

PUD WRITTEN DESCRIPTION
ASCENSION ST. VINCENT'S MEDICAL CENTER PUD

May 14, 2019

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 23 acres of property as more particularly described in Exhibit 1 (the "Property") from PUD to PUD to facilitate rebranding of the Riverside medical center campus to Ascension St. Vincent's pursuant to a master sign plan. The Property was originally zoned PUD pursuant to Ordinance 1990-684, which included a condition that signage comply with the now obsolete RMOI zoning classification. Accordingly, a PUD rezoning is required to update the sign plan.

The PUD was modified by minor modifications MM-06-20 and MM-18-17, the applicable provisions for which are incorporated herein.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	RPI/PBF	CRO/PBF-2/PUD	Office, Surface parking, Multifamily
East	RPI	PUD	Multifamily
South	WATER	WT	St. Johns River
West	RPI/LDR	CRO/PUD	The Riverhouse center, Structured parking, Office

- B. Project name: Ascension St. Vincent's Riverside
- C. Project engineer: Not applicable.
- D. Project developer: Not applicable.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: PBF
- G. Current zoning district: PUD (Ordinance 1990-684).
- H. Requested zoning district: PUD.
- I. Real estate numbers: 065218-0000, 065217-0000, 065219-0000, 065212-0000, 091642-0000, 091644-0000, 065206-0000, 065202-0000, 090591-0190, 090579-0000, 090594-1000, 090594-1010, 090594-1020, 090594-1030, 090594-1040, 090594-1050, 090594-1060, 090594-1070, 090594-1080, 090594-1090, 090594-1100, 090594-1110.

II. QUANTITATIVE DATA

- A. Total acreage: 23 acres.
- B. Total number of dwelling units: None.

- C. Total amount of non-residential floor area: 1,578,800 square feet.
- D. Total amount of recreation area: None.
- E. Total amount of open space: None.
- F. Total amount of public/private rights of way: 88,900 square feet.
- G. Total amount of land coverage of all buildings and structures: 651,220 square feet.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The original PUD adopted the uses permitted in the now obsolete RMOI zoning classification with supporting uses such as restaurants, florists, pharmacies, newsstands, and overnight lodging facilities and similar uses normally found in major hospital complexes. This PUD updates the permitted uses to those uses in the PBF-2 zoning district that are applicable to the campus, incorporates the existing supporting uses, and preserves the right to develop the supporting uses.

With regard to signage, the original PUD included a condition that signage comply with the now obsolete RMOI zoning classification and incorporated a comprehensive signage plan. That signage plan was later modified. This PUD includes a new master sign plan reflecting the rebranding of the campus to Ascension St. Vincent's with monument, wall, wayfinding and regulatory signage appropriate for a large hospital complex.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted uses:

1. Hospitals, including professional offices, medical clinics and pharmacies, associated therewith.
2. Homes for the aged or orphans, including professional offices associated therewith, and similar uses.
3. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
4. Nursing homes.
5. Hospice facilities.
6. Structured parking and surface parking lots in conjunction with a permitted use.

7. Supporting uses ancillary to typical medical centers such as restaurants, florists, newsstands, overnight lodging facilities, and similar uses normally found in major hospital complexes.
8. Collection bins for textile recycling meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted accessory uses and structures:

1. As permitted pursuant to Section 656.403.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Minimum lot coverage: Sixty-five (65) percent.
4. Minimum front building setback: Zero (0) feet.
5. Minimum side building setback: Twenty (20) feet between buildings except where existing buildings are constructed with less than twenty (20) feet between structures.
6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: One hundred twenty-three (123) feet.

B. Ingress, egress and circulation:

1. Parking requirements: The Project shall provide for parking pursuant to the following ratios:
 - a. Medical Center and associated ancillary functions – One and one-half (1.5) spaces for each bed.
 - b. Professional and business offices, medical and dental clinics – Four (4) spaces for each one thousand (1,000) square feet of gross floor area.
 - c. Nursing home – One (1) space for each six (6) beds plus one (1) space for each two (2) employees.
 - d. All other uses shall comply with Part VI of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of Riverside Avenue, Stockton Street, Shircliff Way, and King Street as currently constructed and depicted on the Site Plan. The final location of any new access points is subject to the review and approval of the Development Services Division.

3. Pedestrian access: Sidewalks are provided along the perimeter of the Property and throughout the campus to provide for internal pedestrian circulation.

C. Signs:

1. Monument signs and wall signs shall be permitted generally as depicted in the attached Master Sign Plan; provided, however, that the aggregate square footage of such signs shall not exceed two and one half percent (2.5%) of the square footage of the face of those walls which face rights of way or the St. Johns River.
2. Directional, wayfinding, and regulatory signs shall not exceed four (4) square feet.
3. Signage may be illuminated as detailed in the Master Sign Plan.

D. Landscaping: Future development shall provide landscaping in accordance with Part 12 of the Zoning Code.

E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project.

F. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

G. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

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 and community. The PUD meets the following zoning and land use initiatives:

- 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:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, 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.

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Land Use Table

Total gross acreage	<u>23</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	<u>15</u> Acres	<u>65</u> %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	<u>5.96</u> Acres	<u>26</u> %
Public and private right-of-way	<u>2.04</u> Acres	<u>9</u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.