

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

August 4, 2022

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-439**                      **Application for: Lifepoint Health Center PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:     **Approve**

Planning Commission Recommendation:                             **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 18, 2022.
2. The revised written description dated June 29, 2022.
3. The original site plan dated April 14, 2022.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:                      7-0

David Hacker, Chair                             Aye

Alex Moldovan, Vice Chair                    Aye

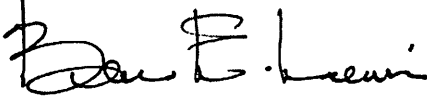
Ian Brown, Secretary                         Absent

Marshall Adkison                             Aye

Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2022-0439 TO****PLANNED UNIT DEVELOPMENT****AUGUST 4, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0439 to Planned Unit Development.

***Location:*** 0 Normandy Village Parkway  
Between Normandy Boulevard and Spring Branch  
Drive North

***Real Estate Number:*** 007628-1020

***Current Zoning District:*** Commercial Community General-1 (CCG-1)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Adam Crunk  
Crunk Engineering LLC  
7112 Crossroads Blvd, Suite 201  
Brentwood, TN 37027

***Owner:*** Daniel Schuh  
KND Real Estate 41 LLC  
680 S. 4<sup>th</sup> Street  
Louisville, KY 40202

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0439 seeks to rezone approximately 8.60± acres of land from Commercial Community General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning is being sought to permit the development of a hospital. The proposed PUD differs from the usual application of the zoning code by add the use of a hospital to the already allowed uses within CCG-1.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

**STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. CGC in the Suburban Development Area is intended to provide development in a nodal development pattern. Generally, CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns.

Medical centers are allowed in the Commercial category as a secondary use.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The proposed site is located within the Suburban Development Area and is served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

### **Airport Environment Zone**

The site is located within the 150-foot Height and Hazard Zone for the Herlong Recreational Airport. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### **Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

### **Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

### **IE-AR Policy 1.2.8**

Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

### ***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The intended development will meet all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

### ***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO).

**This development is subject to mobility fee review.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development is being requested to permit the development of a hospital. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The proposed development is for commercial uses and therefore the property is not required to provide recreational areas.

**The use of existing and proposed landscaping:** The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, vehicular access for the subject property shall be along Normandy Village Circle. Comments from Transportation include:

The subject site is approximately 8.6 acres and will be accessible from Normandy Village Parkway, an unclassified facility. The subject site is located to the south of Normandy Boulevard (SR 228), a major arterial facility. Normandy Boulevard is currently operating at 56.65% of capacity. This segment of Normandy Boulevard has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 22,548 vpd.

Per the written description and Exhibit F provided, the applicant proposes a maximum 112,970 square for a health center (ITE Code 630), which could produce 4,248 daily vehicular trips.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject parcel is located south of Normandy Blvd, a major arterial roadway, and west of I-295. The parcel is located in a heavily commercialized section of Normandy Boulevard with uses ranging from multiple Commercial Shopping Centers, churches, office space and retail commercial. South of the subject parcel is Spring Branch single-family Subdivision zoned Planned Unit development Ord. #1996-1085.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Bank
South	MDR	PUD: 1996-1085	Single Family Dwellings
East	CGC	CCG-1	Shopping Center
West	CGC	CCG-1	Church

***(6) Intensity of Development***

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer. Per the JEA Memo dated June 27, 2022, JEA has no objection to this PUD application for a commercial development. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject property is located on the south side of SR-228 (Normandy Boulevard), west of Normandy Village Parkway. The rezoning is being sought to develop a 56,000 sq. ft. hospital with a future 100,000 sq. ft. of future hospital use. The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to SR-228.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-228	484	Herlong Rd to I-295	D	3,580	2,219	C

***(7) Usable open spaces plazas, recreation areas.***

No recreation area is required.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

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

**Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.**



**SUPPLEMENTARY INFORMATION**

The applicant provided documentation and photo proof to the Planning and Development Department on **June 17, 2022** that the Notice of Public Hearing sign was posted.

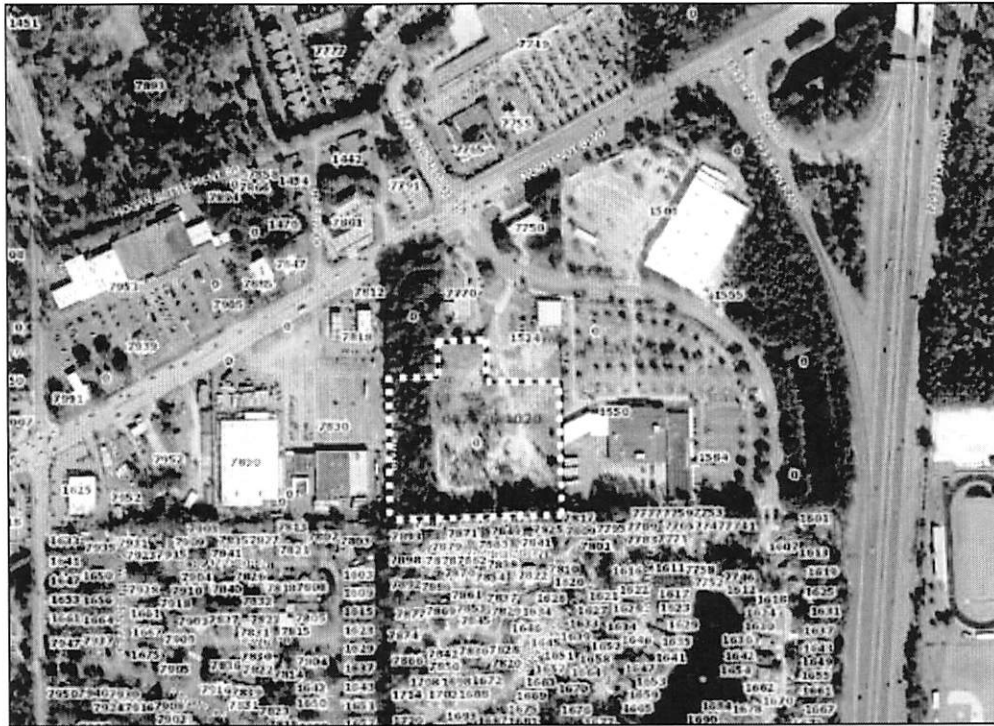


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0439** be **APPROVED** with the following exhibits:

- The original legal description dated May 18, 2022.**
- The revised written description dated June 29, 2022.**
- The original site plan dated April 14, 2022.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0439** be **APPROVED**.



Aerial View

Source: JaxGIS



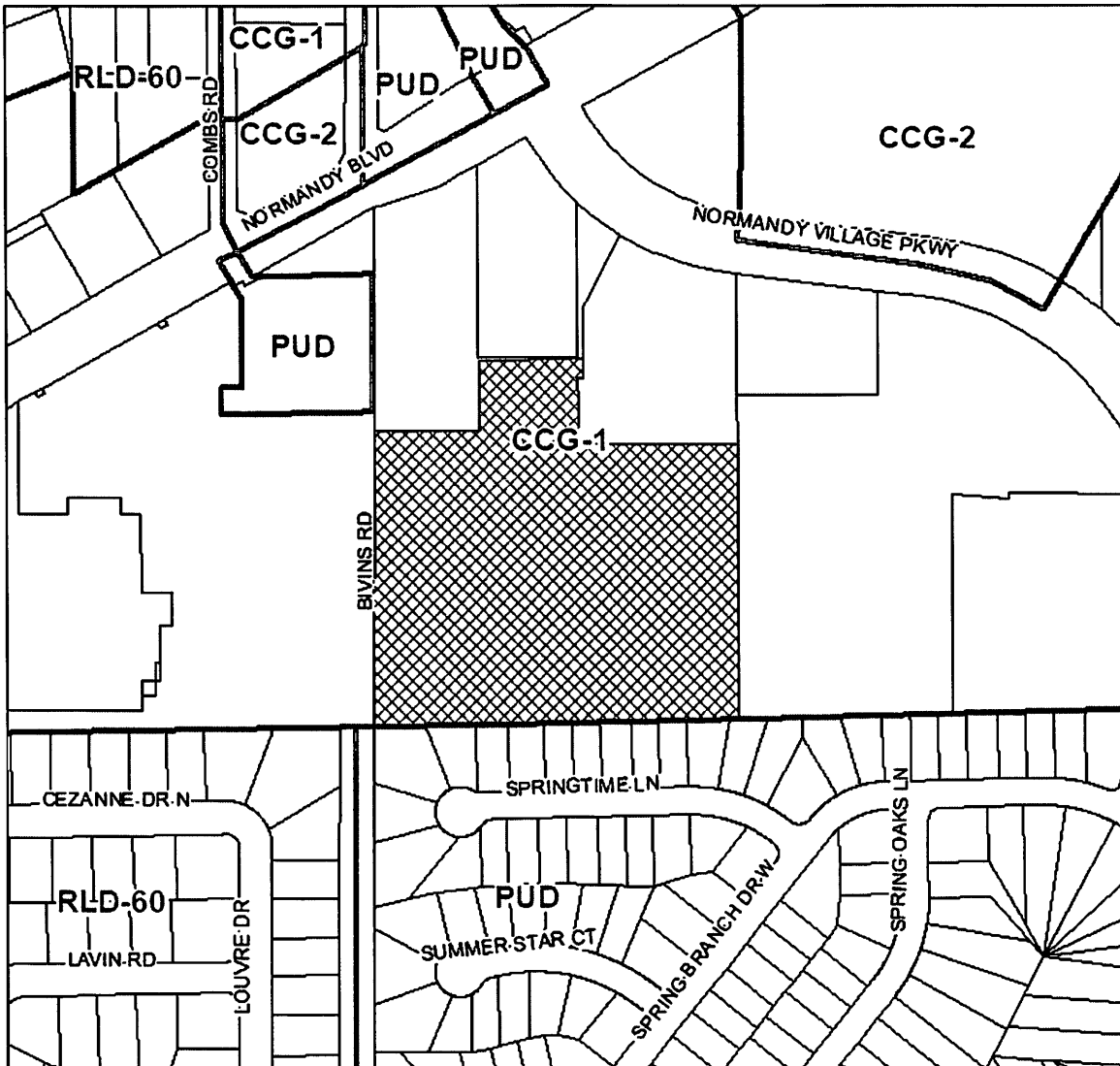
View of the Subject Property

Source: JaxGIS Maps



**View of property to the West**

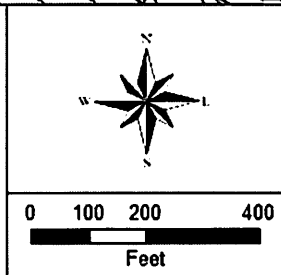
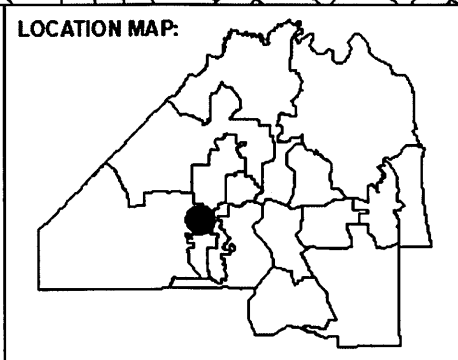
*Source: GoogleMaps*



**REQUEST SOUGHT:**

**FROM:** CCG-1

**TO:** PUD



**COUNCIL DISTRICT:**

**11**

**TRACKING NUMBER**

**T-2022-4233**

**EXHIBIT 2**

**PAGE 1 OF 1**



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

## **TRANSPORTATION REVIEW**

**DATE:** July 1, 2022

**TO:** Erin Abney, City Planner II  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Review: PUD 2022-0439

---

### **Background Information:**

The subject site is approximately 8.6 acres and will be accessible from Normandy Village Parkway, an unclassified facility. The subject site is located to the south of Normandy Boulevard (SR 228), a major arterial facility. Normandy Boulevard is currently operating at 56.65% of capacity. This segment of Normandy Boulevard has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 22,548 vpd.

Per the written description and Exhibit F provided, the applicant proposes a maximum 112,970 square for a health center (ITE Code 630), which could produce 4,248 daily vehicular trips.

### **Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

### **Transportation Planning Division CONDITIONS the following:**

No conditions



**Florida Department of Transportation**

RON DESANTIS  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.  
SECRETARY

June 29, 2022

Erin L. Abney, MPA  
City Planner II  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**RE: Lifepoint Health Center PUD**

**Introduction**

Lifepoint Health Center PUD is a proposed rezoning on 8.60 acres to Planned Unit Development (PUD). The subject property is located on the south side of SR-228 (Normandy Boulevard), west of Normandy Village Parkway. The rezoning is being sought to develop a 56,000 sq. ft. hospital with a future 100,000 sq. ft. of future hospital use.

**Accessibility**

Access to the site is to be provided via Normandy Village Parkway. There is no direct access to a State facility.

**Bicycle and Pedestrian Facilities**

Sidewalks are to be provided in accordance with the City’s Comprehensive Plan.

**Programmed Improvements**

FDOT has programmed an interchange improvement project at the I-295/SR-228 interchange. (FPID 435844-1). Construction is estimated to begin in FY 2023.

**Trip Generation**

Table 1 shows trip generation based on the plan of development using ITE’s Trip Generation Manual, 11th Edition.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Hospital	610	156,000	1,000 Sq. Ft.	1680	128	134

**Roadway Capacity**

Table 2 shows the maximum level of service and peak hour volume for SR-228 according to FDOT's *Florida State Highway System Level of Service Report*, dated July 2021.


**Table 2**

<b>County</b>	<b>Road</b>	<b>Segment ID</b>	<b>Segment</b>	<b>FDOT LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2025 Peak Hour Volume</b>	<b>2025 Peak LOS</b>
Duval	SR-228	484	Herlong Rd to I-295	D	3,580	2,219	C

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to SR-228.

If you have any questions, please do not hesitate to contact me by email: [brian.austin@dot.state.fl.us](mailto:brian.austin@dot.state.fl.us) or call: (904) 360-5664.

Sincerely,



Brian Austin  
Transportation Planner  
FDOT District Two

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2022-0439 **Staff Sign-Off/Date** ELA / 05/25/2022  
**Filing Date** 06/14/2022 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 07/26/2022 **Planning Commission** 07/21/2022  
**Land Use & Zoning** 08/02/2022 **2nd City Council** N/A  
**Neighborhood Association** WEST JAX CIVIC ASSOCIATION  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 4233 **Application Status** FILED COMPLETE  
**Date Started** 04/21/2022 **Date Submitted** 04/22/2022

#### General Information On Applicant

**Last Name** CRUNK **First Name** ADAM **Middle Name**  
**Company Name** CRUNK ENGINEERING LLC  
**Mailing Address** 7112 CROSSROADS BLVD., SUITE 201  
**City** BRENTWOOD **State** TN **Zip Code** 37027  
**Phone** 6158731795 **Fax** **Email** ADAM@CRUNKENG.COM

#### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

**Last Name** SCHUH **First Name** DANIEL **Middle Name**  
**Company/Trust Name** KND REAL ESTATE 41 LLC  
**Mailing Address** 680 S 4TH STREET  
**City** LOUISVILLE **State** KY **Zip Code** 40202  
**Phone** 9045213955 **Fax** **Email** DANIEL.SCHUH@KINDRED.COM

#### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 007628 1020	12	4	CCG-1	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 8.60

**Development Number**

**Proposed PUD Name** LIFEPOINT HEALTH CENTER



**Justification For Rezoning Application**

REQUEST BEING MADE TO CONSTRUCT HOSPITAL USES WITHIN THE PROPERTY. WE BELIEVE THAT A NEW HOSPITAL WOULD FIT WELL WITHIN THE AREA THAT ALSO INCLUDES NEARBY CGC-2 ZONES THAT WOULD ALLOW FOR HOSPITALS

**Location Of Property****General Location**

SOUTH OF THE INTERSECTION OF NORMANDY BLVD AND NORMANDY VILLAGE PKWY

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY VILLAGE PKWY	32221

**Between Streets**

NORMANDY BLVD and SPRING BRANCH DRIVE N

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

**Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

**Exhibit A** Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

**Exhibit C** Binding Letter.

**Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** Land Use Table

**Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** Aerial Photograph.

**Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K** Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF

PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

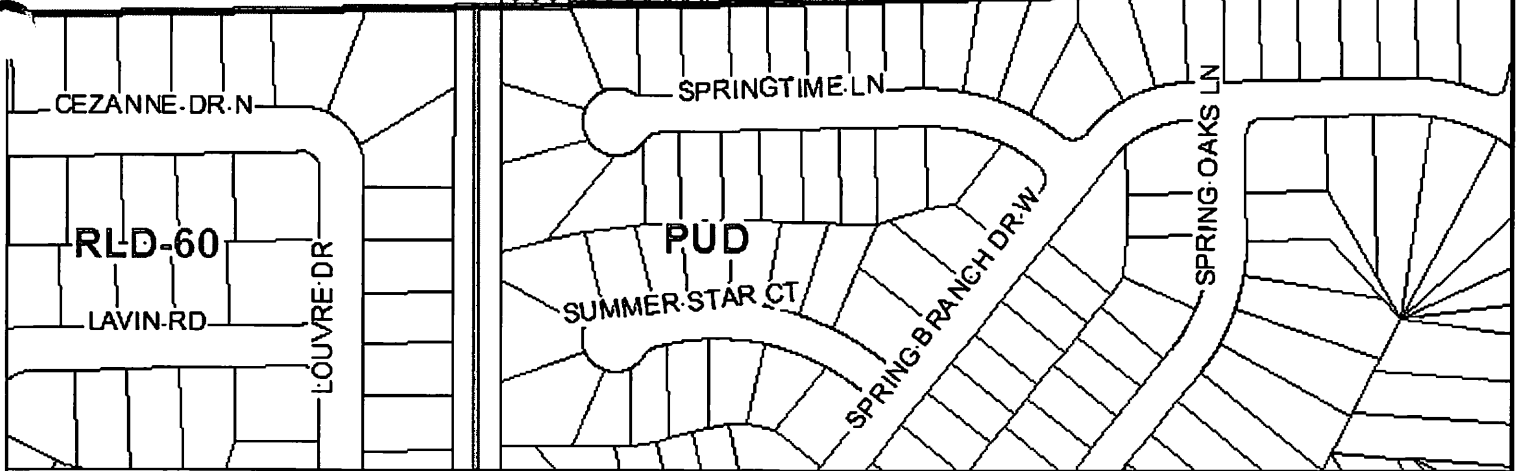
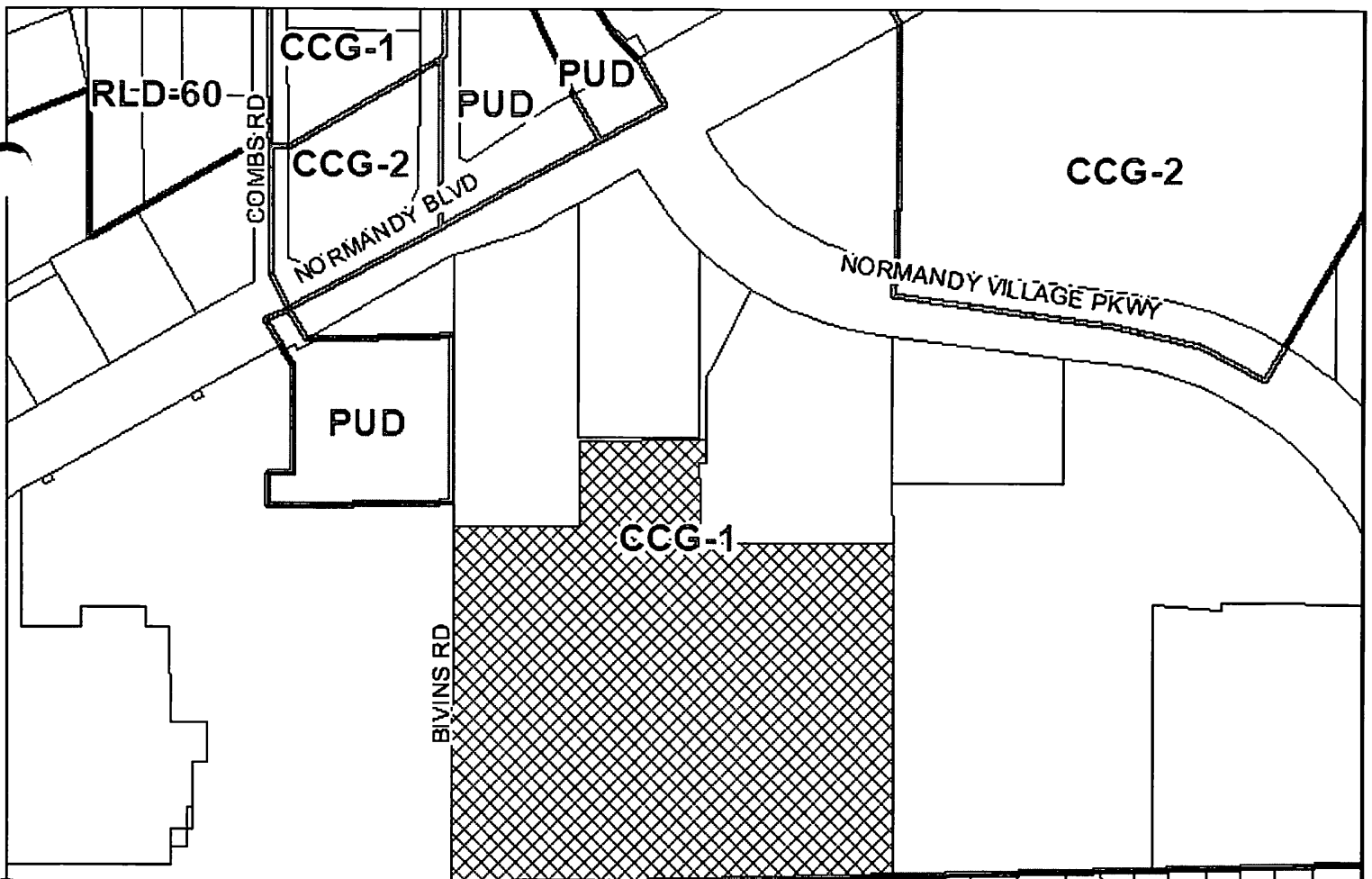
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof  
8.60 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee  
58 Notifications @ \$7.00 /each: \$406.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,765.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

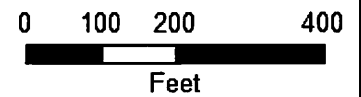
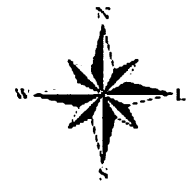
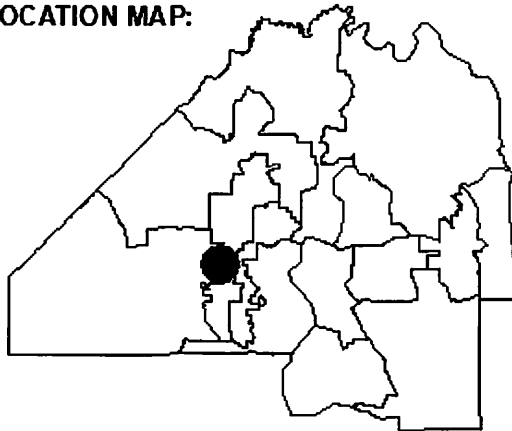


**REQUEST SOUGHT:**

**FROM: CCG-1**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**TRACKING NUMBER**

**T-2022-4233**

**EXHIBIT 2  
PAGE 1 OF 1**

## Legal Description

0 Normandy Village Pkwy, Jacksonville, FL RE# 007628 1020

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 20080, PAGE 1477 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. ALSO BEING A PORTION OF LOTS 7 AND 8, MARY HOGAN'S SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 59 OF SAID CURRENT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF NEW NORMANDY CENTER, RECORDED IN PLAT BOOK 66, PAGES 151, 152 AND 153, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°01'44" EAST, ALONG THE WESTERLY LINE OF SAID NEW NORMANDY CENTER, 307.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'44" EAST, ALONG LAST SAID LINE, 502.79 FEET TO THE NORTHERLY LINE OF SPRING BRANCH UNIT THREE, RECORDED IN PLAT BOOK 52, PAGES 34 AND 34A THROUGH 34D, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°35'54" WEST, ALONG LAST SAID LINE AND ITS WESTERLY PROLONGATION THEREOF, 669.56 FEET TO THE WESTERLY LINE OF THE EAST 20 FEET OF BIVINS ROAD (A 40 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE 2017-13-E); THENCE NORTH 00°05'17" WEST, ALONG LAST SAID LINE, 542.60 FEET; THENCE NORTH 89°59'44" EAST, 201.93 FEET; THENCE NORTH 00°00'38" EAST, 128.00 FEET; THENCE NORTH 89°59'44" EAST, 189.92 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18974, PAGE 562 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHERLY IN WESTERLY, ALONG SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°01'50" EAST, 34.02 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AND ARC DISTANCE 10.07 FEET, SAID ARC BEING SUBTENDED BY A CORD BEING AND DISTANCE OF SOUTH 84°12'17" WEST, 10.05 FEET; COURSE NO. 3: SOUTH 00°01'16" EAST, 116.57 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°58' 1 0" EAST, ALONG LAST SAID LINE, 288.00 FEET TO THE POINT OF BEGINNING.

# Exhibit D

## WRITTEN DESCRIPTION

### LifePoint Health Center PUD

#### CURRENT DATE

06/29/2022

#### 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, Duvall 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

**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**

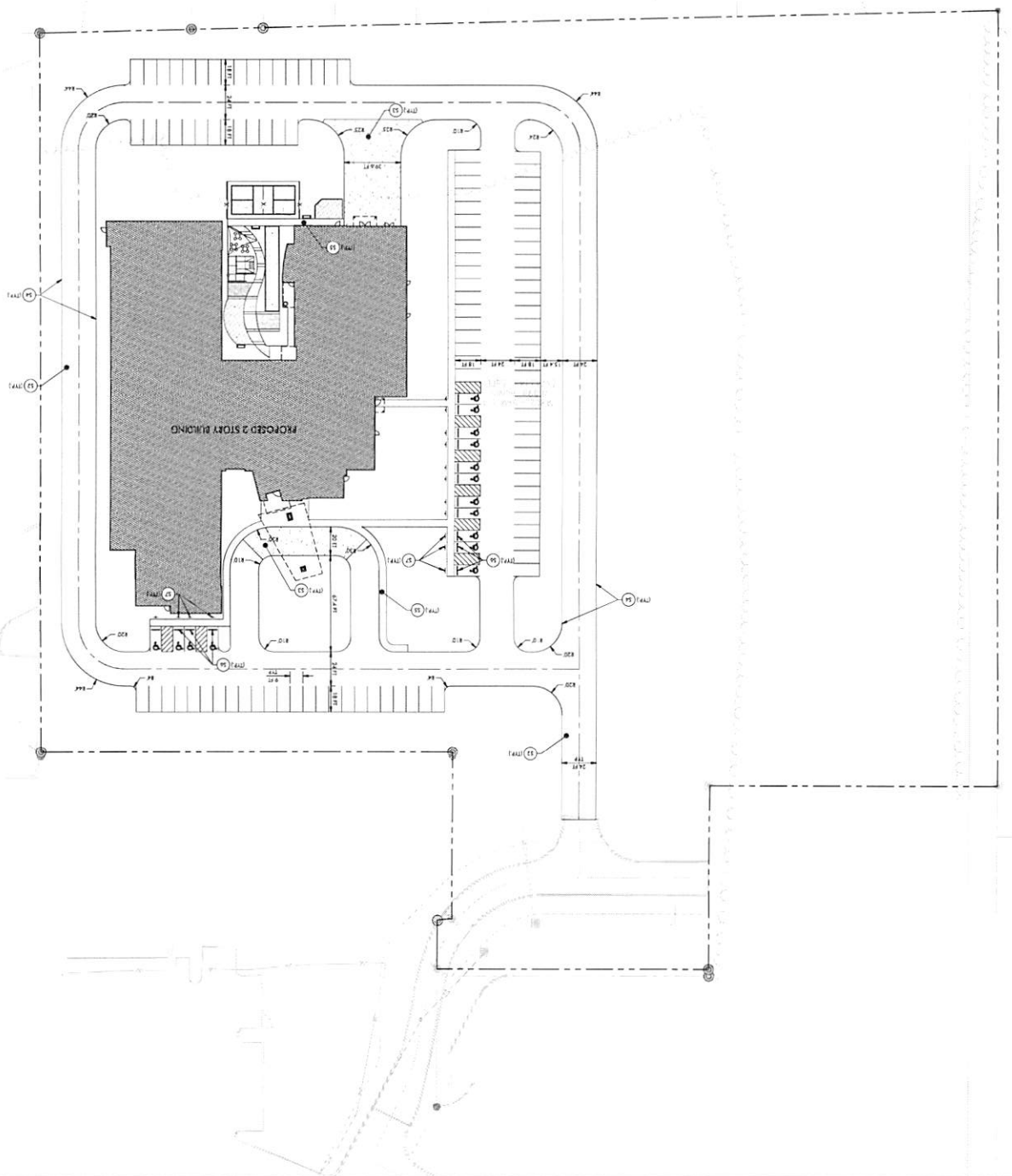
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall 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.

GRAPHIC SCALE 1" = 4'-0"  
 GRAPHIC SCALE 3/4" = 4'-0"  
 GRAPHIC SCALE 1/2" = 4'-0"  
 GRAPHIC SCALE 3/8" = 4'-0"  
 GRAPHIC SCALE 1/4" = 4'-0"  
 GRAPHIC SCALE 3/16" = 4'-0"  
 GRAPHIC SCALE 1/8" = 4'-0"  
 GRAPHIC SCALE 3/32" = 4'-0"  
 GRAPHIC SCALE 1/32" = 4'-0"  
 GRAPHIC SCALE 1/64" = 4'-0"

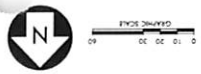


**PROPOSED LAYOUT LEGEND**

REFER TO SHEET C2.0 FOR NOTES

- SOIL OR NEW PAVEMENT
- PROPERTY LINE
- CONCRETE KERBSIDE
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED BUILDING

CODE	DESCRIPTION	LOCATION
CAO - 5	ACCESSIBLE PARKING SIGN	
CAO - 4	CONCRETE WHEEL STOP	
CAO - 3	CONCRETE SIDEWALK	
CAO - 2	POST CURB	
CAO - 1	CONCRETE PAVEMENT	
CAO - 1	ASPHALT PAVEMENT HEAVY DUTY	
CAO - 1	ASPHALT PAVEMENT LIGHT DUTY	



**C5.0**  
 Sheet Number

**SITE LAYOUT PLAN**

**PROJECT INFORMATION**

Project No: [ ]  
 Date: [ ]  
 Design Team: [ ]

**REVISIONS**

No.	Description	Date

**Behavioral Health & Inpatient Rehabilitation**  
**JEFFERSON REGIONAL SPECIALTY HOSPITAL**  
 JACKSONVILLE, FLORIDA

**ES&J**

East Swanton Associates, Inc.  
 1333 Commonwealth Street  
 Suite 800  
 Jacksonville, Tennessee 37203  
 615-292-8445

Has E&J and the design team a the project or  
 the project. The project is subject to the  
 all project will be subject to the project  
 of East Swanton Associates, Inc. 2015

Scale  
 1/4" = 4'-0" (NOT RELEVANT)  
 1/8" = 4'-0" (NOT RELEVANT)  
 1/16" = 4'-0" (NOT RELEVANT)

# EXHIBIT F

PUD Name

LIFEPOINT HEALTH CENTER PUD

## Land Use Table

---

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 %



## Availability Letter

Adam Crunk

2/18/2022

Crunk Engineering LLC

7112 Crossroads Blvd., Suite 201

BRENTWOOD, Tennessee 37027

Project Name: Kindred Rehabilitation Hospital

Availability #: 2022-0654

Attn: Adam Crunk

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at



Sincerely,

  
Susan West  
westsr@jea.com  
(904) 665-7980

Availability Number: 2022-0654

Request Received On: 2/10/2022

Availability Response: 2/18/2022

Prepared by: Susan West

Expiration Date: 02/18/2024

### **Project Information**

Name: Kindred Rehabilitation Hospital

Address: 0 Normandy Village PKWY, Jacksonville, FL 32202

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 6500

Parcel Number: 007628 1020

Location:

Description: New 52 Bed Inpatient Rehabilitation Hospital

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Normandy Village Pkwy

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection

Water Special Conditions: analysis is required. Access to connection point to be confirmed during plan review. Offsite easements may be required.

### **Sewer Connection**

Sewer Grid: Southwest

Connection Point #1: Existing 8 inch gravity main along Normandy Village Pkwy

Connection Point #2:

Access to connection point to be confirmed during plan review. Offsite easements may be

Sewer Special Conditions: required. If gravity flow cannot be achieved, connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

**Reclaimed Water  
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.**