

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-0704

TO PLANNED UNIT DEVELOPMENT

NOVEMBER 17, 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 **2016-0704** to Planned Unit Development.

Location: 0 Burnt Mill Road,
between Burnt Mill Road and Centurion Parkway

Real Estate Numbers: 167742-0050

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

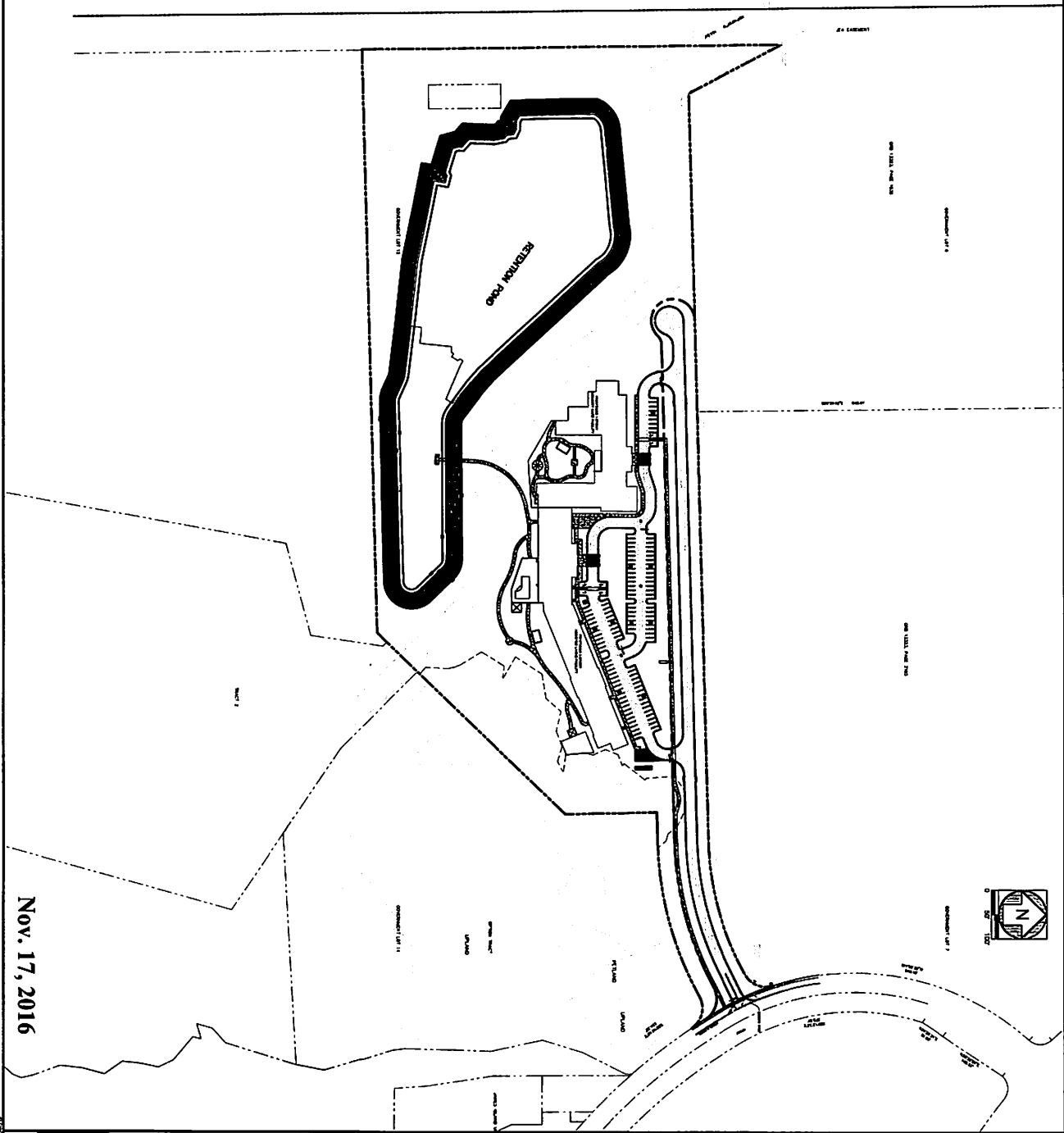
Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Arthur Chester Skinner, III
Trustee of the Arthur Chester Skinner III Revocable Living Trust
2963 DuPont Avenue
Jacksonville, FL 32217

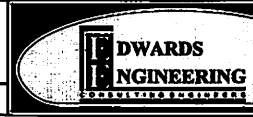
David Godfrey Skinner
Trustee of the David Godfrey Skinner Revocable Living Trust
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
Jacksonville, FL 32217



Nov. 17, 2016

NOT RELEASED
FOR
CONSTRUCTION
FOR REVIEW
PURPOSES ONLY
SHEET C-2

KRONOS CAPITAL ALF
BURNT MILL ROAD
JACKSONVILLE, FLORIDA
OVERALL SITE PLAN



SCALE	1" = 100'	NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
DESIGNED BY	SEE						
DRAWN BY	SEE						
CHECKED BY	SEE						
DATE	SEPTEMBER 2016						
PROJECT NO.	21024100						

1885 CORPORATE SQUARE BOULEVARD • JACKSONVILLE, FLORIDA 32216 • PHONE: (904)725-4220 • FAX: (904)725-4219

Katherine Skinner Newton
Trustee of the Katherine Skinner Newton Living Trust Agreement
C/O Arthur Chester Skinner, III
2963 DuPont Avenue
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Christopher Forrest Skinner
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Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-0704** seeks to rezone approximately 24.12± acres of land from RR-Acre to PUD. Only a portion of the parcel, the northernmost portion, is subject to the rezoning. The entire parcel is approximately 137 acres; the remainder of which will retain the RR-Acre zoning designation. The property is located at 0 Burnt Mill Road, between Burnt Mill Road and Deerwood Park Boulevard. The property has a current zoning designation of RR-Acre and is located in the Low Density Residential (LDR) future land use category within the Urban Development Area (UA) as designated in the *2030 Comprehensive Plan*. This is an undeveloped infill site located amongst professional office buildings, institutional uses, and residences, both single-family and multi-family. Based on a 2005 Geographical Information Systems (GIS) shape file, the portion of the parcel subject to the rezoning does not appear to contain any wetlands. However, wetlands have been identified on the area south of the subject site.

The rezoning to PUD is being sought to provide all types of senior housing such as nursing homes, homes for the aged, and housing for the elderly; and also including residential uses such as independent living, assisted living, memory care, and skilled nursing. The PUD allows for contemporary alternatives in types of senior housing (e.g. memory care) not otherwise referred to in the Ordinance Code. Further, it provides for different levels of care at a single facility. Permitted uses within the PUD also include uses which are ancillary to and supportive of senior housing such as medical services and pharmacies, cafeteria uses, and a mail center among others. No permissible uses by exception have been included.

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 LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the *2030 Comprehensive Plan*. The proposed PUD sets out a unified development plan for an undeveloped infill property located in the Deerwood area. Generally, the proposed PUD seeks to permit the development of senior housing, not to exceed 130,000 square feet. The subject site is located between a single-family subdivision, developed subject to PUD 1997-0835, and an office park, currently zoned Industrial Business Park (IBP). The property directly across Burnt Mill Road from the subject site is undeveloped but is zoned under PUD 2007-0028, which permits multi-family residential and commercial uses. Assisted living facilities and housing for the elderly are permitted as a secondary use in the LDR land use category so long as the facility is located within three (3) miles of a hospital and is located on an arterial roadway. The proposed use is consistent

with these criteria as it is located on a four-lane minor arterial roadway and is approximately two (2) miles from St. Vincent's Medical Center Southside.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

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 meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Because the subject site is within a flood zone, the developer will need to complete a Federal Emergency Management Agency – Flood Insurance Rate Map (FEMA-FIRM) Conditional Letter of Map Revisions based on Fill (CLOMR-F) for the Endangered Species Act (ESA) for proposed filling efforts in a Special Flood Hazard Area and revise the Modeling and Simulation Master Plan (MSMP) model through CDM-Smith if necessary. Further, an elevation certificate will be required for the proposed development, and the proposed development is considered a Critical Facility so the developer will need to comply with FEMA publication 543.

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 a 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 Low Density Residential (LDR) functional land use category as identified in the Future Land Use Map series (FLUMs). The PUD site plan appears to be compatible with the development characteristics of the LDR, Urban Area (UA) land use category description with pedestrian paths and trails as an integral part of the site design. The parcel subject to the rezoning does not appear to contain wetlands. Wetlands are located southeast of the subject site according to the GIS shapefile.

This proposed rezoning to Planned Unit Development is consistent with the *2030 Comprehensive Plan* including the following Future Land Use Element (FLUE) goals, objectives and policies:

FLUE Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE 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.

FLUE Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

FLUE Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The subject site is a portion of a larger undeveloped infill lot in the Urban Development Area (UA) of the City. According to the FLUE, the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development and to support multi-modal transportation and the reduction of per capital greenhouse gas emissions and vehicle miles traveled. Residential uses are located to the south and east of the subject site with office and institutional uses to the north and west. The proposed use is consistent with Objectives 1.1 and 6.3 and Policy 1.1.12 of the FLUE as it maintains a compact and compatible land use pattern, discouraging urban sprawl by proposing development on an infill lot which is already served with infrastructure, utilities, and public facilities, and allows for contemporary alternatives in senior housing through the use of a PUD. Consistent with FLUE Objective 3.1 and Policy 3.1.6, the PUD promotes a unique residential environment for seniors while retaining the LDR land use category designation. This condition provides an appropriate transition from the residential uses to the southeast of the subject site to the commercial and institutional uses to the northwest.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 *Comprehensive Plan* pursuant to Chapter 650, *Comprehensive Planning Ordinance*.

Additionally, the proposed rezoning has been identified as being related to the following issues identified in the *2030 Comprehensive Plan*. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues:

Wellhead Buffer Zone

A portion of the site is located on and within the 500-foot and 750-foot buffer of a wellhead. Requirements within Infrastructure Element (IE) Policy 1.2.3, Potable Water Sub-element, must be met should the applicant drill a well on-site.

IE Policy 1.2.3

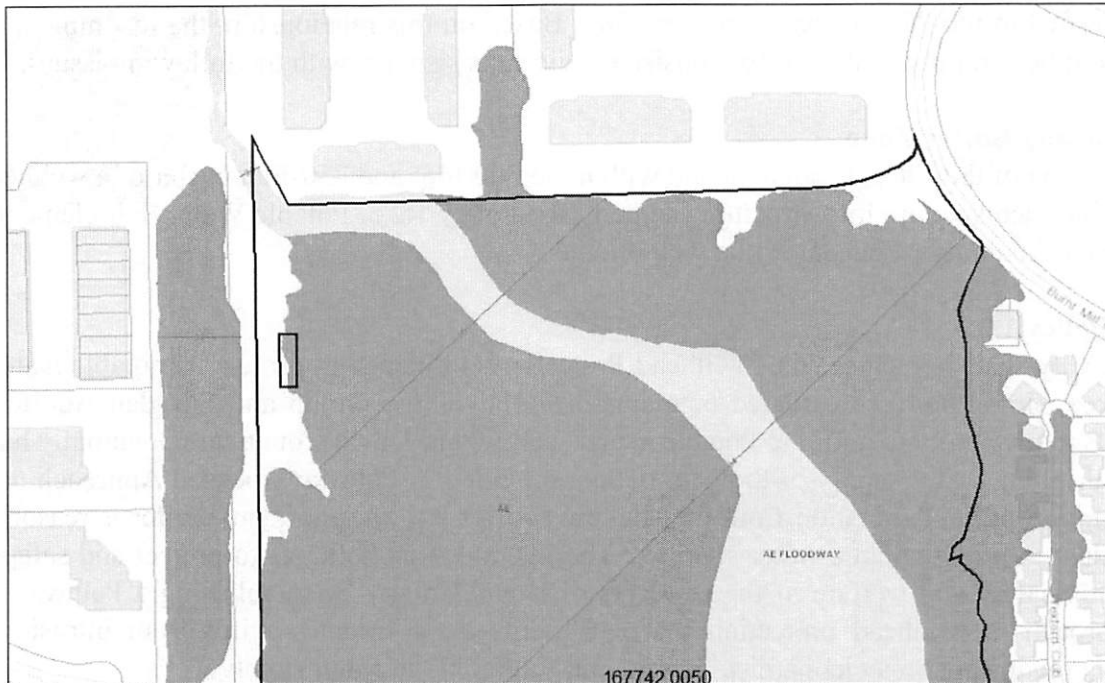
The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

Flood Zone

The subject site is within the AE and A flood zone. Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "AE." Moderate flood hazard areas, are also shown on the map for the property (see graphic below) as are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.



Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance:

Conservation /Coastal Management Element (CCME) Policy 1.4.4

The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, state, regional and local development regulations.

CCME Policy 2.7.1

The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

CCME Policy 2.7.3

The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

(2) Consistency with the Concurrency and Mobility 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 Office (CMSO) and the Transportation Management Area (TMA) Development Agreement applicable to the subject site prior to development approvals.

(3) Allocation of residential land use

While the proposed development is a type of housing for the elderly, the facility itself is considered a commercial use, not a residential use.

(4) Internal compatibility

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

The existence or absence of, and the location of, open spaces, plazas, recreational areas and common areas: The proposed PUD permits recreation, open space, and greenspace uses, as well as a recreation center and similar. Further, for independent living uses, recreational areas and open space shall be provided pursuant to Sec. 656.420 of the Zoning Code: if there are 100 units or more, 150 square feet of active recreation shall be provided per dwelling unit. According to the Land Use Allocation Table submitted with the PUD, 8.3 percent of the total acreage will be allocated for active recreation and/or open space, and 41.7 percent of the total acreage will be passive open space. The proposed site plan shows pedestrian paths and trails as an integral part of the site design.

The use of existing and proposed landscaping: The subject site is currently undeveloped; intentional landscaping does not exist. Proposed landscaping and tree protection shall be provided in accordance with Sec. 656, Part 12 of the Zoning Code.

The treatment of pedestrian ways: The proposed PUD provides extensive pedestrian and recreational trails, and sidewalks will be provided as required by the *2030 Comprehensive Plan*.

Traffic and pedestrian circulation pattern: The property will have access from Burnt Mill Road. There will be a single driveway, leading from Burnt Mill Road to the facility. As proposed, the facility is the only development located off of this driveway. Parking will be accessed via two (2) entry points from the driveway off of Burnt Mill Road. The parking is along the northern side of the structure. Based on the proposed site plan, the structure appears to have two (2) pick-up and drop-off canopies for residents and visitors. The parking on site will be provided in accordance with Sec. 656.604 of the Zoning Code, with additional provisions such as one (1) space for every two (2) beds for senior housing uses. For independent living uses, there shall be one (1) space per two (2) units, and employee parking will be provided at one (1) space per employee.

The use and variety of building setback lines, separations and buffering: The minimum yard requirements for all structures within the proposed PUD are 20 feet for the front, side, and rear yards.

The particular land uses proposed and the conditions and limitations thereon: The applicant proposes uses related to all types of senior housing, including uses defined in the Zoning Code such as nursing homes, homes for the aged, and housing for the elderly; and also including residential uses described in more contemporary terms as independent living, memory care, and

skilled nursing. Uses ancillary to and supportive of senior housing have also been included in the permitted uses; these include uses such as medical services and pharmacies, a dining hall or café; mail center; service of beer, wine, and alcohol for residents and their guests; and a recreation center. There are no permissible uses by exception and no limitations on the permitted uses. The PUD seeks to provide contemporary alternatives to senior housing that are not currently defined in the Zoning Code and seeks to provide different levels of care at a single facility.

Signage: The PUD proposes a coordinated system of identification, directional, and vehicular control signage for all common areas and road rights-of-way. One (1) project identity monument sign will be located at the access point at Burnt Mill Road. Wall signs will not exceed ten (10) percent of the square footage of the occupancy frontage or the respective side of the building visible from the public rights-of-way. Projecting signs, awning signs, and under canopy signs are all permitted and will comply with Sec. 656, Part 13 of the Zoning Code. Directional signs are also permitted; the maximum area of these signs is such that the copy on signs will be clearly visible to elderly residents and visitors. The PUD outlines the heights and sizes of the various types of signage; all heights and sizes are consistent with existing signage regulations in Part 13 of the Zoning Code. The PUD proposes that signs may be internally or externally illuminated.

(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: In general, the northern side of the proposed site is bounded by the single driveway leading from Burnt Mill Road to the facility; the southwest side of the site is a large retention pond; and the southeast side of the site is bounded by wetlands and natural areas. As such, the areas on the perimeter of the subject site provide appropriate buffers and transitions between the primary use of the property and adjacent properties.

The type, number and location of surrounding external uses: The subject property is predominantly surrounded by PUD Zoning Districts. The PUD districts to the west and north of the subject site are comprised of professional office and institutional uses. The PUD districts to the east of the subject site are residential, single and multi-family. The PUD directly across from the subject site is designed for multi-family and commercial uses; however, it is currently undeveloped. One of the properties to the north of the subject site is zoned IBP and consists of an office park. The subject site is a portion of a much larger property. The remaining portion of the parcel is located south of the subject site and is currently undeveloped and retaining the existing zoning district of RR-Acre. The proposed use of a senior housing facility would achieve an appropriate transition from the residential uses south and east of the subject site to the office and institutional uses to the north and west of the subject site.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop senior housing within the LDR land use category is consistent with the adjacent uses, zoning and land use categories as shown below:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	BP	PUD / IBP	Professional offices
East	RPI / LDR	PUD / RR-Acre	Undeveloped/ Residential
South	LDR	RR-Acre	Undeveloped
West	BP	PUD	Utility easement/offices

Lighting: The applicant has not submitted a lighting plan for the parking lot area or side of the buildings. The Planning Department recommends pedestrian friendly lighting and lighting suitable for residents of and visitors to the senior housing facility.

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a senior housing facility, not to exceed 130,000 square feet. The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services: Jacksonville Electric Authority (JEA) electric, water (including reclaim), and sewer services are available at this location. A JEA letter of availability has been issued.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system and arteries: The property has access from Burnt Mill Road, a four-lane minor arterial roadway. An arterial road provides service which is relatively continuous and of a relatively high traffic volume, long trip length, and high operating speed. Arterial roads have restricted parking, access control, with signals at important intersections and stop signs on the side streets. There will be a single driveway, leading from Burnt Mill Road to the facility. Parking will be accessed via two (2) entry points from the driveway off of Burnt Mill Road. There is a sidewalk and bike lane fronting the property along Burnt Mill Road. Based on a review by the Florida Department of Transportation (FDOT), the segments of J. Turner Butler Boulevard, SR-202, that serve the subject site have sufficient capacity to accommodate the trips generated from the development.

(7) Usable open spaces plazas, recreation areas.

For independent living uses, recreational areas and open space shall be provided pursuant to Sec. 656.420 of the Zoning Code: if there are 100 units or more, 150 square feet of active recreation shall be provided per dwelling unit. According to the Land Use Allocation Table submitted with the PUD, 8.3 percent of the total acreage will be allocated for active recreation and/or open space, and 41.7 percent of the total acreage will be passive open space. The proposed site plan shows pedestrian paths and trails as an integral part of the site design.

(8) Impact on wetlands

A 2005 Geographical Information Systems shape file did not identify any wetlands on the portion

of the parcel subject to the PUD rezoning. However any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

The proposed PUD shows parking along the northern side of the structure. Based on the proposed site plan, the structure appears to have two (2) pick-up and drop-off canopies for residents and visitors. The parking on site will be provided in accordance with Sec. 656.604 of the Zoning Code, with additional provisions such as one (1) space for every two (2) beds for senior housing uses. For independent living uses, there shall be one (1) space per two (2) units, and employee parking will be provided at one (1) space per employee. Additionally, the PUD may provide for more parking that is required if the owner or developer deems it necessary and appropriate. One (1) off-street loading space will be provided. Loading and unloading would be via the main Vehicle Use Area.

(11) Sidewalks, trails, and bikeways

As mentioned above, the proposed site plan provides for pedestrian and recreational trails. The project will be required to maintain a pedestrian system that meets the *2030 Comprehensive Plan*.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 28, 2016, the required Notice of Public Hearing signs **were not yet** posted. The applicant posted the signs on October 31, 2016 and provided photographs of the posted signs to the Department.



*Source: Applicant
Date: October 31, 2016*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-0704** be **APPROVED** with the following exhibits:

1. **The legal description dated September 26, 2016.**
2. **The written description dated September 13, 2016.**
3. **The site plan dated September 30, 2016.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-0704** be **APPROVED**:



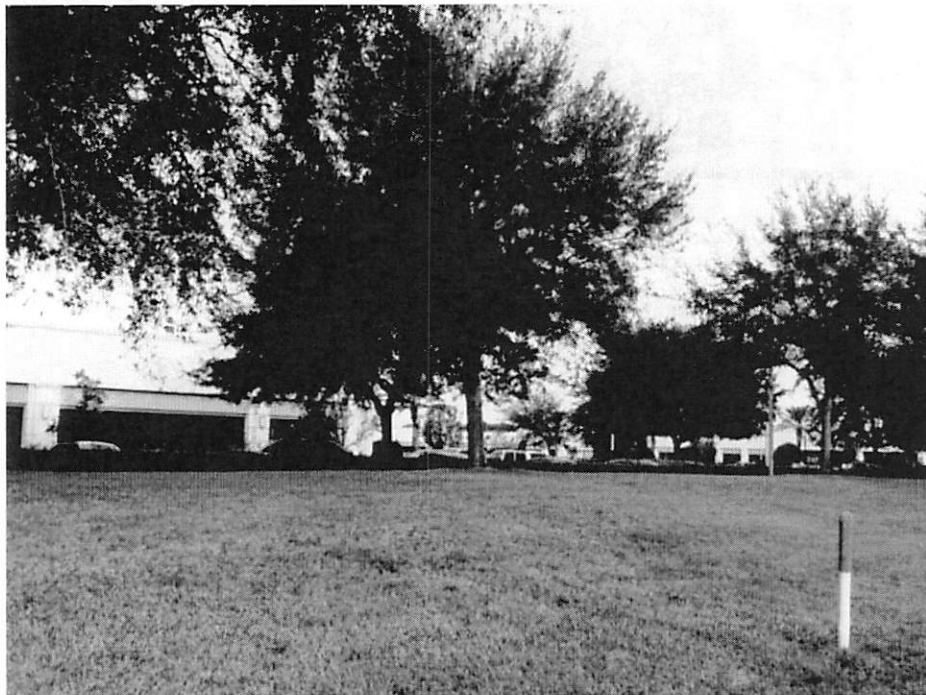
Aerial

*Source: Staff, Planning and Development Department
Date: October 31, 2016*



Subject Site

*Source: Staff, Planning and Development Department
Date: October 28, 2016*



Property to the north of the subject site – office park

*Source: Staff, Planning and Development Department
Date: October 28, 2016*



Property directly across from Burnt Mill Road from the subject site – undeveloped PUD Zoning District

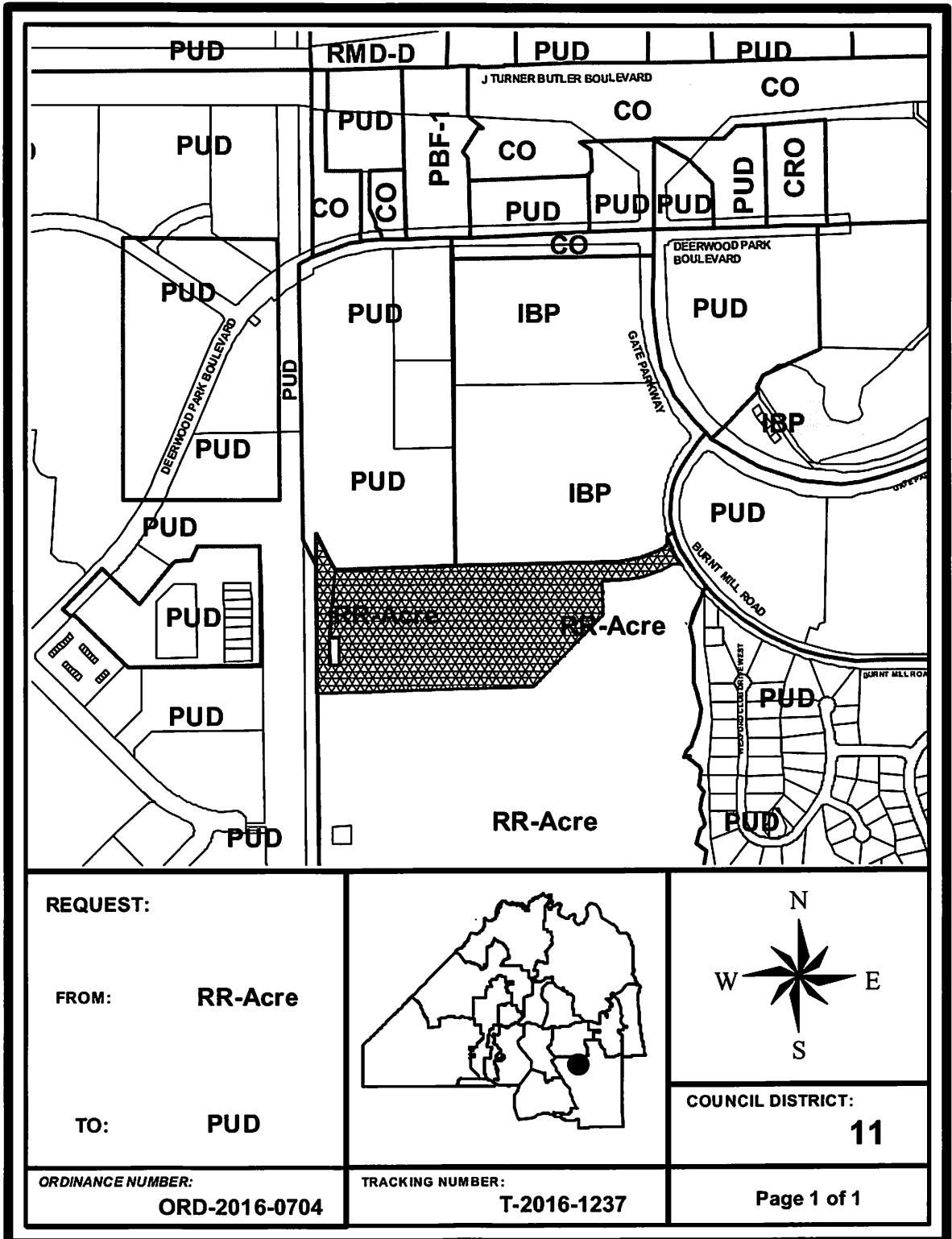
*Source: Staff, Planning and Development Department
Date: October 28, 2016*



From subject site, looking north on Burnt Mill Road
*Source: Staff, Planning and Development Department
Date: October 28, 2016*



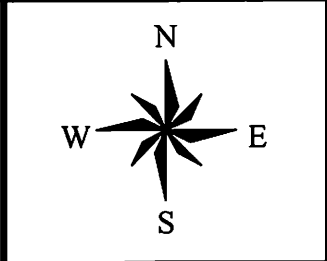
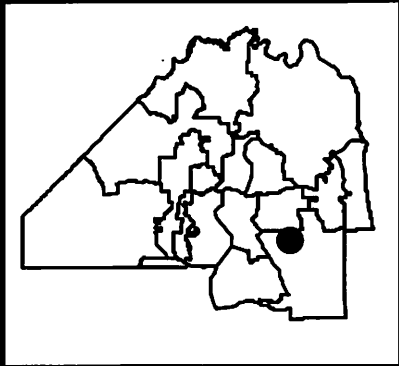
From subject site, looking southeast on Burnt Mill Road
Source: Staff, Planning and Development Department
Date: October 28, 2016



REQUEST:

FROM: RR-Acre

TO: PUD



COUNCIL DISTRICT:

11

ORDINANCE NUMBER:

ORD-2016-0704

TRACKING NUMBER:

T-2016-1237

Page 1 of 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0704 **Staff Sign-Off/Date** SCK / 10/11/2016
Filing Date 10/20/2016 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 11/22/2016 **Planning Comission** 11/17/2016
Land Use & Zoning 12/06/2016 **2nd City Council** N/A
Neighborhood Association BAYMEADOWS COMMUNITY COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1237 **Application Status** PAID
Date Started 09/01/2016 **Date Submitted** 09/13/2016

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVEPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SKINNER, III **First Name** ARTHUR **Middle Name** CHESTER
Company/Trust Name AS TRUSTEE OF THE ARTHUR CHESTER SKINNER III REVOCABLE LIVING TRUST DATED FEB
Mailing Address 2963 DUPONT AVENUE
City JACKSONVILLE **State** FL **Zip Code** 32217
Phone **Fax** **Email**

Last Name SKINNER **First Name** DAVID **Middle Name** GODFREY
Company/Trust Name AS TRUSTEE OF THE DAVID GODFREY SKINNER REVOCABLE LIVING TRUST DATED MARCH :
Mailing Address C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE
City JACKSONVILLE **State** FL **Zip Code** 32217
Phone **Fax** **Email**

Last Name **First Name** **Middle Name**
 NEWTON KATHERINE SKINNER

Company/Trust Name
 AS TRUSTEE OF THE KATHERINE SKINNER NEWTON LIVING TRUST AGREEMENT DATED MA

Mailing Address
 C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE

City **State** **Zip Code**
 JACKSONVILLE FL 32217

Phone **Fax** **Email**

Last Name **First Name** **Middle Name**
 SKINNER CHRISTOPHER FORREST

Company/Trust Name
 AS TRUSTEE OF THE CHRISTOPHER FORREST SKINNER REVOCABLE LIVING TRUST DATED N

Mailing Address
 C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE

City **State** **Zip Code**
 JACKSONVILLE FL 32217

Phone **Fax** **Email**

Last Name **First Name** **Middle Name**
 CAMPBELL PATRICIA SKINNER

Company/Trust Name
 AS TRUSTEE OF THE PATRICIA SKINNER CAMPBELL REVOCABLE TRUST AGREEMENT DATED

Mailing Address
 C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE

City **State** **Zip Code**
 JACKSONVILLE FL 32217

Phone **Fax** **Email**

Last Name **First Name** **Middle Name**
 SKINNER RANDALL THOMAS

Company/Trust Name

Mailing Address
 C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE

City **State** **Zip Code**
 JACKSONVILLE FL 32217

Phone **Fax** **Email**

Last Name JONES, JR. **First Name** JAN **Middle Name** MALCOLM

Company/Trust Name

Mailing Address
C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE

City JACKSONVILLE **State** FL **Zip Code** 32217

Phone **Fax** **Email**

Last Name JONES **First Name** EDWARD **Middle Name** SKINNER

Company/Trust Name
AS TRUSTEE OF THE EDWARD SKINNER JONES REVOCABLE LIVING TRUST DATED JANUARY

Mailing Address
C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE

City JACKSONVILLE **State** FL **Zip Code** 32217

Phone **Fax** **Email**

Last Name CHAREST **First Name** VIRGINIA **Middle Name** JONES

Company/Trust Name
FKA VIRGINIA SKINNER JONES AS TRUSTEE OF VIRGINIA SKINNER JONES LIVING TRUST D/

Mailing Address
C/O ARTHUR CHESTER SKINNER III, 2963 DUPONT AVENUE

City JACKSONVILLE **State** FL **Zip Code** 32217

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 167742 0050	11	3	RR-ACRE	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 24.12

Development Number

Proposed PUD Name BURNT MILL SENIOR HOUSING PUD

Justification For Rezoning Application

SEE ATTACHED EXHIBIT D.

Location Of Property

General Location

SOUTHWEST SIDE OF BURNT MILL ROAD

House #	Street Name, Type and Direction	Zip Code
0	BURNT MILL RD	32256

Between Streets

BURNT MILL ROAD and CENTURION PARKWAY

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

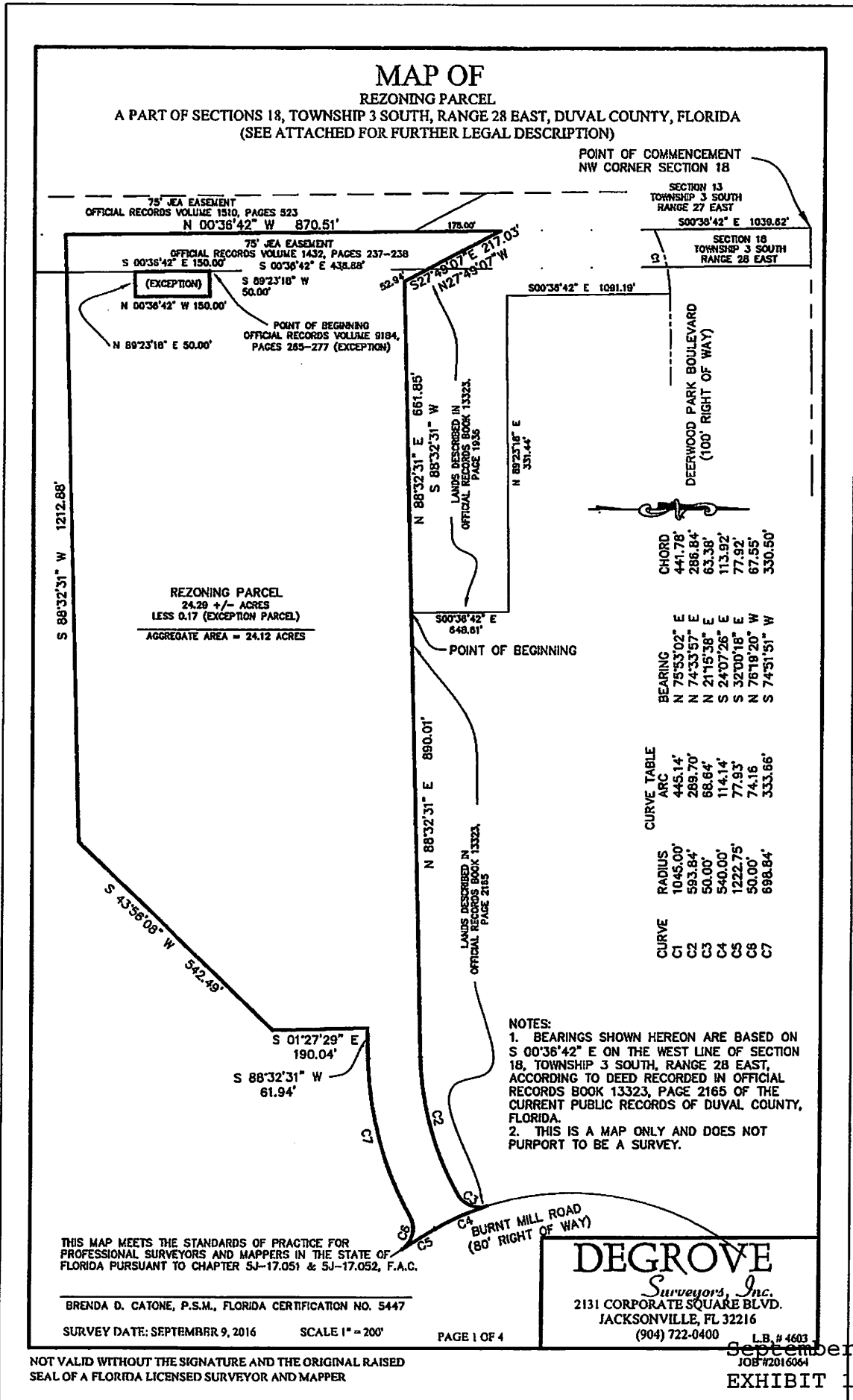
Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 24.12 Acres @ \$10.00 /acre: \$250.00
- 3) Plus Notification Costs Per Addressee**
 12 Notifications @ \$7.00 /each: \$84.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,603.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1

**MAP OF
REZONING PARCEL**
A PART OF SECTIONS 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA
(SEE ATTACHED FOR FURTHER LEGAL DESCRIPTION)



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

September 26, 2016
JOB #2016064

EXHIBIT 1

A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, 1039.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEERWOOD PARK BOULEVARD, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1045.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 445.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 53 MINUTES 02 SECONDS EAST AND A CHORD DISTANCE OF 441.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, 1091.19 FEET THENCE NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, 331.44 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, 648.61 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13323, PAGE 2165 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS THE FOLLOWING THREE (3) COURSES: COURSE NO. 1) NORTH 88 DEGREES 32 MINUTES 31 SECONDS EAST, 890.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 593.84 FEET, COURSE NO. 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 289.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES 33 MINUTES 57 SECONDS EAST, AND A CHORD DISTANCE OF 286.84 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; COURSE NO. 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 68.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 21 DEGREES 15 MINUTES 38 SECONDS EAST AND A CHORD DISTANCE OF 63.38 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BURNT MILL ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT BEING THE POINT OF CUSP OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 114.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 24 DEGREES 07 MINUTES 26 SECONDS EAST, AND A CHORD DISTANCE OF 113.92 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1222.75 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 77.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 32 DEGREES 00 MINUTES 18 SECONDS EAST AND A CHORD DISTANCE OF 77.92 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76 DEGREES 19 MINUTES 20 SECONDS WEST, AND A CHORD DISTANCE OF 67.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 698.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 333.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74 DEGREES 51 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 330.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88

DEGREES 32 MINUTES 31 SECONDS WEST, 61.94 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 29 SECONDS EAST, 190.04 FEET; THENCE SOUTH 43 DEGREES 56 MINUTES 08 SECONDS WEST, 542.49 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 31 SECONDS WEST, 1212.88 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 18; THENCE NORTH 00 DEGREES 36 MINUTES 42 SECONDS EAST ALONG SAID WEST LINE OF SECTION 18, 870.51 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13323, PAGE 1936 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 27 DEGREES 49 MINUTES 07 SECONDS WEST ALONG SAID SOUTH LINE, 217.03 FEET TO AN ANGLE POINT IN THE SAID SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13323, PAGE 1936; THENCE NORTH 88 DEGREES 32 MINUTES 31 SECONDS EAST ALONG SAID SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13323, PAGE 1936, 661.85 FEET TO THE POINT OF BEGINNING.

EXCEPT THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9184, PAGES 265-277 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, 1039.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEERWOOD PARK BOULEVARD, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1045.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 445.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 53 MINUTES 02 SECONDS EAST AND A CHORD DISTANCE OF 441.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, 1091.19 FEET THENCE NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, 331.44 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, 648.61 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13323, PAGE 2165 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 32 MINUTES 31 SECONDS WEST ALONG SAID SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13323, PAGE 1936, 661.85 FEET TO AN ANGLE POINT IN SAID SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13323, PAGE 1936; THENCE NORTH 27 DEGREES 49 MINUTES 07 SECONDS WEST ALONG SAID SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13323, PAGE 1936, 52.94 FEET TO AN INTERSECTION WITH THE EAST LINE OF A 75 FOOT JEA EASEMENT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1432, PAGE 237-277 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE OF THE JEA EASEMENT, 436.88 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9184, PAGES 265-277; THENCE CONTINUE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST ALONG SAID EAST LINE OF THE JEA EASEMENT, 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9184, PAGES 265-277; THENCE NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 9184, PAGES 265-277, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00 DEGREES 36 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS,

September 26, 2016

EXHIBIT 1

Page 3 OF 4

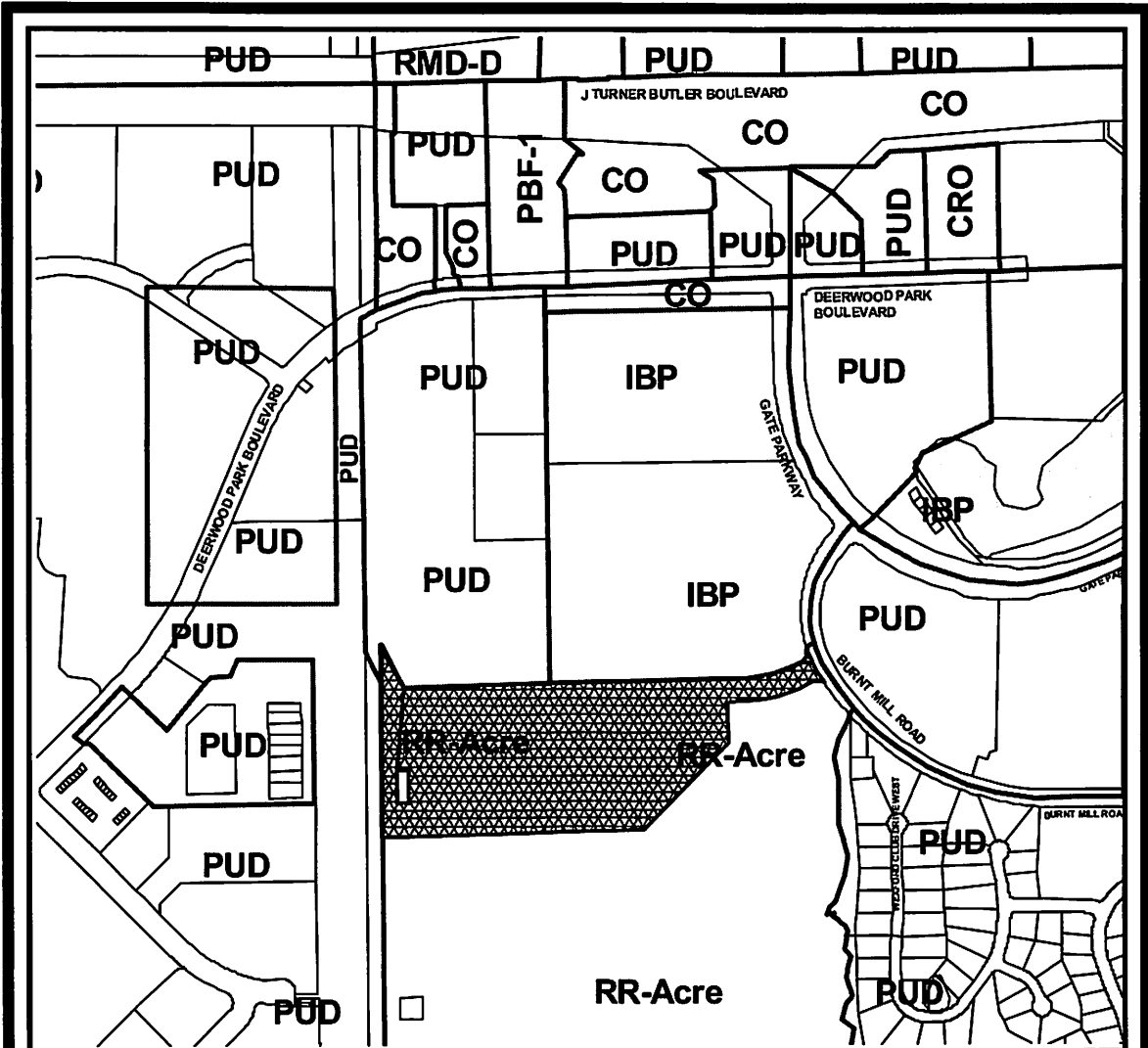
150.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.12 ACRES MORE OR LESS.

September 26, 2016

EXHIBIT 1

Page 4 OF 4



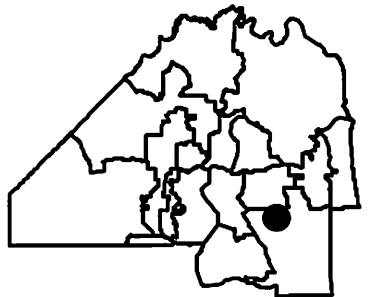
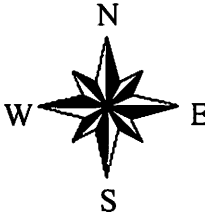
REQUEST:		
FROM: RR-Acre		COUNCIL DISTRICT: 11
TO: PUD		
ORDINANCE NUMBER: ORD-2016-0704	TRACKING NUMBER: T-2016-1237	Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: _____

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Property Owner Affidavit for the following site location:
West Side of Burnt Mill Road

To Whom It May Concern:

I, Arthur Chester Skinner, III, et al., hereby certify that the below signed are the Owners of the property described in Exhibit 1 in connection with filing application(s) for a PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name:

By: Arthur Chester Skinner III
Arthur Chester Skinner, III, as Trustee
of the Arthur Chester Skinner, III
Revocable Living Trust dated February
10, 1984

By: _____
Name: _____
Its: _____

By: David Godfrey Skinner
David Godfrey Skinner, as Trustee of the
David Godfrey Skinner Revocable Living
Trust dated March 12, 1986

By: K.S. Newton
Katherine Skinner Newton, as Trustee
of the Katherine Skinner Newton Living
Trust Agreement dated March 31, 1987

By: C.F. Skinner
Christopher Forrest Skinner, as Trustee
of the Christopher Forrest Skinner
Revocable Living Trust dated November
28, 1989

By: Patricia Skinner Campbell
Patricia Skinner Campbell, as Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: _____
Randall Thomas Skinner

By: _____
Jan Malcolm Jones, Jr.

By: _____
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

By: _____
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

*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 ____ day of _____, 2016, by Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III Revocable Living Trust dated February 10, 1984, on behalf of the trust. He (check one)(____) is personally known to me, or (____) has produced a valid driver's license as identification and who took an oath.

_____(SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

By: _____
Patricia Skinner Campbell, as Co-Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: *RT Skinner*
Randall Thomas Skinner

By: *Malcolm Jones, Jr.*
Jan Malcolm Jones, Jr.

By: *Edward Skinner Jones*
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

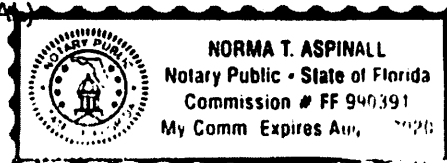
By: _____
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

*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

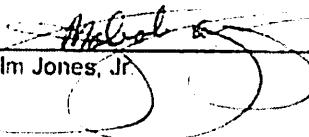
Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III Revocable Living Trust dated February 10, 1984, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

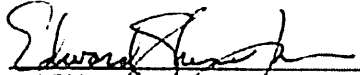
Norma T. Aspinall (SEA)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF 990391

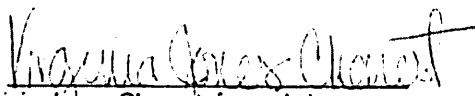


By: _____
Patricia Skinner Campbell, as Co-Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: 
Randall Thomas Skinner

By: 
Jan Malcolm Jones, Jr.

By: 
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

By: 
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

*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

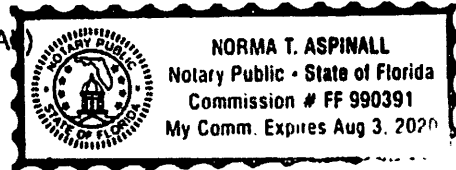
Sworn to and subscribed and acknowledged before me this ____ day of _____, 2016, by Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III Revocable Living Trust dated February 10, 1984, on behalf of the trust. He (check one) (____) is personally known to me, or (____) has produced a valid driver's license as identification and who took an oath.

_____(SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by David Godfrey Skinner, as Trustee of the David Godfrey Skinner Revocable Living Trust dated March 12, 1986, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

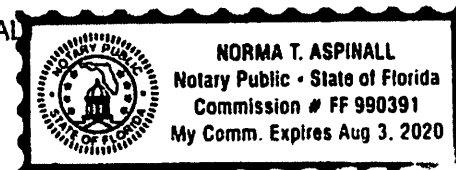
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Katherine Skinner Newton, as Trustee of the Katherine Skinner Newton Living Trust Agreement dated March 31, 1987, on behalf of the trust. She (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

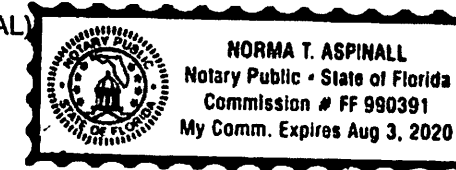
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Christopher Forrest Skinner, as Trustee of the Christopher Forrest Skinner Revocable Living Trust dated November 28, 1989, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

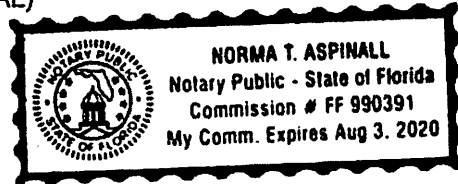
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Patricia Skinner Campbell, as Co-Trustee of the Patricia Skinner Campbell Revocable Trust Agreement dated October 24, 2002, on behalf of the trust. She (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

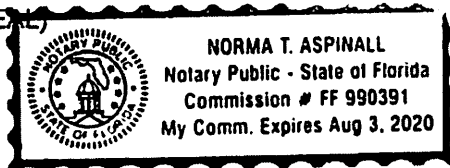
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Randall Thomas Skinner. He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

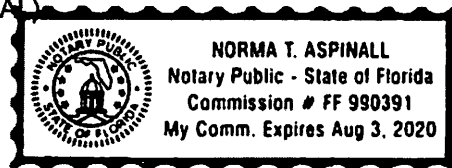
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Jan Malcolm Jones, Jr. He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

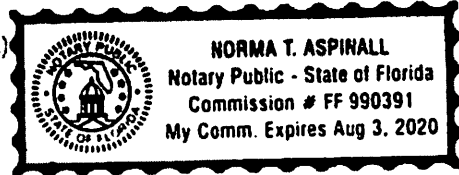
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Edward Skinner Jones as Trustee of the Edward Skinner Jones Revocable Living Trust dated January 31, 1989, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Norma T. Aspinall
My Commission Expires: August 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Virginia Jones Charest, formerly known as Virginia Skinner Jones, as Trustee of the Virginia Skinner Jones Living Trust dated September 16, 1998, on behalf of the trust. She (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

Ansley W. Kriz (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Ansley W. Kriz
My Commission Expires: 8/17/19
My Commission Number is: FF221994

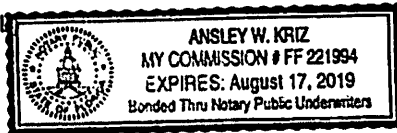


EXHIBIT B - Agent Authorization Affidavit – Property Owner

Date: _____

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location: 0 Burnt Mill Road

To Whom It May Concern:

You are hereby advised that the undersigned are the owners of the property described in Exhibit 1 attached hereto. Said owners hereby authorize and empower Rogers Towers to act as agent to file application(s) for a PUD Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name:

By: Arthur Chester Skinner, III
Arthur Chester Skinner, III, as Trustee
of the Arthur Chester Skinner, III
Revocable Living Trust dated February
10, 1984

By: _____
Name: _____
Its: _____

By: David Godfrey Skinner
David Godfrey Skinner, as Trustee of the
David Godfrey Skinner Revocable Living
Trust dated March 12, 1986

By: K. S. Newton
Katherine Skinner Newton, as Trustee
of the Katherine Skinner Newton Living
Trust Agreement dated March 31, 1987

By: C. F. Skinner
Christopher Forrest Skinner, as Trustee
of the Christopher Forrest Skinner
Revocable Living Trust dated November
28, 1989

By: Patricia Skinner Campbell
Patricia Skinner Campbell, as Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: _____
Randall Thomas Skinner

By: _____
Jan Malcolm Jones, Jr.

By: _____
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

By: _____
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

*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 ____ day of _____, 2016, by Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III Revocable Living Trust dated February 10, 1984, on behalf of the trust. He (*check one*)(____) is personally known to me, or (____) has produced a valid driver's license as identification and who took an oath.

_____(SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

By: _____
Patricia Skinner Campbell, as Co-Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: RT Skinner
Randall Thomas Skinner

By: [Signature]
Jan Malcolm Jones, Jr.

By: Edward Skinner Jones
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

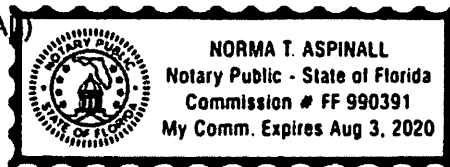
By: _____
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

*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 16th day of August, 2016, by Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III Revocable Living Trust dated February 10, 1984, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPIRALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



By: _____
Patricia Skinner Campbell, as Co-Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: RT Skinner
Randall Thomas Skinner

By: Jan Malcolm Jones, Jr
Jan Malcolm Jones, Jr

By: Edward Skinner Jones
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

By: Virginia Jones Charest
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

*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

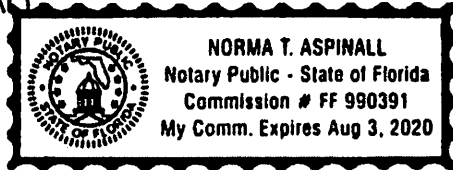
Sworn to and subscribed and acknowledged before me this ____ day of _____, 2016, by Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III Revocable Living Trust dated February 10, 1984, on behalf of the trust. He (*check one*)(____) is personally known to me, or (____) has produced a valid driver's license as identification and who took an oath.

_____(SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by David Godfrey Skinner, as Trustee of the David Godfrey Skinner Revocable Living Trust dated March 12, 1986, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

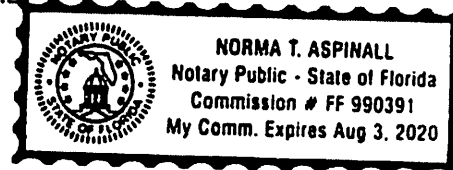
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Norma T. Aspinall
My Commission Expires: August 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Katherine Skinner Newton, as Trustee of the Katherine Skinner Newton Living Trust Agreement dated March 31, 1987, on behalf of the trust. She (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

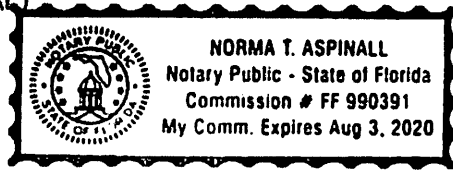
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Norma T. Aspinall
My Commission Expires: August 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Christopher Forrest Skinner, as Trustee of the Christopher Forrest Skinner Revocable Living Trust dated November 28, 1989, on behalf of the trust. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

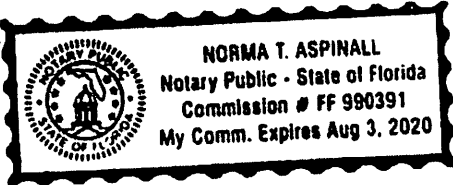
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Norma T. Aspinall
My Commission Expires: August 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Patricia Skinner Campbell, as Co-Trustee of the Patricia Skinner Campbell Revocable Trust Agreement dated October 24, 2002, on behalf of the trust. She (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

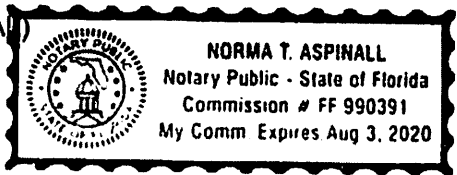
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Randall Thomas Skinner. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

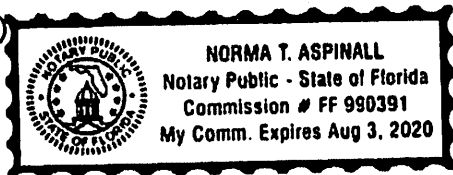
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Jan Malcolm Jones, Jr. He (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

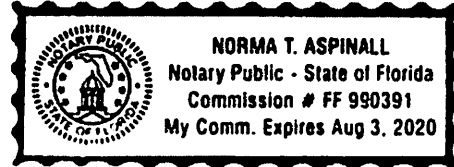
Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3, 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Edward Skinner Jones as Trustee of the Edward Skinner Jones Revocable Living Trust dated January 31, 1989, on behalf of the trust. He (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Norma T. Aspinall (SEAL)
Notary Public, State of Florida and county aforesaid
Name: NORMA T. ASPINALL
My Commission Expires: AUGUST 3 2020
My Commission Number is: FF990391



STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of August, 2016, by Virginia Jones Charest, formerly known as Virginia Skinner Jones, as Trustee of the Virginia Skinner Jones Living Trust dated September 16, 1998, on behalf of the trust. She (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Ansley W. Kriz (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Ansley W. Kriz
My Commission Expires: 8/17/19
My Commission Number is: FF 221994

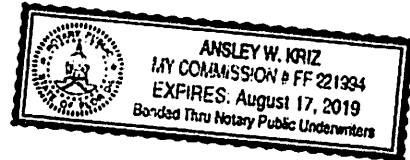


EXHIBIT C - Binding Letter

_____, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 0 Burnt Mill Road (RE #167742-0050)

To whom it may concern:

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

By: 

Arthur Chester Skinner, III, as Trustee
of the Arthur Chester Skinner, III
Revocable Living Trust dated February
10, 1984

By: 

David Godfrey Skinner, as Trustee of the
David Godfrey Skinner Revocable Living
Trust dated March 12, 1986

By: 

Katherine Skinner Newton, as Trustee
of the Katherine Skinner Newton Living
Trust Agreement dated March 31, 1987

By: C.F. Skinner
Christopher Forrest Skinner, as Trustee
of the Christopher Forrest Skinner
Revocable Living Trust dated November
28, 1989

By: _____
Patricia Skinner Campbell, as Co-Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: R. Skinner
Randall Thomas Skinner

By: Malcolm Jones, Jr.
Jan Malcolm Jones, Jr.

By: Edward Skinner Jones
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

By: _____
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

By: _____
Christopher Forrest Skinner, as Trustee
of the Christopher Forrest Skinner
Revocable Living Trust dated November
28, 1989

By: Patricia Skinner Campbell
Patricia Skinner Campbell, as Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: _____
Randall Thomas Skinner

By: _____
Jan Malcolm Jones, Jr.

By: _____
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

By: _____
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

By: C.F. Skinner
Christopher Forrest Skinner, as Trustee
of the Christopher Forrest Skinner
Revocable Living Trust dated November
28, 1989

By: _____
Patricia Skinner Campbell, as Co-Trustee
of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002

By: R.T. Skinner
Randall Thomas Skinner

By: Malcolm Jones, Jr.
Jan Malcolm Jones, Jr.

By: Edward Skinner Jones
Edward Skinner Jones as Trustee of the
Edward Skinner Jones Revocable Living
Trust dated January 31, 1989

By: Virginia Jones Charest
Virginia Jones Charest, formerly known as
Virginia Skinner Jones, as Trustee of the
Virginia Skinner Jones Living Trust dated
September 16, 1998

Exhibit "D"

BURNT MILL SENIOR HOUSING PUD

September 30, 2016

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: A portion of 167742-0050
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RR-Acre
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: LDR (no change)

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Arthur Chester Skinner, III, et al., and Kronos Capital, Inc. (the "Applicant") propose to rezone approximately 24.12 acres of property located on the west side of Burnt Mill Road from Rural Residential - Acre ("RR-Acre") to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for Senior Housing, as defined herein. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan which is **Exhibit "E"** to this application.

Currently, the Property is designated as Low Density Residential (LDR) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. Senior housing such as assisted living facilities and housing for the elderly are permitted as secondary uses in the LDR land use category where the proposed facilities are located within three (3) miles of a hospital and are on an arterial roadway. The facilities proposed in this PUD are within three (3) miles of St. Vincent's Medical Center Southside and are on a roadway (Burnt Mill Road) designated in the Transportation Element of the 2030 Comprehensive Plan as a minor arterial. So, the Senior Housing proposed in this PUD is consistent with the 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RR-Acre	Vacant
East	LDR, RPI	RR, PUD	Vacant, Multifamily
North	BP	PUD, IBP	Office
West	BP	PUD	Office

IV. PERMITTED USES

A. Senior Housing

The PUD permits all types of senior housing, including uses defined in the Zoning Code, such as nursing homes, homes for the aged, and housing for the elderly, and also including residential uses described in more contemporary nomenclature as independent living, assisted living, memory care, and skilled nursing (not to exceed a maximum 130,000 square feet).

1. *Permitted Uses and structures:*

- a. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.
- b. Independent living, assisted living, and memory care housing for the elderly.
- c. Skilled nursing facilities.
- d. Offices, models, and similar uses ancillary to and supportive of the senior housing permitted in Sections IV.A.1.a.-c. above.
- e. Medical services and pharmacies, an ancillary to and supportive of the senior housing permitted in Sections IV.A.1.a.-c. above.
- f. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner), ancillary to and supportive of the senior housing permitted in Sections IV.A.1.a.-c. above.
- g. Service of beer, wine, and alcohol for residents and guests as catered and/or provided for special events.
- h. Mail center.
- i. Structured parking, including detached or attached garages.
- j. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, snack/drink bar, health/exercise facility, and similar uses.
- k. Recreation, open space, and greenspace uses, including: parks, recreation fields, putting greens, dog/pet parks, park structures, site furnishings, landscaping, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, gazebos, benches, picnic areas, storage sheds for maintenance equipment, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses.

- l. Noncommercial greenhouses, gardens, and plant nurseries, boathouses or boat shelters, outdoor grilling areas and barbecue pits, and similar uses or structures
- m. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.D. below.

2. *Permitted Accessory Uses & Structures:* Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:*

- a. Minimum lot width: None.
- b. Maximum lot coverage by all buildings: Fifty (50) percent.
- c. Minimum yard requirements. The minimum yard requirements for all structures are:
 - (i) Front: Twenty (20) feet.
 - (ii) Side: Twenty (20) feet.
 - (iii) Rear: Twenty (20) feet.
- d. Maximum height of structure: Forty (40) feet.

B. Silviculture.

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

C. Land Clearing.

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

D. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems), including central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Burnt Mill Road and via the proposed entry road and vehicular internal circulation as shown on the PUD Site Plan. The proposed entry road and vehicular internal circulation as shown on the PUD Site Plan is conceptual and may be subject to revision during final design, engineering, and permitting. Design of the access at Burnt Mill Road and vehicular internal circulation is subject to review and approval of the Planning and Development Department. The entry road and vehicular internal circulation may be dedicated public streets, approved private streets, or private drives and will be phased to provide access as development occurs. The access and entry road may be used for construction and maintenance of a borrow pit permitted in Exception E-15-63.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan.

C. Recreational/Open Space

For independent living uses: Recreational/open space shall be provided pursuant to Section 656.420, Zoning Code. The recreational/open space provided may include any of the uses listed in Section IV.A.1.j, k, or l above.

D. Landscaping

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code.

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. Signs may be internally or externally illuminated.

1. Project Identity Monument Sign on Burnt Mill Road.

One (1) monument sign will be permitted at the access at Burnt Mill Road for the PUD and/or uses within the PUD. The sign may be two sided and externally or internally illuminated. The sign shall be oriented to Burnt Mill Road. Multiple uses/owners/tenants within the PUD may be identified with one shared sign. The monument sign will not exceed twelve (12) feet in height and fifty (50) square feet (each side) in area.

2. Other Signs.

Wall signs will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights of way.

Projecting signs, awnings signs and under canopy signs are permitted and will comply with Part 13 of the Zoning Code.

Directional signs indicating buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project logo and name. For predominantly vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)	Min Dist Btwn Signs (ft.)
Project Identity Monument Signs on Burnt Mill Road	On Burnt Mill Road	1	50	12	N/A
Wall Signs	Project Wide		10% cumulative (with awning and projecting) of sq ft of occupancy frontage		
Projecting Signs	Project Wide		In compliance with Part 13		
Awning Signs	Project Wide		In compliance with Part 13		
Under Canopy Signs	Project Wide		In compliance with Part 13		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		

F. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible within the PUD.

G. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. Parcels may be added to the PUD by filing an application for rezoning for the parcel to be added as authorized by Section 656.341 of the Zoning Code; in such instance and if such application is approved, the uses in such parcels may share the access, entry road, and signage provided in this PUD.

I. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code , as it may be amended, with the following additional and superseding provisions:

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following minimum standards:

a. All senior housing permitted in Sections IV.A.1.a.-c. above, except independent living: One (1) space per every two (2) beds.

b. Independent living: One (1) space per two (2) units.

c. Staff parking will be provided: One (1) space per employee.

2. One (1) off-street loading space shall be provided.

3. Required parking may be provided in garages, driveways, carports, or common parking. Tandem parking also is permitted.

4. The PUD may provide for more parking than is required to the extent the owner or developer may deem it necessary and appropriate.

J. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

K. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on June 27, 2016.

VII. JUSTIFICATION FOR THE PUD REZONING

The Ordinance Code is antiquated both in its terminology for senior housing and in its permitted uses and performance standards. In the Ordinance Code, three terms are used for senior housing: "Home for the aged," "Housing for the elderly," and "Nursing home." Homes for the aged and Nursing home appear to be similar or the same. Housing for the elderly is somewhat different and may imply what is currently referred to as independent living. The Ordinance Code uses but does not define the term "assisted living facility." Requirements, performance standards, and provisions such as signage and parking do not clearly correspond to or distinguish among these different forms of senior housing. Consequently, senior housing which does not fit neatly into any single term used in the Ordinance Code (e.g., what is currently referred to as memory care housing) or which provides different levels of care at a single facility must define its proposed uses for itself through a PUD.

Additionally, this site is an ideal transitional PUD moving from the intense office and business park developments currently located to the north and west of the Property site to the multifamily and single family residential developments to the east and south of the Property.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it allows for contemporary alternatives in types of senior housing (e.g., memory care housing) not otherwise referred to in the Ordinance Code; it provides different levels of care (assisted living, independent living, etc.) at a single facility not addressed in the Ordinance Code; it contains unique access provisions specifying accesses at Burnt Mill Road and permitting flexibility in internal traffic circulation design; it provides for use-specific signage; it provides for parking standards dependent on the type of senior housing provided.

IX. PERMISSIBLE USES BY EXCEPTION

There are no permissible uses by exception.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: Kronos Capital, Inc.

Planner/Engineer: Edwards Engineering, Inc.

Architect: WBRC Architects Engineers

XI. APPROXIMATE DATES OF PHASING.

The project may be developed in phases. Horizontal improvements shall be initiated in approximately 2016-2017. Construction of the permitted uses will be initiated within a reasonable time thereafter.

XII. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit "F."**

XIII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the LDR land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System and the TMA Development Agreement applicable to the PUD site.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

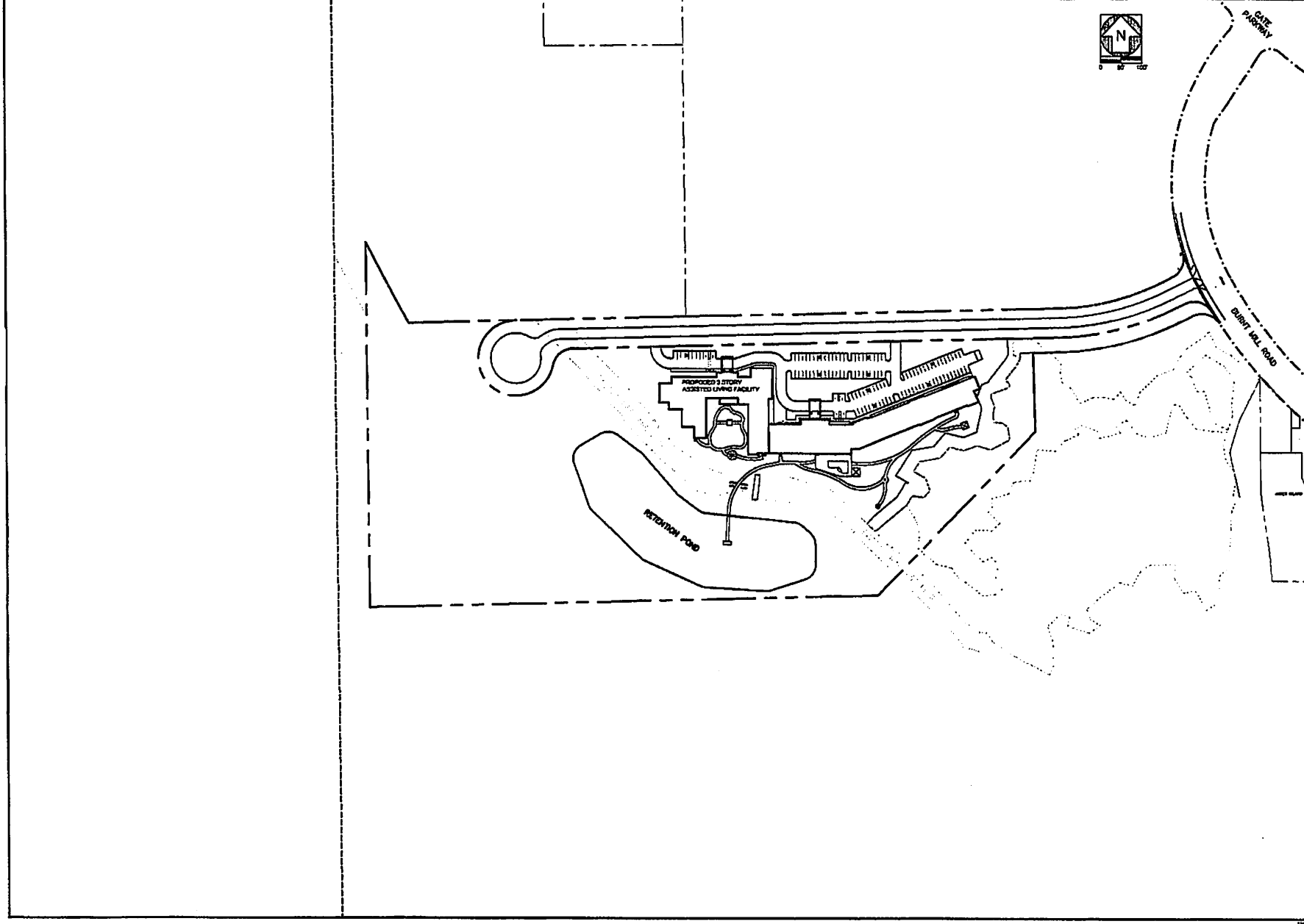
F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by the owner/operator.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

J. Sidewalks, Trails, and Bikeways: The PUD provides extensive pedestrian and recreational trails.



<p>KRONOS CAPITAL ALF BURNT MILL ROAD JACKSONVILLE, FLORIDA</p>		<p>EDWARDS ENGINEERING <small>REGISTERED PROFESSIONAL ENGINEERS</small></p>		<p>SCALE: 1" = 32'</p>		<p>DESIGNED BY: []</p>		<p>NO. DATE PURPOSE</p>		<p>REVISED</p>	
<p>OVERALL SITE PLAN</p>		<p>DATE: 11/27/2015</p>		<p>PROJECT NO. 150102</p>		<p>NO. DATE PURPOSE</p>		<p>NO. DATE PURPOSE</p>		<p>NO. DATE PURPOSE</p>	
<p>NOT RELEASED FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY</p>		<p>SHEET C-X</p>		<p>11/27/2015</p>		<p>150102</p>		<p>150102</p>		<p>150102</p>	

EXHIBIT "F"

LAND USE TABLE

Total Gross Acreage	24.12 Acres	100%
Amount of Each Different Land Use by Acreage	24.12 Acres	100%
Assisted Living Facility/Memory Care		
Total Amount of Active Recreation and/or Open Space	2 Acres	8.3%
Total Amount of Passive Open Space – including wetlands	10.06 Acres	41.7%
Amount of Public and Private Right-of-Way	0 Acres	0%
Maximum Coverage of Buildings and Structures at Ground Level	525,334 Sq. Ft.	50 %

Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

QUIT CLAIM DEED

This Quit Claim Deed is made effective as of this 18th day of July, 2014, between Charles Brightman Skinner, individually and as Trustee of the Charles Brightman Skinner Revocable Living Trust Under Trust Agreement dated July 24, 1981, and Violet Walters Skinner, his wife whose address is 6210 San Jose Boulevard West, Jacksonville, Florida 32217; Mary Virginia Skinner Jones, individually and as Trustee of the Mary Virginia Skinner Jones Living Trust under Trust Agreement dated March 25, 1999, and Jan Malcolm Jones, her husband whose address is 2344 La Mesa Court, Jacksonville, Florida 32217; and Arthur Chester Skinner, Jr., individually and as Trustee of the Arthur Chester Skinner, Jr. Revocable Living Trust under Trust Agreement dated September 10, 1981, whose address is 6803 Old Kings Road South, Jacksonville, Florida 32217, each conveying an undivided one-third (1/3rd) interest, and their respective heirs, trusts, executors, and assigns, as tenants in common (collectively, "Grantor"), and

Jan Malcolm Jones, Jr., individually, Edward Skinner Jones, as Trustee of the Edward Skinner Jones Revocable Living Trust dated January 31, 1989, each owning an undivided thirteen and three hundred thirty-three one thousandth percent (13.333%) interest; Virginia Jones Charest, formerly known as Virginia Skinner Jones, as Trustee of the Virginia Skinner Jones Living Trust dated September 16, 1998, owning an undivided thirteen and three hundred thirty-four one thousandth percent (13.334%) interest; Arthur Chester Skinner, III, as Trustee of the Arthur Chester Skinner, III, Revocable Living Trust dated February 10, 1984, as amended, Katherine Skinner Newton, as Trustee of the Katherine Skinner Newton Living Trust Agreement dated March 31, 1987, David Godfrey Skinner, as Trustee of the David Godfrey Skinner Revocable Living Trust dated March 12, 1986, as amended, Christopher Forrest Skinner, as Trustee of the Christopher Forrest Skinner Revocable Living Trust dated November 28, 1989, as amended, Patricia Skinner Campbell, as Trustee of the Patricia Skinner Campbell Revocable Trust Agreement dated October 24, 2002, as amended, and Randall Thomas Skinner, individually, each owning an undivided ten percent (10%) interest, and their respective heirs, trusts, executors and assigns, as tenants in common (collectively, "Grantee"), whose address is c/o Arthur Chester Skinner, III, 2963 DuPont Avenue, Jacksonville, Florida 32217.

NOTE TO RECORDING CLERK: This Deed is given pursuant to and in furtherance of that Stipulated Final Judgment of Partition hereinafter identified. No consideration was paid or received in connection with the execution and delivery of this Deed. The property conveyed by this Deed is not subject to a mortgage as of the date of conveyance. Accordingly, pursuant to Chapter 12B-4.014(6), this Deed is not subject to documentary stamp tax.

WITNESSETH:

That Grantor, for and in consideration of, and in furtherance of and pursuant to that Stipulated Final Judgment of Partition dated July 17, 2014 issued in that certain partition action filed in the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, styled Jan Malcolm Jones, Jr. et al, Plaintiffs v. Susan S. Thomas, as Trustee of the Susan S. Thomas Revocable Living Trust dated August 11, 1985 et al, Defendants, bearing Case No. 2010-CA-001333 (CV-H), and which is recorded in Official Records Book 16848, page 195, of the Public Records of Duval County, Florida, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, their successors and assigns forever, all of Grantor's right, title and interest in the following described land, situated, lying and being in the County of Duval, State of Florida:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO taxes and assessments for 2014 and all covenants, conditions, restrictions, reservations, and easements of record, if any; provided however this reference shall not serve to reimpose the same.

This deed is given to terminate residual interests of the Grantors, if any, in life estates, rights of way, former rights of ways, easements or other interests in the lands described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, including without limitation any appurtenant easements, rights, entitlements, permits or governmental approvals and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee, their successors and assigns forever.

[Signatures appear on following pages]

IN WITNESS WHEREOF, the party of the first part has hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

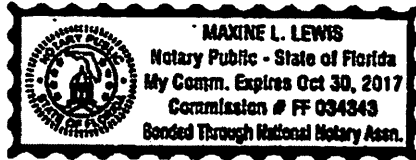
Maxine Lewis
Print Name: Maxine Lewis

Charles Brightman Skinner
Charles Brightman Skinner, individually and as
Trustee of the Charles Brightman Skinner Revocable
Living Trust Under Trust Agreement dated July 24,
1981

Carey Ratchford
Print Name: Carey Ratchford

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March,
2014, by Charles Brightman Skinner, individually and as Trustee of the Charles Brightman
Skinner Revocable Living Trust Under Trust Agreement dated July 24, 1981. Who is personally
known to me or has produced _____ as identification.



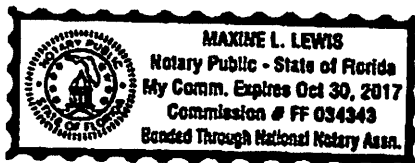
Maxine Lewis
Notary Public, State of Florida
Print Name: Maxine Lewis
My commission expires: 10/30/2017

Maxine Lewis
Print Name: Maxine Lewis
Carey Ratchford
Print Name: Carey Ratchford

Violet Walters Skinner
Violet Walters Skinner

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24 day of March,
2014, by Violet Walters Skinner. Who is personally known to me or has produced
FL Dr. Lic. as identification.



Maxine Lewis
Notary Public, State of Florida
Print Name: Maxine Lewis
My commission expires: 10/30/2017

(Continuation of signature page for Quit Claim Deed)

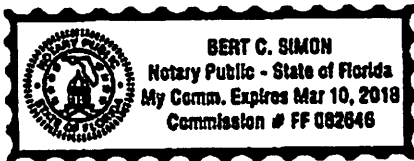
Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Mary Virginia Skinner Jones
Mary Virginia Skinner Jones, individually and as Trustee of the Mary Virginia Skinner Jones Living Trust under Trust Agreement dated March 25, 1999

Casey Barnes
Print Name: CASEY BARNES

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March, 2014, Mary Virginia Skinner Jones, individually and as Trustee of the Mary Virginia Skinner Jones Living Trust under Trust Agreement dated March 25, 1999. Who is personally known to me or has produced FL driver license as identification.



Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires: _____

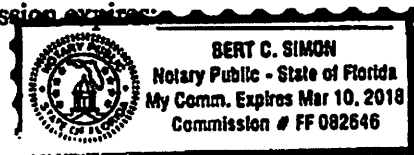
Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Jan Malcolm Jones
Jan Malcolm Jones

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March, 2014, by Jan Malcolm Jones. Who is personally known to me or has produced Florida I.D. Card as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires: _____



(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Arthur Chester Skinner, Jr.
Arthur Chester Skinner, Jr., individually and as Trustee of the Arthur Chester Skinner, Jr. Revocable Living Trust under Trust Agreement dated September 10, 1981

Casey Barnes
Print Name: CASEY BARNES

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21st day of March, 2014, Arthur Chester Skinner, Jr., individually and as Trustee of the Arthur Chester Skinner, Jr. Revocable Living Trust under Trust Agreement dated September 10, 1981. Who is personally known to me or has produced FL driver license as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires:

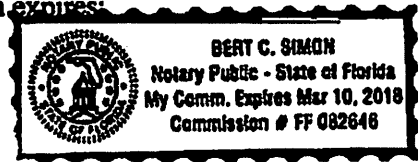


EXHIBIT "A"

PARCEL 1B: Lands assessed under Tax I.D. Parcels 167727-0000

PARCEL TC-2 & TC-3 OVERALL, INCLUDING LAKE BOTTOM

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 88°39'35" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 7, A DISTANCE OF 4455.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, PER PLAT BOOK 57, PAGES 39, 39A THROUGH 39I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1969.50 FEET, AN ARC DISTANCE OF 184.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°47'40" WEST, 183.95 FEET; COURSE NO. 2: SOUTH 36°23'53" WEST, 53.04 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1981.50 FEET, AN ARC DISTANCE OF 93.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°16'19" WEST, 93.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 19°55'16" WEST, 91.03 FEET; COURSE NO. 5: SOUTH 16°54'00" WEST, 227.68 FEET; COURSE NO. 6: SOUTH 19°55'16" WEST, 226.84 FEET; COURSE NO. 7: SOUTH 33°25'00" WEST, 51.19 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2081.50 FEET, AN ARC DISTANCE OF 994.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°38'31" WEST, 985.15 FEET; COURSE NO. 9: SOUTH 35°54'09" EAST, 24.48 FEET; COURSE NO. 10: SOUTH 06°40'16" EAST, 293.39 FEET TO THE POINT OF BEGINNING;; THENCE SOUTH 83°19'44" WEST, 694.12 FEET; THENCE NORTH 16°20'45" WEST, 1218.66 FEET; THENCE SOUTH 90°00'00" WEST, 771.99 FEET TO THE EASTERLY LINE OF THE PLAT OF OLD MILL BRANCH UNIT THREE, AS RECORDED IN PLAT BOOK 56, PAGES 18, 18A THOUGH 18C, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESIGNATED PROPOSED LAKE NO. 8, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9760, PG. 851 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°45'40" EAST, ALONG LAST SAID LINE, 329.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 47.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°25'04" EAST, 47.22 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13201, PAGE 983 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF AFORESAID PROPOSED LAKE NO. 8; THENCE SOUTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 28°04'28" EAST, 361.64 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 162.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°41'30" EAST, 145.36 FEET; COURSE NO. 3: SOUTH 27°21'18" EAST, 105.13 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13614, PAGE 524 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 73°37'40" EAST, ALONG LAST SAID LINE, 407.11 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 16°20'45" EAST, 928.18 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHWESTERLY AND WESTERLY,

Exhibit "A" continued

ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 65°30'49" WEST, 594.43 FEET; COURSE NO. 2: SOUTH 83°52'15" WEST, 524.64 FEET; COURSE NO. 3: SOUTH 61°17'43" WEST, 719.26 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF GATE PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, PER PLAT BOOK 47, PAGES 59, 59A THROUGH 59I, INCLUSIVE OF THE SAID CURRENT PUBLIC RECORDS) AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1492.40 FEET, AN ARC DISTANCE OF 493.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°45'05" EAST, 491.33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID TOWN CENTER PARKWAY; THENCE SOUTHEASTERLY, EASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE NORTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID TOWN CENTER PARKWAY, RUN THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 67°38'39" EAST, 51.78 FEET; COURSE NO. 2: NORTH 70°36'12" EAST, 39.05 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2213.25 FEET, AN ARC DISTANCE OF 510.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°12'56" EAST, 509.70 FEET; COURSE NO. 4: NORTH 78°16'52" EAST, 100.76 FEET TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2225.25 FEET, AN ARC DISTANCE OF 87.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°31'53" EAST, 87.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 88°39'07" EAST, 155.20 FEET; COURSE NO. 7: SOUTH 77°51'11" EAST, 51.42 FEET; COURSE NO. 8: NORTH 88°39'07" EAST, 208.71 FEET; COURSE NO. 9: NORTH 76°06'09" EAST, 55.23 FEET; COURSE NO. 10: NORTH 88°39'07" EAST, 164.41 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 11: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 873.50 FEET, AN ARC DISTANCE OF 52.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°56'25" EAST, 52.18 FEET; COURSE NO. 12: SOUTH 81°45'47" EAST, 47.85 FEET TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 13: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 885.50 FEET, AN ARC DISTANCE OF 250.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°06'47" EAST, 249.45 FEET; COURSE NO. 14: NORTH 55°39'12" EAST, 224.55 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 15: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 873.50 FEET, AN ARC DISTANCE OF 176.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°35'24" EAST, 175.88 FEET; COURSE NO. 16: NORTH 52°07'36" EAST, 49.95 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 17: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 885.50 FEET, AN ARC DISTANCE OF 593.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°26'23" EAST, 582.80 FEET; COURSE NO. 18: NORTH 19°57'18" WEST, 38.15 FEET; COURSE NO. 19: NORTH 06°40'16" WEST, 382.48 FEET; COURSE NO. 20: NORTH 06°36'45" EAST, 52.22 FEET; COURSE NO. 21: NORTH 06°40'16" WEST, 61.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2: Lands assessed under Tax I.D. Parcel 167727-0850:
(Partition Parcel TC-4)

THAT PART OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AS LIES NORTH OF SKINNER LAKE DRIVE (AS SHOWN ON PLAT BOOK 50, PAGE 73); WEST OF GATE PARKWAY (AS SHOWN ON PLAT BOOK 47, PAGE 59); EAST OF LANDS IN SAIL COVE CONDOMINIUM IN OFFICIAL RECORDS BOOK 12831, PAGE 1506 AND ALSO EAST OF LANDS IN TAX DEED IN OFFICIAL RECORDS BOOK 15284, PAGE 2078. EXCEPTING FROM PARCEL 2 AS AFORESAID THE LANDS AS DESCRIBED IN

Exhibit "A" continued

OFFICIAL RECORDS BOOK 9393, PAGE 2275 AND OFFICIAL RECORDS BOOK 8498, PAGE 1628, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4: Lands assessed under Tax I.D. Parcel 167729-0200:

(Partition Parcel K-W)

Part of Section 9, Township 3 South, Range 28 East, being bounded on the West by lands conveyed in Official Records Book 3020, page 802, on the North by lands platted in Plat Book Plat Book 60, page 121, on the East by Kernan Boulevard South (Per Plat Book 50, page 32), and on the South by J. Turner Butler Boulevard.

PARCEL 5: Lands assessed under Tax I.D. Parcel 167729-0000:

(Partition Parcel K-E)

Part of Section 9, Township 3 South, Range 28 East, being bounded on the West by Kernan Boulevard South (Per Plat Book 50, page 32), on the South by J. Turner Butler Boulevard, on the North by First Coast Tech Parkway (Per Plat Book 60, page 121), and on the East by lands described in Official Records Book 13100, page 1361, of said records.

PARCEL 6B: Lands assessed under Tax I.D. Parcel 167741-0500 and 167742-0090

(Partition Parcel S-10)

That portion of Sections 17 and 18, Township 3 South, Range 28 East, Duval County, Florida, being bounded on the East and North by Gate Parkway (Per Plat Book 56, page 47), bounded on the South by Burnt Mill Road (Per Plat Book 52, page 55) and on the West by Brightwater (Per Plat Book 55, page 7) of the Public Records of Duval County, Florida.

Excepting therefrom those lands described in described in Special Warranty Deed recorded in Official Records Book 13868, Page 782, of the Public Records of Duval County, Florida.

TOGETHER WITH easements set forth in Reciprocal Easement Agreement recorded in Official Records Book 10332, page 532, of said records.

PARCEL 9: Lands assessed under Tax I.D. Parcel 167741-0700

(Partition Parcel S-11)

All of Section 17, and the East 150 feet of Section 18, both in Township 3 South, Range 28 East, Duval County, Florida, lying West of Gate Parkway (Per Plat Book 52, page 55) and Point Meadows Drive (Per Plat Book 53, page 59), lying South of Burnt Mill Road (Per Plat Book 52, page 55), excepting therefrom those lands described in Special Warranty Deed recorded in Official Records Book 13808, Page 1283, of the Public Records of Duval County, Florida.

Together with easements set forth in Official Records Book 9346, page 454, Official Records Book 8925, page 920 and in Official Records Book 9012, page 1595, of said records.

PARCEL 10: Lands assessed under Tax I.D. 167742-0050

(Partition Parcel S-17 & S-18)

A portion of Section 18, Township 3 South, Range 28 East, Duval County, Florida, being lands bounded on the East by Burnt Mill Road and the plats of James Island Unit One, as recorded in Plat Book 52, pages 65, 65A through 65H, and James Island Unit Two, as recorded in Plat book 53, pages 11, 11A through 11F, both of the current public records of said County, and bounded on the

Exhibit "A" continued

North by those lands described and recorded in Official Records Book 13323, page 1936 and Official Records Book 13323, page 2165, both of said current public records, excepting therefrom those lands described and recorded in Official Records Book 9184, page 265, of said current public records.

**PARCEL 11: Lands assessed under Tax I.D. 167742-0150
(Partition Parcel S-1)**

A portion of Section 18, Township 3 South, Range 28 East, Duval County, Florida, being lands bounded on the North by Deerwood Park Boulevard, bounded on the East by Gate Parkway, bounded on the South by those lands described in Official Records Book 13323, page 2165, and bounded on the West by those lands described and recorded in Official Records Book 11570, page 261 and Official Records Book 11570, page 265, of said records.

Together with easements set forth in Official Records Book 9499, page 1536, of said records.

**PARCEL 12: Lands assessed under Tax I.D. 167742-0010
(Partition Parcel S-14)**

A portion of Section 18, Township 3 South, Range 28 East, Duval County, Florida, being lands bounded on the North by those lands described and recorded in Official Records Book 13868, page 782, and by the Easterly prolongation of the Northerly line of Parcel A as described and recorded in Official Records Book 12595, page 618, both of the current public records of said County, bounded on the East by those lands described and recorded in Official Records Book 14163, page 2180, said current public records, bounded on the South by Gate Parkway, and bounded on the West by those lands described and recorded in Official Records Book 12595, page 618, said current public records.

AND

(Partition Parcel S-14A)

A portion of Sections 7 and 18, Township 3 South, Range 28 East, Duval County, Florida, being lands bounded on the North by the Southerly right of way line of J. Turner Butler Boulevard (State Road No. 202), bounded on the East by the Westerly line of the East 150 feet of said Sections 7 and 18, bounded on the South by those lands described and recorded in Official Records Book 13868, page 782, and by those lands described and recorded as Parcel A in Official Records Book 12595, page 618, and by the Easterly prolongation of the Northerly line of said Parcel A, all in the current Public Records of said county, and bounded on the West by those lands described and recorded in Official Records Book 14358, page 2376, said current Public Records.

**PARCEL 13: Lands assessed under Tax I.D. 167742-0100
(Partition Parcel S-12)**

A portion of Section 18, Township 3 South, Range 28 East, Duval County, Florida, being lands bounded on the North by J. Turner Butler Boulevard, State Road No. 202 and by Parcel A of those lands described and recorded in Official Records Book 14820, page 132, of the current public records of said County, bounded on the West by those lands described and recorded in Official Records Book 10242, page 665, of said current public records, bounded on the South by Deerwood Park Boulevard, and bounded on the East by Parcel B of said lands of Official Records Book 14820, page 132, of said records.

Exhibit "A" continued

Together with easements set forth in Official Records Book 8410, page 2005 and Official Records Book 8410, page 2010, of said records.

**PARCEL 14: Lands assessed under Tax I.D. 167742-0200
(Partition Parcel S-13)**

A portion of Section 18, Township 3 South, Range 28 East, Duval County, Florida, being lands bounded on the North by Parcel A of those lands described and recorded in Official Records Book 14820, page 132, of the current public records of said County, bounded on the East by those lands described and recorded in Official Records Book 7890, page 554, of said current public records, bounded on the South by Deerwood Park Boulevard, and bounded on the West by Parcel B of said lands of Official Records Book 14820, page 132, of said records.

Together with easements set forth in Official Records Book 8410, page 2005 and Official Records Book 8410, page 2010, of said records.

**PARCEL 15: Lands assessed under Tax I.D. 167742-0040
(Partition Parcel S-14B)**

That part of Government Lots 3 and 4, Section 18, Township 3 South, Range 28 East, lying South and East of Parcel D of Official Records Book 6818, page 384 and North of lands described in Official Records Book 12153, page 367, Official Records Book 12848, page 876 and Official Records Book 14233, page 2176 and West of lands described in Official Records Book 14358, page 2376, of said records.

**PARCEL SEQ-9: Lands assessed under Tax I.D. Parcel 167729-0100
(Part of Partition Parcel SEQ)**

All of Section 9, lying Southerly of J. Turner Butler Boulevard, State Road No. 202, being in Township 3 South, Range 28 East, Duval County, Florida.

**PARCEL SEQ-16: Lands assessed under Tax I.D. Parcel 167740-0000
(Part of Partition Parcel SEQ)**

All of Section 16, Except part in J. Turner Butler Boulevard, Township 3 South, Range 28 East, Duval County, Florida

PARCEL SEQ-17: Lands assessed under Tax I.D. Parcel 167741-0000 and Tax I.D. Parcel 167741-4500

(Part of Partition Parcel SEQ)

All of Section 17, Township 3 South, Range 28 East, Duval County, Florida, lying East of State Road 9A.

Excepting therefrom those lands described in plat of BAYMEADOWS ROAD EAST, according to the Plat thereof, as recorded in Plat Book 54, Page 9, of the Public Records of Duval County, Florida.

CABIN PARCEL: Lands assessed under Tax I.D. Parcel 167728-0010 and Tax I.D. Parcel 167728-0005

That portion of Section 8, Township 3 South, Range 28 East as lies South of J. Turner Butler Boulevard and East of State Road 9A Interchange at said J. Turner Butler Boulevard.

PROPERTIES
DUVAL MAPS



SKINNER ARTHUR CHESTER III TRUST ET AL
 C/O ARTHUR CHESTER SKINNER III
 2963 DUPONT AVE
 JACKSONVILLE, FL 32217
SKINNER ARTHUR CHESTER III
CAMPBELL PATRICIA SKINNER TRUST
CAMPBELL PATRICIA SKINNER
JONES VIRGINIA SKINNER TRUST
CHAREST VIRGINIA JONES
JONES EDWARD SKINNER
JONES EDWARD SKINNER TRUST
SKINNER CHRISTOPHER FORREST
SKINNER CHRISTOPHER FORREST TRUST
NEWTON KATHERINE SKINNER
NEWTON KATHERINE SKINNER TRUST
SKINNER DAVID GODFREY
SKINNER DAVID GODFREY TRUST
JONES JAN MALCOLM JR
SKINNER RANDALL THOMAS

Primary Site Address
 0 BURNT MILL RD
 Jacksonville FL 32256

Official Record Book/Page
 16840-00160

Title #
 8518

0 BURNT MILL RD

Property Detail

RE #	167742-0050
Tax District	GS
Property Use	5500 Timber SI 80-89
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	6000749

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$6,450,997.00	\$6,450,997.00
Land Value (Agric.)	\$38,046.00	\$39,238.00
Just (Market) Value	\$6,450,997.00	\$6,450,997.00
Assessed Value	\$38,046.00	\$39,238.00
Cap Diff/Portability Amt	\$6,412,951.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$38,046.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16840-00160	7/9/2014	\$100.00	CE - Conservation Easement	Unqualified	Vacant
16870-01044	7/18/2014	\$100.00	QC - Quit Claim	Unqualified	Vacant
16849-01032	7/18/2014	\$100.00	QC - Quit Claim	Unqualified	Vacant
16197-01015	12/26/2012	\$100.00	QC - Quit Claim	Unqualified	Vacant
16197-01007	12/26/2012	\$100.00	WD - Warranty Deed	Unqualified	Vacant
15528-00864	2/17/2011	\$100.00	QC - Quit Claim	Unqualified	Vacant
12082-00087	10/6/2004	\$100.00	CE - Conservation Easement	Unqualified	Vacant
12082-00068	10/6/2004	\$100.00	CE - Conservation Easement	Unqualified	Vacant
11109-02473	3/28/2003	\$100.00	CE - Conservation Easement	Unqualified	Vacant
10901-00020	1/15/2003	\$100.00	QC - Quit Claim	Unqualified	Vacant
09645-01860	5/30/2000	\$100.00	SW - Special Warranty	Unqualified	Vacant
09190-00334	12/29/1998	\$100.00	QC - Quit Claim	Unqualified	Vacant
08206-00898	9/20/1995	\$100.00	CE - Conservation Easement	Unqualified	Vacant
06429-01365	11/10/1987	\$2,090.00	WD - Warranty Deed	Unqualified	Vacant
06429-01363	11/10/1987	\$2,090.00	WD - Warranty Deed	Unqualified	Vacant
06429-01361	10/19/1987	\$1,909.00	WD - Warranty Deed	Unqualified	Vacant
06420-01318	10/19/1987	\$1,909.00	WD - Warranty Deed	Unqualified	Vacant
05761-00172	2/10/1984	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05713-00544	6/30/1983	\$1,111.00	WD - Warranty Deed	Unqualified	Vacant
00052-00055	2/2/1999	\$100.00	RW - Right of Way	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land	Legal
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LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	5520	TPP/Planted	RR	0.00	0.00	Agriculture	49.80	Acreage	\$21,414.00	1	18-3S-28E 137.24
1	9613	CONSERVATION EASEMENT	RR-ACRE	0.00	0.00	Common	51.55	Acreage	\$10,310.00	2	PT SW 1/4 LYING S OF
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR	0.00	0.00	Market	64.35	Acreage	\$6,435,000.00	3	O/RS 13323-1936, 13323-2165,
2	5510	TNP/Natural	RR	0.00	0.00	Agriculture	15.00	Acreage	\$6,675.00	4	W OF BURNT MILL RD, PBK 52-65, 53-11,
2	9602	SWAMP	RR	0.00	0.00	Market	15.84	Acreage	\$4,752.00	5	(EX PT RECD O/R 9184-265) RECD
3	5910	HSW/Swamp-productive	RR	0.00	0.00	Agriculture	15.84	Acreage	\$713.00	6	O/R 16849-1032
3	9607	RETENTION POND	RR	0.00	0.00	Market	5.50	Acreage	\$935.00		
4	5996	XNP/Water Marsh, etc	RR	0.00	0.00	Agriculture	5.05	Acreage	\$126.00		

Buildings 

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$39,238.00	\$0.00	\$39,238.00	\$435.32	\$448.96	\$434.00
Public Schools: By State Law	\$39,238.00	\$0.00	\$39,238.00	\$185.25	\$178.69	\$184.34
By Local Board	\$39,238.00	\$0.00	\$39,238.00	\$85.53	\$88.21	\$85.11
FL Inland Navigation Dist.	\$39,238.00	\$0.00	\$39,238.00	\$1.22	\$1.26	\$1.17
Water Mgmt Dist. SJRWMD	\$39,238.00	\$0.00	\$39,238.00	\$11.50	\$11.32	\$11.32
Gen Gov Voted	\$39,238.00	\$0.00	\$39,238.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$39,238.00	\$0.00	\$39,238.00	\$0.00	\$0.00	\$0.00
			Totals	\$718.82	\$728.44	\$715.94
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$6,450,997.00	\$38,046.00	\$0.00	\$38,046.00		
Current Year	\$6,450,997.00	\$39,238.00	\$0.00	\$39,238.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

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

General Collection Receipt

Account No: CR386003
 User: Kelly, Susan

Date: 9/30/2016
 Email: KSusan@coj.net

REZONING/VARIANCE/EXCEPTION

Name: TR Hainline/Rogers Towers, P.A.
Address: 1301 Riverplace Blvd, Suite 1500
Description: Rezoning fees for T1237 - Burnt Mill Senior Housing PUD

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2603.00

Total Due: \$2,603.00

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

Account No: CR386003**REZONING/VARIANCE/EXCEPTION**
 Name: TR Hainline/Rogers Towers, P.A.
 Address: 1301 Riverplace Blvd, Suite 1500
 Description: Rezoning fees for T1237 - Burnt Mill Senior Housing PUD

Date: 9/30/2016

Total Due: \$2,603.00

Printing :: CR386003

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

General Collection Receipt

Account No: CR386003

User: Kelly, Susan

REZONING/VARIANCE/EXCEPTION

Name: TR Hainline/Rogers Towers, P.A.

Address: 1301 Riverplace Blvd, Suite 1500

Description: Rezoning fees for T1237 - Burnt Mill Senior

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDt1	G
701	PDCU011	342504						

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc
Date: 10/11/2016 Time: 13:25:27
Location: P03 Clerk: NJS
Transaction 0630181

Miscellaneous
Item: CR - CR386003
Receipt 0630181.0001-0001 2,603.00

Total Paid 2,603.00
CHECK 06528 2,603.00

Total Tendered 2,603.00

Paid By: KRONOS CAPITAL INC
Thank You

Total Due: \$2,603.00



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Gray Edwards
Edwards Engineering, Inc
1885 Corporate Square Bv
Jacksonville, Florida, 32216

September 27, 2016

Project Name: Kronos ALF(2016-0471)
Availability#: 2016-1456

Dear Mr/Mrs Gray Edwards,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2016-1456
 Request Received On: 9/16/2016
 Availability Response: 9/27/2016
 Prepared by: Mollie Price

Project Information

Name: Kronos ALF(2016-0471)
 Type: OTHER
 Requested Flow: 20,010 gpd
 Location: Located on west side of Burn Mill Road
 Parcel ID No.: 167742-0050
 Description: 174 bed ALF

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 16-in watermain on the northeast corner of the property
 Connection Point #2: Existing 12-in water line on the east side of Burnt Mill Rd
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 16-in forcemain on access road on northeast corner of property
 Connection Point #2: Existing 18-in gravity sanitary sewer line on the northeast corner of the property
 Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. If connection to the gravity sewer system is unavailable, then connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: South Grid
 Connection Point #1: Existing 12-in reclaim line in JEA easement west of property
 Connection Point #2: NA
 Special Conditions: Reclaimed water shall be used for irrigation.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.