

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-311 TO

PLANNED UNIT DEVELOPMENT

JUNE 5, 2014

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2014-311** to Planned Unit Development.

Location: 1900 Corporate Square Boulevard

Real Estate Number(s): 145178-0290, 145178-0200

Current Zoning District: Industrial Business Park (IBP)
Planned Unit Development (PUD 2007-1053-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)
Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

City Council District: The Honorable William Bishop, District 2

Applicant/Agent: Eric Almond, P.E.
Almond Engineering, P.A.
3609 Hendricks Avenue
Jacksonville, Florida 32207

Owner: Gary Jose
Lakeview Health Systems, LLC
1900 Corporate Square Boulevard
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2014-311** seeks to rezone approximately 6.94 acres of land from IBP-1 to PUD. The rezoning to PUD is being sought so that the facility can be expanded with administrative and therapy buildings. Lakeview Health Systems purchased and remodeled the existing building in 2006. In 2011, the company added a 62 bed residential facility for patients during their therapy. Lakeview Health Systems is adding two buildings to the 1.4 acre parcel to the north. The Greater Arlington / Beaches CPAC has recommended approval subject to one condition. The letter is attached at the end of this report.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Business Park (BP) and Residential Professional Institutional (RPI) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The Business Park (BP) land use category is primarily intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. The residential treatment facility is classified as an institutional use and is a permitted use. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

Principal Uses: Offices; Business and professional offices; Banks; Financial institutions; Research and development activities; Radio and TV studios; Commercial retail sales and service establishments; Major institutions; Light manufacturing; fabrication and assembly; Light industrial; Warehousing; Multi-family dwellings; Commercial retail sales and service establishments and residential uses shall only be permitted as part of mixed use development.

Secondary Uses: Secondary uses shall be permitted pursuant to the Industrial land use introduction. In addition, the following secondary uses may also be permitted: Communication facilities; Utility plants and facilities; Off-street parking lots; Vocational trade, technical or industrial schools; and similar public facilities.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is

preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP) and Residential Professional Institutional (RPI). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster development, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and federal regulations.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. CRC # 83505.0 / Mobility # 83505.1 / City Development Number 3708.018 is reserved for 12,000 square feet addition.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for an institutional development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The written description is requesting relief from the terminal island requirement in front of the main building adjacent to the ADA parking spaces. The terminal islands and required trees would block the entry to the building. The remaining areas will meet Part 12, Landscaping Regulations.

Focal points and vistas: The proposed buildings are oriented for views to the existing lake.

The use and variety of building groupings: Buildings are grouped for ease of accessibility between functions.

The use and variety of building sizes and architectural styles: The architectural style is shown in the Exhibit J in the application. The proposed campus uses individual buildings one and two stories in height and deep overhangs for pedestrians and low hip roofs. These features create a residential feel.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development. The treatment center at this location complements the existing business offices and commercial uses in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Undeveloped
South	BP	IBP	Business office
East	RPI	CRO	Medical / business offices
West	MDR	RMD-D	Multi-family apartments / existing lake

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed architectural design will blend in with the existing buildings in the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan proposes to add a median break in the existing landscaped median on Corporate Square Boulevard. There is an existing break approximately 80 feet to the south which is aligned with the existing entrance to the facility and an entrance across the street. The Development Services Division is recommending no change to the existing median break.

(6) Intensity of Development

The proposed development is consistent with the BP and RPI functional land use categories as an institutional development. The PUD is appropriate at this location because it will support the existing offices, commercial and service establishments in the area.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with recreational facilities for the patients.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 23, 2014, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-311** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated April 18, 2014.
2. The subject property shall be developed in accordance with the original written description dated April 11, 2014.
3. The subject property shall be developed in accordance with the original site plan dated April 9, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated May 15, 2014 or as otherwise approved by the Planning and Development Department.



View of subject property for building expansion



View of existing facility

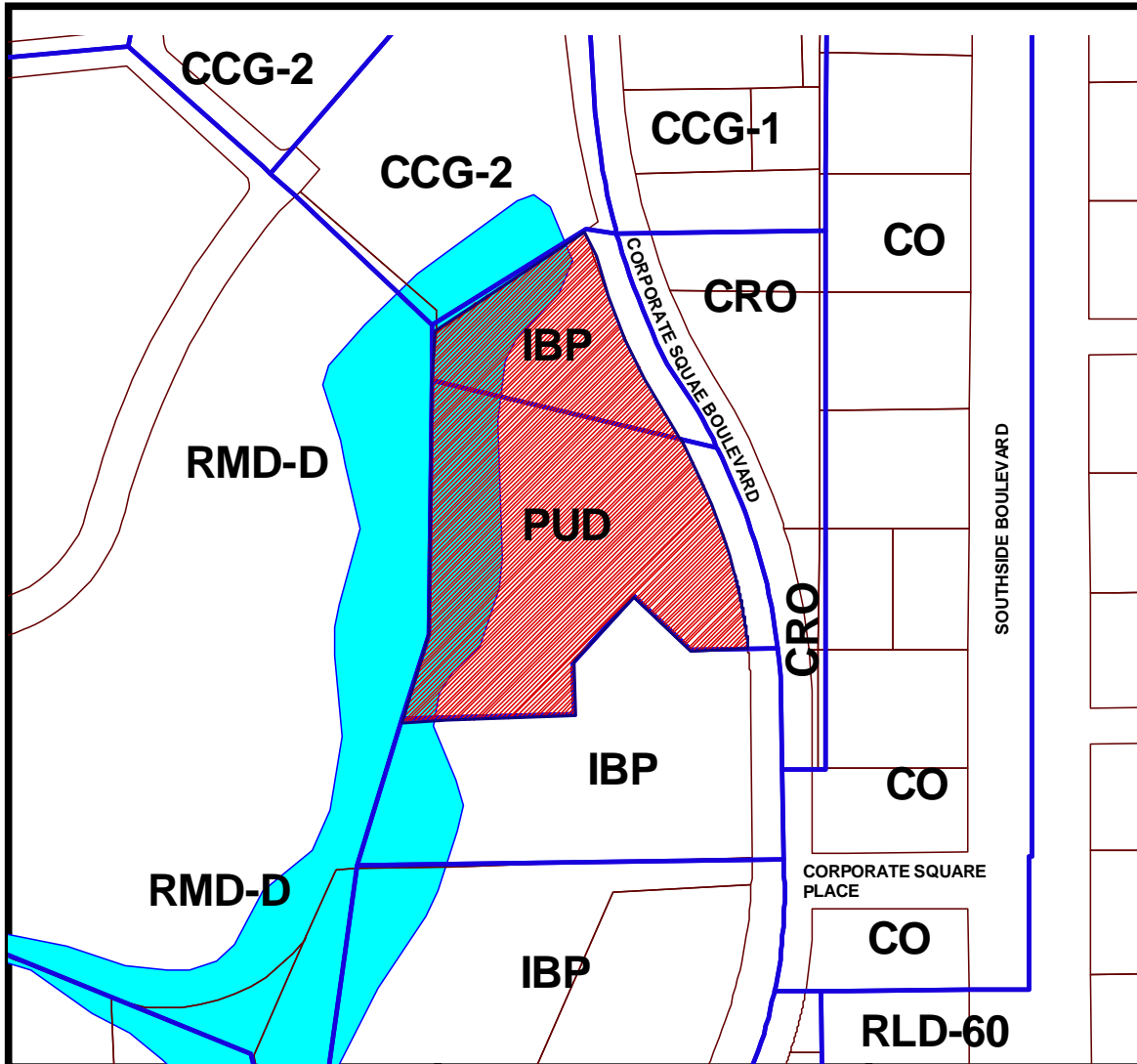


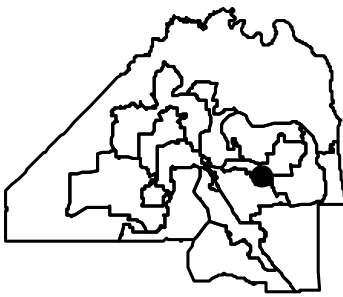
View of existing facility



View of median break which aligns with business across street from subject property.





<p>REQUEST SOUGHT:</p> <p>FROM: IBP & PUD</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 2</p> <p>ORDINANCE <u>2014_0311</u></p> <p>FILE COPY</p>
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May 15, 2014

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

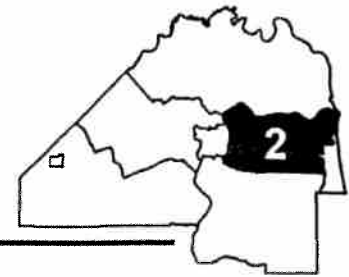
Subject: **Lakeview Residential Treatment Facility PUD
R-2014-0311 fka R-2007-1053
CDN 3708.018**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. There shall be no changes to the existing median along Corporate Square Boulevard. Proposed changes do not meet separation requirement, removes left turn lane into site & creates additional conflict points.
2. The existing full access can remain and an additional right in/right out driveway provided to the north (minimum 75' from FOC of median nose to edge of new driveway).

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee
Chair: Michael Anania Vice Chair: Jerry Petoskey



May 19, 2014

To: Anthony Robbins, Chairman; Planning Commission
Lori N. Boyer, Chair LUZ

Re: Support for rezoning 2014-0311 Lakeview North Residential Treatment Facility PUD

The Land Use and Zoning Committee of the District 2 Greater Arlington/Beaches Citizens Planning Advisory Committee (CPAC) met on May 12, 2014 and reviewed the request for rezoning 2014-0311 and made the following observations:

- The site and its proposed use are consistent with the surroundings.
- Development of the subject property will strengthen the community.

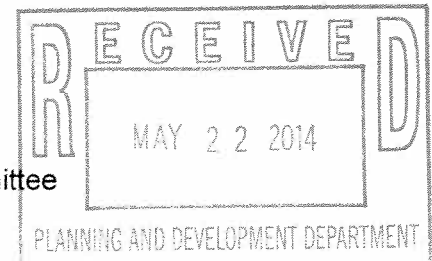
The CPAC wishes to support redevelopment activity in appropriate locations and supports **APPROVAL** of the request subject to the following condition:

1. The development should be required to meet all conditions are Part 12 Landscape and Tree Protection Ordinance including the provision terminal parking islands with trees.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Anania".

Michael Anania, Chairman
Greater Arlington/Beaches Citizens Planning Advisory Committee



Cc: Alvin Brown, Mayor
Calvin Burney, Director of Planning and Development
Folks Huxford, Chief of Current Planning
Paul M Davis, City Planner
Bruce Lewis, City Planner Supervisor
Jason Gabriel, Attorney III
Patricia Sales, Clerical Support Aide
Rosemary Wesolowski, Human Services Planner

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2014-0311 Staff Sign-Off/Date BEL / 05/07/2014

Filing Date N/A Number of Signs to Post 4

Hearing Dates:

1st City Council 06/10/2014 Planning Commission 06/05/2014

Land Use & Zoning 06/17/2014 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 595 Application Status PENDING

Date Started 04/09/2014 Date Submitted 04/11/2014

General Information On Applicant

Last Name First Name Middle Name

Company Name

Mailing Address

City State Zip Code

Phone Fax Email

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name

Company/Trust Name

Mailing Address

City State Zip Code

Phone Fax Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map				

Map

Ensure that RE# is a 10 digit number with a space (##### #)

Land Use Category Proposed?

If Yes, State Land Use Application # Land Use Category

Total Land Area (Nearest 1/100th of an Acre)

Development Number

Proposed PUD Name

Justification For Rezoning Application

PLEASE REFER TO WRITTEN DESCRIPTION - EXHIBIT D

Location Of Property

General Location

House # Street Name, Type and Direction Zip Code

Between Streets

and

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) **Rezoning Application's General Base Fee:** \$2,000.00
- 2) **Plus Cost Per Acre or Portion Thereof**
6.93 Acres @ \$10.00 /acre: \$70.00
- 3) **Plus Notification Costs Per Addressee**
17 Notifications @ \$7.00 /each: \$119.00
- 4) **Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,189.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXIHIBIT D
PUD Written Description

LAKEVIEW NORTH RESIDENTIAL FACILITY PUD

April 11, 2014

City Development Number: 3708.15

I. PROJECT DESCRIPTION

To give a little project history and understanding, this parcel/property has been thru several PUD rezoning and a minor modifications to the PUD since the property was converted from an engineering office building to a patient rehabilitation treatment center for drug and alcohol addictions.

In 2006 Lakeview Health Systems, LLC purchased and remodeled the former BHR Building and surrounding property, located at 1900 Corporate Square Blvd (RE# 145178_0290). After a significant remodeling investment, the former BHR building is now used for psychological therapy sessions serving only clients from their two other centers and also as their administrative offices. The acquisition of the 5.29 acre site left additional undeveloped land for expansion of their services.

In 2011, Lakeview Health Systems added a new phase to their campus called the Lakeview North Residential Facility. Lakeview added a 62-bed residential facility to give their patients the ability to temporarily stay on campus during their drug and alcohol rehabilitation stay. The Lakeview North Facility is composed of 2-buildings connected by covered walk ways and linked again by covered walk way to the Administrative and Therapy building. Lakeview Health Systems completed this project to enhance the overall mission of Lakeview Health Systems to assist clients to successfully rehabilitate. This facility addition maximized the available developable area of the current parcel.

Lakeview Healthcare Systems wants to establish itself as a world class, premier, nationally recognized facility for substance addiction, abuse, treatment and recovery as presently contemplated within this PUD re-zoning application. In order to accomplish their mission of becoming a nationwide leader in addiction treatment and recovery, Lakeview Health Systems plans to enhance the services they provide to their clients. Lakeview Health Systems has acquired the northern adjacent parcel of land (1896 Corporate Square Blvd – RE# 145178_0200), and has planned to add 3 buildings to their existing facilities. One building will be dedicated to the offices needed to run their corporate operations (relocating their offices from the existing Main Building to allow for additional treatment areas). A second building will be a large conference and meeting space, while a third building will be a gym facility dedicated exclusively for their clients. In addition to the 3 new buildings, a pool facility will also be constructed for the exclusive use of their clients.

Lakeview Health Systems owns several other facilities within the immediate area and utilizes a private network of passenger vans to transport their patients to different facilities. Patients do not have their own personal vehicles while in treatment, therefore the parking for the facility is for the purpose of employee and visitor parking only. Due to the specific operational requirements of their facility, this PUD application seeks to reduce the minimum amount of parking required by Code for the facility.

Drug and Alcohol treatment is the sole mission of Lakeview's business. Their facilities are focused on private pay clients who look for confidentiality and superior facilities under the guidance of skilled professionals. This PUD Re-Zoning application will enable Lakeview to accomplish its goals of becoming a nationwide leader in providing a premier facility recognized for substance addiction, abuse, treatment and recovery.

The proposed PUD is in general conformance with the zoning code, however because the existing property is already zoned PUD we must modify the original PUD to include the addition on the new parcel of property and the new project site plan. The previously approved PUD allowed for the proposed expansion; however the site plan did not show or represent well the future stages of development. The only areas of the zoning code that we request to differ from the usual zoning code would be with respect to terminal landscape landscaping (in front of the main building we are asking to allow for no terminal islands, the rest of the site will be required to provide terminal islands) and allowing the project to provide less than the required minimum parking by code.

II. USES AND RESTRICTIONS

A. Permitted Uses:

Substance Abuse, Addiction, Rehabilitation Treatment and Recovery Facility

B. Accessory Structures:

- a. Swimming Pool, exclusive to client us.

C. Restrictions on Uses:

- a. Hours of operation are 24 hours a day, 7-days a week.
- b. Clients are voluntary admission and the clients do not have private transportation during their stay.
- c. Lakeview provides bus/van transport if needed for off-site appointments.
- d. Visitors, usually family in nature, will use the on-site parking which is consistent with Part 6 of the Zoning Code.
- e. Therapy sessions in the main building take place daily during early evening hours.

- f. Dumpsters will be screened from the roadway and residential building.

III. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 6,000 square feet
- (2) *Minimum lot width:* 60 feet
- (3) *Maximum lot coverage:* Not to exceed 35% of the total parcel area.
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 10 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 37 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be generally consistent with the requirements of Part 6 of the Zoning Code. The current number of Off Street Parking Requirements (per 656.604) would allow a maximum of 3 spaces per 1000 SF of medical office/clinic area PLUS 1 space for each 4 beds. This would equate to a maximum allowable parking of 187 spaces. However, due to present day known facility operation requirements, this PUD application seeks to reduce the required minimum parking from 187 spaces to 136 spaces.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Corporate Square Boulevard, substantially as shown in the Site Plan. The existing main entrance will be closed and relocated slightly north. A new median opening is proposed and shown on the site plan.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

The number, location, height and size of signage on the property shall be in general accordance with the Sign Ordinance of the City of Jacksonville (656.1303).

D. Landscaping:

The Property shall be developed in general accordance with Part 12 Landscape Regulations of the Zoning Code. The requirements of the City of Jacksonville Code 656 Part 12 shall apply; however, landscaping may be relocated to provide for efficient development of the site as approved by the Planning and Development Department. Use of the lake view will be an amenity for the residents with resting benches, gazebo and natural plant materials.

This PUD application seeks relief from:

656.1214(d) – Terminal Landscape Island Requirement. This PUD application seeks relief from this specific code requirement **ONLY** for the terminal islands that would normally be required in-front of the existing “Lakeview Main” building (where the ADA parking is currently located). Installing these terminal landscape islands would 1) cause further reductions in required parking and 2) block the entry view to the newly renovated entrance to the “Lakeview Main” building, both issues the applicant wishes to seek relief from. All other areas of the existing and proposed facility improvements shall provide terminal landscape islands as required by 656.1214(d).

E. Recreation and Open Space:

Outdoor Swimming Pool Facility and Future Lake Dock and/or Gazebo Facility.

F. Utilities

Water, electric and sanitary sewer will be provided by the City.

G. Wetlands

Portions of the existing borrow pit pond “lake” are considered wetlands. Proposed within this PUD application is the filling of limited portions of this pond to accommodate a retaining wall for the new buildings and swimming pool facilities. There are no wetlands outside of the lake. Wetlands will be permitted according to local, state, and federal requirements.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property to ensure consistency with the approved PUD.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

This proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding Business Park and community.

- A. Two other associated facilities are located in Corporate Square and this campus will support their mission and activity; especially with respect to alleviating any parking considerations for this facility;
- B. The Facility is completely compatible with the esthetics of surrounding Office Park building style and will be an improvement to the under-utilized Office Park through landscaping and minimal lighting and possibly a pool for residents' use;
- C. This Facility and land use will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan because it will:
 - a. Provide flexibility in planning, design and development;
 - b. Encourage innovative approaches to design of community environments;
 - c. Encourage integration of different housing types within a development;
 - d. Provide for an efficient use of land;
 - e. Provide an environment compatible with surrounding land use;
 - f. Adapt the Zoning process to changes in construction and development technology; and
 - g. Encourage the preservation of the natural site features.

VI. PUD REVIEW CRITERIA

DESCRIBE THE PROJECT AS IT RELATES TO EACH CRITERIA

- A. *Consistency with Comprehensive Plan.* The Project will be consistent with the Comprehensive Plan.
- B. *Consistency with the Concurrency and Mobility Management System.* The Project will be consistent with Mobility Management System.

- C. *Allocation of Residential Land Use.* N/A.
- D. *Internal Compatibility/Vehicular Access.* The project is designed to adequately address onsite parking and internal pedestrian and vehicular circulation between onsite buildings and facilities.
- E. *External Compatibility/Intensity of Development.* The modifications to the existing facility will enhance the Lakeview Heath Care Systems program which also owns and operates facilities in the immediate area. The surrounding business park is compatible with the proposed uses and the intensity of development is consistent with the development standards set forth in the current zoning code.
- F. *Recreation/Open Space.* Passive recreation areas will be incorporated into the project via walking paths, picnic areas and future docs and meditation areas. Active recreation areas including a client only dedicated swimming and exercise facility will be also built with this project.
- G. *Impact on Wetlands.* Any wetland impacts will be permitted in accordance with applicable Federal, State and Local Jurisdictional Regulations concerning wetland impacts.
- H. *Listed Species Regulations.* Any Listed Species (if encountered) will be permitted in accordance with applicable Federal, State and Local Jurisdictional Regulations concerning wetland impacts.
- I. *Off-Street Parking & Loading Requirements.* The parking requirements for this development shall be generally consistent with the requirements of Part 6 of the Zoning Code. The current number of Off Street Parking Requirements (per 656.604) would allow a maximum of 3 spaces per 1000 SF of medical office/clinic area PLUS 1 space for each 4 beds. This would equate to a maximum allowing parking of 187 spaces. However, due to present day known facility operation requirements, this PUD application seeks to reduce the required minimum parking from 187 spaces to 136 spaces.
- J. *Sidewalks, Trails, and Bikeways.*
- a. Pedestrian access shall be provided by sidewalk installed in accordance with the 2030 Comprehensive Plan.
 - b. On campus, there will be open recreation areas available with picnic tables, mediation areas, and a future dock to overlook the adjacent pond.
- K. *Stormwater Retention.* Stormwater Treatment and Attenuation will be designated and permitted in accordance with current St. Johns River Water Management District and City of Jacksonville storm water design criteria.

L. *Utilities.* Provided by JEA.

M. *Continued Operation and Maintenance (not provided, operated or maintained by the City).*
All facilities and corresponding functions owned and operated by Lakeview Health Systems will be maintained by Lakeview Health Systems on a daily basis.

N. *Phase Schedule of Construction.* The project will be constructed in a single phase. The Anticipated start of construction will be July 2014, with an anticipated construction completion date of the first quarter of 2015.

O. *Project Architect/Planner:*

Tim Boers/Kellen Schaueremann
Boulder & Associates Architects
1426 Pearl Street, Suite 300
Boulder, CO 80302
303-499-7795

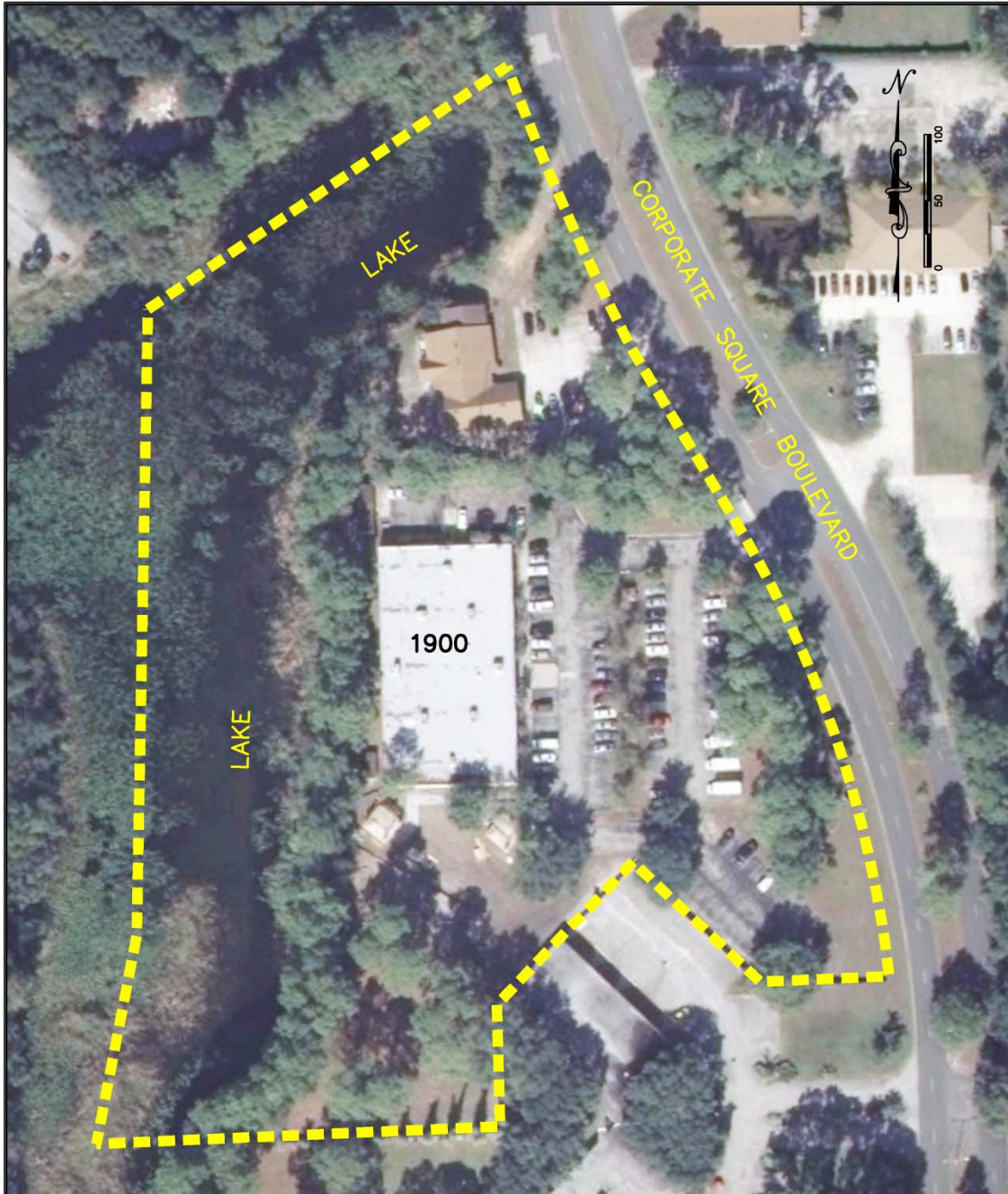
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EXHIBIT H
PUD Aerial



 <p>3609 HENDRICKS AVENUE JACKSONVILLE, FL 32207 (904) 306-0162 PHONE - (904) 306-2185 FAX CERTIFICATE OF AUTHORIZATION NO.: 27254</p>	PUD EXHIBIT H		DRAWN: J.G.K.
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			APRIL 10 2014