

PUD WRITTEN DESCRIPTION

ASCENSION ST. VINCENT’S MEDICAL CENTER PUD

September 6, 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 as detailed below.

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, 096144-0000, 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.

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- 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/2.04 acres.
- G. Total amount of land coverage of all buildings and structures: 651,220 square feet/15 acres.

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. Specifically, the following uses are incorporated in this PUD: (i) structured parking and surface parking lots, and (ii) restaurants, florists, newsstands, overnight lodging facilities, and similar uses normally found in major hospital complexes. Additionally, the following uses otherwise permitted in the PBF-2 zoning district are eliminated: (i) institutions, including middle and secondary schools, colleges and universities; (ii) private clubs; (iii) art galleries, libraries, museums and community centers; (iv) parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4; (v) essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4; and (vi) cemeteries.

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. Most of the signage proposed in the new Master Sign Plan represents a one-for-one substitution for existing signs previously approved for the site. New beacon signs as shown on pages 28 and 29 of the Master Sign Plan are added.

This PUD adopts the design standards established in the original PUD, including previous approvals adopted therein by reference and subsequent minor modifications. This PUD makes no change to yard requirements, height limitations, maximum lot coverage, or parking ratios established in the existing PUD, as previously modified.

The original PUD covered 26.24 acres. Subsequently, a portion of the property west of King Street (RE# 065346 000 and 065346 0001) was rezoned by Ordinance 2004-799. Accordingly, those parcels are not included in this PUD.

The following is a list of agreements and applications previously filed with respect to the Property, which is included to document the historic approvals granted:

Zoning Exceptions

E-89-157 – Reduce setbacks and increase building height and lot coverage

Zoning Variances

V-75-24 – Reduce front yard from 20 feet to 0 feet to construct a port cochere

V-79-55 – Reduce front yard from 20 feet to 0 feet for addition to St. Vincent’s

V-86-11 – Barrs Street variance to reduce side yard setback from 18 feet to 1 foot

V-89-83 – Reduce setbacks and increase building height and lot coverage

Planned Unit Developments

1990-684 – PUD for St. Vincent’s Campus

MM-06-20 – Minor modification for signage

MM-18-17 – Minor modification with 123 feet height increase for Heart and Vascular Pavilion development

Ordinances

74-387-142 and 74-905-419 – Closure of a portion of St. Johns Avenue

79-639-299 – Closure of a portion of Barrs Street

85-1556-783 – Closure of Barrs Street

89-564-256 – Closure of King Street, granting of pedestrian access easement, and dedication of 100 x 80 feet park at St. Johns River

92-2026 – Closure of St. Johns Court and vacation of park

Riverwalk Access

Access Agreement dated May 28, 1993 between St. Vincent’s Medical Center and City of Jacksonville recorded in Official Record Book 7598, Page 2009, Public Records, Duval County, Florida – Establishing riverwalk between Stockton Street and King Street

- 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. Maximum lot coverage: Sixty-five (65) percent.
4. Minimum front building setback: The minimum front setback along King Street, Riverside Avenue, and Stockton Street shall be twenty (20) feet. Otherwise, any minimum required front setback shall be twenty (20) feet except where reduced to four (4) feet by V-89-83, and in the specific locations along Shircliff Way where the required setback was reduced to zero (0) feet by V-75-24 and V-79-55.
5. Minimum side building setback: Twenty (20) feet between buildings except where existing buildings are constructed with less than twenty (20) feet between structures such as was authorized by V-89-83.

6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: One hundred six and six tenths (106.6) feet with no incremental increase in setbacks, and provided that the Heart and Vascular Pavilion at the southwest corner of RE# 065202 0000 shall have a maximum height of one hundred twenty-three (123) feet as authorized by MM-18-17.

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. Remote offsite parking, properly zoned and service by shuttle bus may be included in required parking space count.
 - e. 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. Changes that alter the traffic or pedestrian circulation will be subject to procedures outlined in Section 656.341 of the Zoning Code.
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.

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- 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.

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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.