

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2015-279 TO**  
**PLANNED UNIT DEVELOPMENT**

**MAY 21, 2015**

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 2015-279 to Planned Unit Development.

***Location:*** *North of Dunn Avenue, west of V C Johnson Road, and east of Simmons Road.*

***Real Estate Number:*** *004258 0690*

***Current Zoning District:*** *Planned Unit Development (PUD 2001-236-E)*

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

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

***Planning District:*** *North, District 6*

***Planning Commissioner:*** *Lisa King*

***City Council District:*** *The Honorable Denise Lee, District 8*

***Applicant/Agent:*** *L. Charles Mann  
Mann-Pellicer  
165 Arlington Road  
Jacksonville, Florida 32211*

***Owner:*** *Charles E. Lovelady  
C/O Mann-Pellicer  
165 Arlington Road  
Jacksonville, Florida 32211*

***Staff Recommendation:*** *APPROVE*

### GENERAL INFORMATION

Application for Planned Unit Development 2014-279 seeks to rezone approximately 6.45+/- acres of land from PUD (2001-236-E) to PUD. The rezoning to PUD is being sought to permit a fully integrated assisted living facility, elderly independent living, skilled nursing center, nursing home, and day care use in addition to uses permitted by right in the CO (Commercial Office) Zoning District. A previous PUD, 2001-236-E and companion land use amendment (2001-235-E) approved the location of a school bus storage lot for 18 vehicles and 9 standard parking spaces. Setback requirements were 20 feet in the front yard, 10 feet in the side, and 10 feet in the rear yard. The previously approved school bus storage use will be removed from this PUD. The submitted site plan indicates there will be 160 skilled nursing beds, 110 assisted living beds, and 65 elderly independent living apartment units. Setbacks proposed include those approved in the previous PUD and a maximum building height of 35 feet. A maximum of 179,800 square feet of gross floor area will be constructed.

### 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 Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The site is located within the Suburban Development Area. The proposed use is consistent with the land use category of CGC and is listed under the secondary uses. The 2030 Comprehensive Plan states that neighborhood protection and compatibility shall be achieved through the implementation of site design techniques which include buffering and setbacks. Therefore, the proposed rezoning 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, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). 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:

**F.L.U.E. Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**F.L.U.E. 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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**F.L.U.E. 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.

**F.L.U.E. Policy 1.1.22** Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

**F.L.U.E. Policy 1.1.24** The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

**F.L.U.E. Objective 3.2** Continue to promote and sustain the viability of existing and emerging

commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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

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

*(3) Allocation of residential land use*

This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:

150 square feet of open space per unit will be required; however, the location is not clearly indicated on the site plan. The applicant will be required to create a minimum of 0.2 acres of recreation space on site.

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12.

Traffic and pedestrian circulation patterns:

The property will be accessed substantially from Dunn Avenue, an FDOT maintained roadway as shown on the site plan. Final location of all access points will be subject to the review and approval of FDOT and Development Services Division.

The use and variety of building setback lines, separations, and buffering:

Applicant proposes setbacks that are consistent with the CO Zoning District, when those CO uses are abutting a non-commercial office use. Furthermore, the previous PUD permitted matching setbacks for a more intense use, school bus parking.

The use and variety of building groupings:

The submitted site plan is conceptual in nature. A revised site plan showing building locations, parking, and landscaping will be required to be submitted along with a Minor Modification application.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes land uses permitted or permitted by exception in the much less intense RPI functional land use category such as medical office, cosmetology, day care, and professional or business office. No additional uses typically associated with the CCG-1 or CCG-2 commercial Zoning District is permitted in this PUD.

Signage:

Applicant proposes project identity signage not to exceed 20 feet in height, and one square feet of sign area per linear feet of street frontage. Wall signage and under-canopy-signage will be permitted. Each building on-site will be permitted up to one monument style sign no greater than 6 feet in height, internally illuminated, and up to 50 square feet.

*(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 development is located in an area where residential, office, commercial and institutional uses will function as a mixed-use development. Development at this location will complement the existing and proposed office, commercial and residential uses in the immediate area.

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	LDR	RR-ACRE	Single-family, rural
South	LDR/CGC	RR-ACRE/CCG-1	Church, Undeveloped
East	LDR	RR-ACRE	Church
West	LDR	RR-ACRE	Single-family, rural

*(6) Intensity of Development*

The PUD is appropriate at this location because it limits the use to those that are far less intense than what is conventionally allowed in the CGC functional land use category, and less intense than the previously approved PUD which permitted school bus parking.

The availability and location of utility services and public facilities and services:

The site is served by JEA sewer and water.

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

The project will be developed with the required amount of open space and recreation area pursuant to the PUD.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

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

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

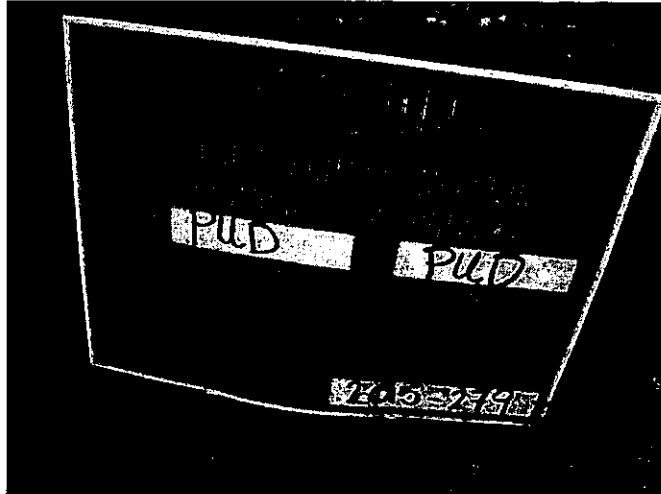
The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on May 11, 2015, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

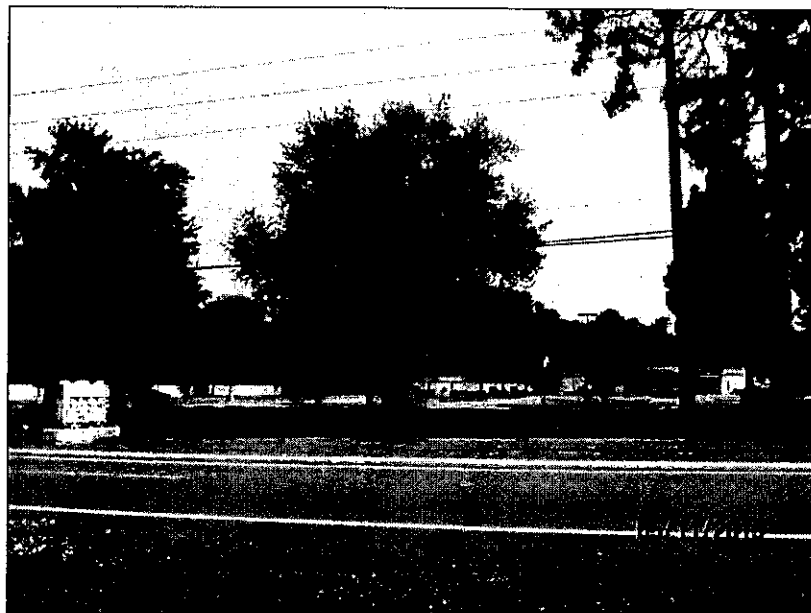
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-279 be APPROVED with the following exhibits:

1. The original legal description dated March 5, 2015.
2. The original written description dated February 25, 2015.
3. The original site plan dated March 27, 2015.



Property is undeveloped.

Source: Staff, Planning and Development Department  
Date: May 11, 2015



Faith Baptist Church to the southeast

Source: Staff, Planning and Development Department  
Date: May 11, 2015





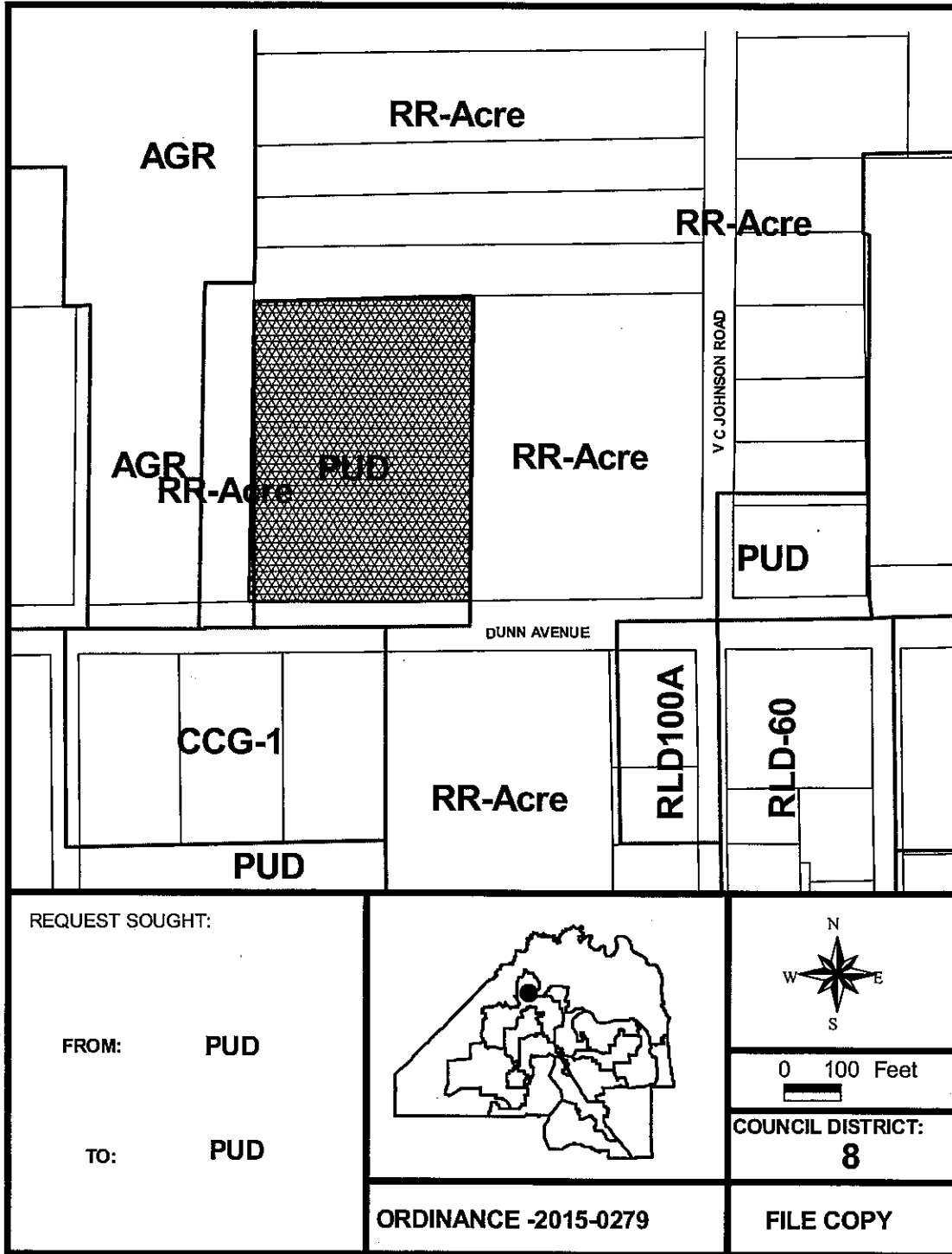
Our Redeemer Lutheran Church to the east.

Source: Staff, Planning and Development Department  
Date: May 11, 2015



Cornerstone Pentecostal Church to the southwest.

Source: Staff, Planning and Development Department  
Date: May 11, 2015



**Application For Rezoning To PUD**



**Planning and Development Department Info**

**Ordinance #** 2015-0279 **Staff Sign-Off/Date** AAG / 05/01/2015  
**Filing Date** 05/05/2015 **Number of Signs to Post** 3

**Hearing Dates:**

**1st City Council** 05/26/2015 **Planning Commission** 05/21/2015  
**Land Use & Zoning** 06/02/2015 **2nd City Council** 06/09/2015  
**Neighborhood Association** EDEN GROUP, INC., ANGEL LAKES HOA  
**Neighborhood Action Plan/Corridor Study** NONE

**Application Info**

**Tracking #** 801 **Application Status** PENDING  
**Date Started** 03/05/2015 **Date Submitted** 03/05/2015

**General Information On Applicant**

Last Name	First Name	Middle Name
MANN	L	CHARLES

**Company Name**  
 MANN-PELLICER

**Mailing Address**  
 165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
904	904	CHARLIEMANN1@COMCAST.NET

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
LOVELADY	CHARLES	E

**Company/Trust Name**  
 C/O MANN-PELLICER

**Mailing Address**  
 165 ARLINGTON RD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2001-236-E

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map			

004258 0690	8	6	PUD	PUD
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Ensure that RE# is a 10 digit number with a space (##### #####)

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

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

**Total Land Area (Nearest 1/100th of an Acre)** 6.45

**Development Number**

**Proposed PUD Name**

A.L.F. DUNN AVE

**Justification For Rezoning Application**

SO THE SITE MAYBE DEVELOPED FOR AN ASSISTED LIVING FACILITY

**Location Of Property**

**General Location**

NORTH SIDE OF DUNN AVE 630 WEST OF V.C. JOHNSON RD.

House #	Street Name, Type and Direction	Zip Code
	DUNN AV	

**Between Streets**

V.C. JOHNSON and SIMMONS RD

**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  
6.45 Acres @ \$10.00 /acre: \$70.00
- 3) Plus Notification Costs Per Addressee  
11 Notifications @ \$7.00 /each: \$77.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,147.00

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

## EXHIBIT D

### PUD Written Description

ALF DUNN AVE PUD  
February 25, 2015

#### I. PROJECT DESCRIPTION

- A. The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The property is identified under Real Estate Number 004258-0690 of the Duval County Tax Assessor's map. The property is titled in the name of Charles E. Lovelady. The property contains 6.45 acres +/- and is located on the north side of Dunn Ave., 640 ft. west of V.C. Johnson Rd. Currently, the site is used for pasture. The site has a Community Commercial General (CGC) land use and a zoning of Planned Unit Development PUD which allows for commercial office (CO) type use. The site is rectangular in shape and very flat. There are no water courses, unique material features on the site. There is also very little tree canopy. The attached site plan is conceptual in nature. The Planning and Development Department for the City of Jacksonville will have final site plan review and approval.
- B. Project Architect/Planner: Daniel Sagan Architect P.A.
- C. Project Engineer: Not selected at this time
- D. Project Developer: Dwayne Harvey
- E. Current Land Use Category: CGC
- F. Current Zoning: PUD for CO type uses and bus storage
- G. Requested Land Use Category: currently CGC
- H. Request Zoning District: PUD to allow for an assisted living facility and the CO type uses.
- I. Real Estate Number: 004258-0690

#### II. QUANTITATIVE DATA "EXHIBIT F"

Total Gross Acreage	6.67 acres	100%
Amount of each different land use by acreage		
Single family	n/a acres	n/a%
Total number of units	n/a d.u.	
Multiple Family	6.00 acres	n/a%
Skilled Nursing and Assisted Living 270 beds/4	68 d.u.	
Independent Living 65 1 bedroom apartments	65 d.u.	
Total number of units	133 d.u.	
Commercial	n/a acres	n/a%
Industrial	n/a acres	n/a%
Other land use	n/a acres	n/a%
Total amount of non-residential floor area	n/a sq. ft.	n/a%
Active recreation and/or open space	n/a acres	n/a%

Passive open space, wetland, ponds	.67 acres	10%
Public and private right-of-way	n/a acres	n/a%
Maximum coverage of buildings and structures	72,900 sq. ft.	24%

### III. STATEMENTS

- A. The proposed PUD differs from the usual application of the Zoning Code by intensifying the uses under the zoning code but lessening the impact of the development of the property with a passive use.
- B. The entire property will be maintained by the corporate entity which owns the property and facilities. There will not be a request on the City to help maintain the private property.
- C. Justification for the rezoning to allow for an assisted living facility to be developed on the site. This is a much more personal use than could be developed on the property under the current zoning. The impact on public services such as schools, day care, police, fire and emergency services will be lessened.
- D. Construction should begin within one (1) year after zoning approval. The build out will take place over a three (3) year period.

### IV. USES AND RESTRICTIONS

#### A. Permitted Uses:

1. Assisted Living facility, elderly independent living, skilled nursing center, nursing home, and day care.
2. Uses consistent with the Commercial Office (CO) District:
  - a. Permitted uses and structures.
    1. Medical and dental or chiropractor offices (but not clinics or hospitals).
    2. Professional or business offices.
    3. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a standalone structure not exceeding 4,000 square feet.
    4. Day care centers incidental to a professional office
    5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
    6. Single family dwellings which were originally constructed as single family dwellings.
  - b. Permitted accessory uses and structures. See Section 656.403
  - c. Permissible uses by exception.
    1. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.



2. Off-Street parking lots meeting the performance standards and development criteria set forth in Part 4.

### **III. DESIGN GUIDELINES**

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

1. *Minimum lot area:* 100 square feet
2. *Minimum lot width:* 100 feet
3. *Maximum lot coverage:* 50%
4. *Minimum front yard:* 20 feet
5. *Minimum side yard:* 10 feet
6. *Minimum rear yard:* 10 feet
7. *Maximum height of structure:* 35 feet
8. *Maximum square feet of buildings:* 179,800 sq. ft.

A 10% increase maximum sq. ft. will be allowed along with an increase in the footprint of the building subject to the review and approval of the Planning Department, without a Minor Modification or PUD to PUD rezoning.

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

##### 1. *Parking Requirements:*

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

##### 2. *Vehicular Access:*

- a. Vehicular access to the Property shall be by way of Dunn Ave, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

3. *Pedestrian Access:*

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

**C. Signs**

1. One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of an internal illuminated monument style or as otherwise approved by the Planning and Development Department, not to exceed 20 feet in height.
2. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 30 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
4. Directional signs shall not exceed 4 square feet in area and 4 feet in height.
5. Each building will be allowed (1) one identity sign to be monument in style, not over (6) six feet high internal illuminated with a sign face of (50) fifty square feet.

**D. Landscaping**

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

A minimum of 150 square feet of active or passive recreation area shall be provided per each multi-family dwelling unit.

**F. Utilities**

1. Water will be provided by Jacksonville Electric Authority
2. Sanitary sewer will be provided by Jacksonville Electric Authority
3. Electric will be provided by Jacksonville Electric Authority

**G. Wetlands**

1. Wetlands 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's Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

# DSA

DANIEL SAGAN ARCHITECT, P.A. - Architecture/Planning  
 1589 Blue Heron Drive, Sarasota, FL 34239  
 941-365-8730

## CONCEPTUAL SITE PLAN

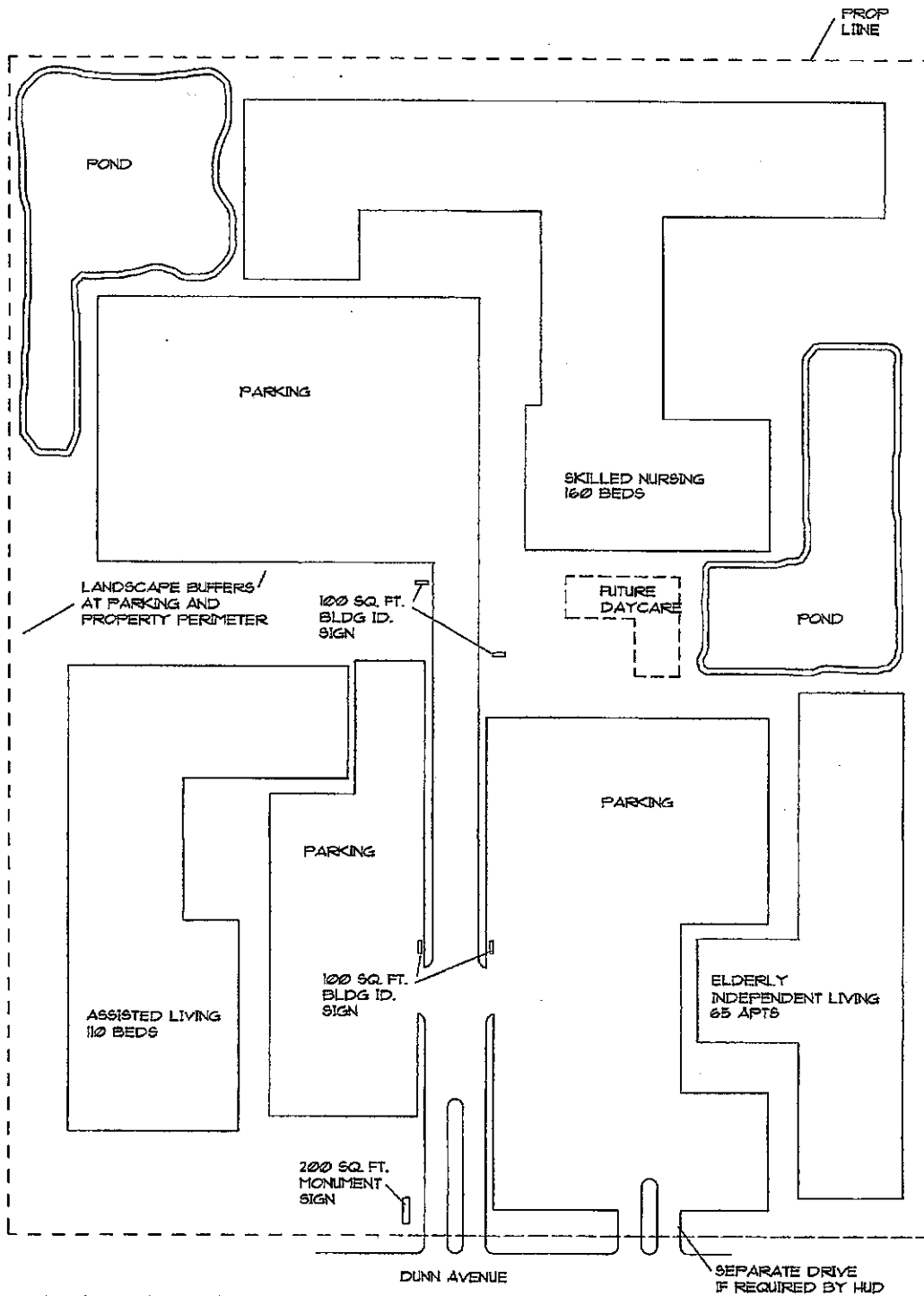
HOUSING FOR THE ELDERLY  
 INNOVATIVE HEALTHCARE PROPERTIES II, LLC

DUNN AVENUE  
 JACKSONVILLE, FLORIDA

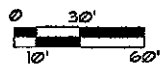
Project Manager	
Architect or Engineer	DSB
Drawn By	DSB
Project Number	151430
Date	3/27/15

Drawing Number

# SP1



## CONCEPTUAL SITE PLAN



### PARKING RECAP

ELDERLY INDEPENDENT LIVING  
 65 APTS X 15 = 98  
 STAFF 4 = 4  
 TOTAL REQ'D 102  
 ACTUAL = 102

ASSISTED LIVING  
 110 BEDS / 4 = 28  
 STAFF 10 = 10  
 TOTAL REQ'D = 38  
 ACTUAL = 39

SKILLED NURSING  
 160 BEDS / 4 = 40  
 STAFF 20 = 20  
 TOTAL REQ'D = 60  
 ACTUAL = 68

### BUILDING RECAP

ELDERLY INDEPENDENT LIVING  
 FOOTPRINT AREA = 11,000 SQ. FT. ±  
 BUILDING AREA = 51,000 SQ. FT. ±

ASSISTED LIVING  
 FOOTPRINT AREA = 22,000 SQ. FT. ±  
 BUILDING AREA = 44,000 SQ. FT. ±

SKILLED NURSING  
 FOOTPRINT AREA = 33,900 SQ. FT. ±  
 BUILDING AREA = 84,900 SQ. FT. ±  
 TOTAL FOOTPRINT = 72,900 SQ. FT. ±  
 TOTAL BUILDING AREA = 179,800 SQ. FT. ±

# *Transmittal To Land Use Section For Review of Zoning Applications*

Application #: PUD 2015-279

Planning District: 6

Requesting Zoning Planner: Aaron Glick

Date Request Transmitted: May 12, 2015

Date Requested for Completion and Return: May 13, 2015



Date Received: May 12, 2015

Land Use Planner Receiving the Request: Jody McDaniel

Date returned to Zoning Planner: May 12, 2015

## Comments:

This PUD is being review under the land use category of CGC. The site is located in the Suburban Development Area. The proposed use is consistent with the LU category of CGC and listed under the secondary uses. However, the Comp Plan states that neighborhood protection and compatibility shall be achieved through the implementation of site design techniques which include buffering and setbacks.

In addition, .2 acres of recreation is required for the 65 residential uses. This is to be separate from retention ponds and buffer/passive areas.

Note: The Land Use comments provided are based on the Exceptions, Waivers, Variances and Rezoning's Baseline Review provided by the Zoning Planner with the application.

DEVELOPMENT SERVICES



May 11, 2015

**MEMORANDUM**

TO: Aaron Glick, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **ALF Dunn Avenue PUD  
R-2015-279 fka R-2001-236**

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

1. Dunn Avenue is a FDOT maintained roadway. Number, design and location of accesses to Dunn Ave, as well as any offsite improvements, will be determined by FDOT through their permit process.
2. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is not obstructed as outlined in FDOT Index 546.

**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.



**MEMORANDUM**

**DATE:** 05/12/2015

**TO:** Aaron Glick  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner II

**SUBJECT: TRANSPORTATION REVIEW OF A.L.F. DUNN AVE PUD**

Dunn Avenue (SR 104), from New Kings Road to I-295, is the directly accessed functionally classified roadway. Dunn Avenue is a 2-lane undivided highway in this vicinity and is currently operating at an acceptable LOS C. Dunn Avenue segments have a maximum daily service volume of 24,200 vpd and a 2014 daily traffic volume of 10,850. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Dunn Avenue (SR 104) must be subject to FDOT access management requirements.

This proposal is for 65 dwelling units of ITE 252 Senior Adult Housing Attached, 110 beds of ITE 254 Assisted Living, and 160 beds of ITE 620 Nursing Home, which would generate a total of 910 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 252 Senior Adult Housing Attached – 65 dwelling units)

(ITE 254 Assisted Living – 110 beds)

(ITE 620 Nursing Home – 160 beds)

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2001-236-E**

5 AN ORDINANCE REZONING 6.4 ACRES OF LAND LOCATED  
6 ON THE NORTH SIDE OF DUNN AVENUE AND 630 FEET  
7 WEST OF V. C. JOHNSON ROAD BETWEEN V. C. JOHNSON  
8 ROAD AND SIMMONS ROAD (R. E. NOS. 004258-0390 AND  
9 004258-0690), AS DESCRIBED HEREIN, OWNED BY  
10 CHARLES E. LOVELADY, FROM RESIDENTIAL RURAL (RR)  
11 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
12 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
13 ZONING CODE, FOR A LIMITED SCHOOL BUS STORAGE  
14 YARD BUFFERED FROM ADJOINING RESIDENTIAL  
15 DEVELOPMENT, AS DESCRIBED IN THE WRITTEN  
16 DESCRIPTION AND SITE PLAN FOR THE DUNN AVENUE  
17 SCHOOL BUS STORAGE PUD, PURSUANT TO FUTURE LAND  
18 USE MAP SERIES (FLUMS) SMALL-SCALE AMENDMENT  
19 APPLICATION NUMBER 2001C-004; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 WHEREAS, the City of Jacksonville adopted a small-scale land use  
23 amendment to the 2010 Comprehensive Plan for the purpose of revising  
24 portions of the Future Land Use Map series (FLUMs) in order to ensure  
25 the accuracy and internal consistency of the plan, pursuant to  
26 application 2001C-004 and companion land use Ordinance 2001-235;

27 WHEREAS, in order to ensure consistency of zoning district with  
28 the 2010 Comprehensive Plan and the adopted companion small-scale land  
29 use amendment 2001C-004, an application to rezone and reclassify from  
30 Residential Rural (RR) District to Planned Unit Development (PUD)



1 District was filed by L. Charles Mann on behalf of Charles E. Lovelady,  
2 the owner of certain real property, as more particularly described in  
3 Section 1 and referenced therein as the "Subject Property"; and

4 WHEREAS, the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the 2010 Comprehensive  
6 Plan, has considered the rezoning and has rendered an advisory opinion;  
7 and

8 WHEREAS, the Planning Commission has considered the application  
9 and has rendered an advisory opinion; and

10 WHEREAS, the Land Use and Zoning (LUZ) Committee after due notice  
11 held a public hearing and made its recommendation to the Council; and

12 WHEREAS, the City Council after due notice held a public hearing,  
13 taking into consideration the above recommendations as well as all oral  
14 and written comments received during the public hearings, the Council  
15 finds that such rezoning is consistent with the 2010 Comprehensive Plan  
16 adopted under the comprehensive planning ordinance for future  
17 development of the City of Jacksonville; and

18 WHEREAS, the Council finds that the proposed PUD does not affect  
19 adversely the orderly development of the City as embodied in the Zoning  
20 Code; will not affect adversely the health and safety of residents in  
21 the area; will not be detrimental to the natural environment or to the  
22 use or development of the adjacent properties in the general  
23 neighborhood; and the proposed PUD will accomplish the objectives and  
24 meet the standards of Section 656.340 (Planned Unit Development) of the  
25 Zoning Code of the City of Jacksonville; now, therefore

26 **BE IT ORDAINED** by the Council of the City of Jacksonville:

27 Section 1. Subject Property Location and Description. The  
28 6.4 acres of land is located on the north side of Dunn Avenue and 630  
29 feet west of V. C. Johnson Road between V. C. Johnson Road and Simmons  
30 Road (R. E. numbers 004258-039C and 004258-0690), as more particularly

1 described in Exhibit "A", attached hereto and incorporated herein by  
2 this reference, and also on file with the City Council Legislative  
3 Services Division (Subject Property).

4 Section 2. Owner and Applicant Description. The Subject  
5 Property is owned by Charles E. Lovelady. The applicant listed in the  
6 application is L. Charles Mann, with an address of 165 Arlington Road,  
7 Jacksonville, Florida 32211 and a telephone number of (904) 721-1546.

8 Section 3. Property Rezoned. The Subject Property, pursuant  
9 to adopted companion small-scale land use amendment application 2001C-  
10 C04, is hereby rezoned and reclassified from Residential Rural (RR)  
11 District to Planned Unit Development (PUD) District, as shown and  
12 described in the site plan and written description for the Dunn Avenue  
13 School Bus Storage PUD. The PUD District for the Subject Property  
14 shall generally consist of a limited school bus storage yard buffered  
15 from adjoining residential development, all as more specifically shown  
16 and described in the Dunn Avenue School Bus Storage PUD site plan and  
17 written description, as amended and superseded by the revised written  
18 description and site plan dated April 20, 2001, all of which are on  
19 file with the City Council Legislative Services Division.

20 Section 4. Conditions. This rezoning is approved subject  
21 to, and the Subject Property shall be developed in accordance with, the  
22 following conditions:

23 (a) Major repair of vehicles shall be prohibited and all  
24 vehicles shall be operable with active vehicular registrations and/or  
25 permits as required by the City of Jacksonville.

26 (b) A landscaping master plan for the development of the site  
27 shall be submitted for the review and approval of the Planning and  
28 Development Department prior to verification of substantial compliance  
29 with the PUE.

1 (c) The bus storage facility shall be located on Parcel A only  
2 and shall contain a maximum of eighteen (18) buses.

3 (d) Prior to verification of substantial compliance with the PLD  
4 and within two (2) years of the effective date of this ordinance, the  
5 applicant shall obtain approval from the Department of Public Works,  
6 Traffic Engineering Division and the Transportation Planning Division  
7 of the Planning and Development Department for the design of the bus  
8 storage facility, including, but not limited to, the number and  
9 location of all access points for Parcels A and B.

10 Section 5. Contingency. This ordinance shall not become  
11 effective until 31 days after adoption of the companion small-scale  
12 land use amendment unless challenged by the state land planning agency;  
13 and further provided that if the companion small-scale land use  
14 amendment is challenged by the state land planning agency, this  
15 rezoning shall not become effective until the state land planning  
16 agency or the Administration Commission issues a final order  
17 determining the companion small-scale land use amendment is in  
18 compliance with Chapter 163, Florida Statutes.

19 Section 6. Effective Date. The adoption of this ordinance  
20 shall be deemed to constitute a quasi-judicial action of the City  
21 Council and shall become effective upon signature by the Council  
22 President and the Council Secretary.

23  
24 Form Approved:

25  
26 

27 Office of General Counsel

28 Legislation Prepared by: Robert K. Riley

29 5/13/01 C:\shared\LEGIS.CS\2001Leg\Ord\2001-236-R.doc

ORDINANCE 2001-236

"EXHIBIT A"

**LEGAL DESCRIPTION**

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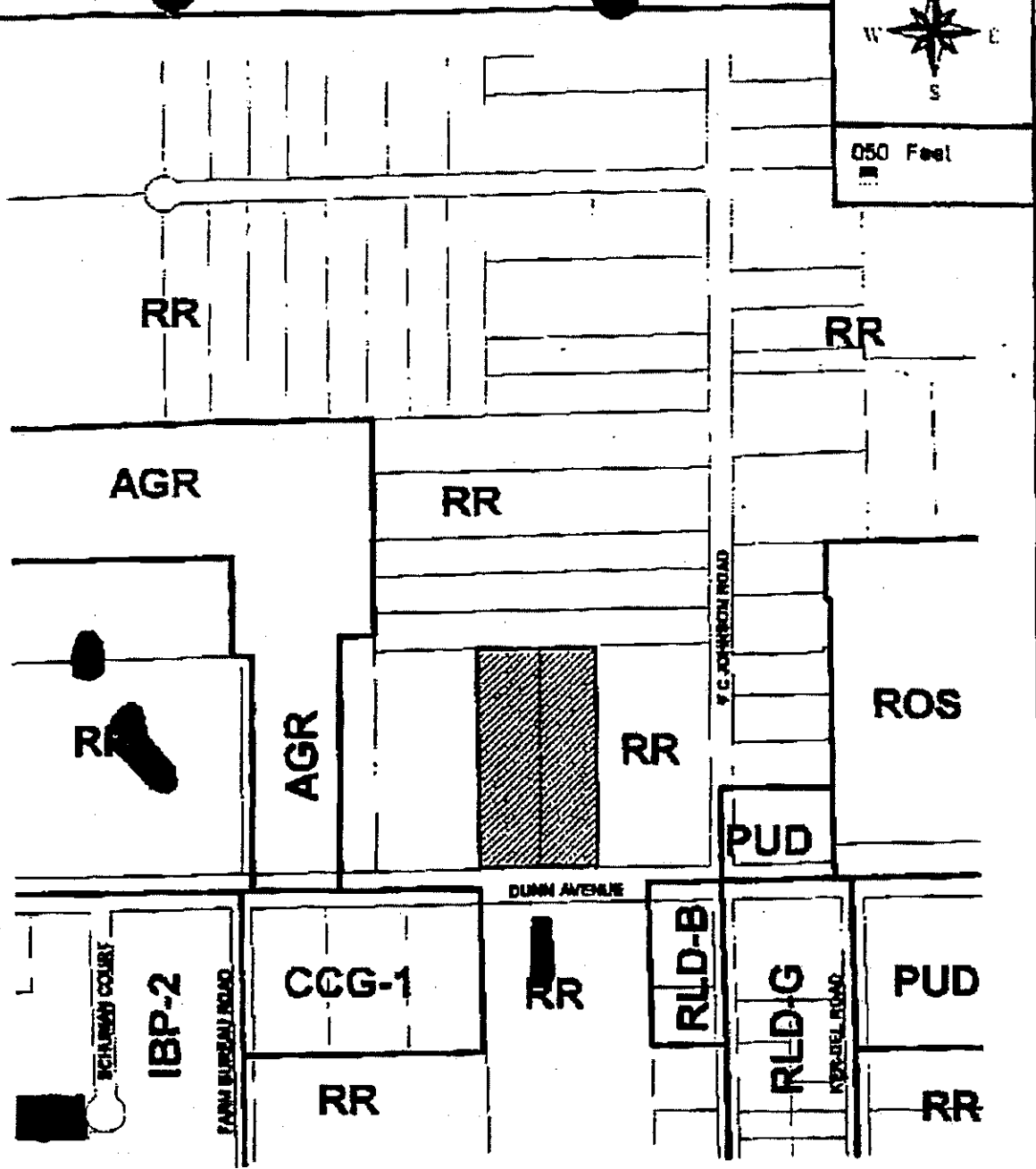
The West 158 feet of Farm 16, and the East ½ of Farm 17, as set forth in the unrecorded plat of DINSMORE FARMS, Section 6, Township 1 South, Range 16 East, current public records of Duval County, Florida.

RE Parcel # 004258-0690

# CURRENT ZONING MAP



050 Feet



REQUEST SOUGHT:

FROM: RR

TO: PUD



## EXHIBIT B



0 100 Feet

COUNCIL DISTRICT:

11

ITEM NUMBER:


R-2001-0236

ORDINANCE 2001-236-E

CERTIFICATE OF AUTHENTICATION

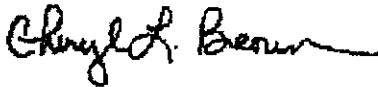
ENACTED BY THE COUNCIL

JUNE 12, 2001



ALBERTA HIPPS  
COUNCIL PRESIDENT

ATTEST:



CHERYL L. BROWN  
COUNCIL SECRETARY

Dunn Ave. School Bus P.U.D. REVISED

April 20, 2001

R-2001-236

**OWNER:** Charles E. Lovelady  
11340 V.C. Johnson Rd.  
Jacksonville, FL 32218  
(904) 721-1546

**AGENT:** L. Charles Mann  
165 Arlington Road  
Jacksonville, FL 32211  
(904) 721-1546  
(904) 721-1582 Fax

**R. E. NUMBER:** 004258-0690

**PANEL NUMBER:** 141

**LOCATION:** Northside of Dunn Ave. 630' west of V.C. Johnson Rd.

**BETWEEN STREETS:** V.C. Johnson Rd. and Simmons Road

**CURRENT ZONING:** RR

**PROPOSED ZONING:** P.U.D.

**CURRENT LAND USE:** LDR

**PROPOSED LAND USE:** CGC

**WETLANDS:** No wetlands noted on site. Site is less than 50 acres.

**WILDLIFE SURVEY:** No endangered wild life noted on site. Does not meet the requirement for a wild life survey.

**CONCURRENCY NUMBER:** 26679

**DEVELOPMENT NUMBER:** 5384

**I. Written Description**

The purpose of the subject P.U.D. is to establish the storage of school buses as a permitted use of this site. In addition, to allow for the future development of the site. The purpose of restricting the site, in addition to the storage of school buses, to a CO zoning is so that any future development may be reviewed and or conditioned by the Jacksonville Planning Department.

**II. History of Site**

The site is located in a rural area that has become a new commercial corridor. Currently the site is pasture to graze livestock. The owner of the subject parcel owns the contiguous property to the north of the site. This is noted on the site map. On the property to the north of the site the subject owner has stored school buses for approximately 20 years. We are seeking to move the school bus storage from the northern parcel to the subject parcel. There is no history of any previously filed zoning application for this site.

**III. Current Site Conditions**

The site is basic flat with slight slope to the northwest corner. The site has scattered native trees, mostly pine. Pasture grass has been planted for the grazing of livestock. The site contains approximately 6 acres with 473 feet of frontage on Dunn Ave. and a average depth of 630 feet.

**IV. Design Criteria**

**Parcel A**

1. The site will provide for a maximum of 18 school buses.
2. There will be nine (9) 9x18 automobile parking spaces for the bus driver's use.
3. All security lighting will reflect back of to the subject site and away from any contiguous property not owned by the applicant.
4. There will be a 95% opaque, 8 foot high fence erected along the perimeter of the bus storage area to screen the residential use in that area. The site plan shares a fence all around perimeter.



5. The contiguous property owned by the applicant will remain in agricultural use to serve as further buffering. This property is legally described as: The Westerly 158 feet of the Southern 110 feet of Farm 15 and the Easterly 315 feet of the Southerly 110 feet of Farm 18 as set forth in the unrecorded plat of Dinsmore Farms, Sec. 6, Township 1 South, Range 26 East as recorded in the CPR of D.C. Florida.  
North of the subject site will retain the agricultural land uses.
6. The applicant use of the property for the storage of school buses will terminate upon their death, sale of business, or of their closing of business.

Parcel B

1. The property in addition to the storage of school buses can be used for any other use which is allowable in the C.O. Zoning district. Any use by exception to the CO Zoning District will be determined by minor modification this will include access points from Dunn Ave. and internal circulation of the site.

Parking

The parking area for the bus drivers' automobile parking will meet 656.607 (D) of the Zoning Code of the City of Jacksonville.

Landscaping and Buffering

Upon future development the site will be brought into compliance with Part 12 of the Jacksonville Zoning Code.

Signage

No sign is requested for the bus storage. When parcel B is developed the signage will be limited to a ground mounted monument sign. Size and location of signs will be determined by the CO Zoning District.

Additional Zoning Criteria:

As per the C.O. Zoning District or as denoted below:

1. Minimum lot requirements
  - a. Width 60 feet
  - b. Area 6000 sf

- c. Maximum height of structures: 35 feet
- d. Set backs
  - 1. front 20 feet
  - 2. side 10 feet
  - 3. rear 10 feet

**V. Binding Intent**

All successors in title to either all or a part of the subject parcel will be bound by these terms and conditions.

List of Exhibits

- |                           |           |
|---------------------------|-----------|
| 1. Legal description      | Exhibit A |
| 2. Vicinity Map/Location  | Exhibit B |
| 3. 8.5 x 11 Site Plan     | Exhibit C |
| 4. 24 x 36 Site Plan      | Exhibit D |
| 5. USGS Maps              | Exhibit E |
| 6. Soil Conservation Maps | Exhibit F |
| 7. Authorization Letter   | Exhibit G |
| 8. Binding Letter         | Exhibit H |
| 9. Proof of Ownership     | Exhibit I |
-

ORDINANCE 2001-236

"EXHIBIT A"

LEGAL DESCRIPTION

---

The West 158 feet of Farm 16, and the East  $\frac{1}{2}$  of Farm 17, as set forth in the unrecorded plat of DINSMORE FARMS, Section 6, Township 1 South, Range 16 East, current public records of Duval County, Florida.

RE Parcel # 004258-0690

Buffer not part of application legal description.

. The Westerly 158 feet of the Southern 110 feet of Farm 15 and the Easterly 315 feet of the Southerly 110 feet of Farm 18, as set forth in the unrecorded plat of Dinsmore Farm, Sec. 6, Township 1 South, Page 25 East, C.P.P. of Duval County, Florida



# APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2010 COMPREHENSIVE PLAN

Before completing this form, applicants are advised to carefully read the instructions accompanying this application. If space provided is not adequate, provide the information on a separate page, number and reference it, and attach it with application. One (1) COMPLETE application must be typed or printed legibly in black ink and submitted to: Jacksonville Planning and Development Department, 128 East Forsyth Street, Florida Theatre Building, Suite 700, Jacksonville, Florida 32202.

## FOR OFFICIAL USE BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

Date Submitted: 2/7/2001  
JPDD Application Number: 20010-004  
Land Use Ordinance No.: \_\_\_\_\_  
Zoning Ordinance No.: \_\_\_\_\_

### I. GENERAL INFORMATION ON APPLICANT/AGENT

A. Applicant's Name: L. Charles Mann  
Applicant's Company Name: L.C. Mann Corp.  
Applicant's Mailing Address: 165 Arlington Rd  
Applicant's City: Jacksonville State: FL Zipcode: 32211  
Daytime Phone Number: (904) 721-1546 Fax Number: (904) 721-1582

B. Property Owner Name(s): Charles E. LoveLady  
Property Owner(s) Mailing Address: 165 Arlington Rd.  
Property Owner(s) City: Jacksonville State: FL Zipcode: 32211  
Daytime Phone Number: (904) 721-1546 Fax Number: (904) 721-1582

### II. DESCRIPTION OF PROPERTY

A. Amount of Acreage for Amendment (rounded to the nearest tenth of an acre): 8.10 ac ±

B. Property Location

- 1) Property Appraiser's RE Numbers (in ascending order): 004258-0390 and 004258-0690
- 2) General Location: Northside of Dunn Ave., 630' west of V.C. Johnson Rd.
- 3) Property Address (if known): Dunn Ave.
- 4) Subdivision, Block and Lot (if known): metes and bounds legal
- 5) Between V.C. Johnson Rd. and Simmons Rd. Streets/Major Feature
- 6) Planning District: Northwest Council District #: 11 Map Panel(s) #: 141

### III. UTILITIES

Indicate utilities to serve the site for potable water: well and sanitary sewer: septic system

**IV. LAND USE AMENDMENT / REZONING REQUEST INFORMATION**

- A. Current Utilization of Property (See Instructions): Bus storage and pasture
- B. Current 2010 Comp Plan FLUM Designation(s): LDR
- C. Requested 2010 Comp Plan FLUM Designation: CGC
- D. Surrounding 2010 Comp Plan FLUM Designation(s): CGC, LDR
- E. Reason / Justification for Land Use Amendment: The subject property is located in a developing commercial corridor at the intersection of I 295 and Dunn Ave. We are seeking to make the storage of school buses a conforming use at this site. The subject property has been used for storage of school buses for over 20 years.
- F. Current Zoning District Designation(s): RR
- G. Requested Zoning District Designation: PUD

**V. REQUIRED ATTACHMENTS FOR COMPLETE APPLICATION**

- A. Specific site and adjacent area map showing adjoining parcels and streets. (Map prepared by JP&DD staff)
- B. Legal Description of specific property being requested for land use change. (On JP&DD Ordinance Forms)
- C. Current Land Use Map (FLUM Map prepared by JP&DD staff).
- D. Current Zoning Map (Zoning Map prepared by JP&DD staff).
- E. Proof of Property Ownership (such as copy of warranty deeds).
- F. List of Names and Address of all property owners within 350 feet of the subject property ( Provided by JP&DD staff).
- G. Notarized letter(s) designating the agent.

**VI. SUPPLEMENTARY INFORMATION THAT MAY BE REQUIRED WITH APPLICATION**

The applicant may be required to furnish additional information about the property relative to the following factors, where applicable:

- A. Soils
- B. Natural Vegetation/Wildlife
- C. Wetlands (type, location and amount of acreage to the nearest one-tenth acre).
- D. Topography/Flood Prone Areas
- E. Historic Resources/Sites and Significant Archaeological Sites
- F. Aquifer Recharge Area
- G. Other Support Data Required By Staff: \_\_\_\_\_

**VII. 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.

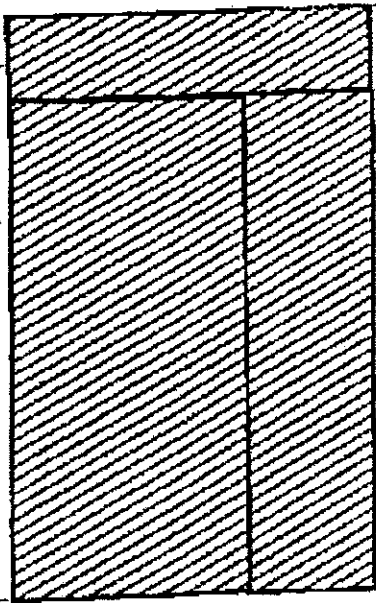
*Paul Mann*  
(Signature of Applicant/Agent)

\_\_\_\_\_  
(Date)

# LOCATION MAP



0 50 Feet



V C JOHNSON ROAD

DUNN AVENUE

FARM BUREAU ROAD



LU-00-011



ORDINANCE 2001-235

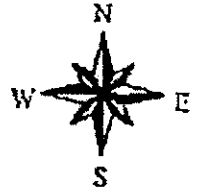
"EXHIBIT A"

LEGAL DESCRIPTION

---

East half of Farm 17 and the West 158 feet of Farm 16, together with the Westerly 158 feet of the Southern 110 feet of Farm 15 and the Easterly 315 feet of the Southerly 110 feet of Farm 18; as set forth in the unrecorded plat of Dinsmore Farms Section 6, Township 1 South, Range 26 East as recorded in the Current Public Records of Duval County, Florida.

# CURRENT LAND USE MAP



0 50 Feet



LDR

LDR

LDR

LDR

VC JOHNSON ROAD

DONN AVENUE

FARM BUREAU ROAD

CGC



LDR

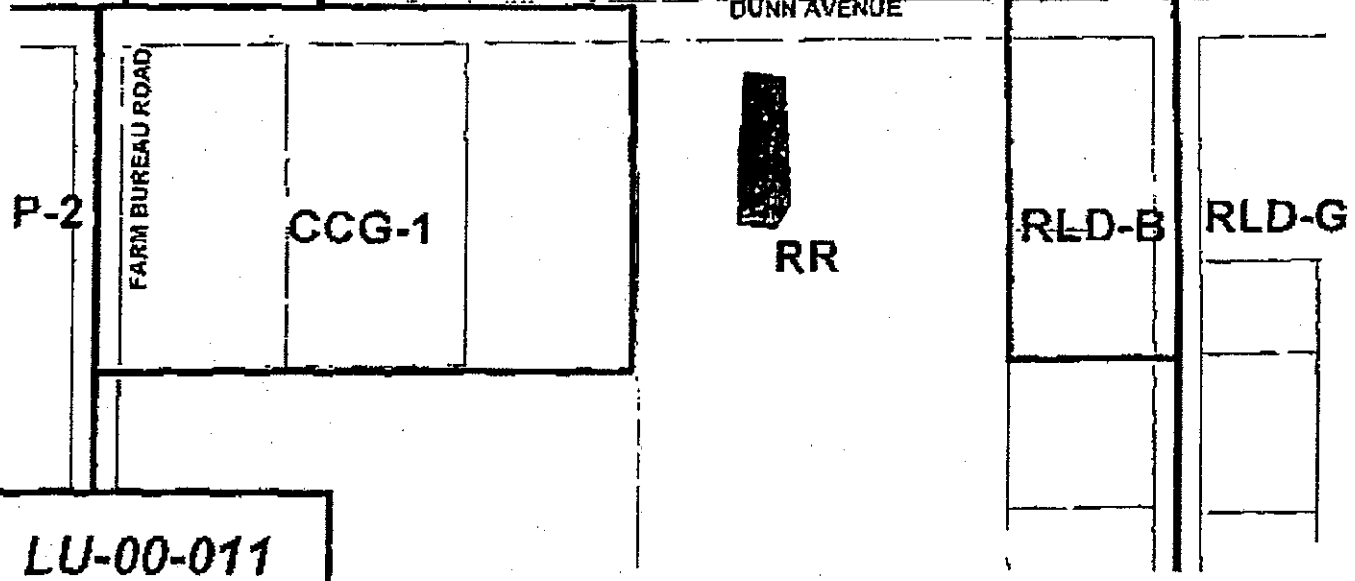
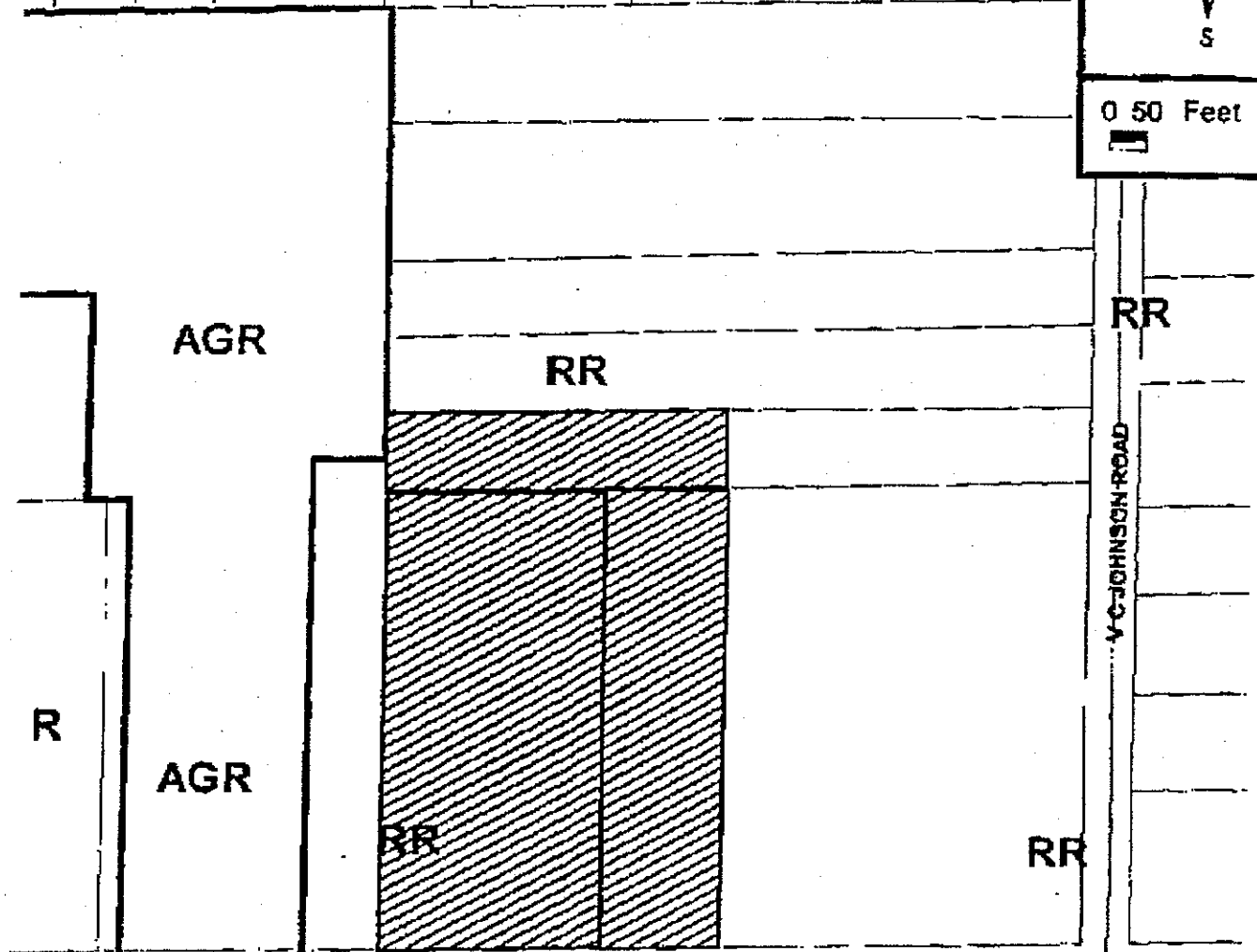
LDR

LU-00-011

# CURRENT ZONING MAP



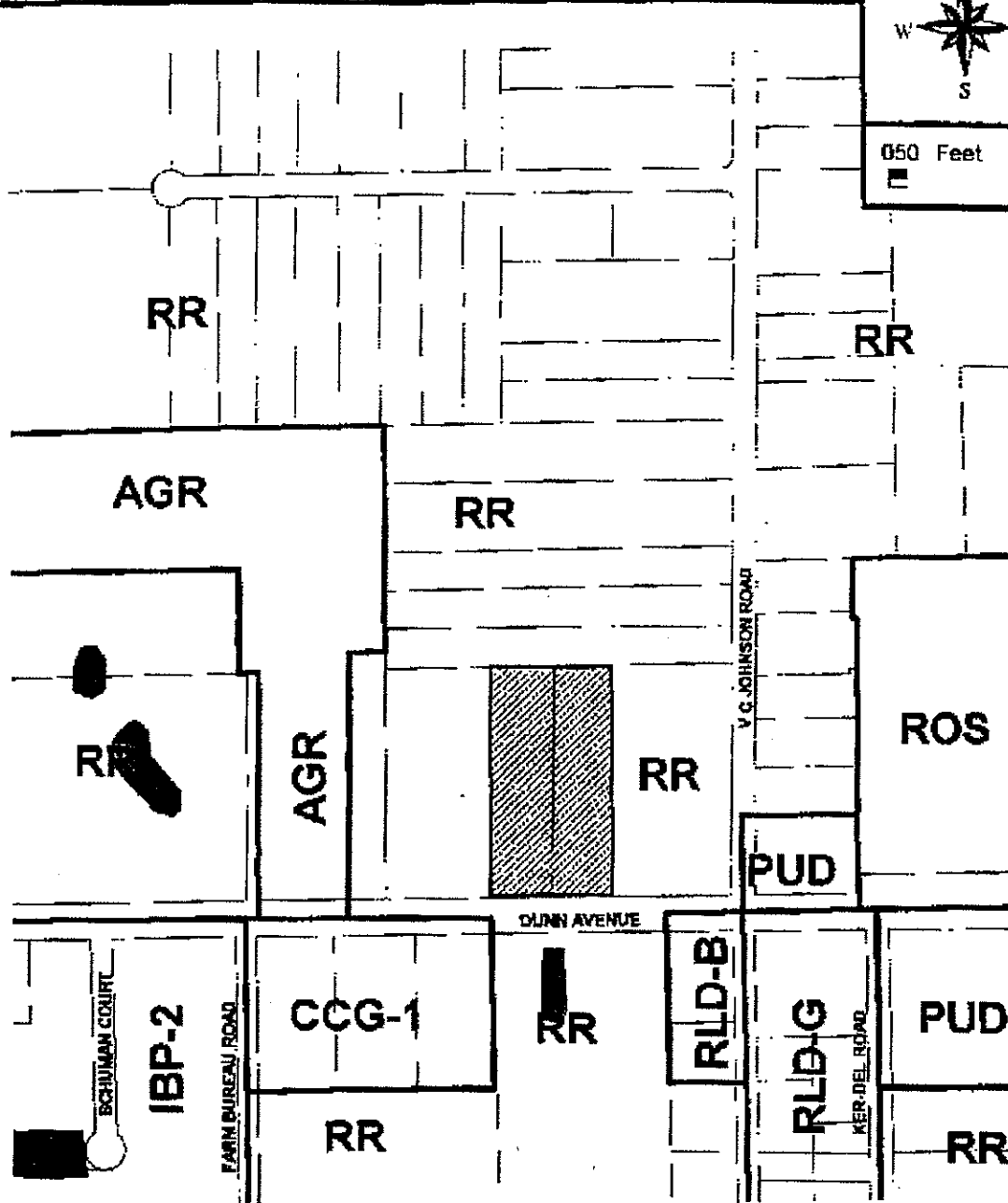
0 50 Feet



# CURRENT ZONING MAP



050 Feet



REQUEST SOUGHT:

FROM: RR

TO: PUD

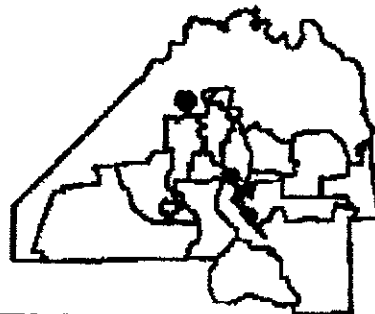
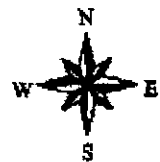


EXHIBIT B



0 100 Feet



COUNCIL DISTRICT:

11

ITEM NUMBER:

R-2001-0236

VOL 5575 PG 791

OFFICIAL RECORDS:

# Warranty Deed

FINANCIAL INSTITUTION

This instrument was prepared by:  
J. F. LEONARD, ATTORNEY AT LAW  
10420 Lem Turner Road  
Jacksonville, Florida 32218

THIS INDENTURE, Made this 1st day of October, A. D. 1982 BETWEEN

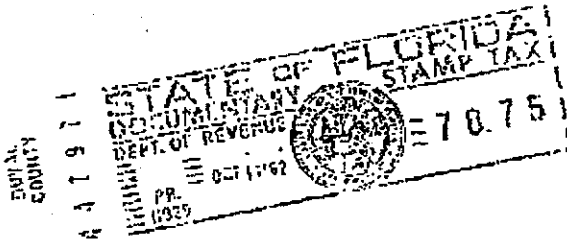
CHARLES F. JOHNSON and BETTY H. JOHNSON, his wife, grantor, and

CHARLES E. LOVELADY and ALICE E. LOVELADY, his wife, grantee.  
Post office address: 3566 Capper Road, Jacksonville, Florida 32218

WITNESSETH: That the said grantor, for and in consideration of the sum of \$ 10.00, to him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

*9 fee*

South 110 feet of Farm 15 and South 110 feet of East 1/2 of Farm 18, Section 6, Township 1 South, Range 26 East, according to unrecorded Plat of Dinsmore Farms.



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.

(When used herein the terms "grantor" and "grantee" shall be construed to include, respectively, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

*[Handwritten signatures]*

Charles F. Johnson (SEAL)

Betty H. Johnson (SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA  
COUNTY OF DUVAL

VOL 6 B 16 P 90843

OFFICIAL RECORDS

# Warranty Deed

This instrument was prepared for  
LEONARD, ALTON & FAY  
10420 East Coast Road  
Jacksonville, Florida 32211  
A. 13 1990

THIS INSTRUMENT, Made this

12<sup>th</sup> day of June

CHARLES F. JOHNSON and BETTY H. JOHNSON, his wife,

grantor and

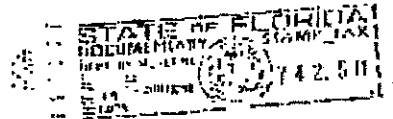
CHARLES E. LOVELADY and ALICE B. LOVELADY, his wife,  
Real estate address: 11340 V. C. JOHNSON ROAD, Jacksonville, Florida 32218

WITNESSETH: That the said grantor, for and in consideration of the sum of \$ 10.00 , to him in hand paid by the said grantee, the receipt of which is hereby acknowledged, has granted, conveyed and sold to the said grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval , State of Florida, to-wit:

The West 150 feet of Farm 18, and the East 1/2 of Farm 11, as set forth in the unrecorded plat of OAKSHORE FARMS, Section 6, Township 1 South, Range 26 East, current public records of Duval County, Florida.

Subject to restrictions, reservations and easements of record, if any.

U 6 2 8 9 0



FILED  
IN 20  
OFFICE  
OF THE  
CLERK OF THE  
COURT

JUN 12 1990

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

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

*[Signatures of witnesses]*

*[Signature]* (SEAL)  
Charles F. Johnson  
*[Signature]* (SEAL)  
Betty H. Johnson  
*[Signature]* (SEAL)

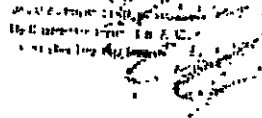
STATE OF FLORIDA  
COUNTY OF DUVAL

Before me personally appeared CHARLES F. JOHNSON and BETTY H. JOHNSON, his wife,

and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 12<sup>th</sup> day of June, 1990, at Jacksonville, Duval County and State of Florida.

Notary Public for the County and State aforesaid.  
My commission expires



AUTHORIZATION TO ACT AS AGENT

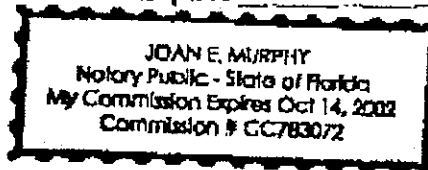
I hereby authorize L. CHARLES MANN to act as my agent in seeking a Small Scale Land Use Change and a P.U.D. Zoning for the property West 158' Farm 16, East Half of Farm 17, Dinsmore S/D.

Owner: Charles E. Lovelady & Alice Lovelady  
Print Name: Charles Lovelady  
Date: March 6, 2000

STATE OF FLORIDA:  
COUNTY OF DUVAL:

This instrument was acknowledged before me this 6th day of March, 2000 by Charles E. & Alice Lovelady, who is personally known to me or has produced \_\_\_\_\_ as identification.

Joan E. Murphy  
Notary Public State of Florida  
Print Name: Joan E. Murphy  
My Commission Expires: \_\_\_\_\_



# EXHIBIT A

## Property Ownership Affidavit

Date: 1-23-15

**City of Jacksonville**

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Charles Lovelady 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 or Zoning Exception  
submitted to the Jacksonville Planning and Development Department.

Charles E. Lovelady  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 23 day of  
January (month), 2015 (year) by Charles E. Lovelady and Alice E. Lovelady  
who is personally known to me or has produced DRIVERS LICENSE  
as identification.

[Signature]  
(Notary Signature)

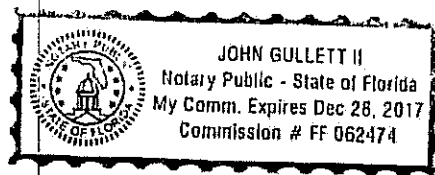




EXHIBIT C

Binding Letter

Date: 1/23/15

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: Dann Ave II PUD  
RE #004258-0670

Ladies and Gentlemen:

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: *Oliver E. Lovelady* *Oliver E. Lovelady*  
(Owner's Signature)

Its: \_\_\_\_\_

# EXHIBIT B

## Agent Authorization

Date: 1-23-15

**City of Jacksonville**  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Dunn Ave  
REF 004258-0690

Gentleman:

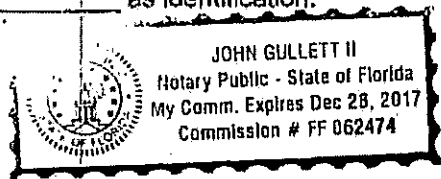
You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Charles Mann to act as agent to file application(s) for Rezoning or Zoning Exception for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Charles E Lovelady & Alice E Lovelady  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 23 day of January (month), 2015 (year) by Charles E & Alice E. Lovelady, who is personally known to me or has produced **DRIVERS LICENSE** as identification.

[Signature]  
(Notary Signature)



742.50  
VOL 5916 PG 0343

# Warranty Deed

This instrument was prepared by:  
J. F. LEONARD, ATTORNEY AT LAW  
10420 Lum Turner Road  
Jacksonville, Florida 32218  
A. D. 1990 BETWEEN

OFFICIAL RECORDS

THIS INDENTURE, Made this 12<sup>th</sup> day of June  
CHARLES F. JOHNSON and BETTY H. JOHNSON, his wife,

grantor, and

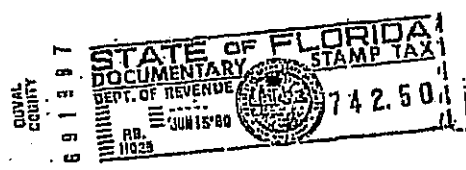
CHARLES E. LOVELADY and ALICE E. LOVELADY, his wife,  
Post office address: 11340 V. C. Johnson Road, Jacksonville, Florida 32218

WITNESSETH: That the said grantor, for and in consideration of the sum of \$ 10.00 , to him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval , State of Florida, to wit:

The West 158 feet of Farm 16, and the East 1/4 of Farm 17, as set forth in the unrecorded plat of DINSMORE FARMS, Section 6, Township 1 South, Range 26 East, current public records of Duval County, Florida.

Subject to restrictions, reservations and easements of record, if any.

062890



FILED AND RECORDED IN PUBLIC RECORDS OF DUVAL COUNTY FLA

JUN 15 12 46 PM '90

RECORDED & VERIFIED  
H. J. Leonard  
CLERK OF CIRCUIT COURT

(1)

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.

(Whoever uses herein the terms "grantor" and "grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

*J. F. Leonard*  
*Sandra H. Walters*

*Charles F. Johnson* (SEAL)  
CHARLES F. JOHNSON

Betty H. JOHNSON (SEAL)

*Betty H. Johnson* (SEAL)

(SEAL)

STATE OF FLORIDA } ss.  
COUNTY OF DUVAL

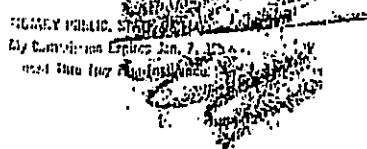
Before me personally appeared CHARLES F. JOHNSON and BETTY H. JOHNSON, his wife,

and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they... executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 12<sup>th</sup> day of June

1990, at Jacksonville, County and State aforesaid.

*J. F. Leonard*  
Notary Public for and for the County and State Aforesaid  
My commission expires:



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

## Legal Description

The West 158 feet of Farm 16 and the East 1/2 of Farm 17, as set forth in the unrecorded plat of Dinsmore Farms, section 6 Township 1 South, Range 26 East, current public records of Duval County, Florida  
RE: Parcel #004258-0690

7740-50

FORM 180-00

FINANCIAL

# Warranty Deed

This instrument was prepared by:  
J. F. LEONARD, ATTORNEY AT LAW  
10420 Lum Turner Road  
Jacksonville, Florida 32218  
A. D. 1990 BETWEEN

VOL 5916 PGS 843

OFFICIAL RECORDS

THIS INSTRUMENT, Made this

12<sup>th</sup>

day of June

CHARLES F. JOHNSON and BETTY H. JOHNSON, his wife,

grantor, and

CHARLES E. LOVELADY and ALICE E. LOVELADY, his wife,

Post office address: 11340 V. C. Johnson Road, Jacksonville, Florida 32218

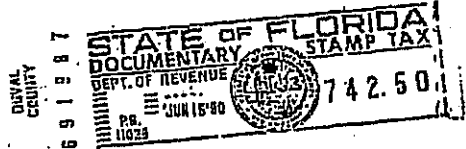
*AL*

WITNESSETH: That the said grantor, for and in consideration of the sum of \$ 10.00 , to him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval , State of Florida, to wit:

The West 158 feet of Farm 16, and the East 1/4 of Farm 17, as set forth in the unrecorded plat of DINSMORE FARMS, Section 6, Township 1 South, Range 26 East, current public records of Duval County, Florida.

Subject to restrictions, reservations and easements of record, if any.

062890



FILED AND RECORDED  
IN PUBLIC RECORDS  
OF DUVAL COUNTY FLA

JUN 15 12 46 PM '90

RECEIVED  
*Henry J. Leonard*  
CLERK OF CIRCUIT COURT

(1)

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.

(When used herein the terms "grantor" and "grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

*J. F. Leonard*  
*Charles H. Wilton*

*Charles F. Johnson* (SEAL)  
CHARLES F. JOHNSON

BETTY H. JOHNSON (SEAL)

*Betty H. Johnson* (SEAL)

(SEAL)

STATE OF FLORIDA  
COUNTY OF DUVAL

} ss.

Before me personally appeared CHARLES F. JOHNSON and BETTY H. JOHNSON, his wife,

to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 12<sup>th</sup> day of June 1990, at Jacksonville, County and State aforesaid.

*J. F. Leonard*  
Notary Public in and for the County and State aforesaid  
My commission expires:

NOTARY PUBLIC  
My Commission Expires Jan. 7, 1991  
not this for

