

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-0617 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 4, 2018**

***Location:*** 2152 and 2156 Mayport Road (SR 101)  
Between Brazeale Lane and Fairway Villas Drive

***Real Estate Numbers:*** 169410-0010 and 169419-0000

***Current Zoning Districts:*** Commercial Community/General-1 (CCG-2) and  
Residential Medium Density-A (RMD-A)

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

***Current Land Use Categories:*** Community/General Commercial (CGC) and  
Medium Density Residential (MDR)

***Planning District:*** 2-Greater Arlington/Beaches

***Applicant/Agent:*** William L. Pope  
Bosco Enterprises, LLC  
2158 Mayport Road  
Jacksonville, FL 32233

***Owner:*** Todd Albert Bosco  
Bosco Enterprises, LLC  
2158 Mayport Road  
Jacksonville, FL 32233

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2018-0617 seeks to rezone approximately 1.56± acres of a split-zoned property from CCG-2/RMD-A to PUD. The rezoning to PUD is being sought in order to develop the site for a 3,750 square foot commercial building and two (2) multi-family buildings. The residential buildings will cumulatively contain 30 dwelling units.

The application site lies within the boundaries of the Mayport Road Zoning Overlay, which applies to properties located within a depth of 200 feet from the outer edges of the right-of-way along

Mayport Road. This will require the site to be developed with specific architectural, lighting, signage, and landscaping standards. The intent of these additional requirements is to enhance the aesthetic and physical appearance of this gateway into the Beach Communities, retain and enhance property values, promote appropriate redevelopment of blighted areas, and create an environment that is visually appealing and safe for pedestrians, bicycles and vehicular traffic.

The entrance to the site fronts Mayport Road, which is also located within the Mayport Road Corridor Study Area. Mixed-use developments are promoted within the Study as they allow for enhanced transportation techniques for access and circulation and have a potential to create a more active pedestrian neighborhood. The Study looks to create enhanced people spaces along the corridor and recommends that projects that expand or redevelop along Mayport Road “create a pedestrian friendly street environment by requiring” parking to the rear or sides with the building brought forward closer to the roadway. The Site Plan of the proposed PUD shows parking abutting the Mayport Road corridor in front of the proposed commercial uses. The recommendations of the Study for parking to the side or rear of the buildings should be reviewed in order for the site plan to meet the suggested guidelines.

### **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.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(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 Community/General Commercial (CGC) and Medium Density Residential (MDR) functional land use categories 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.

According to the Category Descriptions for the Suburban Development Areas of the FLUE, the CGC future land use category primarily permits commercial retail sales and service establishments to provide for a wide variety of retail goods and services. While multi-family dwellings are an allowed principal use, the category requires that residential uses not be the sole use and shall not exceed 80% of development.

According to the Category Descriptions for the Suburban Development Areas of the FLUE, the MDR future land use category is intended to provide compact low to medium density residential development. Multi-family housing is the predominant use in this category.

The MDR general neighborhood protection guidelines state that compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. The PUD should consider these techniques to ensure compatibility with the surrounding residential neighborhoods.

The PUD is also consistent with the land use categories and the mixed-use requirements of the CGC land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

However, this project is also located within the boundaries of the Mayport Road Corridor Study. In order to be consistent with the guidelines of the Study, the PUD should consider a recommendation of the study to locate parking to the rear and sides with the building brought closer to the roadway in order to create a tight street edge and enhanced people spaces. A full review can be found in the subsequent sections.

***(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 development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards pursuant to the regulations outlined in the Mayport Road Overlay.

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

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

**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 and uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**Policy 1.2.20**

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.

**Policy 1.2.22**

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.

**Policy 1.2.25**

The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown, and
6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

**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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

**Policy 2.2.8**

Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

**Policy 2.10.2**

The City shall include incentives in the development review process to encourage residential development with supporting uses such as retail, restaurant, recreation and open space that relate physically and visually to nearby areas of the City through a design concept, which includes, but is not limited to:

1. Residential development with a full range of urban uses and support facilities; and
2. Physically connected neighborhoods bound together by pedestrian paths and public spaces.

**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.

**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.

**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.

**Recreation and Open Space Element**

**Policy 2.2.1**

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

**Transportation Element**

**Policy 1.4.7**

The City shall require new development or redevelopment to support alternative modes of transportation. Such measures may include, but are not limited to, the provision of sidewalks, bikeways, transit stops, or other facilities to support alternative modes, such as parking management systems and park-and-ride facilities.

**Policy 2.3.8**

The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

**Policy 10.5.12**

The City shall continue to ensure that pedestrian sidewalk systems adequately connect areas of concentration of employment, residences, and schools with mass transit opportunities.

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

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize both subject parcels for a mixed-use development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space will not be provided onsite considering numerous recreational opportunities and amenities are currently available within a 0.5-mile radius.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Section 656.394.1 of the Mayport Road Zoning Overlay. Furthermore, the provisions of Section 656, Part 12 of this regulation shall apply, except that an average ten-foot wide Perimeter Landscape Buffer shall be required along the entire parcel frontage along Mayport Road.

The treatment of pedestrian ways: The subject site will have pedestrian means via an existing sidewalk along Mayport Road.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system would be serviced using one (1) access point along Mayport Road (SR-A1A). According to the FDOT memo dated September 13, 2018, the applicant will need to coordinate with FDOT Access Management and Permits regarding the change in use for the existing access point on SR-A1A.

Additionally, Mayport Road (SR A1A), from SR A1A to Dutton Island Road, is a directly accessed functionally classified roadway. Mayport Road is a 4-lane divided collector in this vicinity and is currently operating at 72% of capacity. This Mayport Road segment has a maximum daily capacity of 39,800 vpd and a 2017 daily traffic volume of 28,500 vpd. This proposal is for 30 dwelling units of ITE Code 222 Multi-Family Mid-Rise Housing, which would generate 163 vpd and 3,720 square feet of ITE Code 820 Shopping Center, which would generate 142 vpd.

The use and variety of building setback lines, separations, and buffering: Given the current configuration of the site and orientation of the split land use categories, a variety of setbacks will be provided in an effort to accommodate redevelopment of the property.

The use and variety of building groupings: Based on the conceptual site plan provided with the application, the applicant plans to develop the site with three (3) buildings in a vertical-style manner. The first (1) structure will be a 3,750 square foot commercial building situated along the front of the property; meanwhile, the other two (2) structures will serve as three-story residential dwellings.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed site plan indicates the property will be developed in a conventional manner. The vehicular use area (VUA) will be screened with landscaping which will meet Code and/or Overlay requirements.

Compatible relationship between land uses in a mixed-use project: Designed as a mixed-use development, the two (2) proposed residential buildings will serve as the primary use on the subject site, while the proposed commercial building will serve as a supporting use to the residential component and also contribute to the site's intended functional land use categories.

***(5) External Compatibility***

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

The type, number and location of surrounding external uses: The proposed development is located in a mixed-use area with commercial properties as the predominate use along the Mayport Road corridor and residential use on the periphery. Allowing for the redevelopment of the subject site will complement the neighboring commercial uses by providing a mixed-variety of land uses and promote residential infill within the Mayport area.

The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Property Use</b>
North	CGC/MDR	CCG-2/PUD	Shopping Plaza/Single-Family Dwellings
South	CGC/MDR	CCG-2/RMD-MH	Multi-Family Dwellings
East	N/A (COAB)	N/A (COAB)	Single-Family Dwellings
West	MDR	PUD	Single-Family Dwellings

The use and variety of building sizes and architectural styles: In accordance with the general neighborhood protection guidelines outlined in the MDR functional land use category of the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan, the proposed development shall be designed in a manner to lessen the impacts of height, mass and bulk on abutting residential neighborhoods. Considering the proposed development will directly abut a single-family subdivision (**PUD 2014-0018**) along the west property line, extreme sensitivity to the subdivision's 35 feet height restriction should be carefully considered.

Promoting a graduated height restriction will achieve external compatibility with the surrounding residential properties by reducing the visual scale and impact of the proposed development.

**Therefore, Staff recommends conditioning that any new multi-family development on the subject property shall not exceed 35 feet in height.**

***(6) Intensity of Development***

The proposed development is consistent with the CGC and MDR functional land use categories and is a mixed-use, commercial and multi-family development, which is not to exceed a combined 30 dwelling units. The PUD is appropriate at this location because it will support the existing offices, service establishments and contribute to the variety of housing products within the area.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The mixed, integrative nature of the project will bolster the surrounding Mayport community by attracting new urban infill and redevelopment to the area.



The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for electric and the City of Atlantic Beach for water and sewer.

The site is served by the following schools:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Neptune Beach ES #246	6	5	1,033	853	83%	89%
Mayport MS #254	6	2	1,004	854	85%	75%
Fletcher HS #223	6	4	2,051	2,054	100%	110%

- Does not include ESE & room exclusions
- Analysis based on 30 maximum dwelling units – PUD 2018-0617

The amount and size of open spaces, plazas, common areas and recreation areas: Recreation and open space will not be provided onsite considering numerous recreational opportunities and amenities are currently available within a 0.5-mile radius.

The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: According to the attached memo from Environmental Quality Division (EQD), the existing structure on the subject property may contain hazardous materials such as asbestos. Therefore, EQD requires the developer to submit a written asbestos survey prior to the demolition or renovation of the existing building.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property’s frontage along SR-A1A provides for an existing sidewalk. Moreover, the FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates the section of SR-A1A has a bicycle LOS and a pedestrian LOS of D.

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

The project will be developed with the required amount of open space. Given the small-scale nature of the 30 unit residential development, no active recreation area is required.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, the written description states “Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

*(9) Listed species regulations*

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

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

The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **September 20, 2018** by the Planning and Development Department, the Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0617** be **APPROVED** with the following exhibits:

- The original legal description dated July 18, 2018
- The original written description dated August 15, 2018
- The original site plan dated August 15, 2018

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-0617** be **APPROVED WITH CONDITION**.

1. Any new multi-family development on the subject property shall not exceed 35 feet in height.

Figure A:



Source: Planning & Development Dept, 9/21/18

Aerial view of the subject site and parcel, facing north.

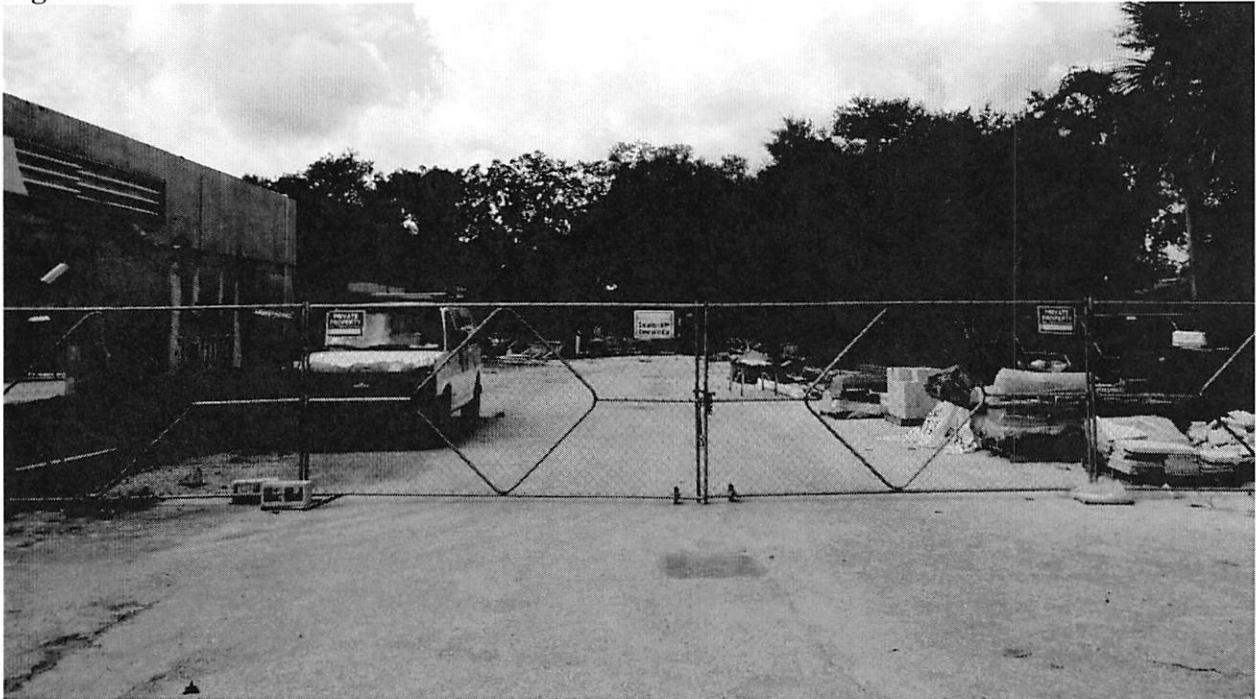
Figure B:



Source: Planning & Development Dept, 9/20/18

View of the subject site facing north.

**Figure C:**



Source: Planning & Development Dept, 9/20/18

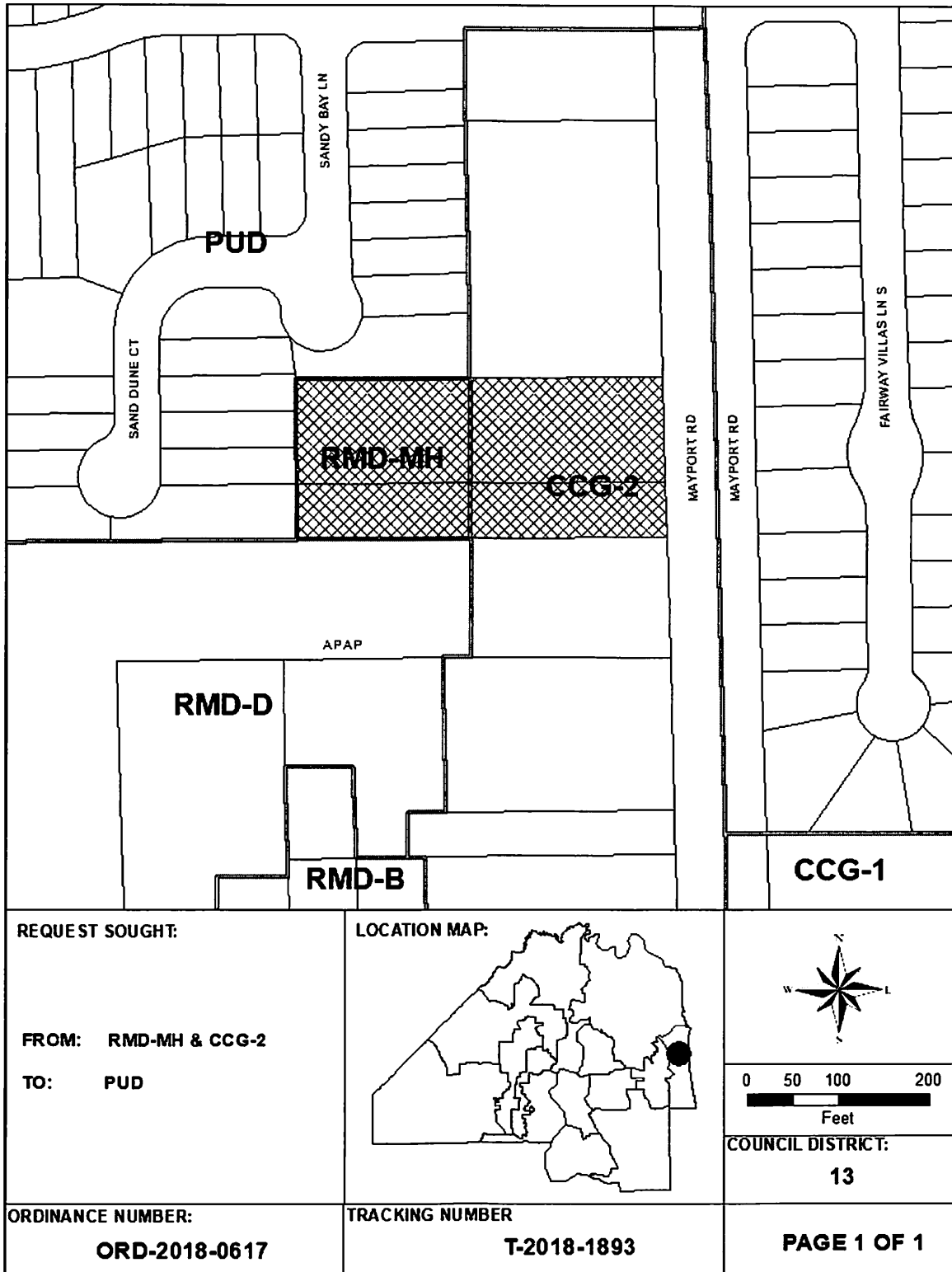
View of the site's main access point and proposed vehicle use area (VUA), facing west.

**Figure D:**



Source: Planning & Development Dept, 9/20/18

Neighboring commercial business plaza to the north subject property, facing north.



PLANNING AND DEVELOPMENT DEPARTMENT



#

MEMORANDUM

**DATE:** 9/12/2018

**TO:** Arimus T. Wells  
City Planner I

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

**SUBJECT:** **TRANSPORTATION REVIEW OF 2018-0617 BOSCO ENTERPRISES  
PUD**

Mayort Road (SR A1A), from SR A1A to Dutton Island Road, is a directly accessed functionally classified roadway. Mayort Road is a 4-lane divided collector in this vicinity and is currently operating at 72% of capacity. This Mayort Road segment has a maximum daily capacity of 39,800 vpd and a 2017 daily traffic volume of 28,500 vpd. This proposal is for 30 dwelling units of ITE Code 222 Multi-Family Mid-Rise Housing which would generate 163 vpd.

\*The Transportation Planning Division \*conditions\* the following for approval:

1. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.



**Florida Department of Transportation**

**RICK SCOTT  
GOVERNOR**

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

**MIKE DEW  
SECRETARY**

September 13, 2018

Arimus T. Wells  
City Planner I  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**RE: 2152-2156 Mayport Rd PUD (2018-0617)**

**Introduction**

2152-2156 Mayport Rd PUD (2018-0617) is proposing to rezone 1.56 acres to Planned Unit Development (PUD). The property is located on the west side of SR-A1A, approximately 0.30 miles north of Dutton Island Road W. The site is to be developed with two (2) apartment buildings totaling 30 dwelling units and a 3,750 sq. ft. commercial building.

**Accessibility**

Access to the site will be provided via SR-A1A. The applicant will need to coordinate with FDOT Access Management and Permits regarding the change in use for the existing access point on SR-A1A.

**Bicycle and Pedestrian Facilities**

There is a sidewalk along SR-A1A fronting the property. FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates the section of SR-A1A has a bicycle LOS and a pedestrian LOS of D.

**Programmed Improvements**

There are no programmed capacity improvements in the vicinity of the project site.

**Trip Generation**

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10<sup>th</sup> Edition*.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Mid-Rise)	221	30	Dwelling Units	162	11	14
Shopping Center	820	3,720	1,000 Sq. Ft.	142	4	14

**Roadway Capacity**

Table 2 shows the peak hour and maximum level of service volumes for SR-A1A according to FDOT's 2016 Florida State Highway System Level of Service Report, dated July 2017.

**Table 2**

<b>County</b>	<b>Road</b>	<b>Segment ID</b>	<b>Segment</b>	<b>FDOT LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2016 Peak Hour Volume</b>	<b>2016 LOS</b>
Duval	SR-A1A	473	Dutton Island Road to Wonderwood Dr	D	3,580	2,565	C

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on SR-A1A.

Thank you for coordinating the review of the 2152-2156 Mayport Rd PUD (2018-0617) with FDOT. If you have any questions, please do not hesitate to contact me by email: [scott.clem@dot.state.fl.us](mailto:scott.clem@dot.state.fl.us) or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP  
FDOT D2 Growth Management Coordinator



## Wells, Arimus

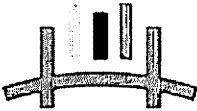
**From:** Gallup, William R. <GallupW@duvalschools.org>  
**Sent:** Monday, September 10, 2018 10:58 AM  
**To:** Wells, Arimus  
**Subject:** RE: PUD Review and Comments Request (2018-0617)

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED
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Fletcher HS #223	6	4	2,051	2,054	100%

- Does not include ESE & room exclusions
- Analysis based on **30 maximum dwelling units** – PUD 2018-0617

W. Randall Gallup, Supervisor  
Facilities Planning  
Duval County Public Schools  
1701 Prudential Drive, Rm 526  
Jacksonville, Florida 32207  
904-390-2358  
904-390-2265 (fax)  
[gallupw@duvalschools.org](mailto:gallupw@duvalschools.org)



**DUVAL COUNTY**  
**PUBLIC SCHOOLS**

*EVERY SCHOOL. EVERY CLASSROOM. EVERY STUDENT. EVERY DAY*

**From:** Wells, Arimus [mailto:ArimusW@coj.net]  
**Sent:** Thursday, September 6, 2018 4:18 PM  
**To:** Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Sands, Mike <MSands@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Flowe, John <JFLOWE@coj.net>; pricml@jea.com; West, Susan R. - Consulting Engineer <westsr@jea.com>; Gallup, William R. <GallupW@duvalschools.org>; Lamb, John T. <John.Lamb@jaxsheriff.org>; Wilson, Kurtis <KRWilson@coj.net>; growthmanagement.d2@dot.state.fl.us  
**Subject:** PUD Review and Comments Request (2018-0617)

Good Morning,

## Wells, Arimus

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**From:** Warnock, Blaine  
**Sent:** Monday, September 10, 2018 7:39 AM  
**To:** Wells, Arimus  
**Subject:** PUD Review and Comments Request (2018-0617)  
**Attachments:** 2018-0617 (Z-1893) Compiled Application.pdf; PUD Summary.pdf

Arimus,

Good morning.

Currently, there is nothing reserving this proposed project in the Concurrency & Mobility Management System Office database.

The agent/owner will need to file for a Mobility and CRC application with our office to reserve this project and to determine the Mobility fee to be assessed prior to any permit sign off by our office (CMMSO).

Regards,  
Blaine

**Blaine Warnock**  
City Planner II  
Concurrency & Mobility Management System Office  
Ed Ball Building  
214 N. Hogan Street, 2<sup>nd</sup> Floor  
Phone (904) 255-8321  
Fax (904) 255-8331

**From:** Wells, Arimus  
**Sent:** Thursday, September 6, 2018 4:18 PM  
**To:** Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Sands, Mike <MSands@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Flowe, John <JFLOWE@coj.net>; pricml@jea.com; West, Susan R. - Consulting Engineer <westsr@jea.com>; Gallup, William R. <GallupW@duvalschools.org>; Lamb, John T. <John.Lamb@jaxsheriff.org>; Wilson, Kurtis <KRWilson@coj.net>; growthmanagement.d2@dot.state.fl.us  
**Subject:** PUD Review and Comments Request (2018-0617)

Good Morning,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development. Please review the attached file and e-mail your comments or recommendations to this office no later than **Monday, September 17th**.

Please let me know if you have any questions.

Best Regards,

Arimus

**Arimus T. Wells**

City Planner I

Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

Fax: 904-255-7886



**ONE CITY. ONE JACKSONVILLE.**



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

Environmental Quality Division  
Ed Ball Building  
214 N. Hogan Street, 5<sup>th</sup> Floor  
Jacksonville, FL 32202

September 13, 2018

## MEMORANDUM

**TO:** John K. Flowe, P.E.  
Environmental Engineering Manager

**FROM:** Charles Hubsch  
Environmental Engineer/Scientist

**SUBJECT:** **Calculation of the Estimated Domestic Wastewater Annual Average Daily Flow Rate for the Bosco Enterprises, LLC Planned Unit Development Application Number 2018-0617**

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Environmental Quality Division (EQD) calculates the estimated domestic wastewater annual average daily flow rate for planned unit development applications, by using Florida Administrative Code Chapter 64E-6, Table I, For System Design, Estimated Sewage Flows.

The proposed project will include the construction of thirty (30) multifamily apartment units and one (1) commercial building having an area of 3,750 square feet. The calculated estimated annual average daily wastewater flow rate = [(30 multifamily apartment units) x (300 gallons per day (GPD) of wastewater generated per unit)] + [(3,750 square feet of commercial space) x (15 GPD of wastewater generated per 100 square feet of space)] = 9,563 GPD.

No additional information is required, regarding the calculation of the wastewater flow rate for this project.

If the applicant needs any additional information, I can be contacted at telephone number (904) 255-7217.

**Application For Rezoning To PUD****Planning and Development Department Info**

Ordinance # 2018-0617 Staff Sign-Off/Date ATW / 08/15/2018

Filing Date 09/06/2018 Number of Signs to Post 1

**Hearing Dates:**

1st City Council 10/09/2018 Planning Commission 10/04/2018

Land Use &amp; Zoning 10/16/2018 2nd City Council 10/23/2018

Neighborhood Association CYPRESS COVE GOOD NEIGHBOR GROUP

Neighborhood Action Plan/Corridor Study MAYPORT COMMUNITY NAP/MAYPORT CORRIDOR/MAYPORT OVERLAY

**Application Info**

Tracking # 1893

Application Status PENDING

Date Started 07/02/2018

Date Submitted 07/17/2018

**General Information On Applicant**

Last Name	First Name	Middle Name
BOSCO POPE	TODD WILLIAM	ALBERT L.

**Company Name**

BOSCO ENTERPRISES, LLC

**Mailing Address**

2158 MAYPORT ROAD

**City**

JACKSONVILLE

**State**

FL

Zip Code 32233

**Phone**

9042410320

**Fax**

9042410326

**Email**

BILL@BOSCOCBC.COM

**General Information On Owner(s)****Check to fill first Owner with Applicant Info**

Last Name	First Name	Middle Name
BOSCO	TODD	ALBERT

**Company/Trust Name**

BOSCO ENTERPRISES, LLC

**Mailing Address**

2158 MAYPORT ROAD

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32233

**Phone**

9042410320

**Fax**

9042410326

**Email**

BILL@BOSCOCBC.COM

**Property Information****Previous Zoning Application Filed For Site?**

If Yes, State Application No(s)

**Map RE#**

169410 0010

**Council District**

13

**Planning From Zoning District District(s)**

2

**To Zoning District**

RMD-MH

**To Zoning District**

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

CHANGING SPLIT ZONING, SO ALL PARCELS ARE ZONED THE SAME.

#### Location Of Property

##### General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="2152-2156"/>	<input type="text" value="MAYPORT RD"/>	<input type="text" value="32233"/>

##### Between Streets

and

#### Required Attachments For Formal, Complete application

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

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

#### Supplemental Information

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

application

**Exhibit H**  Aerial Photograph.

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

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

**Exhibit K**  Site Location Map.

**Public Hearings And Posting Of Signs**

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

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

**Application Certification**

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

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
  - 1.56 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
  - 65 Notifications @ \$7.00 /each: \$455.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,744.00

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

**APPLICATION FOR REZONING TO PUD**

**BOSCO ENTERPRISES, LLC**

**Tracking # 1893**

**Legal Description**

**Exhibit 1**

08-2S-29E .539

PT GOVT LOT 11 RECD O/R 17969-1060

-AND-

08-2S-29E 1.032

PT GOVT LOT 11 RECD O/R 17696-1060

**Parcel 1:** The Northerly 60 feet of the Southerly 390 feet of the Easterly 450 feet of Government Lot 11, Section 8, Township 2 South, Range 29 East, Duval County, Florida, except any part thereof lying the right of way of Mayport Road (State Road A1A).

**Parcel 2:** The Northerly 115 feet of the Southerly 505 feet of the Easterly 450 feet of Government Lot 11, Section 8, Township 2 South, Range 29 East, Duval County, Florida, except any part thereof lying the right of way of Mayport Road (State Road A1A).



FAIRWAY VILLAS DR

SANDY BAY LN

PUD

SAND DUNE CT

RMD-MH

CCG-2

MAYPORT RD

MAYPORT RD

FAIRWAY VILLAS LN S

APAP

RMD-D

RMD-B

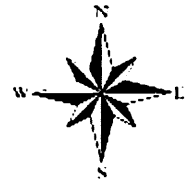
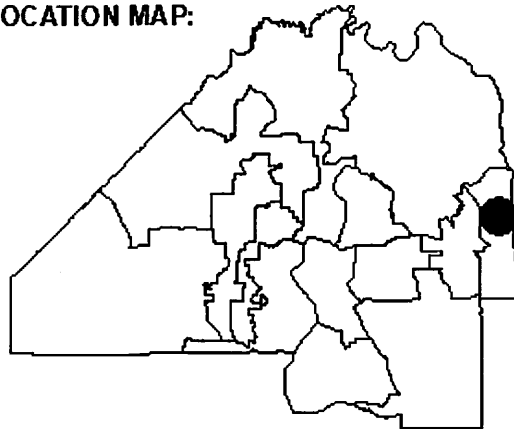
CCG-1

REQUEST SOUGHT:

FROM: RMD-MH & CCG-2

TO: PUD

LOCATION MAP:



0 45 90 180



Feet

COUNCIL DISTRICT:

13

TRACKING NUMBER

T-2018-1893

PAGE 1 OF 1

Application for Rezoning to Conventional Zoning District

Bosco Enterprises, LLC

Tracking #1893

Property Ownership Affidavit — LLC

Exhibit A

Date: 6/9/2018

City of Jacksonville

Planning and Development Department Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 2152 and 2156 Mayport Road RE#'s: 169410 0000 and 169410 0010

To Whom it May Concern:

I Todd Bosco as President and CEO of Bosco Enterprises a Florida LLC hereby certify that said LLC is the Owner of the property described above in connection with filing an application for rezoning submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature] (signature)


(print) Todd. A. Bosco

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9 day of June 2018 by Todd A. Bosco as owner of Bosco Enterprises Florida LLC who is personally known to me.

(Signature of Notary Public) [Handwritten Signature]

 Denise A. For  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF96426  
Expires 3/1/2020

APPLICATION FOR REZONING TO PUD

Bosco Enterprises, LLC

Tracking #1893

Agent Authorization — LLC

Date: 6/1/2018

City of Jacksonville

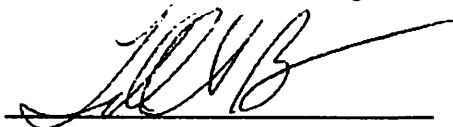
Planning and Development Department

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 2152 and 2156 Mayport Road RE#'s: 169410 0000 and 169410 0010

To Whom it May Concern:

Your are hereby advised that Todd A Bosco, as President and CEO of Bosco Enterprises, LLC an LLC organized under the laws of the state of Florida, here by authorizes and empowers William L Pope to act as agent to file applications for Bosco Enterprises, LLC 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 as submitted to the Jacksonville Planning and Development Department.



e) TODD A. BOSCO

(signature)

(print name)

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me 1 day of JUNE 2018 by

Todd A. Bosco as owner  
to me.

Florida LLC William L Pope Personally Known  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF966428  
Expires 3/1/2020



(Signature of Notary Public) Glenn A. Emms

APPLICATION FOR REZONING TO PUD

BOSCO ENTERPRISES LLC

Tracking # 1893

Binding Letter

Exhibit C

Date: 6/22/2018

City of Jacksonville

Planning and Development

Jacksonville, Florida 32202

Re: 2152 and 2156 Mayport Road PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successors(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. 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 that are not to be provided, operated or maintained the City of Jacksonville.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. S.', is written over a horizontal line. The signature is cursive and somewhat stylized.

(Owner's Signature)

**APPLICATION FOR REZONING TO PUD**

**Bosco Enterprises, LLC**

**Tracking #1893**

**WRITTEN DESCRIPTION**

**August 15, 2018**

**Exhibit D**

**I. PROJECT DESCRIPTION**

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

The property subject to this PUD is located at 2152-2156 Mayport Road (RE#'s 169410 0000 & 169410 0010) ("Property"). The Property falls within the Suburban Area with a CCG-2 and an RMD-MH designation.

The properties to the north, east, south and west are as follows:

<b><u>DIRECTION</u></b>	<b><u>LAND USE</u></b>	<b><u>ZONING</u></b>	<b><u>EXISTING USE</u></b>
North	CGC/MDR	CCG-2	Commercial Property
South	CGC/MDR	RMD-A	Apartments
East	Mayport Road	N/A	
West	MDR	PUD	Single-family dwellings

The property was previously occupied by a commercial building but has been vacant for over a year. After successfully purchasing the property, which had been condemned by the City of Jacksonville, Bosco Enterprises seeks to rezone the property as a PUD to improve the area while eliminating uses that were a concern to the community.

- B. Project Name: 2152-2156 Mayport Rd PUD.
- C. Current Land Use Designation: CGC/MDR

D. Current Zoning District: CCG-2 – RMD-MH

E. Requested Zoning District: PUD

F. Real Estate Numbers: 169410 0000 – 169410 0010

## II. QUANTITATIVE DATA

A. Total Acreage: 1.56.

B. Total Number of dwelling units: 30 units will be provided

C. Total amount of non-residential floor area: .09 acres

D. Total amount of land coverage of all buildings and structures: 15,000 square feet.

## III. STATEMENTS

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

A PUD is utilized in this instance to limit uses which would otherwise be permitted by rezoning the entire property to a CCG-2 zoning district.

B. 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

A Parcel 1-Residential Uses

a. Permitted uses and structures

(1) Multi-Family dwellings

(2) Home occupations meeting Part 4

b. Permitted Accessory Uses and Structures

(1) See Section 656.403

**A. Parcel 2- Commercial Uses**

**a. Permitted uses and structures**

- (1) Commercial retail sales and service establishments.
- (2) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy construction equipment and similar uses.
- (3) Art galleries, museums, community centers, dance, art or music studios.

**b. Permitted Accessory Uses and Structures:**

- (1) See Section 656.403

**c. Uses by Exception**

- (1) Multi-family residential vertically integrated with commercial uses provided that residential uses shall not be the sole use and shall not exceed 80% of the development.
- (2) Manual car wash facilities.
- (3) Schools meeting the performance standards and development criteria set In Part 4.

**V. DESIGN GUIDELINES**

**A. Lot Requirements**

**a. Parcel 1 – Residential Uses:**

- (1) Minimum lot area: None
- (2) Minimum lot width: 175 Feet
- (3) Maximum lot coverage: None
- (4) Minimum front yard: 20 Feet
- (5) Minimum side yard: 20 Feet
- (6) Minimum rear yard: 20 Feet
- (7) Maximum height of structures: 60 feet

**b. Parcel 2 – Commercial Uses:**

- (1) Minimum lot area: None
- (2) Minimum lot width: 175 Feet
- (3) Maximum lot coverage None
- (4) Minimum front yard: None
- (5) Minimum side yard: 20 Feet
- (6) Minimum rear yard: 10 feet
- (7) Maximum height of structures: 35 Feet

**B. Ingress, Egress and Circulation:**

(1) **Parking Requirements:** The parking requirements for this development shall be consistent with the requirements of Part 6 of the zoning code.

(2) **Vehicular Access.**

a. Vehicular access to the Property shall be by way of Mayport Rd., substantially as shown in the Site Plan.

b. Within 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.

(3) **Pedestrian Access.**

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

**C. Signs:** Signs shall be regulated as set forth within Section 656, Part 13 of the Mayport Road Zoning Overlay which is as follows:

(1) Maximum signage allowed on site shall not exceed one square foot for each linear foot of right-of-way frontage.

(2) Monument signs shall not exceed 96 square feet and shall be not closer



than 150 feet apart.

- (3) Wall signs shall not exceed ten percent of total area of the façade or 300 square feet, whichever is less.
- (4) Maximum height of all monument signs shall not exceed eight feet height above the nearest public walkway.
- (5) Signs shall be constructed of a solid material such as wood, masonry or high-density urethane.
- (6) The following types of signs are prohibited: animated signs, automatic changing message devices except for signs depicting time and temperature, mobile signs, beacons or tracker lights or similar lighting components, mirror like or reflective materials, obscene signs, pennants, ribbons, streamers and similar elements.
- (7) Lawfully existing signage at the time of the effective date of these regulations shall be permitted for ten years. After ten years from the effective date of these regulations, all signage shall meet the requirements herein.

**D. Landscaping and required buffers:** The provisions of Section 656, Part 12 of the Mayport Road Zoning Overlay shall apply, except that an average ten-foot wide Perimeter Landscape Buffer shall be required along the entire parcel frontage Mayport Road.

- (1) The Perimeter Landscape Buffer shall consist of trees and shrubs as though Required by Section 656.1215.
- (2) Where a building fronts Mayport Road a six-foot wide landscape planting area shall be maintained between the building and the parking area or any walkway.
- (3) All landscape materials shall be drought tolerant and heat resistant, as so identified in any publication issued by the State of Florida or its agencies.

- (4) Unhealthy or dead landscape materials, including sod and ground covers shall be replaced within 30 days of written notification from the City to the property owner.
- (5) Stormwater retention or detention facilities may be placed within required buffers, provided that required landscape materials are provided.
- (6) Lawfully existing landscaping at the time of the effective date of these regulations shall be permitted for ten years. After ten years from the effective date of these regulations, all landscaping shall meet the requirements herein.

**E. Recreation and Open Space:**

Recreation and open space will not be provided onsite considering numerous recreational opportunities and amenities are currently available within a 0.5-mile radius.

**F. Utilities:**

Water will be provided by City of Atlantic Beach.

Sanitary sewer will be provided by City of Atlantic Beach.

Electric will be provided by JEA.

**G. Wetlands:**

The property does not affect wetlands.

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all proposed uses within the Property, and showing the general layout of the overall Property.

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

The proposed project allows for commercial and residential redevelopment of the existing site while eliminating uses that are of concern to the surrounding neighbors. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations and the Mayport Road Zoning Overlay. The proposed project will be beneficial to the surrounding neighborhood and community in that:

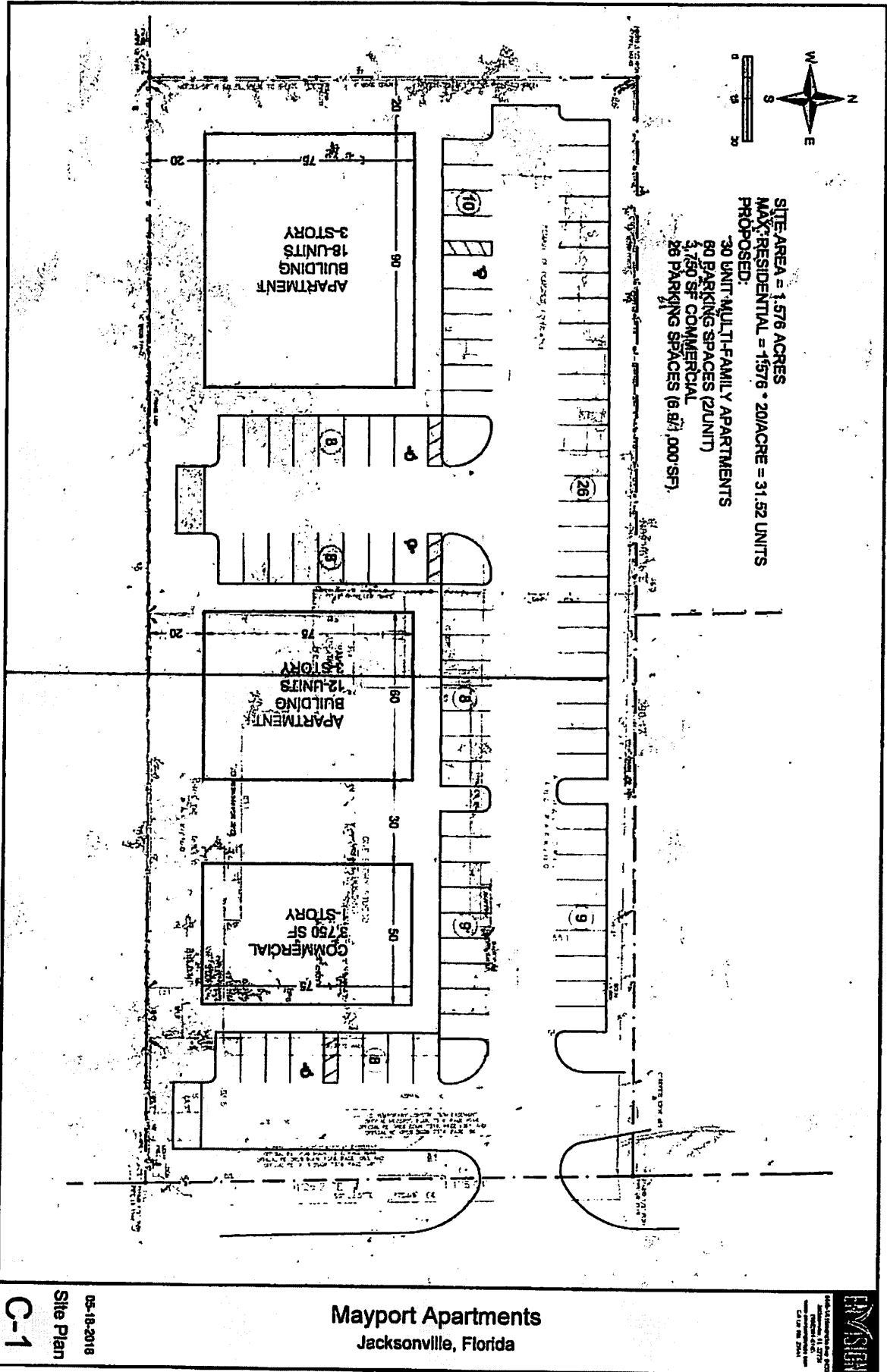
- A. The project is more efficient than would be possible through strict application of the zoning code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

- 1. The project furthers the following goals, objectives and policies of the Future Land use Element of the 2030 Comprehensive Plan:

- a. Objective 1.1. Ensure that the type, rate, and distribution of growth in the city results in compact and compatible land use patterns, and increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
    - b. 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.

PARCEL 1

PARCEL 2



**APPLICATION FOR REZONING TO PUD**

**Bosco Enterprises, LLC**

**Tracking #1893**

**Land Use Table**

**Exhibit F**

Total gross acreage	1.56 Acres	100 %
Amount of each different land use by acreage		
Single Family		
Total number of dwelling units	n/a	
Multiple Family	.25 Acres	17 %
Total number of dwelling units	30 D.U.	
Commercial	.09 Acres	5 %
Industrial	n/a	
Other land use (parking)	.25 Acres	16 %
Active recreation and/or open space	.43 Acres	28 %
Passive open space	.2 Acres	12 %
Public and private right-of-way	n/a	
Maximum coverage of buildings and structures	.344 Acres	22 %

**APPLICATION FOR REZONING TO PUD**

BOSCO ENTERPRISES, LLC

TRACKING # 1893

**COPY OF DEED**

**Exhibit G**

PREPARED BY AND RETURN TO: J.  
JACOB R- PEEK, ESQ.  
DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L.  
ONE INDEPENDENT DRIVE, SUITE 1200  
JACKSONVILLE, FLORIDA 32202

Tax Parcel No.: 169410-0000 & 169410-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this day of May, 2017, between Thomas J. Bennett, Jr. and Barbara P. Bennett (collectively, the "Grantor"), whose address is 385 5th Street, Atlantic Beach, Florida 32233, and Bosco Enterprises, LLC, a Florida limited liability company (the "Grantee"), whose address is 2158 Mayport Road, Suite 4, Atlantic Beach, Florida 32233.

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns forever, and does by these presents, grant, bargain, sell and convey the following described real property located in Duval County, Florida (the "Property").

See Exhibit A attached hereto and incorporated herein.

Together with all the rights, tenements, improvements, hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining.

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

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor warrants that, except as provided on Exhibit B attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against lawful claims and demands of all persons claiming, by, through or under the Grantor but against none other.

The Grantor hereby represents and warrants that the property conveyed hereby is not now nor has it ever been the homestead of the Grantor as determined under the laws of the State of Florida.

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

Signed, sealed and delivered in the presence of:

*[Signature]*  
Name Printed: William Winters

*[Signature]*  
Name Printed: John Jacob PEEK

GRANTOR:

P. *[Signature]*  
Thomas J. Bennett, Jr.

Barbara Bennett

*[Signature]*  
Barbara P. Bennett  
(witnesses as to both signatures)

STATE Florida OF  
OF Duval  
COUNTY OF

wledged before me this 2<sup>nd</sup> day of May 2017, nnett, who are personally known to me or produced ion.

The foregoing instrument was acknowledged before me this 2 by Thomas J. Bennett, Jr. and Barbara P. Bennett, who are as identification.

*[Signature]*  
NOTARY PUBLIC

NOTARY PUBLIC  
Print Name:

Serial Number:

My Commission Expires:

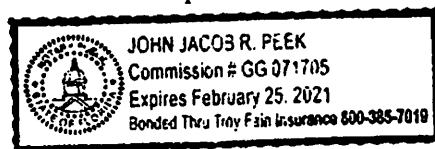


EXHIBIT "A"

The Property

**Parcel 1:**

The Northerly 60 feet of the Southerly 390 feet of the Easterly 450 feet of Government Lot 11, Section 8, Township 2 South, Range 29 East, Duval County, Florida, except any part thereof lying the right of way of Mayport Road (State Road AIA).

**Parcel 2:**

The Northerly 115 feet of the Southerly 505 feet of the Easterly 450 feet of Government Lot 11, Section 8, Township 2 South, Range 29 East, Duval County, Florida, except any part thereof lying the right of way of Mayport Road (State Road AIA).



EXHIBIT "B"

Permitted Exceptions

1. Laws, ordinances and governmental regulations (including but not limited to building, zoning, land use and any subdivision ordinances and regulations) affecting the occupancy, use or enjoyment of the Premises;
2. Real estate taxes and assessments for the year 2017 and subsequent years which are not yet due and payable;
3. Matters that would be disclosed by an accurate and complete land survey of the Property.
4. Easement(s) as set forth in instruments recorded in Official Records Book 7374, Page 1044 and Official Records Book 7374, page 1063.
5. Easement(s) as set forth in instrument recorded in Official Records Book 7374, Page 1061 .

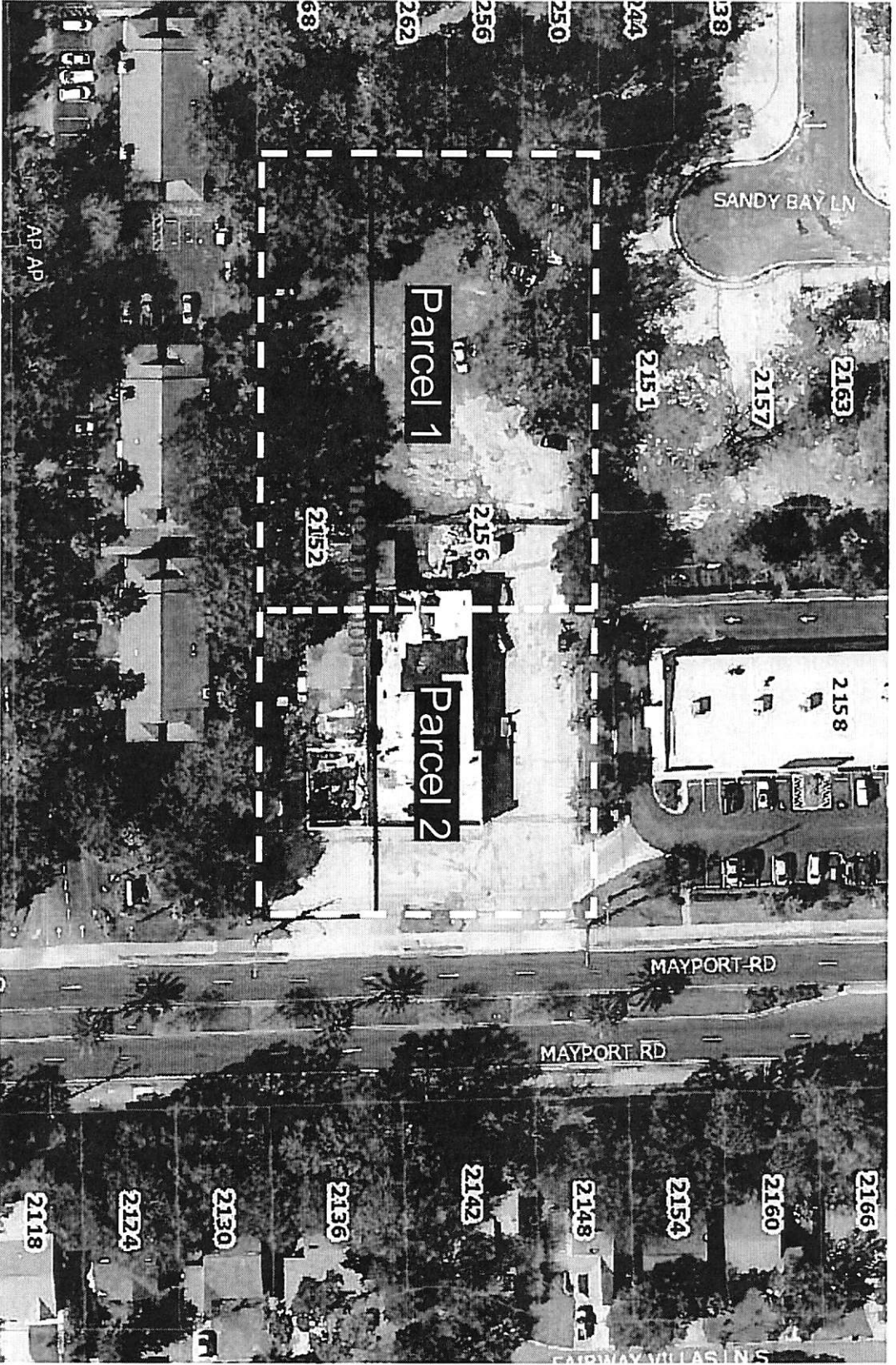


APPLICATION FOR REZONING TO PUD

BOSCO ENTERPRISES, LLC

TRACKING# 1953

EXHIBIT H – AERIAL PHOTOGRAPH





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Bill Pope  
Bosco Enterprises  
2158 Mayport Rd  
JACKSONVILLE, Florida, 32233

July 13, 2018

Project Name: 2152/2156 Mayport Rd  
Availability#: 2018-1855

Attn: Bill Pope,

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. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC                      WATER                      SEWER                      RECLAIMED

Availability#: 2018-1855  
 Request Received On: 7/13/2018  
 Availability Response: 7/13/2018  
 Prepared by: Christopher Watson

**Project Information**

Name: 2152/2156 Mayport Rd  
 Type: Commercial  
 Requested Flow: 8,063 gpd  
 Location: 2152/2156 Mayport Rd Cross street Blasius Rd  
 Parcel ID No.: 169410 0000/0010  
 Description: PUD Zoning change Commercial Building facing Mayport Rd and 2 buildings of Apts

**Potable Water Connection**

Water Treatment Grid: N/A  
 Connection Point #1: Not located within JEA service territory.  
 Connection Point #2: NA  
 Special Conditions:

**Sewer Connection**

Sewer Treatment Plant: N/A  
 Connection Point #1: Not located within JEA service territory.  
 Connection Point #2: NA  
 Special Conditions:

**Reclaimed Water Connection**

Sewer Region/Plant: N/A  
 Connection Point #1:  
 Connection Point #2: NA  
 Special Conditions:

**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.



August 23, 2018

Bill Pope  
Bosco Enterprises

RE: Water and Sewer Utility Availability  
2152/2156 Mayport Road

Mr. Pope:

This letter is to confirm that water and sewer facility capacity is available to serve the proposed commercial/multi-family residential PUD at the above referenced property through the City of Atlantic Beach Utilities.

The property currently has potable water available along Mayport Road. Sanitary sewer service will require a private pump station connecting to a sewer force main, also along Mayport Road. Connection details and requirements may be coordinated with Atlantic Beach Utilities.

Should you have additional questions, feel free to call Chris Walker at (904) 247-5878 or email Chris at [cwalker@coab.us](mailto:cwalker@coab.us).

Sincerely,

Kayle Moore, P.E.  
Public Utilities Director

cc: Chris Walker, Conveyance Division Director  
Bill Pittman, COAB Utilities ([bpittman@coab.us](mailto:bpittman@coab.us))

**BOSCO ENTERPRISES LLC**  
 2158 MAYPORT RD STE 4  
 ATLANTIC BEACH, FL 32233-5345

**Primary Site Address**  
 2156 MAYPORT RD  
 Jacksonville FL 32233

**Official Record Book/Page**  
 17969-01060

**Title #**  
 9408

**2156 MAYPORT RD**

**Property Detail**

<b>RE #</b>	169410-0010
<b>Tax District</b>	GS
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	46357

**Value Summary**

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$48.00	\$49.00
<b>Extra Feature Value</b>	\$16,365.00	\$16,727.00
<b>Land Value (Market)</b>	\$148,523.00	\$148,523.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$164,936.00	\$165,299.00
<b>Assessed Value</b>	\$164,936.00	\$165,299.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$164,936.00	See below

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.](#)

**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
17969-01060	5/2/2017	\$350,000.00	SW - Special Warranty	Unqualified	Improved
17969-01041	4/21/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
17939-00198	3/15/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
17939-00196	3/16/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
15442-02196	11/2/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
08180-01203	9/19/1995	\$40,000.00	QC - Quit Claim	Unqualified	Improved
07959-01327	10/6/1994	\$33,900.00	TD - Tax Deed	Unqualified	Improved
07950-01483	10/6/1994	\$33,900.00	TD - Tax Deed	Unqualified	Improved
05525-00072	3/30/1982	\$57,500.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	16,480.00	\$10,877.00
2	PVCC1	Paving Concrete	1	0	0	1,690.00	\$2,231.00
3	FCLC1	Fence Chain Link	1	0	0	215.00	\$3,619.00

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	24,725.00	Square Footage	\$135,988.00
2	0201	MH MD 8-19 UNITS PER AC	RMD-MH	115.00	176.00	Common	115.00	Front Footage	\$12,535.00

**Legal**

LN	Legal Description
1	08-2S-29E 1.032
2	PT GOVT LOT 11 RECD O/R 17969-1060
3	BEING PARCEL 2

**Buildings**

**Building 1**

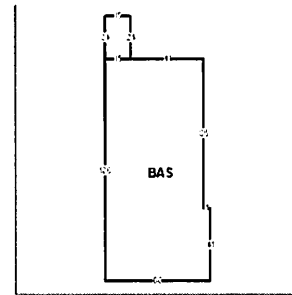
Building 1 Site Address  
 2156 MAYPORT RD Unit  
 Jacksonville FL 32233

<b>Building Type</b>	1602 - SHOP CTR NBHD
<b>Year Built</b>	1983
<b>Building Value</b>	\$49.00

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Interior Wall	5	5 Drywall

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	360	0	144
Base Area	7220	7220	7220
Total	7580	7220	7364

Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	3	3 Concrete Fin
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code
Stories	1.000
Baths	24.000
Rooms / Units	7.000
Avg Story Height	11.000
Common Wall	35.000

**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$164,936.00	\$0.00	\$164,936.00	\$4,248.38	\$1,887.18	\$1,798.26
Public Schools: By State Law	\$164,936.00	\$0.00	\$164,936.00	\$1,690.90	\$698.83	\$712.28
By Local Board	\$164,936.00	\$0.00	\$164,936.00	\$834.68	\$370.78	\$351.61
FL Inland Navigation Dist.	\$164,936.00	\$0.00	\$164,936.00	\$11.88	\$5.28	\$4.95
Water Mgmt Dist. SJRWMD	\$164,936.00	\$0.00	\$164,936.00	\$107.12	\$44.93	\$44.93
Gen Gov Voted	\$164,936.00	\$0.00	\$164,936.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$164,936.00	\$0.00	\$164,936.00	\$0.00	\$0.00	\$0.00
			Totals	\$6,892.96	\$3,007.00	\$2,912.03

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$371,300.00	\$371,300.00	\$0.00	\$371,300.00
Current Year	\$164,936.00	\$164,936.00	\$0.00	\$164,936.00

**2017 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.

**2017**

**2016**

**2015**

**2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

**More Information**

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record



**BOSCO ENTERPRISES LLC**  
 2158 MAYPORT RD STE 4  
 ATLANTIC BEACH, FL 32233

**Primary Site Address**  
 2152 MAYPORT RD 1  
 Jacksonville FL 32233

**Official Record Book/Page**  
 17969-01060

**File #**  
 9408

**2152 MAYPORT RD**

**Property Detail**

<b>RE #</b>	169410-0000
<b>Tax District</b>	GS
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	2
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	24277

**Value Summary**

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$19.00	\$19.00
<b>Extra Feature Value</b>	\$11,676.00	\$11,996.00
<b>Land Value (Market)</b>	\$77,490.00	\$77,490.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$89,185.00	\$89,505.00
<b>Assessed Value</b>	\$89,185.00	\$89,505.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$89,185.00	See below

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.](#)

**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
<a href="#">17969-01060</a>	5/2/2017	\$350,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">17969-01041</a>	4/21/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">17939-00198</a>	3/15/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">17939-00196</a>	3/16/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">15442-02196</a>	11/2/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">08522-01494</a>	1/8/1997	\$7,500.00	QC - Quit Claim	Unqualified	Improved
<a href="#">05502-01065</a>	2/26/1982	\$22,000.00	WD - Warranty Deed	Unqualified	Vacant
<a href="#">03161-00311</a>	7/2/1970	\$20,000.00	MS - Miscellaneous	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	8,240.00	\$10,424.00
2	WMCC1	Wall Masonry/Concrt	1	0	0	325.00	\$507.00
3	FWDC1	Fence Wood	1	0	0	319.00	\$1,065.00

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	12,900.00	Square Footage	\$70,950.00
2	0201	MH MD 8-19 UNITS PER AC	RMD-MH	60.00	176.00	Common	60.00	Front Footage	\$6,540.00

**Legal**

LN	Legal Description
1	08-2S-29E .539
2	PT GOVT LOT 11 RECD O/R 17969-1060
3	BEING PARCEL 1

**Buildings**

**Building 1**

Building 1 Site Address  
 2152 MAYPORT RD Unit 1  
 Jacksonville FL 32233

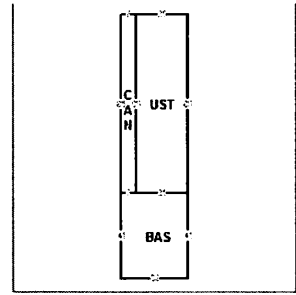
<b>Building Type</b>	1602 - SHOP CTR NBHD
<b>Year Built</b>	1982
<b>Building Value</b>	\$17.00

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Interior Wall	4	4 Plywood panel
Int Flooring	3	3 Concrete Fin

	Gross	Heated	Effective

Type	Area	Area	Area
Unfinished Storage	2125	0	850
Canopy	595	0	149
Base Area	1312	1312	1312
Total	4032	1312	2311

Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code
Stories	1.000
Baths	2.000
Rooms / Units	2.000
Avg Story Height	14.000

**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$89,185.00	\$0.00	\$89,185.00	\$1,593.86	\$1,020.45	\$972.37
Public Schools: By State Law	\$89,185.00	\$0.00	\$89,185.00	\$634.37	\$377.88	\$385.15
By Local Board	\$89,185.00	\$0.00	\$89,185.00	\$313.15	\$200.49	\$190.12
FL Inland Navigation Dist.	\$89,185.00	\$0.00	\$89,185.00	\$4.46	\$2.85	\$2.68
Water Mgmt Dist. SJRWMD	\$89,185.00	\$0.00	\$89,185.00	\$40.19	\$24.29	\$24.29
Gen Gov Voted	\$89,185.00	\$0.00	\$89,185.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$89,185.00	\$0.00	\$89,185.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,586.03	\$1,625.96	\$1,574.61

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$139,300.00	\$139,300.00	\$0.00	\$139,300.00
Current Year	\$89,185.00	\$89,185.00	\$0.00	\$89,185.00

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**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.

- [2017](#)
- [2016](#)
- [2015](#)
- [2014](#)

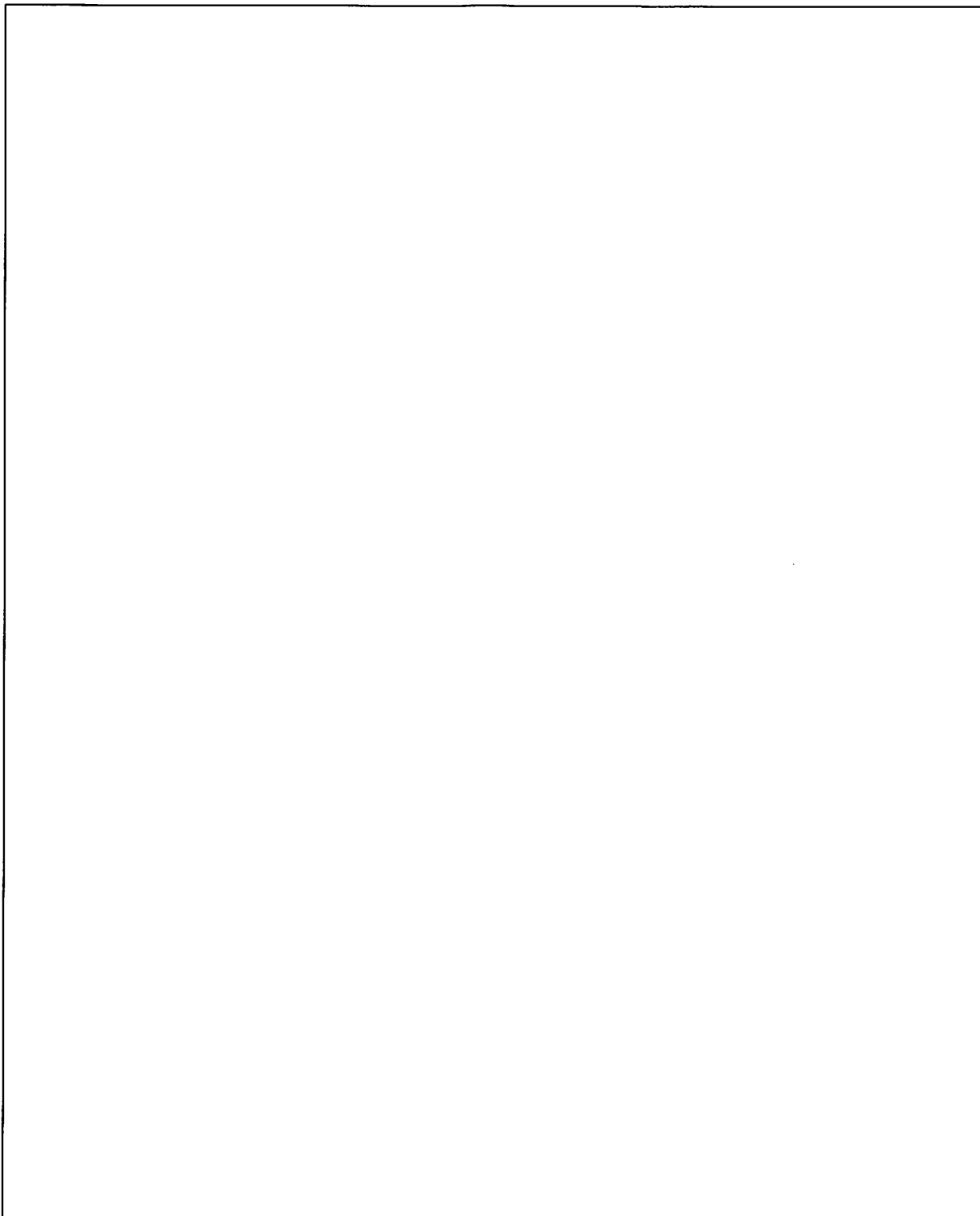
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**More Information**

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /



### Detail by Entity Name

Florida Limited Liability Company  
BOSCO ENTERPRISES, LLC

**Filing Information**

**Document Number** L16000036235  
**FEI/EIN Number** 14-3645452  
**Date Filed** 02/22/2016  
**State** FL  
**Status** ACTIVE

**Principal Address**

2158 MAYPORT ROAD STE 4  
ATLANTIC BEACH, FL 32233

**Mailing Address**

2158 MAYPORT ROAD STE 4  
ATLANTIC BEACH, FL 32233

**Registered Agent Name & Address**

BOSCO, TODD A  
135 CHERRY STREET  
NEPTUNE BEACH, FL 32266

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

Bosco, Todd A  
2158 MAYPORT ROAD STE 4  
Jacksonville, FL 32233

**Annual Reports**

Report Year	Filed Date
2017	01/20/2017
2018	01/16/2018

**Document Images**

<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>