



Legislation Text

File #: 180016, **Version:** 2

Quasi-Judicial - Rezoning - North Florida Regional Medical Center Planned Development (B)

Ordinance No. 180016

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning to Planned Development (PD) district approximately 17.39 acres of property located in the vicinity of 6500 Newberry Road and known as the North Florida Regional Medical Center Planned Development, as more specifically described in this ordinance; providing development conditions; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

Planned Development District (PD) zoning is an entirely voluntary method for landowners or developers to submit unique proposals that are not provided for or otherwise achievable in the zoning districts established by the City of Gainesville Land Development Code. The Land Development Code provides that, with certain exceptions, an amendment to a previously approved Planned Development District (PD) may only be accomplished by a rezoning ordinance accompanied by a new proposed Planned Development District (PD).

The subject property is commonly referred to as the North Florida Regional Medical Center Planned Development and is generally located in the vicinity of 6500 Newberry Road.

This ordinance proposes a new PD Layout Plan and text amendments to the existing North Florida Regional Medical Center PD. 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.

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

Staff from the Department of Doing recommends approval. On May 24, 2018, the City Plan Board held a public hearing and voted to recommend that the City Commission approve this PD amendment.

CITY ATTORNEY MEMORANDUM

This ordinance requires two readings and will become effective immediately upon adoption.