

# Exhibit 3

## WRITTEN DESCRIPTION

### LifePoint Health Center PUD

#### CURRENT DATE

04/21/2022

#### I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

- 8.6 Acres, 0 Normandy Village PKWY, Jacksonville, Duval County, RE 007628 1020
- Existing Use - Undeveloped
- Surrounding Uses - Bank to North, Church to east, Single Family Residential to south, Church to west. All zoned CCG-1 except residences to south are MDR PUD.
- Proposed Use - Hospital as defined by FL Admin Code

B. Project Name:

- LifePoint Health Center

C. Project Architect/Planner:

- ESa
  - Contact Tyler Cain
    - [tylerc@esarch.com](mailto:tylerc@esarch.com)
    - 615-760-6928

D. Project Engineer:

- Crunk Engineering
  - Contact Adam Crunk, PE
    - [adam@crunkeng.com](mailto:adam@crunkeng.com)
    - 615-289-8712

E. Project Developer:

- LifePoint Health
  - Contact Daniel Schuh
    - [Daniel.schuh@kindred.com](mailto:Daniel.schuh@kindred.com)
    - 904-521-3955

F. Current Land Use Designation:

- CGC

G. Current Zoning District:

- CCG-1

H. Requested Zoning District:

- PUD

I. Real Estate Number(s):

- RE007628 1020

**II. QUANTITATIVE DATA**

A. Total Acreage:

- 8.6 AC

B. Total number of dwelling units:

- 0

C. Total amount of non-residential floor area:

- 56,000 sf + 100,000 sf future

D. Total amount of recreation area:

- 0 sf

E. Total amount of open space:

- 0 sf

F. Total amount of public/private rights of way:

- Private: 9,878 sf

G. Total amount of land coverage of all buildings and structures:

- 37,970 sf + 75,000 sf future

H. Phase schedule of construction (include initiation dates and completion dates):

- First building constructed within 2 years. Future buildings to be determined.

### III. STATEMENTS

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

- The PUD would expand the permitted uses to include Hospitals.

#### 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.

- All private areas would be maintained by the property owner.

### IV. USES AND RESTRICTIONS

#### A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.

- (12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Churches, including a rectory or similar use.
- (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- (25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- (26) Hospitals

B. Permissible Uses by Exception:

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (3) Residential treatment facilities and emergency shelters.
- (4) Multi-family residential integrated with a permitted use.
- (5) Crematories.
- (6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)(1).
- (7) Auto laundry or manual car wash.
- (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)(1).
- (11) Blood donor stations, plasma centers and similar uses.
- (12) Private clubs.
- (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (14) Billiard parlors.
- (15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.
- (17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

(18) Nightclubs.

(19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.

(20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

(21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

(22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

- None

D. Permitted Accessory Uses and Structures:

- None

E. Restrictions on Uses:

(a) Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with Chapters 360, 380 and 386, to the extent those Chapters are applicable.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

(1) Minimum lot area:

- None

(2) Minimum lot width:

- None

(3) Maximum lot coverage:

- 85%

(4) Minimum front yard:

- None

(5) Minimum side yard:

- None

(6) Minimum rear yard:

- 10 ft

(7) Maximum height of structures:

- 60 ft

B. Ingress, Egress and Circulation:

(1) Parking Requirements. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) Vehicular Access.

a. Vehicular access to the Property shall be by way of Normandy Village Circle, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) Pedestrian Access.

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

C. Signs:

(1) One (1) double faced or two (2) single faced signs not to exceed 80 square feet in area and 9 feet in height.

(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

(3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 40 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed 32 square feet in area and 5 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

None

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

**VI. 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 then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **VII. 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.

- 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.

PUD Name

LIFEPOINT HEALTH CENTER PUD

## Land Use Table

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Total gross acreage	8.60	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	8.6	Acres	100 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space	0	Acres	0 %
Public and private right-of-way	0.22	Acres	3 %
Maximum coverage of buildings and structures	112970	Sq. Ft.	30 %