



## Legislation Text

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**File #: 030755, Version: 1**

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### PLANNED DEVELOPMENT - NORTH FLORIDA REGIONAL MEDICAL CENTER (B)

Ordinance No. 0-04-27, Petition No. 160PDA-03PB

An Ordinance of the City of Gainesville, Florida; amending the Planned Development commonly known as "North Florida Regional Medical Center" located in the vicinity of 6500 Newberry Road; amending the Planned Unit Development previously approved by Alachua County and by adopting a PD Layout Plan map to allow for the placement of a telecommunication tower; adopting additional conditions and restrictions; providing for penalties; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT STAFF REPORT

The existing Planned Development was originally approved by the Alachua County Board of County Commissioners through Resolution Z-92-29. After the property was annexed into the City of Gainesville, an amendment was processed by the city and adopted as a PD ordinance, which allowed an increase in the build out period from two to three years.

The subject property, which is regulated by the terms of the existing Planned Development ordinance, is part of the larger North Florida Regional Medical Center (NFRMC) campus. The owner, HCA Health Services, is now requesting another amendment to the PD that will allow installation of a single 150-foot monopole wireless communication facility. The purpose of this request is to facilitate relocation of the existing tower from the NFRMC hospital roof to the subject site.

Conformance with comprehensive plan-The development as proposed, is in conformance with the overall goals and objectives of the Comprehensive Plan as it relates to land use, public facilities services and other elements of the Comprehensive Plan. Details of conformance with the Comprehensive plan are expressed in the approved land use petition, which was approved by the county and adopted by the City of Gainesville. The zoning of PD, existing on the development, is intended to be in conformance with allowable uses under the approved PUD (Planned Use District) land use designation. Other elements of the Comprehensive Plan were addressed in the overall PD approval. This petition addresses and includes conditions consistent with the environmental elements of the Comprehensive Plan.

The Plan Board heard the petition and made modifications to conditions 1, 2 and 5.

Public notice was published in the Gainesville Sun on December 30, 2003 and January 26, 2004. Letters were mailed to surrounding property owners on December 31, 2003 and January 23, 2004. The Plan Board held a public hearing January 15, 2004 and the City Commission held a public hearing on February 9, 2004.

### CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of February 9, 2004 authorized the City Attorney's office to prepare and advertise the necessary ordinance amending the planned development known as "North Florida Regional Medical

Center".