

Introduced by: Council Member Wilson

1st Reading: February 5, 2018

2nd Reading: February 19, 2018

AS AMENDED

ORDINANCE NO. 2018-8102

AN ORDINANCE TO AMEND PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 2011-8001, AS AMENDED BY ORDINANCE NO. 2017-8086, SUPPLEMENTING THE COMPREHENSIVE ZONING REGULATIONS AND ZONING ATLAS FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY.

WHEREAS, the City Council of the City of Jacksonville Beach, Florida, heretofore enacted and established a Land Development Code and Zoning Atlas for said City; and

WHEREAS, the City Council approved the rezoning of certain lands in the City from *Residential, multiple family: RM-1 to Planned Unit Development: PUD* on April 19, 2004 via Ordinance No. 2004-7873, for the hospital and related facilities of Baptist Medical Center - Beaches; and

WHEREAS, Baptist Medical Center of the Beaches, Inc. subsequently acquired additional property adjacent to the established hospital PUD and gained approval by the City Council for its hospital-related use on August 15, 2005, via *Planned Unit Development: PUD* Ordinance No. 2005-7907; and

WHEREAS, Baptist Medical Center of the Beaches, Inc. consolidated its three Jacksonville Beach properties into a single comprehensive *Planned Unit Development: PUD* on September 6, 2011, via *Planned Unit Development: PUD* Ordinance No. 2011-8001, and also amended the approved Preliminary PUD Development Plan, and gained approval of an overall site directional and identification signage plan for the consolidated properties; and

WHEREAS, Baptist Medical Center of the Beaches, Inc. applied for, and received approval of, a 2030 Comprehensive Plan text amendment to increase the allowable floor area ratio for Hospital - Institutional land uses in anticipation of future growth and development of the overall hospital properties; and

WHEREAS, Baptist Medical Center of the Beaches, Inc. now desires to replace the PUD Application Narrative approved via Ordinance No. 2011-8001 and Preliminary PUD Development Plan approved via Ordinance No. 2017-8086 to increase the maximum number of beds at the hospital, and to describe and show the location of a fourth medical office building, relocated parking garage, and expansion of other facilities: and

WHEREAS, the City Council has considered the application, all relevant support materials, the staff report, the recommendation of the Planning Commission, and public testimony given at the public hearings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. The City Council has considered the adoption of this ordinance based on one or more of the factors listed in Section 34-211(c) of the Land Development Code and hereby finds that this amendment will not result in an adverse change in the community in which it is located.

SECTION 2. The City Council further finds that the PUD Zoning Amendment application dated September 14, 2017 complies with the standards set forth in Section 34-348(j)(3) of the Land Development Code.

SECTION 3. That the PUD Zoning Amendment application dated September 14, 2017, including parcel ownership documentation, PUD Modification Narrative dated January 2, 2018, and revised Preliminary PUD Development Plan dated November 6, 2017, collectively attached as Exhibit A to this Ordinance, is hereby adopted and incorporated as part of this amendment to the Jacksonville Beach Land Development Code and Atlas, subject to the following additional limitations:

- A. A maximum of 186 hospital beds are permitted.
- B. The maximum heights of buildings within the PUD are as follows:
 - Hospital, including South and East Pavilion additions– 65 feet
 - Medical Office Building C and Proposed Medical Office Building – 55 feet
 - All other buildings – 35 feetBuilding height measurement shall be consistent with the provisions of City Charter Chapter IX, Section 52(2)b.
- C. Parking - Parking for the hospital shall be required at a ratio of one space per hospital bed. Parking for medical, professional and business offices shall be required at a ratio of one space per 250 gross square feet of floor area. Surface and structured parking provided within the PUD shall also comply with the design standards of Land Development Code Section 34-373, and the Parking for Disabled Persons standards of Land Development Code Section 34-378.
- D. Landscaping - Landscaping within the PUD shall comply with Land Development Code Division 3. Site Clearing and Landscape Standards.

- E. Signage – Signage within the PUD shall conform to the Master Signage Plan approved as Exhibit E to Ordinance No. 2011-8001. Signage not indicated on said Exhibit E to Ordinance No. 2011-8001 shall comply with Land Development Code Article VIII, Division 4. Sign Standards.
- F. Open Space – A minimum of twenty (20) percent of the gross land in the development plan shall be reserved as common and useable open space, consistent with Land Development Code Section 34-348(j)(3)h standards.

SECTION 4. Except as provided herein, all other portions of the Jacksonville Beach Land Development Code and Zoning Atlas remain in effect.

SECTION 5. All ordinances or parts of ordinances in conflict herewith be and the same are, to the extent the same may in conflict, hereby repealed.

SECTION 6. This ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED THIS 19th day of February, 2018.



William C. Latham, MAYOR



Laurie Scott, CITY CLERK