proposed rezoning. The Board of County Commissioners approved CPA 4-92 for transmittal, which included policies that require this area to be designated Recreation and limits usage as such.~~

~~7. The adopted Buffer Group Matrix, part of the Comprehensive Plan, requires a high density combination of canopy and understory trees and shrubs or stockade fence (or appropriate alternative) to provide buffering and visual screening between this type use and low density residential. A minimum 100-foot wide buffer shall also be maintained along the eastern property line.~~

~~Upon adoption of this Resolution, the Alachua County Director of Codes Enforcement, his designee or other authorized agent of Alachua County, shall make such change on the Alachua County Zoning Atlas as is necessary to affect this Resolution.~~

~~This Resolution shall take effect immediately upon its adoption.~~

### ~~viii. DEVELOPMENT COMMITMENTS:~~

~~NFRMC shall leave the existing duck pond and all trees and landscaping within 50 feet of the water's edge undisturbed and as is except for the running of utility lines. Further NFRMC shall continue to maintain this area as it has in the past.~~

~~NFRMC shall leave all trees, undergrowth and landscaping as is within a 100-foot buffer/setback corridor along the eastern edge of the PUD except for the running of utility lines.~~

~~NFRMC shall not construct any buildings or disturb any trees, undergrowth or landscaping in the areas presently designated on the Future Land Use Map as Recreational.~~

~~NFRMC shall limit the uses of the PUD to office and institutional uses along with parking structures suitable to comply with the parking requirements of the Alachua County Land Development Regulations City of Gainesville Land Development Code.~~

~~NFRMC reserves the right to run necessary utility lines through the buffer/setbacks and the areas land use designated as recreation.~~

~~There are two ecologically sensitive areas within the limits of the PUD. NFRMC shall leave the northern area totally undisturbed. The area where the seepage of ground water occurs near the western edge of~~

## Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

~~the PUD shall be left undisturbed except for a bridge over the southern most portion of the seepage area to access an existing internal drive of the Medical Center.~~

~~NFRMC shall construct a maximum of 200,000 square feet of office/institutional uses and a parking structure to accommodate the required parking within this PUD. The adjacent neighborhoods have expressed that they would prefer to park only half the required parking within this PUD and park the remaining half in a parking structure to be located on land owned by NFRMC to the west of this PUD. This is acceptable to NFRMC if placed as a condition during public hearings~~

NFRMC shall keep the jogging trail if possible where it is presently located. Modifications would occur only by an approved site development planning.

~~NFRMC shall endeavor through site planning and building design to minimize and adverse effects that lighting and/or air conditioner noise might have on any residential neighborhoods.~~

NFRMC shall minimize adverse effects on residential neighborhoods from lighting and/or air conditioner noise in accordance with the City's Land Development Regulations.

NFRMC acknowledges the existing traffic conditions of State Road 26 and will co-operate with staff and the Commissions in helping to solve some of the problem areas. Some solutions that NFRMC will explore shall be:

1. Stagger work hours at the peak traffic periods
2. Onsite/offsite traffic signal modifications
3. Addition of a right turn lane for NW 69<sup>th</sup> Terrace

NFRMC is open to suggestions and help from staff and the commissions on additional solutions.

~~NFRMC intends to construct office/clinic/rehabilitation or other approved uses that are non-residential in nature that are allowed by the Institutional Land Use, except that it is not the intent of NFRMC to construct as part of this PUD any commercial, retail, industrial, hotels, nursing homes, retirement centers or governmental uses.~~



# Memorandum

**AD REQUESTED:** 02/21/18  
**TO:** Kimberly Kanemoto/Ken Blake  
**FROM:** Rosa Trautz  
**SUBJECT:** Neighborhood Workshop – Parking Garage  
**AD RUN DATE:** ~~02/23/18 (Friday)~~ Monday, Feb. 26  
**AD SIZE:** minimum 2 columns wide x 2 inches long, but as close to this as possible

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning associated with the Medical Services (MD) and Planned Development (PD) zoning districts and a Development Plan for a parking garage located on the North Florida Regional Medical Center campus at 6500 W. Newberry Road (parcel numbers 06340-007-002, 06340-007-001, 06340-011-000, 06340-007-006, 06340-010-UNIT, 06340-012-UNIT, 06340-010-021, 06340-010-022, and a portion of 06340-010-024). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on March 13, 2018 at 6:00 p.m. at the South Tower, Suite 1 at North Florida Regional Medical Center (NFRMC), 6500 W. Newberry Road.



Contact: Sergio Reyes, PE  
eda engineers – surveyors – planners, inc.  
(352) 373-3541

TODAY IN HISTORY

In 1616, astronomer Galileo Galilei met with a Roman Inquisition official, Cardinal Robert Bellarmine, who ordered him to abandon the "heretical" concept of heliocentrism, which held that the earth revolved around the sun, instead of the other way around. In 1815, Napoleon Bonaparte escaped from exile on the island of Elba and headed back to France in a bid to regain power. In 1944, the United States and Panama proclaimed a treaty under which the U.S. agreed to undertake efforts to build a ship canal across the Panama Isthmus.

TODAY'S BIRTHDAYS

Game show host Tom Kennedy is 91. Country-rock musician Paul Cotton (Poco) is 75. Actor-director Bill Duke is 75. Singer Mitch Ryder is 73. Actress Maria Kristin (TV: "Lost in Space") is 73. Rock musician Jonathan Cain (Journey) is 68. Singer Michael Bolton is 65. Actor Greg Germann is 60. Sen. Tim Kaine, D-Va., is 60. Bard leader John McDaniel is 57. Actor-martial artist Mark Dacascos is 54. Actress Jennifer Grant is 52. Rock musician Tim Commerford (Audioslave) is 50. Actor Max Jebrall (TV: "Superior Donuts") is 46. Rhythm-and-blues singer Nico Wade (Society of Soul) is 46. Olympic gold medal swimmer Jenny Thompson is 45. Rhythm-and-blues singer Kyle Newman (Jagged Edge) is 43. Actor Greg Kinnear is 41. Rock musician Chris Colos (O.A.R.) is 39. Rhythm-and-blues singer Corinne Bailey Rae is 39. Country singer Rodney Hayden is 38. Pop singer Kate Russ (Fun.) is 36.

LOTTERY

Sunday, Feb. 25
Pick 2
Early drawing: 2-6
Night drawing: 0-4
Pick 3
Early drawing: 3-5-9
Night drawing: 0-2-1
Pick 4
Early drawing: 7-7-7-8
Night drawing: 7-1-4-8
Pick 5
Early drawing: 3-2-0-8-2
Night drawing: 1-1-1-3-8

Fantasy 5

4-13-17-22-30

PREVIOUS RESULTS

Lottery - Saturday
4-14-22-30-44-48
Match...Payoff...Winners
6-of-6...\$3.5M...1-Roll-over
5-of-6...\$424,000...9
4-of-6...\$67,114...146
3-of-6...\$5,220...91
Fantasy 5 - Saturday
3-9-19-21-28
Match...Payoff...Winners
5-of-5...\$0...0
4-of-5...\$555,406
3-of-5...\$14,12,378

Congress has ideas on gun violence, but no consensus

By Lisa Mascaro and Matthew Daly
The Associated Press

WASHINGTON — After a 10-day break, members of Congress are returning to work under hefty pressure to respond to the outcry over gun violence. But no plan appears ready to take off despite a long list of proposals, including many from President Donald Trump.

Republican leaders have kept quiet for days as Trump tossed out ideas, including raising the minimum age to purchase assault-style weapons and arming teachers, though on Saturday the president tweeted that the letter was "Up to states."

Their silence has left little indication whether they are ready to rally their ranks behind any one of the president's ideas, dust off another proposal or do nothing. The most likely legislative option is bolstering the federal background check system for gun purchases, but it's bogged down after being linked with a less popular

measure to expand gun rights.

The halting start reflects firm GOP opposition to any bill that would curb access to guns and risk antagonizing gun advocates in their party. Before the Feb. 14 shooting at a high school in Parkland, Florida, that killed 17 people, Republicans had no intention of reviving the polarizing and politically risky gun debate during an already difficult election year that could endanger their congressional majority.

"There's no magic bill that's going to stop the next thing from happening when so many laws are already on the books that weren't being enforced, that were broken," said Rep. Steve Scalise, R-La., the third-ranking House GOP leader, when asked about solutions. "The breakdowns that happen, this is what drives people nuts," said Scalise, who suffered life-threatening injuries when a gunman opened fire on lawmakers' baseball team practice last year.

Under tough public questioning from



In this June 12, 2003, photo, the Rev. Billy Graham preaches in Oklahoma City, Okla. (ASSOCIATED PRESS FILE PHOTO)

Billy Graham had pride and regret on civil rights issues

By Jay Byrnes
The Associated Press

BIRMINGHAM, Ala. — The Rev. Billy Graham was single-minded when he preached about God, prefacing sermon points with the phrase "The Bible says..." Yet he had a complicated role in race relations, particularly when confronting segregation in his native South.

In Alabama for one of his evangelistic crusades in 1965, just months after passage of the Civil Rights Act, Graham talked about the Confederates flag flying "proudly" atop the state Capitol and the fact that both of his grandfathers served as rebel soldiers, according to a recording available on his ministry's website. He didn't address the evils of segregation directly, talking instead about God's unique power to change people and communities.

But Graham also drew scorn from segregationists for speaking to racially mixed crowds and allowing blacks and whites to mingle during the trademark altar call that ended each service. The Rev. Martin Luther King Jr. was an ally, and King publicly credited Graham with helping the cause of civil rights.

As a white moderate who spoke with a Southern drawl, Graham helped ease the region's transition away from legalized segregation, said Steven P. Miller, a scholar who has written about Graham. Graham had a "huge base" of white support in the Bible Belt, Miller said, and those people listened to him.

"He could reach that audience as a native Southerner, but also because he spoke a familiar evangelical language — and because he was obviously not an activist," said Miller, author of the book "Billy Graham and the Rise of the Republican South." "Ultimately, what Graham put forth was what we might now call a colorblind gospel," Miller said in his book.

Born in 1918 on the family farm near Charlotte, North Carolina, Graham grew up in a South strictly divided by race. In an act that sounds mundane now but was perilous at the time, he demanded the removal of ropes separating black and white audience members at a crusade in the South in the early 1950s.

Graham was an internationally known preacher traveling the world by 1955, when King first gained notice by leading a bus boycott against segregation in Montgomery, Alabama. Graham embraced King's work, and the two appeared on stage together during a Graham crusade at New York's Madison Square Garden in 1957. Graham paid the jail bond following King's arrest during demonstrations in Albany, Georgia, in 1962.

A Galaxy of features

New Samsung smartphones: Nicer camera, static design, higher price

By Anick Jeselnicom
The Associated Press

NEW YORK — Samsung unveiled new smartphones with largely unchanged designs and incremental improvements such as a better camera — accompanied by a second annual price increase for many customers.

The static design of the new Galaxy S9 underscores both the slowing pace of smartphone innovation and the extent to which other manufacturers, particularly Apple, have caught up with Samsung features that once stood out. That includes everything from edge-to-edge screens to facial recognition to a water-resistant body.

The new phone's biggest selling point is its camera, which is already among the best in the smartphone business.

The S9 promises even better low-light shots, while offering a video mode that appears to freeze fast-moving objects, matching a feature in some Sony phones. The S9 can automatically detect

when there's high-speed motion to record, such as a cork popping off a bottle of champagne. A fifth of a second of video gets stretched out into six seconds.

While single features like this aren't likely to drive buying decisions, the slow-motion effect could be "the kind of thing that will get a lot of attention," said Bob O'Donnell of the research firm Technalysis.

For the first time in a major phone, the S9 will let you change the camera's aperture to let in more light, making for better images in dark settings.

But analyst Carolina Milanez of Creative Strategies warns that despite the improvements, the new camera is competing with already good cameras in earlier Samsung phones.

Nonetheless, you may have to pay more, though nothing quite at the level of last year's \$100 price hikes for the Galaxy S8. In the U.S., Verizon, AT&T and Sprint are xating prices from what the S8 cost at launch — to nearly \$800 for the regular-size S9 and more than \$900 for the larger S9 Plus.

As people hold onto phones longer before upgrading, price hikes let manufacturers and carriers make up for lost revenues.

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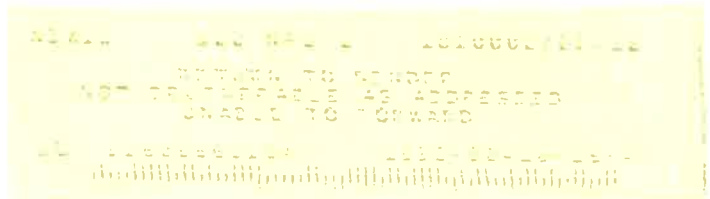


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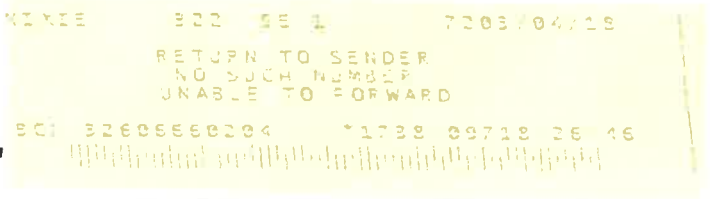


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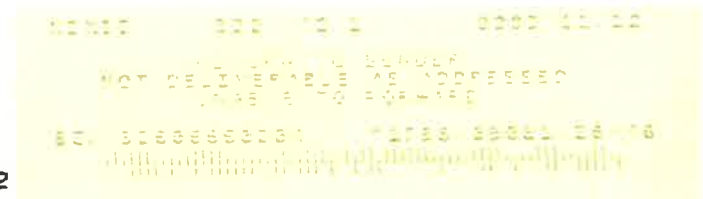


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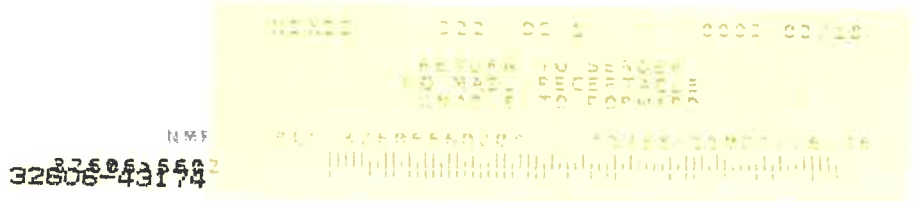
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**MAXINE HINGE**  
 5040 NW 50 TER  
 GAINESVILLE, FL 32606



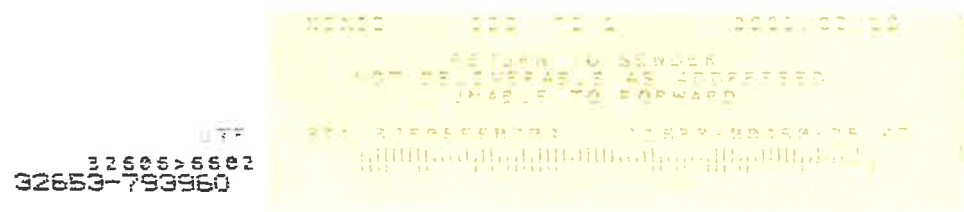
engineers • surveyors • planners, inc  
 2404 NW 43<sup>rd</sup> Street  
 Gainesville, FL 32606

JACKSONVILLE  
 FL 322  
 26 FEB '18  
 PM 4 L



Neighborhood Workshop Notice

**Turkey Creek Forest Owners Assn**  
**ATTN: RITA SMITH**  
 8620 NW 13 ST, #210 CLUBHOUSE OFFICE  
 GAINESVILLE, FL 32653



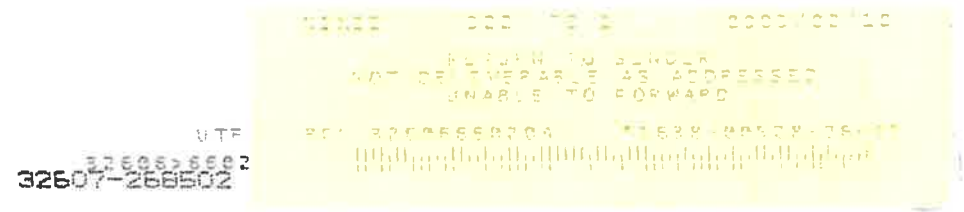
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 2404 NW 43<sup>rd</sup> Street  
 Gainesville, FL 32606

JACKSONVILLE  
 FL 322  
 26 FEB '18  
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Neighborhood Workshop Notice

**University Park**  
**JIMMY HARNSBERGER**  
 402 NW 24 ST  
 GAINESVILLE, FL 32604



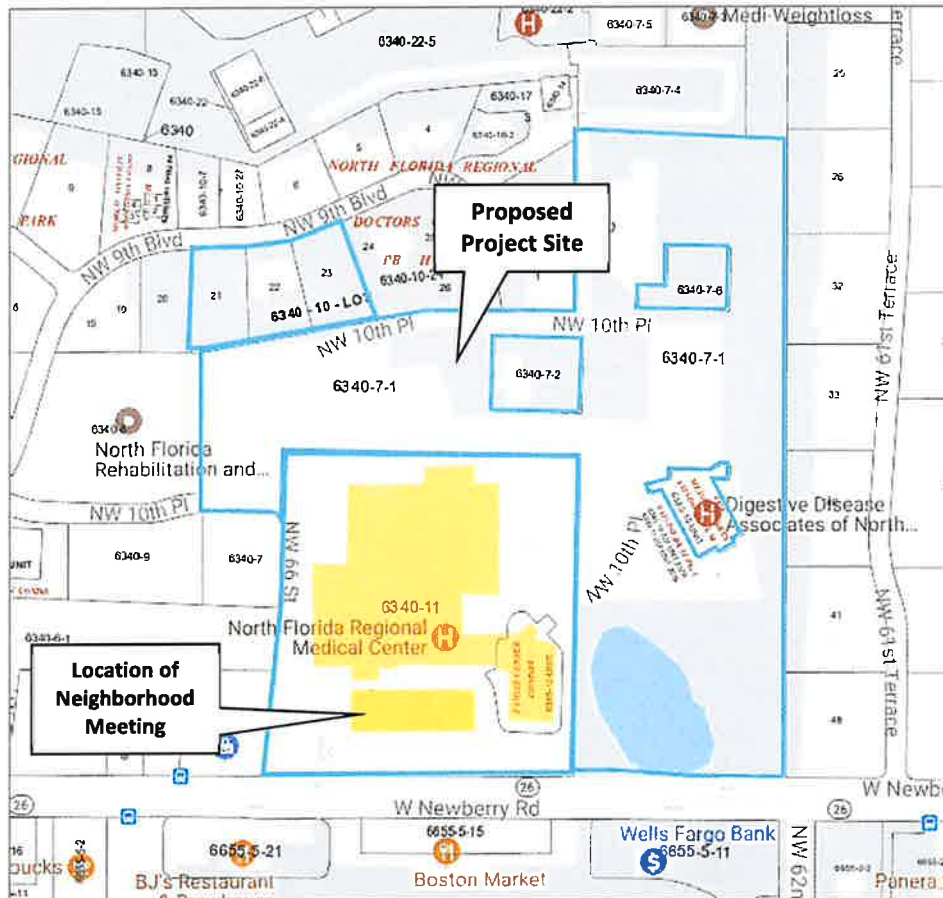
## NEIGHBORHOOD WORKSHOP NOTICE

**Date:** March 13, 2018  
**Time:** 6:00 p.m.  
**Place:** South Tower, Suite 1 at North Florida Regional Medical Center (NFRMC)  
 6500 W. Newberry Road, Gainesville, FL 32605  
**Contact:** eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed rezoning associated with the Medical Services (MD) and Planned Development (PD) zoning districts and a Development Plan for a parking garage located on the North Florida Regional Medical Center campus at 6500 W. Newberry Road (parcel numbers 06340-007-002, 06340-007-001, 06340-011-000, 06340-007-006, 06340-010-UNIT, 06340-012-UNIT, 06340-010-021, 06340-010-022, and a portion of 06340-010-024). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

**Directions:** Enter main entrance of hospital, take door to right, follow corridor to South Tower, Suite 1 is on first floor.

**Hospital Phone:** 352-333-4000 ext. 0





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## Neighborhood Meeting Minutes

**Project:** Potential Building Expansion and Parking Garage

**Meeting Date & Time:** January 09, 2017 @ 6:00pm

**Location:** 2320 NW 66th Court  
Gainesville, FL 32653

**Community Participants:** 0

**Attendees:** As listed on attached Sign-in-Sheet  
Stephanie Sutton, eda

### **Project Representatives:**

**Engineer/Planner:** Sergio Reyes, PE and Clay Sweger, AICP

### **Meeting Minutes:**

There were no attendees from the community at this neighborhood meeting.





**eda**

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**Neighborhood Meeting - Sign-in Sheet**

**Project:** Proposed Rezoning and Development Plan for a new parking garage.  
**Date & Time:** March 13, 2018 @ 6:00pm  
**Location:** South Tower, Suite 1 at North Florida Regional Medical Center (NFRMC)  
6500 W. Newberry Road, Gainesville, FL 32605

<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE</b>	<b>EMAIL</b>
<b>NO MEMBERS OF THE PUBLIC ATTENDED THIS MEETING.</b>			