

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2015-629 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 8, 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 **2015-629** to Planned Unit Development.

***Location:*** 12276 San Jose Boulevard between Mandarin Meadows and Orange Pickers Road

***Real Estate Number(s):*** 158183-0010, 158186-0000 and 159567-0000

***Current Zoning District:*** Commercial Residential Office (CRO)  
Planned Unit Development (PUD 2008-840-E)  
Planned Unit Development (PUD 2007-1190-E)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council District:*** The Honorable Matt Schellenberg, District 6

***Applicant/Agent:*** Will Morgan  
Vestcor Communities  
3030 Hartley Road  
Jacksonville, Florida 32257

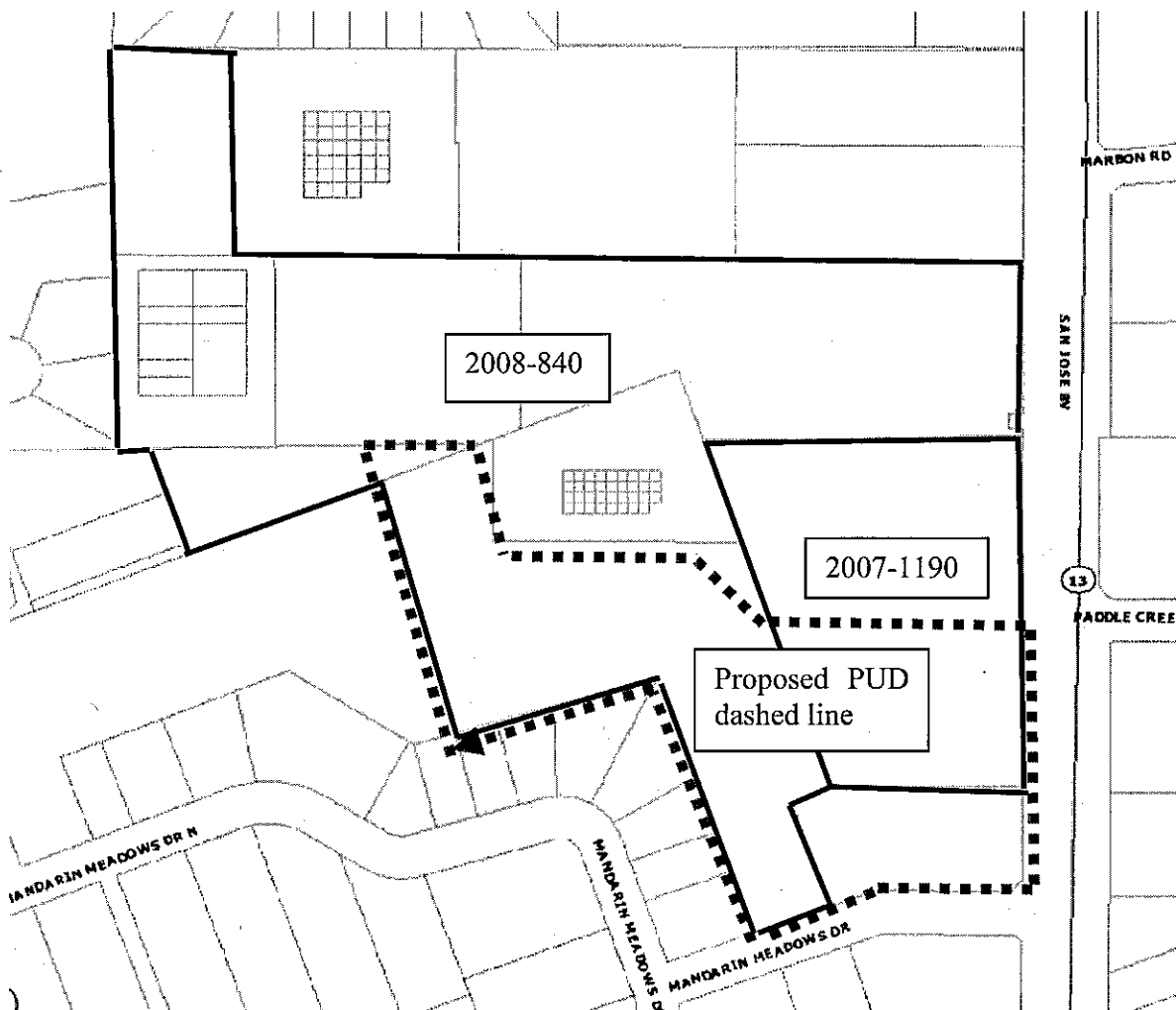
***Owner:*** Giorgio Azzalin  
Blue Way Developers, LLC  
Wells Capital Investment, LLC  
12276 San Jose Boulevard, Suite 721  
Jacksonville, Florida 32223

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2015-629** seeks to rezone approximately 6.14 acres of land from CRO and PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 105,000 square feet of professional and business offices or residential congregate living, independent assisted living and memory care with a maximum of 220 units.

The majority of the site is comprised of two PUDs, 2007-1190-E and 2008-840-E. PUD 2007-1190 allows 105,000 square feet of professional offices and specialty retail uses (wine and cheese shops, gift and card shops and restaurants). PUD 2008-840 was conditioned by City Council to allow permitted uses and permissible uses by exception in the Commercial Office Zoning District as well as retail sales and service establishments.



**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 Residential Professional Institutional (RPI) 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. Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. A description of the category is noted below.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

***Principal Uses:*** Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities). Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

***Secondary Uses:*** Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

The maximum gross density within the Urban Area shall be 30 units/acre and there shall be no minimum density; except as provided herein. For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.

The development characteristics provided herein shall be applicable to all RPI sites within the Urban Area. Developments on sites greater than 5 acres should incorporate urban development characteristics as defined in this element. Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. Commercial retail sales and service establishments shall be limited to the ground floor. Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. In the case of TND, development should also be massed along the newly created street network. Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods. In TOD, TND, and mixed use developments open spaces should be designed as a common connecting element between uses.

*(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 category as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI). 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. Policy 1.1.9** Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

**F.L.U.E. Policy 1.1.10** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**F.L.U.E. Policy 1.1.11** Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

**F.L.U.E. Policy 1.3.4** New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

The proposed development is inconsistent with the following policy. The site plan shows access from Mandarin Meadows Drive to a service area.

**F.L.U.E. Policy 2.2.10** Prohibit construction of commercial parking lots and parking garages with access points deep into residential neighborhoods. When access to the parking facility is required to be located off a minor roadway, require access within the maximum and minimum distances prescribed in this element.

*(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 Planned Unit Development intends to utilize lands for an institutional 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: The proposed site plan shows several recreation areas for residents of the adult congregate living facilities.

The use of topography, physical environment and other natural features: The site has previously been cleared of any significant vegetation.

Traffic and pedestrian circulation patterns: The site plan shows internal connections with the existing parking lots and access drives of the adjacent development. Vehicular traffic will have ingress and egress onto San Jose Boulevard.

The use and variety of building setback lines, separations, and buffering: The building separations shown on the site plan between the proposed and existing buildings are consistent with the development criteria.

*(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 along a corridor where residential, office and commercial uses function as a mixed-use development. An ACLF development at this location complements the existing residential and commercial 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	RPI	PUD (08-840)	Offices
	RPI	PUD (07-1190)	Offices
South	RPI	CRO / CO	Single family dwelling
East	CGC	CCG-1	Restaurant, urgent care, car wash
West	LDR	RR-Acre	Single family dwellings

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: PUD 2008-840 was approved with several conditions which were intended to mitigate any potential impacts to the adjacent single family residential uses. The conditions are shown below. **The Department recommends the intent of these conditions from 2008-840 be incorporated into the proposed PUD.**

- At the time of Verification of Substantial Compliance of the PUD, a lighting plan shall be submitted for review and approval of the Planning and Development Department. Proposed lighting shall be designed and installed to prevent glare or excessive light on adjacent residentially zoned property. Existing lighting that emits excessive light on the adjacent residentially zoned property shall be fitted with reflectors to prevent the excessive light, and shall be subject to the review and approval of the Planning and Development Department.
- Prior to Verification of Substantial Compliance of the PUD, the dumpsters near building #900 and Mandarin Meadows Drive shall be relocated away from the residentially zoned property, subject to the review and approval of the Planning and Development Department.
- Prior to construction activity, the developer shall install the required 85% opaque fence and visual screen in the buffer between uncomplimentary land uses. The fence material shall be wood, wood composite, or vinyl where required. The type of fence shall be coordinated with each individual property owner per their request. The fence structure shall be eight feet in height as measured from the established grade or post construction grade.
- All Live Oak trees installed as part of the new buffer between uncomplimentary land uses shall be minimum 4 inch caliper.
- Ingress and egress to the property located contiguous to the west of Building #550 and the other residentially zoned properties shall be prohibited.

The PUD site plan shows the northwest building setbacks as 24 feet and 14 feet from the property line. The department is concerned about a 45 foot tall building being within 14 feet of a property line that adjoins single family dwellings. **The Department recommends all setbacks shall be a minimum of 24 feet from any residentially zoned property.**

*(6) Intensity of Development*

The proposed development is consistent with the RPI functional land use category as an institutional use development. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential dwellings in the area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The development is proposing to use the existing access on San Jose Boulevard (SR 13) and a new right-in/right-out access. FDOT has commented that

San Jose Boulevard has sufficient capacity for the proposed use. The developer will need to coordinate with FDOT on the proposed right-in/right-out access.

There is an existing directional median break at the intersection of San Jose Boulevard and Paddle Creek Drive. The proposed drawing shows a full median break at that location. The owner will need to coordinate with FDOT if the existing median is changed.

An access is also proposed on Mandarin Meadows Drive for service and delivery vehicles. This is a local road. The Department is concerned about service vehicles sharing the road with local residential traffic. **The Department recommends there shall be no vehicular access from Mandarin Meadows Drive.**

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

The project will be developed with the required amount of open space and recreation areas.

*(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 not identify any 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 September 29, 2015, the required Notice of Public Hearing sign was posted.



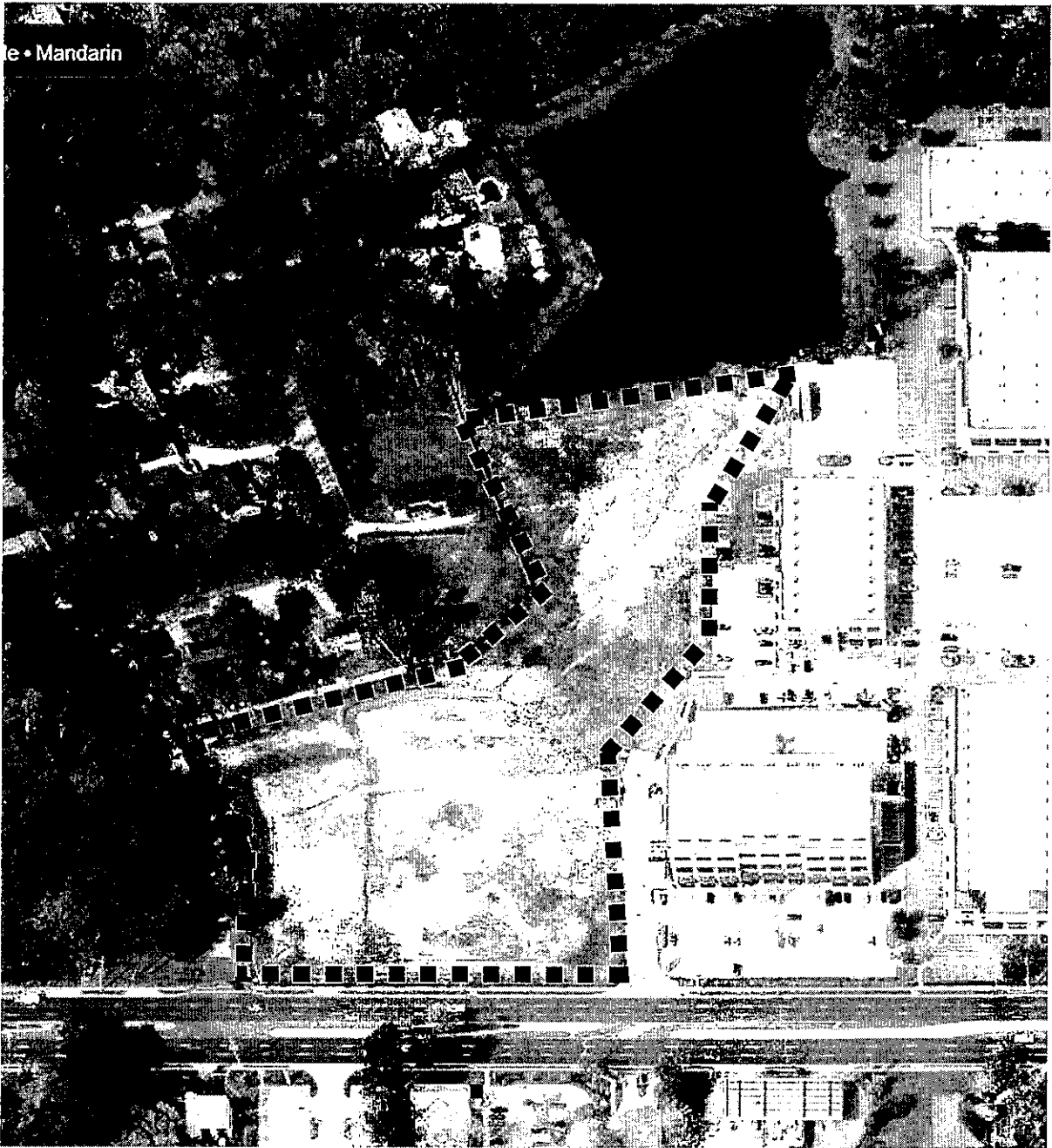
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-629** be **APPROVED with the following exhibits:**

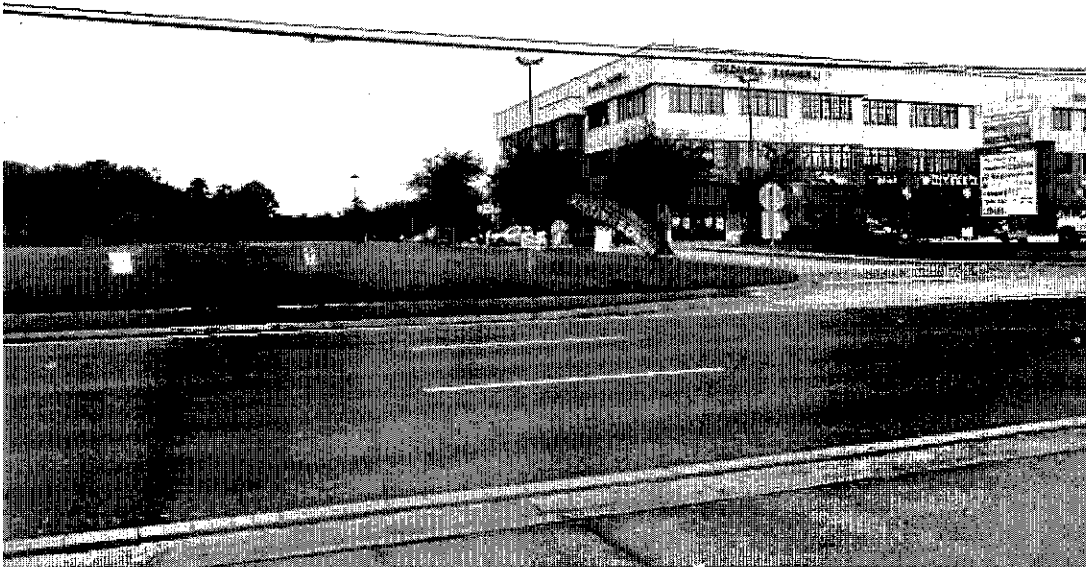
1. The original legal description dated July 27, 2015.
2. The original written description dated August 24, 2015.
3. The original site plans dated June 23 and June 26, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated September 29, 2015 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-629** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
2. Dumpsters shall be located at least 50 feet from residentially zoned properties, subject to the review and approval of the Planning and Development Department.
3. Prior to construction activity, the developer shall install a minimum eight (8) foot high, 85% opaque fence and visual screen in the buffer between uncomplimentary land uses. The fence material shall be wood, wood composite, or vinyl.
4. All Live Oak trees installed as part of the new buffer between uncomplimentary land uses shall be minimum 4 inch caliper.
5. There shall not be any ingress and egress from Mandarin Meadows Drive.
6. There shall be a minimum twenty-four (24) building setback from any residentially zoned property.



Aerial view of site, looking west. San Jose Blvd is at the bottom of the photograph.



View of site from San Jose Boulevard and adjacent development.



View from site toward Mandarin Meadows.



View from site toward Mandarin Meadows.



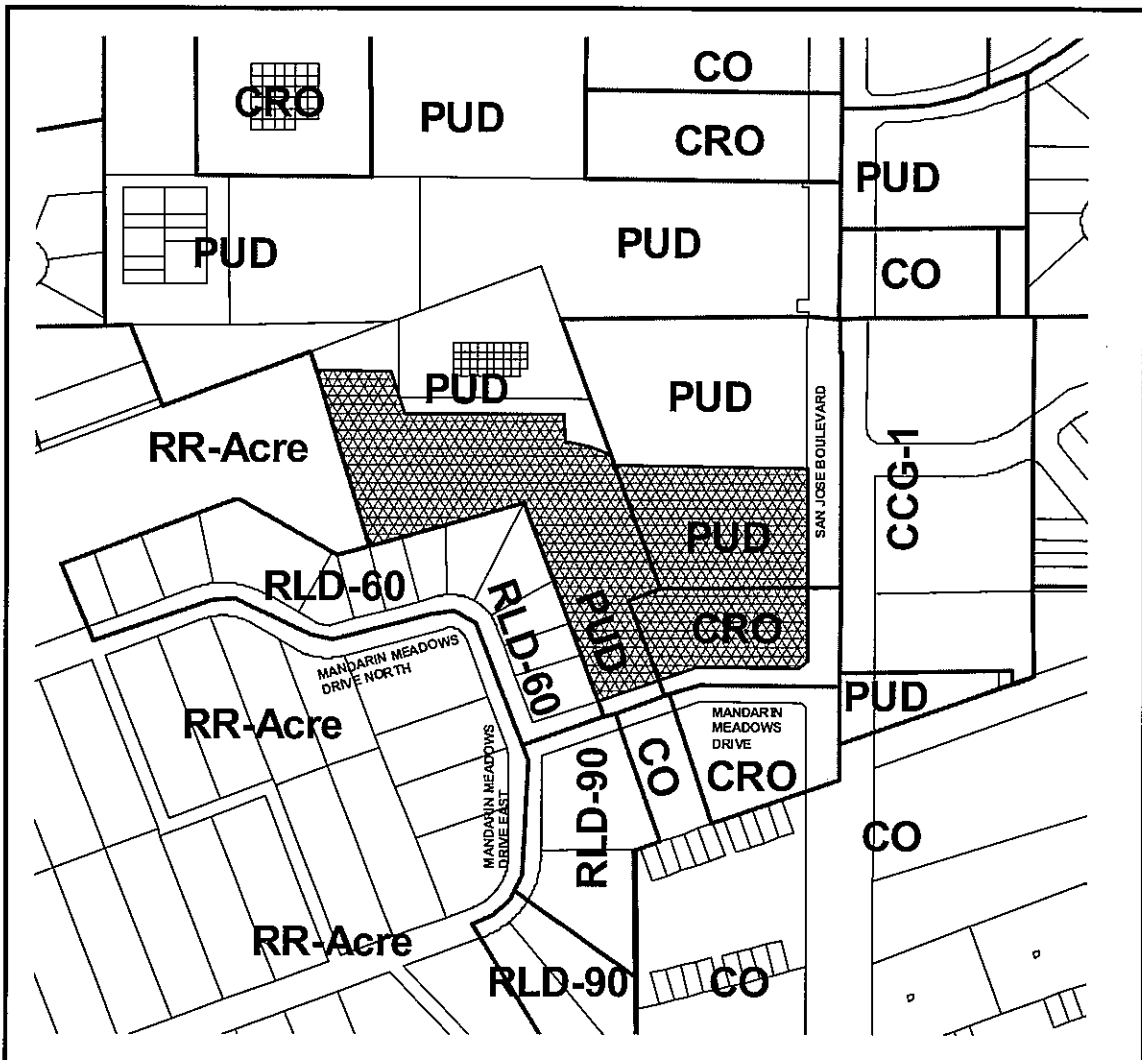
View from Mandarin Meadows toward site.



View from Mandarin Meadows toward site.



View from Mandarin Meadows toward site.



<p>REQUEST SOUGHT:</p> <p><b>FROM:</b> PUD, PUD &amp; CRO</p> <p><b>TO:</b> PUD</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>6</b></p>
<p>ORDINANCE NUMBER: <b>ORD-2015-0629</b></p>	<p>TRACKING NUMBER: <b>T-2015-0908</b></p>	<p><b>Exhibit 2</b></p>

DEVELOPMENT SERVICES



September 29, 2015

**MEMORANDUM**

TO: Bruce Lewis, City Planner Supervisor  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **San Jose Senior Housing PUD  
R-2015-0629 fka R-2007-1190**

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

1. San Jose is a FDOT maintained roadway. Number, design and location of accesses, as well as any required offsite improvements will be determined and permitted through FDOT.
2. The first cross access from San Jose Boulevard shall align with existing cross access on the north side of drive as shown on site plan. It shall not be closer than 100' from edge of outside travel lane of San Jose Boulevard.
3. Provide sidewalk along entire frontage of Mandarin Meadows Dr as required in 2030 Comprehensive Plan and Land Development Procedures Manual.
4. Signs, fences, walls and landscaping shall be located so that horizontal line of sight at intersections is unobstructed.

**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:** 09/28/2015

**TO:** Bruce Lewis  
City Planner Manager

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

**SUBJECT: TRANSPORTATION REVIEW OF SAN JOSE SENIOR HOUSING PUD**

San Jose Boulevard (SR 13), from St. Johns County Line to Loretto Road, is the directly accessed functionally classified roadway. San Jose Boulevard is a 6-lane divided class I arterial I in this vicinity and is currently operating at an acceptable LOS C. San Jose Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2014 daily traffic volume of 41,500. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via San Jose Boulevard must be subject to FDOT access management requirements.

This proposal is for 220 dwelling units of ITE 252 Senior Adult Housing (Attached) which would generate a total of 766 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 252 Senior Adult Housing (Attached) – 220 dwelling units)



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

JIM BOXOLD  
SECRETARY

September 27, 2015

Bruce E. Lewis  
City Planner Supervisor  
Current Planning Division  
Planning & Development Department  
Ed Ball Building  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

**RE: San Jose PUD – ORD 2015-0629**

### Introduction

San Jose Planned Unit Development (PUD) is a proposed PUD with 220 Adult Congregate Care Facility units on +/- 6.14 acres. The proposal is to create unified development criteria by creation of a master planned development by rezoning from existing PUD and CRO (Commercial, Residential and Office) to PUD. The current land use is CRO and RPI (Residential, Professional and Institutional) and the requested land use is RPI.

### Trip Generation

The proposed PUD will have 220 Adult Congregate Care Facility units. Table 1 shows the trip generation rates based on ITE's *Trip Generation Manual, 9th Edition*.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trip Rate	AM Peak Trip Rate	PM Peak Trip Rate
Congregate Care Facility	253	220	DU	2.02	0.06	0.17

### Programmed Improvements

There are no programmed capacity projects in the vicinity of the project.

## Evaluation of Impacts to State Facilities

### Accessibility

The applicant's site plan shows project access from Mandarin Meadows Drive and via a proposed right-in/right-out on SR 13 which is approximately 60 feet north of the full median opening at the intersection of SR 13 and Mandarin Meadows Drive. The applicant will need to coordinate with FDOT to verify if the proposed access point on SR 13 will meet the criteria for connection (right-in/right-out) spacing for Access Class 5 and posted speed limit of 45 mph.

### Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for the affected state roads according to FDOT's *2014 Florida State Highway System Level of Service Report* dated June 2015. The facilities mentioned in Table 2 have sufficient capacity to accommodate the trips from the project.

**Table 2**

Roadway	Map ID	Segment	Lanes	LOS Standard	Maximum Service Volume	2014 Peak Hour Volume	LOS
SR 13	134	St Johns County to Loretto Road	6/D	D	5,390	3,825	C
SR 13	135	Loretto Road to I-295	6/D	D	5,390	4,950	C

As mentioned in this report, the applicant will need to coordinate with FDOT access management regarding the proposed access point (right-in/right-out) on SR 13. If there are any questions concerning FDOT's review, please contact me at (904) 360-5647 or [Ameera.Sayeed@dot.state.fl.us](mailto:Ameera.Sayeed@dot.state.fl.us).

Sincerely,



Ameera Sayeed, AICP, GISP  
FDOT D2 Growth and Development/Modeling Supervisor

Cc. Sean Kelly, P.E. FDOT Jacksonville Maintenance Permits Engineer  
Tom Cavin, P.E. FDOT District Two Access Management Engineer  
Nathan Lee, P.E. FDOT District Two Permits Engineer

### Application For Rezoning To PUD

#### Planning and Development Department Info

Ordinance # 2015-0629 Staff Sign-Off/Date BEL / 08/26/2015  
 Filing Date 09/02/2015 Number of Signs to Post 5

#### Hearing Dates:

1st City Council 10/13/2015 Planning Comission 10/08/2015

Land Use & Zoning 10/20/2015 2nd City Council N/A

Neighborhood Association OLDE MANDARIN NEIGHBORHOOD ASSOC.

Neighborhood Action Plan/Corridor Study N/A

#### Application Info

Tracking # 908 Application Status PENDING  
 Date Started 07/27/2015 Date Submitted 07/27/2015

#### General Information On Applicant

Last Name First Name Middle Name  
 MORGAN WILL

Company Name  
 VESTCOR COMMUNITIES

Mailing Address  
 3030 HARTLEY ROAD

City State Zip Code  
 JACKSONVILLE FL 32257

Phone Fax Email  
 9042887810 9042609031 MORGAN@VESTCOR.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name  
 AZZALIN GIORGIO

Company/Trust Name  
 BLUE WAY DEVELOPERS, LLC AND WELLS CAPITAL INVESTMENT, LLC

Mailing Address  
 12276 SAN JOSE BLVD, SUITE 721

City State Zip Code  
 JACKSONVILLE FL 32223

Phone Fax Email  
 9047322273 9046742952

#### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From District	Zoning District(s)	To Zoning District
Map 158183 0010	6	3	PUD	PUD

Map	158186 0000	6	3	PUD	PUD
Map	159567 0000	6	3	CRO	PUD

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

**Existing Land Use Category**

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 6.14

Development Number

Proposed PUD Name MIXED USE RESIDENTIAL OFFICE AND RETAIL CENTER PUD/AME

**Justification For Rezoning Application**

JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT THE PROPOSED PROJECT IS COMPATIBLE WITH THE CITY OF JACKSONVILLE'S 2010 COMPREHENSIVE PLAN. THE PROPOSED PUD WRITTEN DESCRIPTION AND SITE PLAN: 1. ALL FOR A CREATIVE APPROACH TO THE DEVELOPMENT. 2. PROVIDE A MORE DESIRABLE DEVELOPMENT ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT APPLICATION OF THE MINIMUM REQUIREMENTS OF THE ZONING CODE; 3, ALL FOR AN EFFICIENT USE OF LAND RESULTING IN LOWER DEVELOPMENT COSTS; 4. PROVIDE AN ENVIRO

**Location Of Property**

**General Location**

12276 SAN JOSE BLVD

House #	Street Name, Type and Direction	Zip Code
12276	SAN JOSE BV	32223

**Between Streets**

MANDARIN MEADOWS and ORANGE PICKERS ROAD

**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  
6.14 Acres @ \$10.00 /acre: \$70.00
- 3) Plus Notification Costs Per Addressee  
76 Notifications @ \$7.00 /each: \$532.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,602.00

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

## LEGAL DESCRIPTION

### PARCEL 1:

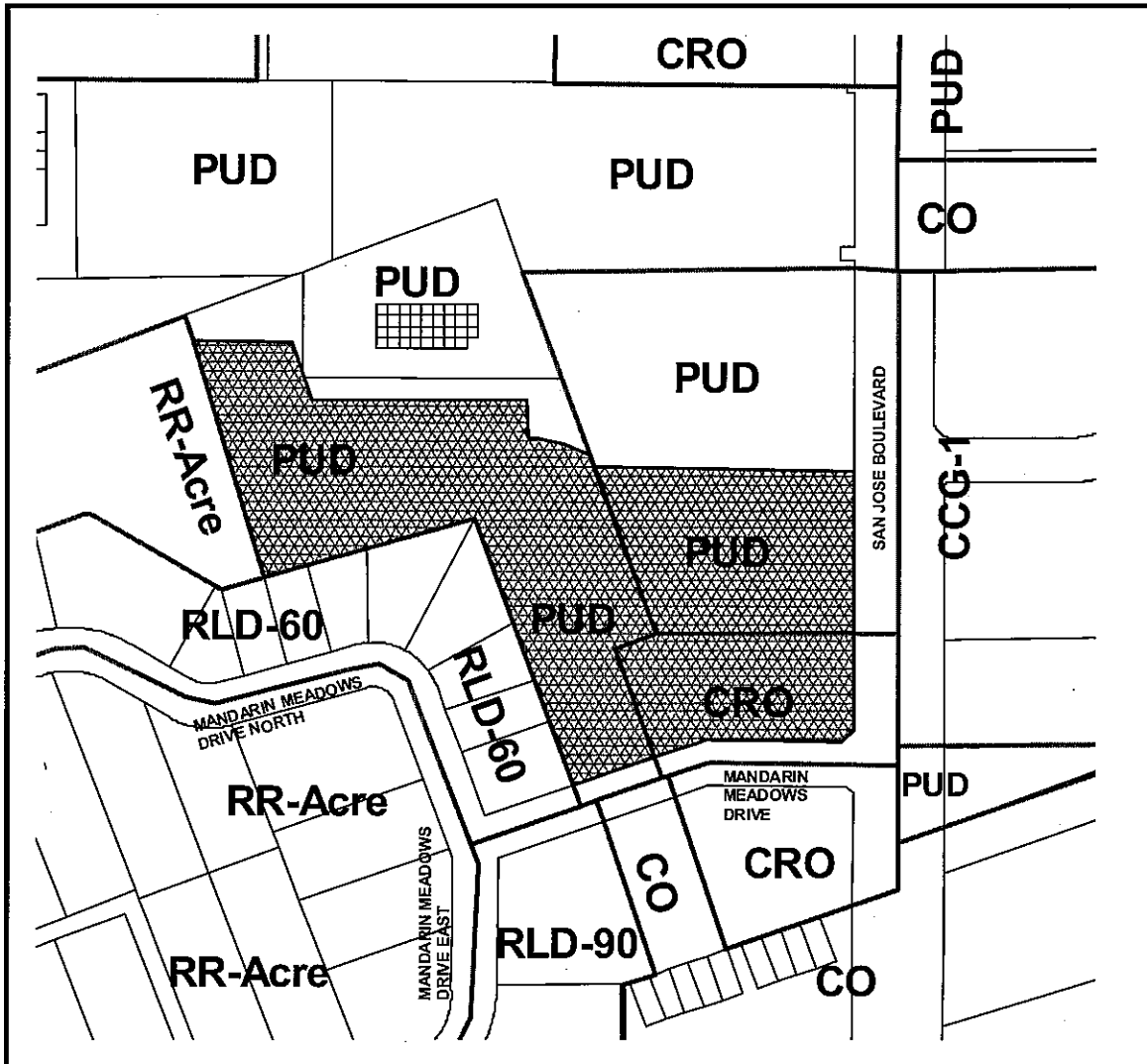
A part of the W. J. Loftin Grant, Section 47, a part of Section 19, Township 4 South, Range 27 East and a part of Lot 30, Block 1, Mandarin Meadows Unit No. 2, as recorded in Plat Book 29, page 67 of the current public records of Duval County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Lot 29, Block 1, of said Mandarin Meadow Unit No. 2; thence North 19°54'50" West, along the Easterly boundary of Lots 29, 28, 27 and 26 of said Mandarin Meadows Unit No. 2, a distance of 383.39 feet to the Northeast corner of said Lot 26; thence South 74°14'49" West, along the northerly boundary of Lots 25, 24 and 23 of said Mandarin Meadows Unit No. 2, a distance of 294.19 feet to the Southeast corner of Lot 13 of said Mandarin Meadows Unit No. 2; thence North 15°38'25" West, along the Easterly line of said Lot 13, a distance of 331.30 feet; thence South 89°24'56" East, departing said Easterly line of Lot 13, a distance of 129.79 feet; thence South 19°13'11" East, a distance of 81.86 feet; thence South 89°49'01" East, a distance of 286.55 feet; thence South 00°11'42" West, a distance of 52.82 feet; thence South 89°31'28" East, a distance of 11.56 feet to the point of curvature of a curve concave to the Southwest and having a radius of 87.50 feet; thence Southeasterly along the arc of said curve an arc length of 35.72 feet, said arc being subtended by a chord bearing and distance of South 78°05'54" East, 35.47 feet; thence South 66°24'12" East, a distance of 43.90 feet to the Easterly line of Lot 30 of said Mandarin Meadows Unit No. 2, also being the Westerly line of said Section 19; thence South 18°21'27" East along said Easterly line of said Lot 30 and Westerly line of Section 19, a distance of 14.83 feet; thence South 89°20'15" East, a distance of 342.21 feet to the Westerly right of way of San Jose Boulevard (a 120 foot right of way as now established); thence South 00°13'45" West along said right of way line, a distance of 228.76 feet; thence South 00°06'12" West, continuing along said right of way line, a distance of 141.39 feet to the Northerly right of way line of Mandarin Meadows Drive (a 60 foot right of way); thence South 89°20'17" West along the Northerly right of way line of Mandarin Meadows Drive, a distance of 207.62 feet; thence South 70°07'30" West, continuing along said Northerly right of way line, a distance of 175.05 feet to the Point of Beginning.

### PARCEL 2:

Together with rights as contained in Declaration of Access and Cross and Reciprocal Easements for Stormwater Drainage and Utilities, Maintenance, and Use Agreement, and Assessment Allocations Agreement recorded October 30, 2001 in Official Records Book 10207, page 923, as modified by First Modification recorded January 31, 2003 in Official Records Book 10896, page 1214, and Second Modification recorded June 22, 2005 in Official Records Book 12564, page 1976, and together with easement rights created under that certain Amended and Restated Master Declaration of Reciprocal Easements for Access, Parking, Utilities, Drainage and Maintenance Agreement recorded June 9, 2010 in Official Records Book 15269, page 2084, in the public records of Duval County, Florida.

July 27, 2015



<p>REQUEST SOUGHT:</p> <p><b>FROM:</b> CRO, PUD &amp; PUD</p> <p><b>TO:</b> PUD</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>6</b></p>
<p>ORDINANCE NUMBER: <b>ORD-0000-0000</b></p>	<p>TRACKING NUMBER: <b>T-2015-0908</b></p>	<p><b>Exhibit 2</b></p>



## Property Ownership Affidavit

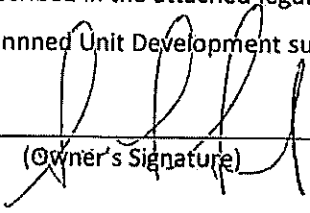
Date: July 20, 2015

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

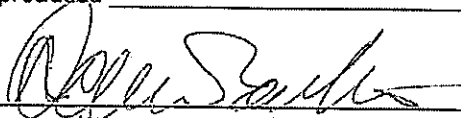
Gentleman:

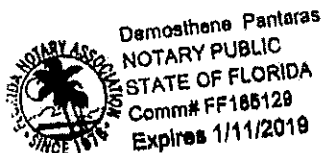
I, GEORGE AZZALIN hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application for rezoning to Planned Unit Development submitted to the Jacksonville Planning and Development Department.

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

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20 day of JULY (month), 2015 (year) by GEORGE AZZALIN who is personally known to me or has produced \_\_\_\_\_ as identification.

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



**Agent Authorization**

Date: July 20, 2015

**City of Jacksonville**

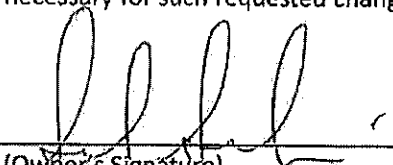
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

**Re: Agent Authorization for the following site location:**

Application for Rezoning to PUD including portions of parcels RE#s 1581830010, 1581860010,  
1595670000

Gentleman:

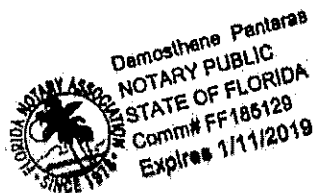
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Vestcor Communities, Inc. to act as agent to file application(s) for Rezoning to Planned Unit Development for the above referenced property and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

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

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20 day of JULY (month),  
2015 (year) by GORGEO ABBACCH, who is personally known to me or has  
produced \_\_\_\_\_ as identification

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



**Binding Letter**

July 20, 2015

City Of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: Application for Rezoning to PUD including portions of parcel RE#s  
1581830010, 1581860010, and 1595670000

Ladies and Gentlemen:

You are hereby advised that the undersigned, owners 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. Owners also agree 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,

Owners:

By:

  
Giorgio Azzalin

Managing Partner

Blue Way Developers, LLC

By:

  
Giorgio Azzalin

Managing Partner

Wells Capital Investment, LL

## PUD Written Description

August 24, 2015

### **MIXED USE RESIDENTIAL OFFICE AND RETAIL CENTER PUD/AMENDMENT**

#### **I. PURPOSE AND INTENT**

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development criteria. The creation of a master planned development affords an efficient use of the land.

- A. Project Architect/Planner: PQH Group, 4141 Southpoint Dr. E., Jax., FL 32216
- B. Project Engineer: Abbey Civil Engineers, Inc., 2046 Cherokee Dr., Neptune Bch, FL 32266
- C. Project Developer: Vestcor Communities, Inc., 3030 Hartley Rd, Suite 310, Jax., FL 32257
- D. Current Land Use Category: CRO and RPI
- E. Current Zoning District: PUD and CRO
- F. Requested Land Use Category: RPI
- G. Requested Zoning District: PUD
- H. Real Estate Number(s): #158183 0010, #158186 0000 & #159567 0000

Total Gross Acreage	6.14+	acres	100	%
Amount of each different land use by acreage				
Single family	0	Acres	0	%
Total number of units	0	d.u.		
Multiple Family	3.24	acres	53	%
Total number of units	220	d.u.		

Commercial	0	acres	0	%
Industrial	0	acres	0	%
Other land use	0	acres	0	%
Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation and/or open space	1.37	acres	22	%
Passive open space, wetlands, ponds	0	acres	0	%
Public and private right-of-way	1.53	acres	25	%
Maximum coverage of buildings and structures	76,136	sq. ft.	28	%

## II. PLANNED UNIT DEVELOPMENT LOCATION

Mixed use Residential Office and Retail Center is proposed to be located on a parcel of land containing approximately 6.14± acres of land which is owned by Wells Capital Investments, LLC and Blue Way Developers, LLC Attn: Giorgio Azzalin. The proposed PUD is located on the west side of San Jose Boulevard, south of Orange Pickers Road, East of Flynn Road, on the north side of Mandarin Meadows Road, and south of existing Office Park which is owned by Mr. Azzalin.

## III. PLANNED UNIT DEVELOPMENT LAND USE DESCRIPTION

The existing Comprehensive Plan Land Use Designation for the subject property is RPI (Residential, Professional and Institutional). The subject property is current zoned PUD and CRO (Commercial, Residential and Office) Zoning District.

As depicted on the concept site plan which is part of this PUD application, the property is proposed to be developed as a complimentary extension to the existing office park and limited specialty retail and services. A more detailed description of the uses which will be allowed within the PUD and any use restrictions are contained herein.

This PUD district will differ from conventional zoning districts by providing a unique design not found in the conventional zoning districts. The PUD district also provides a site plan and is specific as to maximum amount of development, vehicular circulation and open spaces.

#### IV. PLANNED UNIT DEVELOPMENT PERMITTED USES AND STRUCTURES

The subject property could be developed in accordance with the permitted uses and structures of the CRO (Commercial Residential and Office) zoning district, including residential congregate living, retail and offices. The maximum amount of square footage of professional office allowed shall not exceed 105,000 square feet. The maximum amount of retail square footage on this portion of the development will not exceed 55,000 square feet with the remaining square footage for professional office. The retail will be oriented for first floor development and the remaining square footage will be on the second and potential third floor. The development may be modified from that depicted on the PUD conceptual site plan, based upon final architectural design, engineering design and market demands, through an application for Minor Modification to the PUD, specifically for residential development. The continued operation and maintenance of all aspects of the property not provided, operate and maintain by the City will be performed by the owner of the development or in conjunction with the property association.

##### A. Permitted Uses and Structures.

1. Professional Office Buildings at a maximum square footage of 105,000 square feet total for the entire development; and
2. Specialty retail (i.e. wine and cheese shops, clothing shops, service type retail businesses, food and sundries, gift and card shops, restaurant/café type businesses with the sale and service of alcoholic beverages, etc.).
3. Residential Congregate Living including, Independent Assisted and Memory Care.
4. Permitted uses and structures for this PUD shall be as follows:
  - (i) Permitted uses and structures in the CRO district and permissible uses by exception in the CRO district approved via the applicable procedures for the grant of a zoning exception.
  - (ii) Medical and Dental Offices including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances, and similar products in conjunction with a professional service being rendered. (BUT NOT CLINICS OR HOSPITALS).
  - (iii) Professional and business offices.
  - (iv) Vocational, trade, business schools or colleges.
  - (v) Libraries, museums and community centers.
  - (vi) Radio and television broadcasting studios and offices (subject to Part 15).
  - (vii) Banks, financial institutions, savings and loan institutions and similar uses without drive-thru facilities.
  - (viii) Art galleries, dance, art, gymnastics, fitness centers, martial

- arts, music studios and theaters for stage performances (but not motion picture theaters).
- (ix) Cosmetology, electrolysis and laser treatment facilities, hair salon, day spa and similar uses.
  - (x) Employment and recruitment offices (but not a day labor pool).
  - (xi) Retail sales (display and storage of merchandise shall be subordinate and clearly incidental to a permitted use from the above list, and shall not exceed 25% gross floor area of said use).
  - (xii) Adult Congregate Living Facilities (but not group care home or residential treatment facility).

## V. PLANNED UNIT DEVELOPMENT LOT AND BUILDING REQUIREMENTS

A. The minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- Minimum lot requirements (width and area).
  - 1) Width: Seventy (70) feet
  - 2) Area: Seven thousand (7,000) square feet
- Maximum lot coverage by entire building: Thirty five (35%) percent
- Minimum Yard Requirements.
  - Front: Twenty (20) Feet
  - Side: Ten (10) Feet
  - Rear: Twenty (20) Feet.
- Maximum height of all structures: Fifty-Five (55) feet; provided, however that height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of thirty-five feet.

B. Parking Requirements

Per Land Development Code, Section 656.604. Minimum number of parking spaces for office development (four spaces per thousand square feet of gross floor space).

Residential For Congregate Care: 1 space per 2 units plus 1 per employee.

C. Vehicular Access/Road Frontage

Primary Vehicular access to the subject property will be via the existing office park located to the north of the proposed development, as well as San Jose Boulevard. This access is depicted on the site plan.

Secondary Service access shall be from Mandarin Meadows Drive as depicted on the site plan.

D. Tree Protection and Landscape Requirements

The subject property will be developed in accordance with Part 12. Landscape Requirements of the Zoning Code. The site shall contain at a minimum the landscaping requirements of the Zoning Code Section, 656, Part 12 of the same.

E. Signage

One (1) illuminated sign not exceeding a maximum of twenty four (24) square feet in area, not to exceed ten (10) feet in height, for each parcel. Directional signs not exceeding a maximum of four (4) square feet in area. As a Congregate Care Facility the project(s) may be permitted up to two (2) signs along SR 13 a minimum of 100' feet apart and one sign each at the entrance to each building.

Each Retail/

Office use shall be permitted to have individual identification on the main entrance sign, as well as at their location (i.e. at the entrance to the individual establishments). Notwithstanding the above, the developer shall have the option of one monument sign for the entire project shall be permitted. The same will be a maximum twenty (20) feet in height and one hundred (100) square feet in size. This one monument sign would be in lieu of the two monument signs referenced herein.

F. Pedestrian Access and Circulation

Internal pedestrian access is provided via walkways and driveways depicted on the site plan.

G. Architectural Design

The structures shall be developed consistent will the existing office park for which this will be a part. The commercial portion of the development shall strive to develop their site architecturally consistent with the surrounding office park of which is it a part.



H. PUD Site Plan

The site plan provided as part of this PUD Application for Rezoning is a conceptual PUD rezoning site plan. Final design is subject to change through final site planning, engineering design, architectural design and other regulatory approvals. All development improvements are subject to appropriate local, State and Federal permitting agencies.

I. Lighting

Consistent with the portions of the Zoning Code under PART 4, Supplementary regulations, specifically, the lighting associated with this development. The same shall be designed and installed so as to prevent glare or excessive light on adjacent residential zoned property. Further, no source of illumination shall be allowed if such illumination would be visible from a residential zoned district to the extent that it interferes with the residential use of that area.

**VI. ADDITIONAL DEVELOPMENT CRITERIA**

**A. RETENTION**

Storm water treatment will be in accordance with surface water runoff requirements of the City of Jacksonville, as well as all State and local agencies with jurisdiction over the same. It should be noted that the proposed development shall make every attempt to use the existing storm water retention that is currently in place for the office park development located to the north of the same.

**B. PHASING**

The development will be developed in two phases or as the market demands.

**C. UTILITIES**

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville Public Works Department.

**D. WETLANDS/ENVIRONMENTAL**

Wetlands boundaries, if any, will be determined in accordance with St. Johns River Water Management District and Corp of Engineers

regulations, and impacts will be addressed in accordance with the rules of the appropriate agency(s). A wildlife and protected species survey is not required for this site, as the same is less than the 50 acre threshold, as stated in the Comprehensive Plan.

**E. CONCURRENCY**

On August 2, 2007, the developer made application for a CRC consistent with the approved Fairshare Assessment contract #41211.

**F. PHASE SCHEDULE OF CONSTRUCTION**

January 2016 – Construction Commencement of Phase I, March 2017 Construction Completion of the Adult Congregate Care Facility consisting of a total of 140 units of independent living, assisted living and memory care.

Future Date TBD - Construction Commencement of Phase II of the Adult Congregate Care Facility consisting of a total of 80 units of independent living, assisted living and memory care based on market demand.

**VII. SUPPLEMENTAL INFORMATION**

- The Legal description (Attached)
- The Building letter (Attached)
- The Letter of Authorization (Attached)
- Proof of Ownership (Attached)
- Location Map (Attached)
- The Site Plan (Attached)
- The Zoning and Land Use Map (Attached)
- The Ordinance approving the original PUD (Attached)
- The Aerial photograph (Attached)
- The Parcel Information Sheet (Attached)
- PUD Intent and Justifications (Provided herein)

**VIII. SUCCESSORS IN TITLE**

All successors in title to the property or any portion of the property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

**IX. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT**

The proposed project is compatible with the City of Jacksonville's 2010 Comprehensive Plan. The Proposed PUD written description and site plan:

1. All for a creative approach to the development.
2. Provide a more desirable development environment than would be possible through the strict application of the minimum requirements of the Zoning Code;
- 3, All for an efficient use of land resulting in lower development costs;
4. Provide an environment that will improve the characteristics of the surrounding area;
5. Enhance the appearance of the area through development criteria;
6. Proposed land uses and intensities which will meet certain planning goals and create a balance for the community; and
7. The planning and design will create a sustainable development.

REQ:cbr: Mandarin Sr. PUD Written Description

DATE	06/15/15	1507
PROJECT NO.	1507	1507
CLIENT	MANDARIN, FLORIDA	
PROJECT	SENIOR LIVING FACILITY	
DATE	06/15/15	1507

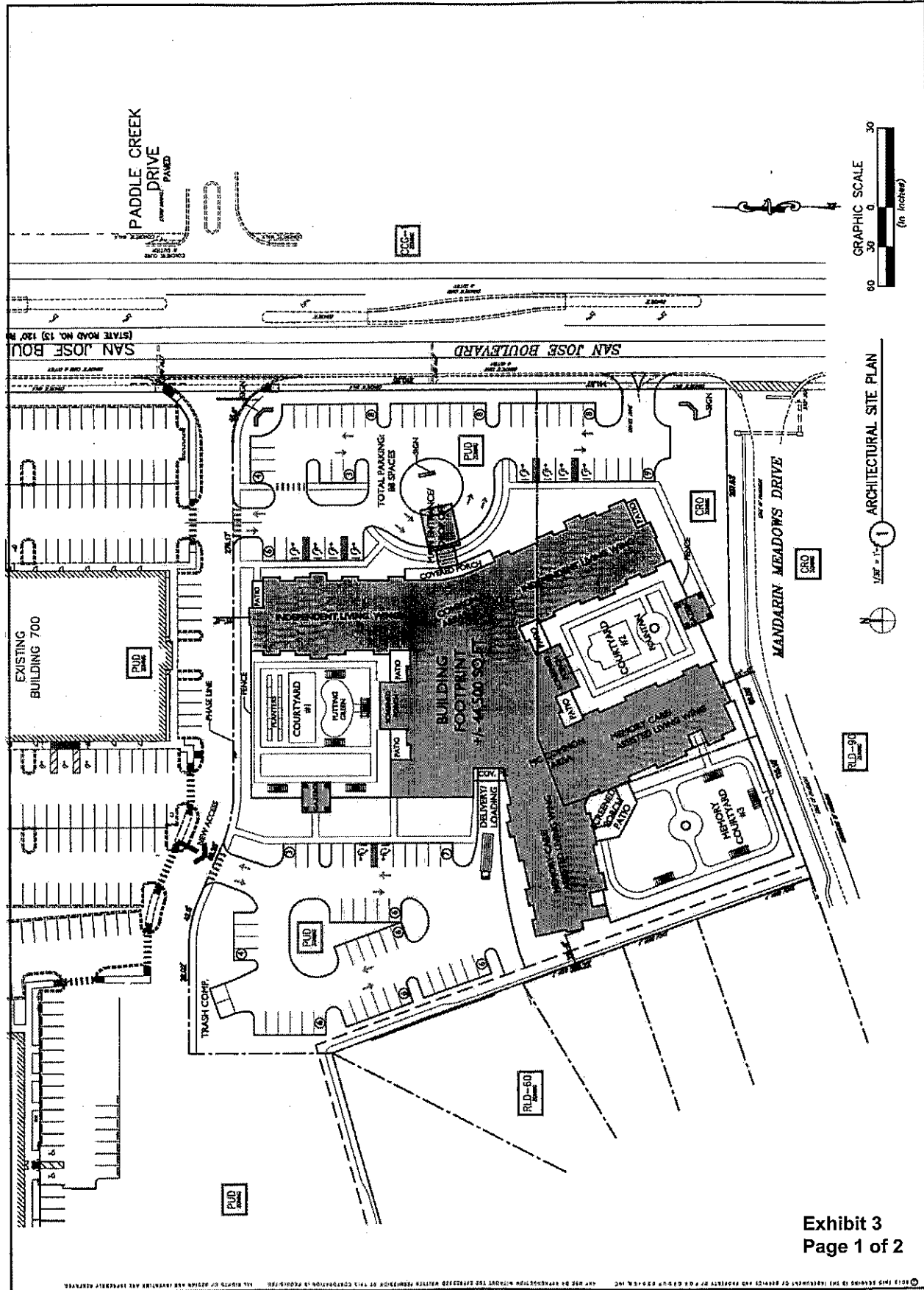
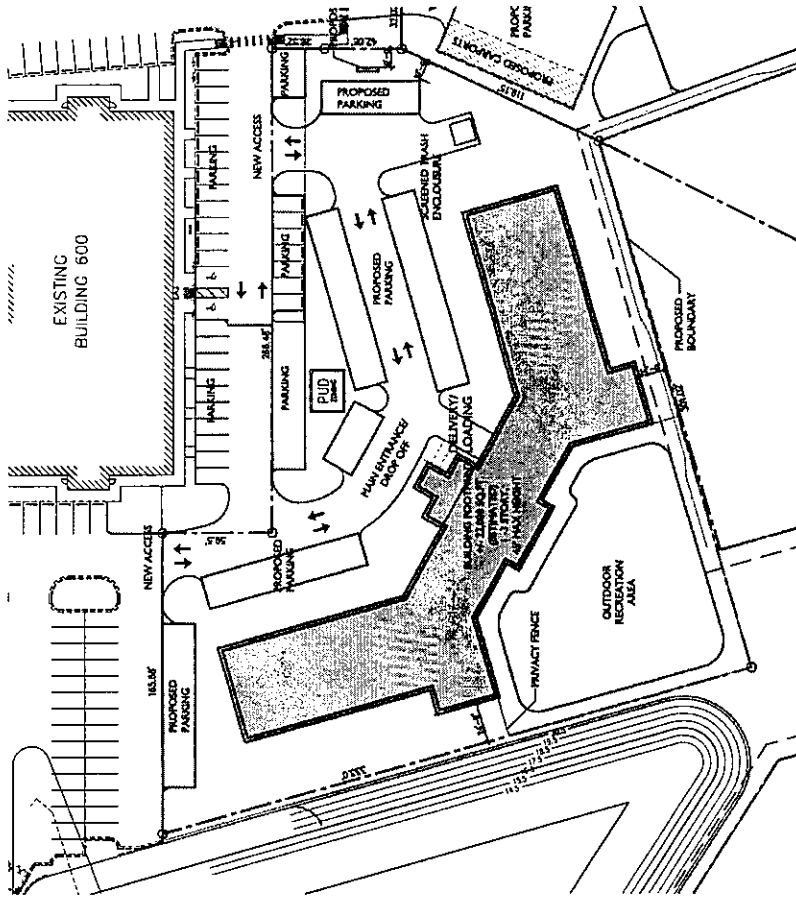
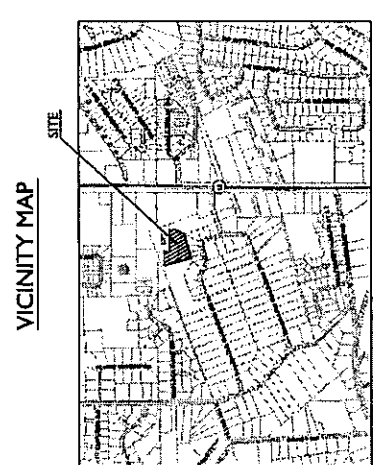
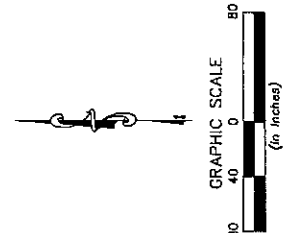


Exhibit 3  
 Page 1 of 2

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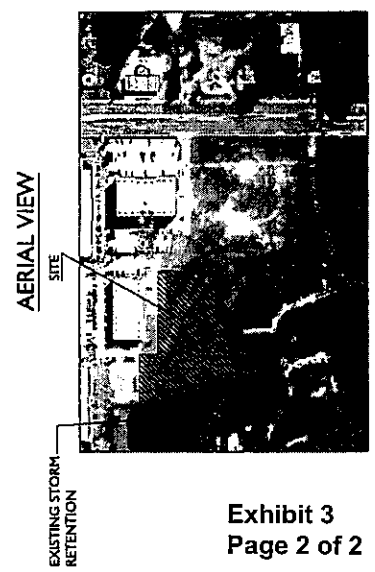


1/2" = 1' - 1" ARCHITECTURAL SITE PLAN



VICINITY MAP

PROJECT SUMMARY:	
PROPERTY ADDRESS: 17776 SAN JOSE BOULEVARD, BLDG. 777 CORONA VILLE, FLORIDA LOCAL ESTATE NUMBER: 0	ACRE 7.28 AC
NUMBER OF ANTICIPATED PHASES TOTAL SITE AREA NUMBER OF UNITS NUMBER OF PROPOSED BUILDINGS*	1 7.28 AC 1 1
EXISTING ZONING PROPOSED ZONING	PUD PUD
PARKING REQUIREMENTS ** 1 SPACE PER 2 UNITS 1 SPACE PER EMPLOYEE (APPROXIMATELY)	TOTAL SITE SPACES (REQUIRED) 40 SPACES (2 ADA) 12 SPACES (1 ADA) TOTAL SITE SPACES (PROPOSED) STANDARD: 87 SPACES ADA: 3 SPACES
PROPOSED BUILDING HEIGHT *** SITE AREA DISTRIBUTION PERMANENT AREA	55 FEET MAX. 57' - 28.18' S.F. 57' - 0.80' AC 28.0K 57' - 24.80' S.F. 57' - 0.57' AC 28.0K 57' - 28.30' S.F. 57' - 0.83' AC 32.0K
VEHICLE USE AREA MISC. COURTYARDS, SIDEWALKS, ETC. IMPERVIOUS AREA: GREEN AREA / LANDSCAPE STORM WATER RETENTION	57' - 0.83' S.F. 07' SITE N/A
PROPOSED UNLESS OTHERWISE NOTED	
FRONT: 20 FEET MIN SIDE: 20 FEET MIN REAR: 20 FEET MIN	
DEVELOPER / OWNER	ARCHITECT
LANDSCAPE ARCHITECT	CIVIL ENGINEER
STRUCTURAL ENGINEER	MECHANICAL ENGINEER
ELECTRICAL ENGINEER	PLUMBING ENGINEER
MECHANICAL ENGINEER	ENVIRONMENTAL ENGINEER
PLUMBING ENGINEER	SOILS ENGINEER
ENVIRONMENTAL ENGINEER	TRAFFIC ENGINEER
SOILS ENGINEER	WATER RESOURCES ENGINEER
TRAFFIC ENGINEER	WIND ENGINEER
WATER RESOURCES ENGINEER	WIND ENGINEER
WIND ENGINEER	



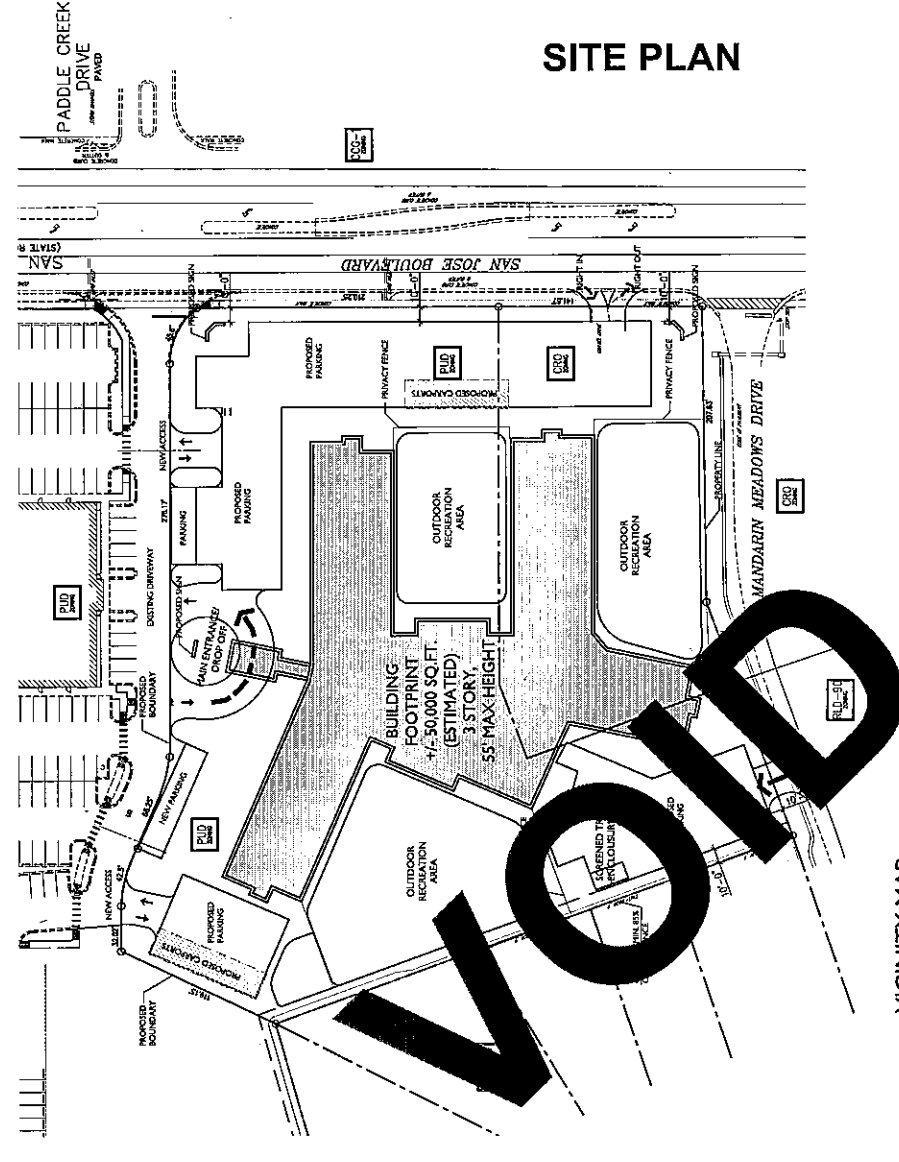
AERIAL VIEW

104	NO.	15007	DATE	05/28/15	PROJECT	SENIOR LIVING FACILITY
105	NO.	15012	DATE	06/18/15	PROJECT	MANDARIN, FLORIDA
106	NO.	15013	DATE	06/18/15	PROJECT	MANDARIN, FLORIDA
107	NO.	15014	DATE	06/18/15	PROJECT	MANDARIN, FLORIDA
108	NO.	15015	DATE	06/18/15	PROJECT	MANDARIN, FLORIDA

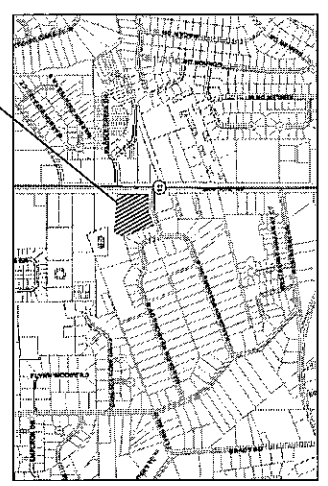
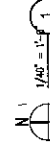
CONCEPTUAL SITE PLAN

DATE: 05/28/15  
AS-1

# SITE PLAN



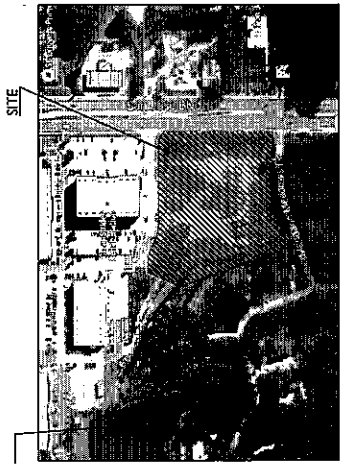
ARCHITECTURAL SITE PLAN



VICINITY MAP

PROJECT SUMMARY:	
PROPERTY ADDRESS: 12276, SAN JOSE BOULEVARD, BLDG. 800 JACKSONVILLE, FLORIDA REAL ESTATE NUMBERS: D, 12360, 12276	
NUMBER OF ANTICIPATED PHASES	1
TOTAL SITE AREA	±/± 181,500 S.F. ±/± 4.1 AC
NUMBER OF UNITS	MAX. 140 EMPLOYEE LIVING
NUMBER OF PROPOSED BUILDINGS*	1
EXISTING ZONING	PUD & CRO
PARKING REQUIREMENTS **	76 SPACES (ADA) 36 SPACES (REQUIRED)
PARKING PROPOSED, (APPROXIMATELY)	STANDARD, 102 SPACES ADA/8 SPACES (PROPOSED)
PROPOSED BUILDING HEIGHT ***	55 FEET (70 FT IS ALLOWED)
SITE AREA DISTRIBUTION	
PERVIOUS AREA:	±/± 1.18 AC 28.0%
BUILDING FOOT PRINT:	±/± 50,000 SF
VEHICLE USE AREA:	±/± 41,500 SF
MISC. COURTYARDS, SIDEWALKS, ETC.:	±/± 3.95 AC 23.5%
IMPERVIOUS AREA:	±/± 40,000 SF
OPEN AREA / LANDSCAPE:	±/± 50,000 SF
STORM WATER RETENTION	OFF SITE
SETBACKS	
FRONT:	20 FEET MIN
SIDE:	10 FEET MIN
REAR:	20 FEET MIN
DEVELOPER / OWNER:	ARCHITECT
LANDSCAPE ARCHITECT:	LANDSCAPE ARCHITECT
SOILS ENGINEER:	SOILS ENGINEER
CIVIL ENGINEER:	CIVIL ENGINEER

AERIAL VIEW



EXISTING STORM RETENTION



112761

Prepared by, record and return to:  
Baron L. Bartlett, Esq.  
Bartlett & Deal, P.A.  
135 Professional Drive, Suite 101  
Ponte Vedra Beach FL 32082  
(904) 285-5299

RE Parcel No. 159561-0000, 159567-0000, 158183-0010  
Buyer's TIN: 51-0439680

**WARRANTY DEED**

**THIS WARRANTY DEED** made this 5th day of January, 2005, by Mohammed N. Mona, M.D.a/k/a Mohammed N. Mona and Beverly Susan Mona, two unmarried persons, hereinafter called Grantor and whose address is 3599 University Blvd. South, Suite 905, Jacksonville, FL 32216 to Project USA, LLC, a Florida limited liability company, hereinafter called Grantee, and whose address is 12276-111 San Jose Blvd., Jacksonville, FL 32223.

(Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.**

**The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.**

**SUBJECT TO** taxes accruing subsequent to December 31, 2004.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

③  
27.00  
15505.00



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first abovewritten.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print Name SARON L. BARTLETT

[Signature]  
Mohammed N. Mona, M.D., a/k/a  
Mohammed N. Mona

[Signature]  
Print Name BARBARA D. MURPHY

[Signature]  
Beverly Susan Mona

Print Name \_\_\_\_\_

Print Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5 day of January, 2005, by Mohammed N. Mona, M.D., a/k/a Mohammed N. Mona  who is personally known to me or  who has produced FL Driver's License as identification.

[Signature]  
NOTARY PUBLIC



Barbara Dawson Murphy  
MY COMMISSION # DD176017 EXPIRES  
January 7, 2007  
BONDED THROUGH TRUSTEES INSURANCE, INC.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5 day of January, 2005, by Beverly Susan Mona  who is personally known to me or  who has produced FL Driver's License as identification.

[Signature]  
NOTARY PUBLIC



Barbara Dawson Murphy  
MY COMMISSION # DD176017 EXPIRES  
January 7, 2007  
BONDED THROUGH TRUSTEES INSURANCE, INC.

**EXHIBIT "A"**

LOTS 23 AND 30, BLOCK 1, MANDARIN MEADOWS UNIT NO. 2, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 67 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

A PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 19 WITH THE WEST RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD 13, A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 498.5 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9630, PAGE 2487 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 89 DEGREES 24 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 259.13 FEET TO THE EASTERLY LINE OF MANDARIN MEADOWS UNIT NO. 2, AS RECORDED IN PLAT BOOK 29, PAGE 67 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 19 DEGREES 54 MINUTES 50 SECONDS WEST, ALONG LAST SAID LINE, A DISTANCE OF 525.60 FEET TO SAID NORTH LINE OF SECTION 19; THENCE NORTH 89 DEGREES 05 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 439.38 FEET TO THE POINT OF BEGINNING.

# AERIAL VIEW

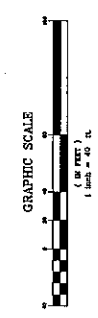
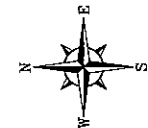
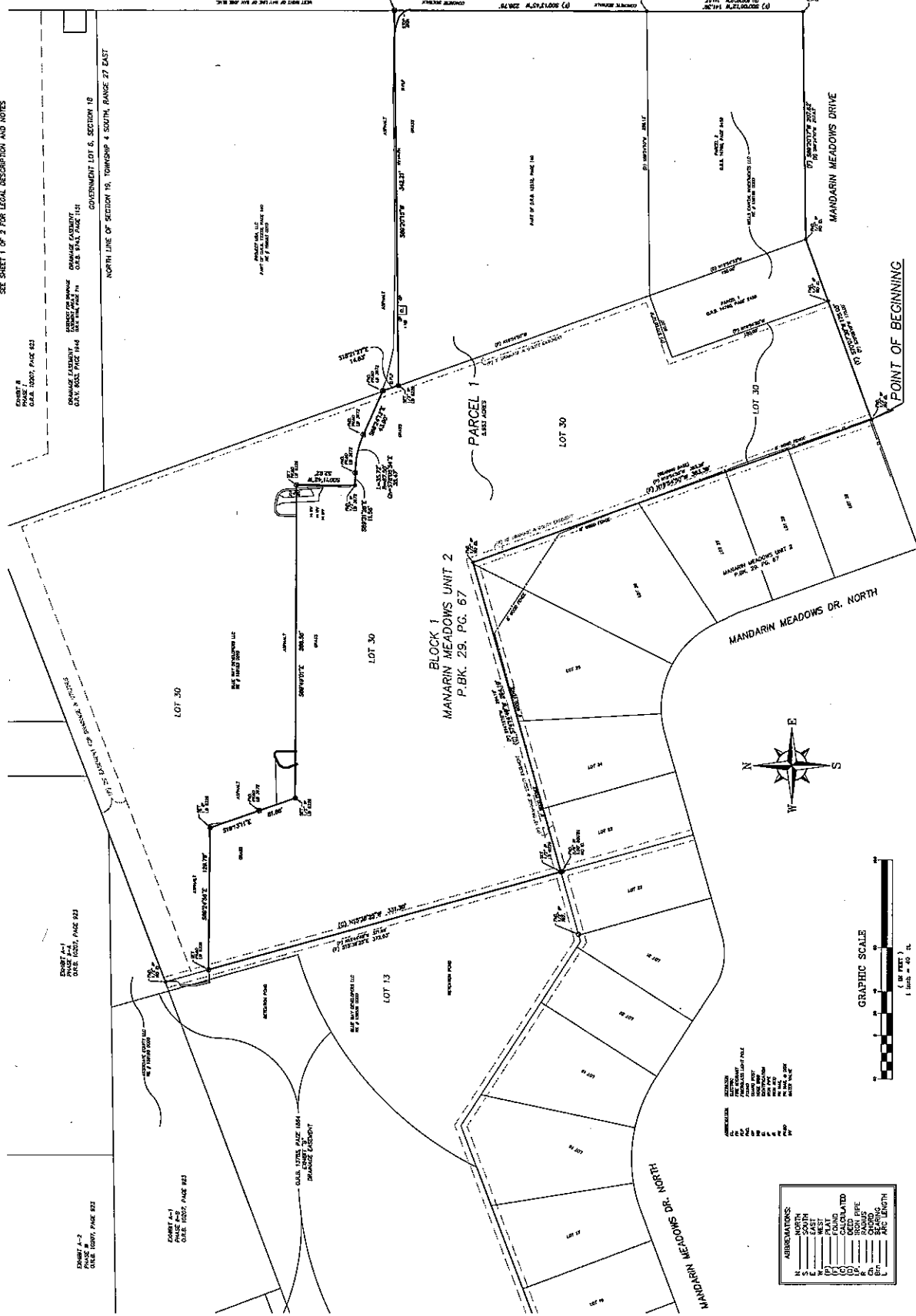
EXISTING STORM  
RETENTION

SITE



**MAP SHOWING A BOUNDARY SURVEY OF:  
PARCEL 1**

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND NOTES



ABBREVIATIONS:	
N	NORTH
S	SOUTH
E	EAST
W	WEST
PLAT	PLAT
CC	CALCULATED
CD	CEDED
CP	PIPE
PA	PAVEMENT
ST	STAIRING
AP	APPROXIMATE
APC	APPROXIMATE LENGTH

<p><b>ATLANTIC GULF SURVEYING CO., INC.</b> LAND AND ENGINEERING SURVEYS 1234 BRADY ROAD, JACKSONVILLE, FLORIDA 32210 PHONE NO. (904) 771-4412 - FAX (904) 771-8918</p>	<p>CLIENT WESTCOAST COMMUNITIES</p>	<p>PROJECT NO. S25568</p>
	<p>DATE REVISION DESCRIPTION</p>	

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**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR339050

Date: 8/17/2015

User: Lewis, Bruce

Email: BLewis@coj.net

**REZONING/VARIANCE/EXCEPTION**

Name: Will Morgan  
 Address: 3030 Hartley Road Jacksonville, FL 32257  
 Description: San Jose Senior Housing PUD application

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2602.00

**Total Due: \$2,602.00**

**Michael Corrigan , Tax Collector**

**Vestcor Communities, Inc.**

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
8-17-15	CR339050	San Jose PUD Applicati	2602.00		2602.00
CHECK DATE	8-21-15	CHECK NUMBER	1434	TOTAL >	2602.00
					2602.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

