



CITY OF JACKSONVILLE BEACH
FLORIDA

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Tuesday, December 27, 2016

7:00 PM

Council Chamber

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**
2. **Roll Call:** Greg Sutton (Chair), Terry Deloach (Vice Chair), Bill Callan, Dave Dahl, Georgette Dumont;
Alternates: Britton Sanders, Margo Moehring
3. **Approval of Minutes:** None
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**
 - (A) **PC#38-16 1350 13th Avenue South**
Planned Unit Development: PUD Zoning Amendment Application, amending Ordinance No. 2011-8001, to modify the approved PUD Preliminary Development Plan, to allow for the expansion of the hospital, relocation of the helipad, and minor changes to a segment of the parking layout.
7. **Planning Department Report:** The next meeting is on January 23, 2017.

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: December 19, 2016
RE: December 27, 2016 Planning Commission Meeting

The following information is provided for your consideration regarding one agenda item for the upcoming December 27, 2016 Planning Commission meeting.

NEW BUSINESS:

PC#38-16 ***Planned Unit Development: PUD Zoning Amendment Application***

Owner/
Applicant: Baptist Medical Center of the Beaches Inc.
1350 13th Avenue S.
Jacksonville Beach, FL 32250

Agent: Paul M. Harden Esq., and Zach Miller, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, FL 32205

Location: 1350 13th Avenue South.

Request: ***Planned Unit Development: PUD Zoning Amendment***, amending Ordinance No. 2011-8001, to modify the approved PUD Preliminary Development Plan, to allow for the expansion of the hospital, relocation of the helipad, and minor changes to a segment of the parking layout.

Comments: The proposed *Planned Unit Development: PUD* amendment is being requested to allow modifications to the currently approved building expansion to Beaches Baptist Hospital. The hospital is located on 13th Avenue South between 9th Street South and Roberts Road. The applicant was advised by staff that a PUD amendment would be required for the proposed changes to the approved site plan for the hospital due to the fact that internal roadways are being moved and the south pavilion addition footprint was being modified, because it is a modification to the approved PUD Preliminary Development Plan. The building addition will require the rerouting of traffic around the new addition, reconfiguration of an internal roadway, and a portion of the parking area, and the relocation of the existing helipad. The changes will not add beds to the hospital.

Adjacent property use includes medical office, self-storage, and single- and multiple- family residential. The proposed additions to the hospital PUD should not negatively impact adjacent properties.



REZONING/TEXT AMENDMENT APPLICATION

PC No. #38-16
AS/400# 16-100217

This form is intended for use by persons applying for a change in the text of the Land Development Code or the boundaries of a specific property or group of properties under the person or persons control. A rezoning or change to the text of the LDC is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning or text amendment to the LDC may be approved except in conformance with the Jacksonville Beach 2010 Comprehensive Plan Elements. An application for a rezoning or text amendment to the LDC shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance.

APPLICANT INFORMATION

Land Owner's Name: Baptist Medical Center of the Beaches, Inc.; Baptist Health Properties, Inc. Telephone: 904-627-2900
Baptist Beaches Medical Condominium Association, Inc.
Mailing Address: _____ Fax: _____
3563 Philips Highway Building F Suite 608 Jacksonville, Florida 32207 E-Mail: _____

Applicant Name: Baptist Medical Center of the Beaches, Inc. Telephone: _____
Mailing Address: 3563 Philips Highway Building F Suite 608 Fax: _____
Jacksonville, Florida 32207 E-Mail: _____

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: Paul M. Harden, Esq.; Zach Miller, Esq. Telephone: 904-396-5731
Mailing Address: 501 Riverside Avenue, Suite 901 Fax: 904-399-5461
Jacksonville, Florida 32250 E-Mail: paul_harden@bellsouth.net
zach_miller@bellsouth.net

Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: 179760 0010; 179602 1000; 179756 0000; 179451 0030; 179602 1100; 179602 1200; 179602 1400
179602 1300; 179602 1500; 179602 1600; 179602 1700

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See Attached Exhibit "A"

Current Zoning Classification: PUD Future Land Use Map Designation: Institutional **RECEIVED**

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: Not Applicable DEC 2 2010

REQUESTED INFORMATION	Attached?	
	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	X	
2. An 8½" x11" vicinity map identifying the property proposed for amendment;	X	
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	X	
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	X	
5. For an LDC text amendment, include the current text of the Section(s) proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2010 Comprehensive Plan Elements.		X

Applicant Signature: Paul M Harden Date: 2 DEC 10

PAUL M. HARDEN
ATTORNEY AT LAW
SUITE 901
501 RIVERSIDE AVENUE
JACKSONVILLE, FLORIDA 32202
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E-mail: paul_harden@bellsouth.net

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PLANNING & DEVELOPMENT

December 2, 2016

Bill Mann
Planning and Development Director
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

RE: Beaches Baptist Hospital PUD

Mr. Mann,

Enclosed please find an application for amending the site plan for the Beaches Baptist PUD. The application sets forth changes to the building envelope for the South Pavilion; moves the helipad and makes small changes to a portion of an internal roadway. The addition to the South Pavilion will allow for alteration of the hospital's emergency room and the operating rooms. The proposed changes do not involve any expansion or alteration of the vested uses or rights pursuant to PUD Ordinance 2011-8001, PUD Ordinance 2005-7907 and/or PUD Ordinance 2004-7873: Per Section 34-348(j)(3) of the Land Development Code:

- a. Area. There is no change to the area subject to the current PUD.
- b. Ownership and Control. There is no change to the ownership of the land subject to the PUD. The entities are all related Baptist Health entities, controlled by Baptist Health.
- c. Density. There is no residential development
- d. Height. The vested building height restrictions and allowances per the existing PUDs are not being altered.
- e. Access. The access points have not changed. Safe and adequate access shall be provided to all development, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement.
- f. Parking and Loading. The off-street parking and loading standards for the property have not changed and are subject to the same requirements set forth in the existing PUD ordinances.
- g. Public Facilities. There is no increase in uses vested per the existing PUDS and thus there no increase in use of public facilities.
- h.-i. Open Space. The open space requirements set forth in the existing PUDs are unchanged.

- j. Compatibility. There are no proposed changes to the uses in the PUD (no increase in medical/professional office space allotted in the existing PUDs and no increase in the number of hospital beds allotted in the existing PUD), therefore the PUD remains compatible with the surrounding area.
- k. Beach Access. There is no beach access.
- l. Comprehensive Plan. The proposed amended site plan is consistent with the Institutional Land Use designation on the Future Land Use Map, as well as, all relevant comprehensive plan policies, specifically: Policies 1.2.5, 1.2.7, 1.5.11, as well as, Objective 3.3.

As you know, we have had several conversations regarding this site plan change and met in our office earlier this year on the subject. Our hope is that this meeting - and your recommendations we received therefrom - shall constitute the pre-application PUD requirement set forth in 34-348(e) of the Land Development Code.

As you also know, we recently met with you and discussed a more expansive amendment to the PUD and a proposed Comprehensive Plan Text Amendment to increase the allowed Floor-to-Area ratio for hospitals in the Institutional Land Use Category. It is still our desire to pursue those amendments and we hope to have the materials for the Comprehensive Plan Text Amendment transmittal process submitted to you shortly. However, in the immediate future, Beaches Baptist is planning to make alterations to its operating room facilities and emergency room facilities and thereby requires approval of the amended site plan enclosed herein. Our hope is that the Planning Commission and City Council, per 34-348(g) of the Land Development Code, will consider this amendment prior the end of January 2017.

If you have any questions please do not hesitate to contact me.

Sincerely



Zach Miller, Esq.

c: Keith Tickell
Tyler Matthews
Doug Miller
Ray Spofford
Jamie Sandifer
Paul Harden

AGENT AUTHORIZATION

November 23, 2016

To Whom It May Concern:

This letter is to authorize Paul M. Harden, Esq. to sign and act as agent for submittal, amendment and approval of applications in connection with a PUD which affects the properties with the following real estate numbers: 179602 1000, 179602 1500 and 179602 1600.

**BAPTIST BEACHES MEDICAL
CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for-profit Corporation**

By: [Signature]

Name: Keith A. Tickell

Title: Vice President

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 17th day of Nov. 2016 by Keith A. Tickell as Vice President of Baptist Beaches Medical Condominium Association, Inc., a Florida not-for-profit Corporation on behalf of the corporation. He/She is personally known to me or produced as identification.

[Signature]
Notary Public Signature
Print Name: KATHY J BROWN
Commission Expires: July 21, 2020



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PUD MODIFICATION NARRATIVE

December 2, 2016

Owners: Baptist Medical Center of the Beaches, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207

Baptist Health Properties, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207

Baptist Beaches Medical Condominium Association, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207

Agent: Paul M. Harden, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32250

Applicant: Baptist Medical Center of the Beaches, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207

Project Name: Baptist Beaches Hospital

Parcel Size: Approximately 27.12 acres

Project location: 1350 13th Avenue South, Jacksonville Beach, Florida 32250
1127 16th Avenue South, Jacksonville Beach, Florida 32250
1370 13th Avenue South, Jacksonville Beach, Florida 32250
1320 Roberts Drive, Jacksonville Beach, Florida 32250
1577 Roberts Drive, Jacksonville Beach, Florida 32250
1375 Roberts Drive, Jacksonville Beach, Florida 32250

See Attached Property Assessment Map and Vicinity Map

Legal Description: *See Attached Deeds and Legal Descriptions*

Existing Zoning: PUD Ordinance 2011-8001

Future Land Use: Institutional

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Preliminary PUD

Development Plan: See attached Preliminary PUD Development Plan

Signage Plan: Please refer to Signage Plan attached to Ordinance 2011-8001 as Exhibit "E."

Request: The owners are requesting to modify the existing PUD by replacing the Preliminary PUD Development Plan attached as Exhibit "D" to Ordinance 2014-8001 with the revised Preliminary PUD Development Plan attached to this application as Exhibit "D." The attached modified Preliminary PUD Development Plan depicts an alteration of the building envelope for the South Pavilion building; relocation of the helipad and an adjustment to an internal road and minor changes to a segment of the parking layout.

Except as specifically modified or amended herein and approved by the City of Jacksonville Beach pursuant to this request, all the terms and conditions of PUD Ordinance 2011-8001, with development rights vested pursuant to PUD Ordinance 2005-7907 and PUD Ordinance 2004-7873, shall be unaltered and remain in full force and effect and govern development.

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PC# 38-16

PARKING SUMMARY

	Total	Handicap
Parking Spaces Required	858	17
Parking Spaces provided		
Existing spaces provided	1191	40
Existing spaces removed	124	2
Existing spaces remaining	1067	38
Proposed new spaces	80	4
Total spaces provided	1147	42

PARKING BACKUP

	Building SF (from property appraiser website)	Parking ratio	Min. total parking	Min. handicap
Parking Required for existing uses & proposed expansion				
Parcel A				
A	179760-0010	1.5	204	
	SF	Space/bed		
	SF	hospital - no beds		
	Warehouse	hospital - no beds		
	Proposed Surgery Expansion	hospital - no beds		
	179602-1000	hospital - no beds		
MOB Condos				
A-1	10,410	1 space	52	
A-2	13,934	1 space	70	
B-1	13,587	1 space	68	
B-2	12,015	1 space	60	
C-1	15,904	1 space	80	
C-2	16,687	1 space	83	
C-3	15,767	1 space	79	
Parcel B				
Church MOB	4,563	1 space	23	
Parcel C				
Parcel C-Across Roberts	27,873	1 space	139	
			858	17

EXHIBIT E



Baptist Medical
Center Beaches

Aerial

Source: ETM, Duval County

Legend

Subject Property

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PLANNING & DEVELOPMENT



Sources: Esri, HERE,
DeLorme, USGS, Intermap,
aerion, P. Corp., NRCAN.



ETM
 Esri/MapInfo/Trimble, Inc.
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 Jacksonville, Florida 32217
 904-442-8900 • Fax: 904-442-9488 • www.etm-inc.com