

## EXHIBIT “D”

### Lakeview Health Corporate Square Campus Master Plan PUD Written Description January 26, 2015

#### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Category: BP and RPI
- B. Current Zoning District: IBP and PUD
- C. Requested Zoning District: PUD
- D. Real Estate Number: 145178-0200; 145178-0290; 145178-0320

#### II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 11.5± acres of property (the “Property”) from Planned Unit Development (PUD) and Industrial Business Park (IBP) to PUD to permit the expansion of an existing substance abuse and addiction treatment facility currently located at 1896 and 1900 Corporate Square Boulevard, and the infill redevelopment of approximately 25,000 square feet of office and warehouse uses located at 2000 Corporate Square Boulevard, to be replaced by the phased expansion of the existing treatment facility. The existing substance abuse and addiction treatment facility was authorized by PUD Ordinance 2007-1053-E, which permitted a drug and alcohol residential treatment facility on 5.29 acres at 1900 Corporate Square Boulevard. Minor Modification MM-09-04 subsequently modified the parking requirements. Pursuant to Ordinance 2014-311-E, the PUD uses were “spread” to the adjacent 1.65 acre parcel at 1896 Corporate Square Boulevard, with a new site plan. The existing office and warehouse uses at 2000 Corporate Square Boulevard are subject to the IBP zoning district.

The Property is located on the west side of Corporate Square Boulevard between Corporate Square Court and Atlantic Boulevard, as shown on Exhibit “K.” The Property is more particularly described in the legal description attached as Exhibit “1” to this application. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”).

#### III. PUD DEVELOPMENT CRITERIA

##### A. Description of Uses and Development Criteria

1. *Permitted uses and structures.* The permitted uses and structures are as follows:

- a. Residential treatment facility, including without limitation a substance abuse, addiction, rehabilitation treatment and recovery facility with dormitories and/or apartment-style transitional living units;
  - b. Medical offices and clinics;
  - c. Hospitals;
  - d. Professional and business offices;
  - e. Recreational and fitness facilities ancillary to any permitted use, including a gymnasium, fitness center, indoor and/or outdoor pool, basketball court, volleyball court, one or more docks, gazebos and similar structures, picnic tables, walking trails, meditation areas, ropes course, and similar amenities;
  - f. Conference and event meeting space;
  - g. Chapel;
  - h. Cafeteria/dining facilities;
  - i. Structured parking;
  - j. Repair, maintenance, service, and storage facilities;
  - k. All uses, characteristics of use, and development standards previously approved by Ordinances 2007-1053-E and 2014-311-E, MM-09-04, and any other development orders approved for the Property;
  - l. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code, and may be located within any required buffer.
  3. *Minimum lot requirements (width and area).* Sixty (60) feet and six thousand (6,000) square feet.

4. *Maximum lot coverage by all buildings.* Thirty-five percent (35%).
5. *Minimum Yard Requirements and Building Setbacks.* Front – twenty (20) feet; side – ten (10) feet; rear – ten (10) feet. Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks. In addition, the existing service building on the south property line shall be permitted within the minimum building setback, with a zero foot (0’) setback.
6. *Maximum height of structure.* Fifty-five (55) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

**B. Overall Development Criteria.**

1. *Access.* As shown on the Site Plan, access to the site will be available from Corporate Square Boulevard.

Interior drives will be privately owned and maintained. The location and design of all access points and interior drives is conceptual and the final location and design of each is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

2. *Pedestrian Circulation.* Except for a short frontage of the Property, there are no existing sidewalks on Corporate Square Boulevard; accordingly, no “external” sidewalks will be provided. In addition, the nature of the facility is such that “external” sidewalks could facilitate premature patient departure from the Property, which would be undesirable. Internal campus sidewalks will be provided.

3. *Recreational/Open Space.* Recreational and therapeutic activities and facilities consistent with the particularized nature of the proposed use may be provided, including without limitation a gymnasium/fitness center, swimming pools, courtyards, meditation areas, gazebos and similar structures, docks, and patios/open spaces.

4. *Parking and Loading Requirements.* As depicted on the Site Plan parking analysis, the minimum parking requirements of Part 6 will be met. However, the parking reduction from 187 spaces to 130 spaces previously

approved for the existing treatment facility (1896 and 1900 Corporate Square Boulevard) shall be preserved as part of this PUD. In addition, due to the lower trip generation inherent in the proposed use, the Department may approve a reduction of up to ten percent (10%) in the amount of parking provided at the time of verification of substantial compliance for any structure or phase. Structured parking may be either stand alone or integrated with another permitted use.

5. *Signage.* There may be up to four (4) double-faced or single-faced externally illuminated monument identification sign(s), three (3) of which are not to exceed eighty (80) square feet in area per sign face and one (1) of which is not to exceed twenty (20) square feet in area per sign face, and all four of which shall be a maximum of eight feet six inches (8'6") in height, along the Corporate Square Boulevard frontage. There shall be no minimum separation distance between signs.

Wall signs are also permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or side of the building. Wall signs shall be similar in size and appearance, using similar materials and shapes. One (1) under the canopy sign per building not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. Directional "wayfinding" signs, building identification signs, real estate signs and construction signs are permitted.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks, and accessory structures may be located within any required uncomplimentary buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees and shrubs, fencing and irrigation. In addition, the elimination of terminal landscape islands approved by Ord. 2014-311-E shall be preserved as part of this PUD.

7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are visually and aesthetically compatible with the principal structure.  
  
Dumpsters, propane tanks, and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction, including the St. Johns River Water Management District. Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the PUD meets the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure within the Property will be maintained by the owner.
12. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final design/engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building location and drives shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.
13. *Temporary Uses.* Temporary construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by

the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification.

15. *Phasing:* The Applicant may seek and obtain building permits for the structures within the PUD in phases.

#### IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The proposed uses are consistent with the RPI and BP land use categories, and with the following Policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.9, 1.1.10, 1.1.11, 1.1.18, 1.1.20, 1.1.22, and 3.2.2.
- B. **Roadways / Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the Concurrency Management System.
- C. **Allocation of Residential Land Use:** Traditional residential uses are not permitted; the dormitory and transitional living units will be for short-term transient occupancy ancillary to the therapeutic services offered. As such, the proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2010 Comprehensive Plan.
- D. **Internal Compatibility:** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site will be available from Corporate Square Boulevard. Internal access will be provided by private drives. The PUD contains special provisions for signage, landscaping, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
- E. **External Compatibility / Intensity of Development:** The proposed development is consistent and compatible with planned and permitted development in the area. The immediately adjacent land use categories are CGC to the north, RPI to the east, BP to the south, and MDR to the west; however, the MDR development is buffered for the entire length of the common property line by an existing borrow pit lake. The Property is located in a developed area with a mix of office, institutional, commercial, business park, and residential uses. An

existing institutional use (church) already exists immediately to the south. The proposed substance abuse treatment facility use has already been reviewed and approved for a majority of the Property twice before. The proposed PUD includes specific design and site planning features designed to minimize impacts on the surrounding uses and general character of the area, and provides an important community use complementary to the Southpoint business/commercial complex and St. Vincent's Hospital. The proposed use will generate no school impacts, no crime/nuisance impacts, and very low traffic impacts. In addition, the majority of traffic impacts will occur at non-peak hours. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

- F. Usable Open Spaces, Plazas, Recreation Areas:** Recreational and therapeutic activities and facilities consistent with the particularized nature of the proposed use will be provided, including without limitation a gymnasium/fitness center, swimming pools, basketball and volleyball courts, courtyards, meditation areas, picnic tables, gazebos and similar structures, docks, ropes courses, and patios/open spaces.
- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. Listed Species Regulations:** Not required.
- I. Off-Street Parking & Loading Requirements:** As depicted on the Site Plan parking analysis, the minimum parking requirements of Part 6 will be met. However, the parking reduction from 187 spaces to 130 spaces previously approved for the existing treatment facility (1896 and 1900 Corporate Square Boulevard) shall be preserved as part of this PUD. In addition, due to the lower trip generation inherent in the proposed use, the Department may approve a reduction of up to ten percent (10%) in the amount of parking provided at the time of verification of substantial compliance for any structure or phase. Structured parking may be either stand alone or integrated with another permitted use.
- J. Pedestrian Circulation System:** Except for a short frontage of the Property, there are no existing sidewalks on Corporate Square Boulevard; accordingly, no "external" sidewalks will be provided. In addition, the nature of the facility is such that "external" sidewalks could facilitate premature patient departure from the Property, which would be undesirable. Internal campus sidewalks will be provided.

**V. ADDITIONAL § 656.341 DATA**

- A. **Professional Consultants:** Planner/architect: Boulder Associates/Haskell. Engineer: Haskell. Developer: Lakeview Property Holdings, LLC.
- B. **Differences from the Usual Application of the Zoning Code:** The current development standards for the Property are as set forth in Ordinances 2007-1053-E and 2014-311-E, MM-09-04, and the IBP zoning district. The proposed development parameters generally will be consistent with, or more restrictive than, the IBP and CRO zoning districts. Due to the large campus plan of development and the approximately 1,100 feet of frontage on Corporate Square Boulevard, the IBP zoning district signage provisions (identical to those for CCG zoning districts) have been utilized throughout the Property.
- C. **Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed thirty-five percent (35%) of the Property.
- D. **Amount of Public and Private Rights of Way:** The internal circulation consists of private drives and parking areas.
- E. **Operation and Maintenance of Areas and Functions:** The Property is privately owned and will remain so.