

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2017-0493**

**TO PLANNED UNIT DEVELOPMENT**

**AUGUST 17, 2017**

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 2017-0493 to Planned Unit Development.

***Location:*** 3011 Marbon Road; at the northeast corner of San Jose Boulevard and Marbon Road

***Real Estate Number(s):*** 158156-0000, 158161-0100

***Current Zoning District:*** Public Buildings and Facilities-1 (PBF-1) and Planned Unit Development (PUD) (Ord. 1999-1267)

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

***Current Land Use Category:*** Low Density Residential (LDR) and Residential Professional Institutional (RPI)

***Proposed Land Use Category:*** Low Density Residential (LDR) and Community General Commercial (CGC)

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

***Applicant/Agent:*** Steve Diebenow, Esq.  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner(s):*** Jacksonville Transportation Authority  
121 W. Forsyth Street, Suite 200  
Jacksonville, Florida 32202

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2017-0493 seeks to rezone approximately 9.11 acres of property from Public Buildings Facilities-1 (PBF-1) and Planned Unit Development (PUD) to Planned Unit Development (PUD). The site is located at the northeast corner of San Jose Boulevard and Marbon Road. The property includes two parcels with the western parcel currently utilized as a JTA park-and-ride facility and the eastern parcel is undeveloped and zoned PUD per Ordinance 1999-1267-E. A companion Small Scale Land Use application for

land use amendment 2017C-011 (Ord. 2017-0492) for the western parcel from RPI to Community General Commercial (CGC) has been filed to permit redevelopment of the property as a residential development with two commercial outparcels and a JTA park-and-ride lot.

The purpose of the new PUD rezoning is to facilitate the redevelopment of the site and permit an alternative/additional development plan for the proposed residential use. The existing PUD (Ordinance 2006-1074) approved a 66 unit single family development on the eastern 4 acre parcel. Under this plan, the applicant is proposing two alternate site plans that adopt the buffering, setback and density provisions of the existing PUD for the eastern parcel and extend these limitations into the western parcel. The single-family alternative provides for development of twenty-three (23) single family lots. The townhome alternative provides for development of thirty (36) townhome lots. In each of the alternate site plans, the residential development will provide for recreational area and stormwater management. Commercial uses are limited to the outparcels adjacent to San Jose Boulevard, which are reserved for development that will permit drive-thru facilities consistent with the surrounding uses along San Jose Boulevard.

### **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 request is for a PUD rezoning to permit the redevelopment of the property with residential uses along the eastern portion of the property in the LDR land use category and commercial uses along the portion of the property fronting San Jose Boulevard and currently in the RPI land use category. Land Use application 2017C-011 proposes a land use amendment for the RPI portion of the property to the CGC land use category.

The LDR portion of the property would be developed with 23 single family residential dwelling units or 36 townhomes. The portion of the property fronting San Jose BV proposed for the CGC land use category with land use amendment 2017C-011 is intended for commercial development. Community General Commercial (CGC) in the Urban Area Development Boundary is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation.

Low Density Residential (LDR) in the Urban Area Development Boundary is intended to provide low density residential development. Generally, single family detached housing should be the predominant development. However, multi-family uses are also permitted in the LDR land use category. The density proposed in the LDR portion of the property meets the density allowed in the LDR land use category.

The commercial uses in the written description of the PUD for the CGC portion of the property are consistent with the CGC land use category description; and the PUD proposes an alternative plan of development for either a single-family or multi-family uses, but not both. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards. Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) and Community General Commercial (CGC). The proposed zoning application has been reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, Future Land Use Element (FLUE) and is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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

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 Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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 proposed PUD differs from the usual application of the Zoning Code because it allows for a residential development option as well as retail/commercial uses providing for a mixed use development.

*(2) Consistency with the Concurrency Mobility and Management System*

Pursuant to the provisions of Chapter 655 Concurrency Mobility and Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Mobility and Management System Office (CMSO) prior to development approvals. The proposed development will require an application for a Mobility Fee Calculation Certificate (MFCC) and Concurrency Reservation Certificate (CRC). The calculated Mobility Fee must be paid prior to issuance of the site work permit. Offsetting credit for previous or existing structures on the property might be possible if adequately documented by the applicant.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to add either 23 single-family units or 36 multi-family units, and will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The PUD proposes a minimum ten (10) foot, landscaped buffer including an eight (8) foot tall, ninety-five percent (95%) opaque fence at all times between the property and the residential development to the east. The residential portion of the site provides for an active recreation area and over 1 acre of passive open space. All stormwater management ponds shall include a water feature. Otherwise, the property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Traffic and pedestrian circulation patterns: Vehicular access to the residential portion of the PUD shall be by way of Marbon Road and San Jose Boulevard via Orange Picker Road as substantially shown on the site plan. The final location of all access points is subject to the review and approval of the Development Services Division. Traffic to the residential portions of the development shall be controlled by the use of entrance gates and/or speedbumps at developer's discretion. Within the residential portions of the PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

The use and variety of building setback lines, separations, and buffering: The Design guidelines for uses depicted in the PUD are:

Single Family Alternative:

- i. Minimum lot area: 4000 square feet.
- ii. Minimum lot width: 40 feet.
- iii. Maximum lot coverage: 50 percent.
- iv. Minimum front yard: 20 feet.
- v. Minimum side yard: 3 feet.
- vi. Minimum rear yard: 20 feet.
- vii. Maximum height of structures: 35 feet not to exceed two stories.

Townhome Alternative:

- i. Minimum lot area: 2875 square feet.
- ii. Minimum lot width: 25 feet.
- iii. Maximum lot coverage: 65 percent.
- iv. Minimum front yard: 20 feet.
- v. Minimum side yard: 0 feet; 10 feet for end units.
- vi. Minimum rear yard: 20 feet.
- vii. Maximum height of structures: 35 feet not to exceed two stories.

Commercial Design Guidelines:

- a. Minimum lot area: None, except as required for certain uses.
- b. Minimum lot width: None, except as required for certain uses.
- c. Maximum lot coverage: 65 percent.
- d. Minimum front yard: None.
- e. Minimum side yard: None.
- f. Minimum rear yard: 10 feet.
- g. Maximum height of structures: 35 feet not to exceed two stories.

The site provides challenges due to its location between commercial development along San Jose Boulevard and residential development to the east. The proposed PUD rezoning with companion land use amendment will permit development of a transitional residential neighborhood consistent with the provisions of the existing PUD, while allowing appropriate commercial development that is limited to the San Jose Boulevard corridor.

Signage: The applicant proposes two separate signage regulations for the residential and commercial portions of the site:

Residential Signs:

- a. One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and five (5) feet in height. Directional and marketing signs may be placed throughout the project as sites are being developed.

Commercial Signs:

- a. One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three

hundred (300) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code.

b. Wall signs are permitted.

c. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

d. In lieu of the street frontage sign permitted above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed one hundred (100) square feet, or thirty-five (35) percent of the allowable square footage of the street frontage sign permitted above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed fifty (50) feet in height above the level of the adjacent ground. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flagpole.

e. Directional signs shall not exceed four (4) square feet.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any use within the proposed Planned Unit Development: The PUD provides for adoption and extension of regulations from the existing PUD to ensure compatibility with the residential uses to the east, while the companion land use amendment will permit commercial development of two outparcels along San Jose Boulevard consistent with the surrounding area. Specifically, the proposed outparcels are between a Walgreens with drive-thru pharmacy to the north, and a Speedway gas station with Dunkin Donuts to the south. On the next block to the south is a Zaxbys with drive-thru service. To the east is the Mandarin Pointe Shopping Center with Bealls serving as the anchor retailer and a Wells Fargo with drive-thru teller. The proposed project will be beneficial to the surrounding neighborhood and community and will allow the sustainable reuse of existing urban infrastructure. Further, the aesthetic and design guidelines contained in the PUD will positively contribute to the residential developments in the general area.

#### *(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed project is within an area where residential and commercial/retail development dominates the area. The project area is suburban in nature and this new development option will aid growth in this community. If approved as conditioned the PUD would add another essential service with flexibility in the location, type and size of the use.

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

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	NC/RPI/MDR	PUD/PBF-1	Walgreens retail store/public library
South	NC/RPI/LDR	PUD	Restaurant/retail/SF homes
East	LDR	RR-Acre/RLD-60	SF residential subdivision
West	NC	PUD	Retail/commercial

The PUD provides for adoption and extension of regulations from the existing PUD to ensure compatibility with the residential uses to the east, while the companion land use amendment will permit commercial development of two outparcels along San Jose Boulevard consistent with the surrounding area. Specifically, the proposed outparcels are between a Walgreens with drive-thru pharmacy to the north, and Speedway with Dunkin Donuts to the south. On the next block south is a Zaxbys with drive-thru service. To the east is the Mandarin Pointe Shopping Center with Bealls serving as the anchor retailer and a Wells Fargo with drive-thru teller.

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The existing residential density and intensity of use of surrounding lands: The use is consistent with the residential density and intensity of surrounding lands. This PUD proposes two alternate site plans that adopt buffering, setback and density provisions for residential uses and extend these limitations into the commercial parcel. The single-family alternative provides for development of twenty-three (23) single family lots. The townhome alternative provides for development of thirty (36) townhome lots. It will provide for a significant amount of recreational, active and passive open space, and differs from the usual application of the Zoning Code because it contains an option of either a single-family or multi-family community in keeping with the area's pattern of development along with a commercial/retail component. The request use will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities. A wooded area along the east property line will serve as a buffer between the proposed uses and nearby residential development.

The availability and location of utility services and public facilities and services: This property is served by the JEA for water, sewer and electric service.

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

Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan. The PUD will provide a recreation/common area for the community of approximately 1.0 acres in size. In addition, ponds and wetlands will comprise over 2 acres, providing additional passive open space.



*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file did not identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

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

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

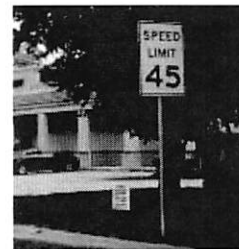
The written description indicates that for purposes of the residential uses, parking requirements shall be calculated as follows: (i) 1 space for studio units, (ii) 1.5 spaces for one-bedroom units, and (iii) 1.75 spaces for two+-bedroom units. The parking requirements for the commercial portions of this development shall be consistent with the requirements of Part 6 of the Zoning Code; provided, however, that requirements for pervious pavement may be eliminated for a portion of the parking area.

*(11) Sidewalks, trails, and bikeways*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on August 8, 2017, the required Notice of Public Hearing signs were posted.



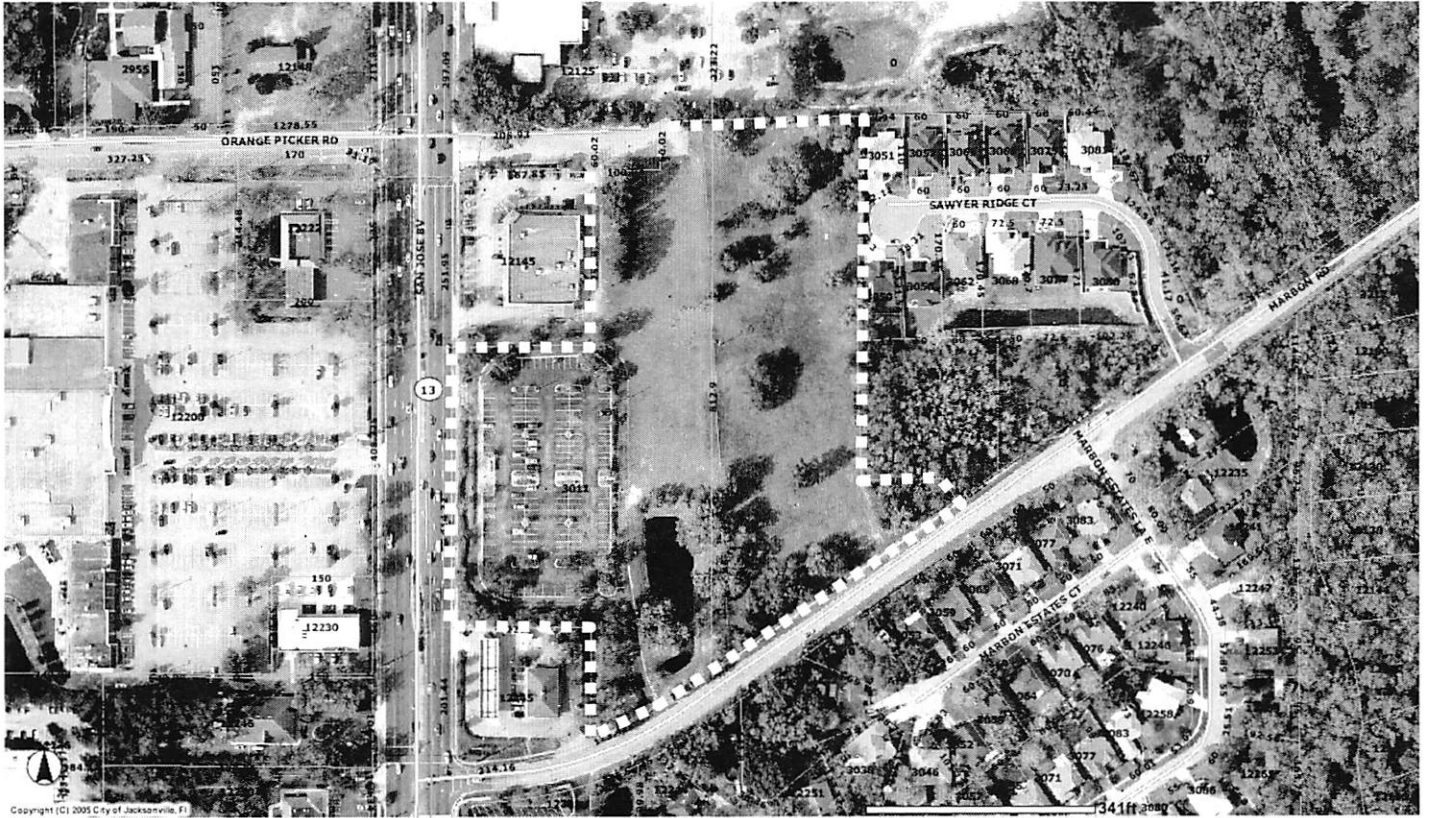
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0493** be **APPROVED** with the following exhibits:

1. The original legal description dated May 24, 2017.
2. The revised written description dated June 16, 2017.
3. The original site plans dated April 21, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0493** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The residential roadway must be designed to prevent cut through traffic.
2. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.



Aerial view of the subject site facing north



The subject site on the left facing southeast from San Jose Blvd.



**The subject site on the left facing east along Marbon Rd.**



**Facing north into the subject site from Marbon Rd.**



**The subject site on the left facing east along Marbon Rd.**



**Facing north into the subject site from Marbon Rd.**



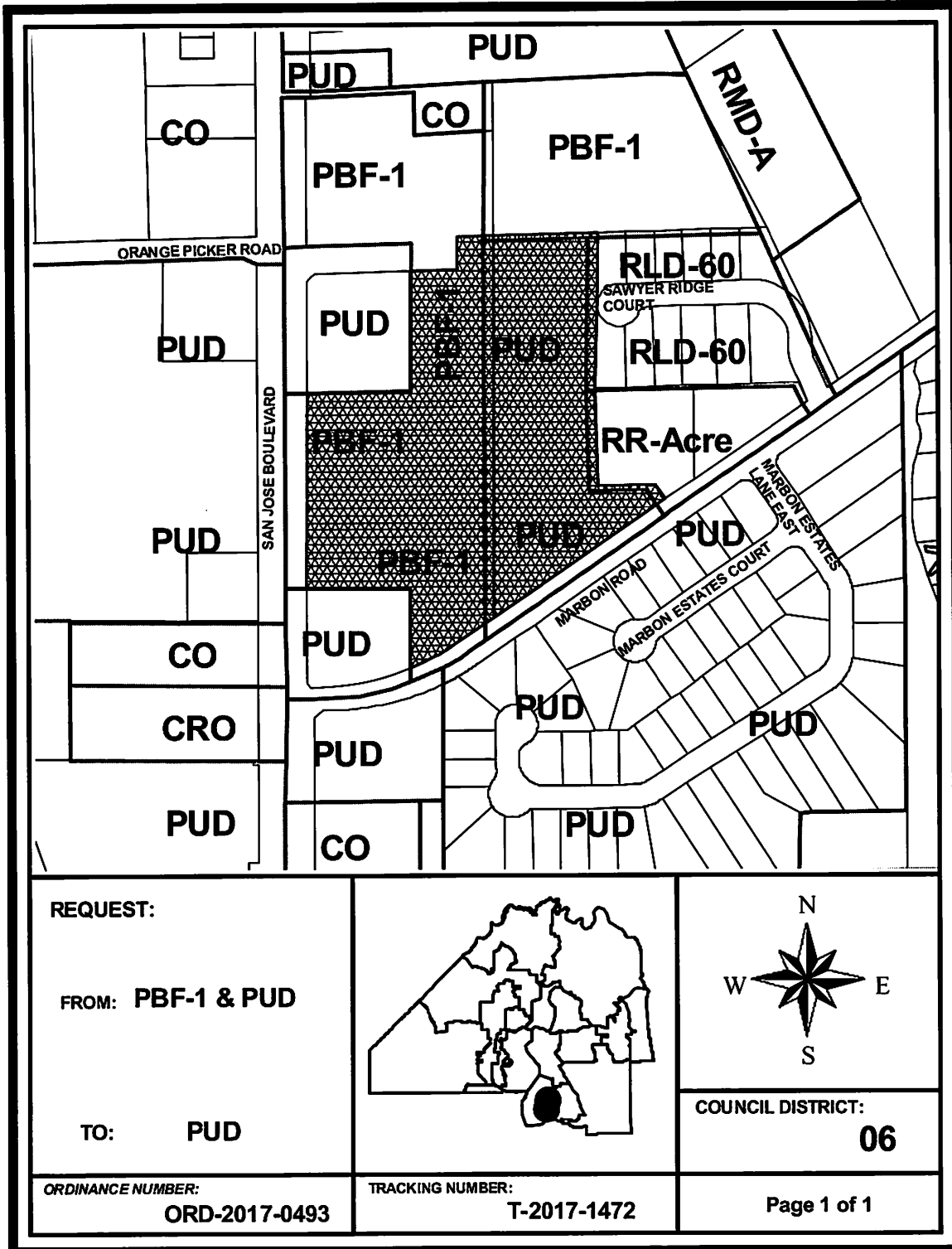
**The subject site ahead on the right facing west along Marbon Rd.**



**The subject site on the right facing west along Marbon Rd.**



**The subject site on the right facing north along San Jose Blvd.**

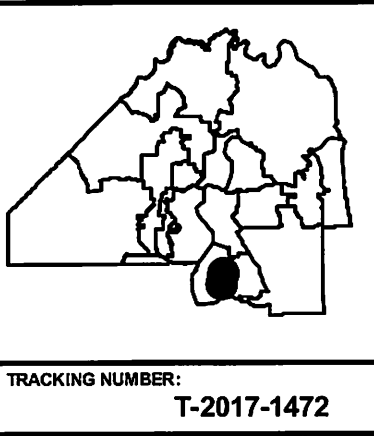


**REQUEST:**

**FROM: PBF-1 & PUD**

**TO: PUD**

**ORDINANCE NUMBER:**  
**ORD-2017-0493**



**COUNCIL DISTRICT:**  
**06**

**Page 1 of 1**



# Application For Rezoning To PUD

## Planning and Development Department Info

Ordinance # 2017-0493 Staff Sign-Off/Date AH / 06/23/2017  
 Filing Date 07/25/2017 Number of Signs to Post 6

### Hearing Dates:

1st City Council 08/22/2017 Planning Commission 08/17/2017  
 Land Use & Zoning 09/06/2017 2nd City Council N/A

Neighborhood Association HEAVEN TREES OWNERS ASSOC.; HAMMOCK OAKS  
 BEAUTIFICATION COMMITTEE

Neighborhood Action Plan/Corridor Study N/A

## Application Info

Tracking # 1472 Application Status PENDING  
 Date Started 05/26/2017 Date Submitted 05/26/2017

## General Information On Applicant

Last Name First Name Middle Name  
 DIEBENOW STEVE

Company Name

Mailing Address  
 ONE INDEPENDENT DRIVE, STE. 1200

City State Zip Code  
 JACKSONVILLE FL 32202

Phone Fax Email  
 9043011269 9043011279 SDIEBENOW@DMPHLAW.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name  
 FORD NATHANIEL

Company/Trust Name  
 JACKSONVILLE TRANSPORTATION AUTHORITY

Mailing Address  
 121 W. FORSYTH STREET SUITE 200

City State Zip Code  
 JACKSONVILLE FL 32202

Phone Fax Email

## Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1999-1267-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	158156 0000	6	3	PBF-1	PUD

Map

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

**Existing Land Use Category**

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

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

**Development Number**

**Proposed PUD Name**

**Justification For Rezoning Application**

TO PERMIT REDEVELOPMENT OF THE PROPERTY AS PROVIDED IN THE WRITTEN DESCRIPTION.

**Location Of Property**

**General Location**

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="3011"/>	<input type="text" value="MARBON RD"/>	<input type="text" value="32223"/>

**Between Streets**

and

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F**  Land Use Table
- Exhibit G**  Copy of the deed to indicate proof of property ownership.

## Supplemental Information

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

**Exhibit H**  Aerial Photograph.

**Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K**  Site Location Map.

## Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

## Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

## Filing Fee Information

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>9.11 Acres @ \$10.00 /acre:</b>                                     | <b>\$100.00</b>   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>62 Notifications @ \$7.00 /each:</b>                                | <b>\$434.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,803.00</b> |

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

**EXHIBIT 1**  
May 24, 2017  
**Legal Description**

Parcel 1

A PART OF GOVERNMENT LOT 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING DESCRIBED IN OFFICIAL RECORDS VOLUME 8099 PAGE 1844 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH SUMMERLAND GRANT (SECTION 40), WITH THE NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 55°31'34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 893.08 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 55°31'34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 544.40 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.64 FEET, MAKING A CENTRAL ANGLE OF 11°57'35" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 61°30'21" WEST, 113.43 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH 00°11'18" EAST, A DISTANCE OF 169.38 FEET; THENCE NORTH 89°48'42" WEST, A DISTANCE OF 219.88 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 13, A 120 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°11'18" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 414.72 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 12115, PAGE 14, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°11'18" EAST, ALONG SOUTH LINE OF AFOREMENTIONED LANDS, A DISTANCE OF 221.61 FEET TO THE EAST LINE OF SAID LANDS; THENCE NORTH 00°26'25" EAST, A DISTANCE OF 252.84' FEET TO A POINT ON THE BOUNDS OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10230, PAGE 1135 OF SAID PUBLIC RECORDS; THENCE ALONG THE AFOREMENTIONED BOUNDS THROUGH THE FOLLOWING THREE CALLS: N 88°40'39" E, A DISTANCE OF 99.32 FEET; THENCE N 00°11'15" E, A DISTANCE OF 60.02 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 7; THENCE N 88°35'39" E, A DISTANCE OF 57.59 TO THE SOUTHEAST CORNER OF AFOREMENTIONED LANDS; THENCE DEPARTING FROM SAID NORTHERLY LINE OF GOVERNMENT LOT 7, S 00°11'13" W, A DISTANCE OF 812.95 FEET TO THE POINT OF BEGINNING.

**CONTAINING: 5.121 ACRES, MORE OR LESS**

## Parcel 2

A PART OF GOVERNMENT LOT 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING DESCRIBED IN OFFICIAL RECORDS VOLUME 11609 PAGES 1135 THROUGH 1137 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH SUMMERLAND GRANT (SECTION 40), WITH THE NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 55°31'34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MARBON ROAD, A DISTANCE OF 449.82 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE SOUTH 55°31'34" WEST AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 443.26 FEET; THENCE NORTH 00°11'13" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 812.95 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 88°35'39" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 222.26 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5607, PAGE 2325; THENCE SOUTH 01°08'06" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 330.52 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 550, PAGE 251; THENCE SOUTH 01°24'22" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 208.43 FEET TO THE SOUTH LINE OF LAST SAID LANDS; THENCE NORTH 88°53'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.74 FEET; THENCE SOUTH 34°28'26" EAST, A DISTANCE OF 37.62 FEET TO THE POINT OF BEGINNING.

**CONTAINING: 3.988 ACRES, MORE OR LESS**

# EXHIBIT A

## Property Ownership Affidavit

Date: \_\_\_\_\_

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3rd Floor  
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 3011 Marbon Road (RE# 158156 0000)  
and 0 Marbon Road (RE# 158161-0100)**

Ladies and Gentlemen:

You are hereby advised that Jacksonville Transportation Authority is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for land use amendment and rezoning to Planned Unit Development district, submitted to the Jacksonville Planning and Development Department.

JACKSONVILLE TRANSPORTATION AUTHORITY

  
Signed

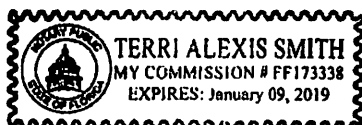
NATHANIEL P. FORD SR.  
Printed

CHIEF EXECUTIVE OFFICER  
Title

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24<sup>th</sup> day of May, 2017, by NATHANIEL P. FORD SR., who is  personally known to me or  has produced \_\_\_\_\_ as identification.

  
(Notary Signature)



**EXHIBIT B**

**Agent Authorization**

Date: \_\_\_\_\_

City of Jacksonville  
Planning and Development Department  
214 N. Hogan St. Edward Ball Bldg. Ste. 300  
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 3011 Marbon Road (RE# 158156 0000)  
and 0 Marbon Road (RE# 158161-0100)**

Ladies and Gentlemen:

You are hereby advised that Jacksonville Transportation Authority hereby authorizes and empowers DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L. to act as agent to file an application for land use amendment and rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

JACKSONVILLE TRANSPORTATION AUTHORITY

*Nathaniel P. Ford Sr.*  
\_\_\_\_\_  
Signed

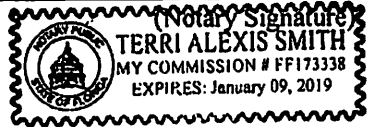
*NATHANIEL P. FORD SR.*  
\_\_\_\_\_  
Printed

*Chief Executive Officer*  
\_\_\_\_\_  
Title

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24<sup>th</sup> day of May, 2017, by Nathaniel P. Ford Sr., who is  personally known to me or  has produced \_\_\_\_\_ as identification.

*TERRI ALEXIS SMITH*  
\_\_\_\_\_



# EXHIBIT C

## Binding Letter

Date: \_\_\_\_\_

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 3011 Marbon Road (RE# 158156 0000)  
and 0 Marbon Road (RE# 158161-0100)**

Ladies and Gentlemen:

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

JACKSONVILLE TRANSPORTATION AUTHORITY

Nathaniel P. Ford Sr.  
Signed

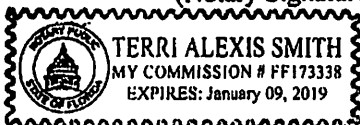
NATHANIEL P. FORD SR.  
Printed

CHIEF EXECUTIVE OFFICER  
Title

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24<sup>th</sup> day of May, 2017, by Nathaniel P. Ford Sr., who is  personally known to me or  has produced \_\_\_\_\_ as identification.

TERRI ALEXIS SMITH  
(Notary Signature)





**WRITTEN DESCRIPTION**  
**3011 MARBON ROAD PUD**  
**June 16, 2017**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

Jacksonville Transportation Authority (“JTA” or “Applicant”) proposes to rezone approximately 9.11 acres of property located at the northeast corner of San Jose Boulevard and Marbon Road. The property includes two parcels, RE# 158156 0000 (“Parcel 1”) and 158161 0100 (“Parcel 2”) (collectively, the “Property”). Parcel 1 is designated Residential-Professional-Institutional (“RPI”) with Public Building Facility-1 (“PBF-1”) zoning and currently serves as a JTA park-and-ride facility. Parcel 2 is designated Low Density Residential (“LDR”) with Planned Unit Development (“PUD”) zoning pursuant to Ordinance 1999-1267-E and is currently undeveloped. An application for land use amendment for Parcel 1 from RPI to Community/General Commercial (“CGC”) has been filed to permit redevelopment of the property as a residential development with two commercial outparcels and a JTA park-and-ride lot.

The adjacent property to the north is RPI and Medium Density Residential (“MDR”) use with PBF-1 zoning. The property to the east is Low Density Residential (“LDR”) use with Residential Low Density-60 (“RLD-60”) and Rural Residential-Acre (“RR-Acre”) zoning. The property to the south is RPI and LDR use with PUD zoning. The property to the west is Neighborhood Commercial (“NC”) and RPI with PUD and Commercial Office (“CO”) zoning.

Applicant is sensitive to the neighboring residential community needs and has crafted two alternate site plans that adopt the buffering, setback and density provisions of the existing PUD for Parcel 2 and extend these limitations into Parcel 1. The Single Family Alternative provides for development of twenty-three (23) single family lots. The Townhome Alternative provides for development of thirty (36) townhome lots. In each of the alternate site plans, the residential development will provide for recreational area and stormwater management. Commercial use is limited to the outparcels adjacent to San Jose Boulevard, which are reserved for development that will permit drive-thru facilities consistent with the surrounding uses along San Jose Boulevard.

- B. Project Name: 3011 Marbon Road PUD.
- C. Project Engineer/Planner: England, Thims & Miller, Inc.
- D. Project Developer: Concept Companies.
- E. Current Land Use Designation: RPI and LDR.
- F. Current Zoning District: PBF-1 and PUD (1999-1267-E).

G. Requested Land Use Designation: CCG and LDR.

H. Requested Zoning District: PUD.

I. Real Estate Number(s): 158156 0000 and 158161 0100.

## II. QUANTITATIVE DATA

A. Total Acreage: 9.11 Ac. (Outparcel 1: 1.06 Ac/Outparcel 2: 1.40 Ac/Residential: 6.65 Ac)

B. Total number of dwelling units:

1. Single Family Alternative – 23 single family dwelling units.
2. Townhome Alternative – 36 townhome/single family attached dwelling units.

C. Total amount of recreation area:

1. Single Family Alternative – Approximately 0.17 Ac.
2. Townhome Alternative – Approximately 0.17 Ac.

D. Total amount of open space:

1. Single Family Alternative – Approximately 0.14 Ac.
2. Townhome Alternative – Approximately 0.16 Ac.

E. Total amount of public/private rights of way:

1. Single Family Alternative – Approximately 0.88 Ac.
2. Townhome Alternative – Approximately 0.90 Ac.

## III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD adopts key provisions of Ordinance 1999-1267-E such as maximum density and setbacks for Parcel 2 and extends them into Parcel 1 to allow for residential development consistent with the surrounding residential area while also permitting commercial development of outparcels along San Jose Boulevard.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described

herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

#### **IV. USES AND RESTRICTIONS**

##### **A. Residential Permitted Uses:**

1. Single family dwellings.
2. Townhomes/Single family attached homes.
3. Foster care homes.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
5. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
7. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4.
9. Detached Accessory Dwelling Unit.
10. Model homes and sales trailers.

##### **B. Residential Permissible Uses by Exception:**

1. Schools meeting the performance standards and development criteria in Part 4
2. Day care centers meeting the performance standards and development criteria in Part 4.

##### **C. Commercial Permitted Uses:**

1. The following are permitted provided such use is adjacent to San Jose Boulevard (an arterial road) and that no individual building shall exceed 40,000 square feet:
  - a. Commercial retail sales and service establishments including restaurants with drive-thru facilities.
  - b. Restaurants with the outside sale and service of food.
  - c. Permanent or restricted outside sale and service.

- d. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- e. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- f. Hotels and motels.
- g. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- h. Art galleries, museums, community centers, dance, art or music studios.
- i. Vocational, trade or business schools and similar uses.
- j. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- k. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- l. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- m. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- n. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- o. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- p. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- q. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- r. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- s. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- t. Churches, including a rectory or similar use.
- u. Outside retail sales of holiday items, including but not limited to Christmas trees and fireworks, subject to the performance standards and development criteria set forth in Part 4.
- v. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- w. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- x. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- y. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

2. Park-and-ride and kiss-and-ride lots.

D. Commercial Permissible Uses by Exception:

- 1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- 2. Residential treatment facilities and emergency shelters.
- 3. Multi-family residential integrated with a permitted use.
- 4. Service garages for minor or major repairs
- 5. Auto laundry or manual car wash.
- 6. Pawn shops (limited to items permitted in the CCG-1 Zoning District).
- 7. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- 8. Retail sales of new or used automobiles.
- 9. Blood donor stations, plasma centers and similar uses.
- 10. Private clubs.
- 11. Billiard parlors.
- 12. Service and repair of general appliances and small engines.
- 13. Schools meeting the performance standards and development criteria set forth in Part 4.
- 14. Nightclubs.

E. Restrictions on Residential and Commercial Uses:

1. Construction shall be restricted to the hours of 6 a.m. to 8 p.m. daily.

F. Permitted Accessory Uses and Structures: As permitted pursuant to Section 656.403.

**V. DESIGN GUIDELINES**

A. Residential Design Guidelines:

1. Lot Requirements:

a. Single Family Alternative

- i. *Minimum lot area:* 4000 square feet.
- ii. *Minimum lot width:* 40 feet.
- iii. *Maximum lot coverage:* 50 percent.
- iv. *Minimum front yard:* 20 feet.
- v. *Minimum side yard:* 3 feet.
- vi. *Minimum rear yard:* 20 feet.
- vii. *Maximum height of structures:* 35 feet not to exceed two stories.

b. Townhome Alternative

- i. *Minimum lot area:* 2875 square feet.
- ii. *Minimum lot width:* 25 feet.
- iii. *Maximum lot coverage:* 65 percent.
- iv. *Minimum front yard:* 20 feet.
- v. *Minimum side yard:* 0 feet; 10 feet for end units.
- vi. *Minimum rear yard:* 20 feet.
- vii. *Maximum height of structures:* 35 feet not to exceed two stories.

2. Ingress, Egress and Circulation:

- a. *Parking Requirements.* The parking requirements for the residential portions of this development shall be calculated as follows: (i) 1 space for studio units, (ii) 1.5 spaces for one-bedroom units, and (iii) 1.75 spaces for two+-bedroom units.

b. *Vehicular Access.*

- i. Vehicular access to residential portions of the Property shall be by way of Marbon Road and San Jose Boulevard via Orange Picker Road substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- ii. Traffic to the residential portions of the development shall be controlled by the use of entrance gates and/or speedbumps at developer's discretion.
- iii. Within the residential portions of the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

c. *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

3. Signs:

- a. One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and five (5) feet in height.
- b. Directional and marketing signs may be placed throughout the project as sites are being developed.

4. Landscaping:

A minimum ten (10) foot, landscaped buffer including an eight (8) foot tall, ninety-five percent (95%) opaque fence shall be maintained at all times between the Property and the residential development to the east. All stormwater management ponds shall include a water feature. Otherwise, the Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

5. Recreation and Open Space:

Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

B. Commercial Design Guidelines:

1. Lot Requirements

- a. *Minimum lot area:* None, except as required for certain uses.
- b. *Minimum lot width:* None, except as required for certain uses.
- c. *Maximum lot coverage:* 65 percent.

- d. *Minimum front yard:* None.
- e. *Minimum side yard:* None.
- f. *Minimum rear yard:* 10 feet.
- g. *Maximum height of structures:* 35 feet not to exceed two stories.

2. Ingress, Egress and Circulation:

- a. *Parking Requirements.* The parking requirements for the commercial portions of this development shall be consistent with the requirements of Part 6 of the Zoning Code; provided, however, that requirements for pervious pavement may be eliminated for a portion of the parking area.
- b. *Vehicular Access.*
  - i. Vehicular access to commercial portions of the Property shall be by way of Marbon Road and San Jose Boulevard substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- c. *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

3. Signs:

- a. One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code.
- b. Wall signs are permitted.
- c. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- d. In lieu of the street frontage sign permitted above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed one hundred (100) square feet, or thirty-five (35) percent of the allowable square footage of the street frontage sign permitted above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed fifty (50) feet in height above the level of the adjacent ground. Only one flag containing a business logo or other



advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag poll.

e. Directional signs shall not exceed four (4) square feet.

4. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

5. Recreation and Open Space:

Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

C. Utilities

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

D. Wetlands

This project will not impact any wetlands.

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

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The site provides challenges due to its location between commercial development along San Jose Boulevard and residential development to the east. The proposed PUD rezoning with companion land use amendment will permit development of a transitional residential neighborhood consistent with the provisions of the existing PUD, while allowing appropriate commercial development that is limited to the San Jose Boulevard corridor.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The PUD provides for adoption and extension of regulations from the existing PUD to ensure compatibility with the residential uses to the east, while the companion land use amendment will permit commercial development of two outparcels along

San Jose Boulevard consistent with the surrounding area. Specifically, the proposed outparcels are between a Walgreens with drive-thru pharmacy to the north, and Speedway with Dunkin Donuts to the south. On the next block south is a Zaxbys with drive-thru service. To the east is the Mandarin Pointe Shopping Center with Bealls serving as the anchor retailer and a Wells Fargo with drive-thru teller.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

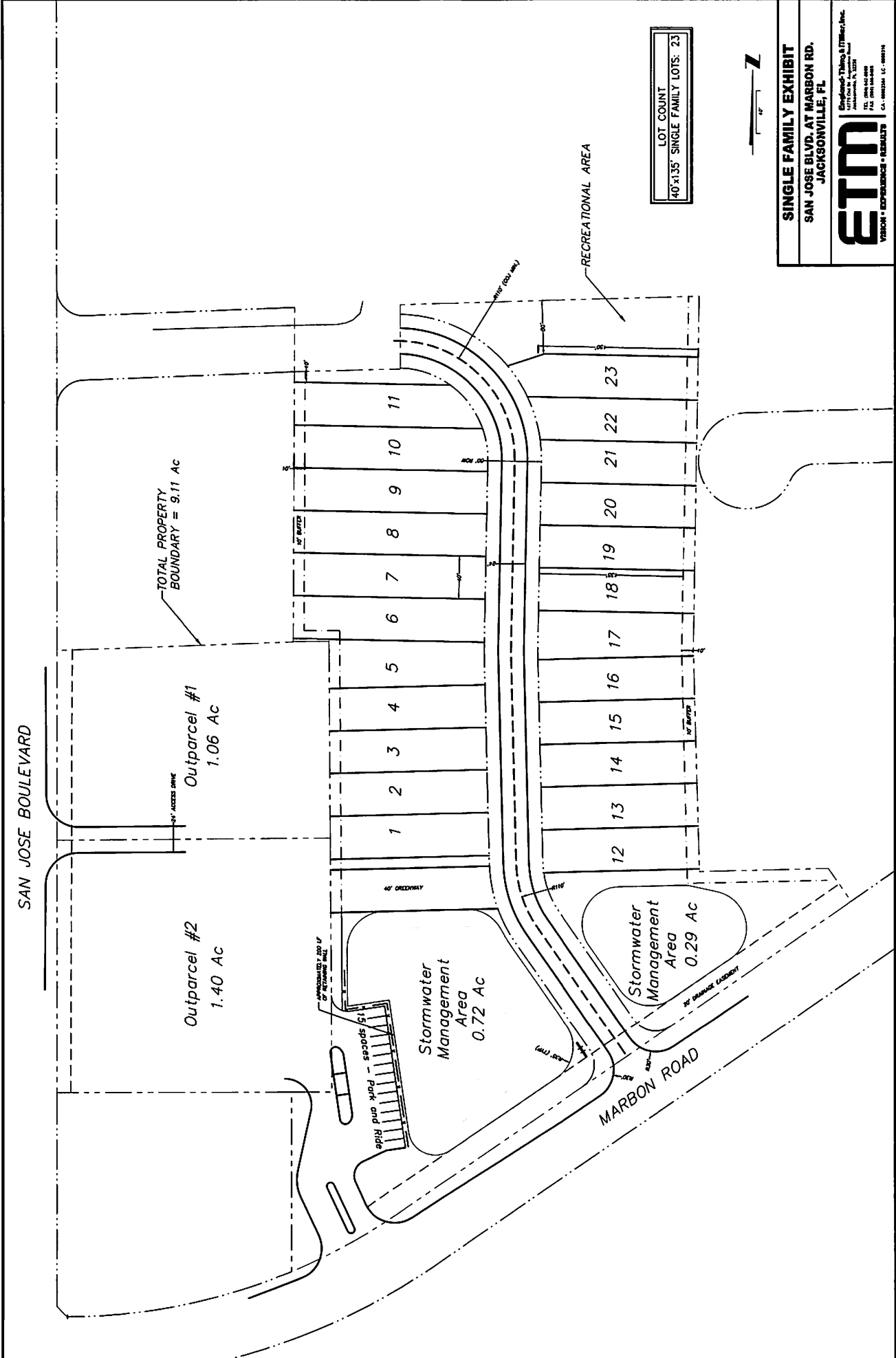
The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.10A of the Future Land Use Element of the 2030 Comprehensive Plan – Residential development on sites less than 10 acres that are located within predominantly non-residential Future Land Use Categories and that are processed as small scale map amendments shall be limited to a maximum of 10 dwelling units per acre unless authorized through approval of a Planned Unit Development (PUD) rezoning. The maximum density allowed in the PUD shall be the result of analysis for compatibility with abutting development based on the criteria provided below. The maximum density in each non-residential Future Land Use Category does not constitute entitlement to the maximum permitted density without justification provided pursuant to analysis of the criteria. Such analysis may lead to a recommendation of approval, denial, or a condition of approval on a Planned Unit Development (PUD) rezoning capping the residential density.
5. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

6. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.
7. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
9. Objective 3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
10. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

11. Policy 3.1.19 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.
12. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
13. Policy 3.2.4 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.
14. Policy 3.2.9 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall prohibit construction of parking lots with intrusive ingress/egress into residential neighborhoods in conformance with the provisions of this and other elements of the 2030 Comprehensive Plan. When access is required to be located off a roadway, it should conform to the City's and State's minimum applicable curb cut separation distance requirements.



LOT COUNT  
40'x135' SINGLE FAMILY LOTS: 23

**SINGLE FAMILY EXHIBIT**  
SAN JOSE BLVD. AT MARBON RD.  
JACKSONVILLE, FL

**ETM**  
Engineering, Planning & Architecture, Inc.  
14175 Oakleaf Avenue, Suite 100  
Jacksonville, FL 32258  
Tel: (904) 444-8888  
Fax: (904) 444-8889  
CA: 0002346 LC: 0000194

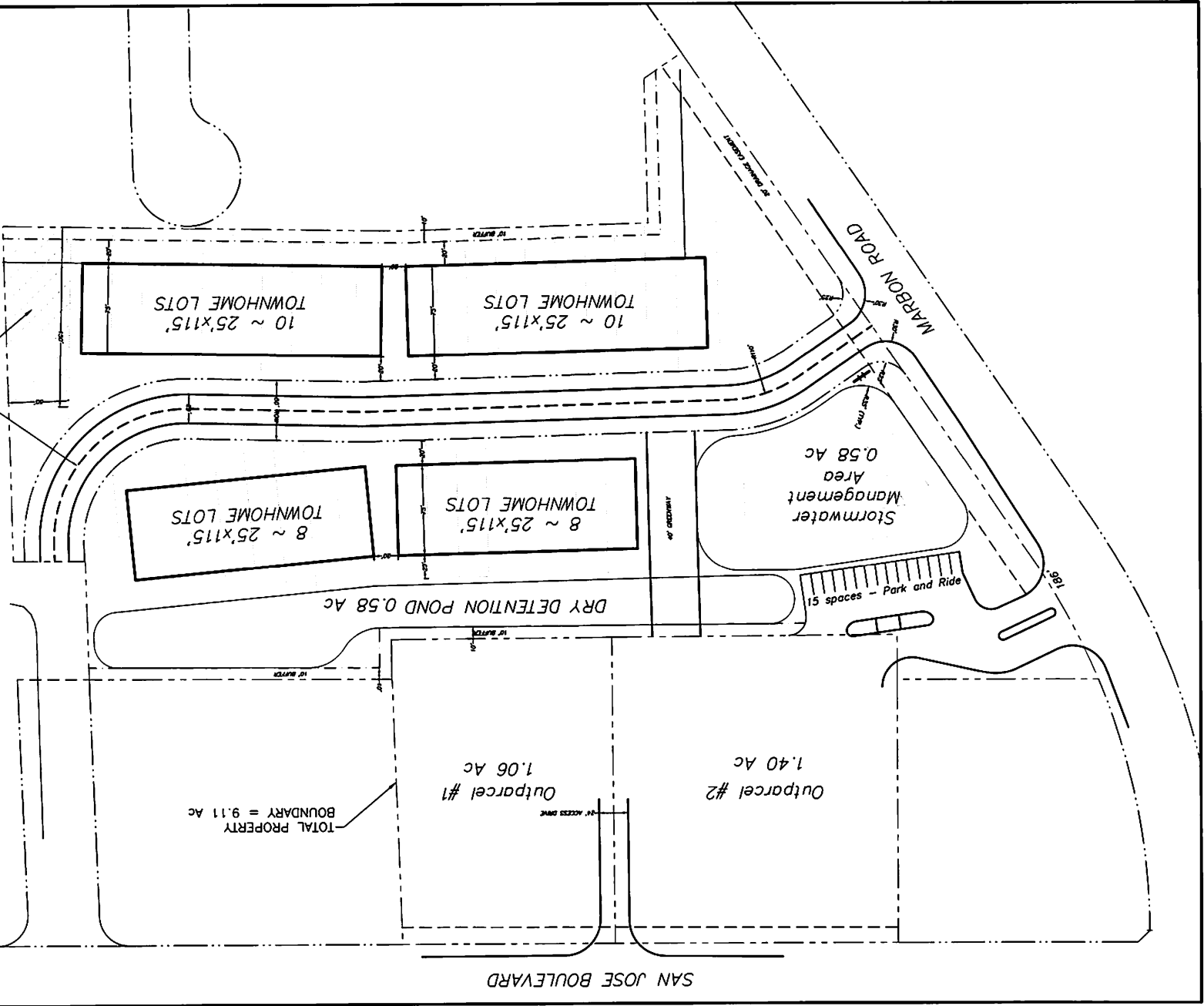
**ETM**  
 ENGINEERING, PLANNING & DESIGN, INC.  
 14750 SW 15th Avenue, Suite 200  
 Miami, FL 33185  
 TEL: (305) 442-8888  
 FAX: (305) 442-8883  
 CA - 0002244 LC - 000216  
**VISION • EXPERIENCE • RESULTS**

**TOWNHOME EXHIBIT**  
**SAN JOSE BLVD. AT MARBON RD.**  
**JACKSONVILLE, FL**



LOT COUNT  
 25'x115' TOWNHOME LOTS: 36

RECREATIONAL AREA



SAN JOSE BOULEVARD

MARBON ROAD

TOTAL PROPERTY BOUNDARY = 9.11 Ac

Outparcel #1  
 1.06 Ac

Outparcel #2  
 1.40 Ac

DRY DETENTION POND 0.58 Ac

Stormwater Management Area  
 0.58 Ac

15 spaces - Park and Ride

10 ~ 25'x115' TOWNHOME LOTS

10 ~ 25'x115' TOWNHOME LOTS

8 ~ 25'x115' TOWNHOME LOTS

8 ~ 25'x115' TOWNHOME LOTS

RECREATIONAL AREA

## EXHIBIT F

### 3011 Marbon Road Planned Unit Development

#### Land Use Table

Total gross acreage	<u>9.11</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single Family Alternative	<u>6.65</u> Acres	<u>73</u> %
Total number of dwelling units	<u>23</u> D.U.	
Townhome/Single family attached Alternative	<u>6.65</u> Acres	<u>73</u> %
Total number of dwelling units	<u>36</u> D.U.	
Multiple Family Alternative	<u>6.65</u> Acres	<u>73</u> %
Total number of dwelling units (18 single family attached/townhomes and up to 50 multifamily)	<u>56</u> D.U.	
Commercial (outparcels and JTA park-and-ride)	<u>1.5</u> Acres	<u>16</u> %
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space	<u>0.17</u> Acres	<u>2</u> %
Passive open space (varies based on alternative as detailed in Written Description – single family reflected)	<u>0.14</u> Acres	<u>2</u> %
Public and private right-of-way ( varies based on alternative as detailed in Written Description – single family reflected)	<u>0.88</u> Acres	<u>10</u> %
Maximum coverage of buildings and structures		
Residential	<u>4.32</u> Acres	<u>65</u> %
Commercial	<u>0.98</u> Acres	<u>65</u> %

5 MIN. RETURN  
PHONE # 633-9494

Prepared by and when  
recorded return to:

David J. Edwards  
Edwards Cohen  
200 N. Laura Street, Suite 1200  
Jacksonville, Florida 32202

Doc# 2004032433  
Book: 11609  
Pages: 1135 - 1137  
Filed & Recorded  
01/30/2004 02:56:29 PM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 13.00  
TRUST FUND \$ 2.00

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of December 19, 2003, between the CITY OF JACKSONVILLE, a municipal corporation in the County of Duval, State of Florida, the address of which is 117 W. Duval Street, Jacksonville, Florida 32202 (the "Grantor"), and the JACKSONVILLE TRANSPORTATION AUTHORITY, a body politic and corporate and an agency of the State of Florida, the address of which is 100 N. Myrtle Avenue, Post Office Box "O", Jacksonville, Florida 32203 (the "Grantee").

WITNESSETH:

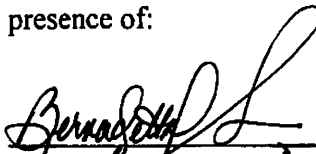
That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described Property, to wit:


See Exhibit A, attached.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the Property in fee simple forever. Grantor does hereby fully warrant the title to said Property, subject to reservations, restrictions, and easements of record, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.


Signed, sealed and delivered in the presence of:

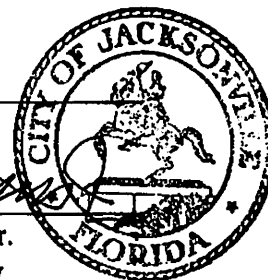
  
Name: BERNADETTE D. SMITH

  
Name: Glenda J. Caulfield

CITY OF JACKSONVILLE

By:   
John Peyton, Mayor

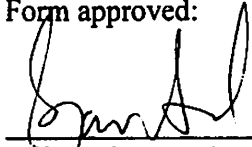
By:   
Neill W. McArthur, Jr.  
Corporation Secretary



Note: The conveyance herein is from an immune governmental entity to an exempt governmental entity, and no documentary stamp tax is due in connection herewith.



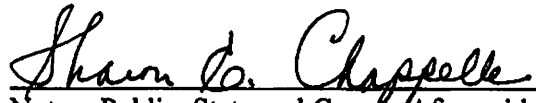
Form approved:



Office of General Counsel

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on December 19, 2003, by Neill W. McArthur, Jr. and John Peyton, the Corporation Secretary and Mayor, respectively of the CITY OF JACKSONVILLE, a municipal corporation in Duval County, Florida, on behalf of the corporation, who are personally known to me or have produced \_\_\_\_\_ (type of identification).



Notary Public, State and County Aforesaid

Name printed: \_\_\_\_\_

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

Commission No.: \_\_\_\_\_

[NOTARIAL SEAL]



Sharon E. Chappelle  
MY COMMISSION # CC935460 EXPIRES  
July 25, 2004  
BONDED THRU TROY FAIN INSURANCE, INC.

A PART OF GOVERNMENT LOT 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH SUMMERLAND GRANT (SECTION 40), WITH THE NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 55.31'34" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD, A DISTANCE OF 449.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55.31'34" WEST AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 443.40 FEET; THENCE NORTH 00.11'13" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 812.90 FEET TO THE NORTHERLY LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 88.35'39" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 222.38 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5607, PAGE 2325; THENCE SOUTH 01.08'06" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 330.40 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 550, PAGE 251; THENCE SOUTH 01.19'52" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 208.56 FEET TO THE SOUTH LINE OF LAST SAID LANDS; THENCE NORTH 88.40'08" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.79 FEET; THENCE SOUTH 34.28'26" EAST, A DISTANCE OF 38.01 FEET TO THE POINT OF BEGINNING. CONTAINING 173,772 SQUARE FEET, OR 3.99 ACRES, MORE OR LESS.

PARCEL "B"

EXHIBIT A

Bk: 8099  
Pg: 1844 - 1848  
Doc# 95100537  
Filed & Recorded  
03/26/95  
04:04:40 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 25.00  
DEED \$ 5,390.00

Property Appraiser's  
Parcel Identification  
Nos. 158156-0000  
158160-0000  
158161-0000  
158177-0000  
158180-0000  
158181-0000

*100  
24.00  
(5)*

SPECIAL WARRANTY DEED

Prepared By And After Recording  
Please Return To:  
TIMOTHY A. BURLEIGH  
Post Office Box 59  
Jacksonville, Florida 32201

THIS DEED is made as of May 24, 1995, between THOMAS R. MCGEHEE and DELIA H. MCGEHEE, his wife, and FRANK S. MCGEHEE and ANN W. MCGEHEE, his wife (collectively, "Grantors"), and the JACKSONVILLE TRANSPORTATION AUTHORITY, a body politic and corporate and an agency of the State of Florida, post office address 100 N. Myrtle Street, Post Office Box "0," Jacksonville, Florida 32203 ("Grantee"). (As used herein, the terms Grantors and Grantee shall include, where the context permits or requires, singular or plural, heirs, legal representatives, successors, or assigns.)

WITNESSETH, that Grantors in consideration of \$770,000.00, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, and conveyed and by these presents do hereby grant, bargain, sell, and convey unto Grantee forever all of that certain property in Duval County, Florida, described in Exhibit A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto Grantee in fee simple. And Grantors fully warrant the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantors, but not otherwise.

*5390.00*

This conveyance is subject to (a) conditions, restrictions, reservations, limitations, and easements of record, if any, but this provision shall not operate to reimpose the same; and (b) zoning and other governmental regulations.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed and sealed  
in the presence of:

Linda B. Mickler  
Printed: Linda B. Mickler

Karen Miller  
Printed: Karen Miller  
As to Thomas R. McGehee

Linda B. Mickler  
Printed: Linda B. Mickler

Karen Miller  
Printed: Karen Miller  
As to Delia H. McGehee

Michelle Turbayne  
Printed: Michelle Turbayne

Daniel S. Drachwiler  
Printed: Daniel S. Drachwiler  
As to Frank S. McGehee

Michelle Turbayne  
Printed: Michelle Turbayne

Daniel S. Drachwiler  
Printed: Daniel S. Drachwiler  
As to Ann W. McGehee

Thomas R. McGehee  
Thomas R. McGehee

Mailing address:  
3300 Phillips Highway  
Jacksonville, FL 32207

Delia H. McGehee  
Delia H. McGehee

Mailing address:  
3300 Phillips Highway  
Jacksonville, FL 32207

Frank S. McGehee  
Frank S. McGehee

Mailing address:  
3300 Phillips Highway  
Jacksonville, FL 32207

Ann W. McGehee  
Ann W. McGehee

Mailing address:  
3300 Phillips Highway  
Jacksonville, FL 32207

STATE OF ~~FLORIDA~~ <sup>North Carolina</sup>  
COUNTY OF ~~DUVAL~~ <sup>Avery</sup>

The foregoing instrument was acknowledged before me this 19th day of May, 1995, by Thomas R. McGehee and Delia H. McGehee, his wife, and Frank S. McGehee and Ann W. McGehee, his wife. They are personally known to me.



Brenda B. Sparks  
Printed: Brenda B. Sparks  
Notary Public, State of ~~Florida~~ <sup>Florida North</sup>  
My commission expires: 10/24/98 <sup>Carolina</sup>  
Commission no.:

\_\_\_\_\_

JACKSONVILLE TRANSPORTATION AUTHORITY

A PART OF GOVERNMENT LOTS 4 AND 7, SECTION 18, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE JOSEPH SUMMERLAND GRANT (SECTION 40), WITH THE NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 55°31'34" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MARBON ROAD, A DISTANCE OF 893.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°31'34" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 72.89 FEET TO THE POINT OF CURVATURE OF A CURVE; CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 544.40 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.64 FEET, MAKING A CENTRAL ANGLE OF 11°57'36" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 61°30'21" WEST, 113.43 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, NORTH 00°11'18" EAST, A DISTANCE OF 169.26 FEET; THENCE NORTH 89°48'42" WEST, A DISTANCE OF 220.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 13, A 120-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°11'18" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 414.72 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1994, PAGE 503 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°11'18" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 201.06 FEET TO THE EAST LINE OF SAID LANDS; THENCE NORTH 01°04'27" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 313.00 FEET TO THE NORTH LINE OF SAID LANDS; THENCE SOUTH 88°00'53" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 205.93 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SAN JOSE BOULEVARD; THENCE NORTH 00°11'18" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 297.09 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 1773, PAGE 66 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LANDS, THE FOLLOWING FOUR (4) COURSES: COURSE NO. 1 NORTH 66°40'55" EAST, A DISTANCE OF 58.28 FEET, COURSE NO. 2 NORTH 87°47'47" EAST, A DISTANCE OF 176.19 FEET, COURSE NO. 3 SOUTH 00°11'13" WEST, A DISTANCE OF 88.00 FEET, COURSE NO. 4 NORTH 87°30'32" EAST, A DISTANCE OF 150.12 FEET TO THE SOUTHEAST CORNER OF THE LAST SAID LANDS; THENCE SOUTH 00°11'13" WEST, A DISTANCE OF 1046.96 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

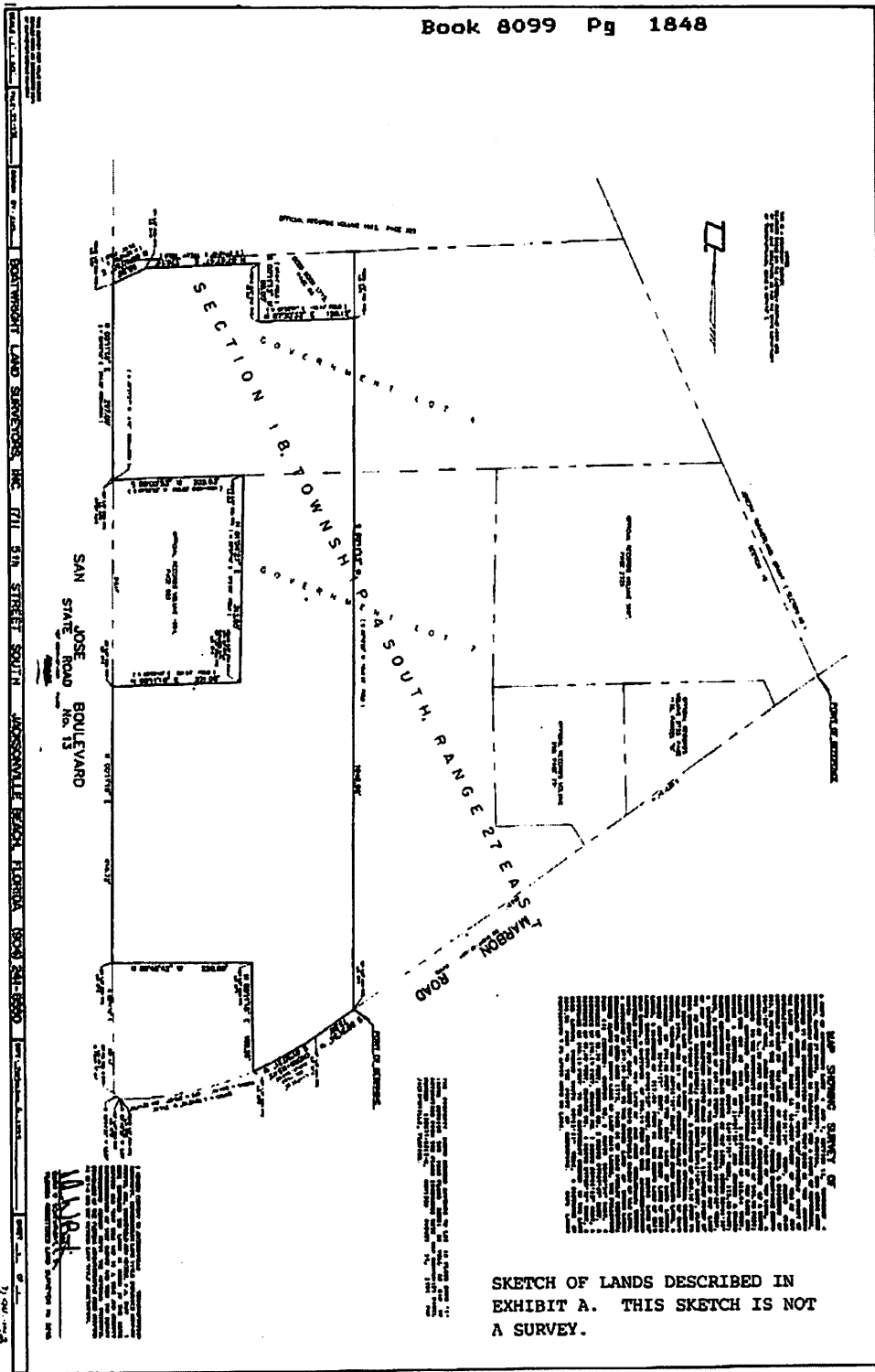
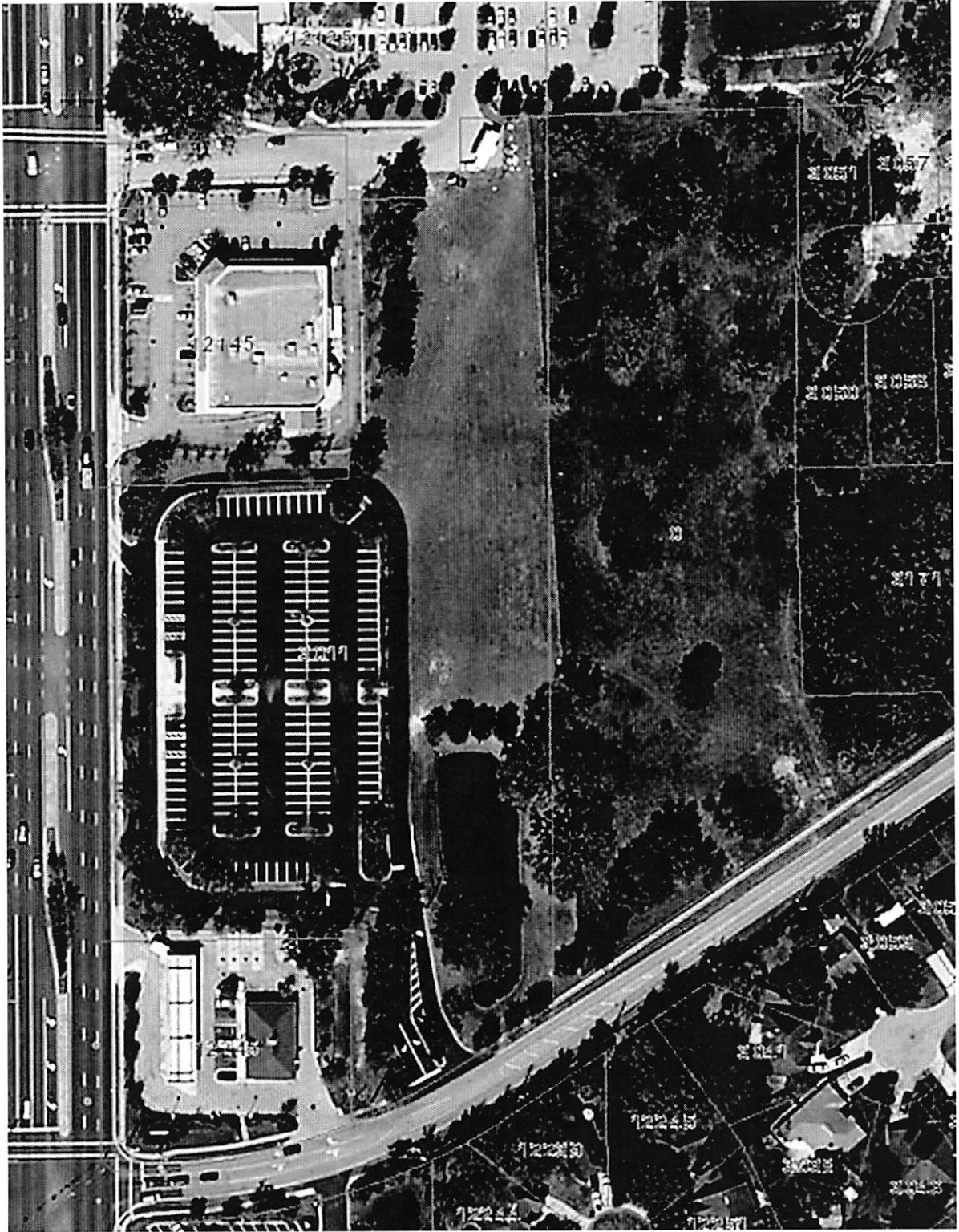


EXHIBIT H

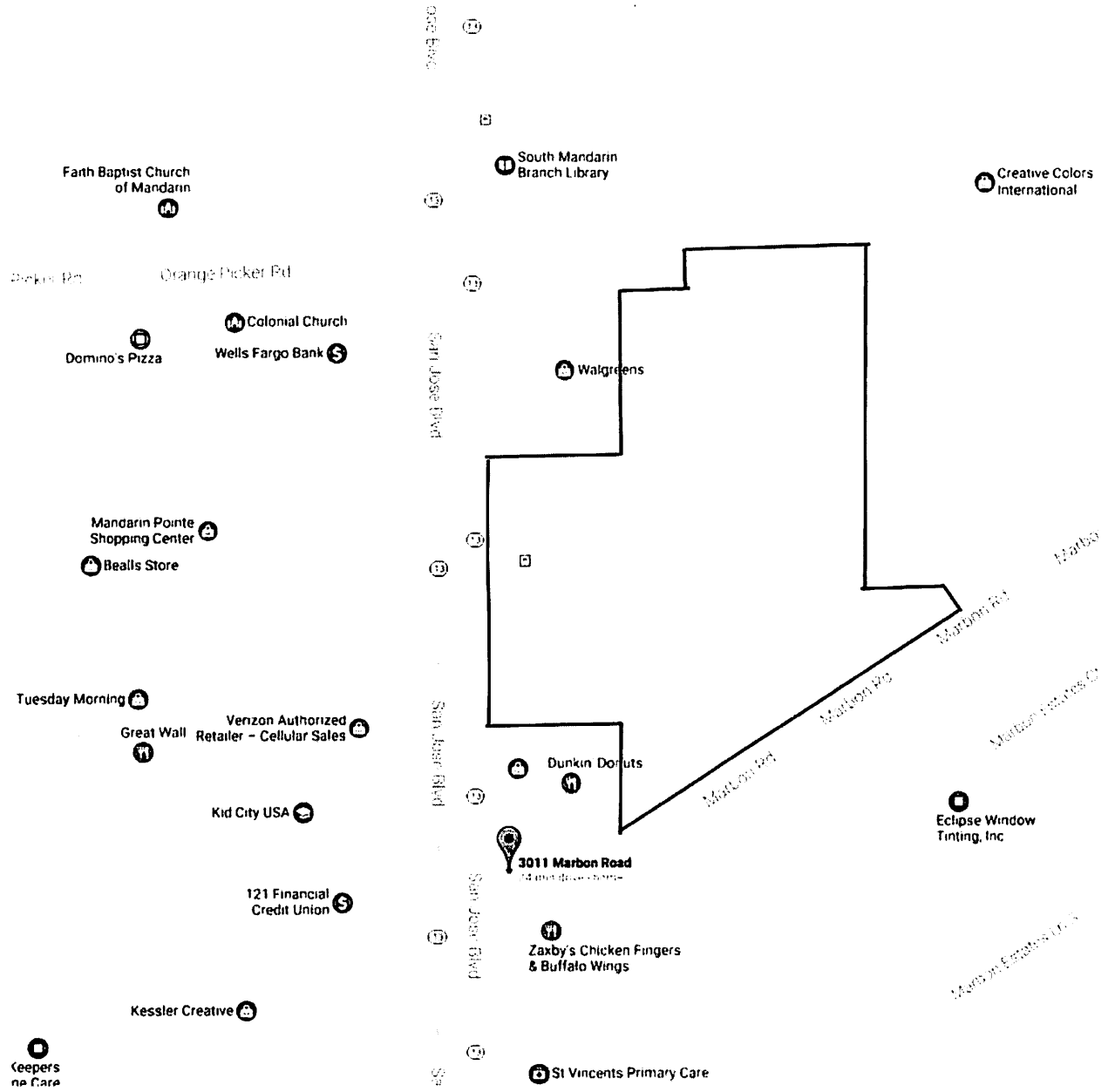
Aerial Photograph





# EXHIBIT K

## Site Location Map





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Cynthia K. Trimmer  
Jacksonville Transportation Authority  
One Independent Drive, Suite 1200  
Jacksonville, Florida, 32202

June 16, 2017

Project Name: 3011 Marbon Road PUD(2017-0410, 2017-0770)  
Availability#: 2017-1143

Dear Mr/Mrs Cynthia K. Trimmer,

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](http://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](http://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](http://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#: 2017-1143  
 Request Received On: 6/12/2017  
 Availability Response: 6/16/2017  
 Prepared by: Mollie Price

**Project Information**

Name: 3011 Marbon Road PUD(2017-0410, 2017-0770)  
 Type: OTHER  
 Requested Flow: 30,800 gpd  
 Location: Northeast corner of San Jose Blvd. and Marbon Rd. between San Jose Blvd. and Marbon Estates Ln.  
 Parcel ID No.: 158156 0000 and 158161 0100  
 Description: Townhomes (18 d/u), multifamily (50 d/u) residential and 2 commercial outparcels up to 40,000SF each

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existing 16-in water line on the east side of San Jose Blvd  
 Connection Point #2: Existing 16-in water line on the north side of Marbon 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: MANDARIN  
 Connection Point #1: Existing 8-in gravity sanitary sewer line with manhole (top=20.1) on the north side of Marbon Rd  
 Connection Point #2: NA  
 Special Conditions: 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.

**Reclaimed Water Connection**

Sewer Region/Plant: South Grid  
 Connection Point #1: Existing 20-in reclaimed water line approx. 3/4 mile east of site (see Special Conditions)  
 Connection Point #2: NA  
 Special Conditions: POC Reclaim1 may not be required. It will depend on the amount of greenspace to be irrigated. 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. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

**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.