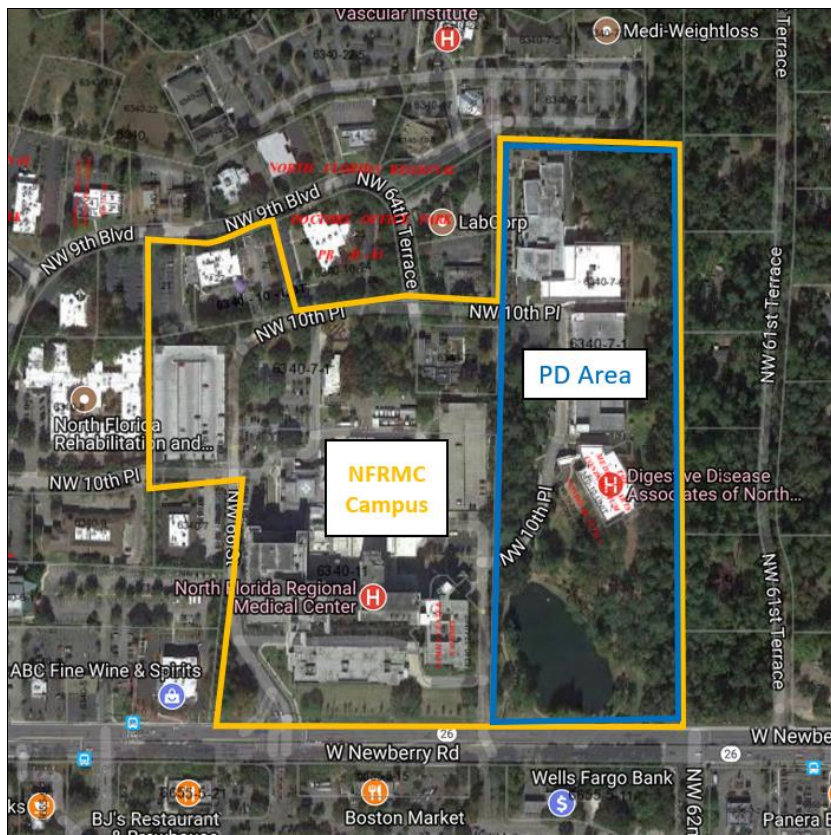




engineers • surveyors • planners, inc.

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 & June 19, 2018)

Table of Contents

Background	1
Statement of Proposed Change	2
Existing Future Land Use Designation	4
Existing Zoning District	5
Environmental Conditions	6
Consistency with Land Development Code & Comprehensive Plan	6
Conclusion	11

List of Figures

Figure 1: Location Map	1
Figure 2: Future Land Use Map	4
Figure 3: Zoning Map	5

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

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

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:

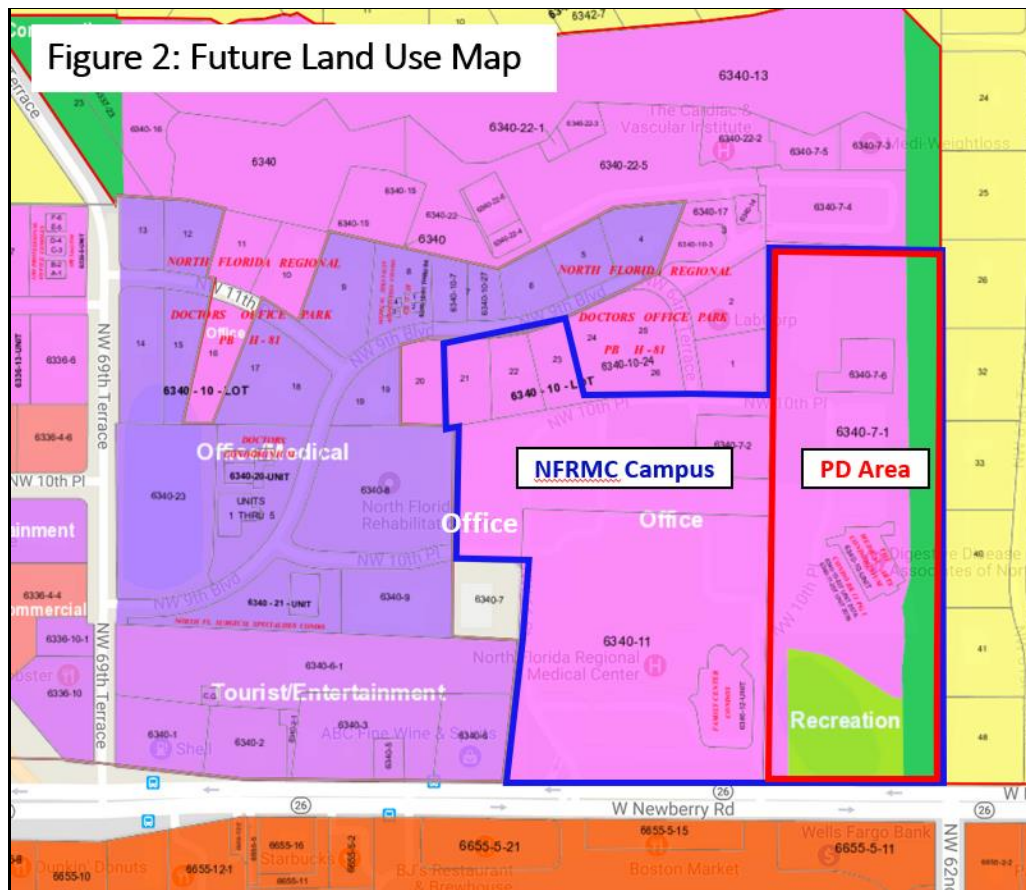
1. General updating of text and terminology to reflect that the property is now regulated by the City of Gainesville (removing old references to Alachua County).
2. Statement of allowable uses in the PD consistent with the City's current Land Development Code terminology.
3. Deletion of the building 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 (see Condition 13) requiring that the Surface Water Buffer Area comply with limits and exceptions permitted by Article VIII, Division 4 of the Land Development Code and allow utility relocations and pedestrian paths/sidewalks.
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 13 requiring compliance with limits and exceptions permitted by 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.

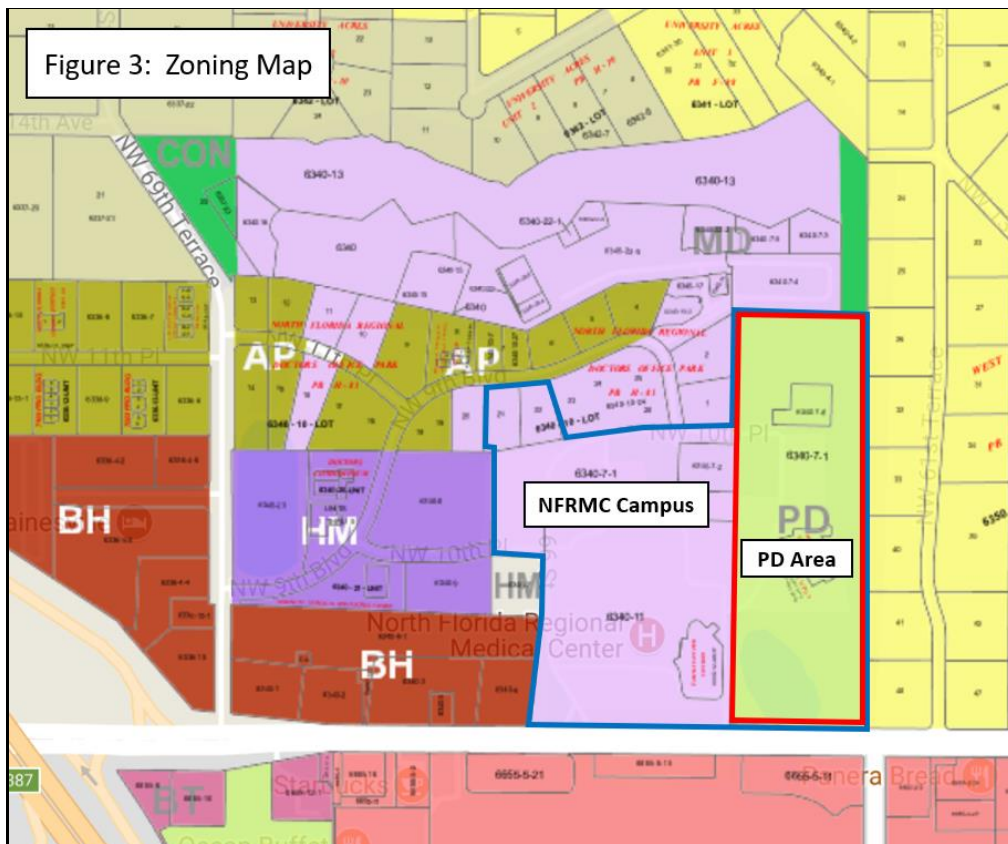
Conservation

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

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 Surface Water Buffer Area on the PD Layout Plan.

Attachment 4, the 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 of the Surface Water Buffer Area with the limits and exceptions permitted by Article VIII, Division 4 of the Land Development Code (per Section 30-8.20.J.) and allow utility relocations and pedestrian paths/sidewalks. To ensure this, a new Condition 13 has been added to the PD Conditions (see Attachment 5).

Consistency with Land Development Code & Comprehensive Plan

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 surface water buffer area complies with the limits and exceptions permitted in Article VIII, Division 4 of the Land Development Code, and allows utility relocations and pedestrian paths/sidewalks.**

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 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 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 was 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 was 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. This application was presented to the City Plan Board on May 24, 2018 and was approved with conditions.

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.

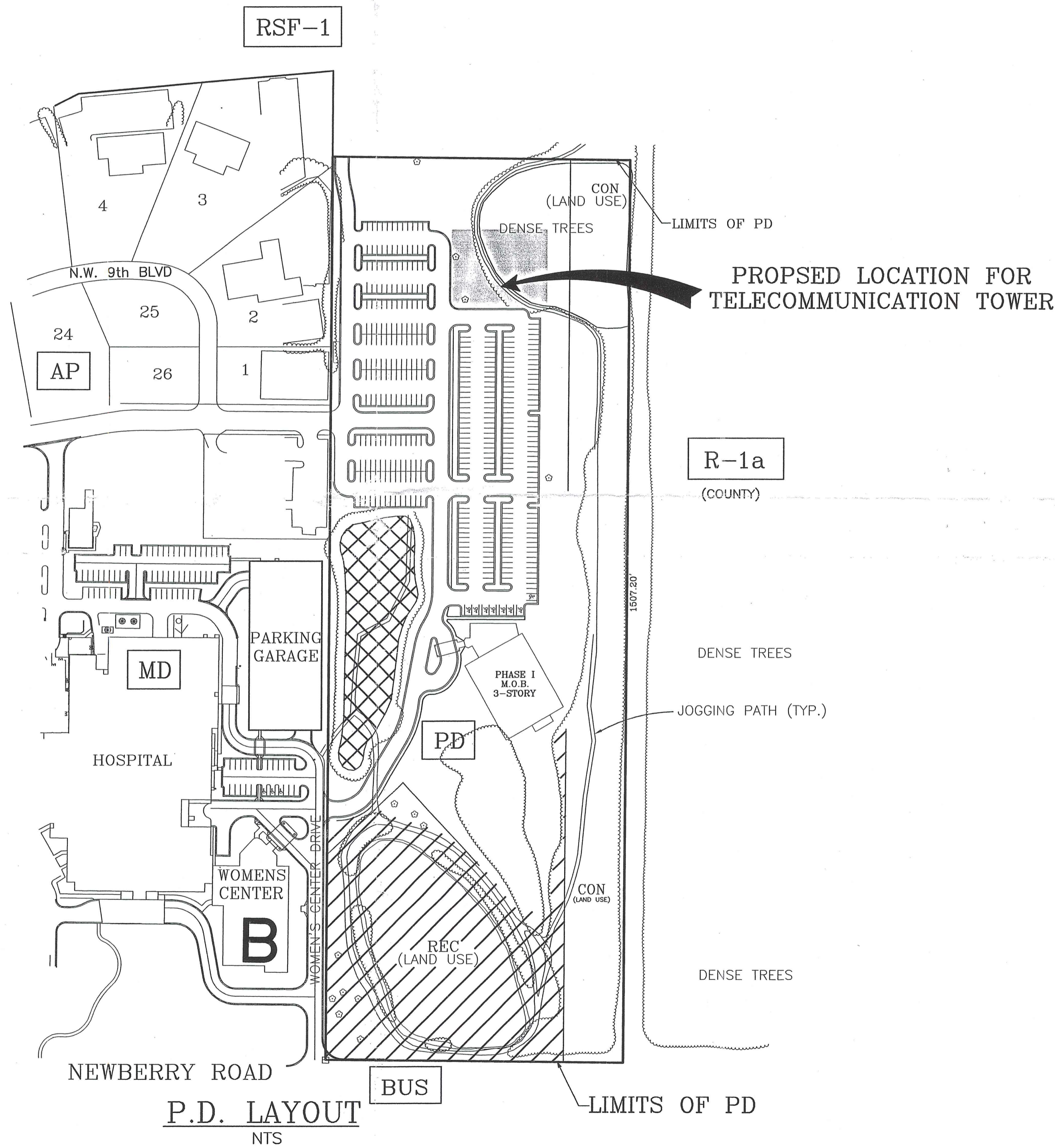
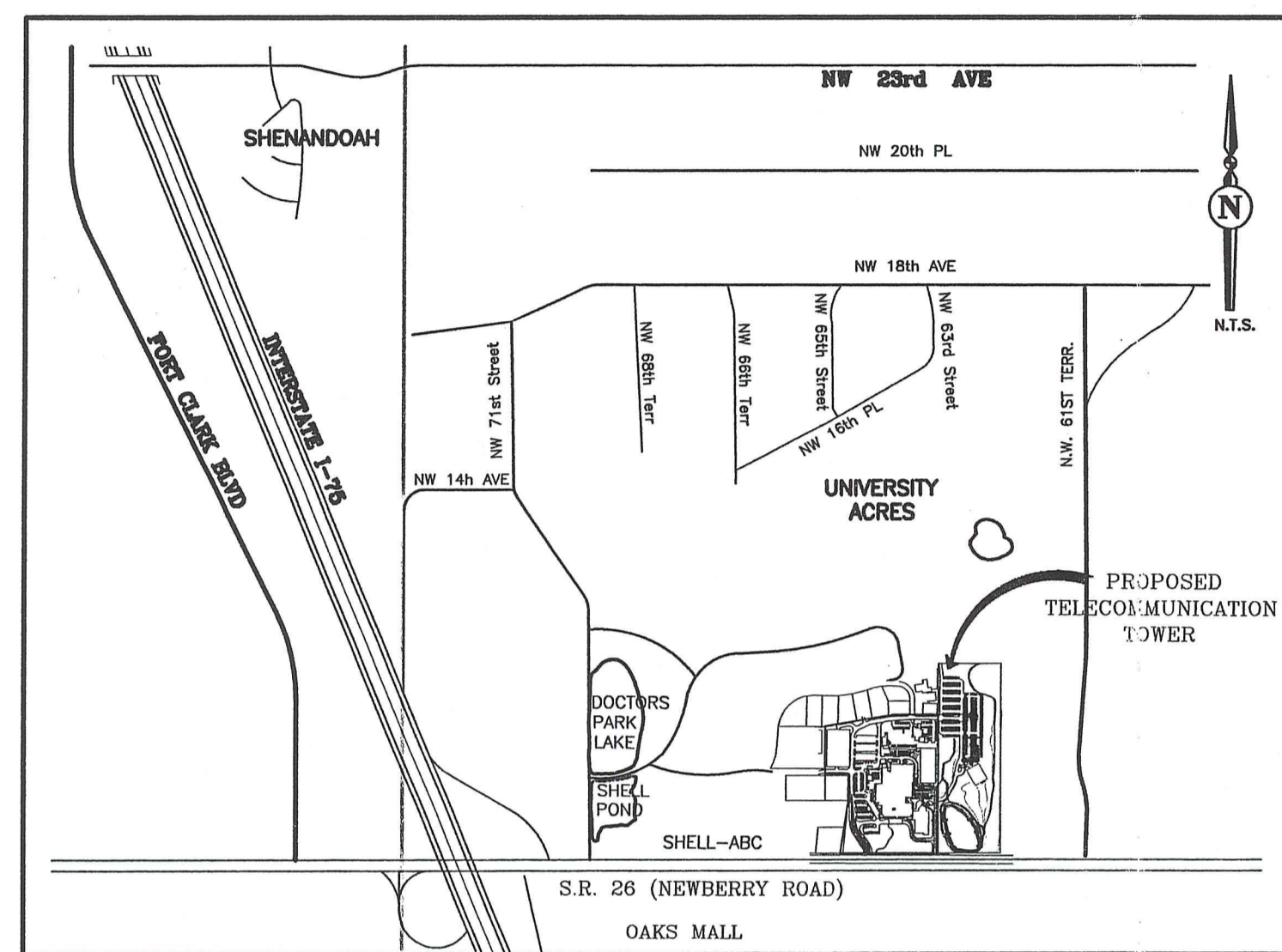
Conclusion

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.

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

ED A ENMAN & ASSOCIATES
 ENGINEERS SURVEYORS PLANNERS
 2404 N.W. 43rd ST.
 GAINESVILLE, FLORIDA 32606-6602
 TEL. (352) 373-3541
 FAX. (352) 373-7249
 E-MAIL: eda@atlantic.net

CORPORATE AUTHORIZATION NO.
EB 2389



LEGEND

	CITY LAND USE MAP DESIGNATION: RECREATIONAL
	ECOLOGICALLY SENSITIVE AREA
	EXISTING ZONING (COUNTY DESIGNATION)
	EXISTING ZONING (CITY DESIGNATION)

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

EXISTING CONDITIONS

Project Phase:	
Professional Engineer of Record:	
Sergio J. Reyes, P.E. Engineer	47311 Certificate No.
Scale: NTS	Date: APRIL 2004
Designed: SJR	Drawn: TAR
Project No: 03-305	Sheet No. 1 of 1

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

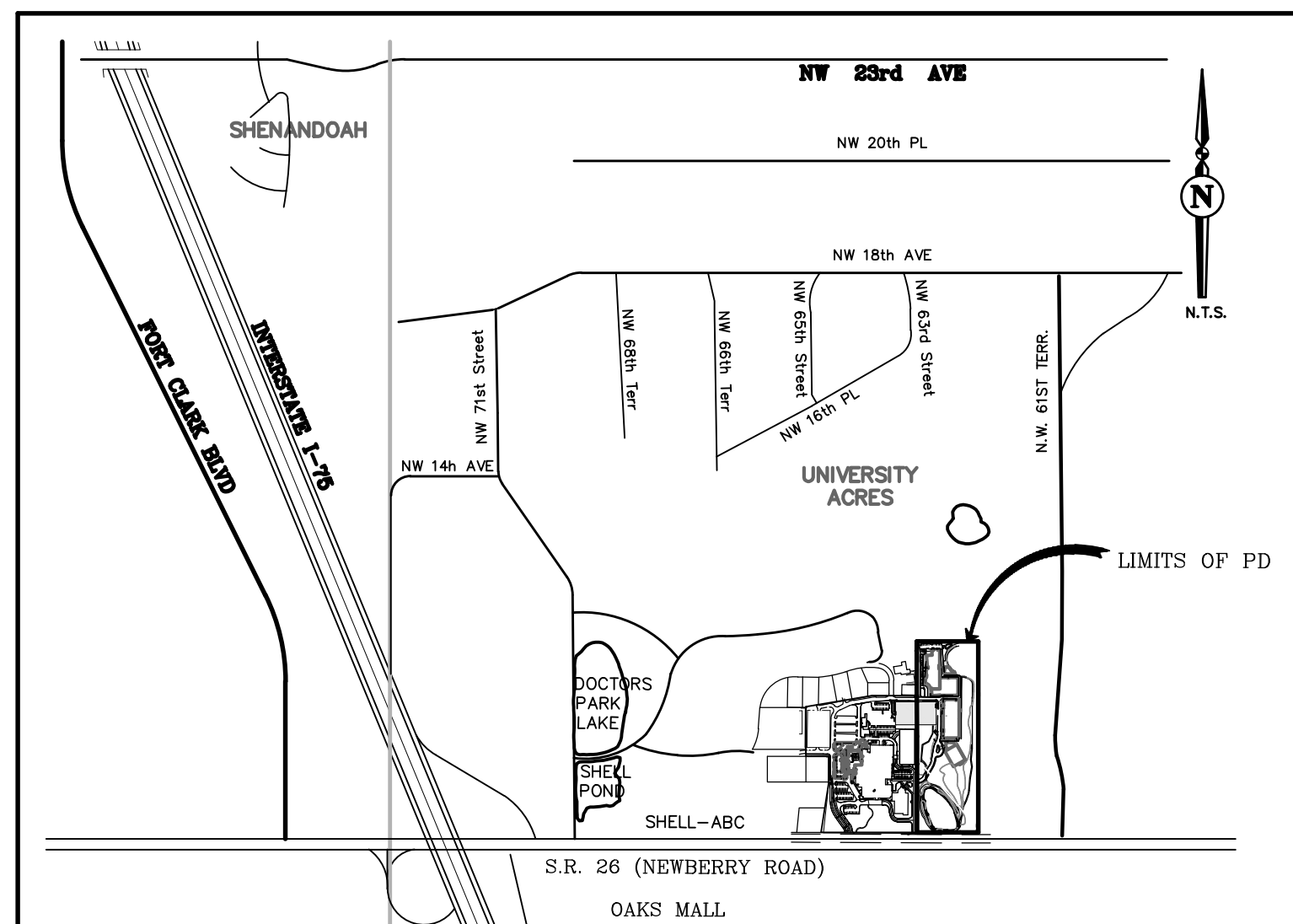
P.D. LAYOUT PLAN

CITY OF GAINESVILLE, FLORIDA

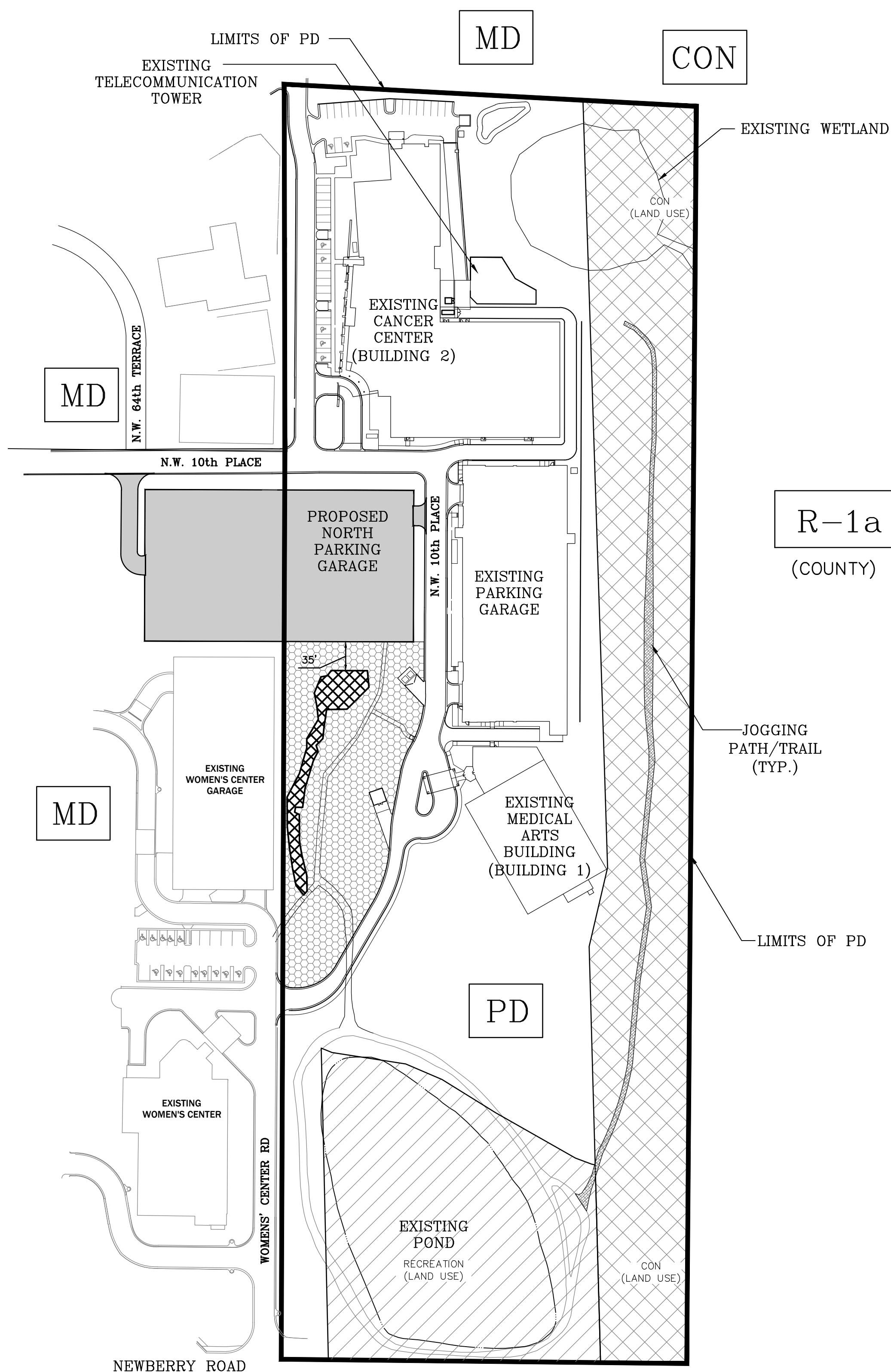


engineers • surveyors • planners

ED 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
www.edafi.com mail@edafi.com



LOCATION MAP
N.T.S.



PD DEVELOPMENT DATA

MAXIMUM GROSS FLOOR AREA = 170,000 SF

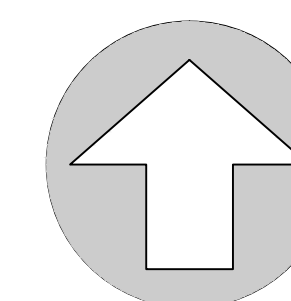
BUILDING	EXISTING SQUARE FOOTAGE	NOTE
1	59,995 S.F.	MEDICAL ARTS BUILDING (M.A.B.)
2	96,500 S.F.	CANCER CENTER
TOTAL:	156,495 S.F.	

LEGEND

	CITY LAND USE MAP DESIGNATION: RECREATION
	CITY LAND USE MAP DESIGNATION: CON
	SURFACE WATER (0.13± AC)
	SURFACE WATER BUFFER AREA (1.2± AC)
	LIMITS OF PD
	EXISTING ZONING (COUNTY)
	EXISTING ZONING (CITY)

NOTES

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



NORTH

SCALE: 1" = 100'

0 50 100 200

GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Professional Engineer of Record:

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

Project No: 18-002

Project phase: CITY SUBMITTAL

Project title:
NORTH FLORIDA REGIONAL MEDICAL CENTER

Sheet title:
P.D. LAYOUT PLAN

Designed: CS	Sheet No.:
Drawn: JB	C1.00
Checked: CS	
Date: 06/19/2018	

V:\projects\NFRMC - North Parking Garage\Plans\Current\DWG\Updated PD Plan\18002pd1.dwg, PD LAYOUT, 6/19/2018 1:19:26 PM

NORTH FLORIDA REGIONAL MEDICAL CENTER

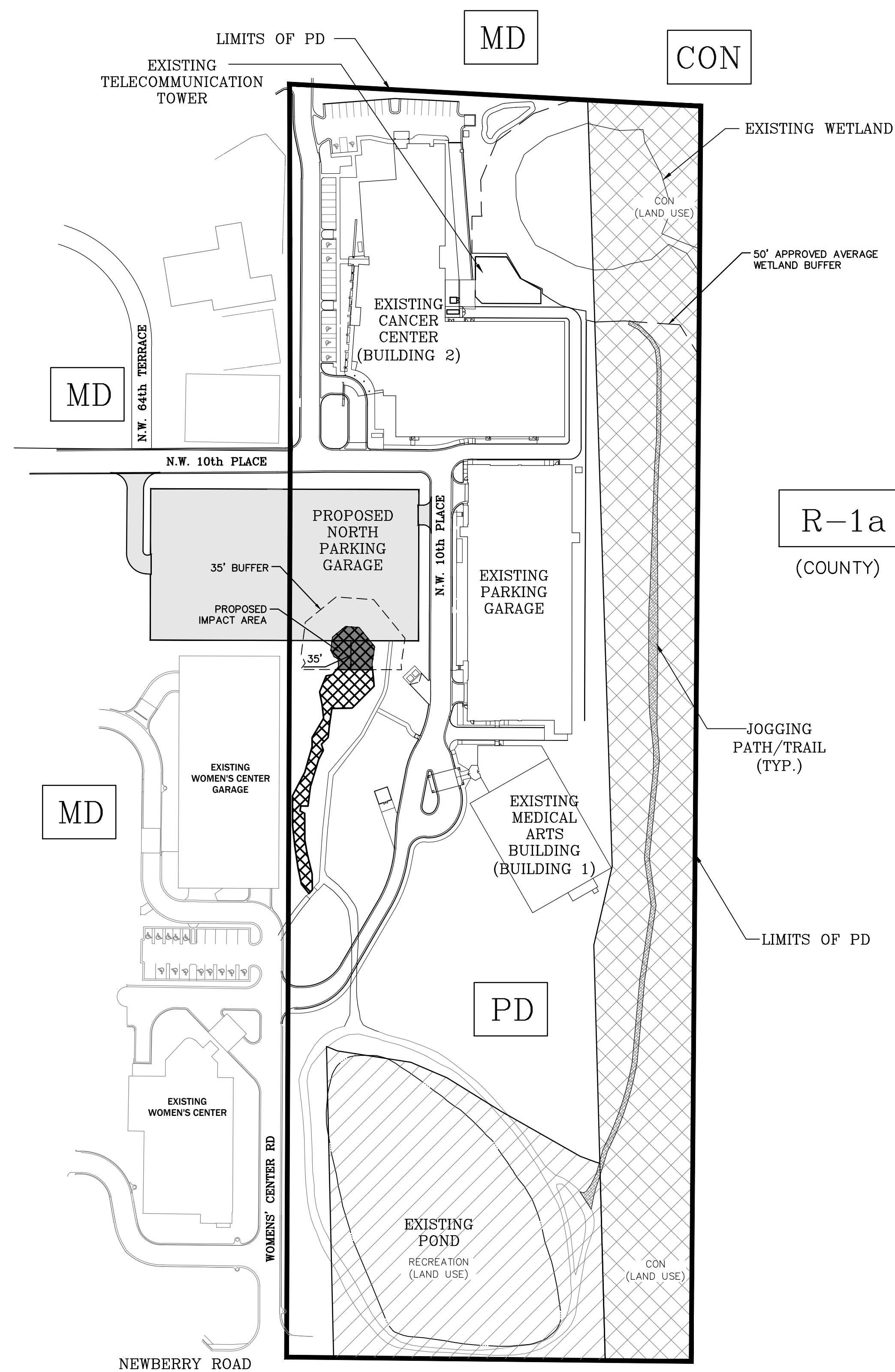
ENVIRONMENTAL FEATURES MAP

CITY OF GAINESVILLE, FLORIDA



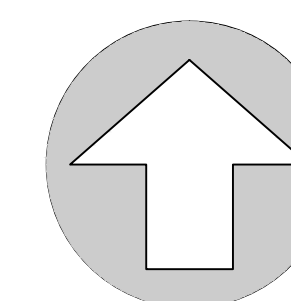
engineers • surveyors • planners

ED 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
www.edaf.com mail@edaf.com



LEGEND

	CITY LAND USE MAP DESIGNATION: RECREATION
	CITY LAND USE MAP DESIGNATION: CON
	SURFACE WATER (0.18± AC)
	LIMITS OF PD
	EXISTING ZONING (COUNTY)
	EXISTING ZONING (CITY)



NORTH

SCALE: 1" = 100'



GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Professional Engineer of Record:

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

Project No: 18-002

Project phase: CITY SUBMITTAL

Project title:
NORTH FLORIDA REGIONAL MEDICAL CENTER

Sheet title:
ENVIRONMENTAL FEATURES MAP

Designed: CS
Drawn: JB
Checked: CS
Date: 06/19/2018

Sheet No.:
C1.20

NOTES

1. THE PROPOSED LOCATION OF THE NORTH PARKING GARAGE, AS SHOWN ON THE P.D. LAYOUT PLAN, IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED AT THE DEVELOPMENT PLAN STAGE.
2. THE EXISTING SURFACE WATER AREA TO BE IMPACTED BY THE PROPOSED PARKING GARAGE CONSTRUCTION IS APPROXIMATELY 2,186 SF (0.05 AC). THE 35' BUFFER AREA SURROUNDING THE SURFACE WATER IMPACT AREA TO BE AFFECTED BY CONSTRUCTION IS APPROXIMATELY 6,869 SF (0.16 AC).

Attachment 5 -

Proposed PD text amendments

Attachment 5 –

Revised PD Text/Conditions

Conditions:

1. Buffers and setbacks:

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.

Setbacks:

East property line: 100' minimum
 South property line: 100' minimum
 North property line: 0'
 West property line: 0'

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 and/or with accessory structures for the telecommunication tower shall not count against the maximum allowable building square footage. The maximum building height shall not exceed 7 stories. Maximum lot coverage shall

Attachment 5 -

Proposed PD text amendments

be 30%. A minimum of 45% of the entire PD area shall be open space. Open space shall mean ground area that includes, but is not limited to: areas designated with the Recreation and/or Conservation land use categories, wetlands, wetland buffers, surface waters, surface water buffers, and stormwater management areas. In addition to trails/paths and passive recreation, open space areas may also include sidewalks.

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 shall maintain architectural compatibility with nearby structures on the site, or there may be alternative screening and enclosures, subject to development plan approval.

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. The Surface Water Buffer Area will comply with limits and exceptions permitted by Article VIII, Division 4 of the Land Development Code, and allow utility relocations and pedestrian paths/sidewalks.

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.

Attachment 5 -

Proposed PD text amendments

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. A landscape management plan concerning invasive exotic species control within the surface water and buffer areas must be submitted and approved prior to receiving a certificate of occupancy (CO) for the proposed parking garage.

17. 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.

NFRMC shall leave all trees, undergrowth and landscaping as is within a 100-foot buffer/setback corridor along the eastern edge of the PD 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 Recreation.

NFRMC shall limit the uses of the PD to uses shown in Condition 2, 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 through the buffer/setbacks and the areas land use designated as recreation.

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 69th 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. Buffers and setbacks:

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.

Setbacks:

East property line: 100' minimum

South property line: 100' minimum

North property line: 0'

West property line: 0'

~~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.

Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

4. Transportation mobility and cConcurrency 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 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 and/or with accessory structures for the telecommunication tower shall not count against the maximum allowable building square footage. The maximum building height shall not exceed 7 stories. Maximum lot coverage shall be 30%. A minimum of 45% of the entire PD area shall be open space. Open space shall mean ground area that includes, but is not limited to: areas designated with the Recreation and/or Conservation land use categories, wetlands, wetland buffers, surface waters, surface water buffers, and stormwater management areas. In addition to trails/paths and passive recreation, open space areas may also include sidewalks.

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.

Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

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.

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. The Surface Water Buffer Area will comply with limits and exceptions permitted by Article VIII, Division 4 of the Land Development Code, and allow utility relocations and pedestrian paths/sidewalks.

~~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

Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

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. A landscape management plan concerning invasive exotic species control within the surface water and buffer areas must be submitted and approved prior to receiving a certificate of occupancy (CO) for the proposed parking garage.

17. 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 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:

Attachment 6 -

Underline/Strike-through version of proposed PD text amendments

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 shown in Condition 2, 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 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 69th 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

~~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.~~



engineers • surveyors • planners, inc.

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 1904, 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 **Marta Kristen** (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. Bandleader **John McDaniel** is 57. Actor-martial artist **Mark Dacascos** is 54. Actress **Jennifer Grant** is 52. Rock musician **Tim Commerford** (Audioslave) is 50. Actor **Maz Jobrani** (TV: "Superior Donuts") is 46. Rhythm-and-blues singer **Rico Wade** (Society of Soul) is 46. Olympic gold medal swimmer **Jenny Thompson** is 45. Rhythm-and-blues singer **Kyle Norman** (Jagged Edge) is 43. Actor **Greg Rikaart** is 41. Rock musician **Chris Culos** (O.A.R.) is 39. Rhythm-and-blues singer **Corinne Bailey Rae** is 39. Country singer **Rodney Hayden** is 38. Pop singer **Nate Ruess** (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: 7-7-7-3
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

Lotto — Saturday
 4-14-22-30-44-48

Match...Payoff...Winners
 6-of-6...\$3.5M...0-Rollover
 5-of-6...\$4,244,000...9
 4-of-6...\$67...1,146
 3-of-6...\$5...22,091

Fantasy 5 — Saturday
 3-8-19-21-28

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 latter 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

shooting survivors, Trump has set high expectations for action.

"I think we're going to have a great bill put forward very soon having to do with background checks, having to do with getting rid of certain things and keeping other things, and perhaps we'll do something on age," Trump said in a Fox News Channel interview Saturday night. He added: "We are drawing up strong legislation right now having to do with background checks, mental illness. I think you will have tremendous support. It's time. It's time."

Trump's early ideas were met with mixed reactions from his party. His talk of allowing teachers to carry concealed weapons into classrooms was rejected by at least one Republican, Florida Sen. Marco Rubio. House Speaker Paul Ryan, R-Wis., and Senate Majority Leader Mitch McConnell, R-Ky., both spoke to Trump on Friday. Their offices declined comment on the conversations or legislative strategy.

A Galaxy of features

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

By **Anick Jesdanun**
 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 a collection of minor improvements to 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 Milanesi 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 raising 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 revenue.

Some of the increases

will be offset with promotions. And T-Mobile will cut prices from last year's models. You can also buy unlocked versions more cheaply directly from Samsung — \$720 for the S9 and \$840 for the S9 Plus — though most people in the U.S. buy through their carriers.

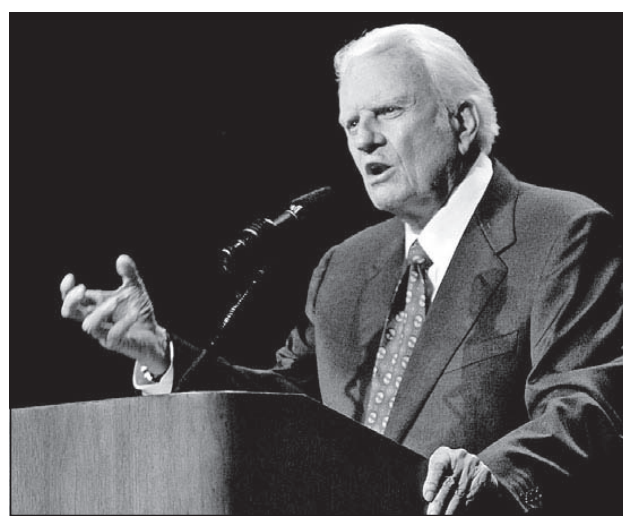
The new phones were unveiled Sunday in Barcelona, Spain, and will be available March 16. Advance orders begin this Friday.

Here are some additional things to know:

• **UNCHANGED:** The S9 features the same screen, same virtual home button and same battery capacity as the S8. Samsung did move the fingerprint sensor on the back to reduce smears on the camera lens.

• **A SECOND LENS:** The camera on the Plus model now has a second lens with twice the magnification, a feature already available in Samsung's Galaxy Note 8 and some iPhones. This means sharper close-ups.

• **FUN WITH SELFIES:** Snap a selfie, and Samsung's software will turn that into an emoji version of you for sharing. It's usually a static image, though you can produce an animated version — much like the iPhone X's Animoji feature.



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 Reeves**
 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 Confederate 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 via email. "In

this sense, he provided a familiarly Christian path for some white Southerners to back away from Jim Crow."

A current civil rights leader from Graham's native North Carolina, the Rev. William J. Barber II, credited Graham with meeting with King and agreeing to challenge segregation, an act Graham pursued through preaching reconciliation and peace rather than marching.

"Billy Graham inherited a faith in the American South that had accommodated itself to white supremacy, but he demonstrated a willingness to change and turn toward the truth," Barber said in a Facebook post after Graham's death. "He helped to tear down walls of segregation, not build them up."

Still, Graham had regrets. In an interview with The Associated Press in 2005, when he held his final crusade, Graham said he wished he had fought for civil rights more forcefully. In particular, Graham lamented not joining King and other pastors at voting rights marches in Selma, Alabama, in 1965.

"I think I made a mistake when I didn't go to Selma," Graham said. "I would like to have done more."

Graham also apologized for making anti-Semitic remarks that were captured on the White House taping system installed by President Richard Nixon, who relied on Graham for both spiritual needs and political cover. The relationship between the two men helped turn the South into the solidly Republican territory it is today, Miller argues 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.

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 11 at North Florida Regional Medical Center (NFRMC), 6500 W. Newberry Road.



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

GF0404183

Donate A Boat or Car Today!
 BoatAngel
 "2-Night Free Vacation!"
800-700-BOAT
 (2628)
 www.boatangel.com
 sponsored by boat angel outreach centers STOP CRIMES AGAINST CHILDREN

Attention Viagra users:
Generic 100 mg blue pills or Generic 20 mg yellow pills.
Get 45 plus 5 free
 \$99 + S/H.
 Guaranteed, no prescription necessary.
Call (855) 690-6335



Main number378-1411
 Breaking News.....374-5013
 To Subscribe.....378-1416
 To Subscribe Toll Free..... 800-443-9493

DELIVERY BILLING, CHANGES OR BILLING QUESTIONS
 Customer Service.....378-1416
 Customer Service Toll Free.....800-443-9493
 Monday-Friday 6 a.m.-5 p.m.
 Saturday-Sunday 7 a.m.-10 a.m.

BY CARRIER
 Daily & Sunday \$12.00 per week/\$624.00 year (Rates include sales tax and transportation costs). A \$5.95 one-time new start activation fee will be added to all new subscriptions.

ADVERTISING, OBITUARIES AND QUESTIONS

Place a Classified Ad.....372-4222
 Place a Classified Ad Toll Free.....800-443-4245
 Place a Classified Ad Fax.....338-3131
 Cancel or Correct an Ad.....372-4222
 Classified Legal Ads Fax.....374-5017
 Classified Legal Ads Fax.....338-3131
 Retail Advertising.....374-5058
 Questions or Problems.....374-5039
 Obituaries.....337-0304
 Obituaries Fax.....338-3131

DOUGLAS RAY: Editor and General Manager...374-5035
MICKIE ANDERSON: Local News Editor.....338-3119
ARNOLD FELICIANO: Sports Editor.....374-5055
 Call in Results.....374-5074
BILL DEAN: Entertainment.....374-5039
NATHAN CRABBE: Editorial/Opinion Editor...374-5075

COMMITMENT TO ACCURACY

We promptly correct errors of fact. If you believe we have made an error, call us at 352-338-3119. If you have a question or comment about coverage, write Douglas Ray, Executive editor, 2700 SW 13th St., Gainesville, FL 32608. Email: doug.ray@gainesville.com or call 352-374-5035.

SUN PHOTO REPRINTS:

For a reprint on 8.5x11 photo paper, contact gvilphoto@gmail.com. Only photos that were shot by a Sun photographer are available. Photos are not to be republished or for use on web sites. The Gainesville Sun (ISSN 0163-4925) is published daily by the Gainesville Sun, 2700 SW 13th St. Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32608. All material herein is the property of The Gainesville Sun. Reproduction in whole or in part is forbidden without the written permission of the publisher.

PLEASE NOTE:

Non-daily subscribers will receive the following editions included with the regularly scheduled frequency of delivery: 12/30/2017, 1/15/2018, 2/5/18, 2/19/18, 3/17/18, 3/30/18, 5/12/18, 5/28/18, 6/16/18, 7/4/18, 9/3/18, 9/11/18, 10/8/18, 11/6/18, 11/7/18, 11/12/18, 11/23/18, 11/26/18, 12/24/18, 12/25/18, 12/31/18.

POSTMASTER:

Send address changes to The Gainesville Sun, 2700 SW 13th Street, Gainesville, Florida 32608. Print delivery available within the newspaper distribution area only.

Print delivery available within the newspaper distribution area only. By submitting your address and/or email, you understand that you may receive promotional offers from GateHouse Media and its related companies. You may unsubscribe from receiving any such offers at any time by calling customer care at 352-378-1416. The advertised price for the Offer includes the one-time \$5.95 activation fee for new subscribers. The advertised price does not include the charges for any premium editions. Premium editions are published to provide additional information and value to our readers. You agree that you will be charged up to an additional \$5 for each premium edition published and delivered to you during your subscription period, in addition to the cost of your subscription. The length of your subscription will be shortened by the publication of premium editions if those premium editions are delivered to you during your subscription. You agree that the length of your subscription will be shortened in proportion to the value of the number of premium editions published and delivered to you during your subscription period. As an illustrative example, if you select a subscription of up to 12 weeks at a cost of \$48.00, and two premium editions at \$2.00 each are published and delivered to you during that subscription period, your subscription will be shortened by 1 week because the weekly cost of the subscription is \$4.00 per week and the premium edition charges total \$4.00. Depending upon the length of your subscription and the timing of the publication and delivery of premium editions, you will not be charged for any premium editions if none are published and delivered to you during your subscription. As such, in that case only, the length of your subscription will not be shortened. The timing of the publication and delivery of premium editions is variable. There will be no more than 2 premium editions published each month during the subscription term. For more information or to cancel your subscription please call 352-378-1416. Subscribers may suspend print delivery during vacation periods. For vacation periods less than 30 days billing continues and subscriber maintains access to the digital portion of subscription. Subscribers also have option to have print copies held as Vacation Pack or may donate the newspaper value to our Newspaper in Education (NIE) program.



Neighborhood Workshop Notice

06340-011-207 NFRMC Parking Garage
720 REAL ESTATE HOLDINGS LLC
6400 WEST NEWBERRY RD #207
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-007-003 NFRMC Parking Garage
AFFILIATED GENERAL SURGEONS
1143 SW 64TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-012-105 *** NFRMC Parking Garage
AGRIDALE LLC
222 SW 131ST ST
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06340-012-409 *** NFRMC Parking Garage
BAILEY, GREG
6440 WEST NEWBERRY RD STE 409
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-010-003 NFRMC Parking Garage
BELLVIEW DEVELOPMENT LLC
4010 NW 155TH TER
NEWBERRY, FL 32669-2016

Neighborhood Workshop Notice

06655-002-002 NFRMC Parking Garage
BRAVOFLORIDA LLC
4220 EDISON LAKES PARKWAY
MISHAWAJA, IN 46545

Neighborhood Workshop Notice

06340-022-002 NFRMC Parking Garage
BUILDING GROUP RLLP (THE)
1151 NW 64TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06655-002-001 NFRMC Parking Garage
COALITION PARTNERSHIP
% JOYCE DEVELOPMENT GROUP
4337 PABLO OAKS CT STE 102
JACKSONVILLE, FL 32224

Neighborhood Workshop Notice

06340-010-210 *** NFRMC Parking Garage
DDA PHYSICIANS INC
6400 WEST NEWBERRY RD STE 308
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-010-301 *** NFRMC Parking Garage
EVJO LLC
6400 W NEWBERRY RD STE 301
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-013-000 NFRMC Parking Garage
GAINESVILLE COMMUNITY FOUNDATION
1143 NW 64TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-012-401 *** NFRMC Parking Garage
GAINESVILLE PEDIATRIC REAL ESTATE
PARTNERS LLC
6440 W NEWBERRY RD STE 402
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-010-001 NFRMC Parking Garage
GAINESVILLE SURGICAL SPECIALTIES
121 NW 116TH WAY
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06340-010-109 *** NFRMC Parking Garage
GAP KIDS LLC
3747 SW 92ND DR
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06340-007-005 NFRMC Parking Garage
GHOA REAL ESTATE INC
6420 W NEWBERRY RD STE 100
GAINESVILLE, FL 32605-6622

Neighborhood Workshop Notice

06340-012-503 *** NFRMC Parking Garage
GREGORY J BAILEY WOMEN'S CENTER
6440 W NEWBERRY RD # 409
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-012-208 *** NFRMC Parking Garage
GROVER & MAICO W/H
% DUCHARME MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS, IN 46280

Neighborhood Workshop Notice

06340-010-101 *** NFRMC Parking Garage
HCA HEALTH SERVICE OF FLA INC
% DUCHARME MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS, IN 46280

Neighborhood Workshop Notice

06340-014-000 NFRMC Parking Garage
KRAMER, DEAN C & BARBARA G
1155 NW 64TH TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-012-201 *** NFRMC Parking Garage
LUKOWSKI, MICHAEL J & JUDITH A
2200 NW 24TH ST
GAINESVILLE, FL 32605-3854

Neighborhood Workshop Notice

06655-002-026 NFRMC Parking Garage
MID CITIES INVESTMENT GROUP LLC
% JOSEPH M WHELAN
16582 FLEUR DE LIS WAY
DELRAY BEACH, FL 33446-3617

Neighborhood Workshop Notice

06340-010-208 *** NFRMC Parking Garage
NORTH FLORIDA GI CENTER LTD
% DUCHARME MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS, IN 46280

Neighborhood Workshop Notice

06340-012-502 *** NFRMC Parking Garage
NORTH FLORIDA REGIONAL MEDICAL
CENTER INC, DELL SALTER PA
3940 NW 16TH BLVD BLDG B
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-012-408 *** NFRMC Parking Garage
TYLER, LINDA S
PO BOX 358077
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

06340-007-000 NFRMC Parking Garage
NORTH FLORIDA REGIONAL MEDICAL
CENTER, DUCHARME MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS, IN 46280-0610

Neighborhood Workshop Notice

06655-005-021 NFRMC Parking Garage
OAKS MALL GAINESVILLE LTD, % BJ'S
RESTAURANT INC
7755 CENTER AVEN STE 300
HUNTINGTON BEACH, CA 92647

Neighborhood Workshop Notice

06655-005-018 NFRMC Parking Garage
OAKS MALL GAINESVILLE LTD, %
GENERAL GROWTH PROPERTIES
PO BOX 617905
CHICAGO, IL 60661-7905

Neighborhood Workshop Notice

06655-005-011 NFRMC Parking Garage
OAKS MALL GAINESVILLE LTD, %
THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018

Neighborhood Workshop Notice

06655-005-015 NFRMC Parking Garage
OAKS MALL GAINESVILLE LTD, BOSTON
MARKET CORPORATION, PROPERTY
ADMINISTRATION #559
14103 DENVER WEST PARKWAY
GOLDEN, CO 80401

Neighborhood Workshop Notice

06340-007-004 NFRMC Parking Garage
PHYSICIANS PARK OWNERS ASSN
% PATRICK BIZUB
1143 NW 64TH TER
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

06340-007-002 *** NFRMC Parking Garage
RADIATION THERAPY OF GVILLE
% DUCHARME MCMILLEN & ASSOC
PO BOX 80610
INDIANAPOLIS, IN 46280

Neighborhood Workshop Notice

06340-010-002 NFRMC Parking Garage
ROBERTS COMMERCIAL PROPERTIES
PO BOX 238
LAKE BUTLER, FL 32054

Neighborhood Workshop Notice

06655-005-002 NFRMC Parking Garage
RUSHMORE OAKS MALL LLC
212 W KINZIE ST 6TH FLOOR
CHICAGO, IL 60654

Neighborhood Workshop Notice

06340-012-403 *** NFRMC Parking Garage
SCOTT BUSINESS VENTURES LLC
6440 WEST NEWBERRY RD STE 403
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

06340-012-204 *** NFRMC Parking Garage
SWC BUILDNG PARTNERSHIP LLC
6400 W NEWBERRY RD # 207
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
 PETER PRUGH
 207 NW 35 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
 DORIS EDWARDS
 1040 SE 20 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
 JOANNA LEATHERS
 2550 NW 13 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

North Lincoln Heights
 ANDREW LOVETTE SR.
 430 SE 14 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
 SUSAN W. WILLIAMS
 PO BOX 357492
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
 SHARON BAUER
 1011 NE 1 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
 VERN HOWE
 3710 NW 17 LN
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
 DEBRA BRUNER
 914 NW 14 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Appletree
 JUDITH MORROW
 3616 NW 54 LANE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
 DELORES BUFFINGTON
 721 NW 20 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
 KATHY ZIMMERMAN
 1127 SW 21 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
 DOTTY FAIBISY
 505 NW 3 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
 GIGI SIMMONS
 712 SW 5 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
 JOE THOMAS
 5014 NW 24 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
 SYLVIA MAGGIO
 4612 NW 21 DR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
 RONALD BERN
 1301 NW 23 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
 ROB GARREN
 1805 NW 34 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
 KERRI CHANCEY
 1310 NW 30 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
 DOUGLAS BURTON
 2720 NW 27 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
 CONNIE SPITZNAGEL
 3521 NW 35 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
 DEANNA MONAHAN
 14 SW 32 ST
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
 MAUREEN RESCHLY
 1208 SE 22 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
 VIVIAN FILER
 1636 SE 14 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
 KATHY MEISS
 2705 NW 47 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
 ROBERT PEARCE
 714 NW 36 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
 BETH GRAETZ
 4321 NW 19 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
 HEATHER REILLY
 426 SW 40 TERRACE
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 26 FEB '18
 PM 3 L

180016G



UNITED STATES POSTAGE

 02 1P \$ 000.47⁰
 0000255201 FEB 26 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
 STEWART WELLS
 6744 NW 36 DR
 GAINESVILLE, FL 32653

NIXIE 322 NFE 1 1810002/27/18

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 32606660204 *1838-06418-26-47

32606660204



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 26 FEB '18
 PM 4 L



UNITED STATES POSTAGE

 02 1P \$ 000.47⁰
 0000255201 FEB 26 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
 06340-012-403 NFRMC Parking Garage
 Scott Business Ventures LLC
 6440 West Newberry Rd Ste 403
 Gainesville, FL 32605

NIXIE 322 SE 1 7203/04/18

RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD

BC: 32606660204 *1738-09718-26-46

NSN
 32606660204



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 26 FEB '18
 PM 4 L



UNITED STATES POSTAGE

 02 1P \$ 000.47⁰
 0000255201 FEB 26 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
 Northwood
 SUSAN W. WILLIAMS
 PO BOX 357492
 GAINESVILLE, FL 32653

NIXIE 322 NFE 1 0003/11/18

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 32606660204 *1738-09881-26-46

UTF
 32606660204



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 26 FEB '18
 PM 4 L

180016G



UNITED STATES POSTAGE

 PITNEY BOWES
 02 1P \$ 000.47⁰
 0000255201 FEB 26 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice

Kensington Park
 MAXINE HINGE
 5040 NW 50 TER
 GAINESVILLE, FL 32606

NIXIE 322 DE 1 0003/02/18
 RETURN TO SENDER
 NO MAIL RECEIPTABLE
 UNABLE TO FORWARD
 NMF BC: 326065660204 *1738-11022-26-45
 32606-43174



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 26 FEB '18
 PM 3 L



UNITED STATES POSTAGE

 PITNEY BOWES
 02 1P \$ 000.47⁰
 0000255201 FEB 26 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice

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

NIXIE 322 FE 1 0003/02/18
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 UTF BC: 326065660204 *1638-00460-26-47
 32606-793960



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 26 FEB '18
 PM 3 L



UNITED STATES POSTAGE

 PITNEY BOWES
 02 1P \$ 000.47⁰
 0000255201 FEB 26 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice

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

NIXIE 322 FE 1 0003/02/18
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 UTF BC: 326065660204 *1638-00528-26-47
 32607-268502

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





engineers • surveyors • planners, inc.

180016G

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.



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

NAME	ADDRESS	PHONE	EMAIL
NO MEMBERS OF THE PUBLIC ATTENDED THIS MEETING.			