

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-865 TO

PLANNED UNIT DEVELOPMENT

JANUARY 21, 2016

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 **2015-865** to Planned Unit Development.

Location: South of JTB Boulevard and east of San Pablo Road
Between San Pablo Road and the Intracoastal Waterway

Real Estate Number(s): A portion of 181772 0120

Current Zoning District: Planned Unit Development (PUD 2001-0818-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Bill Gulliford, District 13

Applicant/Agent: Paul M. Harden, Esquire
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901

Owners: Paul Vavala, Managing Member
Marina San Pablo Development, LLC by
REMI Properties, Inc.
1802 South Fiske Boulevard, Suite 101
Rockledge, Florida 32955

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-865** seeks to rezone approximately 4.68+/- acres of land from PUD to PUD. The property is located in the southeast quadrant of the Marina San Pablo condominium and harbor development which is located south of J. Turner Butler Boulevard and east of San Pablo Road. The PUD is currently subject to the provisions of Ordinance 2001-818-E, as modified by Minor Modification MM-04-03. The rezoning to PUD is being sought for the purpose of developing 11 townhomes in lieu of 6 previously approved single-family homes. Approximately 3.35 acres of this PUD encompasses private right-of-way in the form of Marina San Pablo Place. Approximately six units will back up to the marina basin, whereas the remaining five units will back up to the Intracoastal Waterway.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Development within the category should be compact and connected and should support multi-modal transportation. The proposed PUD proposes a gross density of 2.35 dwelling units to the acre and will have full urban services available to the site. 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. A description of the category is noted below.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR 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.

The uses provided herein shall be applicable to all MDR sites within the Suburban Area.

Principal Uses: Multi-family dwellings; Single-family dwellings when the predominant

surrounding development typology within the MDR category is single-family;
Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings; Foster care homes; Residential treatment facilities and Private clubs;

(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): Medium Density Residential (MDR). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

F.L.U.E. Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

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 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

(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 a multi-family development. 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 use of topography, physical environment and other natural features: The proposed site plan shows the 11 townhome units will be constructed to take advantage of marina basin and Intracoastal Waterway views.

Traffic and pedestrian circulation patterns: The proposed development will have access from a private roadway, Marina San Pablo Place, which has direct access to San Pablo Road. A memorandum from the City Transportation Planning Division dated January 4, 2016 shared the following analysis:

San Pablo Road, from J. Turner Butler Boulevard to St. Johns County Line, is the directly accessed functionally classified roadway. San Pablo Road is a 4-lane divided class II minor arterial in this vicinity and is currently operating at an acceptable LOS B. San Pablo Road segments have a maximum daily service volume of 39,800 vpd and

a 2014 daily traffic volume of 4,974. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 11 units square feet of ITE 230 Condominium/Townhouse which would generate a total of 94 vpd and does not exceed the amount of allowable trip generation for this property.

The use and variety of building setback lines, separations, and buffering: The written description proposes minimum development standards typical of attached townhome development including minimum lot width of 46 feet, minimum lot area of 1,500 square feet, maximum lot coverage of 80%, and front, bulkhead, and rear yard setback of 10 feet. The maximum height of any building will be 40 feet.

Signage:

Applicant proposes one double-faced illuminated monument entry sign not to exceed 24 square feet in area and 6 feet in height; or one single-faced illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height.

Real estate signs (in compliance with §656.1306) and construction signs (in compliance with §656.1307) also will be permitted. Temporary sign(s) of a maximum of 12 feet in area and 12 feet in height for model homes also shall be permitted.

Wall signs and directional signs are also permitted within the PUD. Final signage plans will be submitted to the Planning Department for review and approval prior to or in conjunction with verification of compliance with the PUD.

(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 somewhat isolated from surrounding development. The subject site is served by a private road with a cul-de-sac at its terminus. A six to eight feet tall fence is present on the southern border of the property and across from the private access road adjacent to large lot, rural single-family homes.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	MDR	PUD (2001-818-E)	Multi-family condominium/ marina

South	MDR	RLD-60	Single-family
East	MDR	RLD-60	Intracoastal Waterway
West	RPI	CRO/CO	Undeveloped

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: Sidewalks will be constructed adjacent to the marina where final review and approval will be subject to the City traffic engineer and Planning and Development Department. No outside loudspeakers will be allowed on the property in connection with the residential units.

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a single family development, which is not to exceed 11 multi-family attached lots. The PUD is appropriate at this location for the following reasons:

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan shows the 11 units will have private access to Marina San Pablo Place South and then direct access to San Pablo Road.

(7) Usable open spaces plazas, recreation areas.

The site plan does not show any recreation area. The closest parks are Castaway Preserve Park and Patton Park.

(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 wetlands on the property. 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 January 7, 2015, the required Notice of Public Hearing sign was posted.



Source: Staff, Planning and Development Department
Date: January 8, 2016

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-865** be **APPROVED with the following exhibits:**

1. The original legal description dated October 28, 2015.
2. The original written description dated November 20, 2015.
3. The original site plan dated October 27, 2015.



Existing condominium and marina development north of the two project sites.

Source: Staff, Planning and Development Department

Date: January 8, 2016



Project site with views of the marina basin.

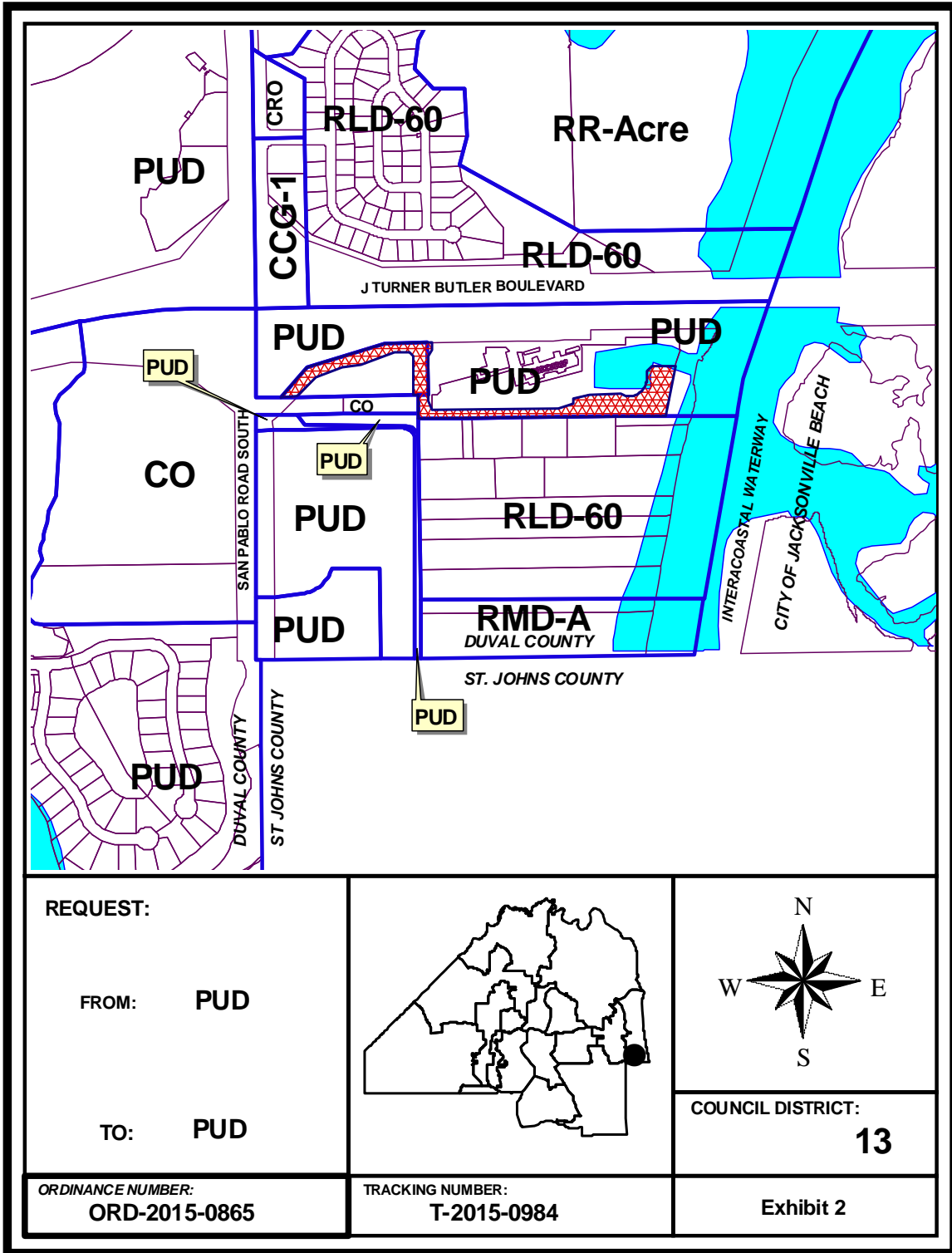
Source: Staff, Planning and Development Department

Date: January 8, 2016



Project site with views of the Intracoastal Waterway.

Source: Staff, Planning and Development Department
Date: January 8, 2016





MEMORANDUM

DATE: 01/04/2016

TO: Aaron Glick
City Planner II

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF MARINA SAN PABLO PUD

San Pablo Road, from J. Turner Butler Boulevard to St. Johns County Line, is the directly accessed functionally classified roadway. San Pablo Road is a 4-lane divided class II minor arterial in this vicinity and is currently operating at an acceptable LOS B. San Pablo Road segments have a maximum daily service volume of 39,800 vpd and a 2014 daily traffic volume of 4,974. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 11 units square feet of ITE 230 Condominium/Townhouse which would generate a total of 94 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 230 Condominium/Townhouse – 11 units)

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2015-0865 Staff Sign-Off/Date AAG / 11/24/2015

Filing Date 12/08/2015 Number of Signs to Post 3

Hearing Dates:

1st City Council 01/26/2016 Planning Commission 01/21/2016

Land Use & Zoning 02/02/2016 2nd City Council 02/09/2016

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 984 Application Status PENDING

Date Started 10/28/2015 Date Submitted 10/28/2015

General Information On Applicant

Last Name First Name Middle Name

Company Name

Mailing Address

City State Zip Code

Phone Fax Email

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name

Company/Trust Name

Mailing Address

City State Zip Code

Phone Fax Email

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				

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

House # Street Name, Type and Direction Zip Code

Between Streets

and

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 | |
| 4.68 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 76 Notifications @ \$7.00 /each: | \$532.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,582.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit D

PUD WRITTEN DESCRIPTION

Marina San Pablo PUD

November 20, 2015

181772-0120 (portion)

I. PROJECT DESCRIPTION

Applicant proposes to rezone from PUD to PUD 4.68 acres of land. The property is located in the southeast quadrant of the Marina San Pablo development, which development is located south of J. Turner Butler Boulevard and east of San Pablo Road. The PUD is currently subject to the provisions of Ordinance 2001-818-E, as modified by Minor Modification MM-04-03.

The 4.68 acre parcel is currently entitled for 6 single family homes.

The applicant proposes to rezone the 4.68 acres to allow for 11 townhomes. The remainder of the Master Plan is unchanged for the site plan approved in MM-04-03. The Master Plan included depicts the entire master site as it will exist upon approval. This is provided to show context.

- A. **Project Name:** Marina San Pablo PUD
- B. **Project Architect/Planner:** Connelly & Wicker, Inc.
- C. **Project Engineer:** Connelly & Wicker, Inc.
- D. **Project Developer:** MSP Townhomes LLC
- E. **Quantitative Data Summary:**
 - 1. **Total Acreage:** 4.68 acres
 - 2. **Total amount of non-residential floor area:** 0
 - 3. **Total amount of open space:** 0
 - 4. **Total amount of public/private rights of way:** 3.355 acres
 - 5. **Total amount of land coverage of all buildings and structures:** 0.528 acres
 - 6. **Single phase. The estimated start of construction will be June of 2016.**

II. USES AND RESTRICTIONS

A. Permitted Uses and Structures.

Townhomes

- 1. Permitted uses and structures. Townhomes; amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, marina, and similar uses.

2. Permitted accessory uses and structures. Accessory uses and structures are permitted as permitted in §646.403, Jacksonville Ordinance Code.
3. Minimum lot and building requirements.

Minimum Lot Width: 46 feet (excluding side yard setbacks on end units)

Minimum Lot Area: 1,500 square feet

Maximum Lot Coverage: 80%

Minimum Yard Requirements: Front – 10 feet
Waterfront front yard – 10 feet from bulkhead exterior
Side - 0 feet
Rear – 10 feet

Maximum Height: 40 feet

B. Overall Development:

1. **Consistency with Comprehensive Plan:** The Property is located within the MDR category according to the Future Land Use Map of the Comprehensive Plan. The proposed rezoning is consistent with the applicable land use category.
2. **Allocation of Residential Land Use:** The development proposes a number of residential units consistent with the MDR category and thus is within the allocations set forth in the Comprehensive Plan.
3. **Internal Compatibility:** The site plan attached as Exhibit “E” addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
4. **External Compatibility/Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The surrounding property includes to the north a marina, and then J. Turner Butler Boulevard, the Intracoastal Waterway to the east, a single family residence and undeveloped property to the south, and to the west parking area for condos and marina, and then undeveloped property. The surrounding land use categories include LDR to the north, MDR to the south and west. Surrounding zoning districts include PUD (multi-family) to the north, RLD-60 to the south, and PUD (RPI) to the west. The proposed use of the Property is compatible in both intensity and density with these surrounding developments and zoning districts.
5. **Useable Open Spaces, Plazas, Recreation Areas:** The master site includes a 90 slip marina for exclusive use of residents and guests. In addition, on-site amenities/recreation areas may be provided for residents and guests to be shared with the master site.
6. **Impact on Wetlands:** The property and marina will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.

7. **Off-street Parking and Loading Requirements:** Development of the Property will comply with the City's off-street parking and loading space requirements set forth in the Jacksonville Ordinance Code.
8. **Pedestrian Circulation System:** Sidewalks shall be constructed adjacent to the marina. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City traffic engineer and the Planning and Development Department.
9. **Signage:** (i) one double-faced illuminated monument entry sign not to exceed 24 square feet in area and 6 feet in height; or (ii) one single-faced illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height.

Real estate signs (in compliance with §656.1306) and construction signs (in compliance with §656.1307) also will be permitted. Temporary sign(s) of a maximum of 12 feet in area and 12 feet in height for model homes also shall be permitted. Wall signs and directional signs are also permitted within the PUD.

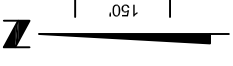
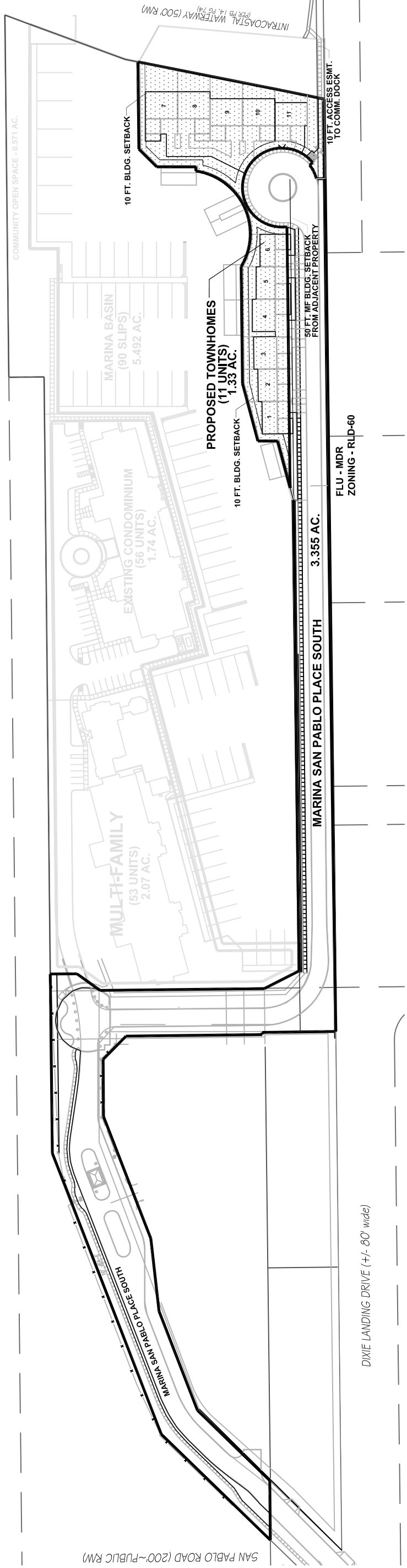
Final signage plans will be submitted to the Planning Department for review and approval prior to or in conjunction with verification of compliance with the PUD.

10. **Vehicular Access:** Access to the site is available from San Pablo Road South. The proposed access is shown on the site plan (Exhibit "E"). The final location and design of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.
11. **Landscaping and Lighting:** Landscaping will exceed the requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. All lights used will be arranged and controlled so as to deflect light away from any residential district. Any light or combination of lights that cast light on a residential district may not exceed 0.4 foot-candles, as measured one foot inside the lot line of any residential district lot.
12. **Phasing:** Development of the PUD will occur in one phase.
13. **Temporary Uses:** Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
14. **Stormwater Retention:** Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
15. **Utilities:** Water and sewer will be made available from JEA. The Developers will design and construct each residence so as to furnished adequate fire protection.
16. **Restrictions on use:** No outside loudspeakers shall be allowed on the Property in connection with the residential units (or the marina).

J. TURNER BUTLER BOULEVARD / STATE ROAD NO. 202

J. TURNER BUTLER BOULEVARD / STATE ROAD NO. 202

SAN PABLO ROAD (200'-PUBLIC RM)



PUD - LAND USE AMENDMENT SUMMARY

	UNITS	ACRES	% OF SITE
RESIDENTIAL			
PROPOSED TOWNHOMES	11	1.33	28.4
ROAD R.O.W.		3.35	71.6
TOTAL	11	4.68	100

EXHIBIT A - REVISED MASTER PLAN

OM Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cwien.com
 C.A. Number: 3650 L.A. Number: LC26000311

**PLANNED UNIT DEVELOPMENT -
 REVISED MASTER PLAN**

MARINA SAN PABLO
 JACKSONVILLE, FL
 PREPARED FOR
 MARINA SAN PABLO DEV., LLC

Project No. 15-04-004	Drawn: MCH	O.C.:
Designed: MCH	Checked: MCH	Date: 10/27/15
Scale		SCALE
Sheet		1

EXHIBIT F

PUD Name

Land Use Table

Total gross acreage	<input type="text" value="4.68"/>	Acres	100 %
Amount of each different land use by acreage			
Single family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	<input type="text" value="1.33"/>	Acres	<input type="text" value="28.4"/> %
Total number of dwelling units	<input type="text" value="11"/>	D.U.	
Commercial	<input type="text"/>	Acres	<input type="text"/> %
Industrial	<input type="text"/>	Acres	<input type="text"/> %
Other land use	<input type="text"/>	Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/>	Acres	<input type="text"/> %
Passive open space	<input type="text"/>	Acres	<input type="text"/> %
Public and private right-of-way	<input type="text" value="3.355"/>	Acres	<input type="text" value="71.6"/> %
Maximum coverage of buildings and structures	<input type="text" value="23,000"/>	Sq. Ft.	<input type="text" value="11.3"/> %

1 Introduced by the Land Use and Zoning Committee:



2
3
4 **ORDINANCE 2001-818-E**

5 AN ORDINANCE REZONING APPROXIMATELY 13.9 ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 4903 SAN
7 PABLO ROAD SOUTH BETWEEN J. TURNER BUTLER
8 BOULEVARD AND SAN PABLO ROAD SOUTH (R.E. NO.
9 181772-0100), AS DESCRIBED HEREIN, OWNED BY
10 MOBRO MARINE, INC., A FLORIDA CORPORATION,
11 FROM PUD (PLANNED UNIT DEVELOPMENT) DISTRICT
12 (ORDINANCE 85-476-296) TO PUD (PLANNED UNIT
13 DEVELOPMENT) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO
15 RECONFIGURE THE PREVIOUSLY APPROVED
16 RESIDENTIAL USES TO ALLOW FOR A MORE
17 CENTRALIZED CONFIGURATION CONSISTING OF THREE
18 MID-RISE MULTIPLE-FAMILY RESIDENTIAL BUILDINGS
19 WITH 113 UNITS AND SIX SINGLE-FAMILY
20 DWELLINGS, TO EXPAND THE EXISTING MARINA FROM
21 40 TO 90 SLIPS TO SERVE AS A BUFFER BETWEEN
22 THE PROPOSED MULTIPLE-FAMILY AND SINGLE-FAMILY
23 RESIDENTIAL USES, PROVIDING A WATERSCAPE FOR
24 BOTH, AND TO ALLOW FOR ON-SITE
25 AMENITY/RECREATION CENTERS, AS DESCRIBED IN
26 THE APPROVED WRITTEN DESCRIPTION AND SITE PLAN
27 FOR THE MARINA SAN PABLO PUD; PROVIDING AN
28 EFFECTIVE DATE.

29
30 WHEREAS, Mobro Marine, Inc., a Florida corporation, the owner
31 of approximately 7.0 acres located in Council District 5 at 4903

1 San Pablo Road South between J. Turner Butler Boulevard and San
2 Pablo Road South (R.E. No. 181772-0100), as more particularly
3 described in Exhibit A attached hereto and incorporated herein by
4 this reference ("Subject Property"), has applied for a rezoning and
5 reclassification of that property from PUD (Planned Unit
6 Development) District (Ordinance 85-476-296) PUD (Planned Unit
7 Development) District, as described in Section 1 below; and

8 WHEREAS, the Planning and Development Department has
9 considered the application and has rendered an advisory opinion;
10 and

11 WHEREAS, the Planning Commission has considered the
12 application and has rendered an advisory opinion; and

13 WHEREAS, the Land Use and Zoning Committee, after due notice
14 and public hearing, has made its recommendation to the Council; and

15 WHEREAS, the Council finds that such rezoning is: (1)
16 consistent with the 2010 Comprehensive Plan; (2) furthers the
17 goals, objectives and policies of the 2010 Comprehensive Plan; and
18 (3) is not in conflict with any portion of the City's land use
19 regulations; and

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

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

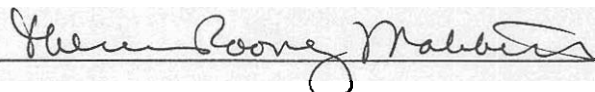
29 **Section 1. Property Rezoned.** The Subject Property is
30 hereby rezoned and reclassified from PUD (Planned Unit Development)
31 District (Ordinance 85-476-296) to PUD (Planned Unit Development)

1 District, as shown and described in the approved site plan and
2 written description for Marina San Pablo PUD. The PUD district for
3 the Subject Property shall generally reconfigure the previously
4 approved residential uses to allow for a more centralized
5 configuration consisting of three mid-rise multiple-family
6 residential buildings with 113 units and six single-family
7 dwellings, to expand the existing marina from 40 to 90 slips to
8 serve as a buffer between the proposed multiple-family and single-
9 family residential uses, providing a waterscape for both, and to
10 allow for on-site amenity/recreation centers, all as more
11 specifically shown and described in the approved Marina San Pablo
12 PUD site plan and written description on file in the City Council
13 Legislative Services Division.

14 **Section 2. Owner and Description.** The Subject Property
15 is owned by Mobro Marine, Inc., a Florida corporation, and
16 described in Exhibit A. The agent listed in the application is
17 Susan C. McDonald, c/o Rogers, Towers, Bailey, Jones and Gay, with
18 an address of 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
19 Florida 32207, and a telephone number of (904) 346-5587.

20 **Section 3. Effective Date.** The adoption of this
21 ordinance shall be deemed to constitute a quasi-judicial action of
22 the City Council and shall become effective upon signature by the
23 Council President and Deputy Administrator, Council Legislative
24 Services Division.

25
26 Form Approved:

27
28 

29 Office of General Counsel

30 Legislation Prepared By Theresa R. Matchett

Exhibit "F"

MARINA SAN PABLO

Written Description

Date: August 9, 2001

Current land Use Designation: MDR, RPI

Required Zoning District: PUD

RE#: 181772-0100

I. SUMMARY DESCRIPTION OF THE PLAN

Mobro Marine, Inc. (the "Applicant") proposes to rezone approximately 13.9 acres of property from PUD to PUD. The subject property (the "Property") is located south of J Turner Butler Boulevard and east of San Pablo Road South as shown on Exhibit "B". The PUD is being requested to amend the existing PUD, Ordinance 85-476 (the "Existing PUD"), to permit the reconfiguration of the approved residential uses and the expansion of the existing marina from 40 to 90 slips. A copy of the Existing PUD is attached as Exhibit "H" to this application.

The Property is currently owned by Mobro Marine, Inc. and is more particularly described in the legal description attached as Exhibit "A" to this application. The Property has a land use designation of MDR and is currently vacant. The Existing PUD encompasses over thirteen (13) acres and permits the Property to be used for a multiple-family condominium community consisting of one-hundred and nineteen (119) units. Under the Existing PUD, these one-hundred and nineteen (119) units are located in several mid-rise multiple-family residential buildings and town homes spread throughout the Property.

The Applicant proposes to reconfigure the previously approved one-hundred and nineteen (119) units to allow for a more centralized configuration consisting of three (3) mid-rise multiple-family residential buildings containing one-hundred and thirteen (113) units and six (6) detached single family residences. In addition, the Applicant seeks to expand the existing marina from 40 to 90 slips to serve as a buffer between the proposed multiple-family and single family residential uses. The access to both the residential units and the marina is gated and secured. The multiple-family use will be separated from the single family use by the expanded marina, with the multiple-family use located in the northwest portion of the property and the single family residences located in the southeast corner of the Property. The marina will provide a waterscape for both the single family and multiple-family units. Amenity/recreation centers may also be provided on the site. The only change to the Existing PUD is the addition of the fifty (50) marina slips and reconfigured site plan. However, the marina and all onsite amenities will be for the exclusive use of residents and their guests and, therefore, will not result in any increase in the external transportation impacts.

II. PUD DEVELOPMENT CRITERIA

- A. **Description of Uses:** The permitted uses and structures are multiple-family residential buildings and detached single family homes subject to the following criteria:

Single Family

1. *Permitted uses and structures.* Detached single family dwellings; amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, marina, and similar uses.
2. *Permitted accessory uses and structures.* Accessory uses and structures are permitted as permitted in Section 646.403, Jacksonville Ordinance Code.
3. *Minimum lot and building requirements.*
Minimum Lot Width: Fifty (50) feet
Minimum Lot Area: Five thousand (5,000) square feet
Minimum Yard Requirements:

Front	-	Ten (10) feet
Side	-	Three (3) feet; provided that combined side yards shall not be less than fifteen (15) feet
Rear	-	Ten (10) feet

Maximum Height: Forty (40) feet
Maximum Lot Coverage: Eighty-five (85) percent

Multiple-Family

1. *Permitted uses and structures.* Multiple family dwelling; amenity/recreation centers which may include a pool, cabana/clubhouse, health/exercise facility, marina, and similar uses. Rooftop gardens and patios are permitted on all multiple-family units.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 646.403, Jacksonville Ordinance Code.

3. *Minimum lot and building requirements.*

Minimum Lot width: **Not applicable**

Minimum Lot Area: **Not applicable**

Minimum Yard Requirements: **Front - Twenty (20) feet**
Side - Twenty (20) feet
Rear - Twenty (20) feet

Maximum Height: **Nine stories, not to exceed one-hundred forty-four (144) feet.**

Maximum Building Coverage: **Fifty (50) percent, excluding the marina.**

4. *Buffer adjoining single family use.* No portion of any multiple-family building will be located within fifty (50) feet of the property line of any adjoining single family use.

B. Overall Development:

1. **Consistency with Comprehensive Plan:** The Property is located within the MDR category according to the Future Land Use Map of the Comprehensive Plan. The proposed rezoning is consistent with the applicable land use category.
2. **Roadways / Consistency with the Concurrency Management System:** The development is subject to CCAS No. 27904 and Development No. 5201.0. The development of the subject property will comply with the requirements of the Concurrency Management System.
3. **Allocation of Residential Land Use:** The development proposes a number of residential units consistent with the MDR category and thus is within the allocations set forth in the Comprehensive Plan.
4. **Internal Compatibility:** The site plan attached as Exhibit "E" addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
5. **External Compatibility / Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The surrounding property includes: J Turner Butler Boulevard to the north, the intercoastal waterway to the east, a single family residence and undeveloped property to the south, and

undeveloped property to the west. The surrounding land use categories include LDR to the north, MDR to the south, and RPI to the west. Surrounding zoning districts include RLD-G to the north, across J Turner Butler Boulevard, RMD-A to the south, and PUD to the West. The proposed use of the Property is compatible in both intensity and density with these surrounding developments and zoning districts.

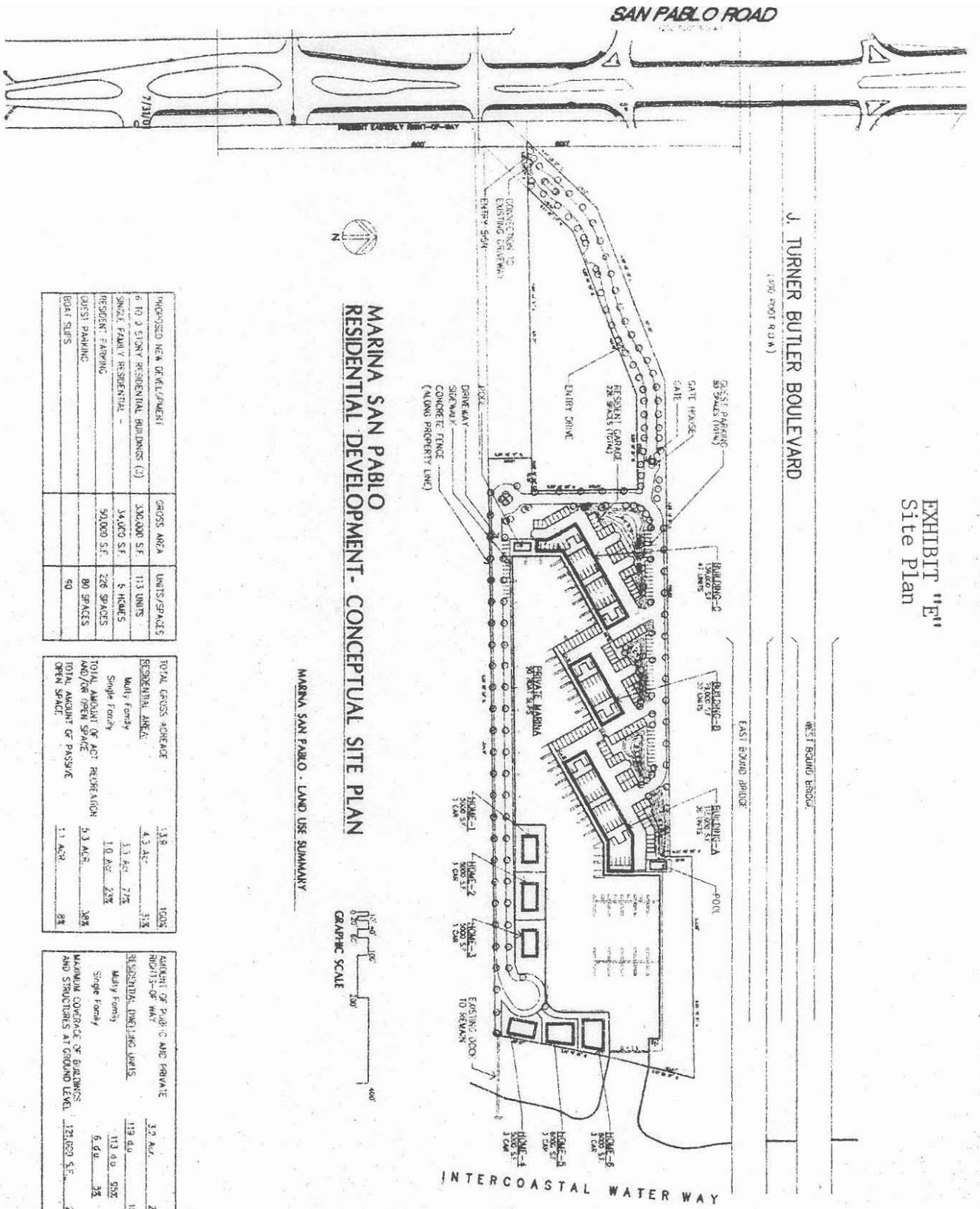
6. **Useable Open Spaces, Plazas, Recreation Areas:** The PUD includes a 90 slip marina for exclusive use of residents and guests. In addition, on-site amenities/recreation areas may be provided for residents and guests.
7. **Impact on Wetlands:** The property and marina will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.
8. **Off-Street Parking & Loading Requirements:** Development of the Property will comply with the City's off-street parking and loading space requirements set forth in the Jacksonville Ordinance Code.
9. **Pedestrian Circulation System:** Sidewalks shall be constructed adjacent to the marina. Internal sidewalks will be provided along the exteriors of the multiple-family buildings. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City traffic engineer and the Planning and Development Department. To the extent required, external sidewalks will be provided on San Pablo Road and the access road, or as otherwise approved by the Planning Commission at the time of site plan review.
10. **Signage:** The PUD permits (i) one double-faced illuminated monument entry sign not to exceed twenty-four (24) square feet in area and twelve (12) feet in height, or (ii) two single-faced illuminated monument signs not exceeding a maximum of twenty-four (24) square feet in area and twelve (12) feet in height. The entry sign(s) will be located along the access road near San Pablo Road.

Real estate signs (in compliance with section 656.1306) and construction signs (in compliance with section 656.1307) also will be permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height for model homes also shall be permitted. Wall signs and directional signs are also permitted within the PUD.

Final signage plans will be submitted to the Planning Department for review and approval prior to or in conjunction with verification of compliance with the PUD.

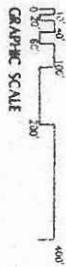
11. **Vehicular Access:** Access to the site is available from San Pablo Road South. The proposed access is shown on the site plan (Exhibit "E"). The final location and design of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.
12. **Landscaping:** Landscaping will exceed the requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. All lights used will be arranged and controlled so as to deflect light away from any residential district. Any light or combination of lights that cast light on a residential district may not exceed 0.4 foot-candles, as measured one foot inside the lot line of any residential district lot.
13. **Phasing:** Development of the PUD will occur in one phase. Build-out is expected within five years.
14. **Temporary Uses:** Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
15. **Stormwater Retention:** Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
16. **Utilities:** Water and sewer will be made available from JEA. The Developers will design and construct each residence so as to furnish adequate fire protection.
17. **Fencing:** A concrete fence with a minimum height of eight (8) feet will be constructed on the southerly property boundary.
18. **Restrictions on use:** No outside loudspeakers shall be allowed on the Property either in connection with the residential units or the marina. There will be no fuel sales or sewage pump out facilities in connection with the marina.

EXHIBIT "E"
Site Plan



MARINA SAN PABLO
RESIDENTIAL DEVELOPMENT - CONCEPTUAL SITE PLAN

MARINA SAN PABLO - LAND USE SUMMARY



PROPOSED NEA DEVELOPMENT	GROSS AREA	UNITS/SPACES
6 TO 2 STORY RESIDENTIAL BUILDINGS (2)	34,000 SF	113 UNITS
SINGLE FAMILY RESIDENTIAL -	34,000 SF	6 HOMES
RESIDENT PARKING	50,000 SF	226 SPACES
GUEST PARKING		80 SPACES
BOAT SLIPS		50

TOTAL GROSS ACRES	13.8	100%
RESIDENTIAL AREA	4.5 AC	33%
Single Family	3.3 AC	24%
Multi Family	1.2 AC	9%
TOTAL AMOUNT OF AC' RECREATION AND/OR OPEN SPACE	5.3 AC	39%
TOTAL AMOUNT OF PASSIVE OPEN SPACE	1.1 AC	8%

AMOUNT OF PUBLIC AND PRIVATE RIGHTS OF WAY	3.2 AC	23%
RESIDENTIAL DWELLING UNITS	119 DU	100%
Single Family	6 DU	5%
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	121,000 SF	20%



BEFORE THE PLANNING COMMISSION
OF THE CITY OF JACKSONVILLE

APPLICATION NO.: MM-04-03

IN RE: The Minor Modification Application of
VCP-SAN PABLO, LTD.

**ORDER APPROVING APPLICATION MM-04-03
FOR MINOR MODIFICATION TO APPROVED PUD**

This matter came to be heard upon the Application for Minor Modification to a Planned Unit Development MM-04-03 filed by VCP-San Pablo, Ltd., the owner(s) of that certain real property located at 4903 San Pablo Road at the Southeast corner of J. Turner Butler Boulevard and San Pablo Road, seeking to remove references to the maximum number of buildings and remove the maximum number of stories while maintaining current height and setback requirements to the subject property located in a PUD Zoning District pursuant to Ordinance R-2001-818-E.

Having duly considered both the testimonial and documentary evidence, presented at the public hearing on May 27, 2004, including The Report of the Planning and Development Department for Application for Minor Modification to a Planned Unit Development MM-04-03, and all attachments thereto ("Staff Report"), a copy of which is attached as **Exhibit A**, the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and

FINDS AND DETERMINES:

1. The applicant has complied with all application requirements set forth in Section 656.341(f)(2), Zoning Code.
2. Competent, evidence indicates that the application meets all applicable criteria to be granted a minor modification.

NOW THEREFORE, it is ORDERED:

3. That a minor modification be granted on application MM-04-03 to allow for the removal of references to the maximum number of buildings and remove the maximum number of stories while maintaining current height and setback requirements as set forth in the application for Minor Modification 04-03 to PUD Ordinance R-2001-818-E, a copy of which PUD Ordinance is attached as **Exhibit B**.



Handwritten initials/signature

APPLICATION FOR MINOR MODIFICATION TO A PLANNED UNIT DEVELOPMENT

THIS APPLICATION MUST BE TYPED OR PRINTED IN BLACK INK AND SUBMITTED WITH FOUR (4) COPIES TO:
PLANNING AND DEVELOPMENT DEPARTMENT, 128 EAST FORSYTH STREET, SUITE 700, JACKSONVILLE, FL 32202

1. DATE FILED:	2. PUD ORDINANCE NUMBER TO BE MODIFIED: 2001-818-E	3. APPLICATION NUMBER: (Assigned by Planning Department) MM-04-03
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4. NAME AND ADDRESS OF OWNER OF RECORD:
(Application may be filed only by the owner of the property or the Owner's Authorized Agent)
VCP-San Pablo, Ltd.
3020 Hartley Road, Suite 300
Jacksonville, FL 32257

5. PROPERTY ADDRESS: 4903 San Pablo Road
Jacksonville, FL 32224
BETWEEN STREETS San Pablo Road and
J. Turner Butler Blvd.

6. HAVE PREVIOUS APPLICATIONS FOR MINOR MODIFICATION BEEN FILED CONCERNING THE PUD?
NO IF YES, STATE APPLICATION NUMBERS:

7. MINOR MODIFICATION REQUESTED: Remove references to the number of buildings in the development as well as remove the maximum number of stories within the buildings while maintaining the current height and setback restrictions.

8. REQUIRED ATTACHMENTS: Four (4) copies of each of the following must be filed with application, on 8-1/2" x 11" paper. Check all that apply:

- List of all owners of property within 350 feet of the boundaries of the subject property, including name, address and real estate number(s).
- Legal description, including real estate number(s) of the subject property. May either be lot and block or metes and bounds.
- Adopted ordinance from original PUD Application
- Written description indicating the reason for the modification request, the changes in the PUD application, and supporting data
- Original and revised site plans
- Letter of authorization for agent to make application (required on if not made by owner)
- OTHER: _____
(PLEASE DESCRIBE)

9. FEE \$250.00
NOTIFICATION COSTS, PER ADDRESSEE \$2.00

FOR DEPARTMENT USE ONLY
Application No. _____
FLUM Cat. _____
Council District _____ Planning District _____
Set for Public Hearing on _____
Planning and Development Department (initial) _____
Neighborhood association (if applicable) _____

**PLEASE SEE OTHER SIDE
TO COMPLETE APPLICATION**

10. No application will be accepted until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The applicant will be notified of the public hearing dates for the hearings on the application upon the filing of this application. The applicant or his authorized agent **MUST BE PRESENT** at the public hearing.
11. Notice of the time and place of the public hearing which is required to be held by this section with respect to each Minor Modification shall be posted at least fourteen (14) days in advance of the scheduled public hearing by United States mail to all owners of real property within three hundred and fifty (350) feet of the boundaries of the land upon which a Minor Modification is requested; provided, that where such notice is determined by the Director to be insufficient to ensure actual notice to a majority of adjoining owners, he may require mailed notice to be given to such owners as the Director may determine to be appropriate. For the purpose of notice requirements to adjoining owners, the names and addresses of the owners shall be deemed to be those on the current tax records in the Office of the Property Appraiser. The failure of an owner required by this section to be notified by mail to receive the notice shall not invalidate or otherwise have any effect upon a public hearing or action taken by the Commission on an Application for Minor Modification, and the applicant for a Minor Modification shall post signs at intervals of not more than two hundred (200) feet along all street sides of property upon which the request is made in the form required by the Commission within three (3) working days after the filing for a Minor Modification. The sign shall be posted in full view of the public on each side of the land involved in a manner consistent with Section 656.124(c) and shall be maintained by the applicant until a final determination has been made on the minor modification. The sign shall be removed by the applicant within ten (10) working days after final action by the Commission. Appeals from decisions of the Commission shall be pursuant to Section 656, Part I, Subpart D, Ordinance Code.
12. Pursuant to Section 656.341 (f)(2) Zoning Code, the City Council may approve changes in the plans which comply with the following criteria:
 - (i) That there is no change in the approved land use(s), including the amount and general location thereof, no increase in the number of dwelling units or amount of non-residential floor area, or any associated characteristics of any use.
 - (ii) Driveways and /or streets do not significantly alter the general distribution of traffic or modify the public or private rights therein.
 - (iii) There is no change to any condition(s) set forth by the City Council in the ordinance which approved the Planned Unit Development district.

PLEASE STATE FACTS WHICH INDICATE THE PROPOSED CHANGES MEET THE ABOVE CRITERIA:

- (a) see attached
- (b) see attached
- (c) There were no conditions attached to the ordinance that approved the PUD.

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge. I HEREBY APPLY FOR A MINOR MODIFICATION TO A PLANNED UNIT DEVELOPMENT, AS REQUESTED.

PLEASE PRINT:

Name(s) of Owner(s)

VCP-San Pablo, Ltd.

Name of Authorized Agent:

Paul M. Harden

Address of Owner(s)

3020 Hartley Road, Suite 300
Jacksonville, FL 32257

Address of Authorized Agent:

1301 Riverplace Blvd., Suite 2601
Jacksonville, FL 32207

Telephone:

904-260-3030

Telephone:

904-396-5731

Signature of Owner or Authorized Agent:



Mark T. Farrell

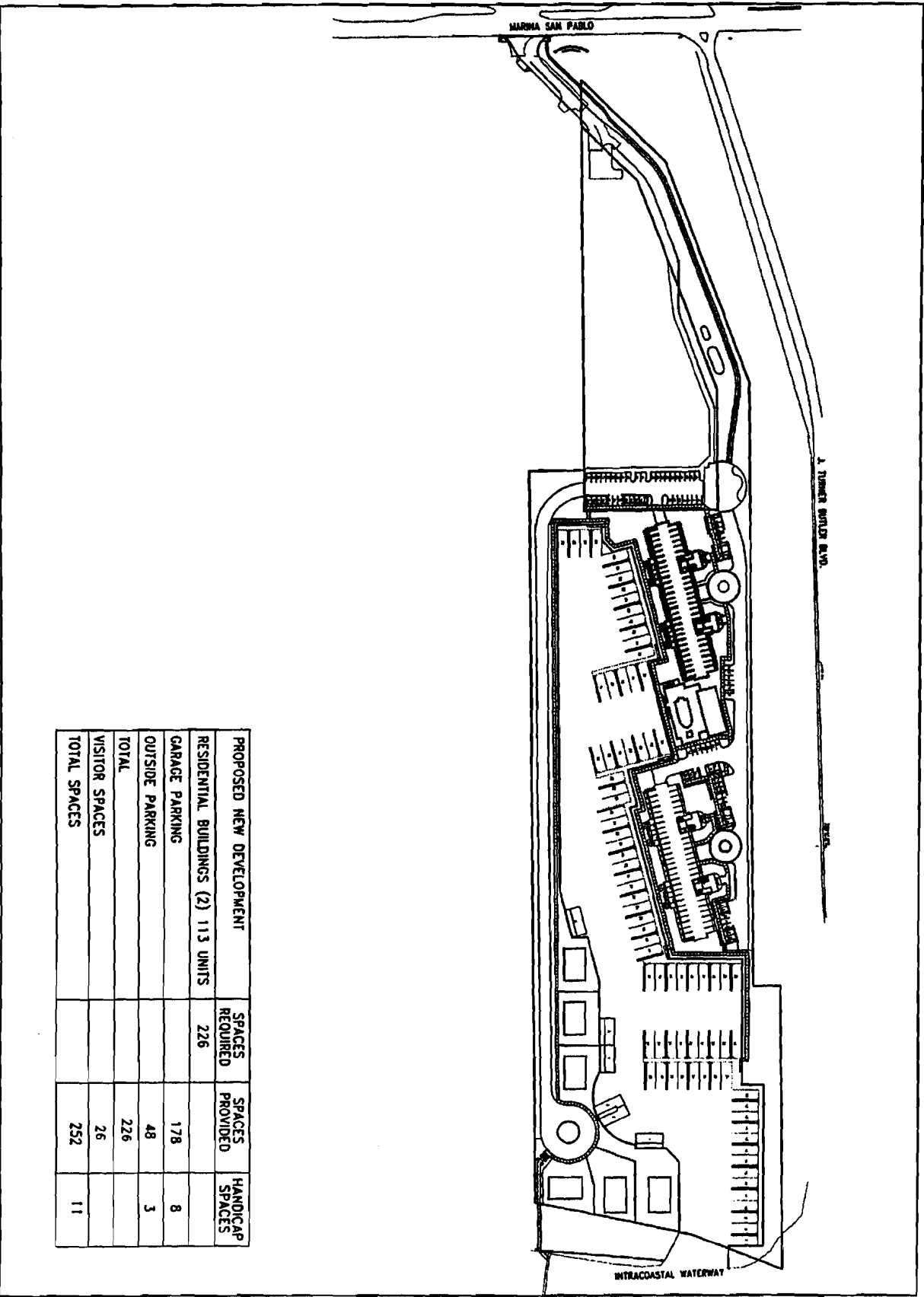
- (a) The land uses approved for this PUD are single-family (6 units) and multifamily (113 units), with the single-family located in the southeast corner of the property and the multifamily located in the northerly half of the site, north of the marina. The proposed new site plan, while re-allocating the units between buildings and reducing the number of buildings, still locates the multifamily units in the northerly half of the site with the single-family south of the marina and on the intracoastal waterway.

- (b) Access to the property is limited to one point of entry, which has not been changed. Distribution of traffic between the single-family residents and multifamily will continue to have the same general flow. The single-family residents will have a dedicated road leading to their homes and the multifamily residents roads will lead to driveways directly to their garages.

Written Description For PUD Modification

The modification to the Planned Unit Development is necessary in order to make better use of the property. The previous site plan did not allow ample room for amenities that are expected in a development of this type. The yacht club was squeezed into the first floor of the first building and the pool was located on an elevated deck attached to the first building. This is not the ideal scenario for locating amenities on site and the re-design allowed us to re-locate the amenities area to a centrally located building within the community and also increase the size and scope of the facility.

The current Planned Unit Development allows for development of up to 113 condominium units within three (3) buildings not to exceed nine (9) stories and 144 feet. With a smaller building footprint and fewer buildings, the re-designed site plan will free up some of the site area and allow for more appealing amenities areas as well as site landscaping. In order to accomplish this, additional stories were added to the condominium buildings. The overall building heights will remain below the previously approved cap of 144 feet.



PROPOSED NEW DEVELOPMENT	SPACES REQUIRED	SPACES PROVIDED	HANDICAP SPACES
RESIDENTIAL BUILDINGS (2) 113 UNITS	226		
GARAGE PARKING		178	8
OUTSIDE PARKING		48	3
TOTAL		226	
VISITOR SPACES		26	
TOTAL SPACES		252	11



MARINA
SAN
PABLO
CONDOMINIUMS



Prosser Hallock
ARCHITECTS
1000 BAYVIEW BLVD., SUITE 100
SAN FRANCISCO, CALIFORNIA 94134
TEL: (415) 774-1100
FAX: (415) 774-1101

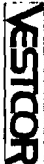


EXHIBIT G
PARKING
PLAN

DATE: _____

NOT RELEASED FOR CONSTRUCTION BY: _____

PROPERTY OWNERS

Property Owners Within 350 Feet of Subject Property

Real Estate Number	Name	Property Address	Mailing Address	City, ST Zip
167766 0500	American Heritage Life Insurance Co.	4920 San Pablo Road South	1776 American Heritage Life Drive	Jacksonville, FL 32224
181767 0010	Estuary Corporation	San Pablo Road	P. O. Box 19366	Jacksonville, FL 32245
181767 0050	Steinemann San Pablo, LLC	San Pablo Road	13901 Sutton Park Drive S, Suite 100	Jacksonville, FL 32224
181767 0100	Steinemann San Pablo, LLC	San Pablo Road	13901 Sutton Park Drive S, Suite 100	Jacksonville, FL 32224
181768 0000	Charles E. & Juanita P. Dixon	5039 Dixie Landing Drive	5039 Dixie Landing Drive	Jacksonville, FL 32224
181768 0050	Oliver L. & Edith D. Dixon	5023 Dixie Landing Drive	5023 Dixie Landing Drive	Jacksonville, FL 32224
181768 0100	Oliver L. & Edith D. Dixon	5023 Dixie Landing Drive	5023 Dixie Landing Drive	Jacksonville, FL 32224
181768 0150	Billy Joe & Dana M. Sawyer	5025 Dixie Landing Drive	5039 Dixie Landing Drive	Jacksonville, FL 32224
181768 0200	Charles E. & Elizabeth C. Dixon	Dixie Landing Drive	3113 Coral Reef Drive	Jacksonville, FL 32224
181768 0300	Charles E. & Juanita P. Dixon	Dixie Landing Drive	5039 Dixie Landing Drive	Jacksonville, FL 32224
181768 0500	Barry E. Dixon	5031 Dixie Landing Drive	5031 Dixie Landing Drive	Jacksonville, FL 32224
181770 0000	Charles E. & Juanita P. Dixon	5039 Dixie Landing Drive	5039 Dixie Landing Drive	Jacksonville, FL 32224
181770 0100	Fred B. & J. Rebecca Harrison	5055 Dixie Landing Drive	5055 Dixie Landing Drive	Jacksonville, FL 32224
181771 0000	VCP San Pablo, Ltd.	San Pablo Road	3020 Hartley Road, Suite 300	Jacksonville, FL 32257
181772 0000	Alan Eugene Dickinson	San Pablo Road	c/o Walter Dickinson	Jacksonville, FL 32202

LEGAL DESCRIPTION

A PORTION OF THE JOSEPH PEAVETT GRANT, SECTION 38 , TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION POINT OF THE DUVAL COUNTY AND ST. JOHNS COUNTY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF SAN PABLO ROAD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID EASTERLY RIGHT OF WAY LINE BEING 80 FEET EAST OF THE LINE DIVIDING RANGE 28 AND 29 EAST, SAID RANGE LINE ALSO BEING THE ORIGINAL CENTERLINE OF SAID SAN PABLO ROAD; THENCE NORTH 00°44'56" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1347.00 FEET; THENCE NORTH 89°23'37" EAST, ALONG THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5448, PAGE 1053 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 45.70 FEET TO A POINT SITUATE ON THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD (STATE ROAD NO. 202), AS ESTABLISHED BY THE JACKSONVILLE TRANSPORTATION AUTHORITY PROJECT NUMBER 72292-3504 FOR A POINT OF BEGINNING; THENCE NORTH 44°05'07" EAST, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 215.13 FEET; THENCE NORTH 68°46'29" EAST AND CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 427.20 FEET; THENCE NORTH 89°19'51" EAST, ALONG THE SOUTHERLY LINE OF SAID LIMITED ACCESS RIGHT OF WAY LINE (SAID J. TURNER BUTLER BOULEVARD BEING A UNIFORM 400 FEET IN WIDTH ALONG THIS LINE), A DISTANCE OF 1100.00 FEET; THENCE NORTH 00°40'09" WEST AND CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, 50.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN EASEMENT DESCRIBED IN OFFICIAL RECORDS VOLUME 4495, PAGE 347 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°19'51" EAST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID LIMITED ACCESS RIGHT OF WAY LINE (SAID RIGHT OF WAY OF J. TURNER BUTLER BOULEVARD BEING A UNIFORM 300 FEET IN WIDTH ALONG THIS LINE), A DISTANCE OF 513.28 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY (A 500 FOOT RIGHT OF WAY AS ESTABLISHED IN PLAT BOOK 14, PAGE 74 OF SAID CURRENT PUBLIC RECORDS); THENCE SOUTH 19°55'01" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 183.67 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH 11°16'01" WEST AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 287.27 FEET TO THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5772, PAGE 2332; THENCE SOUTH 89°18'28" WEST, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG THE NORTHERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN DEED BOOK 1575, PAGE 550 OF SAID CURRENT PUBLIC RECORDS, 1334.41 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5772, PAGE 2332 OF SAID CURRENT PUBLIC RECORDS, THE SAME BEING THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN SAID OFFICIAL RECORDS VOLUME 5448, PAGE 1053; THENCE NORTH 00°48'12" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5772, PAGE 2332 AND ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5448, PAGE 1053 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5772, PAGE 2332; THENCE NORTH 89°18'28" EAST, ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS, 75.35 FEET; THENCE NORTH 00°40' 09" WEST, ALONG THE WESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBES IN OFFICIAL RECORDS VOLUME 5782, PAGE 2178 OF SAID CURRENT PUBLIC RECORDS AND ALONG THE EASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6905, PAGE 749 OF SAID CURRENT PUBLIC RECORDS, 243.51 FEET TO THE NORTHWEST CORNER OF SAID LAST MENTIONED LANDS; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS AND ALONG A LINE 60 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD; COURSE 1 - SOUTH 89°19'51" WEST, 219.12 FEET; COURSE 2 - SOUTH 68° 46'29" WEST, 403.19 FEET; COURSE 3 - SOUTH 44° 05'07" WEST, 142.64 FEET TO A POINT SITUATE IN SAID NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 5448, PAGE 1053 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°23'37" WEST, ALONG SAID LAST MENTIONED LINE AND ALONG THE RIGHT OF WAY LINE OF SAID SAN PABLO ROAD, AS CONVEYED TO THE CITY OF JACKSONVILLE IN OFFICIAL RECORDS VOLUME 6780, PAGE 1804 OF SAID CURRENT PUBLIC RECORDS, 84.40 FEET TO THE POINT OF BEGINNING.

ADOPTED ORDINANCE
FROM ORIGINAL
PUD APPLICATION

ORDINANCE 2001-818

"EXHIBIT A"

LEGAL DESCRIPTION

PAGE 5

A portion of the Joseph Beavett Grant, Section 31, Township 1 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For a Point of Reference COMMENCE at the intersection point of the Duval County and St. Johns County line with the Easterly right of way line of San Pablo Road (a 200 foot right of way as now established); said Easterly right of way line being 80 feet East of the line dividing Range 28 and 29 East, said Range line also being the original centerline of said San Pablo Road; thence North 00°44'56" West, along said Easterly right of way line, a distance of 1347.00 feet; thence North 89°23'37" East, along the Northerly line of those certain lands described in Official Records Volume 5448, Page 1033 of the Current Public Records of said County, a distance of 49.70 feet to a point situate on the Southeastery limited access right of way line of J. Turner Butler Boulevard (State Road No. 202), as established by the Jacksonville Transportation Authority Project Number 72792-3504 for a POINT OF BEGINNING; thence North 44°05'07" East, along said limited access right of way line, a distance of 113.13 feet; thence North 68°45'29" East and continuing along said limited access right of way line, a distance of 427.20 feet; thence North 83°19'45" East, along the Southerly line of said limited access right of way line (said J. Turner Butler Boulevard being a uniform 400 feet in width along this line), a distance of 1100.00 feet; thence North 00°48'09" West and continuing along said limited access right of way line, 50.00 feet to the South-east corner of that certain easement described in Official Records Volume 4185, Page 347 of said Current Public Records; thence North 89°19'31" East; and continuing along the Southerly line of said limited access right of way line (said right of way of J. Turner Butler Boulevard being a uniform 300 feet in width along this line), a distance of 113.28 feet to a point situate in the Westerly right of way line of the Intracoastal Waterway (a 300 foot right of way as established in Plat Book 14, Page 74 of said Current Public Records); thence South 19°53'01" West, along said Westerly right of way line, a distance of 183.47 feet to an angle point in said right of way line; thence South 16°16'01" West and continuing along said Westerly right of way line, 787.37 feet to the Southeast corner of those certain lands described in Official Records Volume 5772, Page 2332; thence South 83°18'28" West, along the Southerly line of said last mentioned lands and along the Northerly line of those certain lands described in Deed Book 1373, Page 350 of said Current Public Records, 1331.41 feet to the South-west corner of said lands described in Official Records Volume 5773, Page 2332 of said Current Public Records, the same being the Southeast corner of those certain lands described in said Official Records Volume 5448, Page 1033; thence North 00°48'12" West, along the Westerly line of said lands described in Official Records Volume 5772, Page 2332 and along the Easterly line of said lands described in Official Records Volume 5448, Page 1033 of said Current Public Records, a distance of 100.00 feet to the Northwest corner of said lands described in Official Records Volume 5772, Page 2332; thence North 89°18'28" East, along the Northerly line of said last mentioned lands, 75.35 feet; thence North 00°40'09" West, along the Westerly line of those certain lands described in Official Records Volume 1792, Page 2178 of said Current Public Records and along the Easterly line of those certain lands described in Official Records Volume 6201, Page 749 of said Current Public Records, 313.31 feet to the Northwest corner of said last mentioned lands; thence the following three courses and distances along the Northerly line of said last mentioned lands and along a line 40 feet Southerly of, when measured at right angles, to said limited access right of way line of J. Turner Butler Boulevard: Course 1 - South 89°19'31" West, 212.12 feet; Course 2 - South 68°46'23" West, 402.19 feet; Course 3 - South 44°23'37" West, 147.61 feet to a point situate in said Northerly line of Official Records Volume 5448, Page 1033 of said Current Public Records; thence South 84°23'37" West, along said last mentioned line and along the right of way line of said San Pablo Road, as conveyed to the City of Jacksonville in Official Records Volume 5742, Page 1801 of said Current Public Records, 84.40 feet to the POINT OF BEGINNING.

Containing 12, ends here, more or less.
 Being the same lands as described in Official Records Volume 4772, Page 2332 and Official Records Volume 5791, Page 2178 of the Current Public Records of Duval County, Florida.



OFFICE OF CITY COUNCIL
DEPARTMENT OF COUNCIL SECRETARY

DANA M. FARRIS
CHIEF OF LEGISLATIVE SERVICES
(904) 630-1404
FAX (904) 630-1242

117 WEST DUVAL STREET, SUITE 430
7TH FLOOR, CITY HALL
JACKSONVILLE, FLORIDA 32202
DMFARRIS@COJ.NET

October 29, 2001

Ms. Susan McDonald
c/o Rogers, Towers, Bailey, Jones & Gay
1301 Riverplace Blvd., Ste. 1500
Jacksonville, FL 32207

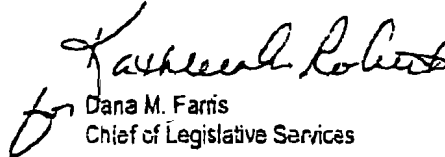
Re: Ordinance 2001-818-E

Dear Ms. McDonald:

The City Council has approved the above rezoning which is effective as shown in the Certificate of Authentication. A copy is enclosed for your records.

If you require additional information, please contact the Planning & Development Department at 630-1904.

Sincerely,


Dana M. Farris
Chief of Legislative Services

DMF/clo

Enc.

cc: Zoning Department - Ordinance Only
Property Appraiser - Ordinance Only

Amended 9/13/01

1 Introduced by the Land Use and Zoning Committee:

4 ORDINANCE 2001-818-E

5 AN ORDINANCE REZONING APPROXIMATELY 13.9 ACRES
6 LOCATED IN COUNCIL DISTRICT 5 AT 4903 SAN
7 PABLO ROAD SOUTH BETWEEN J. TURNER BUTLER
8 BOULEVARD AND SAN PABLO ROAD SOUTH (R.E. NO.
9 181772-0100), AS DESCRIBED HEREIN, OWNED BY
10 MOBRO MARINE, INC., A FLORIDA CORPORATION,
11 FROM PUD (PLANNED UNIT DEVELOPMENT) DISTRICT
12 (ORDINANCE 85-476-296) TO PUD (PLANNED UNIT
13 DEVELOPMENT) DISTRICT, AS DEFINED AND
14 CLASSIFIED UNDER THE ZONING CODE, TO
15 RECONFIGURE THE PREVIOUSLY APPROVED
16 RESIDENTIAL USES TO ALLOW FOR A MORE
17 CENTRALIZED CONFIGURATION CONSISTING OF THREE
18 MID-RISE MULTIPLE-FAMILY RESIDENTIAL BUILDINGS
19 WITH 113 UNITS AND SIX SINGLE-FAMILY
20 DWELLINGS, TO EXPAND THE EXISTING MARINA FROM
21 40 TO 90 SLIPS TO SERVE AS A BUFFER BETWEEN
22 THE PROPOSED MULTIPLE-FAMILY AND SINGLE-FAMILY
23 RESIDENTIAL USES, PROVIDING A WATERSCAPE FOR
24 BOTH, AND TO ALLOW FOR ON-SITE
25 AMENITY/RECREATION CENTERS, AS DESCRIBED IN
26 THE APPROVED WRITTEN DESCRIPTION AND SITE PLAN
27 FOR THE MARINA SAN PABLO PUD; PROVIDING AN
28 EFFECTIVE DATE.

29
30 WHEREAS, Mobro Marine, Inc., a Florida corporation, the owner
31 of approximately 7.0 acres located in Council District 5 at 4903

Amended 9/13/01

1 San Pablo Road South between J. Turner Butler Boulevard and San
2 Pablo Road South (R.E. No. 181772-0100), as more particularly
3 described in Exhibit A attached hereto and incorporated herein by
4 this reference ("Subject Property"), has applied for a rezoning and
5 reclassification of that property from PUD (Planned Unit
6 Development) District (Ordinance 85-476-296) PUD (Planned Unit
7 Development) District, as described in Section 1 below; and

8 WHEREAS, the Planning and Development Department has
9 considered the application and has rendered an advisory opinion;
10 and

11 WHEREAS, the Planning Commission has considered the
12 application and has rendered an advisory opinion; and

13 WHEREAS, the Land Use and Zoning Committee, after due notice
14 and public hearing, has made its recommendation to the Council; and

15 WHEREAS, the Council finds that such rezoning is: (1)
16 consistent with the 2010 Comprehensive Plan; (2) furthers the
17 goals, objectives and policies of the 2010 Comprehensive Plan; and
18 (3) is not in conflict with any portion of the City's land use
19 regulations; and

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

28 BE IT ORDAINED by the Council of the City of Jacksonville:

29 Section 1. Property Rezoned. The Subject Property is
30 hereby rezoned and reclassified from PUD (Planned Unit Development)
31 District (Ordinance 85-476-296) to PUD (Planned Unit Development)

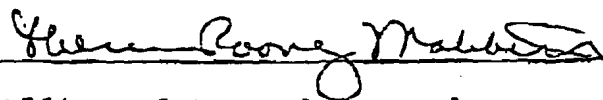
Amended 9/13/01

1 District, as shown and described in the approved site plan and
 2 written description for Marina San Pablo PUD. The PUD district for
 3 the Subject Property shall generally reconfigure the previously
 4 approved residential uses to allow for a more centralized
 5 configuration consisting of three mid-rise multiple-family
 6 residential buildings with 113 units and six single-family
 7 dwellings, to expand the existing marina from 40 to 90 slips to
 8 serve as a buffer between the proposed multiple-family and single-
 9 family residential uses, providing a waterscape for both, and to
 10 allow for on-site amenity/recreation centers, all as more
 11 specifically shown and described in the approved Marina San Pablo
 12 PUD site plan and written description on file in the City Council
 13 Legislative Services Division.

14 Section 2. Owner and Description. The Subject Property
 15 is owned by Mobro Marine, Inc., a Florida corporation, and
 16 described in Exhibit A. The agent listed in the application is
 17 Susan C. McDonald, c/o Rogers, Towers, Bailey, Jones and Gay, with
 18 an address of 1301 Riverplace Boulevard, Suite 1500, Jacksonville,
 19 Florida 32207, and a telephone number of (904) 346-5587.

20 Section 3. Effective Date. The adoption of this
 21 ordinance shall be deemed to constitute a quasi-judicial action of
 22 the City Council and shall become effective upon signature by the
 23 Council President and Deputy Administrator, Council Legislative
 24 Services Division.

25
26 Form Approved:

27
28 

29 Office of General Counsel

30 Legislation Prepared By: Theresa R. Matchett

31 9/14/01 G:\shared\LEGIS.CC\2001 Leg\Ord\2001-818.amd.doc

LEGAL DESCRIPTION 80 FOOT ACCESS EASEMENT

A part of the ~~original parcel~~ Section 18, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the intersection point of Duval County and St. Johns County line with the Easterly Right of Way line of San Pablo Road, said Easterly line of San Pablo Road being 80 feet East of the line dividing Range 28 East and 29 East, said Range line being the centerline of San Pablo Road; thence North 00° 51' 50" West along the Easterly Right of Way line of San Pablo Road, a distance of 1218.26 feet to the point of beginning.

From the point of beginning thus described, continue North 00° 51' 50" West along said Easterly Right of Way line of San Pablo Road, a distance of 85.03 feet; thence run North 45° 52' 26" East, a distance of 84.23 feet; thence run North 37° 03' 52" East, a distance of 84.19 feet, thence run South 45° 54' 06" West, a distance of 134.12 feet to the point of beginning.

Land thus described contains 0.171 acres, more or less.

Subject to an easement reserved herein to Arco Service Corporation, Robert C. Roland and Jacqueline M. Roland their successors and assigns for ingress, egress, utilities and drainage for the benefit of the Future Development Area as described in Exhibit "A-6" of the Declaration of Condominium for Beacon Pointe Condominium and Marina, over, on, across, and under the following described property:

LEGAL DESCRIPTION EGRESS EASEMENT

A part of the ~~original parcel~~ Section 18, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

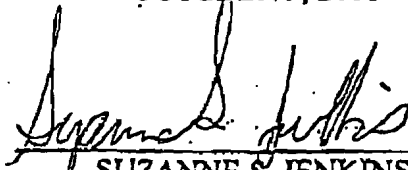
For a point of reference, commence at the intersection point of Duval County and St. Johns County line with the Easterly Right of Way line of San Pablo Road, said Easterly line of San Pablo Road being 80 feet East of the line dividing Range 28 East and 29 East, said Range line being the centerline of San Pablo Road; thence North 00° 51' 50" West along the Easterly Right of Way line of San Pablo Road, a distance of 1347.00 feet; thence North 00° 00' 00" East, a distance of 15.33 feet to the point of beginning for this description.

From the point of beginning thus described, continue North 89° 03' 50" East, a distance of 81.43 feet; run thence North 42° 51' 25" East, a distance of 142.23 feet; thence run North 36° 35' 23" East, a distance of 203.29 feet; thence run North 28° 08' 50" East, a distance of 219.12 feet; thence run North 20° 11' 13" West, a distance of 50.0 feet to the southerly Right of Way line of J. Turner Butler Boulevard, thence along the southerly Right of Way line of J. Turner Butler Boulevard the following courses: South 87° 08' 50" West, a distance of 220.0 feet, South 52° 35' 23" West, a distance of 227.00 feet, North 42° 14' 21" West, a distance of 213.24 feet to the point of beginning.

ORDINANCE 2001-818-E
CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

OCTOBER 9, 2001



SUZANNE S. JENKINS
COUNCIL VICE-PRESIDENT

ATTEST:


CHERYL L. BROWN
COUNCIL SECRETARY





APPLICATION FOR REZONING TO PLANNED UNIT DEVELOPMENT

TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

- 1. Rezoning Ordinance #: _____ 2. Staff Sign-Off Initials/Date: _____ / _____ / _____
- 3. Filing Date: _____ / _____ / _____ 4. Development #: _____ 5. Number of Signs To Be Posted: _____
- 6. Plan. Comm. Date: _____ / _____ / _____ Public Hearing Dates: 7. LUZ _____ / _____ / _____ 8. City Council: _____ / _____ / _____
- 9. Current Zoning District(s): _____
- 10. Current Land Use Category: _____ 11. Proposed Land Use Category: _____
- *12. If applicable, indicate companion land use amendment application number: _____
- 13. Neighborhood Association (if applicable): _____

TO BE COMPLETED BY THE APPLICANT

- 13. Previous Zoning Application Filed For Site? Yes 14. If Yes, State Application No(s) Ord. 85-476
- 15. Council District: 5 16. Planning District: 3 17. Census Tract: 144.02
- 18. Total Land Area (Nearest 1/10th of an Acre): 13.9 19. Map Panel #: 583C
- 20. Proposed PUD Name: Marina San Pablo

Before completing this form, carefully read the accompanying instructions. If space provided is not adequate, use a separate page, number and reference it, and attach it with the application. All PUD applications must be typed or printed legibly in black ink, reviewed, verified for sufficiency and signed off by Current Planning Section staff prior to filing. For PUDs related to Small Scale or Semi-Annual land use amendments, 19 complete copies of the PUD application along with the land use amendment application must be filed with Long Range Planning Section staff. For all other PUD applications, 16 complete copies must be filed with the Zoning Section, Room 100, City Hall Annex, 200 East Bay Street, Jacksonville, Fla. 32202.

A. GENERAL INFORMATION ON APPLICANT/OWNER(S)

- 1. Applicant's Personal Name: Susan C. McDonald
- 2. Applicant's Company Name: Rogers, Towers Bailey, Jones & Gay
- 3. Applicant's Mailing Address: 1301 Riverplace Boulevard, Suite 1500
- 4. Applicant's, City, State, Zipcode: Jacksonville, Florida 32207
- 5. Applicant's Daytime Phone Number: (904) 346 - 5587 Fax Number (904) 396 - 0653
- 6. Owner's Name: Mobro Marine, Inc.
- 7. Owner's Mailing Address: 4652 Phillips Highway, P.O. Box 47080
- 8. Owner's City, State, Zipcode: Jacksonville, Florida 32247
- 9. Owners's Daytime Phone Number: (904) 737 - 4400 Fax Number (904) 636 - 0532

3. JUSTIFICATION FOR REZONING APPLICATION

See Written Description attached as Exhibit "F"

3. LOCATION OF PROPERTY

- 1. Property Appraiser's Real Estate Number(s): 181772-0100
- 2. General Location: Near the southeast corner of J. Turner Butler Boulevard and San Pablo Road South
- 3. Property Address: 4903 San Pablo Road South
- 4. Between Streets J. Turner Butler Boulevard and San Pablo Road South

3. REQUIRED ATTACHMENTS FOR COMPLETE APPLICATION

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8 1/2" by 11" paper. Please check each item below for inclusion of information required.

- B] 1. "Location Map" showing the general area of the site and the proposed site cross-hatched to readily identify its location in conjunction with adjoining streets.
- A] 2. A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit "A"). 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. (Note: For purposes of attaching Exhibit "A" to the proposed rezoning ordinance, an additional copy of this Exhibit "A" should be submitted with the required number of rezoning applications.)
- C] 3. Proof of property ownership (such as copy of warranty deeds).
-] 4. List of names and addresses of all property owners within 350 feet of the subject property. (Provided by Zoning Section.)
- D] 5. Notarized letter(s) designating the agent.
- E] 6. Site plan drawn at scale large enough to clearly indicate all of the following:
 (a) North arrow and drawing scale; (b) Property lines and dimensions of total land area; (c) Building locations (including proposed additions and dimensions of each) and total lot coverage; (d) Parking spaces and dimensions (including required handicapped spaces); (e) Loading and unloading area, if applicable, with turn-around area and dimensions; (f) Required Landscape Areas and dimensions of each area; (g) All ingress and egress locations (driveways, alleys and easements); and (h) Adjacent streets and rights-of-way, jurisdictional wetlands, show existing conditions and indicate existing improvements that will be undisturbed.
- D] 7. Binding Letter
- F] 8. Written Description
- G] 9. Topographic Survey
- X] 10. Other: Exhibit "H" - Existing PUD (Ordinance 85-476); Exhibit "I" - Aerial Photograph; Exhibit "J" - Soils Map

E. OPTIONAL REVIEW FOR PRELIMINARY SKETCH/SITE PLAN APPROVAL

(In accordance with Chapter 654 Code of Subdivision Regulations and Section 656.404 ... Erection of more than principal structure on a lot and requirements for site plan review)

In order to obtain site plan review simultaneous with the PUD review, check all that apply:

-] 1. More than one principal structure on a lot NR Review
-] 2. Major structure over 40,000 square feet NR Review
-] 3. Subdivision "sketch" plan approval PSD Review
-] 4. Multi-Family/Condominium APT Review

It should be noted that a separate application is required and should include the following additional information on the site plan:

- Show all contiguous right-of-ways, easements, and platted lots. Indicate all median openings within 200 feet of the proposed project. Identify all existing and proposed streets and ROW dimensions and pavement widths. Include sidewalks per Section 654.133.
- Include street layout, lots, and block. Give site dimensions for all lots and include either a 40 X 40 or 50 X 50 pad on all single-family detached lots of 6,000 square feet or less.
- Indicate locations for signage and give dimensions.
- Show locations for dumpster pads, compactors, and bicycle parking.
- Identify Fire Protection Service, give distances to location of nearest fire hydrants and show all proposed hydrants.

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 for the hearings on this application upon the filing of this 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) must remain posted for at least 14 days prior to the Land Use and Zoning Committee's public hearing. 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.** Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Current Planning Section of the Planning and Development Department, 28 East Forsyth Street, Florida Theatre Building, Suite 700, Jacksonville, Florida, 32202, prior to 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 zoning 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.

Susan C. McDonald 03/10/01
Signature of Applicant (Date)

FOR OFFICIAL USE ONLY - FILING FEE INFORMATION

1) Rezoning Application's General Base Fee:	\$500.00
2) Plus \$10.00/acre or portion thereof over 5 acres _____ Acres @ \$10.00/acre:	_____
3) Plus Notification Costs Per Addressee _____ Notification @ \$2.00 each	_____
4) Total Rezoning Application Cost:	_____

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit "F"**MARINA SAN PABLO****Written Description****Date: August 9, 2001****Current land Use Designation: MDR, RPI****Required Zoning District: PUD****RE#: 181772-0100****I. SUMMARY DESCRIPTION OF THE PLAN**

Mobro Marine, Inc. (the "Applicant") proposes to rezone approximately 13.9 acres of property from PUD to PUD. The subject property (the "Property") is located south of J Turner Butler Boulevard and east of San Pablo Road South as shown on Exhibit "B". The PUD is being requested to amend the existing PUD, Ordinance 85-476 (the "Existing PUD"), to permit the reconfiguration of the approved residential uses and the expansion of the existing marina from 40 to 90 slips. A copy of the Existing PUD is attached as Exhibit "H" to this application.

The Property is currently owned by Mobro Marine, Inc. and is more particularly described in the legal description attached as Exhibit "A" to this application. The Property has a land use designation of MDR and is currently vacant. The Existing PUD encompasses over thirteen (13) acres and permits the Property to be used for a multiple-family condominium community consisting of one-hundred and nineteen (119) units. Under the Existing PUD, these one-hundred and nineteen (119) units are located in several mid-rise multiple-family residential buildings and town homes spread throughout the Property.

The Applicant proposes to reconfigure the previously approved one-hundred and nineteen (119) units to allow for a more centralized configuration consisting of three (3) mid-rise multiple-family residential buildings containing one-hundred and thirteen (113) units and six (6) detached single family residences. In addition, the Applicant seeks to expand the existing marina from 40 to 90 slips to serve as a buffer between the proposed multiple-family and single family residential uses. The access to both the residential units and the marina is gated and secured. The multiple-family use will be separated from the single family use by the expanded marina, with the multiple-family use located in the northwest portion of the property and the single family residences located in the southeast corner of the Property. The marina will provide a waterscape for both the single family and multiple-family units. Amenity/recreation centers may also be provided on the site. The only change to the Existing PUD is the addition of the fifty (50) marina slips and reconfigured site plan. However, the marina and all onsite amenities will be for the exclusive use of residents and their guests and, therefore, will not result in any increase in the external transportation impacts.

II. PUD DEVELOPMENT CRITERIA

A. Description of Uses: The permitted uses and structures are multiple-family residential buildings and detached single family homes subject to the following criteria:

Single Family

- 1. *Permitted uses and structures.* Detached single family dwellings; amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, marina, and similar uses.
- 2. *Permitted accessory uses and structures.* Accessory uses and structures are permitted as permitted in Section 646.403, Jacksonville Ordinance Code.

3. *Minimum lot and building requirements.*

Minimum Lot Width: Fifty (50) feet

Minimum Lot Area: Five thousand (5,000) square feet

Minimum Yard Requirements:

Front -	Ten (10) feet
Side -	Three (3) feet;
	provided that
	combined side yards
	shall not be less than
	fifteen (15) feet
Rear -	Ten (10) feet

Maximum Height: Forty (40) feet

Maximum Lot Coverage: Eighty-five (85) percent

Multiple-Family

- 1. *Permitted uses and structures.* Multiple family dwelling; amenity/recreation centers which may include a pool, cabana/clubhouse, health/exercise facility, marina, and similar uses. Rooftop gardens and patios are permitted on all multiple-family units.
- 2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 646.403, Jacksonville Ordinance Code.

3. *Minimum lot and building requirements.*

Minimum Lot width: Not applicable

Minimum Lot Area: Not applicable

Minimum Yard Requirements:	Front -	Twenty (20) feet
	Side -	Twenty (20) feet
	Rear -	Twenty (20) feet

Maximum Height: Nine stories, not to exceed one-hundred forty-four (144) feet.

Maximum Building Coverage: Fifty (50) percent, excluding the marina.

4. *Buffer adjoining single family use.* No portion of any multiple-family building will be located within fifty (50) feet of the property line of any adjoining single family use.

B. Overall Development:

1. **Consistency with Comprehensive Plan:** The Property is located within the MDR category according to the Future Land Use Map of the Comprehensive Plan. The proposed rezoning is consistent with the applicable land use category.
2. **Roadways / Consistency with the Concurrency Management System:** The development is subject to CCAS No. 27904 and Development No. 5201.0. The development of the subject property will comply with the requirements of the Concurrency Management System.
3. **Allocation of Residential Land Use:** The development proposes a number of residential units consistent with the MDR category and thus is within the allocations set forth in the Comprehensive Plan.
4. **Internal Compatibility:** The site plan attached as Exhibit "E" addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
5. **External Compatibility / Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The surrounding property includes: J Turner Butler Boulevard to the north, the intercoastal waterway to the east, a single family residence and undeveloped property to the south, and

undeveloped property to the west. The surrounding land use categories include LDR to the north, MDR to the south, and RPI to the west. Surrounding zoning districts include RLD-G to the north, across J Turner Butler Boulevard, RMD-A to the south, and PUD to the West. The proposed use of the Property is compatible in both intensity and density with these surrounding developments and zoning districts.

6. **Useable Open Spaces, Plazas, Recreation Areas:** The PUD includes a 90 slip marina for exclusive use of residents and guests. In addition, on-site amenities/recreation areas may be provided for residents and guests.
7. **Impact on Wetlands:** The property and marina will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.
8. **Off-Street Parking & Loading Requirements:** Development of the Property will comply with the City's off-street parking and loading space requirements set forth in the Jacksonville Ordinance Code.
9. **Pedestrian Circulation System:** Sidewalks shall be constructed adjacent to the marina. Internal sidewalks will be provided along the exteriors of the multiple-family buildings. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City traffic engineer and the Planning and Development Department. To the extent required, external sidewalks will be provided on San Pablo Road and the access road, or as otherwise approved by the Planning Commission at the time of site plan review.
10. **Signage:** The PUD permits (i) one double-faced illuminated monument entry sign not to exceed twenty-four (24) square feet in area and twelve (12) feet in height, or (ii) two single-faced illuminated monument signs not exceeding a maximum of twenty-four (24) square feet in area and twelve (12) feet in height. The entry sign(s) will be located along the access road near San Pablo Road.

Real estate signs (in compliance with section 656.1306) and construction signs (in compliance with section 656.1307) also will be permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height for model homes also shall be permitted. Wall signs and directional signs are also permitted within the PUD.

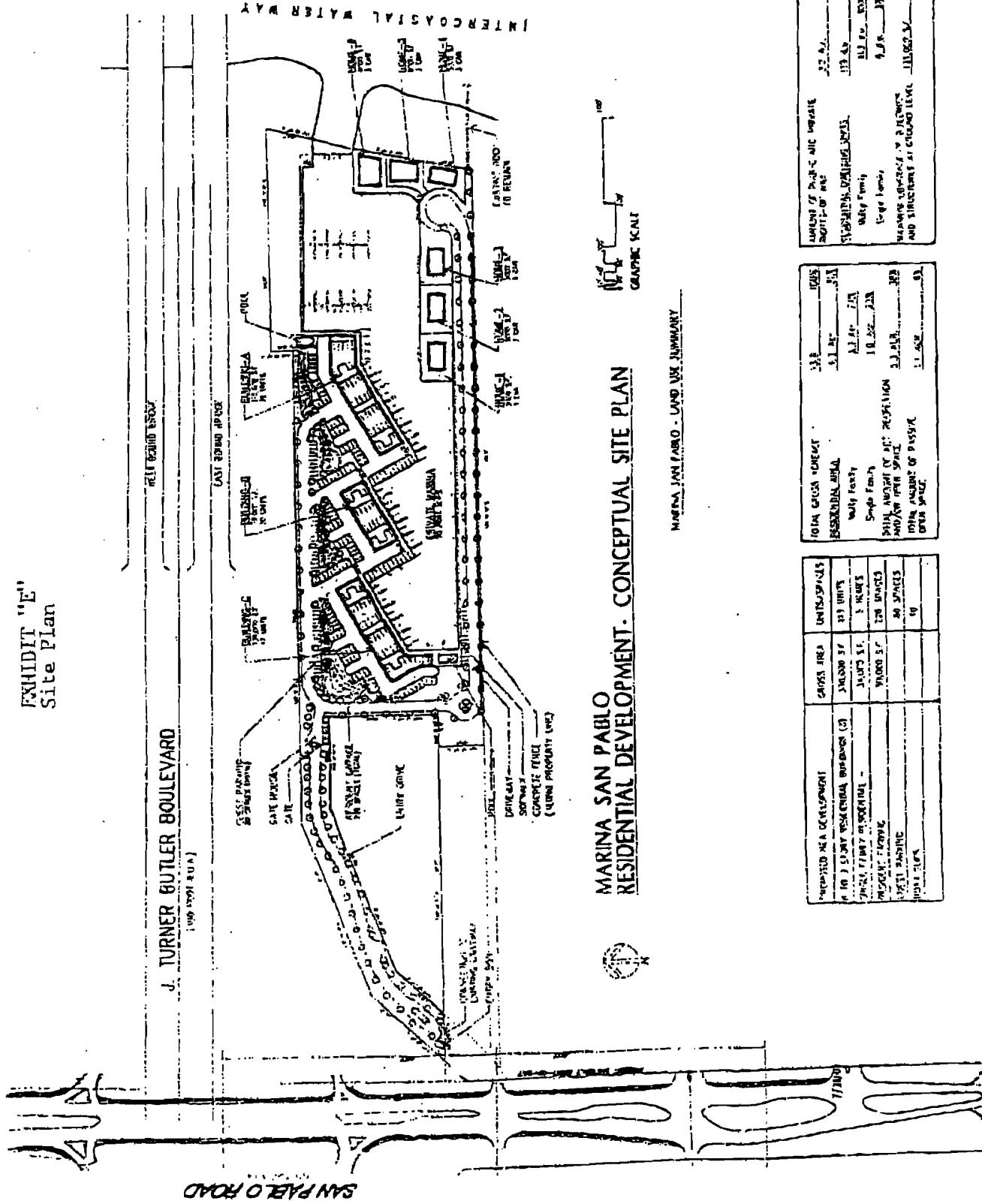
Final signage plans will be submitted to the Planning Department for review and approval prior to or in conjunction with verification of compliance with the PUD.

11. **Vehicular Access:** Access to the site is available from San Pablo Road South. The proposed access is shown on the site plan (Exhibit "E"). The final location and design of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.
12. **Landscaping:** Landscaping will exceed the requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. All lights used will be arranged and controlled so as to deflect light away from any residential district. Any light or combination of lights that cast light on a residential district may not exceed 0.4 foot-candles, as measured one foot inside the lot line of any residential district lot.
13. **Phasing:** Development of the PUD will occur in one phase. Build-out is expected within five years.
14. **Temporary Uses:** Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
15. **Stormwater Retention:** Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
16. **Utilities:** Water and sewer will be made available from JEA. The Developers will design and construct each residence so as to furnish adequate fire protection.
17. **Fencing:** A concrete fence with a minimum height of eight (8) feet will be constructed on the southerly property boundary.
18. **Restrictions on use:** No outside loudspeakers shall be allowed on the Property either in connection with the residential units or the marina. There will be no fuel sales or sewage pump out facilities in connection with the marina.

WRITTEN DESCRIPTION
FOR PUD
MODIFICATION

ORIGINAL & REVISED
SITE PLANS

EXHIBIT "E"
Site Plan



MARINA SAN PABLO
RESIDENTIAL DEVELOPMENT - CONCEPTUAL SITE PLAN

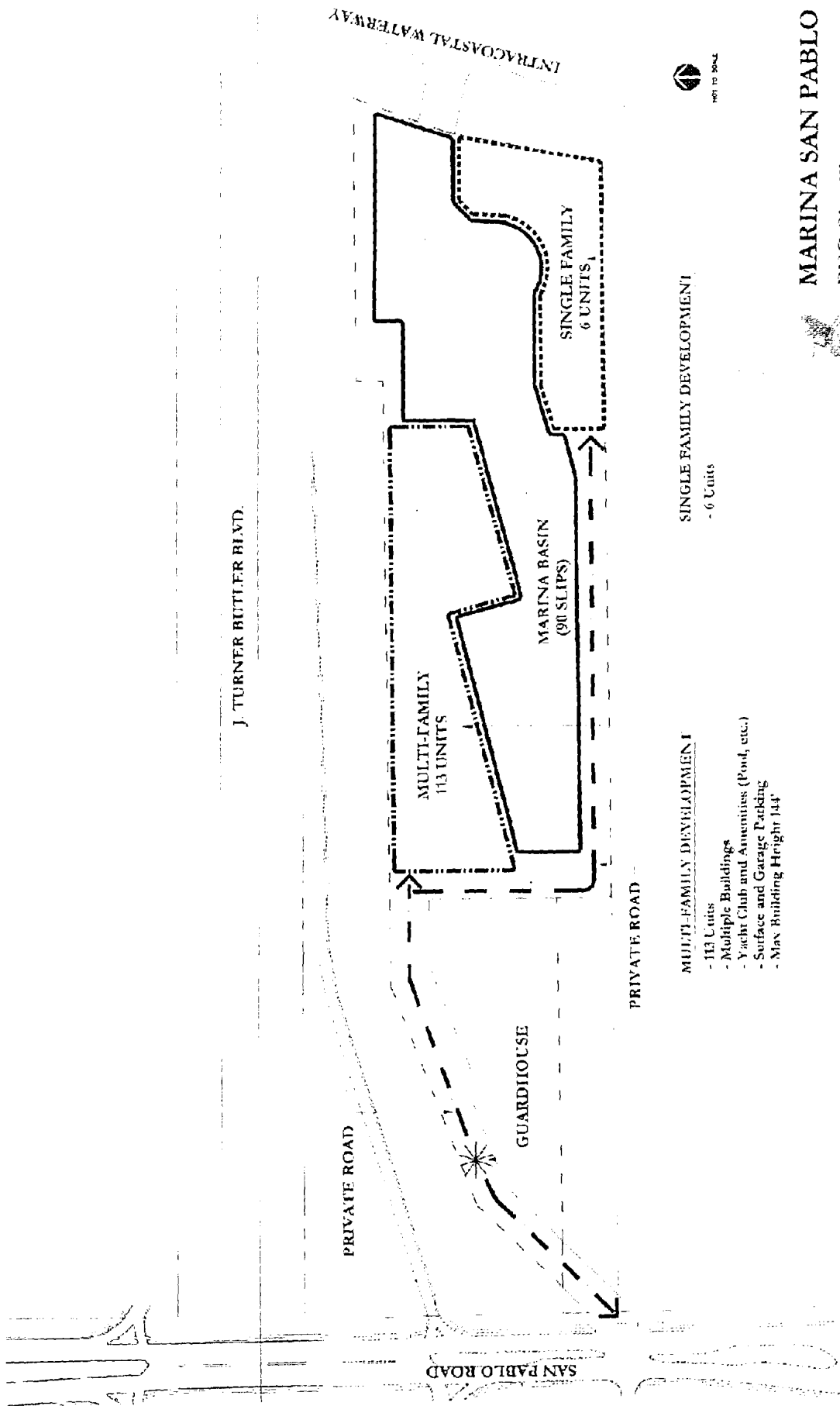
MARINA SAN PABLO - LAND USE SUMMARY

RESIDENTIAL DEVELOPMENT	CRUISE AREA	UNITS/SPACES
400 J. TURNER BUTLER BOULEVARD (S)	3,000 SF	300 UNITS
WATERFRONT DEVELOPMENT	10,000 SF	100 UNITS
TOTAL DEVELOPMENT	13,000 SF	400 UNITS
EXISTING DEVELOPMENT	5,000 SF	50 UNITS
TOTAL DEVELOPMENT	18,000 SF	450 UNITS

RESIDENTIAL AREA	CRUISE AREA	UNITS
Single Family	10,000 SF	100 UNITS
CONDO APARTMENT	3,000 SF	300 UNITS
OTHER APARTMENT OF PASSIVE OPEN SPACE	0 SF	0 UNITS
TOTAL DEVELOPMENT	13,000 SF	400 UNITS

AMOUNT OF PUBLIC USE	CRUISE AREA	UNITS
WATERFRONT DEVELOPMENT	10,000 SF	100 UNITS
CONDO APARTMENT	3,000 SF	300 UNITS
TOTAL DEVELOPMENT	13,000 SF	400 UNITS





NOT TO SCALE

SINGLE FAMILY DEVELOPMENT I

- 6 Units

MULTI-FAMILY DEVELOPMENT I

- 113 Units
- Multiple Buildings
- Yacht Club and Amenities (Pool, etc.)
- Surface and Garage Parking
- Max Building Height 144'

MARINA SAN PABLO

PUD Site Plan

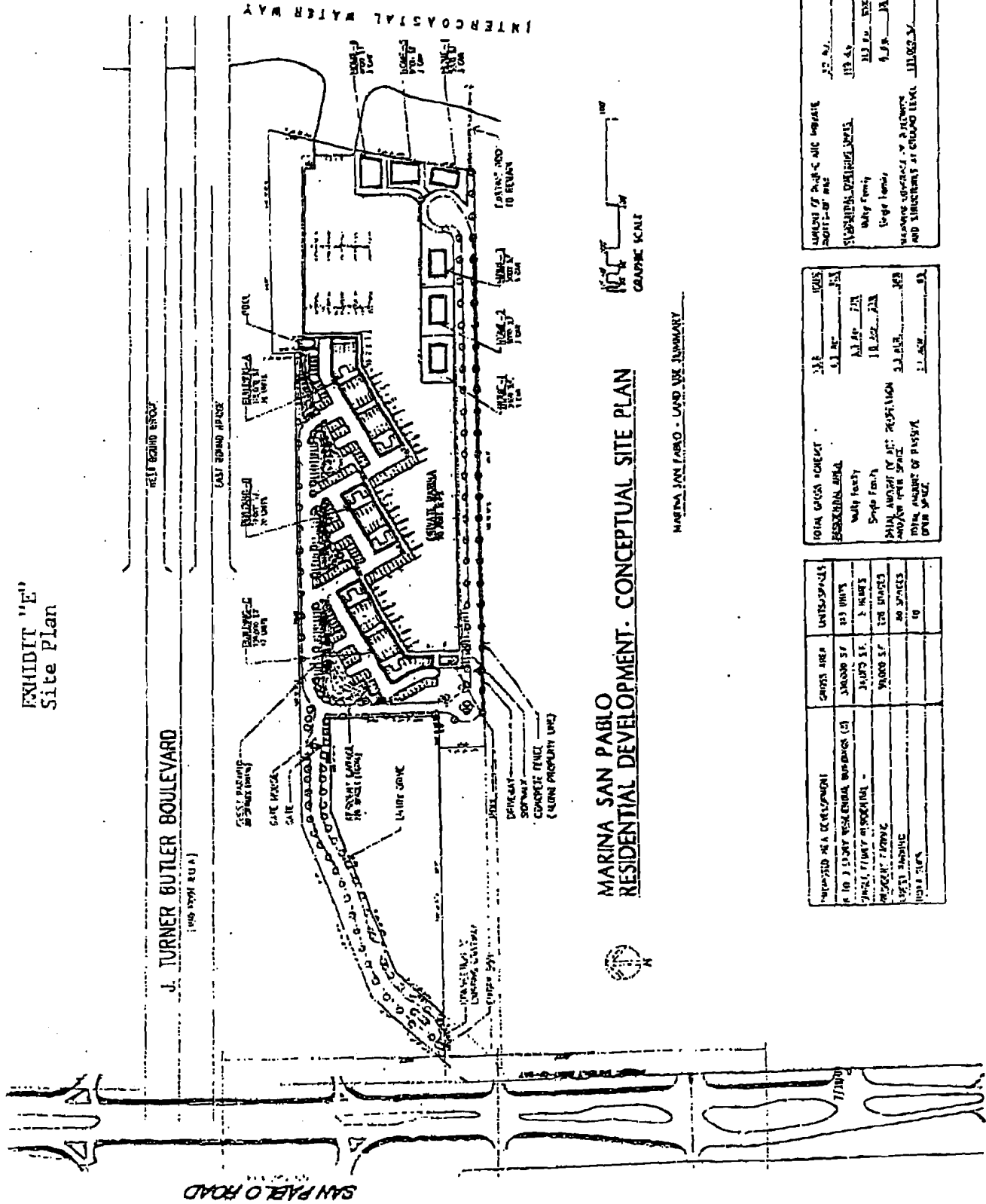
FIGURE 300 - 2012



THE OFFICE OF THE CITY CLERK
SAN PABLO, CALIFORNIA



EXHIBIT "E"
Site Plan



MARINA SAN PABLO
RESIDENTIAL DEVELOPMENT - CONCEPTUAL SITE PLAN

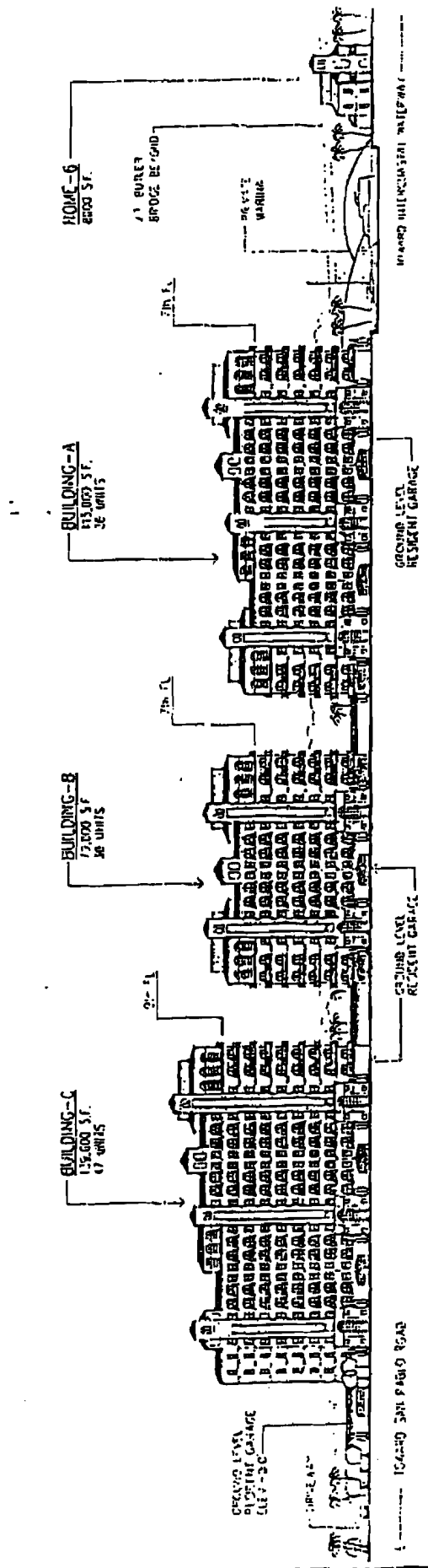
MARINA SAN PABLO - LAND USE ZONING

PROPERTY IN A DEVELOPMENT	CHANGING AREA	UNITS/SQUARE FEET
1. IN THE CITY OF SAN FRANCISCO	1.5 SQUARE FEET	100 UNITS
2. IN THE CITY OF SAN PABLO	1.5 SQUARE FEET	100 UNITS
3. IN THE CITY OF OAKLAND	1.5 SQUARE FEET	100 UNITS
4. IN THE CITY OF ALBANY	1.5 SQUARE FEET	100 UNITS
5. IN THE CITY OF SAN RAFAEL	1.5 SQUARE FEET	100 UNITS
6. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS
7. IN THE CITY OF Tiburon	1.5 SQUARE FEET	100 UNITS
8. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS
9. IN THE CITY OF Tiburon	1.5 SQUARE FEET	100 UNITS
10. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS
11. IN THE CITY OF Tiburon	1.5 SQUARE FEET	100 UNITS
12. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS
13. IN THE CITY OF Tiburon	1.5 SQUARE FEET	100 UNITS
14. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS
15. IN THE CITY OF Tiburon	1.5 SQUARE FEET	100 UNITS
16. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS
17. IN THE CITY OF Tiburon	1.5 SQUARE FEET	100 UNITS
18. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS
19. IN THE CITY OF Tiburon	1.5 SQUARE FEET	100 UNITS
20. IN THE CITY OF Sausalito	1.5 SQUARE FEET	100 UNITS

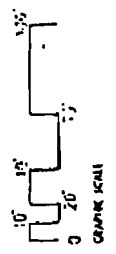
TOTAL DEVELOPMENT	CHANGING AREA	UNITS
1. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
2. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
3. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
4. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
5. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
6. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
7. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
8. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
9. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
10. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
11. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
12. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
13. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
14. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
15. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
16. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
17. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
18. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
19. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
20. TOTAL DEVELOPMENT	1.5 SQUARE FEET	100 UNITS

UNITS OF DEVELOPMENT	CHANGING AREA	UNITS
1. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
2. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
3. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
4. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
5. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
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17. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
18. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
19. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS
20. UNITS OF DEVELOPMENT	1.5 SQUARE FEET	100 UNITS





MARINA SAN PABLO RESIDENTIAL DEVELOPMENT
 CONCEPTUAL MARINA SIDE BUILDING ELEVATION



DATE: 01/15/2010
 PROJECT: MARINA SAN PABLO
 DRAWING: CONCEPTUAL MARINA SIDE BUILDING ELEVATION

ORDINANCE

Legal Description

A PORTION OF THE JOSEPH PEAVETT GRANT, SECTION 38, TOWNSHIP 3 SOUTH, RANGE 29 EAST, JACKSONVILLE DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE DUVAL COUNTY AND ST. JOHNS COUNTY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAN PABLO ROAD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID EASTERLY RIGHT-OF-WAY LINE BEING 80-FOOT EAST OF THE LINE DIVIDING RANGE 28 EAST AND SAID RANGE 29 EAST, SAID RANGE LINE ALSO BEING THE ORIGINAL CENTERLINE OF SAID SAN PABLO ROAD; THENCE NORTH 00° 44' 56" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE 1,347.00 FEET; THENCE NORTH 89° 23' 37" EAST, ALONG THE NORTHERLY LINE OF LANDS DESCRIBED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5448, PAGE 1053, 45.70 FEET TO THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (STATE ROAD NO. 202), AS ESTABLISHED BY THE JACKSONVILLE TRANSPORTATION AUTHORITY PROJECT NUMBER 72292-3504 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 44° 05' 07" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 215.13 FEET; THENCE NORTH 68° 46' 29" EAST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT OF WAY, 427.20 FEET; THENCE NORTH 89° 19' 51" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 254.07 FEET; THENCE SOUTH 00° 40' 09" EAST, 37.62 FEET; THENCE SOUTH 35° 25' 57" WEST, 40.86 FEET; THENCE SOUTH 00° 40' 09" EAST, 232.87 FEET; THENCE SOUTH 27° 00' 44" EAST, 55.22 FEET; THENCE NORTH 89° 18' 28" EAST, 666.72 FEET; THENCE NORTH 75° 00' 00" EAST, 86.94 FEET; THENCE NORTH 00° 00' 00" WEST, 27.95 FEET; THENCE NORTH 75° 00' 00" EAST, 84.33 FEET; THENCE NORTH 89° 18' 28" EAST, 165.63 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 90.05 FEET, A CHORD BEARING AND DISTANCE OF NORTH 64° 38' 58" EAST, 150.03 FEET; THENCE NORTH 90° 00' 00" EAST, 5.93 FEET; THENCE NORTH 00° 00' 00" WEST, 55.36 FEET; THENCE NORTH 44° 39' 14" EAST, 35.68 FEET; THENCE NORTH 89° 18' 28" EAST, 123.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 14, PAGE 74 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 11° 16' 01" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 269.57 FEET; THENCE SOUTH 89° 18' 28" WEST, 1,334.41 FEET; THENCE NORTH 00° 48' 12" WEST, 100.00 FEET; THENCE SOUTH 89° 18' 28" WEST, 3.00 FEET; THENCE NORTH 00° 40' 09" WEST, 210.47 FEET; THENCE NORTH 45° 32' 31" WEST, 27.64 FEET; THENCE SOUTH 89° 31' 55" WEST, 81.00 FEET; THENCE SOUTH 68° 46' 29" WEST, 185.09 FEET; THENCE SOUTH 83° 32' 09" WEST, 104.00 FEET; THENCE SOUTH 68° 46' 29" WEST, 150.61 FEET; THENCE SOUTH 44° 05' 07" WEST, 142.64 FEET, THENCE SOUTH 89° 23' 37" WEST, 84.40 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 4.68 ACRES, MORE OR LESS.

October 28, 2015

EXHIBIT A - Property Ownership Affidavit

Date: _____

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:

RE#181772-0120

To Whom it May Concern:

I, Paul Vavala, Vice President, Remi Properties, Inc., Managing Member hereby certify that I am the Owner of the property described in Exhibit 1 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: Marina San Pablo Development, LLC,

Remi Properties, Inc., Managing Member

By _____

By Paul Vavala

Print Name: _____

Print Name: Paul Vavala

Its: Vice President

*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.

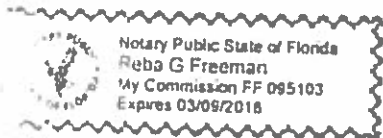
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of October 2014 by Paul Vavala, who is personally known to me or who has produced _____ as identification and who took an oath.

Reba G Freeman

(Signature of NOTARY PUBLIC)

REBA G FREEMAN
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3-9-18

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

MARINA SAN PABLO DEVELOPMENT, LLC

Filing Information

Document Number L13000078831
 FE/EIN Number N/A
 Date Filed 08/03/2013
 State FL
 Status ACTIVE

Principal Address

1802 S Fiske Boulevard
 Suite 101
 Rockledge, FL 32955

Changed 04/28/2014

Mailing Address

1802 S Fiske Boulevard
 Suite 101
 Rockledge, FL 32955

Changed 04/28/2014

Registered Agent Name & Address

Repass, David R
 111 Solana Road
 Suite B
 Ponte Vedra Beach FL 32082

Name Changed 04/28/2014

Address Changed 05/01/2015

Authorized Person(s) Detail

Name & Address

Title Manager

Remi Properties, Inc.
 1802 S Fiske Boulevard
 Suite 101
 Rockledge, FL 32955

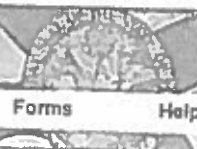
Annual Reports

Report Year	Filed Date
2014	04/28/2014
2015	05/01/2015

Document Images

<u>05/01/2015 -- ANNUAL REPORT</u>	View Image in PDF format
<u>04/28/2014 -- ANNUAL REPORT</u>	View Image in PDF format
<u>08/03/2013 -- Florida Limited Liability</u>	View Image in PDF format

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



[Home](#) [Contact Us](#) [E-Filing Services](#) [Document Searches](#) [Forms](#) [Help](#)

Detail by Entity Name

Florida Profit Corporation

REMI PROPERTIES, INC.

Filing Information

Document Number	G93681
FEI/EIN Number	59-2401783
Date Filed	03/28/1984
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/08/2007
Event Effective Date	NONE

Principal Address

% ROBERT R. CHAFFIOT, SR.
1802 S. FISKE BLVD, SUITE 101
ROCKLEDGE, FL 32955

Mailing Address

% ROBERT R. CHAFFIOT, SR.
1802 S. FISKE BLVD, SUITE 101
ROCKLEDGE, FL 32955

Registered Agent Name & Address

CHAFFIOT, ROBERT R. SR.
1802 S. FISKE BLVD
SUITE 101
ROCKLEDGE, FL 32955

Officer/Director Detail

Name & Address

Title PD

CHAFFIOT, VICTOR A.
1802 S FISKE BLVD STE 101
ROCKLEDGE, FL 32955

Title TD

1802 S FISKE BLVD STE 101
ROCKLEDGE, FL 32955

Title SD

CHAFFIOT, ROBERT R. SR
1802 S FISKE BLVD., SUITE 101
ROCKLEDGE, FL

Title VPD

VAVALA, PAULA
1802 S FISKE BKVD., SUITE 101
ROCKLEDGE, FL 32955

Annual Reports

Report Year	Filed Date
2013	03/08/2013
2014	01/10/2014
2015	01/21/2015

Document Images

<u>01/21/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/01/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/08/2007 -- Name Change</u>	View image in PDF format
<u>06/19/2007 -- Amendment</u>	View image in PDF format
<u>01/25/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/11/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/20/1996 -- ANNUAL REPORT</u>	View image in PDF format

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

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

Re: Agent Authorization for the following site location: re#181771-0120

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 Paul M. Harden 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:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name: Marina San Pablo Development, LLC

Remi Properties, Inc., Managing Member

By Paul L Vavala

Print Name: Paul Vavala

Its: Vice President

*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 23rd day of October 2014, by Paul Vavala, who is personally known to me or who has produced _____ as identification and who took an oath.

Reba G. Freeman

(Signature of NOTARY PUBLIC)

Reba G Freeman
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3-9-18

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

MARINA SAN PABLO DEVELOPMENT, LLC

Filing Information

Document Number L13000079831
FEI/EIN Number N/A
Date Filed 08/03/2013
State FL
Status ACTIVE

Principal Address

1802 S Fiske Boulevard
Suite 101
Rockledge, FL 32955

Changed 04/28/2014

Mailing Address

1802 S Fiske Boulevard
Suite 101
Rockledge, FL 32955

Changed 04/28/2014

Registered Agent Name & Address

Repass, David R
111 Solana Road
Suite B
Ponte Vedra Beach, FL 32082

Name Changed 04/28/2014

Address Changed 05/01/2015

Authorized Person(s) Detail

Name & Address

Title Manager

Remi Properties, Inc.
1802 S Fiske Boulevard
Suite 101
Rockledge, FL 32955

Annual Reports

Report Year	Filed Date
2014	04/28/2014
2015	05/01/2015

Document Images

<u>05/01/2015 -- ANNUAL REPORT</u>	View Image in PDF format
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<u>08/03/2013 -- Florida Limited Liability</u>	View Image in PDF format

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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Detail by Entity Name

Florida Profit Corporation

REMI PROPERTIES, INC.

Filing Information

Document Number	G93681
FEI/EIN Number	59-2401783
Date Filed	03/28/1984
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/08/2007
Event Effective Date	NONE

Principal Address

% ROBERT R. CHAFFIOT, SR.
1802 S. FISKE BLVD, SUITE 101
ROCKLEDGE, FL 32955

Mailing Address

% ROBERT R. CHAFFIOT, SR.
1802 S. FISKE BLVD, SUITE 101
ROCKLEDGE, FL 32955

Registered Agent Name & Address

CHAFFIOT, ROBERT R. SR.
1802 S. FISKE BLVD
SUITE 101
ROCKLEDGE, FL 32955

Officer/Director Detail

Name & Address

Title PD

CHAFFIOT, VICTOR A.
1802 S FISKE BLVD STE 101
ROCKLEDGE, FL 32955

Title TD

1802 S FISKE BLVD STE 101
ROCKLEDGE, FL 32955

Title SD

CHAFFIOT, ROBERT R. SR
1802 S FISKE BLVD., SUITE 101
ROCKLEDGE, FL

Title VPD

VAVALA, PAULA
1802 S FISKE BKVD., SUITE 101
ROCKLEDGE, FL 32955

Annual Reports

Report Year	Filed Date
2013	03/08/2013
2014	01/10/2014
2015	01/21/2015

Document Images

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<u>02/11/1997 – ANNUAL REPORT</u>	View image in PDF format
<u>02/20/1996 – ANNUAL REPORT</u>	View image in PDF format

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: re#181772-0120

Ladies and Gentleman:

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

Sincerely, San Pablo Marina Development, LLC

Remi Properties, Inc., Managing Member

By: Paul L. Vavala
Paul Vavala

Its: Vice President

This instrument prepared by:

David W. Stephenson
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue South
Birmingham, AL 35203

Send Tax Notice to:

Marina San Pablo Development, LLC
c/o Rich Toomey
3517 Snowy Egret Way
Jacksonville Beach, FL 32250

STATE OF FLORIDA)
 :
DUVAL COUNTY)

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **14302 MARINA SAN PABLO PLACE SPE, LLC**, a Florida limited liability company ("Grantor"), whose address is c/o Regions Bank, Mailcode ALBH70205A, 201 Milan Parkway, Birmingham, AL 35211, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **MARINA SAN PABLO DEVELOPMENT, LLC**, a Florida limited liability company ("Grantee"), whose address is c1802 S. Fiske Boulevard, Suite 101, Rockledge, FL 32955, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2014 tax year and all subsequent years.
2. All easements, restrictions, reservations, encumbrances and other matters appearing of record, without reimposing the same.
3. Zoning and building laws, rules, regulations and ordinances.

4. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of such Property in fee simple; that Grantor has good right and lawful authority to sell and convey such Property; that Grantor hereby warrants the title to such land and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but against none others; subject, however, to those matters set forth above.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, EXCEPT AS EXPRESSLY PROVIDED IN WRITING BY GRANTOR, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank]

9th IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this day of May, 2014.

Witnesses:

14302 MARINA SAN PABLO PLACE SPE, LLC

Beth Bartlett
Print Name: Beth Bartlett

By: Wade Parker
Name: Wade Parker
Its: Vice President

Erin Weems
Print Name: Erin Weems

STATE OF ALABAMA)

JEFFERSON COUNTY)

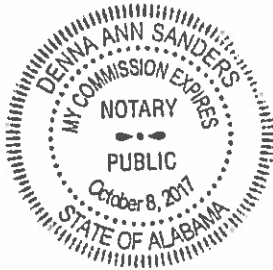
The foregoing instrument was acknowledged before me this 8th day of May, 2014, by Wade Parker, as VP of 14302 MARINA SAN PABLO PLACE SPE, LLC, a limited liability company, on behalf of said limited liability company. Such person did take an oath and: (notary must check applicable box)

is personally known to me.

_____ produced a current _____ driver's license as identification.

_____ produced _____ as identification.

(Notary Seal must be affixed)



Denna Ann Sanders
Signature of Notary

Denna Ann Sanders
Name of Notary Typed, Printed or Stamped

My Commission Expires: (if not legible on seal): 10-8-17

EXHIBIT A

[Legal Description]

Legal Description of Plat Parcel:

A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Jacksonville Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the intersection of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road (a 200-foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Range 28 East and said Range 29 East, said range line also being the original centerline of said San Pablo Road; thence North 00°44'56" West, along said Easterly right-of-way line 1,347.00 feet; thence North 89°23'37" East, along the Northerly line of lands described in the Official Records of said County in Volume 5448, Page 1053, 45.70 feet to the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202), as established by the Jacksonville Transportation Authority Project Number 72292-3504 and the Point of Beginning.

From the Point of Beginning thus described, thence North 44°05'07" East, along said limited access right-of-way line, 215.13 feet; thence North 68°46'29" East, continuing along said limited access right-of-way, 427.20 feet; thence North 89°19'51" East, along the Southerly line of last said limited access right-of-way line, 254.07 feet; thence South 00°40'09" East, 37.62 feet; thence South 35°25'57" West, 40.86 feet; thence South 00°40'09" East, 232.87 feet; thence South 27°00'44" East, 55.22 feet; thence North 89°18'28" East, 666.72 feet; thence North 75°00'00" East, 86.94 feet; thence North 00°00'00" West, 27.95 feet; thence North 75°00'00" East, 84.33 feet; thence North 89°18'28" East, 165.63 feet; thence in a Northeasterly direction, along the arc of a curve, said curve being concave Northwesterly and having a radius of 90.05 feet, a chord bearing and distance of North 64°38'58" East, 150.03 feet; thence North 90°00'00" East, 5.93 feet; thence North 00°00'00" West, 55.36 feet; thence North 44°39'14" East, 35.68 feet; thence North 89°18'28" East, 123.66 feet to the Westerly right-of-way line of the Intracoastal Waterway as recorded in Plat Book 14, Page 74, of the Public Records of said county; thence South 11°16'01" West, along said Westerly right-of-way line, 269.57 feet; thence South 89°18'28" West, 1,334.41 feet; thence North 00°48'12" West, 100.00 feet; thence South 89°18'28" West, 3.00 feet; thence North 00°40'09" West, 210.47 feet; thence North 45°32'31" West, 27.64 feet; thence South 89°31'55" West, 81.00 feet; thence South 68°46'29" West, 185.09 feet; thence South 83°32'09" West, 104.00 feet; thence South 68°46'29" West, 150.61 feet; thence South 44°05'07" West, 142.64 feet, thence South 89°23'37" West, 84.40 feet to the Point of Beginning.

Together with Condo Units:

Units 101, 206, and 1003, of Phase I, Marina San Pablo, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 13599, Page 1786, of the Public Records of Duval County, Florida, together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.

Together with Borrower's Perpetual Non-Exclusive Easement for ingress, egress, utilities and drainage over the following described parcel:

A part of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the intersection point of Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road, said Easterly line of San Pablo Road being 80 feet East of the line dividing Range 28 East and 29 East, said range line being the centerline of San Pablo Road; thence North 00°57'50" West along the Easterly right-of-way line of San Pablo Road, a distance of 1,347.00 feet; thence North 89°08'50" East, a distance of 45.39 feet to the Point of Beginning for this description.

Exhibit "A" continued

From the Point of Beginning thus described, continue North 89°08'50" East, a distance of 84.49 feet; run thence North 43°54'06" East, a distance of 142.83 feet; thence run North 68°35'28" East, a distance of 403.19 feet; thence run North 89°08'50" East, a distance of 219.12 feet; thence run North 00°51'10" West, a distance of 60.00 feet to the Southerly right-of-way line of J. Turner Butler Boulevard; thence along the Southerly right-of-way line of J. Turner Butler Boulevard the following courses; South 89°08'50" West, a distance of 230.00 feet; South 68°35'28" West, a distance of 427.20 feet; South 43°54'06" West, a distance of 215.45 feet to the Point of Beginning.

Together with Legal Description of Condo Parcel:

A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Jacksonville, Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the intersection of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road (a 200-foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Range 28 East and said Range 29 East, said range line also being the original centerline of said San Pablo Road; thence North 00°44'56" West, along said Easterly right-of-way line, 1,347.00 feet; thence North 89°23'37" East, along the Northerly line of lands described in the Official Records of said County in Volume 5448, Page 1053, 45.70 feet to the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202), as established by the Jacksonville Transportation Authority Project Number 72292-3504; thence North 44°05'07" East, along said limited access right-of-way line, 215.13 feet; thence North 68°46'29" East, continuing along said limited access right-of-way, 427.20 feet; thence North 89°19'51" East, along the Southerly line of last said limited access right-of-way line, 254.07 feet to the Point of Beginning.

From the Point of Beginning thus described, thence North 89°19'51" East along said limited access right-of-way line, 845.93 feet; thence North 00°40'09" West along said limited access right-of-way line, 50.00 feet; thence North 89°19'51" East, along said limited access right-of-way line, 513.28 feet to the Westerly right-of-way line of the Intracoastal Waterway as recorded in Plat Book 14, Page 74 of the Public Records of said county; thence South 19°55'01" West, along last mentioned right-of-way line, 183.67 feet to an angle point in said Westerly right-of-way line; thence South 11°16'01" West along said Westerly right-of-way line, 17.70 feet; thence South 89°18'28" West 123.66 feet; thence South 44°39'14" West, 35.68 feet; thence South 00°00'00" East, 55.36 feet; thence South 90°00'00" West, 5.93 feet to a point of curve of a non tangent curve, thence in a Southwesterly direction, along the arc of a curve said curve being concave Northwesterly and having a radius of 90.05 feet, a chord bearing and distance of South 64°38'58" West, 150.03 feet; thence South 89°18'28" West, 165.63 feet; thence South 75°00'00" West, 84.33 feet; thence South 00°00'00" East, 27.95 feet; thence South 75°00'00" West 86.94 feet; thence South 89°18'28" West, 666.72 feet; thence North 27°00'44" West, 55.22 feet; thence North 00°40'09" West, 232.87 feet; thence North 35°25'57" East 40.86 feet; thence North 00°40'09" West, 37.62 feet to the Point of Beginning.

Less and Except:

A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the intersection point of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo (a 200 foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Ranges 28 and

Exhibit "A" continued

29 East, said range line also being the original centerline of said San Pablo Road; thence North 00°44'56" West, along said Easterly right-of-way line, a distance of 1,347.00 feet; thence North 89°23'37" East, along the Northerly line of those certain lands described in Official Records Volume 5448, Page 1053 of the current Public Records of said county, a distance of 45.70 feet to a point situate on the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202); thence North 44°05'07" East, along said limited access right-of-way line, a distance of 215.13 feet; thence North 68°46'29" East and continuing along said limited access right-of-way line, a distance of 427.20 feet; thence North 89°19'51" East, along the Southerly line of said limited access right-of-way line (said J. Turner Butler Boulevard being a uniform 400 feet in width along this line), a distance of 728.91 feet; thence South 00°40'09" East, 135.25 feet to the Point of Beginning.

From the Point of Beginning thus described, thence North 74°51'04" East, 60.54 feet; thence North 15°08'56" West, 30.00 feet; thence North 74°51'04" East, 30.50 feet; thence South 15°08'56" East, 30.00 feet; thence North 74°51'04" East, 86.80 feet; thence North 15°08'56" West, 30.00 feet; thence North 74°51'04" East, 30.50 feet; thence South 15°08'56" East, 30.00 feet; thence North 74°51'04" East, 79.30 feet; thence South 15°08'56" East, 20.00 feet; thence North 74°51'04" East, 8.00 feet; thence South 15°08'56" East, 25.80 feet; thence South 74°51'04" West, 5.70 feet; thence South 15°08'56" East, 22.50 feet; thence South 74°51'04" West, 72.30 feet; thence South 15°08'56" East, 4.90 feet; thence South 74°51'04" West, 3.70 feet; thence South 15°08'56" East, 11.40 feet; thence South 74°51'04" West, 43.00 feet; thence North 15°08'56" West, 11.40 feet; thence South 74°51'04" West, 3.70 feet; thence North 15°08'56" West, 4.90 feet; thence South 74°51'04" West, 66.70 feet; thence South 15°08'56" East, 4.90 feet; thence South 74°51'04" West, 3.70 feet; thence South 15°08'56" East, 11.40 feet; thence South 74°51'04" West, 43.00 feet; thence North 15°08'56" West, 11.30 feet; thence South 74°51'04" West, 3.70 feet; thence North 15°08'56" West, 4.90 feet; thence South 74°51'04" West, 52.44 feet; thence North 15°08'56" West, 22.35 feet; thence South 74°51'04" West, 5.70 feet; thence North 15°08'56" West, 25.90 feet; thence North 74°51'04" East, 8.00 feet; thence North 15°08'56" West, 20.15 feet to the Point of Beginning.

Also Less and Except the Parking Parcels:

Legal description of Phase I of Marina San Pablo Condominium Parking Area B-1: A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection point of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road (a 200 foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Ranges 28 and 29 East, said range line also being the original centerline of said San Pablo Road; thence North 00°44'56" West, along said Easterly right-of-way line, a distance of 1,347.00 feet; thence North 89°23'37" East, along the Northerly line of those certain lands described in Official Records Volume 5448, Page 1053 of the Public Records of said County, a distance of 45.70 feet to a point situate on the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202); thence North 44°05'07" East, along said limited access right-of-way line, a distance of 215.13 feet; thence North 68°46'29" East and continuing along said limited access right-of-way line, a distance of 427.20 feet; thence North 89°19'51" East, along the Southerly line of said limited access right-of-way line (said J. Turner Butler Boulevard being a uniform 400 feet in width along this line), a distance of 690.13 feet; thence South 00°40'09" East, 59.34 feet to the Point of Beginning. From the Point of Beginning thus described, thence North 83°39'54" East, 21.91 feet; thence South 14°12'08" East, 64.96 feet; thence South 74°04'50" West, 19.65 feet; thence North 15°55'10" West, 68.58 feet to the Point of Beginning.

Exhibit "A" continued

Legal description of Phase I of Marina San Pablo Condominium Parking Area B-2: A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection point of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road (a 200 foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Ranges 28 and 29 East, said range line also being the original centerline of said San Pablo Road; thence North $00^{\circ}44'56''$ West, along said Easterly right-of-way line, a distance of 1,347.00 feet; thence North $89^{\circ}23'37''$ East, along the Northerly line of those certain lands described in Official Records Volume 5448, Page 1053, of the Public Records of said County, a distance of 45.70 feet to a point situate on the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202); thence North $44^{\circ}05'07''$ East, along said limited access right-of-way line, a distance of 215.13 feet; thence North $68^{\circ}46'29''$ East and continuing along said limited access right-of-way line, a distance of 427.20 feet; thence North $89^{\circ}19'51''$ East, along the Southerly line of said limited access right-of-way line (said J. Turner Butler Boulevard being a uniform 400 feet in width along this line), a distance of 716.13 feet; thence South $07^{\circ}28'54''$ East, 57.55 feet to the Point of Beginning. From the Point of Beginning thus described, thence North $74^{\circ}55'47''$ East, 84.38 feet; thence South $15^{\circ}04'13''$ East, 20.00 feet; thence South $74^{\circ}55'47''$ West, 84.08 feet; thence North $15^{\circ}55'10''$ West, 20.00 feet to the Point of Beginning.

Legal description of Phase I of Marina San Pablo Condominium Parking Area B-3: A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection point of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road (a 200 foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Ranges 28 and 29 East, said range line also being the original centerline of said San Pablo Road; thence North $00^{\circ}44'56''$ West, along said Easterly right-of-way line, a distance of 1,347.00 feet; thence North $89^{\circ}23'37''$ East, along the Northerly line of those certain lands described in Official Records Volume 5448, Page 1053, of the Public Records of said County, a distance of 45.70 feet to a point situate on the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202); thence North $44^{\circ}05'07''$ East, along said limited access right-of-way line, a distance of 215.13 feet; thence North $68^{\circ}46'29''$ East and continuing along said limited access right-of-way line, a distance of 427.20 feet; thence North $89^{\circ}19'51''$ East, along the Southerly line of said limited access right-of-way line (said J. Turner Butler Boulevard being a uniform 400 feet in width along this line), a distance of 938.39 feet; thence South $06^{\circ}04'33''$ East, 47.82 feet to the Point of Beginning. From the Point of Beginning thus described, thence North $74^{\circ}46'35''$ East, 75.04 feet; thence South $17^{\circ}20'15''$ East, 21.30 feet; thence South $74^{\circ}26'49''$ West, 75.73 feet; thence North $15^{\circ}28'24''$ West, 21.73 feet to the Point of Beginning.

Also Less and except the Marina Parcel:

A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection point of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road (a 200 foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Ranges 28 and 29 East, said range line also being the original centerline of said San Pablo Road; thence North $00^{\circ}44'56''$ West, along said Easterly right-of-way line, a distance of 1,347.00 feet; thence North $89^{\circ}23'37''$ East, along the Northerly line of those certain lands described in Official Records Volume 5448, Page 1053, of the Public Records of said county, a distance of 45.70 feet to a point situate on the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202); thence North $44^{\circ}05'07''$ East, along said limited access right-of-way line, a distance of 215.13 feet; thence North $68^{\circ}46'29''$ East and continuing along said limited access right-of-way line, a distance of 427.20 feet; thence North

Exhibit "A" continued

89°19'51" East, along the Southerly line of said limited access right-of-way line (said J. Turner Butler Boulevard being a uniform 400 feet in width along this line), a distance of 258.97 feet; thence South 00°00'00" East, 275.17 feet to the Point of Beginning.

From the Point of Beginning thus described, thence North 88°58'56" East, 30.00 feet; thence North 44°10'21" East, 29.29 feet; thence North 14°52'56" West, 33.50 feet; thence North 74°45'52" East, 206.39 feet; thence South 16°53'38" East, 25.21 feet; thence North 74°47'26" East, 182.35 feet; thence South 15°25'36" East, 84.99 feet; thence North 74°33'17" East, 67.75 feet; thence South 14°59'43" East, 13.85 feet; thence North 74°46'21" East, 286.78 feet; thence North 00°17'25" West, 132.88 feet; thence North 89°35'09" East, 232.12 feet; thence North 00°27'40" West, 39.88 feet; thence North 89°47'53" East, 287.90 feet; thence South 00°29'40" East, 63.38 feet; thence South 88°24'05" East, 5.34 feet to the Westerly right-of-way of the Intracoastal Waterway; thence South 19°55'01" West, along said Westerly right-of-way, 78.23 feet; thence South 11°16'01" West, continuing along said Westerly right-of-way, 15.79 feet; thence South 89°05'58" West, 124.26 feet; thence South 44°07'11" West, 35.77 feet; thence South 00°09'02" East, 55.03 feet; thence North 88°59'19" West, 5.79 feet; thence in a Southwesterly direction, along the arc of a curve, said curve being concave Northwesterly and having a radius of 89.01 feet, a chord bearing and distance of South 64°14'13" West, 148.95 feet; thence South 89°04'45" West, 167.62 feet; thence South 74°39'32" West, 83.80 feet; thence South 00°24'45" East, 27.55 feet; thence South 74°37'38" West, 85.49 feet; thence South 89°07'53" West, 666.87 feet; thence North 00°52'46" West, 79.68 feet to the Point of Beginning.

Also Less and Except the following Condo Units:

Units 101 and 1003, of Phase I, Marina San Pablo, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 13599, Page 1786, of the Public Records of Duval County, Florida, together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.

Also Less and Except the following Yacht Club Parcel:

A portion of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Jacksonville, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection point of the Duval County and St. Johns County line with the Easterly right-of-way line of San Pablo Road (a 200 foot right-of-way as now established), said Easterly right-of-way line being 80 feet East of the line dividing Ranges 28 and 29 East, said range line also being the original centerline of said San Pablo Road; thence North 00°44'56" West, along said Easterly right-of-way line, a distance of 1,347.00 feet; thence North 89°23'37" East, 45.70 feet to a point situate on the Southeasterly limited access right-of-way line of J. Turner Butler Boulevard (State Road No. 202), as established by the Jacksonville Transportation Authority Project Number 72292-3504. Thence North 89°23'37" East, departing last mentioned right-of-way line and along a Southerly line of land described in the Official Records of said County Book 10623, Page 1201, 84.40 feet to a Southeasterly corner of last mentioned land; thence in generally a Northeasterly direction along a Southeasterly and Southerly line of land described in said Official Records Book 10623, Page 1201, the following 3 courses: Course No. 1- North 44°05'07" East, 142.64 feet; Course No. 2- North 68°46'29" East, 403.19 feet; Course No. 3- North 89°19'51" East, 219.12 feet; thence continue North 89°19'51" East, along the Easterly prolongation of said Southerly line, 35.35 feet; thence North 75°38'19" East, 103.12 feet; thence North 88°33'36" East, 178.18 feet to the Point of Beginning.

From the Point of Beginning thus described, thence continue North 88°33'36" East, 106.95 feet; thence South 37°53'41" East, 28.97 feet; thence South 74°04'50" West, 21.06 feet; thence South

Exhibit "A" continued

15°14'32" East, 81.10 feet; thence South 74°38'46" West, 156.07 feet; thence North 15°07'48" West, 34.37 feet; thence North 74°48'24" East, 19.34; thence North 15°10'19" West, 4.77 feet; thence North 74°49'41" East, 22.60 feet; thence North 15°10'19" West, 64.70 feet; thence North 74°49'41" East, 12.34 feet; thence North 00°56'36" West, 31.10 feet to the Point of Beginning.

Also Less and Except the following Condo Unit:

Unit 206, of Phase I, Marina San Pablo, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 13599, Page 1786, of the Public Records of Duval County, Florida, together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.

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

Date: 12/02/2015 Time: 12:25:21
Location: P05 Clerk: LSS
Transaction 0816768

City of Jacksonville

Michael Corrigan , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 11/25/2015
Email: AGlick@coj.net

Miscellaneous

Item: CR - CR350066
Receipt 0816768.0001-0001 2,582.00

Total Paid 2,582.00

CHECK 001323 2,582.00

Total Tendered 2,582.00

Paid By: PAUL HARDEN
Thank You

Paul Harden

501 RIVERSIDE AVENUE, SUITE 901

Description: t#984 Marina San Pablo PUD Rezoning fee • Rezoning Application's General Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion Thereof 4.68 Acres @ \$10.00/acre: Plus Notification Costs Per Addressee 76 Notifications @ \$7.00/e

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							2582.00

Total Due: \$2,582.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR350066REZONING/VARIANCE/EXCEPTION

Date: 11/25/2015

Name: Paul Harden

Address: 501 RIVERSIDE AVENUE, SUITE 901

Description: t#984 Marina San Pablo PUD Rezoning fee • Rezoning Application's General Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion Thereof 4.68 Acres @ \$10.00/acre: \$50.00 • Plus Notification Costs Per Addressee 76 Notifications @ \$7.00/e

Total Due: \$2,582.00

For the posting of "Notice of Public Hearing" signs, please see the attached affidavit that must be signed and returned to the Department along with attached photos of the signs, which are required to be posted at intervals of approximately 200 feet along all street sides in full view of the public street or nearest street right-of-way, with a notation indicating the direction and distance to the land.

If the applicant has not submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit required per section 656.124(c), the Department shall notify the Council committee of reference, which will result in a deferral of the item to be heard. The Council committee of reference shall not approve, approve with conditions or deny any item unless the applicant has submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit in accordance with the requirements set forth in section 656.124(c).

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 205-865 were posted on the property/site located at:

181772-0120 (portion)
Real Estate Number(s)

0 Marina San Pedro Place
Address

Address

Printed Name Paul M Harden

Signature Paul M Harden

Dated this _____ day of _____ 20____.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,

by Paul M Harden (Applicant/Agent)

Such person(s): (notary must check applicable box)

- is (are) personally known to me; or
- produced a current _____ driver's license as identification; or
- produced _____ as identification.

[print or type name]
Notary Public, State of Florida at Large

Jennifer Cherry

From: Gabe Bove <gabe@bovecompany.com>
Sent: Monday, December 21, 2015 2:50 PM
To: Jennifer Cherry
Subject: MSP posted signs
Attachments: IMG_1314.JPG; ATT00001.c; IMG_1315.JPG; ATT00002.c; IMG_1317.JPG; ATT00003.c

For your records.
Signs went up today...