

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-560

SEPTEMBER 3, 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 2015-560**.

Location: 1613 Hickman Road,
between University Boulevard & Ryar Road

Real Estate Numbers: 136080-0000, 136079-0000, 136082-0000,
136077-0005, 136074-0000 & 136075-0000

Current Zoning District: Residential Medium Density – A (RMD-A)

Proposed Zoning District: Public Buildings and Facilities – 2 (PBF-2)

Current Land Use Category: Medium Density Residential (MDR)

Proposed Land Use Category: Public Buildings and Facilities (PBF)

Planning District: District 2, Arlington/Beaches

Planning Commissioner: Anthony Robbins, AICP

City Council District: The Honorable Scott Wilson, District 4

Applicant/Agent: T.R. Hainline, Esq., Rodgers Towers, PA
1301 Riverplace Boulevard, suite 1500
Jacksonville, FL 32207

Owner: Health Genesis, INC.
3599 University Boulevard, Suite B
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-560** seeks to rezone 3.87 acres from RMD-A to PBF-2, in conjunction with a companion Land Use Amendment (2015C-0018) which would change the Future Land Use designation from MDR to PBF. The proposed rezoning and land use change are brought forth by the Health Genesis Group, who is related to the Brooks Skilled

Nursing facility, located across Beach Boulevard. The site is comprised of multiple parcels, and portions of parcels, located between Beach Boulevard, Hickman Road and Blanchard Road. The area is predominately residential to the north and west with some office uses to the west, and commercial to the south along Beach Boulevard. There was an existing restaurant located on the northeast corner of Hickman Road and Beach Boulevard, but this is currently under demolition. The property is now under the ownership of the applicant as well. The proposed rezoning is intended to allow the applicant to build a family domicile facility, for the families of patients receiving treatment at the Skilled Nursing Facility across Beach Boulevard. Community Planning is recommending approval of the companion Future Land Use amendment (2015C-0018)

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property will be located in the Public Buildings and Facilities (PBF) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan, with the approval of the accompanying proposed future land use amendment (2015C-0018). The PBF Future land Use designation is a broad category that is intended to accommodate major public uses or community service activities. The PBF-2 Zoning District is a computable designation with this Future Land Use category. The proposed use would be considered a community support use. 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?

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize. The proposed rezoning would effectively prevent the future encroachment of commercial uses into the residential areas, and would create a residential buffer between the single family uses, and the commercial uses along Beach Boulevard. The proposed use would serve the same purpose, with regards to buffering the single family, as a multifamily complex or hotel use might.

Objective 3.2.4: The City shall permit the expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character of the area, does not encourage through traffic into adjacent residential neighborhoods, and meets the design criteria set forth in the Land Development Regulations. The proposed PBF-2 Zoning district would limit the types of uses that could encroach into the neighborhood to those that are civic or community service based. The site can be accessed from three streets, Hickman Road, Beach Boulevard, and Blanchard Road. The applicant has proposed to limit access from the residential street to the north, and only access the site through Beach Boulevard or Hickman Road. There is the potential for some medical office uses to be included in the development of this site. There is currently a medical office across from the subject site, along Hickman road.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed change in Zoning District is consistent with the proposed Public Buildings and Facilities Future Land Use category, as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The PBF category allows for uses such as public infrastructure and facilities, as well as community support uses.

SURROUNDING LAND USE AND ZONING

The subject property is located on Hickman Road & Blanchard Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Single Family
East	MDR	RMD-A	Single Family
South	CGC	CCG-2	Vacant
West	CGC /RPI	CRO/ CCG-2	Single Family /Office

The requested Public Buildings and Facilities -2 Zoning District would be consistent with the Proposed PBF Future Land Use designation of the subject property, as well as the surrounding properties in the area. The PBF-2 Zoning District would act as a transition of intensity from the CCG-2 along Beach Boulevard to the RMD-A zoning to the north.

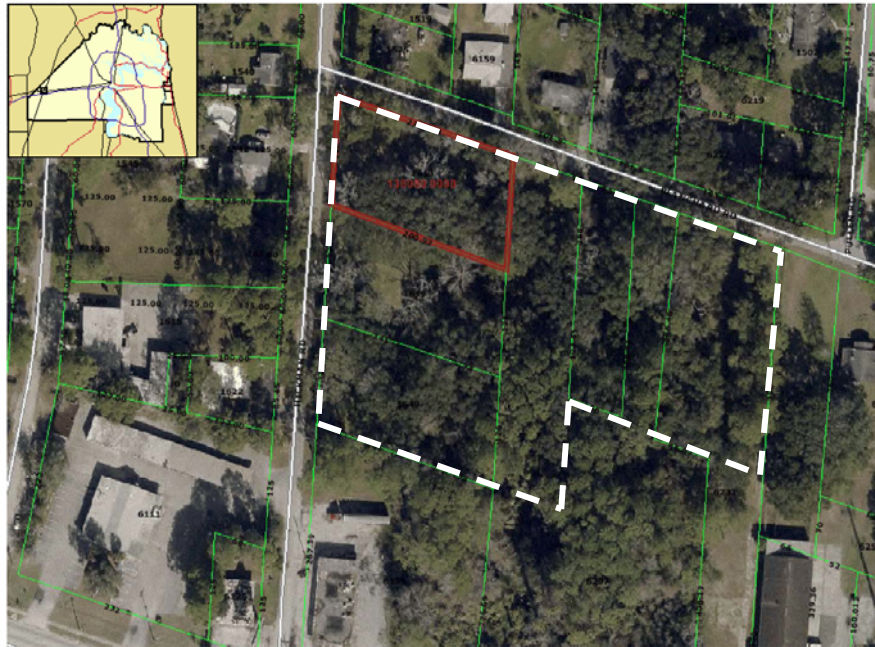
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs were posted on August 19, 2015.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-560 be **APPROVED**.



Aerial

*Source: City of Jacksonville Planning and Development Department
Date: August 19, 2015*



Subject Property with frontage on Hickman Road

*Source: City of Jacksonville Planning and Development Department
Date: August 19, 2015*



Existing office use along Hickman Road

*Source: City of Jacksonville Planning and Development Department
Date: August 19, 2015*



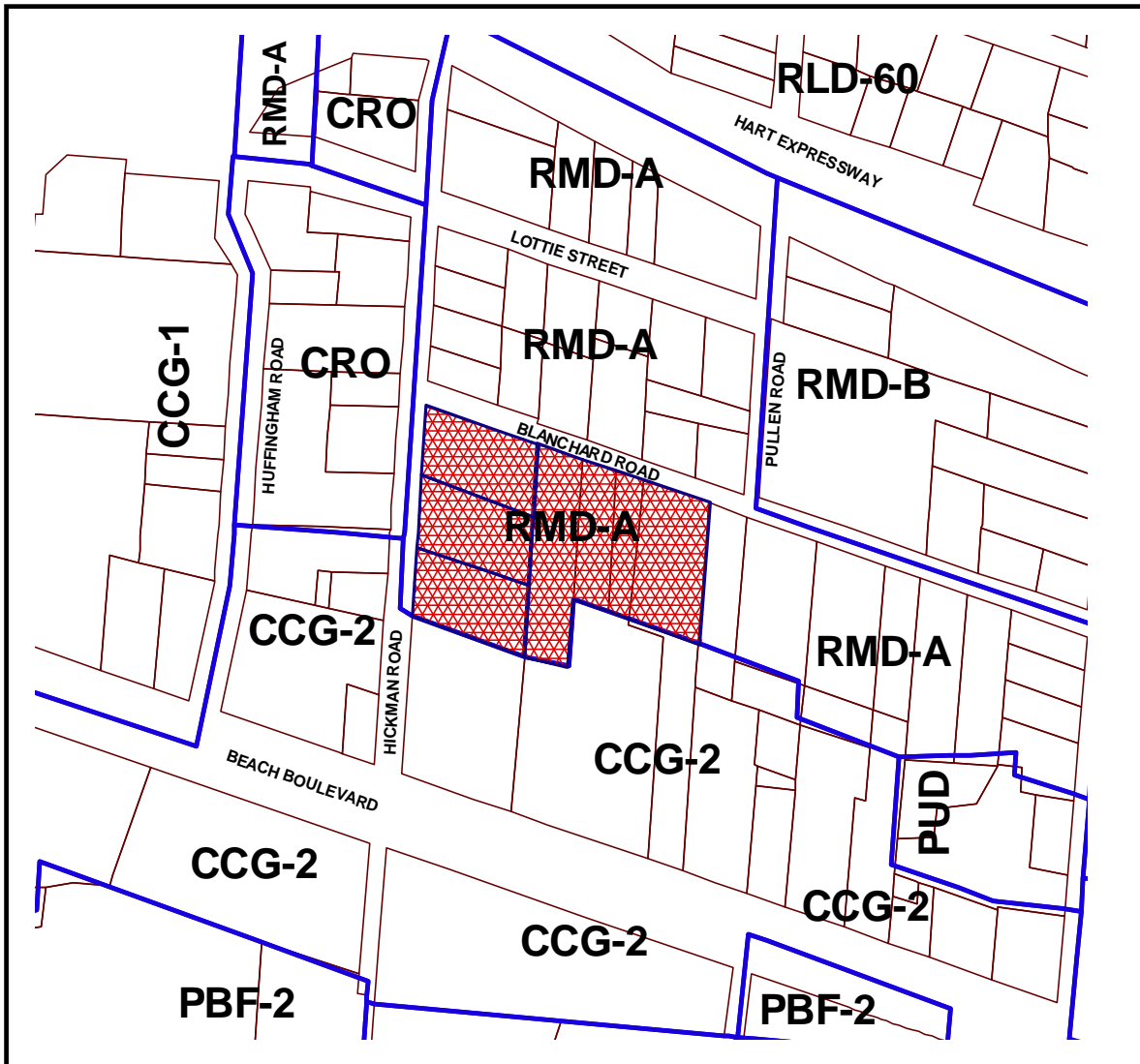
Single family uses along Blanchard Road

*Source: City of Jacksonville Planning and Development Department
Date: August 19, 2015*



Single family uses across Hickman Road

*Source: City of Jacksonville Planning and Development Department
Date: August 19, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: PBF-2</p>		<p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER: ORD-2015-0560</p>	<p>TRACKING NUMBER: T-2015-0898</p>	<p>Exhibit 2</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2015-0560 **Staff Sign-Off/Date** 8/4/15 / N/A
Filing Date 08/11/2015 **Number of Signs to Post** 3

Hearing Dates:

1st City Council 09/08/2015 **Planning Comission** 09/03/2015
Land Use & Zoning 09/15/2015 **2nd City Council** 09/22/2015
Neighborhood Association GREATER SAN SOUCI NEIGHBORHOOD
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 898 **Application Status** PAID
Date Started 07/16/2015 **Date Submitted** 07/16/2015

General Information On Applicant

Last Name	First Name	Middle Name
HAINLINE	T.R.	

Company Name

ROGERS TOWERS, P.A.

Mailing Address

1301 RIVEPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043465531	9043960663	THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
HEALTH	GENESIS	

Company/Trust Name

GENESIS HEALTH, INC.

Mailing Address

3599 UNIVERSITY BLVD., SUITE B

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9043457336		BRIAN.BURDORF@BROOKSREHAB.ORG

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				

	136080 0000	4	2	RMD-A	PBF-2
Map	136079 0000	4	2	RMD-A	PBF-2
Map	136082 0000	4	2	RMD-A	PBF-2
Map	136077 0005	4	2	RMD-A	PBF-2
Map	136074 0000	4	2	RMD-A	PBF-2
Map	136075 0000	4	2	RMD-A	PBF-2

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5174

Total Land Area (Nearest 1/100th of an Acre) 3.87

Justification For Rezoning Application

TO PERMIT USES WHICH ARE ANCILLARY AND SUPPORTIVE OF BROOKS REHABILITATION FACILITIES.

Location Of Property

General Location

SOUTHEAST CORNER OF BLANCHARD ROAD AND HICKMAN ROAD

House #	Street Name, Type and Direction	Zip Code
1613	HICKMAN RD	32216

Between Streets

UNIVER and RYAR 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**
3.87 Acres @ \$10.00 /acre: \$40.00
- 3) **Plus Notification Costs Per Addressee**
47 Notifications @ \$7.00 /each: \$329.00
- 4) **Total Rezoning Application Cost:** \$2,369.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Michael Duval Cr
 Comment
 Inq

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc

Date: 0
 Location: P
 1

Date: 08/03/2015 Time: 15:38:26
 Location: PG5
 Transaction 0524692
 Clerk: LSS

ry, City Of Jacksonville
 rrigan, Tax Collector
 31 E. Forsyth Street
 Jacksonville, FL 32202

Collection Receipt

Date: 7/28/2015

Email: CPopoli@coj.net

Miscellaneous
 Item: CR
 Receipt 0

Miscellaneous
 Item: CR - CR336936
 Receipt 0524692.0001-0001

1/ Rodgers Towers P.A.
 ACE BOULEVARD, SUITE 1500
 APPLICATION T-898 SOUTHEAST CORNER OF BLANCHARD
 AD, 1613 HICKMAN ROAD, RE#S 136080-0000, 136079-0000,
 15, 136074-0000 & 136075-0000.

2,369.00
 2,369.00

srCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
						2369.00

Total Paid
 CHECK 004
 Total Tender
 Paid By: TR

Total Paid
 CHECK 0041116
 Total Tendered
 Paid By: TR HAINLINE
 Thank You

2,369.00
 2,369.00

Prepared by, Record and Return to:
Allan T. Geiger, Esquire
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Parcel Identification Number: 136082-0000-7 and
136079-0000-4

SPECIAL WARRANTY DEED

26th THIS SPECIAL WARRANTY DEED (this "Deed") is made and executed as of the day of May, 2005, by BRUCE EDWARD WILLIS (also known as BRUCE E. WILLIS) and LORETTA S. WILLIS (also known as LORETTA WILLIS), his wife, whose address is 1619 Hickman Road, Jacksonville, Florida 32216 (jointly referred to herein as "Grantor"), to GENESIS HEALTH, INC., a Florida corporation not-for-profit, d/b/a BROOKS HEALTH SYSTEM, whose address is 3599 University Boulevard South, Suite B, Jacksonville, Florida 32216 (herein referred to as "Grantee").

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Duval County, Florida, more particularly described as:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"),

together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to taxes for the year 2005 and any taxes and assessments levied or assessed subsequent to the date hereof; and easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the same in fee simple forever.


Except for the Permitted Encumbrances, Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other.


150463583

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

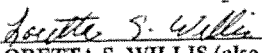
Signed, sealed and delivered in the presence of:


GRANTOR:


Print Name: CHRIST


BRUCE EDWARD WILLIS (also known as BRUCE E. WILLIS)


Print Name: PAIGE PARKER

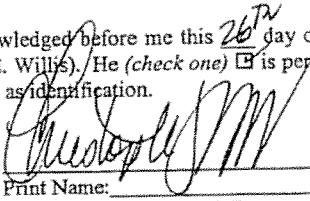

LORETTA S. WILLIS (also known as LORETTA WILLIS)


Print Name: CHRIST


Print Name: PAIGE PARKER

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

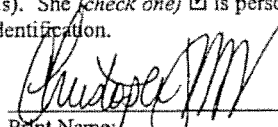
The foregoing instrument was acknowledged before me this 26th day of May, 2005, by Bruce Edward Willis (also known as Bruce E. Willis). He (check one) is personally known to me or has produced a valid driver's license as identification.


Print Name: _____
Notary Public, State and County aforesaid
My Commission Expires: _____
Commission Number: _____




STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 26th day of May, 2005, by Loretta S. Willis (also known as Loretta Willis). She *(check one)* is personally known to me or has produced a valid driver's license as identification.



Print Name: _____
Notary Public, State and County aforesaid
My Commission Expires: _____
Commission Number: _____

 Christopher J. Hurst
MY COMMISSION # 00160109 EXPIRES
December 28, 2006
SIGNED THRU TROY FAIN INSURANCE, INC.

Blanchard

Property Appraiser's I.D. Number: 136074-0000

PREPARED BY AND RETURN TO:
Allan T. Geiger, Esquire
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 21st day of December, 2004, between **BLANCHARD ROAD ACQUISITION, INC.**, a Florida corporation, conveying non-homestead property, whose address is 6740 Epping Forest Way North, Villa 109, Jacksonville, Florida 32217 ("Grantor") and **GENESIS HEALTH, INC.**, a Florida not-for-profit corporation, whose address is 3599 University Boulevard South, Suite B, Jacksonville, Florida 32216 ("Grantee").

WITNESSETH:

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantee and Grantee's successors and assigns forever that certain land (the "Land") situated in Duval County, Florida, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

③
AT
5/23/05

1. Ad valorem property taxes for the year 2004 and subsequent years; and
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

15030027000

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in her name all as of the day and year first above written.

Signed, Sealed and Delivered in the presence of:

BLANCHARD ROAD ACQUISITION, INC., a Florida corporation

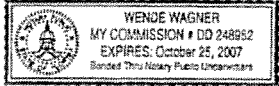
[Signature]
Print Name: LI GEFEN
[Signature]
Print Name: Ann [unclear]

By: [Signature]
Name: LI GEFEN
Title: [unclear]

STATE OF FLORIDA
COUNTY OF Falm Beach

The foregoing instrument was acknowledged before me this 18 day of December, 2004, by LI GEFEN, the _____ of Blanchard Road Acquisition, Inc., a Florida corporation, on behalf of the corporation. He/she (check one) is personally known to me or has produced FDL as identification.

[Signature]
Notary Public, State of Florida
Name: Wende Wagner



My Commission Expires 10/25/07
My Commission Number is: DD 248952

7/16/15

EXHIBIT A

LEGAL DESCRIPTION

PORTION OF LOT 6, AS SHOWN ON THE PLAT OF MILLEGE RYAR'S SUBDIVISION #2, AS RECORDED IN PLAT BOOK 8, PAGE 7; OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BLANCHARD ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF HICKMAN ROAD (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 71°26'04" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BLANCHARD ROAD, A DISTANCE OF 292.21 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 71°26'04" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 58.93 FEET TO THE WESTERLY LINE OF A WELL EASEMENT, AS DESCRIBED IN DEED BOOK 1506, PAGE 335, AND RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 04°11'15" WEST, ALONG SAID WEST LINE OF DEED BOOK 1506, PAGE 335, A DISTANCE OF 260.88 FEET; THENCE NORTH 71°26'04" WEST, TO THE EAST LINE OF PARCEL "A" AS DESCRIBED IN SAID DEED BOOK 1506, PAGE 335, A DISTANCE OF 58.93 FEET; THENCE NORTH 04°11'15" EAST, ALONG SAID EAST LINE OF PARCEL "A" AS DESCRIBED IN DEED BOOK 1506, PAGE 335, TO SAID SOUTH RIGHT-OF-WAY LINE OF BLANCHARD ROAD, A DISTANCE OF 260.88 FEET AND THE POINT OF BEGINNING.

EXHIBIT "A"
The Property

PARCEL ONE

Part of Lot Seven (7), Milledge Ryer's Subdivision No. 2, Plat Book 8, page 7, current public records of Duval County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Lot Seven (7); thence run Southerly along West line of said Lot Seven (7), Two Hundred and Fifty-six (256) feet for a point of beginning to describe the land herein to be conveyed; thence Easterly and parallel to the North line of said Lot Seven (7), One Hundred and Forty-one (141) feet to a stake, said stake being 256 (two Hundred fifty-six) feet from the North line of said Lot Seven (7); thence Southerly and parallel to the West line of said Lot Seven (7) One Hundred and Twenty-eight (128) feet to a stake; thence Westerly One Hundred and Forty-one (141) feet to the West line of said Lot Seven (7); thence Northerly along the West line of said Lot Seven (7) One Hundred and Twenty-eight (128) feet to point of beginning; EXCEPTING HOWEVER, that portion along the West line of said Lot Seven (7) deeded to Duval County, Florida for road purposes.

and

PARCEL TWO

The South 128 feet of the North 184 feet of the Westerly Seventy-four feet of the Easterly One Hundred and forty-eight feet of Lot Seven (7) of Milledge Ryer's Subdivision No. 2, according to plat thereof recorded in Plat Book 8, page 7, of the current public records of Duval County, Florida.

Parcel No. 3

Part of Lot Seven of Milledge Ryar's Subdivision according to plat thereof recorded in Plat Book 8, page 7, of the current public records of Duval County, Florida, described as follows: Commencing at the Southeast corner of Blanchard Road and Hickman Road as now established; thence Southerly along the East line of Hickman Road as now located one hundred twenty-eight (128) feet to the point of beginning; thence Easterly parallel to the South line of Blanchard Road Two Hundred and 92/100 (200.92) feet to a point which is seventy-four (74) feet Westerly of the East line of Lot Seven; thence Southerly and parallel to the East line of Lot Seven, one hundred twenty-eight (128) feet to a point; thence Westerly and parallel to the South line of Blanchard Road two hundred and 18/100 (200.18) feet to a point in the present East line of Hickman Road; thence Northerly along the East line of Hickman Road one hundred twenty-eight (128) feet to the point of beginning.

Gefen

Property Appraiser's I.D. Numbers: 136077-0000, 136080-0000 and 136075-0000

PREPARED BY AND RETURN TO:
Allan T. Geiger, Esquire
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 21st day of December, 2004, between L. I. GEFEN, conveying property not her homestead, whose address is 6740 Epping Forest Way North, Villa 109, Jacksonville, Florida 32217 ("Grantor") and GENESIS HEALTH, INC., a Florida not-for-profit corporation, whose address is 3599 University Boulevard, Suite B, Jacksonville Florida 32216 ("Grantee").

WITNESSETH:

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantee and Grantee's successors and assigns forever that certain land (the "Land") situated in Duval County, Florida, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Ad valorem property taxes for the year 2004 and subsequent years; and
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

3/95

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in her name all as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

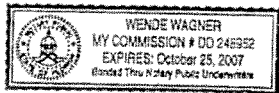
[Signature]
Print Name: S. J. GEFEN

[Signature]
Print Name: AND CRENAPIER

[Signature]
L. I. GEFEN

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of December, 2004, by L.I. GEFEN. She (check one) is personally known to me or has produced FD X05 6150-529-21-8880 as identification.



[Signature]
Notary Public, State of Florida
Name: Wende Wagner

My Commission Expires 10/25/07
My Commission Number is: DD 248952

EXHIBIT A

PARCEL A:

A PORTION OF LOT 6, AS SHOWN ON THE PLAT OF MILLEDGE RYAR'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HICKMAN ROAD (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 71°22'33" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 466.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 71°22'33" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 66.00 FEET; THENCE NORTH 03°59'27" EAST 659.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BLANCHARD ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 71°26'04" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 122.38 FEET; THENCE SOUTH 06°01'38" WEST 256.46 FEET; THENCE SOUTH 70°32'28" EAST 66.07 FEET; THENCE SOUTH 03°59'19" WEST 400.17 FEET TO THE POINT OF BEGINNING.

Being the same property as described as follows:

PARCEL 1

A portion of lot Six (6), of Milledge Ryar's Subdivision No. 2; part of the Richard Mill Grant, Section Fifty-two (52), Township Two (2) south, Range Twenty-seven (27) East, being that portion lying North of Florida East Coast Railway and described in Deed Book X, page 391, of the former public records of Duval County, Florida, and more particularly described as: Beginning at the Northeast corner of Lot Six (6), running thence Northwesterly along the North Line of Lot Six (6) a distance of Sixty-six (66) feet for the point of beginning; thence continuing Northwesterly a distance of Sixty-six (66) feet; thence in a Southerly direction and parallel to the East line of Lot Six (6) a distance of Two Hundred Sixty (260) feet; thence in an Easterly direction and parallel to the South line of Lot Six (6) a distance of Sixty-six (66) feet; thence in a Northerly direction and parallel to the East line of Lot Six (6) a distance of Two Hundred Sixty (260) feet to the point of beginning.

PARCEL 2

A portion of Lot Six (6), Milledge Ryar's Subdivision No. 2, part of Richard Mill Grant, Section Fifty-two (52), Township Two (2) South, Range Twenty-seven (27) East, being that portion lying North of Florida East Coast Railway, and described in deed recorded in Deed Book X, page 391, of the former public records of Duval County, Florida and more particularly described as: Beginning at the Northeast corner of Lot Six (6), running thence Northwesterly along the North line of Lot Six (6), a distance of One Hundred Thirty-two (132) feet for the point of beginning; thence continuing Northwesterly a distance of Sixty-six (66) feet; thence in a Southerly direction and parallel to the East line of Lot Six (6), a distance of Two Hundred Sixty (260) feet; thence in an Easterly direction and parallel to the South line of Lot Six (6), a distance of Sixty-six (66) feet; thence North and parallel to the East line of Lot Six (6), a distance of Two Hundred Sixty (260) feet to point of beginning.

PARCEL 3

A part of Milledge Ryar's Subdivision No. 2, a part of the Richard Mill Grant, Section Fifty-two (52), Township Two (2) South, Range Twenty-seven (27) East, Duval County, Florida, being that portion lying North of Florida East Coast Railway and described in deed recorded in Book X, page 391, of the former public records of Duval County, Florida, and more particularly described as: Beginning at the Southwest corner of Lot Six (6), Milledge Ryar's Subdivision No. 2, running East along the South line of Lot Six (6) a distance of One Hundred Ninety-six (196) feet for the point of beginning; thence continuing East along the South line of said Lot Six (6), a distance of Sixty-six (66) feet; thence North and parallel with the East line of Lot Six (6), a distance of Four Hundred (400) feet; thence West and parallel with the North line of Lot Six (6), a distance of Sixty-six (66) feet; thence South and parallel with the West line of Lot Six (6) a distance of Four Hundred (400) feet to the point of beginning.

PARCEL B:

Part of the Richard Mill Grant, Section 52, Township 2 South, Range 27 East, of Milledge Ryer's Subdivision No. 2, Plat Book 8, page 7, of the current public records of Duval County, Florida, begin at the Northwest corner of Lot 7, of the above described subdivision as a point of beginning; thence run Easterly along the North line of said Lot 7, 141.00 feet to a stake; thence run Southerly 128.00 feet to a stake; thence run Westerly 141.00 feet to a stake in the West line of said Lot 7; thence Northerly along the Westerly line of said Lot 7, 128.00 feet to the place of beginning, excepting therefrom that portion of said land off of the Westerly part thereof deeded to Duval County, Florida, for road purposes.

Together with:

The Northerly 128.00 feet of the Northerly 384.00 feet of the Westerly 74.00 feet of the Easterly 148.00 feet of Lot 7, MILLEDGE RYER'S SUBDIVISION, UNIT NO. 2, according to plat thereof recorded in Plat Book 8, page 7, of the current public records of Duval County, Florida.

PARCEL C:

A portion of lots 6 and 7, as shown on the Plat of Milledge Ryar's Subdivision No. 2, as recorded in Plat Book 8, page 7 of the Current Public Records of Duval County, Florida, being more particularly described as follows: begin at the intersection of the Easterly right-of-way line of Hickman Road (A 50 foot right-of-way) with the Northerly right-of-way line of Beach Boulevard (right-of-way with variable widths); thence South $71^{\circ}22'33''$ East, along said Northerly right-of-way line of Beach Boulevard, 466.86 feet; thence North $03^{\circ}59'19''$ East departing from said Northerly right-of-way line, 400.17 feet; thence North $70^{\circ}32'28''$ West, 66.07 feet; thence North $06^{\circ}01'38''$ East, 256.46 feet to a point situate on the Southerly right-of-way line of Blanchard Road (A right-of-way with variable widths); thence North $71^{\circ}26'04''$ West, along said Southerly right-of-way line 65.05 feet; thence South $04^{\circ}11'15''$ West, departing from said Southerly right-of-way line, 260.88 feet; thence North $71^{\circ}26'04''$ West, 58.93 feet; thence North $04^{\circ}11'15''$ East, 260.88 feet to a point situate on the aforesaid Southerly right-of-way line of Blanchard Road; thence North $71^{\circ}26'04''$ West, along said Southerly right-of-way line, 89.00 feet; thence South $03^{\circ}32'36''$ West, departing from said Southerly right-of-way line, 384.29 feet; thence North $73^{\circ}57'55''$ West, 200.72 feet to a point situate on the aforesaid Easterly right-of-way line of Hickman Road; thence South $03^{\circ}30'00''$ West, along said Easterly right-of-way line, 267.36 feet to the point of beginning.

EXHIBIT B-Agent Authorization Affidavit- Property Owner

Date: July 15, 2015

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: Hickman Road Property

To Whom it May Concern:

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 Rogers Towers, P.A. to act as agent to file application(s) for 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Genesis Health, Inc.

By _____

By *Douglas M. Baer*

Print Name: _____

Print Name: Douglas M. Baer

Its: Chief Executive Officer

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15th day of July
20 15, by Douglas Baer, who is personally known to me or who
has produced _____ as identification and who took an oath.

Leslie Hodge

(Signature of NOTARY PUBLIC)

Leslie Hodge
(Printed name of NOTARY PUBLIC)



LESLIE HODGE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF183188
Expires 12/14/2018

State of Florida at Large.
My commission expires: 12.14.18

EXHIBITA- Property Ownership Affidavit

Date: July 15, 2015

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location: Hickman Road Property

To Whom it May Concern:

I, Douglas M. Baer, CEO of Genesis Health Inc. hereby certify that I am the Owner of the property described in Exhibit I in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Genesis Health, Inc.

By _____

By *Douglas M. Baer*

Print Name: _____

Print Name: Douglas M. Baer

Its: Chief Executive Officer

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15th day of July 2015, by Douglas Baer who is personally known to me or who has produced _____ as identification and who took an oath.

Leslie Hodge
(Signature of NOTARY PUBLIC)

Leslie Hodge
(Printed name of NOTARY PUBLIC)



LESLIE HODGE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF183188
Expires 12/14/2018

State of Florida at Large.
My commission expires: 12.14.18

A PARCEL OF LAND BEING PORTIONS OF LOTS 6 AND 7, ACCORDING TO THE PLAT OF MILLEDGE RYAR'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED

AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF HICKMAN ROAD (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 04°02'02" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF HICKMAN ROAD, A DISTANCE OF 267.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 04°02'02" EAST, A DISTANCE OF 393.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BLANCHARD ROAD (A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 70°52'12" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BLANCHARD ROAD, A DISTANCE OF 538.77 FEET; THENCE SOUTH 04°23'39" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF BLANCHARD ROAD, A DISTANCE OF 259.27 FEET; THENCE NORTH 71°25'08" WEST, A DISTANCE OF 263.54 FEET; THENCE SOUTH 04°23'39" WEST, A DISTANCE OF 105.21 FEET; THENCE NORTH 85°36'21" WEST, A DISTANCE OF 66.06 FEET; THENCE NORTH 73°13'25" WEST, A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING.

Exhibit 1

July 16, 2015



MAP SHOWING A SKETCH OF: A PARCEL OF LAND TO BE REZONED

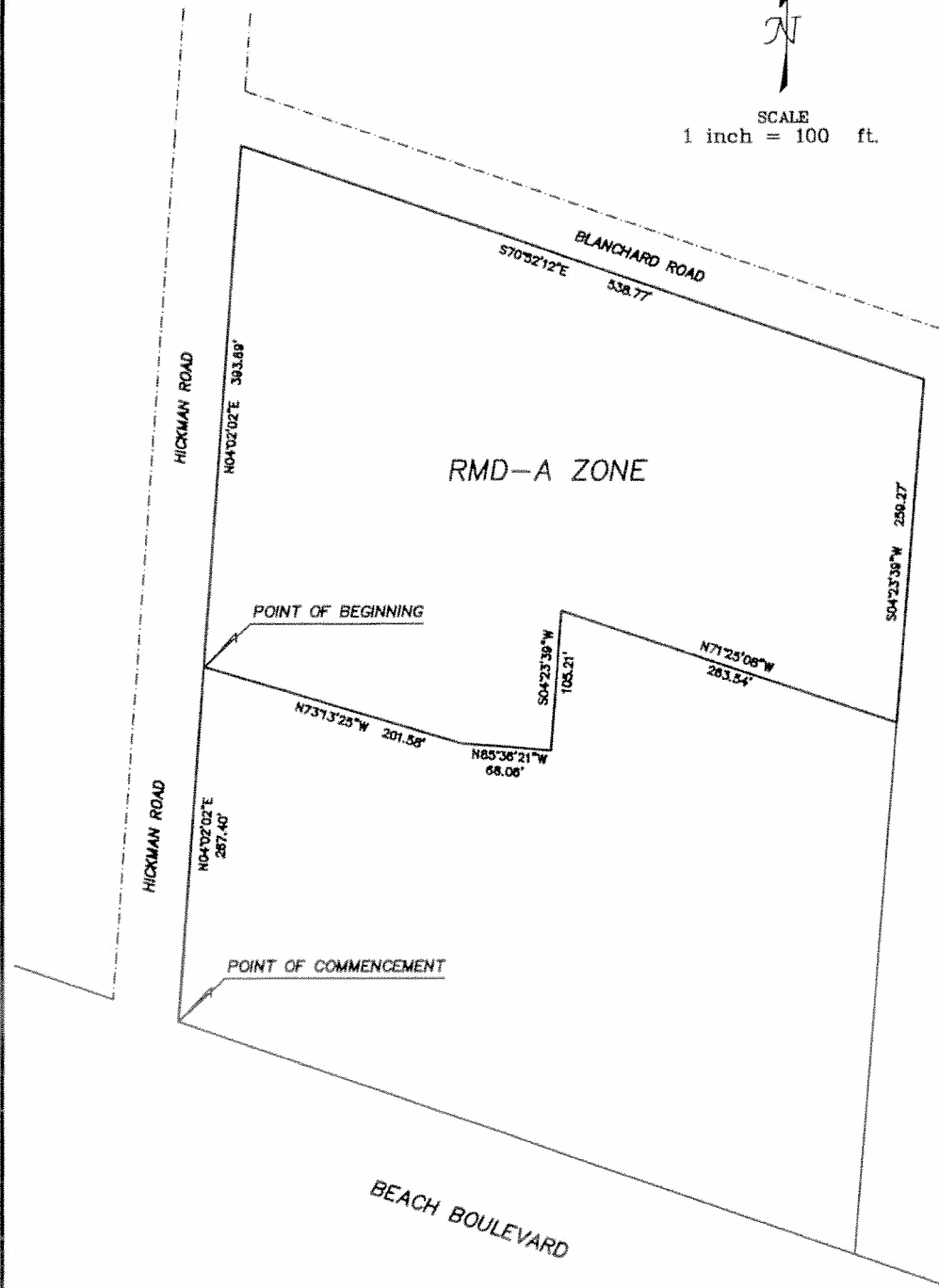
A PARCEL OF LAND BEING PORTIONS OF LOTS 6 AND 7,
ACCORDING TO THE PLAT OF MILLEDGE RYAR'S SUBDIVISION
NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 7 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(THIS SKETCH IS NOT A SURVEY)

(SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION)



SCALE
1 inch = 100 ft.





**MAP SHOWING A SKETCH OF:
A PARCEL OF LAND TO BE REZONED**

A PARCEL OF LAND BEING PORTIONS OF LOTS 6 AND 7,
ACCORDING TO THE PLAT OF MILLEDGE RYAR'S SUBDIVISION
NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 7 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(SEE SHEET 2 OF 2 FOR SKETCH)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF LOTS 6 AND 7, ACCORDING TO THE PLAT OF
MILLEDGE RYAR'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 7 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD
(A VARIABLE WIDTH RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY LINE OF HICKMAN ROAD
(A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED), THENCE NORTH 04°02'02" EAST, ALONG SAID
EASTERLY RIGHT OF WAY LINE OF HICKMAN ROAD, A DISTANCE OF 267.40 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 04°02'02"
EAST, A DISTANCE OF 393.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BLANCHARD ROAD
(A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 70°52'12" EAST, ALONG SAID
SOUTHERLY RIGHT OF WAY LINE OF BLANCHARD ROAD, A DISTANCE OF 538.77 FEET; THENCE SOUTH
04°23'39" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF BLANCHARD ROAD, A
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THENCE SOUTH 04°23'39" WEST, A DISTANCE OF 105.21 FEET; THENCE NORTH 85°36'21"
WEST, A DISTANCE OF 66.06 FEET; THENCE NORTH 73°13'25" WEST, A DISTANCE OF 201.58
FEET TO THE POINT OF BEGINNING.

CHARLES P. DELCAMBRE, P.S.M., FL REG. # 5100

ATLANTIC ~ GULF SURVEYING CO.
LAND & ENGINEERING SURVEYS
LICENSED BUSINESS NUMBER 6226
5735 TIMUQUANA ROAD
JACKSONVILLE, FLORIDA 32210
PH. 904-771-6412
FAX 904-778-8578

SHEET 1 OF 2

JOB NO. S2555	DATE 7-15-15	REVISIONS :
DATE OF SURVEY 7-10-15	DRAFTER CPD	DATE _____
		DATE _____
		DATE _____

Checklist / Baseline Review

Print Form

Application Name

Agent / Owner

Intake Planner

Pre-application meeting New information received

Application submitted Sent to OGC

Application reviewed OGC approved

Date sufficient / insufficient Date paid

Planning District Existing Land Use

Council District Development Area

Council District Existing Zoning

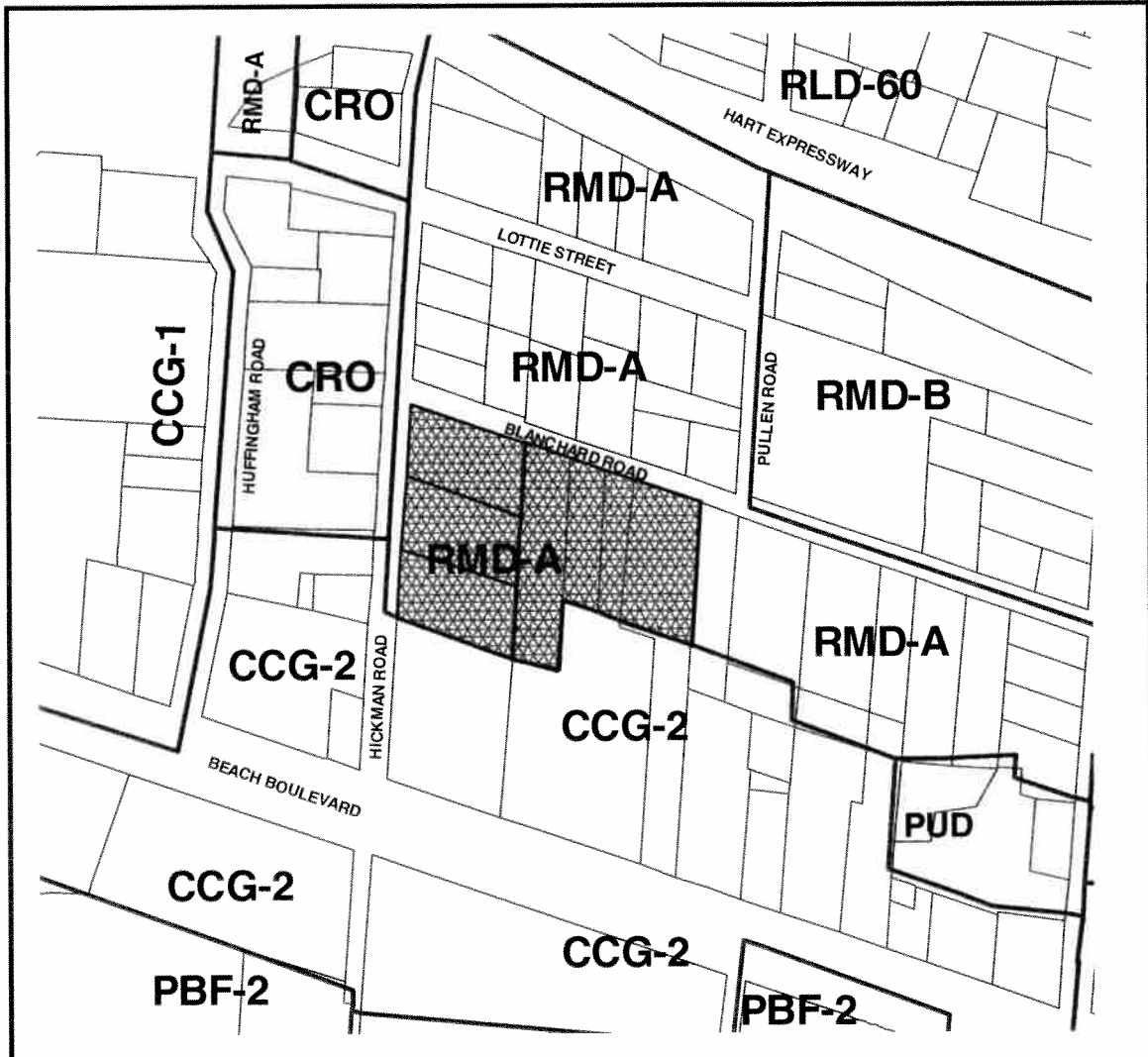
Neighborhood Association(s)

NAP / Town Center / Corridor Study

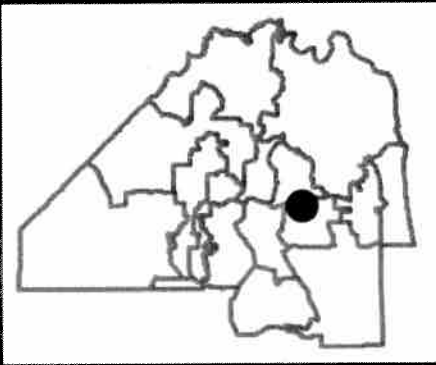
Downtown Overlay <input type="text" value="NA"/>	Aquatic Preserve <input type="text" value="No"/>	Civilian Notice Zone <input type="text" value="No"/>
DRI <input type="text" value="N/A"/>	Septic Tank Failure Area <input type="text" value="No"/>	Civilian School Zone <input type="text" value="No"/>
Springfield Historic District <input type="text" value="No"/>	Boat Facility Siting Zone <input type="text" value="No"/>	Civilian Height Zone <input type="text" value="No"/>
Riverside Historic District <input type="text" value="No"/>	Coastal High Hazard Zone <input type="text" value="No"/>	Military Notice Zone <input type="text" value="No"/>
Riverside Overlay <input type="text" value="No"/>	Wellhead Protection Zone <input type="text" value="No"/>	Military School Zone <input type="text" value="No"/>
Lake Marco Overlay <input type="text" value="No"/>	State Road <input type="text" value="No"/>	Military Height Zone <input type="text" value="No"/>
San Marco Overlay <input type="text" value="No"/>	Outside Suburban Boundry <input type="text" value="No"/>	Noise Contour Zone <input type="text" value="No"/>
Mandarin Height Overlay <input type="text" value="No"/>	Industrial Sanctuary <input type="text" value="No"/>	NAS Jax APZ <input type="text" value="No"/>
Mandarin Road Overlay <input type="text" value="No"/>	Industrial Compatibility <input type="text" value="No"/>	Whitehouse OLF APZ <input type="text" value="No"/>
Mayport <input type="text" value="No"/>	Listed Species Report > 50 acres <input type="text" value="No"/>	Whitehouse OLF Light Restriction Zone <input type="text" value="No"/>

Planner's Comments

Rezoning is to add additional uses in support of the Brooks Rehab facilities.



REQUEST SOUGHT:
FROM: RMD-A
TO: PBF-2



0 100 Feet

 COUNCIL DISTRICT:

10

ORDINANCE NUMBER:
ORD-0000-0000

TRACKING NUMBER:
T-2015-0898

Exhibit 2