

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2014-0678**

**TO PLANNED UNIT DEVELOPMENT**

**NOVEMBER 6, 2014**

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 2014-0678 to Planned Unit Development.

***Location:*** On the north side of Assisi Lane; between Cypress landing Drive and A1A

***Real Estate Number(s):*** 169385 0200

***Current Zoning District:*** Planned Unit Development (PUD) (Ord. 2006-1074-E)

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

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Greater Arlington/Beaches – 2

***Planning Commissioner:*** Anthony Robbins

***City Council Representative:*** The Honorable Ray Holt, District 11

***Applicant/Agent:*** Nicholas Mousa  
JBC Planning and Engineering, LLC  
1450 Flagler Avenue  
Jacksonville, Florida 32207

***Owner(s):*** Wayne McCall  
Bull-Gator Property Investors, LLC  
6262 Greenland Road  
Jacksonville, Florida 32258

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2014-0678 seeks to rezone approximately 14.54± acres of property from PUD to PUD. The purpose of the new PUD rezoning is to permit an alternative/additional development plan for an assisted living facility and ancillary uses

(defined as an adult congregate living facility). This property is currently zoned PUD under Ordinance 2006-1074-E, which is commonly known as the Creekside PUD. The Creekside PUD was comprised of three (3) separate parcels including the subject property, contained approximately 45.12 acres, and permitted up to 11.8 multi-family dwelling units per acre. To date, the Creekside PUD has not been developed.

The Creekside PUD has been amended once already to allow an alternate development plan for the aforementioned former 24.6 acre mobile home park to the north, which is owned by others and was one of the three original Creekside PUD parcels. This amendment was done under Ordinance 2014-142-E. In general, this PUD allows for a school to be developed on that parcel while still retaining rights to develop the parcel as a multi-family development in lieu of a school or at a later date. This ordinance was specific to the 24.6 acre parcel. The owners of this subject property propose this PUD rezoning in order to add an additional permitted use of “assisted living facility” to the previously approved residential development permitted under Ordinance 2006-1074-E. This additional permitted use shall apply only to this 14.54 acre property.

This new PUD establishes a development plan for the assisted living facility, while retaining all rights to develop multi-family as an alternate use as set forth under 2006-1074-E. A site plan depicting the assisted living facility development on the subject property is submitted as part of this application. In the event that the owners elect to develop the property consistent with Ordinance 2006-1074-E, a new Exhibit E – PUD Site Plan shall be submitted for review and approval via the PUD minor modification process. All permitted uses, development criteria, and conditions of approval for the multi-family development plan outlined under Ordinance 2006-1074-E shall remain in effect for multi-family development, and nothing contained in this application seeks to modify those criteria governing multi-family development. This PUD only amends the existing PUD to allow for this additional (alternative) use. None of those conditions shall apply to the added use of assisted living as those conditions

### **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.

*(1) 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 Medium Density Residential (MDR) 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. The MDR functional land use category is intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas, and provides for a range of secondary and supporting uses,

including an assisted living facility. In the Suburban Area it's intended to provide compact low to medium density mixed use development. This PUD proposes an alternative plan of development for a 136 bed assisted living facility, and is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

The proposed rezoning would further Future Land Use Element (FLUE) Policy 3.1.6 which states that the City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE Policy 1.1.7 states that the City shall promote the "gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process." An assisted living facility on this site may be considered a transitional use.

FLUE Policy 3.1.10 states that the City shall include incentives in the Land Development Regulations for projects serving the elderly that are accessible to medical services, transportation, and other necessary support systems.

FLUE Policy 3.2.6 calls for the City to "allow a broad mixture of supporting recreational, commercial, public facilities and services in mixed use residential developments." The alternative development plan proposed would provide an additional essential service to and for the surrounding area.

This PUD proposes an alternative plan of development for a 136 assisted living facility and incorporates all the commitments, conditions of approval and entitlements of the original PUD, 2006-1074, and adds this facility as a permitted use by right on the aforementioned 14.54 acre parcel. Therefore, the request is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further 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 category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). 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:

FLUE Objective 1.1 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.

FLUE Policy 1.1.7 states that the City shall promote the “gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.” An assisted living facility use on this site may be considered a transitional use.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12 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.

FLUE Policy 3.2.6 calls for the City to “allow a broad mixture of supporting recreational, commercial, public facilities and services in mixed use residential developments.” The alternative development plan proposed would provide an additional essential service to and for the surrounding area.

The proposed PUD differs from the usual application of the Zoning Code because it allows for the development option of an assisted living facility in lieu of an multi-family residential community.

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

Pursuant to the provisions of Chapter 655 Concurrency Mobility and Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Mobility and Management System Office (CMSO) prior to development approvals. This PUD has been assigned City Development Number 9001.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to add the use of an assisted living facility and 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 PUD proposes amending PUD 2006-1074-E to add assisted living facility and all ancillary uses associated with it as a permitted use by right on the subject 14.54 acre parcel. The density of the assisted living use shall be limited to a maximum of 136 beds, and examples of ancillary uses for assisted living may include, but are not limited to administrative/sales and marketing offices, physical and mental rehabilitation facilities, both passive and active recreation space including adult playgrounds, fishing piers, shuffle board, and walking paths, and aesthetic features such as community gardens, gazebos, arbors and/or pergolas, hardscape plazas, flag pole monuments/plazas, etc. All ancillary uses shall be limited to the use of, or provided in support of facility residents only.

Traffic and pedestrian circulation patterns: The PUD proposes one access point off of Assisi Lane, and one roadway within the property. Parking will be provided at 1 space per every four (4) beds and 1 space per employee during peak staffing times. The facility will have a maximum of 136 beds and will be staffed 24 hours per day, 7 days a week. The total number of employees on-site at peak staffing times will be approximately 60. Based on the proposed ratio and variables, the minimum parking required for this site will be 94 spaces; however if less beds are provided and less employees employed during the peak staffing times, the total number of required spaces may be reduced in accordance with the stated ratios. In the event of project phasing, parking may be built all at one time, or phased accordingly as required to accommodate construction. A minimum of one (1) parking space may be provided for a shuttle bus owned and operated by the assisted living facility for the use of its residents only. The maximum number of parking spaces allowed will not exceed 112 spaces, and more than the required number of ADA parking spaces may be provided in order to meet the demand of the facility residents.

The use and variety of building setback lines, separations, and buffering: The Design guidelines for future residential uses under 2006-1074 are as depicted in the original PUD. The following criteria is proposed for the assisted living use only:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Minimum front yard (Assisi Lane Setback): 20 feet.
5. Minimum side yard (East and West Boundaries): 10 feet.
6. Minimum rear yard (North Boundary): 10 feet.
7. Maximum height of structures: 35 feet. Height shall be measured from three (3) feet above the building's finished floor elevation to the peak of the roof. Spires, cupolas, antennas, chimneys, and other appurtenances not intended for human occupancy may be placed above 35 feet.

Signage: The applicant proposes one (1) internally or externally illuminated double-faced monument sign not to exceed twenty-four (24) square feet in area per side and twelve (12) feet in height located near the entrance to the development along Assisi Lane with a minimum ten (10) foot setback. On-site directional signage shall not exceed eight (8) square feet in area, and (6) feet in height. Wall signage may be permitted with one wall sign per building, not exceeding 24 square feet.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any use within the proposed Planned Unit Development: The property is located in an existing diverse undeveloped and residential area on the north side of Assisi Lane and on the west side of SR A1A. The proposed project will be beneficial to the surrounding neighborhood and community. Further, the aesthetic and design guidelines contained in the PUD will positively contribute to the residential developments in the general area.

#### *(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 proposed project is within an area where single-family and multi-family residential development dominates the area. The project area is suburban in nature and this new development option will aid growth in this community. If approved as conditioned, the PUD would add another essential service with flexibility in the location, type and size of the use.

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	MDR	PUD	Undeveloped land/school per PUD 2014-142-E (part of orig. PUD 2006-1074)
South	PBF/MDR	PBF-1/RMD-B	Retail/Naval Commissary/MF residential
East	MDR	RMD-C	MF residential developments/subdivisions
West	MDR	RMD-C	MF residential developments/subdivisions

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The existing residential density and intensity of use of surrounding lands: The use is consistent with the residential density and intensity of surrounding lands. This PUD proposes a 136 bed assisted living facility use on a small portion of the over 14 acres site. It will provide for a significant amount of recreational, active and passive open space, and differs from the usual application of the Zoning Code because it contains the option of retaining the multi-family community in keeping with the area’s pattern of development per the original PUD. The requested use will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities. The facility will not require significant lighting on the site other than related to security and seasonal events. A wooded area along the north, south and west property lines will serve as a buffer between the use and nearby residential development.

The availability and location of utility services and public facilities and services: This property is not in the JEA water and sewer service territory. The owner must contact Atlantic Beach Public Works for water and sewer availability. Electric service will be provided by the JEA.

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

The PUD will provide a minimum of 11 acres of overall recreation/common areas, including ponds, wetlands and passive open space.

*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file did identify wetlands on-site. It is noted that approximately 50% of property on the west side of the parcel is within the 100 year floodplain (AE and A)', while a ribbon of land that divides the parcel into east and west segments, has been designated as a "0.2 Percent Annual Chance Flood Hazard-Floodway." Special design and construction techniques will be required for development proposed in the floodway, and the proposed assisted living facility must be designed, permitted and constructed to mitigate for the known hazards within the area, including flooding and storm

surge. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

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

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

The written description states that parking will be provided at 1 space per every four (4) beds and 1 space per employee during peak staffing times. The facility will have a maximum of 136 beds and will be staffed 24 hours per day, 7 days a week. The total number of employees on-site at peak staffing times will be approximately 60. Based on the proposed ratio and variables, the minimum parking required for this site will be 94 spaces; however if less beds are provided and less employees employed during the peak staffing times, the total number of required spaces may be reduced in accordance with the stated ratios. In the event of project phasing, parking may be built all at one time, or phased accordingly as required to accommodate construction. A minimum of one (1) parking space may be provided for a shuttle bus owned and operated by the assisted living facility for the use of its residents only. The maximum number of parking spaces allowed will not exceed 112 spaces, and more than the required number of ADA parking spaces may be provided in order to meet the demand of the facility residents.

*(11) Sidewalks, trails, and bikeways*

There is existing concrete sidewalk along the entire length of the property's Assisi Lane frontage. For the assisted living facility, all internal sidewalks proposed will be reflected on the final project engineering plans. Any trails or bikeways developed will strictly be on-site as part of an active recreation amenity.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on October 26, 2014, the required Notice of Public Hearing signs were posted.





**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-0678 be **APPROVED with the following conditions:**

1. **The subject property is legally described in the original legal description dated August 4, 2014.**
2. **The subject property shall be developed in accordance with the original written description dated August 27, 2014.**
3. **The subject property shall be developed in accordance with the original site plan dated August 27, 2014.**
4. **The subject property shall be developed in accordance with the Development Services Division Memorandum dated October 21, 2014 or as otherwise approved by the Planning and Development Department.**



Aerial view of the subject site facing north



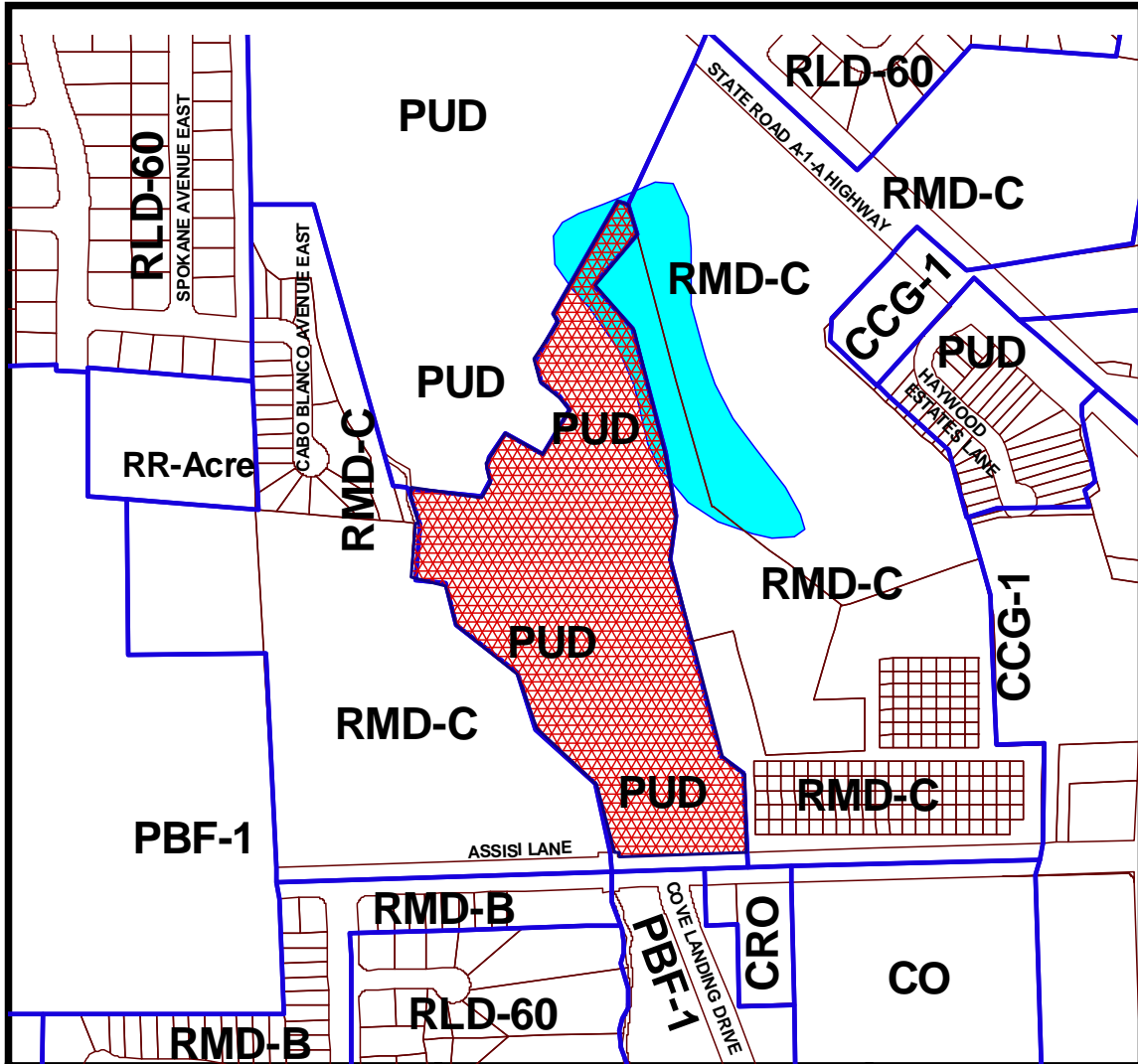
The subject site on the right facing west along Assisi Lane

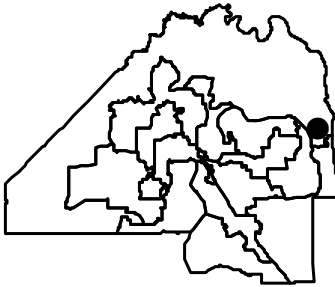




The subject facing north from Assisi Lane



The subject site on the left facing east along Assisi Lane



REQUEST SOUGHT:		
FROM: PUD		
TO: PUD		0 100 Feet  <b>COUNCIL DISTRICT:</b> <b>11</b>
<b>ORDINANCE -2014-0678</b>		<b>FILE COPY</b>

DEVELOPMENT SERVICES



October 21, 2014

**MEMORANDUM**

TO: Andy Hetzel, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Anthem lakes Assisted Living PUD  
R-2014-0678 fka Creekside PUD R-2014-142 & R-2006-1074**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Provide sidewalks per the Land Development Procedures Manual and 2030 Comprehensive Plan. Provide internal sidewalks for pedestrian connectivity between buildings.
2. If accesses are gated, an adequate public turn around area and on site queuing shall be provided prior to gates/call button.
3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is not obstructed per FDOT Design Standards Index 546.

For all uses other than the Assisted Living Facility, the previous PUD comments shall apply.

1. Location and number of access point on SRA1A are subject to FDOT approval.
2. Access on Assisi Ln shall align with the existing Cove Landing Dr.
3. A traffic impact study is to be conducted for all perimeter roadways. The study shall include a queue storage analysis of the existing lanes, need for additional lanes and a traffic signal warrant analysis based on the MUTCD warrants. The City Traffic Engineer shall approve the study prior to the final approval of the Civil Engineering Plan set. Plans for any required improvements shall be included with the Civil Engineering plan set. The developer will be responsible for all cost associated with the design, construction of any required improvements, as well as the study.
4. Roadways, designed not to be extended, shall be terminated as required by the City Ordinance Code.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450  
Transmitted Electronically

ANANTH PRASAD, P.E.  
SECRETARY

October 21, 2014

Andy Hetzel, Senior Planner  
Planning & Development Department  
City of Jacksonville  
Ed Ball Building  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

### **RE: Anthem Lakes Assisted Living PUD (2014-0678)**

To Mr. Hetzel:

The Florida Department of Transportation has reviewed the Anthem Lakes Assisted Living PUD for impacts to state facilities and we offer the following comments for your consideration in reviewing this PUD Application:

**Project Description:** The Applicant for the Anthem Lakes Assisted Living PUD is proposing to rezone approximately 14.54 acres from Planned Unit Development (PUD) to PUD in order to allow an additional permitted use of assisted living facility with associated ancillary uses. The PUD Written Description indicates a maximum of 136 beds are being proposed for the facility.

**Location:** The subject property is located adjacent and to the north of Assisi Lane approximately one quarter of a mile west of SR-A1A/Mayport Road.

**Estimated Trips:** The FDOT estimated the trips by using the Assisted Living (ITE Code 254) Land Use. By using the ITE Trip Generation 9th Edition, the FDOT estimates 361 Average Weekday Trips with 19 AM and 29 PM Peak Hour Trips.

**LOS & Impacts:** Based on the FDOT State Highway System Level of Service Report (August 2014), SR-A1A includes the following capacities:

- **SR-A1A/Mayport Road**, from Dutton Island Road to SR-A1A, with an adopted LOS standard of "E" (this segment which has a capacity of 39,800 Annual Average Daily Trips), is currently operating at LOS "C". The year 2013 count was 27,000 Annual Average Daily Trips; the segment has a v/c ratio of 0.68.
- **SR A1A/Ocean Street**, from Mayport Road to Wonderwood Road, with an adopted LOS standard of "E" (this segment has a capacity of 17,700 Annual Average Daily Trips), is currently operating at LOS "C". The year 2013 count was 12,200 Annual Average Daily Trips; the segment has a v/c ratio of 0.69.

**FDOT Comments:** The development proposal accesses Assisi Lane which is a local road. FDOT provided comments because Assisi Lane directly accesses SR-A1A/Mayport Road.

Thank you for coordinating the review of the PUD Application with FDOT. If you have any questions, please do not hesitate to contact me by email: [Richard.Prindiville@dot.state.fl.us](mailto:Richard.Prindiville@dot.state.fl.us) or phone: (904)360-5664.

Sincerely,



Richard Prindiville, FDOT D-2 Traffic/LOS Analyst

Cc: Aameera Sayeed, AICP, GISP FDOT D-2 Growth and Development/Modeling Coordinator



FIRE & RESCUE DEPARTMENT



October 22, 2014

Mr. Andrew Hetzel  
Senior Planner  
Planning and Development Department  
Ed Ball Building, Room 3024  
214 North Hogan Street  
Jacksonville, Florida 32202

**RE: Requested Review of the Anthem Lakes Assisted Living PUD, Ordinance 2014-0678 (associated Ordinance 2006-1074-E for Creekside PUD)**

Dear Mr. Hetzel:

The Emergency Preparedness Division has reviewed the proposed PUD for the 14.54 +/- acres of property at the general location of the north side of Assisi Lane, west of State Road A1A, between Cove Landing Drive and Cypress Landing Drive. The Division offers the following comments:

**Properties: 0169385-0200**

It is proposed to add 136 beds within an assisted living care facility located on a parcel containing special flood hazard areas. 1 The western side of the property is sited in an AE zone (100-year flood). A ribbon of "0.2 annual chance flood hazard" (500-year flood) zone adjoins the AE zone. The northernmost and eastern boundary of the parcel also contains a "0.2 annual chance flood hazard" (the 500-year flood) zone. The center of the parcel is an "X" zone.

The entirety of the parcel is in a Level B Evacuation Zone (area marked in orange). 2 The impact of placing senior citizens, individuals with special needs, and other vulnerable populations within a special flood hazard area should be mitigated through appropriate design and construction of facilities in consideration of the area's vulnerability. Further approvals will be required through the Florida Agency for Healthcare Administration (ACHA), which regulates the licensing of such facilities.

*Continued on page 2*

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- 1 <http://maps.coj.net/jaxgis/> City of Jacksonville flood map layer  
2 <http://maps.coj.net/jaxgis/> City of Jacksonville evacuation zone layer



515 North Julia Street | Jacksonville, FL 32202 | Phone: 904.255-3110  
Fax: 904.630.0600 | [www.coj.net](http://www.coj.net)





**RE: Requested Review of the Anthem Lakes Assisted Living PUD, Ordinance 2014-0678**

**Page 2**

The proposed change would not increase density in the Coastal High Hazard Area (CHHA) <sup>3</sup> which is defined as the Category 1 storm surge line established by a Sea, Lake, Overland Surge from Hurricane (SLOSH) storm surge model. The impact of new construction and/or development on road emergency clearance times and sheltering requirements for vulnerable populations should be mitigated through design and/or increasing the community's net shelter spaces for special needs populations.

The Duval County Evacuation Zones were updated by the City of Jacksonville as of 2014 in response to the significant changes created by the statewide approach to evacuation zone mapping. In the past, evacuation zones were primarily based on the approaching storm category (CAT 1 – CAT 5). Updated scientific data takes into account other factors, such as wave action, precipitation, areas known to flood, and better computer modeling, which allow better definitions for the evacuation zones. The county evacuation zones also take into effect the impact of isolation, such as being cut off from services such as water and electric for protracted lengths of time.

Effective this year, evacuation zones are marked with a lettering system, from Zone A through F. The Zone B designation (area marked in orange) indicates an area prone to flooding, with an event such as a nor'easter, severe thunderstorm, or a CAT 1 hurricane event. Areas prone to flooding are likely to flood during routine events. A Level B Evacuation Zone indicates that flooding, based on tropical cyclone storm surge modeling, could be expected to range from 5 to 10 feet of storm surge during a hurricane event with a magnitude of CAT 3 <sup>4</sup>. The additional water may surge on top of the mean high tide of the rivers, streams, creeks, tributaries and marsh waters subject to tidal rise. This would result in the overtopping of banks and reclamation of floodplain areas that would normally be dryer during most of the year.

If there are any questions regarding these comments please contact our office at 904-255-3110.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Woodard", is written over a horizontal line.

Steven Woodard, Director  
Emergency Preparedness Division

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<sup>3</sup> [www.leg.state.fl.us/](http://www.leg.state.fl.us/) Florida Statute 163.3178, section 1 (h), definition of Coastal High Hazard Area  
<sup>4</sup> Storm Tide Depth Map, Florida Statewide Regional Evacuation Study, 2013, Volume 9-4, Book 2-A. Map plate 81.



JAXGIS Property Information

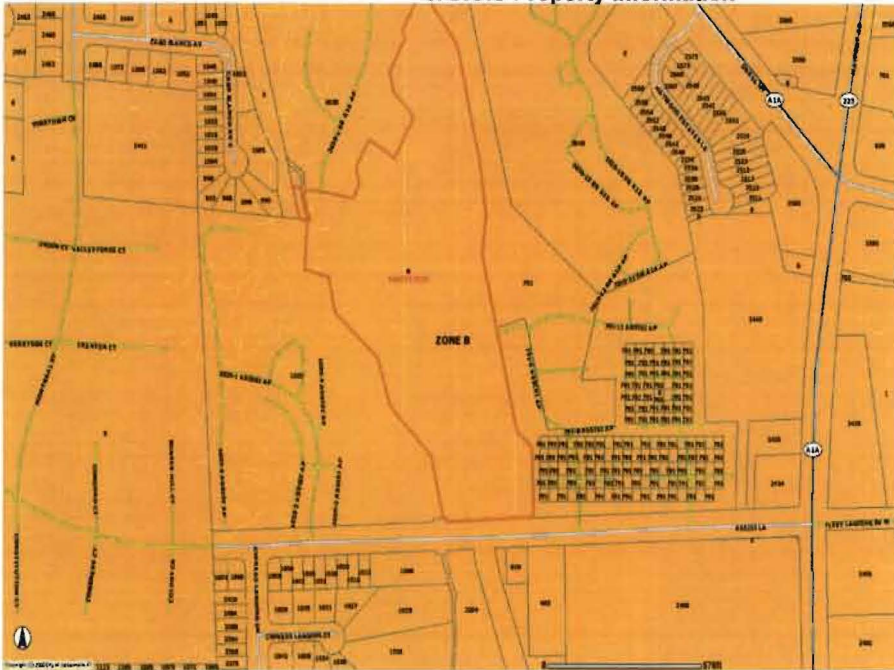


RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone
169385 0200	BULL GATOR INVESTORS LLC	0 ASSISI LN JACKSONVILLE 32233	2020000	14.54	1321600056	9405	AG-212 37-2S-29E ANDREW DEWEEES GRANT S/D PT LOT 1 OF DIVISION 4, PT SEC	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE

10/21/2014  
 Flood Map - AE zone<sup>1</sup> and  
 "0.2 Annual Chance Flood Hazard  
 Zone (500-yr.)

*Jan Dain*  
 EPD

JAXGIS Property Information

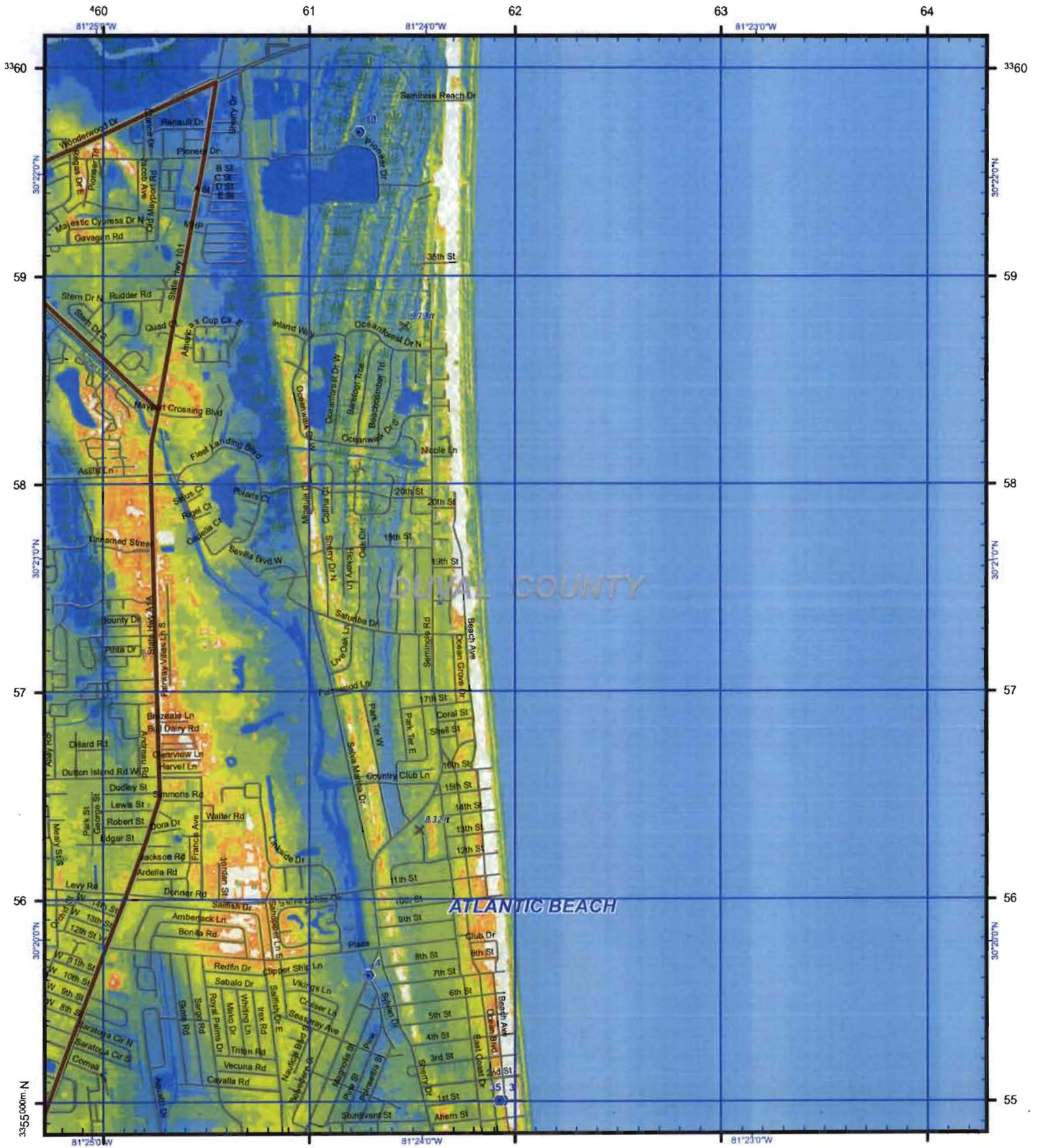


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10/22/2014

100% of parcel is in Evacuation Zone

**B** - as established by City of Jacksonville based on the NCFRC Storm Tide Depth Data found in the 2013 Statewide Regional Evacuation Study, Vol. 9-9, Book= 2A



US National Grid  
100,000-m Square ID  
**MP**  
Grid Zone Designation  
**17R**  
Datum = NAD 1983, 1,000-m USNG

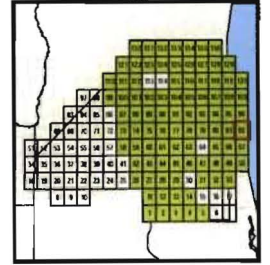


Notes:  
1. Surge limits are based on 100 year water storm tide height elevation above NAVD83 at high tide with no wave surge.  
2. Total Storm Tide limits were derived from Maximum of Maximum surge heights over 1,000 AR based digital elevation.  
3. The Points of Reference are locations determined to be relevant to emergency management officials.

**ATLAS LEGEND**  
 ✕ Spot Elevation  
 H HOSPITAL  
 ● Points of Reference  
 — Evacuation Route  
 NHD Water

**Category 3**  
 Dry  
 0 - 0.5 ft  
 0.5 - 1.5 ft  
 1.5 - 3 ft  
 3 - 5 ft  
 5 - 7 ft  
 7 - 10 ft  
 10 - 15 ft  
 15 - 20 ft  
 20 - 42 ft

**Storm Tide Depth**  
 Duval County, 2013  
 Scale - 1:24,000  
 0 2,000 Feet  
 Map Plate 82  
 USNG Page 17R MP 60 55



Northwest Florida Regional Council (Inland) Resolved Evacuation Order 2012 1/1 9.4 Resolution

## Application For Rezoning To PUD

### Planning and Development Department Info

Ordinance # 2014-0678 Staff Sign-Off/Date AH / 09/10/2014

Filing Date 10/14/2014 Number of Signs to Post 1

#### Hearing Dates:

1st City Council 11/12/2014 Planning Commission 11/06/2014

Land Use & Zoning 11/18/2014 2nd City Council N/A

Neighborhood Association CYPRESS COVE

Neighborhood Action Plan/Corridor Study N/A

### Application Info

Tracking # 689 Application Status PENDING  
Date Started 08/25/2014 Date Submitted 08/27/2014

### General Information On Applicant

Last Name	First Name	Middle Name
MOUSA	NICHOLAS	EDWARD

#### Company Name

JBC PLANNING & ENGINEERING, LLC

#### Mailing Address

1301 RIVERPLACE BLVD. #950

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043989900	9043989908	N.MOUSA@JBCPE.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MCCALL	WAYNE	

#### Company/Trust Name

BULL-GATOR PROPERTY INVESTORS, LLC

#### Mailing Address

6262 GREENLAND ROAD

City	State	Zip Code
JACKSONVILLE	FL	32258

Phone	Fax	Email
9042922645	9042922643	WMCCALL@PERRY-MCCALL.COM

### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-1074-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 169385 0200	11	2	PUD	PUD

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

**Existing Land Use Category**

MDR

**Land Use Category Proposed?**

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

**Total Land Area (Nearest 1/100th of an Acre)** 14.54

**Development Number** 9001

**Proposed PUD Name** ANTHEM LAKES ASSISTED LIVING PUD

**Justification For Rezoning Application**

AMEND EXISTING PUD TO ADD AN ADDITIONAL PERMITTED USE OF ASSISTED LIVING AND ANCILLARY USES SPECIFIC TO 14.54 ACRE PARCEL DESCRIBED ON EXHIBIT 1 AND ESTABLISHING DEVELOPMENT CRITERIA FOR SAME VIA A WRITTEN DESCRIPTION AND PUD SITE PLAN FOR THE ADDED USE. PROPOSED USE IS LESS DENSE THAN CURRENTLY PERMITTED MULTI-FAMILY USE. SHOULD MULTI-FAMILY BE DEVELOPED IN THE FUTURE, A NEW PUD SITE PLAN SHALL BE SUBMITTED VIA MINOR MODIFICATION PROCESS.

**Location Of Property**

**General Location**

NORTH SIDE OF ASSISI LANE, WEST OF STATE ROAD AIA.

House #	Street Name, Type and Direction	Zip Code
0	ASSISI LA	32233

**Between Streets**

COVE LANDING DRIVE and CYPRESS LANDING DRIVE

**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:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**14.54 Acres @ \$10.00 /acre:** \$150.00
- 3) Plus Notification Costs Per Addressee**  
**162 Notifications @ \$7.00 /each:** \$1,134.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,284.00

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



# ORDINANCE

## Legal Description

A PORTION OF LOT 1, DIVISION 4, ANDREW DEWEES GRANT, SECTION 37, TOGETHER WITH A PORTION OF SECTION 5, TOGETHER WITH A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 8, ALL BEING IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 01°52'56" WEST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 436.92 FEET, TO THE SOUTH LINE OF THE ANDREW DEWEES GRANT OF SAID SECTION 37; THENCE SOUTH 85°32'54" EAST, ALONG LAST SAID LINE, 432.31 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1, DIVISION 4, DEWEES GRANT; THENCE SOUTH 03°31'46" EAST, 909.14 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF ASSISI LANE (AS PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 72011-2501, DATED 07/24/75); THENCE NORTHEASTERLY, NORTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY AND NORTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ASSISI LANE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 88°18'45" EAST, 823.14 FEET; COURSE NO. 2: NORTH 01°41'15" WEST, 10.00 FEET; COURSE NO. 3: NORTH 88°18'45" EAST, 38.93 FEET, TO THE POINT OF BEGINNING; COURSE NO. 4: CONTINUE NORTH 88°18'45" EAST, 11.07 FEET; COURSE NO. 5: SOUTH 01°41'15" EAST, 10.00 FEET; COURSE NO. 6: NORTH 88°18'45" EAST, 341.12 FEET; THENCE NORTH 01°41'15" WEST, 200.00 FEET; THENCE NORTH 62°07'42" WEST, 74.83 FEET; THENCE NORTH 15°43'13" WEST, 505.22 FEET; THENCE NORTH 09°59'05" EAST, 116.94 FEET; THENCE NORTH 08°04'52" WEST, 171.88 FEET; THENCE NORTH 15°49'24" WEST, 320.00 FEET; THENCE NORTH 40°23'58" WEST, 179.92 FEET; THENCE NORTH 38°09'54" EAST, 190.53 FEET; THENCE NORTH 15°49'24" WEST, 51.62 FEET; THENCE NORTH 80°36'34" WEST, 40.00 FEET; THENCE SOUTH 30°34'05" WEST, 333.32 FEET; THENCE SOUTH 26°04'33" EAST, 20.97 FEET; THENCE SOUTH 31°11'40" WEST, 103.21 FEET; THENCE SOUTH 15°20'49" EAST, 58.28 FEET; THENCE SOUTH 40°10'00" EAST, 52.19 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 176.38 FEET, AN ARC DISTANCE OF 46.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°47'37" EAST, 46.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.73 FEET, AN ARC DISTANCE OF 29.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°58'45" EAST, 29.16 FEET; THENCE SOUTH 29°03'15" WEST, 129.18 FEET; THENCE NORTH 60°56'45" WEST, 127.60 FEET; THENCE SOUTH 30°58'35" WEST, 75.33 FEET; THENCE SOUTH 72°20'00" WEST, 4.65 FEET; THENCE SOUTH 09°31'02" WEST, 50.98 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°05'13" WEST, 45.00 FEET; THENCE NORTH 80°16'22" WEST, 172.00 FEET; THENCE SOUTH 17°05'00" EAST, 100.00 FEET TO THE SOUTH LINE OF SAID LOT 1, DIVISION 4, ANDREW DEWEES GRANT, SECTION 37; THENCE NORTH 85°32'54" WEST, ALONG LAST SAID LINE, 15.03 FEET, TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN SPECIAL WARRANTY DEED FROM MAYPORT LAND PARTNERS TO OTTER RUN ASSOCIATES, LTD., DATED JUNE 20, 1988;

# ORDINANCE \_\_\_\_\_

## Legal Description

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THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG SAID EASTERLY BOUNDARY, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 03°54'39" WEST, 137.72 FEET; COURSE NO. 2: SOUTH 75°41'49" EAST, 92.22 FEET; COURSE NO. 3: SOUTH 13°42'27" EAST, 102.27 FEET; COURSE NO. 4: SOUTH 51°37'32" EAST, 202.00 FEET; COURSE NO. 5: SOUTH 19°42'03" EAST, 147.21 FEET; COURSE NO. 6: SOUTH 46°44'22" EAST, 207.79 FEET; COURSE NO. 7: SOUTH 14°30'13" EAST, 180.00 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF ASSISI LANE AND THE POINT OF BEGINNING.

CONTAINING 14.54 ACRES, MORE OR LESS.

# EXHIBIT A

## Property Ownership Affidavit

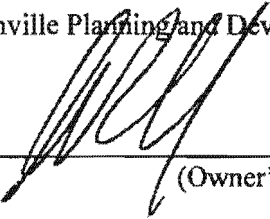
Date: 8/4/2014

City of Jacksonville  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 N. Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:


I, Wayne McCall as Managing Member of Bull-Gator Property Investors, LLC hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for Rezoning - Planned Unit Development, submitted to the Jacksonville Planning and Development Department.

  
\_\_\_\_\_  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 4<sup>th</sup> day of August (month), 2014 (year) by Wayne S. McCall who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)

 DENISE A. HAKMI  
MY COMMISSION # EE 827912  
EXPIRES: November 9, 2018  
Bonded Thru Budget Notary Services

# EXHIBIT B

## Agent Authorization

Date: 8/4/2014

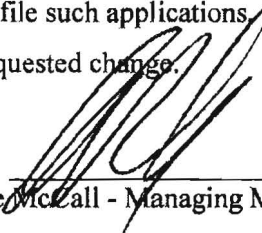
City of Jacksonville  
Planning and Development Department  
214 N. Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

0 Assisi Lane, Jacksonville, FL 32233 / RE: 169385-0200

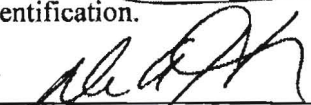
Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers JBC Planning & Engineering, LLC (Nicholas E. Mousa, AICP or his designee) to act as agent to file application(s) for Rezoning – Planned Unit Development for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
Wayne McCall - Managing Member of Bull-Gator Property Investors, LLC

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 4<sup>th</sup> day of August (month), 2014 (year) by Wayne S. McCall, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
(Notary Signature)



DENISE A. HAKIMI  
MY COMMISSION # EE 827912  
EXPIRES: November 9, 2016  
Bonded Thru Budget Notary Services

# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: 0 Assisi Lane, Jacksonville, FL 32233 / RE#: 169385-0200

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By:   
\_\_\_\_\_

Wayne McCall for Bull – Gator Property Investors, LLC

Its: Managing Member

# EXHIBIT D

## PUD Written Description

### **“Anthem Lakes Assisted Living PUD” (Amending the Creekside PUD 2006-1074-E)**

**Date: August 27, 2014**

**City Development Number: 9001**

#### **I. PROJECT DESCRIPTION**

##### Introduction

This project known as the “Anthem Lakes Assisted Living Facility” is proposed on approximately 14.54 acres of land on the north side of Assisi Lane, west of State Road A1A. It is hereafter referred to as the “property”, and is legally described on Exhibit 1. The property’s City of Jacksonville RE Number is: 169385-0200. The owner of the property is Bull-Gator Property Investors, LLC. The property is wooded, contains approximately 2.9 acres of jurisdictional wetland, and is surrounded by multi-family development to the east and west, and a former 24.6 acre mobile home park to the north. Approximately 90 feet of the western boundary is adjacent to a parcel owned by the Cabo Blanco Homeowners Association according to City of Jacksonville Property Records. This parcel appears to be undeveloped as a natural area associated with a single-family residential subdivision.

Anthem Lakes will consist of an assisted living facility and ancillary uses, providing services comparable with the City’s definition of an adult congregate living facility. The facility will be properly licensed, as may be applicable.

This property is currently zoned PUD under Ordinance 2006-1074-E, which is commonly known as the Creekside PUD. The Creekside PUD was comprised of three (3) separate parcels including the subject property, contained approximately 45.12 acres, and permitted up to 11.8 multi-family dwelling units per acre. To date, the Creekside PUD has not been developed.

The Creekside PUD has been amended once already to allow an alternate development plan for the aforementioned former 24.6 acre mobile home park to the north, which is owned by others and was one of the three original Creekside PUD parcels. This amendment was done under Ordinance 2014-142-E. In general, this ordinance allowed a school to be developed on that parcel while still retaining rights to develop the parcel as a multi-family development in lieu of a school or at a later date. This ordinance was specific to the 24.6 acre parcel.

The owners of the subject property propose this PUD rezoning in order to add an additional permitted use of “assisted living facility” as described herein to the previously approved residential development permitted under Ordinance 2006-1074-

## EXHIBIT D

E. This additional permitted use shall apply only to the subject 14.54 acre property as legally described on Exhibit 1.

This PUD application is necessary in order to establish a development plan for the assisted living facility, while retaining all rights to develop multi-family as an alternate use as set forth under 2006-1074-E. A site plan reflecting the assisted living facility on the property is submitted as part of this application as Exhibit E.

In the event that the owners elect to develop the property consistent with Ordinance 2006-1074-E, a new Exhibit E – PUD Site Plan shall be submitted for review and approval via the PUD minor modification process. All permitted uses, development criteria, and conditions of approval for the multi-family development plan outlined under Ordinance 2006-1074-E shall remain in effect for multi-family development, and nothing contained herein seeks to modify those criteria governing multi-family development. None of those conditions shall apply to the added use of assisted living as those conditions were specific to the previously approved multi-family development plan.

### Project Data and Contacts

- A. Project Name: Anthem Lakes Assisted Living PUD
- B. Project Architect: PQH Architects, Inc.
- C. Project Planner and Engineer: JBC Planning & Engineering, LLC
- D. Project Developer: Anthem Lakes, LLC
- E. Current Land Use Designation: MDR
- F. Current Zoning District: PUD
- G. Requested Land Use: N/A (Remain MDR)
- H. Requested Zoning: PUD
- I. Real Estate Number: 169385-0200

Project quantitative data may be found on the attached Land Use Table labeled as Exhibit F.

## II. USES AND RESTRICTIONS

### A. Permitted Uses

This rezoning amends PUD 2006-1074-E to add assisted living facility and all ancillary uses associated with same as a permitted use by right on the subject 14.54 acre parcel.

## EXHIBIT D

The density of the assisted living use shall be limited to a maximum of 136 beds.

Examples of ancillary uses for assisted living may include, but are not limited to:

- Administrative/Sales and Marketing Offices.
- Physical and Mental Rehabilitation Facility.
- Both passive and active recreation space including adult playgrounds, fishing piers, shuffle board, and walking paths.
- Aesthetic features such as community gardens, gazebos, arbors and/or pergolas, hardscape plazas, flag pole monuments/plazas, etc.

All ancillary uses shall be limited to the use of, or provided in support of facility residents only.

### **B. Accessory Structures**

1. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

## **III. DESIGN GUIDELINES**

For the added use of assisted living, the following design criteria shall apply:

### **A. Lot requirements:**

1. *Minimum lot area:* None.
2. *Minimum lot width:* None.
3. *Maximum lot coverage:* None.
4. *Minimum front yard (Assisi Lane Setback):* 20 feet.
5. *Minimum side yard (East and West Boundaries):* 10 feet.
6. *Minimum rear yard (North Boundary):* 10 feet.
7. Maximum height of structures: 35 feet. Height shall be measured from three (3) feet above the building's finished floor elevation to the peak of the roof. As provided in the City's Zoning Code, spires, cupolas, antennas, chimneys, and other appurtenances not intended for human occupancy may be placed above the maximum heights contained herein.

### **B. Ingress, Egress and Circulation:**

1. *Parking and Loading Requirements:*

For the added use of assisted living, the following parking criteria shall apply:



## EXHIBIT D

The minimum parking required will be 1 space per every four (4) beds and 1 space per employee during peak staffing times. The facility will have a maximum of 136 beds and will be staffed 24 hours per day, 7 days a week. The total number of employees on-site at peak staffing times will be approximately 60. Based on the above listed ratio and variables, the minimum parking required for this site will be 94 spaces; provided however that if less beds are ultimately provided and subsequently less employees are employed during the peak staffing times, the total number of required spaces may be reduced in accordance with the above stated ratios. In the event of project phasing, parking may be built all at one time, or phased accordingly as required to accommodate construction phasing logistics.

A minimum of one (1) parking space may be provided for a shuttle bus owned and operated by the assisted living facility for the use of its residents only.

The maximum number of parking spaces allowed will not exceed 112 spaces.

More than the required number of ADA parking spaces may be provided in order to meet the demand of the facility residents.

Loading spaces will be provided per City Zoning Code, 656.605 (d).

The minimum number of bike parking spaces shall be 5% of the number of employees at peak staffing times; however no more than 10 bike parking spaces shall be required.

### 2. *Vehicular Access:*

For the added use of assisted living, vehicular access will be provided from Assisi Lane. During a pre-application meeting held with the City's Development Services Division, it was determined that no off-site improvements or dedicated turn lanes are required due to low traffic counts during the normal transportation system peak hour, as peak traffic generation for the proposed use is on weekends.

### 3. *Pedestrian Access:*

There is existing concrete sidewalk along the entire length of the property's Assisi Lane frontage. Accordingly, no off-site sidewalk is proposed or required. For the added use of assisted living, any internal sidewalks proposed will be reflected on the final project engineering plans; however no internal sidewalks shall be required.

## C. Signs

For the added use of assisted living, the following signage regulations shall apply.

## EXHIBIT D

1. One (1) double-faced monument sign not to exceed twenty-four (24) square feet in area per side, and twelve (12) feet in height.
2. The monument sign is to be located near the entrance to the development along Assisi Lane. The sign may be located within the required front yard setback so long as it does not interfere with driver sight distances.
3. On-site directional signage shall be permitted. Directional signs shall not exceed eight (8) square feet in area, and (6) feet in height.
4. Wall signage may be permitted as follows: One wall sign per building, not exceeding 24 square feet.
5. Construction signage, temporary signage, and all other signage regulations not specifically addressed herein shall be governed by Part 13, Chapter 656 of the City Zoning Code.
6. All signage may be internally or externally illuminated.

### **D. Landscaping**

For the added use of assisted living, landscaping shall be governed by Part 12, Chapter 656 of the City Zoning Code.

### **E. Recreation and Open Space:**

For the added use of assisted living, various types of passive and active recreation facilities may be provided for facility resident use only. Project open space will be provided in the form of landscape areas, undisturbed wetlands, and stormwater management facilities.

### **F. Utilities**

JEA will provide electric services to the site.

The City of Atlantic Beach will be the provider of water and sewer services to the site.

### **G. Wetlands**

Any wetland impacts will be permitted according to local, state and federal requirements.

## **IV. 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

## EXHIBIT D

and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

### V. JUSTIFICATION FOR PUD 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. Further, this PUD:

- 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.

### VI. PUD PHASING

For the added use of assisted living, the project may be phased at the owner's discretion based on market conditions.

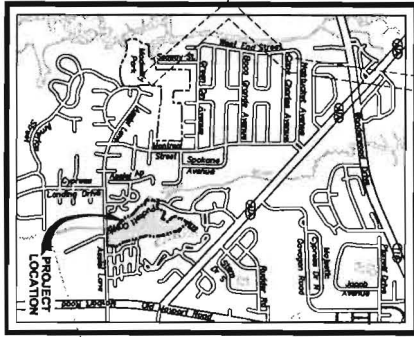
### VII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is located within the Medium Density Residential (MDR) Suburban Functional Land Use Category according to the Future Land Use Map Series (FLUMs) of the 2030 Comprehensive Plan. Assisted living facilities as described herein are permitted within this land use category. This was confirmed in a pre-application meeting with Planning Department staff (Bruce Lewis) on June 11, 2014.
- B. *Consistency with the Concurrency & Mobility Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency & Mobility Management System Office (CMSO). This PUD has been assigned City Development Number 9001.
- C. *Allocation of Residential Land Use.* The PUD does not exceed the project holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. *Internal Compatibility/Vehicular Access.* Access will be from one access point on Assisi Lane. The location of the proposed driveway is conceptual and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer. A pre-application meeting was held with the City's Development Services Division to discuss the proposed driveway location wherein parameters for the project driveway placement were established.

## EXHIBIT D

Those parameters were met when depicting the project driveway reflected on the attached PUD Site Plan. All internal access drives will be privately owned and maintained. Internal drives will be designed to be compatible with the proposed use.

- E. *External Compatibility/Intensity of Development.* The proposed development described herein is consistent and compatible with surrounding development and is less intense than the already permitted multi-family use described in Ordinance 2006-1074-E.
- F. *Recreation/Open Space.* Various types of passive and active recreation facilities may be provided for the facility residents' use only. Project open space will be provided in the form of undeveloped uplands, landscape areas, undisturbed wetlands, and stormwater management facilities.
- G. *Impact on Wetlands.* Any wetland impacts will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The project site contains less than 50 acres; therefore a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The number of off-street parking space requirements described herein is consistent with the required number of spaces for similar uses described in Chapter 656, Part 6. The requirements described herein are based on anticipated project needs and the owner's desires based on market research. Loading spaces are proposed to be provided per City code.
- J. *Sidewalks, Trails, and Bikeways.* There is existing concrete sidewalk along the entire length of the property's Assisi Lane frontage. Accordingly, no off-site sidewalk is proposed or required. For the added use of assisted living, any internal sidewalks proposed will be reflected on the final project engineering plans; however no internal sidewalks shall be required. Any trails or bikeways developed will strictly be on-site as part of an active recreation amenity.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* The Jacksonville Electric Authority (JEA) will provide potable electric services. The City of Atlantic Beach will provide water service and sewer service. Letters of availability have been obtained from both entities.

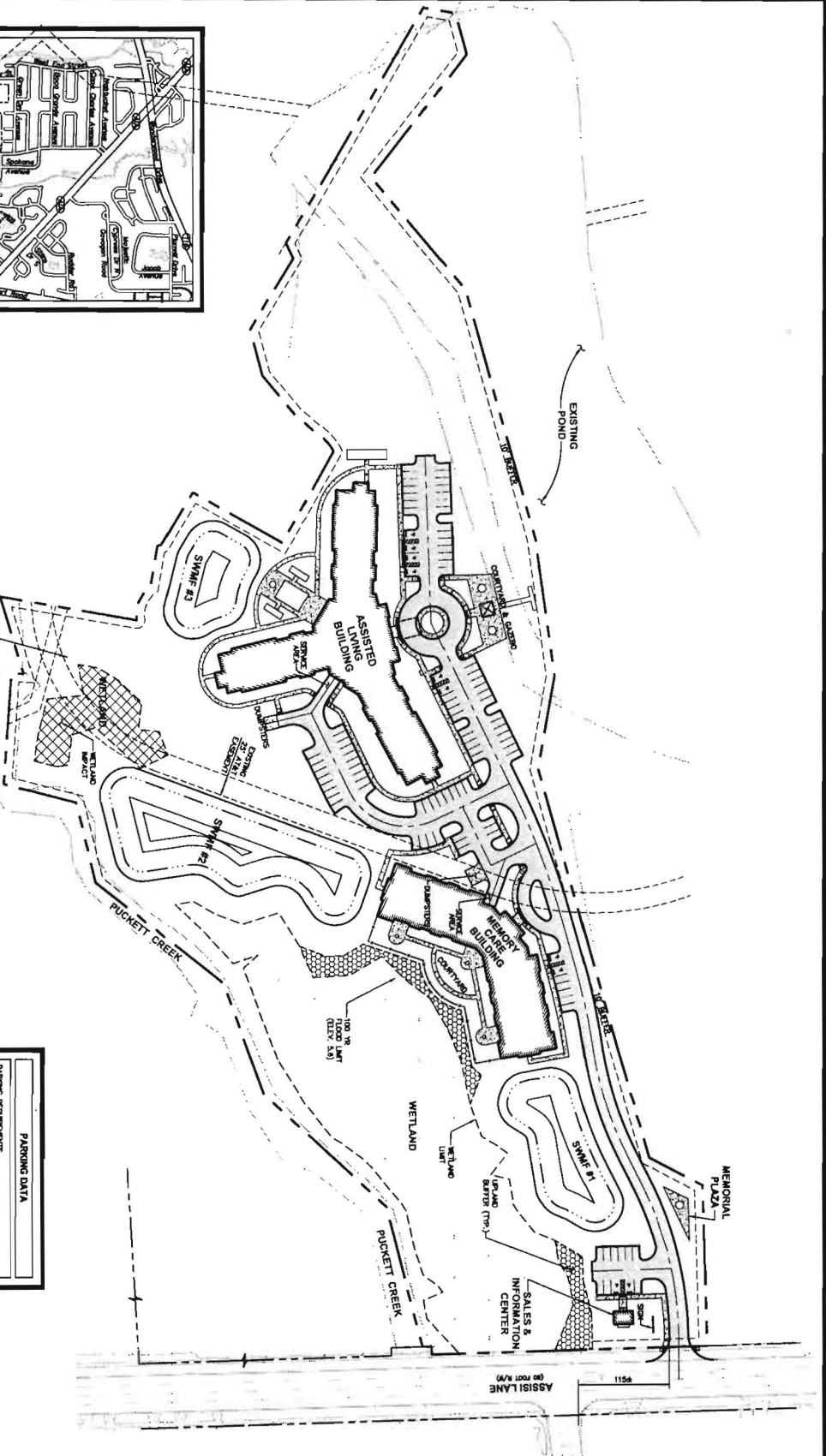


VICINITY MAP  
N.T.S.

**NOTE:** The PUD Site Plan is conceptual and subject to change based on final engineering and utility studies. The project development shown herein may be subject to the owner's discretion based on technical conditions.

SITE DATA	
ADJUSTED AREA	14,542 AC.
TOTAL AREA	37 AC.
ADJUSTED AREA	1,391,244 SQ. FT.
ADJUSTED AREA	2,591 AC.
ADJUSTED AREA	1,434 AC.

PARKING DATA	
PARKING REQUIREMENTS	100 PROPOSED SPACES
PERMITTED PARKING REQUIREMENTS	100 PROPOSED SPACES
PERMITTED PARKING REQUIREMENTS	100 PROPOSED SPACES
PERMITTED PARKING REQUIREMENTS	100 PROPOSED SPACES
PERMITTED PARKING REQUIREMENTS	100 PROPOSED SPACES



**JBC** PLANNING & ENGINEERING, LLC  
 1301 Riverplace Boulevard  
 Jacksonville, FL 32207  
 904.246.7600

ANTHEM LAKES ASSISTED LIVING DEVELOPMENT  
 for PERRY - McCALL CONSTRUCTION, INC.  
 JACKSONVILLE, FLORIDA

**EXHIBIT E - PUD SITE PLAN**

NO.	DESCRIPTION	DATE

Project No. S140811.00  
 Drawn By: J.R.P.  
 Checked By: A.J.C.  
 Date: 5/27/14

PERRY - McCALL  
 CONSTRUCTION, INC.

# EXHIBIT F

PUD Name Anthem Lakes Assisted Living PUD

Date Sep 16, 2014

## Land Use Table

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Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;">14.54</span>	Acres	100 %
Amount of each different land use by acreage			
Single family	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span>	D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span>	D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Other land use *	<span style="border: 1px solid black; padding: 2px 10px;">1.35</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">9</span> %
Active recreation and/or open space **	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total recreation space, wetlands, pond, open space **	<span style="border: 1px solid black; padding: 2px 10px;">11.09</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">76</span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;">2.1</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">15</span> %
Maximum coverage of non-residential buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Sq. Ft.	<span style="border: 1px solid black; padding: 2px 10px;">100</span> %

\* It is an Assisted living facility use with a maximum of 136 beds proposed for a 1.35 acre portion of the 14.54 acre site.

\*\* Recreation space proposed may consist of both passive and active. Exact programming is TBD.

Prepared by and Record and return to:  
Fred L. Ahern, Jr.  
Buschman, Ahern, Persons & Bankston,  
2215 S. Third Street, Suite 101  
Jacksonville Beach, Florida 32250  
File Number: 05-0115

### Corporate Warranty Deed

This Indenture, made this 17th day of April, 2006, between American Family Housing, Ltd., a Florida limited partnership, whose post office address is: 475 Commerce Lake Drive, St. Augustine, FL 32095, Grantor, and Bull - Gator Property Investors, LLC, a Florida limited liability company, whose post office address is: 2560 State Road 13, Jacksonville, FL 32259, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Identification No.: 169385-0200


Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

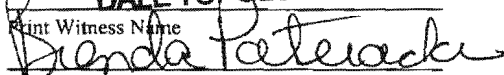
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

American Family Housing, Ltd.

  
First Witness Signature

By:   
John W. Shea  
Its General Partner

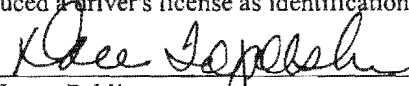
DALE TOPOLSKI  
Print Witness Name  
  
Second Witness Signature

BRENDA PATERACKI  
Print Witness Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 18 day of April 2006, by John W. Shea, the General Partner of American Family Housing, Ltd., a Florida limited partnership, on behalf of the partnership, who is personally known to me or has produced a driver's license as identification.



  
Notary Public

**Exhibit "A"**

A portion of Lot 1, Division 4, Andrew Dewees Grant, Section 37, TOGETHER WITH a portion of Section 5, TOGETHER WITH a portion of Government Lots 3 and 4, Section 8, all being in Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 5; thence North 01 degrees 52 minutes 56 seconds West, along the West line of said Section 5, a distance of 436.92 feet, to the South line of the Andrew Dewees Grant of said Section 37; thence South 85 degrees 32 minutes 54 seconds East, along last said line, 432.31 feet, to the Southwest corner of said Lot 1, Division 4, Andrew Dewees Grant; thence South 03 degrees 31 minutes 46 seconds East, 909.14 feet, to the Northerly right of way line of Assisi Lane (as per State Road Department Right of Way Map, Section 72011-2501, dated 07/24/75); thence Northeasterly, Northwesterly, Northeasterly, Southeasterly and Northeasterly, along said Northerly right of way line of Assisi Lane, run the following six (6) courses and distances: Course No. 1: North 88 degrees 18 minutes 45 seconds East, 823.14 feet; Course No. 2: North 01 degrees 41 minutes 15 seconds West, 10.00 feet; Course No. 3: North 88 degrees 18 minutes 45 seconds East, 38.93 feet, to the Point of Beginning; Course No. 4: continue North 88 degrees 18 minutes 45 seconds East, 11.07 feet; Course No. 5: South 01 degrees 41 minutes 15 seconds West, 10.00 feet; Course No. 6: North 88 degrees 18 minutes 45 seconds East, 341.12 feet; thence North 01 degrees 41 minutes 15 seconds West, 200.00 feet; thence North 62 degrees 07 minutes 42 seconds West, 74.83 feet; thence North 15 degrees 43 minutes 13 seconds West, 505.22 feet; thence North 09 degrees 59 minutes 05 seconds East, 116.94 feet; thence North 08 degrees 04 minutes 52 seconds West, 171.88 feet; thence North 15 degrees 49 minutes 24 seconds West, 320.00; thence North 40 degrees 23 minutes 58 seconds West, 179.92 feet; thence North 38 degrees 09 minutes 54 seconds East, 190.53 feet; thence North 15 degrees 49 minutes 24 seconds West, 51.62 feet; thence North 80 degrees 36 minutes 34 seconds West, 40.00 feet; thence South 30 degrees 34 minutes 05 seconds West, 333.32 feet; thence South 26 degrees 04 minutes 33 seconds East, 20.97 feet; thence South 31 degrees 11 minutes 40 seconds West, 103.21 feet; thence South 15 degrees 20 minutes 49 seconds East, 58.28 feet; thence South 40 degrees 10 minutes 00 seconds East, 52.19 feet to the point of curvature of a curve leading Southeasterly; thence along and around the arc of said curve, concave Northeasterly, having a radius of 176.38 feet, an arc distance of 46.96 feet, said arc being subtended by a chord bearing and distance of South 47 degrees 47 minutes 37 seconds East, 46.82 feet to the point of reverse curvature of a curve, leading Southeasterly; thence along and around the arc of said curve, concave Southeasterly, having a radius of 62.73 feet, an arc distance of 29.43 feet, said arc being subtended by a chord bearing distance of 29.43 feet, said arc being subtended by a chord bearing and distance of South 41 degrees 58 minutes 45 seconds East, 29.16 feet; thence South 29 degrees 03 minutes 15 seconds West, 129.18 feet; thence North 60 degrees 56 minutes 45 seconds West, 127.60 feet; thence South 30 degrees 58 minutes 35 seconds West, 75.33 feet; thence South 72 degrees 20 minutes 00 seconds West, 4.65 feet; thence South 09 degrees 31 minutes 02 seconds West, 50.98 feet to an intersection with the arc of a curve leading Southwesterly; thence along and around the arc of said curve, concave Southeasterly, having a radius of 45.00 feet, an arc distance of 47.12 feet, said arc being subtended by a chord bearing and distance of South 22 degrees 05 minutes 13 seconds West, 45.00 feet; thence North 80 degrees 16 minutes 22 seconds West, 172.00 feet; thence South 17 degrees 05 minutes 00 seconds East, 100.00 feet to the South line of said Lot 1, Division 4, Andrew Dewees Grant, Section 37; thence North 85 degrees 32 minutes 54 seconds West, along last said line, 15.03 feet, to the Easterly boundary of those lands described in Special Warranty Deed from Mayport Land Partners to Otter Run Associates, Ltd., dated June 20, 1988; thence Southwesterly and Southeasterly, along said Easterly boundary, run the following seven (7) courses and distances: Course No. 1: South 03 degrees 54 minutes 39 seconds West, 137.72 feet; Course No. 2: South 75 degrees 41 minutes 49 seconds East, 92.22 feet; Course No. 3: South 13 degrees 42 minutes 27 seconds East, 102.27 feet; Course No. 4: South 51 degrees 37 minutes 32 seconds East, 202.00 feet; Course No. 5: South 19 degrees 42 minutes 03 seconds East, 147.21 feet; Course No. 6: South 46 degrees 44 minutes 22 seconds East, 207.79 feet; Course No. 7: South 14 degrees 30 minutes 13 seconds East, 180.00 feet to the aforesaid Northerly right of way line of Assisi Lane and the Point of Beginning.





OCEANWALK DR W  
OCEANFOREST DR W  
NORTH SHERRY DR  
SELVA MARINA DR  
20TH ST

POCAHONAS CT  
CAREEN CT  
RIBBET CT  
SIBERS CT  
MAZAMA RD  
TIDE LAKE RD  
RUBBER RD  
FAIRWAY VILLAS LA N  
2700 SMARTPORT AP  
2200 SMARTPORT AP  
2200 SMARTPORT AP  
FAIRWAY VILLAS DR

ASSISI LA  
FLEET LANDING BV W  
A1A  
SHANGRI-LA DR  
SRIA LA HWY  
JACOB AV  
MAJESTIC CYPRESS DR W  
GAVAGAN RD  
LEER DR  
FANTASY DR  
CYPRESS LANDING DR  
GOVE LANDING DR

10256 ASSISI LA AP  
SPOKANE AVE E  
TRENTON CT  
UNION CT  
PRINCETON CT  
AMERICA ST  
WASP CT  
DREIGENT CT  
DESTINE LA  
ASPEN RIDGE

SEAWAY ST  
MONTREAL ST  
NANTUCKET AV  
CAPE CHARLES AV  
NIPIGON AV N  
BOCA GRANDE AV  
MAKUA AV S  
PANUEB AV N  
GREEN CAY AV  
WEST END ST  
MAYWAY CT  
MAYPORT LANDING DR  
ND-CASTLE EA  
BROADMEADOW RD





223

A1A

A1A

CADDO BLANCO AVE

COCKADE AVE

BUNKER HILL CT

CONCORD CT

CONSTITUTION CT

CONTINENTAL

CROWN POINT

UNION CT

TRENTON CT

WINNERTON CT

QUAO

STERN

ELM

PUBLIC

791-73 ASSISTAR

519 ASSISTAR

628 ASSISTAR

735 ASSISTAR

LANE

SPICER AVE

STANLEY AVE

MONTELEONE AVE

AYVA

STON

