

**Planned Unit Development****Application For Rezoning To Conventional Zoning District****Planning and Development Department Info****Ordinance #** 2015-0498 **Staff Sign-Off/Date** CAP / 07/13/2015**Filing Date** 07/28/2015 **Number of Signs to Post** 1**Hearing Dates:****1st City Council** 08/25/2015 **Planning Commission** 08/20/2015**Land Use & Zoning** 09/01/2015 **2nd City Council** 09/08/2015**Neighborhood Association** ARLINGTON EAST NEIGHBORHOOD ASSOCIATION**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 859**Application Status** PENDING**Date Started** 06/01/2015**Date Submitted** 06/01/2015**General Information On Applicant**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
MANN	L	CHARLES
<b>Company Name</b>		
MANN-PELLICER		
<b>Mailing Address</b>		
165 ARLINGTON ROAD		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32211
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

**General Information On Owner(s)** **Check to fill first Owner with Applicant Info**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
ROBINSON	KIM	
<b>Company/Trust Name</b>		
ERNESTINE ROBINSON, ET. AL.		
<b>Mailing Address</b>		
3180 CORTEZ ROAD		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32246
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
GLENN	PETER	
<b>Company/Trust Name</b>		
COMMUNITY HOSPICE OF NORTHEAST FLORIDA		
<b>Mailing Address</b>		
11173 BEACH BOULEVARD		

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32246
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	163865 0000	4	2	RLD-60	IBP
Map	163505 0050	4	2	RLD-60	IBP

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

#### Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5167

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

### Justification For Rezoning Application

SO THAT THE PROPERTY MAY BE DEVELOPED FOR BUSINESS PARK TYPE USES.

### Location Of Property

#### General Location

WEST SIDE OF CORTEZ ROAD AND NORTH OF BEACH BOULEVARD (ALSO A PORTION OF

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
3180	CORTEZ RD	32246

#### Between Streets

BEACH BLVD and PATTON RD

### Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

### Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

### 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 by my signature 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**  
**3.15 Acres @ \$10.00 /acre:** \$40.00
- 3) Plus Notification Costs Per Addressee**  
**24 Notifications @ \$7.00 /each:** \$168.00
- 4) Total Rezoning Application Cost:** \$2,198.00

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

# ORDINANCE

## Legal Description

A part of Lot 15, Block 53, BEACH ROAD FARMS, UNIT No. 2, as recorded in Plat Book 19, pages 10, 10A and 10B, of the current public records of Duval County, Florida, together with a part of Lot 16, Block 53, ROBINWOOD ACRES, Unit No. 3 as recorded in Plat Book 21, pages 43, 43A and 43B, of said public records, all being more particularly described as follows: For a point of reference commence at the Southeast corner of said Lot 15; thence North 07 degrees 51 minutes 34 seconds West, along the Westerly right-of-way line of Cortez Road (a 60 foot right-of-way as now established), a distance of 25.14 feet; thence South 88 degrees 08 minutes 26 seconds West, a distance of 350 feet; thence North 07 degrees 51 minutes 34 seconds West, a distance of 75.41 feet to the line dividing said Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence North 14 degrees 16 minutes 34 seconds West, a distance of 102.40 feet; thence North 88 degrees 08 minutes 26 seconds East, along the North line of said Lot 16, a distance of 350.00 feet to said Westerly right-of-way line of Cortez Road; thence South 14 degrees 16 minutes 34 seconds East, along said Westerly right-of-way line, a distance of 102.40 feet to said line dividing Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence continue along said Westerly right-of-way line, South 07 degrees 51 minutes 34 seconds East, a distance of 75.41 feet to the point of beginning.

✓ PARCEL 3: A PART OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°08'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 457.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, A DISTANCE OF 142.57 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°51'34" EAST, A DISTANCE OF 75.41 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

And:  
 Together with The EAST 100 feet of The North 265 feet  
 of Lot 9, Block 53 of Beach Road Farms Unit 2 Current  
 Public Records of Duval Co. Florida AS Recorded Plat Book 19  
 Page 10.

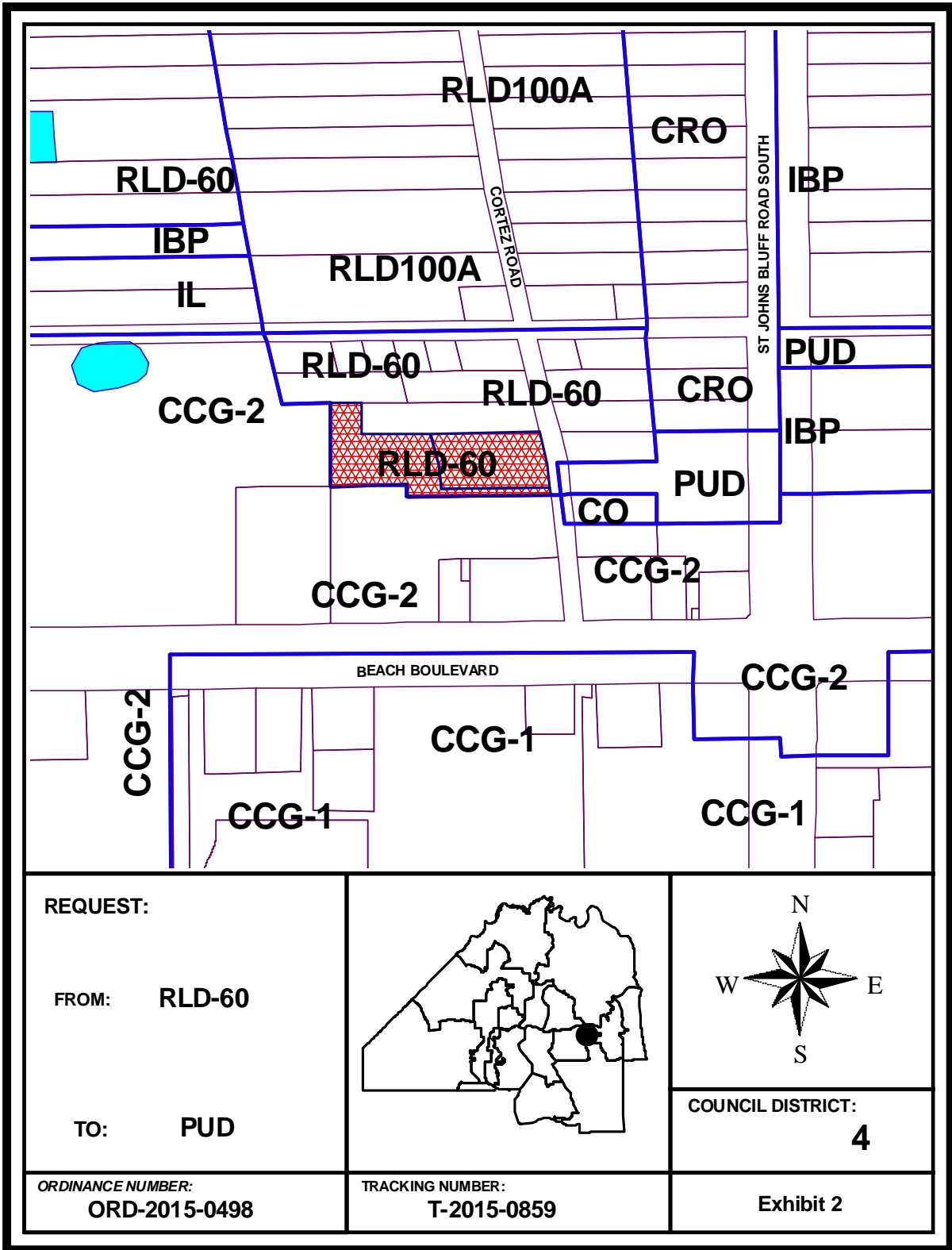


EXHIBIT A

Property Ownership Affidavit

Date: 5-14-15

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, Ernestine Robinson 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 Land Use Change And Rezoning  
submitted to the Jacksonville Planning and Development Department.

Ernestine Robinson

(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14<sup>th</sup> day of  
May (month), 2015 (year) by Ernestine Robinson  
who is personally known to me or has produced Fla. D.C.  
as identification.

Karen L Allen  
(Notary Signature)

EXHIBIT A

Property Ownership Affidavit

Date: 5-27-15

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, CARLOS BOSQUE 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 Land Use Change And Rezoning  
submitted to the Jacksonville Planning and Development Department.

Car. Bosque

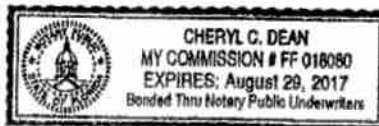
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28<sup>th</sup> day of  
May (month), 2015 (year) by Carlos Bosque  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

Cheryl C. Dean

(Notary Signature)



**EXHIBIT B**

**Agent Authorization**

Date: 5-27-15

**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:

11173 BEACH BLVD JACKSONVILLE FL 32246

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 L. Charles Mann to act as agent to file application(s) for Land Use Change And Rezoning 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.

Carlos Basque  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28<sup>th</sup> day of May (month), 2015 (year) by Carlos Basque, who is personally known to me or has produced \_\_\_\_\_ as identification.

Cheryl C. Dean  
(Notary Signature)





EXHIBIT B

Agent Authorization

Date: 5-14-15

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:

3180 Cortez Rd Jacksonville Florida

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 L. Charles Mann to act as agent to file application(s) for Land Use Change and Rezoning 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.

[Signature]  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14<sup>th</sup> day of May (month), 2015 (year) by Cristine Robinson, who is personally known to me or has produced Fla. D.C. as identification.

[Signature]  
(Notary Signature)



KAREN L. ALLEN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE190133  
Expires 4/17/2017

# EXHIBIT C

## Binding Letter

Date: 11-16-15

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: CORTEZ Business Park PUD PUD

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: Carol Rame  
(Owner's Signature)

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

# **EXHIBIT D**

## **WRITTEN DESCRIPTION Cortez Business Park PUD January 25, 2016**

### **I. PROJECT DESCRIPTION**

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 163505-0050 and a portion of RE# 16163865-0000 ( in combination the “Property”), which contains approximately 3.15 acres, is currently zoned RLD-60 and all portions of the subject property are designated LDR. The owners of these two parcels have identified a unique opportunity to create an infill and transitional land use, offering the ability to provide necessary ancillary operations to the commercial uses to the south while buffering the remaining residential properties to the north. A companion Small Scale Land Use Application (2015C-013) was filed in conjunction with this request to change the existing LDR FLUM designation on the parcels to Business Park (BP). As the City of Jacksonville’s 2030 Comprehensive Plan actually recommends the BP Category as a transitional land use between commercial and residential designations this request was originally filed as a conventional rezoning to the Industrial Business Park Zoning District. After input from the community it was determined that the residents would prefer a PUD zoning in effort to clarify the uses and intensity of the proposed development.

The Property is located within the commercial node at the intersection of Beach Boulevard and Cortez Road. The parcel has been used for single family residential purposes but due to the existing commercial activity to the south and east, such use is not marketable or desirable. The commercial node at the intersection includes various uses such as a shopping center, medical and professional offices, fast food restaurants and warehouses. This type of nodal pattern mirrors that of the activities at the major commercial node of the intersecting Beach Boulevard and St. Johns Bluff Road, only about 600 feet away. The Property fronts Cortez road, located only 450 feet north of Beach Boulevard, a Major Arterial Roadway according to the City’s 2030 Comprehensive Plan. The property adjoins a parcel designated CGC to the west, which is developed with warehouses and a service station for automobiles. To the south the property is designated CGC and a Community Hospice Thrift Store operates out of a large commercial styled building. Thus, all properties abutting the subject Property to the south and west are designated CGC and developed with either warehousing or intensive commercial uses.

Properties to the east, across Cortez Road include a paint store, a business office, and an extended stay hotel parking lot. To the north is a vacant property designated LDR and zoned RLD-60. Further to the north, in a heavily wooded area, are other residential structures mostly vacant and dilapidated, oriented toward an unopened public right-of-way designated as Patton Road. The subject property currently acts as the buffer between the intensive commercial to the south and west. It is for this reason that the owners seek the ability to utilize the property for a transitional use, such as a business office or limited warehousing activities, creating a more appropriate logical progression from the intensity of the intersections along Beach Boulevard.

The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. Michael Herzberg, AICP in preparing this PUD request. No other professionals have yet been engaged.

The Property is underdeveloped as a single family unit and has no significant or unique characteristics, variation of elevations or natural features.

It is appropriate to implement such transitional land uses and the same would further the goals, objectives and policies of the plan.

Without this PUD zoning the community is concerned that a trend of commercialization will occur along Cortez Road. While retail commercial uses would not generally consider such locations secondary users such as the paint store directly across from the subject property may be able to operate in somewhat close proximity to the Beach Boulevard intersection. This PUD zoning and companion Small Scale Land Use Amendment (2015C-013) will offer certainty in the use of the property and assure that an appropriate transition along Cortez Road is created. This transition has been lacking as it clearly seen by the inability to market or even utilize the current residential dwelling on the site. By adopting these revisions the City's Future Land Use Map Series will reflect a logical and appropriate progression from a node into a neighborhood, thereby protecting the residents living further up Cortez Road. The PUD will afford an appropriately scaled and context sensitive development that will permit the flexibility for the property to be utilized in an efficient and productive manner.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Business Park Development. This development will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence improvements as soon as possible after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.**

## II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated November 9, 2015 (the "Site Plan,") which is incorporated herein by this reference.

### A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics.
2. Professional offices
3. Business Offices
4. Union Halls
5. Warehousing, wholesaling, distribution and similar uses, including light manufacturing, fabrication, assembling of components printing and similar uses.
6. Manufacture's agents and display room, offices of building trades contractors.

7. Research, dental and medical laboratories, manufactures of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
8. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
9. Vocational, technical, business, trade or industrial schools and similar uses.
10. Off-street parking lots for premises requiring off-street parking, meeting the performance standards and development criteria set forth in Part 4.
11. Day Care centers or care centers meeting the performance standards set forth in Part 4.
12. Churches, including a rectory or similar use.
13. Outside Storage subject to the performance standards and development criteria set forth in Part 4; including the storage of private or commercial vehicles.

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

*Permissible Uses:* No other uses shall be permitted or permissible

### **III. DEVELOPMENT STANDARDS**

#### *A. Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 10 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Thirty-Five (35) feet.

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

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (24) twenty-four square feet in area and (8) eight feet in height may be permitted along Cortez Boulevard.

*Illumination:* internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Part 12 of the Zoning Code.
2. The development will include a 10 foot wide uncomplimentary buffer meeting Section 656.1216, Zoning Code adjacent to the northern boundary of the parcel. This buffer will be required to be installed at the time of any new permitting associated with the development
3. Similarly, a buffer of 10 feet in area and meeting Section 656.1216(a), Zoning Code shall be required along Cortez Road.
4. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required.

E. *Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating building entryways toward the south or east, away from the residential development existing further north. Loading and storage areas shall be located in a manner that seeks to reduce externalities associated with such activity. The limited height of structures shall insure that the buildings constructed as a part of this development do not create a looming effect on adjoining properties to the north. It is anticipated that the initial development will utilize the existing dwelling as a commercial office, with no other uses occurring east of the front of said building. At a later time, the property can be repositioned (razed) to include office type uses or building fronting Cortez Road and all other uses and structures extending westward behind such buildings meeting all criteria of this PUD.

F. Parking

1. Parking will be provided pursuant to 656.604(a)(1)
2. Parking will comply with the standards of Part 12 of the Zoning Code as it relates to buffering, and uncomplimentary uses.
3. As indicated in Section D above, lighting associated with such use shall not exceed 15 feet in height and will use cut offs to insure no trespass lighting occurs.

**IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the infill of an underdeveloped property.

The proposed land use and zoning will act as a logical transition between the intensity of the Beach Boulevard intersections and the varying types of commercial uses which extend north along Cortez Road. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses with lesser externalities than would have occurred under the previously sought conventional zoning and promotes a more marketable use that will act to create a logical transition for the FLUM's and establish a protect the residential uses further north from commercial intrusion. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate transition between the intensive commercial uses located along Beach Boulevard and the residentially designated parcels further to the north. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 1.1
2. Policy 1.1.22
3. Objective 3.2
4. Policy 3.2.7
5. Objective 6.3

## V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated MDR pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (density/intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to a logical transition between residential uses to the north and intensive commercial uses located to the south. No residential use is intended for this PUD. The uses of this development will be consistent with the applicable land use category and will be designed in such a way as to permit such use while buffering it from the varying uses adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Cortez Boulevard. This access point will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster development of the property at an intensity that is sustainable and respectful of the surrounding activity and residential development to the north. Limited building heights, orientations of uses and structures, buffering and lighting requirements shall insure that the development is compatible with adjacent uses.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The development will provide a transition as well as reduce externalities otherwise associated with such uses.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.



Cortez Business Park PUD.  
Exhibit D – Written Description

- J. *Off-Street Parking & Loading Requirements.* These will be constructed and oriented in such a manner as to assure no external impacts upon residential development further north from the site.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- M. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

# EXHIBIT F

PUD Name

**Cortez Road**

Date

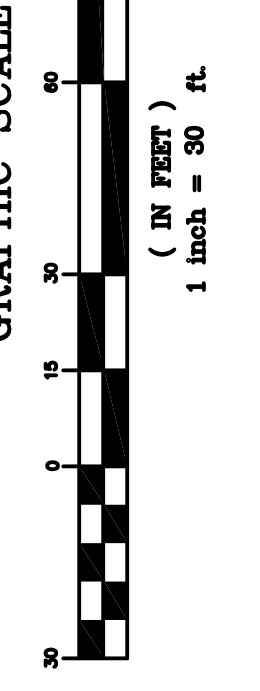
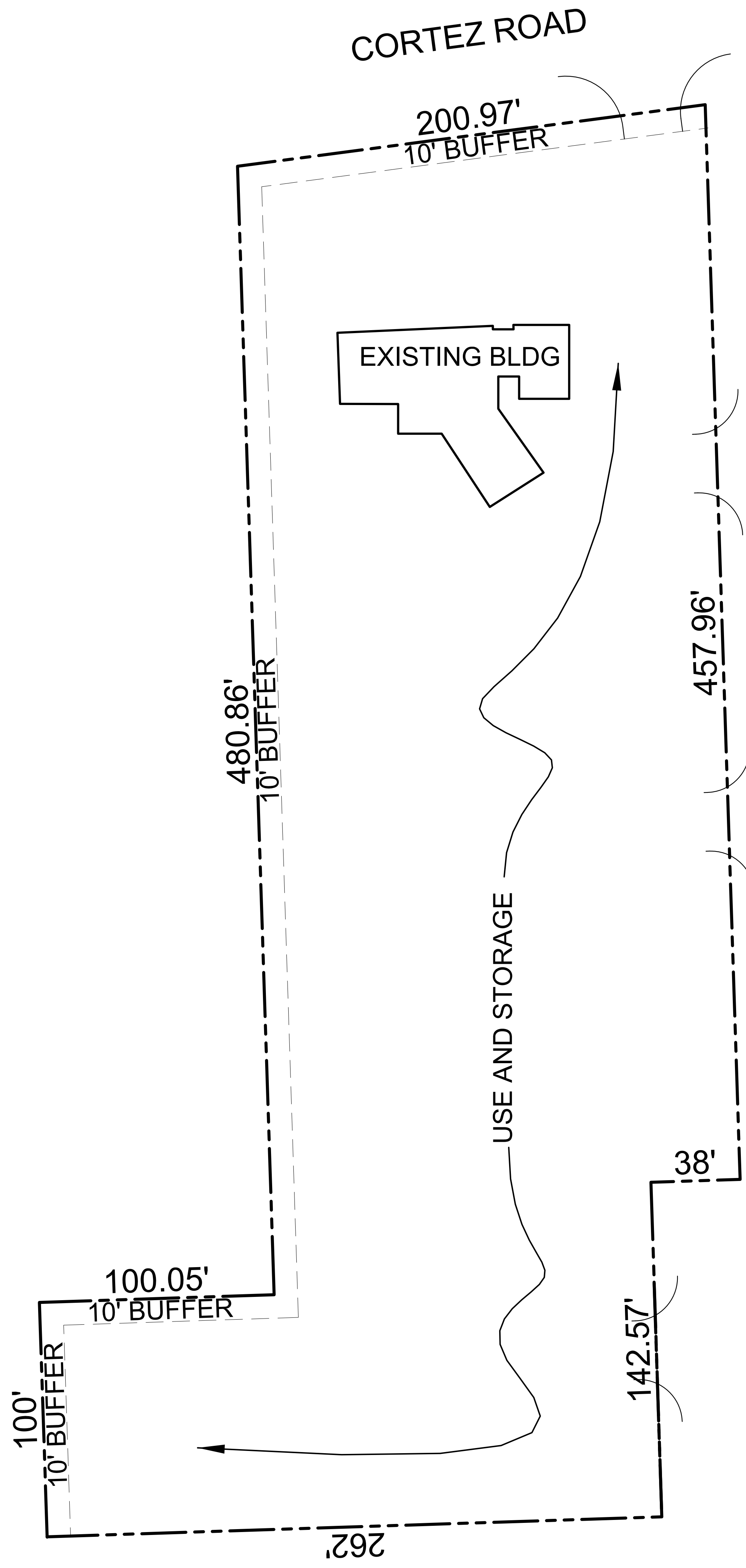
Jan 21, 2016

## Land Use Table

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Total gross acreage	<b>3.15</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>3.15</b>	Acres	<b>100</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b> %
Passive open space, wetlands, pond	<b>0</b>	Acres	<b>0</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>82,328</b>	Sq. Ft.	<b>60</b> %

# SITE PLAN



January 25, 2016

Exhibit 3  
Page 1 of 1

Prepared by and return to:

**Hathaway & Reynolds, P.A.**  
**50 A1A North., Ste. 108**  
**Ponte Vedra Beach, FL 32082**

NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND THE PREPARER HAS NO OPINION AND MAKES NO STATEMENT REGARDING ITS SUFFICIENCY TO VALIDLY TRANSFER TITLE TO THE REFERENCED PROPERTY.

Parcel No. 163865-0000

### QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 17<sup>th</sup> day of February, 2012, by and between **Garland Dale Robinson and Ernestine Robinson, husband and wife** whose post office address is: 3180 Cortez Rd., Jacksonville, FL 32246 (hereinafter referred to as "Grantor"), and **Ernestine Robinson, a married woman, and Kimberly R. Robinson, as joint tenants with rights of survivorship** whose post office address is: 3180 Cortez Rd., Jacksonville, FL 32246 (hereinafter referred to as "Grantee").

WITNESSETH: that the Grantor has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the Grantee the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

**See Attached Exhibit "A"**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, his heirs, successors and assigns forever. (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.)

**NOTE TO CLERK: This is a conveyance of unencumbered real property, wherein the only consideration provided for the conveyance was love and affection. Therefore, only minimum documentary stamp taxes are required.**

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

Signed, sealed and delivered  
in the presence of:

Michelle D Guinn  
Witness Name: Michelle D Guinn

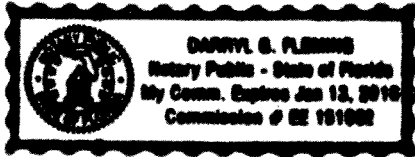
Garland Dale Robinson  
Garland Dale Robinson

Priscilla Williams  
Witness Name: PRISCILLA WILLIAMS

Ernestine Robinson  
Ernestine Robinson

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2012, by **Garland Dale Robinson and Ernestine Robinson**, who are personally known to me or have provided Florida Driver License as identification.



Darryl G. Fleming  
Notary Name: Darryl G. Fleming  
Notary Public, State of Florida  
Commission No: EE 151032  
My commission expires: JAN 13, 2016  
(Notary Seal)

EXHIBIT "A"

A part of Lot 15, Block 53, BEACH ROAD FARMS, UNIT No. 2, as recorded in Plat Book 19, pages 10, 10A and 10B, of the current public records of Duval County, Florida, together with a part of Lot 16, Block 53, ROBINWOOD ACRES, Unit No. 3 as recorded in Plat Book 21, pages 43, 43A and 43B, of said public records, all being more particularly described as follows: For a point of reference commence at the Southeast corner of said Lot 15; thence North 07 degrees 51 minutes 34 seconds West, along the Westerly right-of-way line of Cortez Road (a 60 foot right-of-way as now established), a distance of 25.14 feet; thence South 88 degrees 08 minutes 26 seconds West, a distance of 350 feet; thence North 07 degrees 51 minutes 34 seconds West, a distance of 75.41 feet to the line dividing said Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence North 14 degrees 16 minutes 34 seconds West, a distance of 102.40 feet; thence North 88 degrees 08 minutes 26 seconds East, along the North line of said Lot 16, a distance of 350.00 feet to said Westerly right-of-way line of Cortez Road; thence South 14 degrees 16 minutes 34 seconds East, along said Westerly right-of-way line, a distance of 102.40 feet to said line dividing Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence continue along said Westerly right-of-way line, South 07 degrees 51 minutes 34 seconds East, a distance of 75.41 feet to the point of beginning.

Prepared by and Return to:

MTI Title Insurance Agency, Inc.  
1914 Southside Boulevard, Suite 2  
Jacksonville, FL 32216

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID # See individual legals

File- MFL-2205251

Consideration Amount \$2,900,000.00

### WARRANTY DEED

This Indenture, Made this March 31, 2014, between Najhy Muheisen, aka Naqi Muheisen and Putena Muheisen, aka Tutena Muheisen, husband and wife, whose post office address is: 4046 Mission Hills Circle W, Jacksonville, FL 32225 hereinafter called the "Grantor"\*, and, Community Hospice of Northeast Florida, Inc., a Florida not for profit corporation whose post office address is: 4266 Sunbeam Road, Jacksonville, FL 32257, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Duval County, FL, and being further described as follows:

PARCEL 1: Lot 6, Block 53, BEACH ROAD FARMS, UNIT TWO, according to plat recorded in Plat Book 19, page 10, 10A, and 10B, of the current public records of Duval County, Florida, together with a portion of Section 31, Township 2 South, Range 28 East, being more particularly described as follows: Beginning at the Northeast corner of said Lot 6, Block 53, BEACH ROAD FARMS, UNIT TWO, thence North 01°53'21" West, 262 feet to a point, thence South 88°06'39" West, 100 feet to a point, thence South 01°53'21" East, 262 feet to the Northwest corner of said Lot 6, Block 53, thence North 88°06'39" East along the Northerly line of said Lot 6, 100 feet to the Point of Beginning.

Tax ID Number: 163505-0025

PARCEL 2: Lot 7, Block 53, BEACH ROAD FARMS, UNIT TWO, according to the Plat thereof recorded in Plat Book 19, pages 10, 10A, and 10B, of the current public records of Duval County, Florida.

Tax ID Number: 163505-0025

PARCEL 3: A PART OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°08'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 457.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, A DISTANCE OF 142.57 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°51'34" EAST, A DISTANCE OF 75.41 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

Tax ID Number: 163513-0100

PARCEL 4: Lots 13 and 14, Block 53, BEACH ROAD FARMS, UNIT NO. 2, according to plat thereof recorded in Plat Book 19, pages 10, 10A, and 10B of the current public records of Duval County, Florida.

Tax ID Number: 163505-0025

PARCEL 5: Lot 8, Block 53, BEACH ROAD FARMS, UNIT TWO, according to the Plat thereof recorded in Plat Book 19, pages 10, 10A, and 10B, of the current public records of Duval County, Florida.

Tax ID Number: 163506-0000

Property Address: 11173 Beach Boulevard, Jacksonville, FL 32246, 0 Cortez Road, Jacksonville, Florida 32246 and 11205 Beach Boulevard, Jacksonville, Florida 32246

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

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

\*"Grantor" and "grantee" are used for singular or plural, as context requires.



[Signature]  
Najhy Muheisen a/k/a Nagi Muheisen  
[Signature]  
Putena Muheisen a/k/a Tutena Muheisen

[Signature]  
Witness #1 Signature  
Edward B. Salem  
Witness #1 Print Name

[Signature]  
Witness #2 Signature  
Jessica Smith  
Witness #2 Print Name

State of Florida ; County of Duval

The foregoing instrument was acknowledged by me this March 26, 2013 by:  
Najhy Muheisen, aka Nagi Muheisen and Putena Muheisen, aka Tutena Muheisen,  
husband and wife who is/are personally known by me or who has/ produced: a valid driver's license as  
identification and who did not take an oath.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

