

EXHIBIT D

PUD Written Description

Baptist MD Anderson Cancer Center Planned Unit Development (PUD)

Revised May ~~23~~, 2016

I. PROJECT DESCRIPTION

A. Location, Existing Conditions and Proposed Development: This PUD rezoning seeks to modify the Baptist Outpatient Campus PUD, which is subject to Ordinance 1993-1497-1139 and was originally approved in 1990. The modification will add approximately 5.5 acres to the PUD to add an Open Space parcel and redevelop the property located between Gary Street and Children’s Way and San Marco Boulevard and Palm Avenue as a world-class cancer treatment center (known as the Baptist MD Anderson Cancer Center) that will be integrated with the current facilities in the Baptist Outpatient Campus PUD. This PUD modification will also rename the PUD to the Baptist MD Anderson Cancer Center Planned Unit Development (the “PUD”). The consolidation of the existing uses and structures within the current Baptist Outpatient PUD with the redevelopment of the Cancer Center parcel (described below) and Open Space parcel in this PUD will provide for a specialty medical treatment facility to serve the southeastern United States region. An Aerial Map depicting the property within this PUD is attached as **Exhibit H** [on file with Legislative Services](#). The Cancer Center parcel and Open Space parcel are currently zoned for commercial uses within the CRO, CCG-1 and CCG-2 zoning districts.

The PUD is located on approximately 15.4 acres of land located south of Interstate 95 in North San Marco as shown on the General Location Map attached hereto as **Exhibit K** [on file with Legislative Services](#). The boundaries of the project area include Gary Street and Interstate 95 to the north, Palm Avenue to the west, Children’s Way and Nira Street to the south, and the Florida East Coast (FEC) Railroad to the east. The project area is more particularly described in the legal description attached hereto as **Exhibit 1** (the “Property”). The Property is separated by San Marco Boulevard as shown on the Aerial Map attached hereto as **Exhibit H** [on file with Legislative Services](#).

The proposed new Baptist MD Anderson Cancer Center (the “Cancer Center”) and a parking structure will be located on two blocks of land west of San Marco Boulevard and east of Palm Avenue as generally depicted on the Conceptual Site Plan attached as **Exhibit E-1** (the “Conceptual Site Plan”). The Cancer Center parcel is 5.3 acres in size and currently contains surface parking lots, 3 office buildings and a warehouse building totaling approximately 20,581 square feet of building area. These buildings and the parking lots will be removed and the Cancer Center parcel will be redeveloped with the Cancer Center facilities described in this PUD.

The project area east of San Marco Boulevard consists of the Baptist Outpatient Center parcel, the Reid Medical Building parcel and the Lot D parcel all as generally depicted on the Aerial Map and Conceptual Site Plan. The Baptist Outpatient Center parcel is 1.5 acres in size and currently contains a 4-story medical office building with approximately 97,773 square feet of building space. The Reid Medical Building parcel is 1.4 acres in size and is currently developed with a 9-story medical office building with approximately 102,273 square feet of building space and an existing surface parking lot. The Lot D parcel is approximately 6.9 acres in size and is currently developed with surface parking lots. This PUD will amend, restate and supersede the Baptist Outpatient Campus PUD as to the Lot D, Baptist Outpatient Center and Reid Medical Building parcels (the "Current PUD Parcels"). Notwithstanding this PUD, the structures constructed on the Current PUD Parcels as of this PUD approval will remain subject to the approved construction plans for those buildings and structures. In the event that one or some combination of the structures located on the Current PUD Parcels is increased in square footage, such increase in square footage shall only cause the structure(s) in which the square footage is being increased to conform to the standards set forth in PUD Sections II, III and IV. The redevelopment of the Lot D parcel with a parking structure shall be subject to the applicable standards of this PUD.

The proposed redevelopment of the Property will result in a unified development plan with a buildout of up to 705,046 square feet of space including medical offices, clinics and related ancillary uses in an integrated urban campus setting. The new Cancer Center building is proposed to contain up to 12 stories and up to 505,000 square feet of building area. A parking structure is also proposed to be constructed on the Cancer Center parcel as generally depicted on the Conceptual Site Plan **Exhibit E-1**. The new building and parking structure will be fully integrated and include a pedestrian bridge/skywalk connecting the Cancer Center building and the existing Baptist Outpatient Center building over the San Marco Boulevard right-of-way. The lobby of the Baptist Outpatient Center building is proposed to be expanded, in part to accommodate the pedestrian bridge/skywalk connection. The proposed development of the Cancer Center and expansion of the Baptist Outpatient Center parcel may occur in phases. The initial phase of the Cancer Center building may also include a surface parking area located in the southwest corner of the Cancer Center parcel depicted as "Future Expansion" on the Conceptual Site Plan. The portion of the Lot D parcel located east of the "Easement Area" as defined below and depicted on the Conceptual Site Plan is proposed to be redeveloped with a new parking structure to support the medical campus. The Open Space parcel located east of Flagler Avenue is proposed to be landscaped and remain as open space.

This PUD will provide a home for highly coordinated, multidisciplinary cancer care for patients throughout the southeastern United States region. The design of the facility will reflect the highly collaborative and integrated approach to care which brings medical, surgical and radiation oncology physicians together to plan and deliver treatment as one coordinated team. The redevelopment of the Property will be compatible with the surrounding uses due to the location, orientation and massing of the Cancer Center building and structures as well as other design improvements that will provide an aesthetically pleasing entrance into the San Marco community. The parking structures are located next to Interstate 95 and the FEC railroad, and together with the access points will direct vehicular

traffic to signalized intersections and discourage traffic on local roads through adjoining neighborhoods. The new Cancer Center building height and mass will step down from Interstate 95 and step back from San Marco Boulevard. The streetscape along San Marco Boulevard will be enhanced through wider building setbacks and sidewalks, street furniture, and enhanced landscaping.

The construction of the pedestrian bridge/skywalk connecting the buildings on each side of San Marco Boulevard and the construction of a shared use path along Children’s Way and Nira Street will assist in reducing vehicle miles traveled in this corridor. The pedestrian bridge/skywalk will provide a safer alternative to employees and patients than crossing San Marco Boulevard at grade. In addition, the shared use path will create a stronger multi-modal link to the surrounding neighborhoods than exists today.

The table below lists the existing and proposed development for each of the parcels within the Property.

**Baptist MD Anderson Cancer Center PUD
Existing and Proposed Development**

Parcel	Existing	Proposed ¹
Cancer Center Parcel	20,581 s.f. Surface Parking	505,000 s.f. Parking Structure Not to exceed 4 levels Surface Parking
Baptist Outpatient Center Parcel	97,773 s.f.	97,773 s.f.
Reid Medical Building Parcel	102,273 s.f. Surface Parking	102,273 s.f. Surface Parking
Lot D Parcel	Surface Parking	Parking Structure Not to exceed 4 levels

¹ Up to 50,000 square feet of proposed building area on the Cancer Center parcel may be transferred to and developed on the Baptist Outpatient Center and/or Reid Medical Building parcels, but in no case shall the cumulative amount of development within the PUD exceed 705,046 square feet.

B. Project Architects:

HKS Architects, Inc.
225 East Robinson Street
Suite 405
Orlando, FL 32801

FreemanWhite, a Haskell Company
8845 Red Oak Boulevard
Charlotte, NC 28217

C. Project Planners/Engineers:

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258

Kimley-Horn and Associates, Inc.

12740 Gran Bay Parkway West
Suite 2350
Jacksonville, FL 32258

- D. Property Owners:** Southern Baptist Hospital of Florida, Inc., Pavilion Health Services, Inc., Baptist Health Properties, Inc., and Aries Medical Corporation.
- E. Current Land Use Categories:** Community General Commercial (CGC) - Urban Priority Area (UPA)
Residential Professional Institutional (RPI) – UPA
- F. Current Zoning Districts:** PUD, CCG-1, CCG-2, and CRO
- G. Requested Land Use Categories:** No change
- H. Requested Zoning District:** Planned Unit Development (PUD)
- I. Real Estate Number(s):** See **Exhibit G** [on file with Legislative Services](#)

II. QUANTITATIVE DATA

The table below reflects the estimated buildout of the Property as generally depicted on the Conceptual Site Plan. The minimum applicable design standards and dimensional requirements are provided in Section IV. below.

Total Acreage:	15.4+/- acres	100%
Commercial Land Use:	12.9 Acres	84%
Total Commercial Floor Area	705,046 s.f.	NA
Active Recreation	0 acres	0%
Open Space	2.5 acres	16%
Public/Private Right of Way	0 acres	0%
Lot Coverage by Buildings/Structures	391,600+/- s.f.	58%

III. USES AND RESTRICTIONS

A. Permitted Uses: The PUD allows the uses listed below to be permitted within the Property. The following permitted uses shall not be subject to the performance standards and development criteria of Part 4 of the Zoning Code, and of Section 656.350, Zoning Code.

- (1) Medical offices, clinics, laboratories, research and support facilities and uses similar to and supporting these uses such as: ambulatory surgical services, infusion treatment, integrative care (e.g., acupuncture, massage therapy, etc.), diagnostic imaging, radiation oncology, mental health services and counseling, geriatrics, ophthalmology, pathology, histology, naturopathy, urgent care, dental,

outpatient services, wellness programs/preventive health services and similar uses.

- (2) Typical ancillary uses that are customarily associated with medical related facilities such as day care, chapel, conference space, commercial retail sales and service (e.g. café/restaurant, bakery and coffee shops, drug store/pharmacy, banks, gift and flower shops, etc.), parking lots and parking structures, educational schools and other similar uses.
- (3) Essential services including gas, telephone, water, sewer, fiber optic, cable and electric as required to serve the project shall be permitted on the Property.

B. Accessory Uses and Structures: Accessory uses and structures are allowed PUD wide, as defined in Section 656.403 of the Zoning Code (2016).

C. Restrictions on Uses:

- (1) Lighting: The lighting for the PUD shall be designed and installed so as to prevent glare or excessive light on adjacent property and rights-of-way. All light fixtures shall be incorporated as an integral design element that complements the design of the building(s) and project through its design style, materials, and color.
- (2) Outside storage: Outside storage of articles, goods, or materials shall not be permitted, except during construction of permitted uses. Utility fixtures and mechanical equipment, when outside a structure, shall be screened by a wall or fence with dense plant materials, or within a completely enclosed area. Utility fixtures and mechanical equipment shall not be subject to the building setback provisions of Section IV.A.(4) below.

IV. DESIGN GUIDELINES

A. Dimensional Requirements: The following design standards shall apply to the Property as a whole:

- (1) Minimum lot area: None.
- (2) Minimum lot width: None.
- (3) Maximum lot coverage by buildings/structures: 85 percent of the total PUD site area.
- (4) Minimum front yard: 5 feet, except that the minimum front yard requirement from Gary Street shall be 0 feet and the minimum building setback of the proposed Lot D parking structure from Nira Street shall be 30 feet. Additional standards for the new Cancer Center building setback from San Marco Boulevard are provided in PUD Section IV.H.(1).

- (5) Minimum street side yard: None.
- (6) Minimum side yard: None.
- (7) Minimum rear yard: None.
- (8) Maximum height of structures:
 - a. **Cancer Center Parcel:** 195 feet.
 - b. **Reid Medical Building Parcel:** 115 feet.
 - c. **Baptist Outpatient Center Parcel:** 115 feet.
 - d. **Lot D Parcel:** 50 feet.
 - e. **Building Height Measurement/Conditions:** Building height shall be measured as the vertical distance between the required finished floor elevation to the roof line or parapet. Mechanical equipment, stair well and elevator enclosures may be placed above the roof line provided it is screened from view by architectural enclosures designed as an integral part of the building architecture. Rooftop features may extend up to 30 feet above the roof of the structure and shall not count towards height measurement as long as the combined coverage of the features does not exceed 20 percent of the roof area.

B. Ingress, Egress, Parking and Circulation:

- (1) Off-street parking requirements: Off-street parking will comply with the requirements of Part 6 of the Zoning Code (2016), except as described below. The minimum parking standard for the Permitted Uses shall be 3 spaces per 1,000 square feet of gross floor area. There shall be no maximum number of parking spaces within this PUD. Parking requirements for uses within the Property may be satisfied in the aggregate, and the Property shall be considered a single lot or parcel for the purpose of satisfying off-street parking requirements. Parking may be provided in anticipation of future phases of development. Parking within the PUD may be shared with other uses as long as the PUD in its entirety provides sufficient parking for all proposed uses. At buildout, there will be adequate off-street parking within the Property to meet the minimum parking space requirement. However, off-site parking may be used to satisfy the minimum parking space requirement within the PUD on a temporary basis not to exceed 12 months during construction.

Off-street parking within the Property shall not be subject to the location and distance requirements of Section 656.607(a) and (b), and the requirements of the

Parking Lot Landscaping Matrix set forth in Figure B of Section 656.607(j) of the Zoning Code.

- (2) Loading requirements: Off-street loading spaces will comply with the requirements of Part 6 of the Zoning Code (2016), except that a minimum of three (3) loading spaces will be required on the Cancer Center parcel. The loading area for the Cancer Center parcel will be located off of Children's Way on the south end of the new building, and is generally depicted as "Loading/Service Area" on the Conceptual Site Plan. Notwithstanding the Zoning Code standards (including Section 656.415), the loading area for the Cancer Center parcel will be screened from the street by an 8 foot high wall.
- (3) Vehicular Access: The access and internal traffic circulation pattern is generally shown on the Conceptual Site Plan attached as **Exhibit E-1**. Access and circulation shall be designed to provide safe and efficient access for patients, visitors and emergency vehicles, and shall not be subject to the maximum driveway width requirements of Section 656.1215(d) of the Zoning Code. The area depicted on the Conceptual Site Plan as "Easement Area" is an easement area reserved to the City pursuant to Ordinance 90-735-342 (O.R. Book 6963, Page 418), Ordinance 90-1210-541 (OR Book 7055, Page 1256) and Ordinance 93-325-134 (OR Book 7569, Page 1559) and for purposes of this PUD is not considered an access point. No access points are proposed from the Property directly to San Marco Boulevard. Vehicular traffic to and from the parking areas of the Property is directed to the signalized intersections of San Marco Boulevard and Palm Avenue. The parking structure on the Cancer Center parcel will be utilized by patients, visitors and physicians. Staff of the Cancer Center building shall utilize the Lot D parcel for parking. Directional signage will be provided within the Cancer Center parcel parking structure to direct patients and visitors accessing Interstate 95 to use the Palm Avenue parking structure exit.

Additional circulation and access detail is provided in the Traffic Study prepared by Kimley-Horn & Associates attached hereto as **Exhibit J** (the "Traffic Study") [on file with Legislative Services](#), which concludes that the roadway intersections in the vicinity of the Property are anticipated to operate at or above acceptable levels of service.

Off-site roadway improvements to be constructed by the applicant include an eastbound deceleration lane on Gary Street into the parking structure on the Cancer Center parcel and restriping the center lane on Palm Avenue to provide a southbound left turn lane into the main entrance of the Cancer Center Parcel as generally depicted on the Conceptual Site Plan attached as **Exhibit E-1**. The detailed design of these improvements will be reviewed and approved by the Planning and Development Department.

- (4) Pedestrian Access: A number of pedestrian access improvements will be provided in accordance with the 2030 Comprehensive Plan. All buildings will be connected by sidewalks to the existing sidewalk system along all streets. A minimum 5-foot wide sidewalk will be constructed adjacent to the Cancer Center parcel along all street frontages adjacent to the parcel, except along (i) Children's Way and Nira Street where an 8-foot wide shared use path will be provided and (ii) along San Marco Boulevard adjacent to the Cancer Center building where a minimum 20-foot wide sidewalk will be provided between the Cancer Center building and the existing face of curb, provided that the sidewalk width may be no less than 10 feet for a maximum of 60 feet along the San Marco Boulevard frontage. Street tree planting may be considered a part of the sidewalk width for purposes of meeting the minimum width requirements above. Existing and future sidewalks and the 8 foot shared use path are depicted on the Conceptual Site Plan and may be located within the Property or within the street rights-of-way. If sidewalks and/or the shared use path are located within the Property, then a perpetual easement shall be granted to and accepted by the City of Jacksonville for location and maintenance. A pedestrian bridge/skywalk will connect the new Cancer Center parcel building to the existing Baptist Outpatient Center building over San Marco Boulevard, which will maximize pedestrian mobility within the Property and minimize pedestrian and vehicular conflicts. The pedestrian bridge/skywalk shall not be subject to the encroachment provisions of Section 656.406 of the Zoning Code. Street furnishings, supplemental tree plantings and other streetscape amenities will be provided along the San Marco Boulevard street frontage adjacent to the Cancer Center parcel as generally depicted and described on attached **Exhibit E-3** to ensure a safe, friendly and walkable environment. These improvements will help to create a plaza-like feel for pedestrians and connect the sidewalk to the pedestrian plaza.

An 8-foot wide shared use path will be constructed by the applicant on the north side of Children's Way and Nira Street as generally depicted on the Conceptual Site Plan. The shared use path will be primarily located within the rights-of-way, but may meander within the Property adjacent to Nira Street. The limits of construction of the shared use path and typical sections along Children's Way and Nira Street are depicted on **Exhibit E-5**. The shared use path will connect to a planned, community-wide shared use path system to provide a stronger multi-modal link between downtown, San Marco and Riverside. The width of the shared use path is appropriate within this urban area of the Property due to physical and practical constraints, and to provide for pedestrian and bicyclist safety. Expansion of the right-of-way is not feasible due to adjacent development along Children's Way. The 8-foot width of the shared use path is supported by the ASSHTO Guide for the Development of Bicycle Facilities, 4th Edition, Chapter 5, Section 5.2.1. Width and Clearance, which provides that an 8-foot wide path may be used for a short distance due to physical constraints. The shared use path will be constructed in phases coincident with the construction of the Lot D parking structure or within three (3) years from approval of this PUD, whichever occurs first.

- (5) Pick Up/Drop Off: A pick up/drop off area is proposed along San Marco Boulevard as shown on the Conceptual Site Plan attached as **Exhibit E-1**. It is anticipated there will be shuttle service provided for patients and employees to access the Cancer Center from off-site areas. The maximum length of the pick up/drop off area shall be 120 feet as depicted on the Conceptual Site Plan.

C. Signage: The following on-premise signage is permitted.

- (1) One street frontage sign per lot not exceeding 1 square foot for each linear foot of street frontage, per street, up to a maximum size of 300 square feet in area for every 200 linear feet of street frontage or portion thereof, provided they are located no closer than 200 feet apart, except that a maximum sign area of 400 square feet for every 200 linear feet or portion thereof, shall be allowed on the Palm Avenue street frontage. Signs may be internally or externally illuminated and shall be a maximum of 50 feet in height except that signage on the Gary Street frontage may be up to 65 feet in height. Signs must be setback a minimum of 5 feet from a public right-of-way, except that there shall be no sign setback from Palm Avenue. Signs shall not be located within 25 feet of any intersection of 2 or more rights-of-way.
- (2) Wall signs shall not exceed 10 percent of the square footage of the occupancy frontage or respective side of the building abutting the San Marco Boulevard and Children's Way rights-of-way, and shall not exceed 15 percent of the square footage of the building abutting the Palm Avenue and Gary Street rights-of-way. Wall signs located on the Cancer Center building abutting the San Marco Boulevard occupancy frontage shall be limited to the Cancer Center name and logos.
- (3) Directional signs, real estate signs and construction signs are permitted in accordance with the regulations set forth in Part 13 of the Zoning Code, except that directional signs shall be allowed to be single or double sided with a maximum of 24 square feet of sign area per side.
- (4) Any signage depicted on any PUD exhibit graphics, including but not limited to **Exhibit E-2** through **E-5**, is conceptual. The signage regulations set forth in this PUD subsection shall control for purposes of signage construction.
- (5) Signage may be internally or externally illuminated.
- (6) A gateway sign for Historic San Marco consistent with the existing sign located at the corner of San Marco Boulevard and Hendricks Avenue will be constructed near the corner of Gary Street and San Marco Boulevard. The sign size shall not exceed a maximum of 50 square feet in area with a maximum height of 6 feet. There shall be no sign setback from San Marco Boulevard and Gary Street so long as an adequate site triangle is maintained.

D. Tree Protection and Landscaping: The landscaping theme for the Property will be complimentary to and enhance the existing landscaping and streetscaping within and along the San Marco Boulevard and Gary Street rights-of-way. The landscape theme along the perimeter of the Cancer Center parcel adjacent to Palm Avenue will also be compatible to existing landscaping along the west side of Palm Avenue.

The applicant may modify this PUD by filing an Administrative Modification pursuant to Section 656.341(f)(1), Zoning Code, for any Zoning Code tree protection and landscape provision deviations necessary to allow expansion of the Baptist Outpatient Center or Reid Medical Building parcels. The following landscaping requirements will apply to the redevelopment of the Cancer Center parcel and the Lot D parcel.

- (1) Perimeter Landscaping: The Cancer Center and Lot D parcels shall be exempt from the minimum tree planting requirements of Section 656.1211(b)(2) of the Zoning Code due to the intensity and urban nature of the proposed development. A minimum, average 5-foot wide landscaped buffer strip shall be provided on the north, west and south perimeter of the Cancer Center parcel and the north and east perimeter of the Lot D parcel where adjacent to a street right of way. The required landscaped buffer strip shall include no less than 1 tree for each 50 feet of street frontage. The trees may be clustered, but shall be no more than 175 feet apart. Where appropriate, shade trees may be planted in the adjacent right-of-way to enhance the existing and overall landscaping theme. Additional planter pots may also be provided as part of the overall streetscape improvements and within the rights-of-way. Any tree planting provided by the applicant within the rights-of-way shall count towards the tree planting requirement of the perimeter landscape buffer strip. At least 50 percent of the trees shall be shade trees with a minimum 4 inch caliper at time of planting. The remainder of the landscape strip shall be landscaped with shrubs, groundcovers, grass, or mulch, except that mulch shall not exceed 25 percent of the total landscape area.

Perimeter landscaping shall not be required on the Lot D parcel adjacent to the Easement Area and the Baptist Outpatient Center parcel (as depicted on the Conceptual Site Plan), which is considered to be a part of the interior of the Property.

A minimum 20-foot wide landscape buffer strip shall be provided between the Nira Street right of way and the proposed parking structure on Lot D. This 20-foot wide landscape buffer shall include a minimum of one tree for each 25 linear feet of required buffer strip with a minimum of 50 percent of the trees being shade trees. Trees shall be spaced no greater than 40 feet on center. The existing shade trees along Nira Street within this 20-foot landscape buffer strip will be preserved to the maximum extent possible. Grass or other ground cover shall be planted on all areas of the buffer strip which are not occupied by other landscape material.

- (2) Vehicle Use Area Landscaping: Any new surface parking lots including the surface lot planned with the initial phase of the Cancer Center building shall meet

the requirements of Sections 656.1214 and 656.1215, Zoning Code, except as follows:

- a. A minimum of 5 percent of the vehicle use area shall be landscaped.
- b. A minimum of one tree for every 5,000 square feet of vehicle use area.
- c. Trees shall be distributed so that all portions of the vehicle use area are within a 75-foot radius of any tree.
- d. Where surface lots abut a street right-of-way, a minimum 6-foot high finished masonry wall may be provided in place of the perimeter landscaped buffer so long as the finished masonry wall contains a vegetative cover such as vines or other acceptable foundation planting.

- (3) **Buffers:** The Property is internally compatible and externally compatible with all surrounding uses and no uncomplimentary use buffers shall be required.

E. Open Space and Pedestrian Plaza: The PUD open space consists primarily of landscaped areas around buildings and parking lots and structures. Approximately 15 percent of the total site area will be left as open space. Additional areas or features of the new building on the Cancer Center parcel will serve as additional open space such as the Open Air Courtyard depicted on the Conceptual Site Plan attached as **Exhibit E-1**. The Open Space parcel depicted on the Conceptual Site Plan will be landscaped open space and contain a minimum of one shade tree for every 3,000 square feet of lot area. Shade trees shall have a minimum caliper of 4 inches at time of planting. A minimum of 10 percent of the parcel will contain shrubs or hedges that are no less than 3 gallon container at time of planting. Grass, other trees or ground cover shall be planted on all areas of the parcel which are not occupied by other landscape material. Mulch cannot exceed 25 percent of the parcel. The Open Space parcel will be landscaped no later than completion of the Lot D parking structure.

A Pedestrian Plaza will be provided on the portion of the Property located in the northwest corner of the San Marco Boulevard and Children's Way intersection (the "Pedestrian Plaza"). The Pedestrian Plaza shall be no less than 8,000 square feet in area as depicted on the Conceptual Site Plan attached as **Exhibit E-1**. **Exhibit E-3** includes a conceptual rendering of the streetscape and Pedestrian Plaza along San Marco Blvd. The Pedestrian Plaza will contain street furniture, landscaping including shade trees, architectural elements and similar amenities. The Pedestrian Plaza will be open to the public, provided that the property owner(s) reserves the right to close, at its sole discretion, the Pedestrian Plaza for private events or other purposes.

F. Utilities: Water, sanitary sewer and electric service will be provided by JEA. Backflow preventers may be located within the City rights-of-way as long as such location does not obstruct or interfere with vehicular or pedestrian access.

G. Wetlands: The subject property does not contain jurisdictional wetlands.

H. Architectural and Massing Design: The architectural design of the Cancer Center parcel buildings and structures shall be subject to the following architectural design guidelines.

- (1) At buildout the Cancer Center parcel is to consist of a structure or structures of variable height. A conceptual massing plan for the Cancer Center structures is attached as **Exhibit E-2** (the "Massing Plan"). The Massing Plan depicts the variable height components of the structures which achieve a gradual transition from the high rise structures in the downtown southbank area to the urbanized, mixed use corridor located south of the Interstate 95 overland bridge along San Marco Boulevard. The massing of the building is guided by the underlying principle to maintain an open and inviting pedestrian and vehicular entrance to the San Marco community along San Marco Boulevard while preserving occupied space, function and efficiency for the Cancer Center to meet programmatic clinic needs, which is of paramount importance. The Massing Plan is not intended to provide nor imply architectural detail, but rather the specifics of this PUD written description together with the graphic exhibits shall control as to the conceptual design.

The Cancer Center building setback of the first floor containing the radiation oncology vaults up to 30 feet above the finished floor as depicted on **Exhibit E-6** shall have a minimum building setback of 25 feet except that the minimum setback shall be 6 feet for up to 100 feet of the frontage along San Marco Boulevard. Any improvements located in the area depicted as Proposed Central Energy Plant (the "CEP") on PUD **Exhibit E-3** shall have a maximum height of up to 45 feet above the finished floor as depicted on PUD **Exhibit E-6** and a minimum building setback of 12 feet from San Marco Boulevard. A living wall, artistic or architectural elements, canopies, trellises and other similar features may be located within this setback and shall not be subject to Section 656.406, Zoning Code.

The Cancer Center building shall step back from the existing San Marco Boulevard right of way by a variable building setback standard as depicted on **Exhibit E-6** and as described as follows:

- a. The second and third floors between 15 and 45 feet above finished floor elevation shall have a minimum setback of 40 feet from a vertical extension of the existing right of way of San Marco Boulevard; and
- b. The remaining floors 45 feet or more above finished floor elevation shall have a minimum building setback of 60 feet from a vertical extension of the existing right of way of San Marco Boulevard.

The pedestrian bridge/skywalk shall not be subject to the variable building setback standards in this subsection and the encroachment provisions of Section 656.406 of the Zoning Code.

- (2) In order to provide physical and visual breaks in the building facades, a variety of detail and form will be provided by addressing variation in wall planes, horizontal and vertical articulation, materials, finishes and colors. At least 60 percent of the building façade of the Cancer Center building containing the radiation oncology vault as depicted on **Exhibit E-6** facing San Marco Boulevard shall contain a living wall, translucent glass or other artistic elements.
- (3) The facade of the parking structure on the Cancer Center Parcel facing San Marco Boulevard shall include screening material architecturally compatible with the Cancer Center building and/or compatible with the material used to cover the exterior of the abutting Cancer Center building.
- (4) The pedestrian bridge/skywalk shall have a minimum vertical clearance of 20 feet from the established roadway grade of San Marco Boulevard. A minimum of 60 percent of the vertical faces on either side of the pedestrian bridge/skywalk shall be transparent so as to allow light to penetrate to the street below and avoid an excessive shadow effect. The conceptual design of the pedestrian bridge/skywalk is depicted on **Exhibit E-4. I. Project Construction and Operation:** The applicant anticipates commencement of construction of the Cancer Center immediately upon obtaining all required permits and regulatory approvals. The applicant may commence construction on the parcels at different times. The estimated construction commencement dates set forth in this paragraph shall not be interpreted to mean that this PUD will have a build-out or expiration date.

The applicant may establish owners' or condominium associations for and /or implement covenants, conditions and restrictions over the project to ensure long-term maintenance of the buildings and public common areas to be constructed within the PUD boundaries.

Construction staging and parking for individuals associated with construction of the improvements on the Property may occur on each of the parcels or off-site outside the Property during project construction. A construction parking and traffic management plan(s) shall be submitted to the City of Jacksonville Planning and Development Department Development Services Division for review at the time of construction plan submittal as applicable. Such plan(s) may be for each of the parcels, all parcels, some combination of parcels or a portion of each parcel.

- J. Operation and Maintenance:** The operation and maintenance of improvements and facilities within the Property not provided by the City will be the responsibility of the land owner/developer except as to any sidewalks or shared use path located within the Property which shall be maintained by the City per Section IV.B.4. Any improvements

required by this PUD within City rights-of-way shall be maintained by the City, except for the pedestrian bridge/skywalk, which shall be the responsibility of the land owner/developer.

V. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance of this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying the proposed development or redevelopment within the Property consistent with Section 656.341(g) of the Zoning Code.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The 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 neighborhood, the City of Jacksonville and the northeast Florida region by creating a destination for specialty medical treatment within the southeastern United States. The PUD provides for an integrated development plan containing mobility improvements and architectural standards not normally addressed by conventional zoning districts, and

- A. is more efficient than would be possible through strict application of the Zoning Code;
- B. is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan; and
- D. will allow fully integrated facilities that will establish a home for highly coordinated, multidisciplinary cancer care for patients while providing building location, orientation, and massing that is consistent with the urban character of existing development on the downtown southbank to the north and the Nemours building to the west. The proposed building and structures will be located, oriented and massed to be respectful of the less intense commercial corridor and surrounding neighborhoods to the south. The proposed design of the building façade, streetscape, and gateway along San Marco Boulevard provides for an aesthetically pleasing entrance to the San Marco community.

VII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.*

FUTURE LAND USE ELEMENT

Policy 1.1.11 - Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

The Property is located adjacent to the Interstate 95 and San Marco Boulevard corridors in close proximity to existing commercial development. The comprehensive plan future land use designations on and surrounding the Property have contemplated commercial corridor development, including infill development, in this location.

Policy 3.2.1 - The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

The Property will be redeveloped as a medical facility that is located adjacent to a principal arterial freeway and at the intersection of major collector roads that can be considered a corridor and nodal pattern of commercial development.

Policy 3.2.2 - The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The Property is currently being utilized for commercial uses and its redevelopment is infill between existing medical facilities.

Policy 3.2.4 - The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

This PUD zoning will not expand commercial uses adjacent to residential uses. The new Cancer Center building is located between similar commercial uses including the existing Baptist Medical Center to the north, the Nemours Children's Specialty Care building to the west, the Baptist Outpatient Center to the east and existing smaller scale commercial uses to the south along San Marco Boulevard. Commercial related traffic will not be required to travel through existing residential neighborhoods.

B. Consistency with the Concurrency Management System. Redevelopment of the Property will comply with the requirements of the Concurrency and Mobility Management System.

C. Allocation of Residential Land Use. Not applicable.

D. Internal Compatibility/Vehicular Access. The proposed PUD contains limitations on the type of commercial uses permitted in order to ensure internal compatibility. Vehicular access to the new Cancer Center parcel is directly from Palm Avenue with a secondary directional access on Gary Street and a pick up/drop off along San Marco Boulevard, as shown on the Conceptual Site Plan attached as **Exhibit E-1**. The loading/service area access will be from Children's Way and will be screened from public view from the adjacent street. Access is proposed to the Lot D

parking structure from the Easement Area, Gary Street and Flagler Avenue. All other existing vehicular access points shown on the Conceptual Site Plan will remain in place.

E. *External Compatibility/Intensity of Development.* The proposed PUD contains limitations on the type of commercial uses permitted as well as the scale, orientation, massing and design of the buildings to ensure compatibility with existing, surrounding uses. This PUD is located at the gateway from the downtown southbank to San Marco, and the proposed development will provide an appropriate transition between these two areas while maintaining compatibility with the surrounding community.

F. *Recreation/Open Space.* A minimum of ten (10) percent of the Property will be landscaped and remain as open space.

G. *Impact on Wetlands.* There are no jurisdictional wetlands located on the Property.

H. *Listed Species Regulations.* The subject property is less than 50 acres; therefore, a listed species survey is not required.

I. *Off-Street Parking & Loading Requirements.* Structured parking will be constructed to provide an adequate supply of parking to meet demand at buildout and to limit the number of surface parking lots provided within the PUD. Parking within the PUD may be shared with other uses as long as the PUD in its entirety provides sufficient parking for all proposed uses. The parking structures will be designed to be architecturally compatible with the abutting buildings and consistent with this PUD.

J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be provided as set forth above. Sidewalks along the commercial frontage may be located within the Property or within the street rights-of-way and will connect building entrances to parking areas and the sidewalks along each street. A shared use path will be constructed by the applicant along the north side of Children's Way and Nira Street to provide a safer and more efficient pedestrian and bicycle connection to the surrounding neighborhoods.

K. *Stormwater Management.* Stormwater management shall be provided via credits allocated from the Downtown Stormwater Treatment Credit Bank, pursuant to the letter issued by Mr. Sam W. Mousa, PE, the City of Jacksonville Chief Administrative Officer.

L. *Utilities.* JEA will provide electrical, potable water and sanitary sewer utilities.