



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

December 13, 2018

The Honorable Aaron Bowman, President
The Honorable Matt Schellenberg, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Downtown Development Review Board Report
Ordinance No.: 2018-770**

Dear Honorable Council President Bowman, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD: Approve Deny
- Recommendation by DDRB to LUZ: Approve Deny
- DDRB Vote: 6-0
- DDRB Commentary: There were no speakers in opposition and little discussion among the members.

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0770

DECEMBER 13, 2018

The Planning and Development Department hereby forwards to the Downtown Development Review Board, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2018-0770.

Location: Shipyards Area; Between Liberty Street South and Talleyrand Avenue

Real Estate Number: 130571-0000; 130572 0100; 130572 0150;
130590 0000; 073354 0000

Current Zoning Districts: Planned Unit Development (PUD 2005-0392-E)
Public Building and Facilities-1 (PBF-1)
Recreation and Open Space (ROS)

Proposed Zoning District: Commercial Central Business District (CCBD)

Current Land Use Category: Central Business District (CBD)

Planning District: District 1—Urban Core

Applicant/Agent: City of Jacksonville
C/O Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Owners: City of Jacksonville
C/O City Real Estate Division
214 North Hogan Street, 10th Floor
Jacksonville, FL 32202

Greg Evans
State of Florida Department of Transportation
1109 South Marion Avenue
Lake City, FL 32025

Multimedia Holdings
7950 Jones Branch Drive
McLean, VA 22107

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0770** seeks to rezone 98.72± acres of land from Planned Unit Development (PUD 2005-0392-E), Public Buildings and Facilities-1 (PBF-1) and Recreation and Open Space (ROS) to Commercial Central Business District (CCBD). The property is located in the Central Business District (CBD) functional land use category within the Downtown Development Area of the Future Land Use Element of the 2030 Comprehensive Plan.

The request is being sought in order to permit redevelopment of the Shipyards area—which includes locations commonly referred to as the “Shipyards” and “Metropolitan Park” and Parking Lot J of TIAA Bank Field. The subject site also includes an area of submerged lands.

The site is located within the Brownfield Pilot Study Area (Resolution 2000-125-A) as defined in F.S. 376.79(4). The property known as the Shipyards is under a Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection (DEP). The property known as Parking Lot J of TIAA Bank Field has a conditional Site Rehabilitation Completion Order (SRCO) issued by DEP and a Declaration of Restrictive Covenant. The property known as Metro Park is not under an agreement and may or may not have contamination.

Since the portion of the site that is not under a BSRA is located within a Brownfield Area, the City may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. The property owner may qualify for tax credits.

The rezoning site is located within the boundaries of the Consolidated Downtown DRI. The allowed uses within the proposed CCBD zoning district are consistent with the development order for the Downtown DRI. An Application for a Change to the DRI, **Ordinance 2018-771** is related to the rezoning application. The DRI change expands the boundaries of the Shipyards area within the DRI development order.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. ***Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Central Business District (CBD) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Currently the site has a CBD land use designation. According to the Category Description within the Future Land Use Element (FLUE), CBD in the Downtown Development Area is a mixed-use category that is coterminous with the jurisdictional area of the Downtown Investment Authority (DIA). The category allows medium to high density residential, commercial, industrial, institutional, recreational, and entertainment uses as well as transportation and communication facilities. Therefore, the rezoning to CCBD is consistent with the CBD land use category.

Staff also that the northern portion of the eastern-most parcel subject to the proposed rezoning appears to contain wetlands and is located in a flood zone; these conditions are described in more detail below.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element

Policy 1.1.19

Offer economic incentives through either the Downtown Investment Authority (DIA) or the Office of Economic Development (OED) to induce development to locate in the Urban Core, North, Northwest, and Southwest Planning Districts of the City rather than in the more congested areas of Greater Arlington and Southeast Planning Districts.

Objective 2.3

Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.

Policy 2.2.13

Prioritize brownfield sites for redevelopment based on the extent of contamination and ease of remediation, potential for available funding, and potential for mixed-use redevelopment.

The City's Brownfield Coordinator will identify these sites and rank them according to the following criteria:

1. Ease of remediation and suitability of the site for residential or recreational uses
2. Location on major road corridors and accessibility to transit
3. Large sites with the greatest potential to be redeveloped as a compact and walkable project which adds needed density, parks and open space to the community

Policy 2.3.15

The City and DIA shall encourage growth within the CBD. More specifically, the City and DIA shall continue implementing its current regulatory incentives to promote downtown revitalization to encourage growth to locate in the identified downtown revitalization area in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralized commercial, government, retail, residential, and cultural activities.

Policy 3.4.2

The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

Recreation and Open Space Element

Objective 4.1

The City shall provide greater public accessibility to the St. Johns River and develop appropriate recreational uses of its shorelines.

Policy 4.1.4

The City shall encourage new and protect existing public access to the St. Johns River in the Downtown Zoning Overlay district.

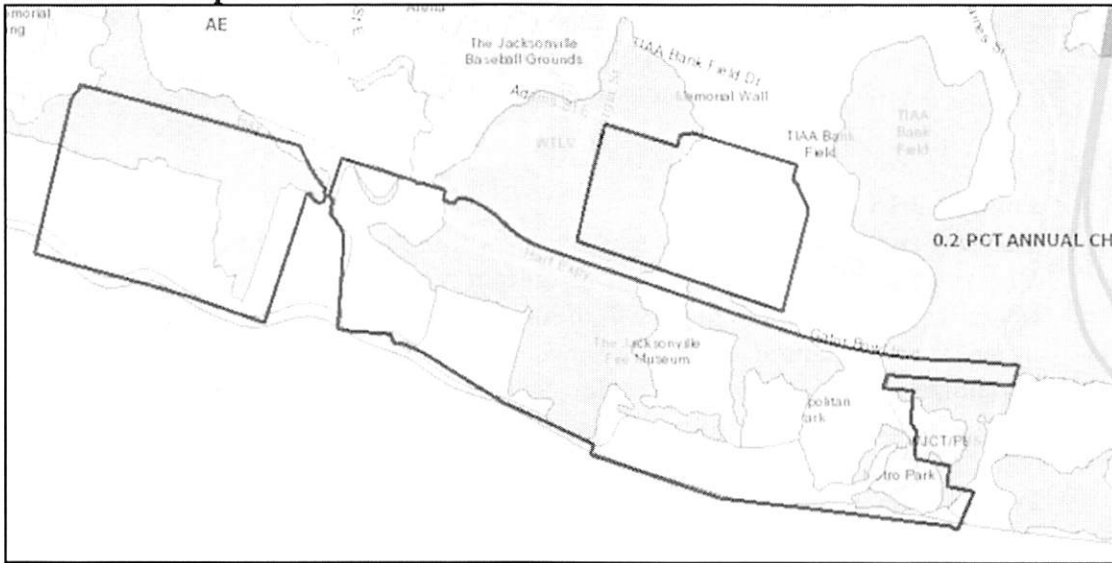
3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from PUD/PBF-1/ROS to CCBBD in order to permit for compact, mixed-use development of the Shipyards area—all while adhering to local, state, and federal regulations governing wetlands mentioned below:

Approximately 31.59 acres of the subject site is also located within the 0.2 PCT Annual Chance Flood Hazard flood zone and 14.54 acres within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year

storm. The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. In result, any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

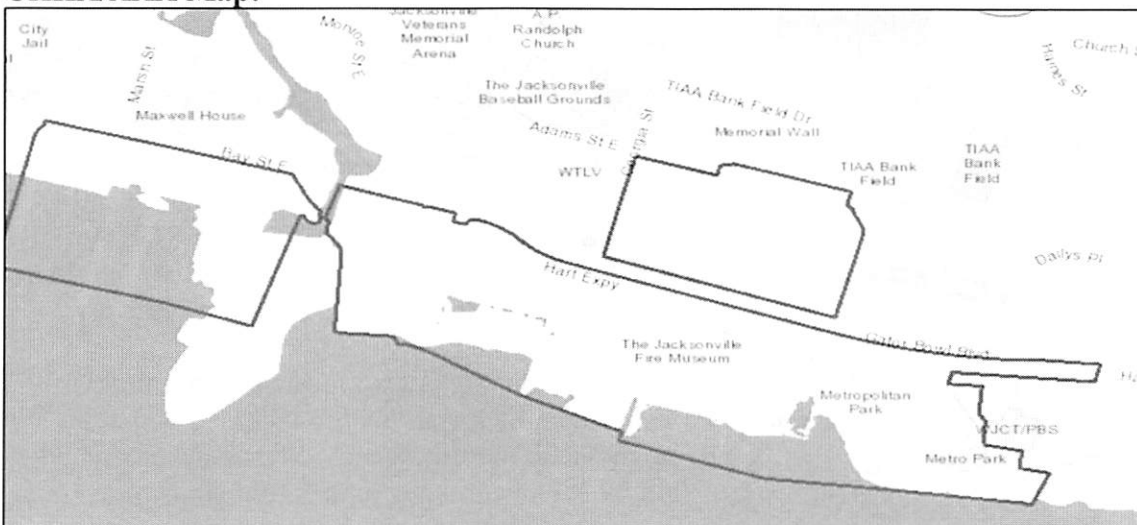
Flood Zone Map:



For more information regarding wetlands, please see the attached memo from Community Planning Division.

Approximately 17.57 acres of the subject site is also located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The CHHA/AAA area is almost entirely restricted to submerged lands within the rezoning boundary. The map below shows the portion of the property within the CHHA/AAA:

CHHA/AAA Map:



The subject property is located within the jurisdiction of the Manatee Protection Plan (MPP) Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, the property is located within a special management area identified as the City of Jacksonville's Downtown Development of Regional Impact (DRI). The MPP allows the DRI an aggregate total of 964 Slips. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

SURROUNDING LAND USE AND ZONING

The subject property is located in the downtown area commonly referred to as the Shipyards development. The property has frontage along Bay Street East, Gator Bowl Boulevard, Georgia Street, and Adams Street East. The rezoning request to the CCBD Zoning District will primarily allow for compact, mixed-uses typically found in downtown areas. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CBD	PUD 2001-1118/ROS/IL	Several Commercial Uses
East	CBD	ROS	WJCT/Daily's Place
South	CBD	N/A	St. Johns River
West	CBD	IL/CCBD	News Stations/Multi-Family

It is the opinion of the Planning and Development Department that the requested rezoning to CCBD will be consistent and compatible with the surrounding uses.

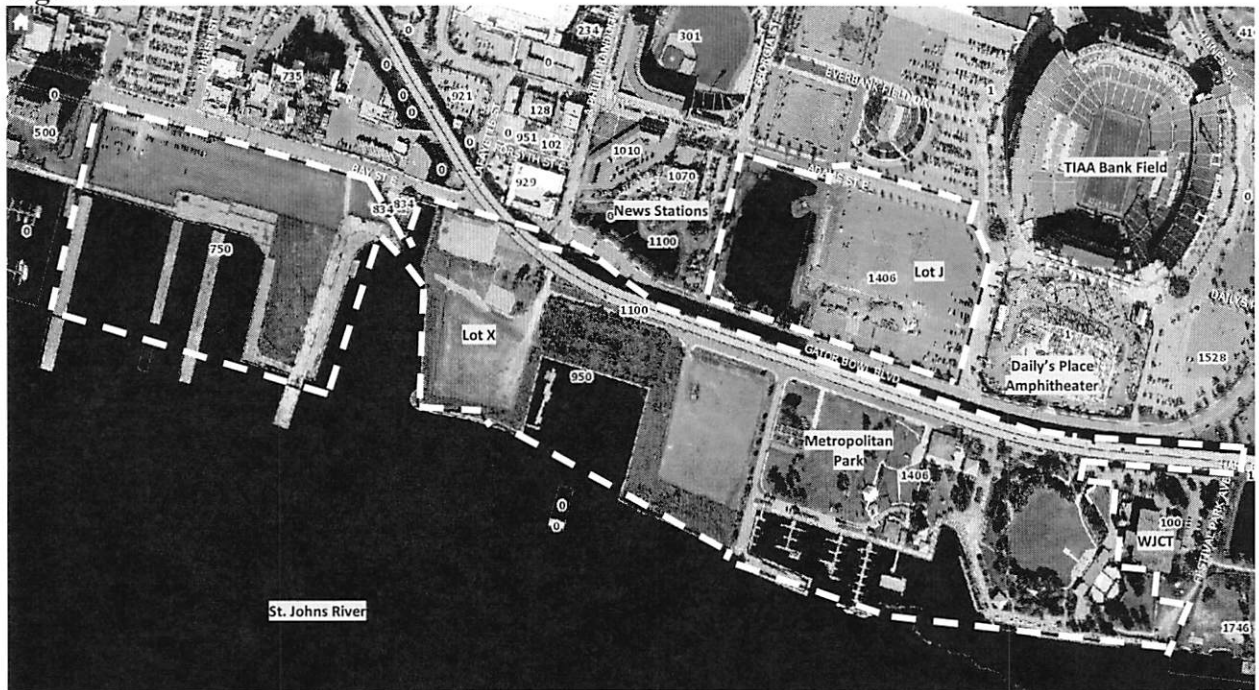
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 19, 2018 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.

RECOMMENDATION

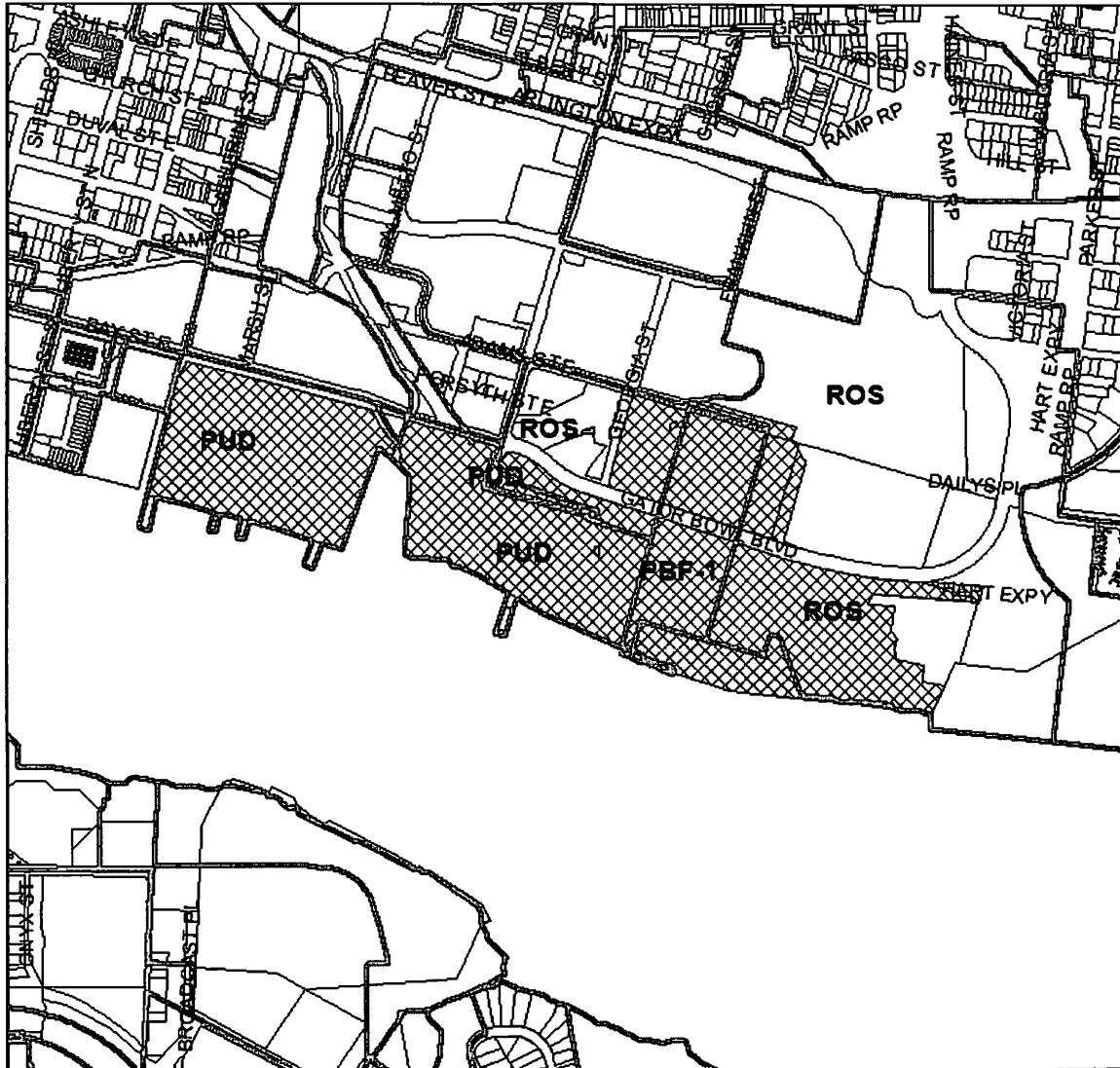
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0770** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 11/20/18

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



<p>REQUEST SOUGHT:</p> <p>FROM: PUD, PBF-1, & ROS</p> <p>TO: CCBD</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER ORD-2018-0770</p>	<p>TRACKING NUMBER T-2018-1932</p>	<p>COUNCIL DISTRICT: 7</p> <p>PAGE 1 OF 1</p>



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Arimus Wells
FROM: Helena Parola
Community Planning Division
RE: 2018-770
DATE: November 15, 2018

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use: CBD LU Companion Application: N/A
Current Zoning: PBF-1, ROS & PUD Proposed Zoning: CCBD Acres: 89.72

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES

NO

ZONING REQUEST:

The request is for a conventional rezoning from PBF-1, ROS and PUD to Commercial Central Business District (CCBD) in the Central Business District (CBD) functional land use category. The site is more commonly referred to as the Shipyards site and is located within the boundaries of the Downtown DRI.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the Category Description within the Future Land Use Element (FLUE), CBD in the Downtown Development Area is a mixed use category that is coterminous with the jurisdictional area of the Downtown Investment Authority (DIA). The category allows medium to high density residential, commercial, industrial, institutional, recreational, and entertainment uses as well as transportation and communication facilities.

The rezoning to CCBD is consistent with the CBD land use category.

The northern portion of the eastern-most parcel subject to the proposed rezoning appears to contain wetlands and is located in a flood zone; these conditions are described in more detail below.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element

Policy 1.1.19 Offer economic incentives through either the Downtown Investment Authority (DIA) or the Office of Economic Development (OED) to induce development to locate in the Urban Core, North, Northwest, and Southwest Planning Districts of the City rather than in the more congested areas of Greater Arlington and Southeast Planning Districts.

Objective 2.3 Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.

Policy 2.2.13 Prioritize brownfield sites for redevelopment based on the extent of contamination and ease of remediation, potential for available funding, and potential for mixed use redevelopment. The City's Brownfield Coordinator should identify these sites and rank them according to the following criteria:

1. Ease of remediation and suitability of the site for residential or recreational uses
2. Location on major road corridors and accessibility to transit
3. Large sites with the greatest potential to be redeveloped as a compact and walkable project which adds needed density, parks and open space to the community

Policy 2.3.15 The City and DIA shall encourage growth within the CBD. More specifically, the City and DIA shall continue implementing it's current regulatory incentives to promote downtown revitalization to encourage growth to locate in the identified downtown revitalization area in order to discourage urban sprawl, reduce development pressures on rural lands, maximize the use of existing public facilities and centralized commercial, government, retail, residential, and cultural activities.

Policy 3.4.2 The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.

Recreation and Open Space Element

Objective 4.1 The City shall provide greater public accessibility to the St. Johns River and develop appropriate recreational uses of its shorelines.

Policy 4.1.4 The City shall encourage new and protect existing public access to the St. Johns River in the Downtown Zoning Overlay district.

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

Flood Zones

Approximately 31.59 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard flood zone and 14.54 acres within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm of Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

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

Conservation /Coastal Management Element (CCME)

Policy 1.4.4

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

Policy 2.7.1

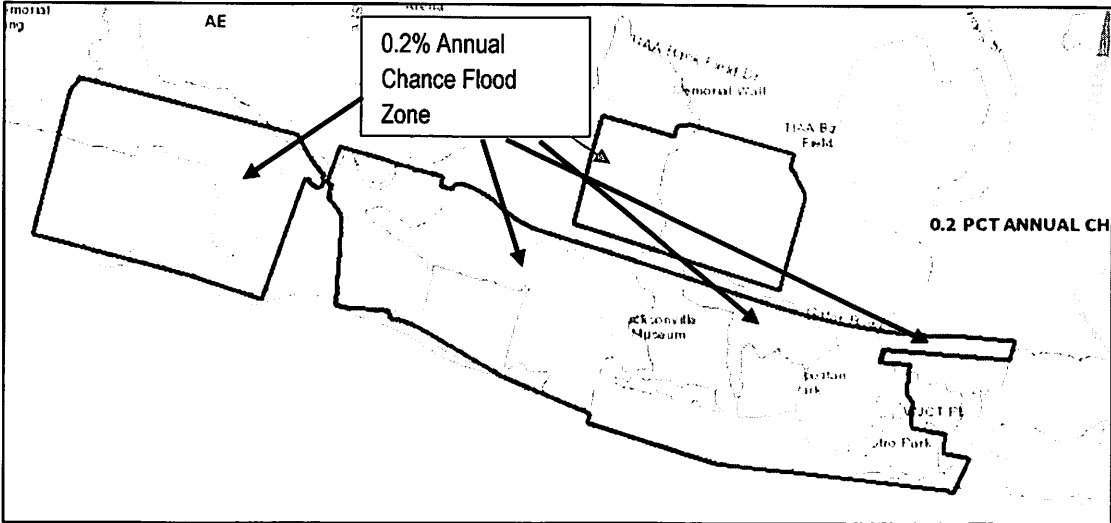
The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3

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

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

FLOOD ZONE MAP



Coastal High Hazard Area (CHHA)/ Adaptation Action Area (AAA)

Approximately 17.57 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The CHHA/AAA area is almost entirely restricted to submerged lands within the rezoning boundary. The map below shows the portion of the property within the CHHA/AAA.

Conservation/Coastal Management Element

Policy 7.2.5 The City shall require that all new development located in the Coastal High Hazard Area in land use categories that permit residential density greater than Low Density Residential shall contribute to the cost of emergency shelter space in existing school sites.

Policy 7.2.7 The City shall use the most recent U.S. Census data related to average household size, population in households and households. In calculating the assessment owed, the City shall use the full unit count of the proposed development, the county-wide average household size from the U. S. Census, and the average shelter retrofit cost as provided by the City's Emergency Preparedness Division in consultation with the Duval County School District Facilities Services Division. The City shall not allow a reduction of the shelter space required based on assumptions of smaller household sizes than the county-wide census data or reduced uses of public shelters for certain developments. These factors shall be updated as warranted by the City to ensure accuracy of costs and population factors.

The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection. Land use decisions will direct new development to areas outside of hazardous coastal areas.

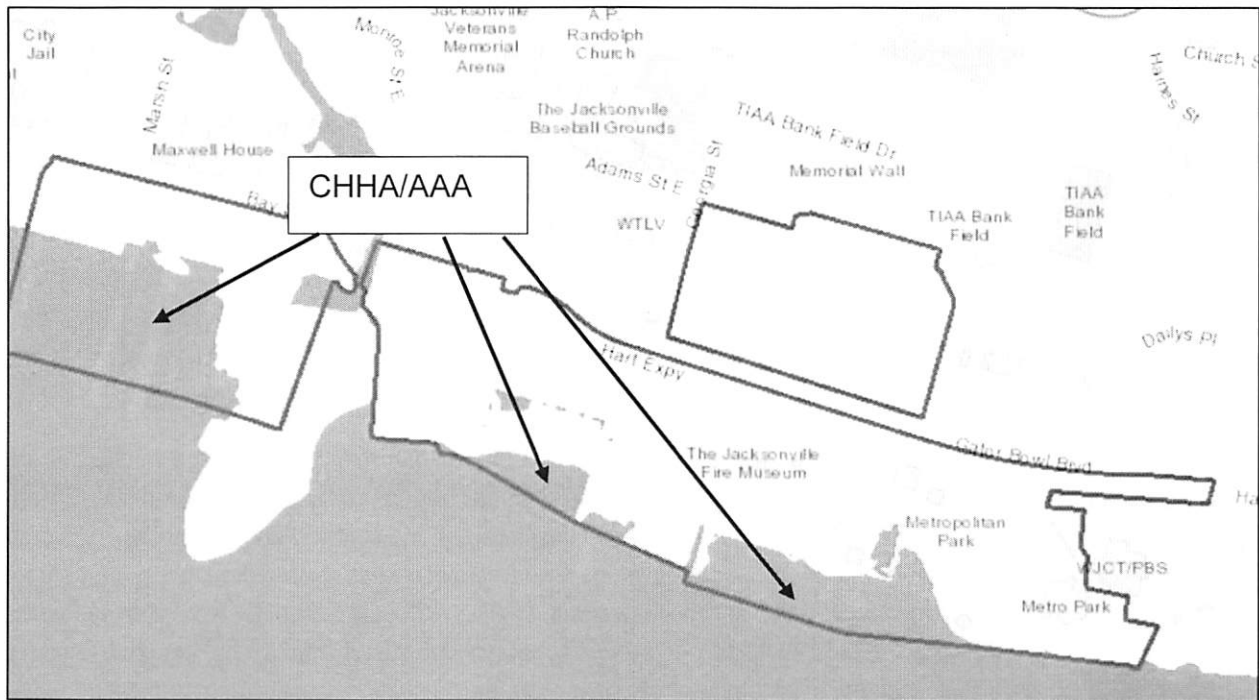
Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Future Land Use Element

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a conservation land use category, Conservation zoning district, and/or conservation easement.

CHHA/AAA Map



Boat Facility Siting Zone – Special Development Area

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan (MPP) Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, the property is located within a special management area identified as the City of Jacksonville's Downtown Development of Regional Impact (DRI). The MPP allows the DRI an aggregate total of 964 Slips. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

Conservation Coastal Management Element

Policies 10.1.1 The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive

Plan, as well as any Vision Plan, and any other special study or plan adopted by the City, such as the Boat Facilities Siting Plan located in the MPP.

Brownfield Site-Brownfield Study Area

See attached memo from Brownfield Coordinator

Downtown DRI

The rezoning site is located within the boundaries of the Consolidated Downtown DRI. The allowed uses within the proposed CCBD zoning district are consistent with the development order for the Downtown DRI. An Application for a Change to the DRI Ordinance 2018-771 is related to the rezoning application. The DRI change expands the boundaries of the Shipyards area within the DRI development order. The proposed rezoning is consistent with the geographic area of the proposed "Shipyards Area" as identified in the [ending legislation for the DRI, Ordinance 2018-771.



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: November 15, 2018
TO: Arimus Wells
FROM: Jody McDaniel
Community Planning Division-Brownfield Program
SUBJECT: Zoning Review: 2018-0770

The site is located within the Brownfield Pilot Study Area (Resolution 2000-125-A) as defined in F.S. 376.79(4).

The property known as the Shipyards is under a Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection (DEP). The property known as Parking Lot J of TIAA Bank Field has a conditional Site Rehabilitation Completion Order (SRCO) issued by DEP and a Declaration of Restrictive Covenant. The property known as Metro Park is not under an agreement and may or may not have contamination.

Since the portion of the site that is not under a BSRA is located within a Brownfield Area, the owner may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. The property owner may qualify for tax credits.

If you have any questions please contact Brownfields@coj.net

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**Planning and Development
Department**

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Sam E. Mousa, Chairman
Mayors Budget Review Committee

FROM: Folks Huxford, Chief *Folks*
Current Planning Division

THRU: William B. Killingsworth, Director *W.B. Killingsworth*

RE: Application for a City Sponsored Rezoning in the Downtown Area

DATE: October 10, 2018

The Planning and Development Department, Current Planning Division, respectfully requests legislation for an application to rezone approximately 98.72 acres in the Downtown Area to permit the redevelopment of the Shipyards area. As identified on the attached map, the expanded Shipyards development area includes properties commonly referred to as the "Shipyards" and "Metropolitan Park" together with Parking Lot J of TIAA Bank Field. The site also includes an area of submerged lands.

The rezoning application proposes a change from the existing zoning over this area identified as, Planned Unit Development (PUD), Public Buildings and Facilities-1 (PBF-1) and Recreation and Open Space (ROS) to the proposed zoning, Commercial Central Business District (CCBD) as defined and classified under the Zoning Code.

The Rezoning Application and the Exhibit Map identifying the boundaries and current zoning categories of the application site are included as attachments to the package.

If you have questions, please contact Folks Huxford, Chief of Current Planning Division, at 255-7817.

Attachments: Legislative Fact Sheet
Exhibit Map of Identifying the Geographic Area of the Proposed Rezoning
Rezoning Application Tracking #1932

APPROVED BY:
**MAYOR'S BUDGET
REVIEW COMMITTEE**
OCT 22 2018
DATE _____

Application For Rezoning To Conventional Zoning District**Planning and Development Department Info**

Ordinance # 2018-0770 Staff Sign-Off/Date ATW / 09/26/2018

Filing Date 11/13/2018 Number of Signs to Post 24

Hearing Dates: Downtown Development Review Board (DDRB) 12/13/2018

1st City Council 12/11/2018 ~~Planning Commission 12/06/2018~~

Land Use & Zoning 01/03/2019 2nd City Council 01/08/2019

Neighborhood Association EASTSIDE COMMUNITY COALATION, JACKSONVILLE CULTURAL DEVELOPMENT CORP, WE MAKE THE SHIRTS

Neighborhood Action Plan/Corridor Study DOWNTOWN NEIGHBORHOOD ACTION PLAN

Application Info

Tracking # 1932

Application Status PENDING

Date Started 07/25/2018

Date Submitted 07/25/2018

General Information On Applicant

Last Name	First Name	Middle Name
JACKSONVILLE	CITY OF	

Company Name
CITY OF JACKSONVILLE

Mailing Address
214 NORTH HOGAN STREET, SUITE 300

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9042557800	9042557882	COMMUNITYPLANNING@COJ.NET

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

Last Name	First Name	Middle Name
JACKSONVILLE	CITY OF	

Company/Trust Name
CITY OF JACKSONVILLE

Mailing Address
214 NORTH HOGAN STREET, SUITE 300

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9042557800	9042557882	COMMUNITYPLANNING@COJ.NET

Property InformationPrevious Zoning Application Filed For Site? If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map				

	130571 0000	7	1	PUD	CCBD
Map	130572 0100	7	1	PBF-1	CCBD
Map	130572 0150	7	1	PBF-1	CCBD
Map	130590 0000	7	1	ROS	CCBD
Map	073354 0000	7	1	PUD	CCBD

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

Existing Land Use Category

CBD

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 89.72 **98.72**

Justification For Rezoning Application

TO PERMIT THE REDEVELOPMENT OF THE SHIPYARDS

Location Of Property

General Location

SHIPYARDS/SPORTS STADIUM AREA

House #	Street Name, Type and Direction	Zip Code
950	BAY ST E	

Between Streets

LIBERTY STEET and ADAMS STREET

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

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

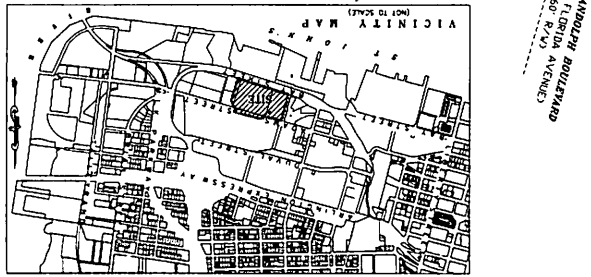
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my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

Agreed to and submitted

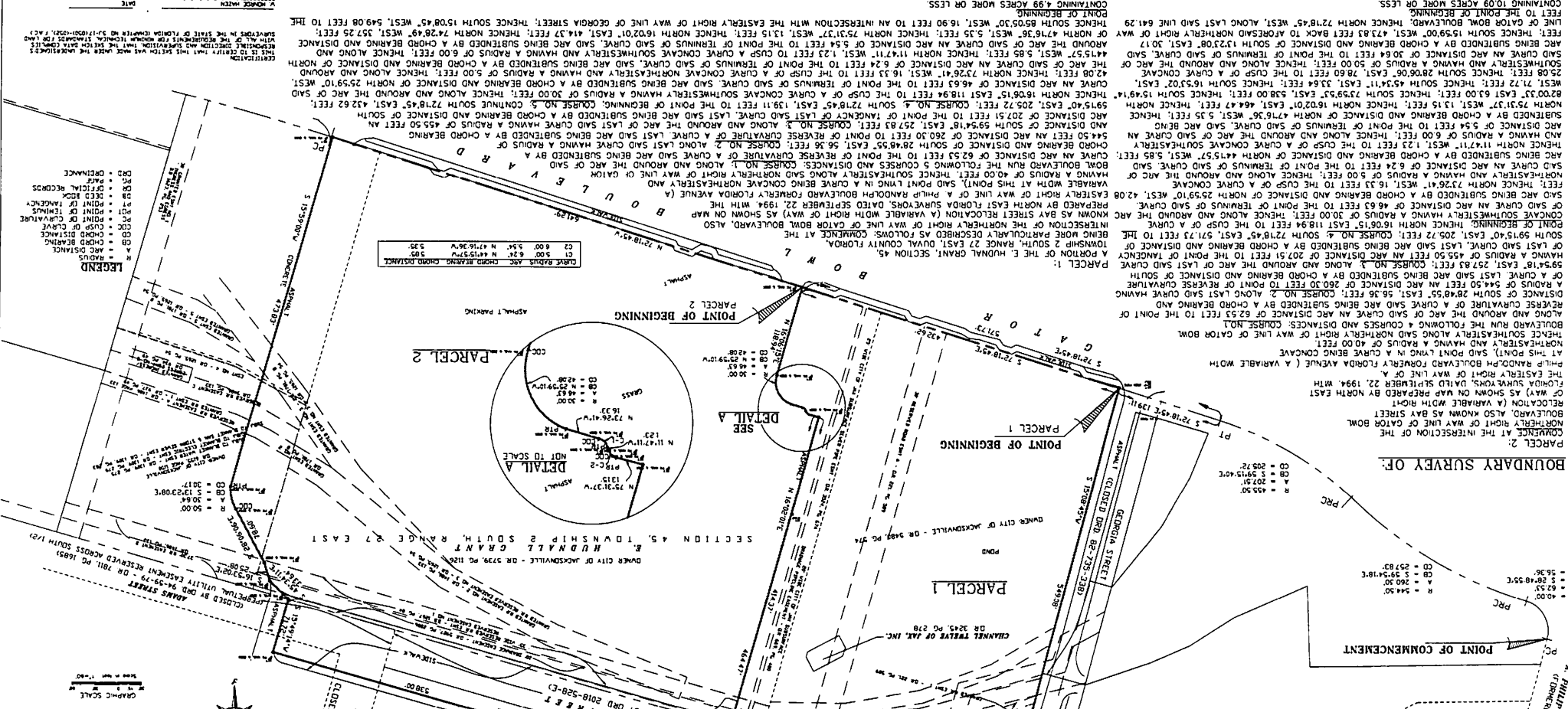
Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
 89.72 Acres @ \$10.00 /acre: \$900.00
- 3) Plus Notification Costs Per Addressee
 Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost:

NOTE: Advertising Costs To Be Billed to Owner/Agent



BOUNDARY SURVEY OF:



GENERAL NOTES

1. BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, WITH THE BEARING OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CATOR BOULVARD, EAST OF FLORIDA AVENUE BEING SOUTH 72°18'45" EAST.
2. INTERIOR IMPROVEMENTS LOCATED ONLY AS SHOWN HEREON.
3. NO FUNCTIONAL RAILROAD TRACKS EXIST ANYWHERE ON THE ABOVE DESCRIBED PROPERTY AS OF THE DATE OF THIS SURVEY.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF ANY RESTRICTIONS OR THEREFOR, THERE COULD BE EASEMENTS, COVENANTS, AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.

NO.	DATE	REVISIONS
1	2-21-18	ISSUED FOR PERMIT

DATE	BY	REVISIONS
2-21-18	2-21-18	ISSUED FOR PERMIT

NO.	DATE	REVISIONS
1	2-21-18	ISSUED FOR PERMIT

NO.	DATE	REVISIONS
1	2-21-18	ISSUED FOR PERMIT

C:\P\PROJECTS\171\DRAWING

NO. REV. DATE REVISIONS

REVISIONS	NO. REV.	DATE	REVISIONS

SYNOPSIS DATA
 SHEET NO. PROJECT NAME
 DRAWN BY: DATE
 CHECKED BY: SCALE: 1"=40'

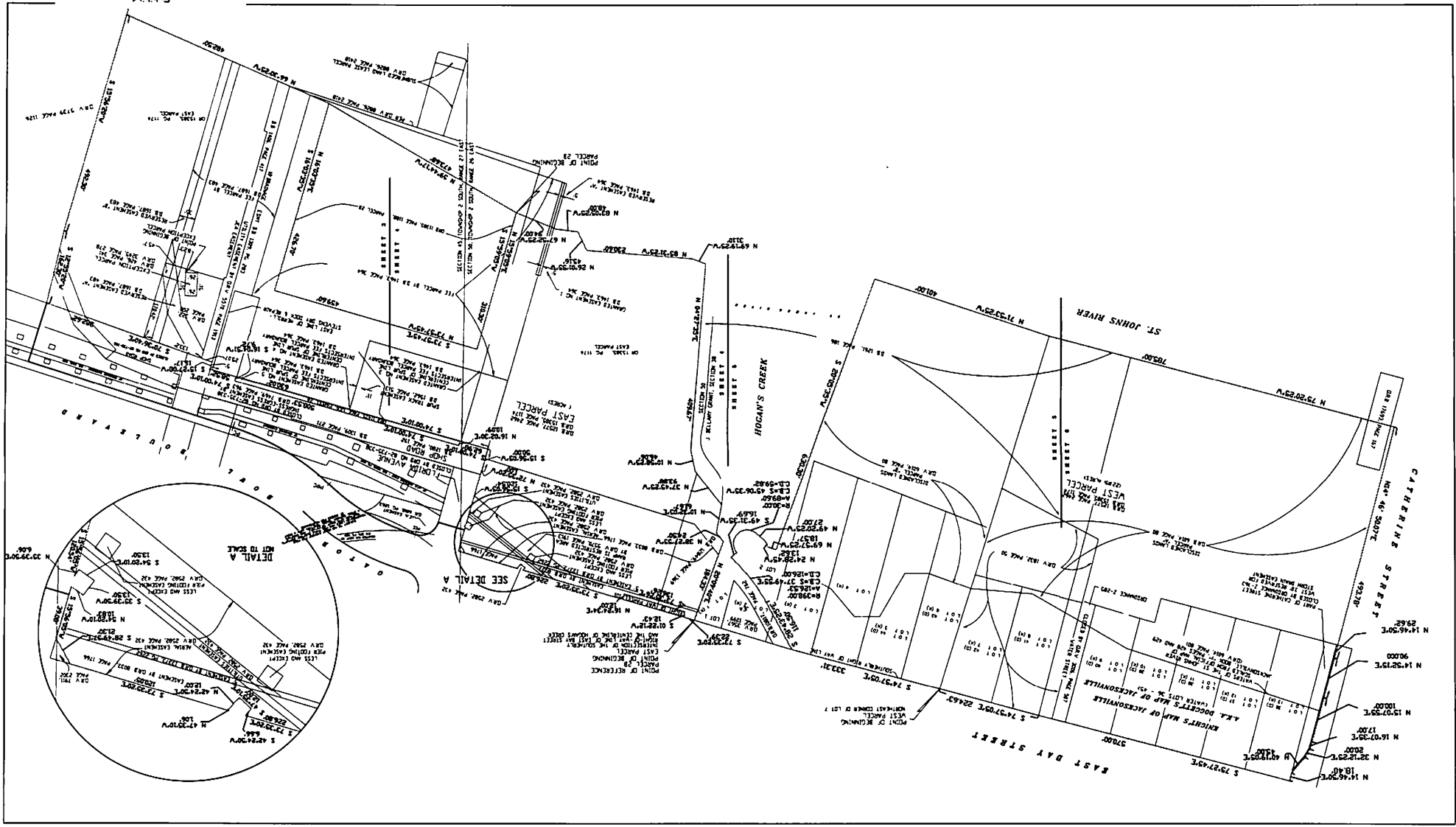
CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION, JACKSONVILLE, FL 32202

PROJECT NO. DATE: 7-16-17
 SCALE: NTS

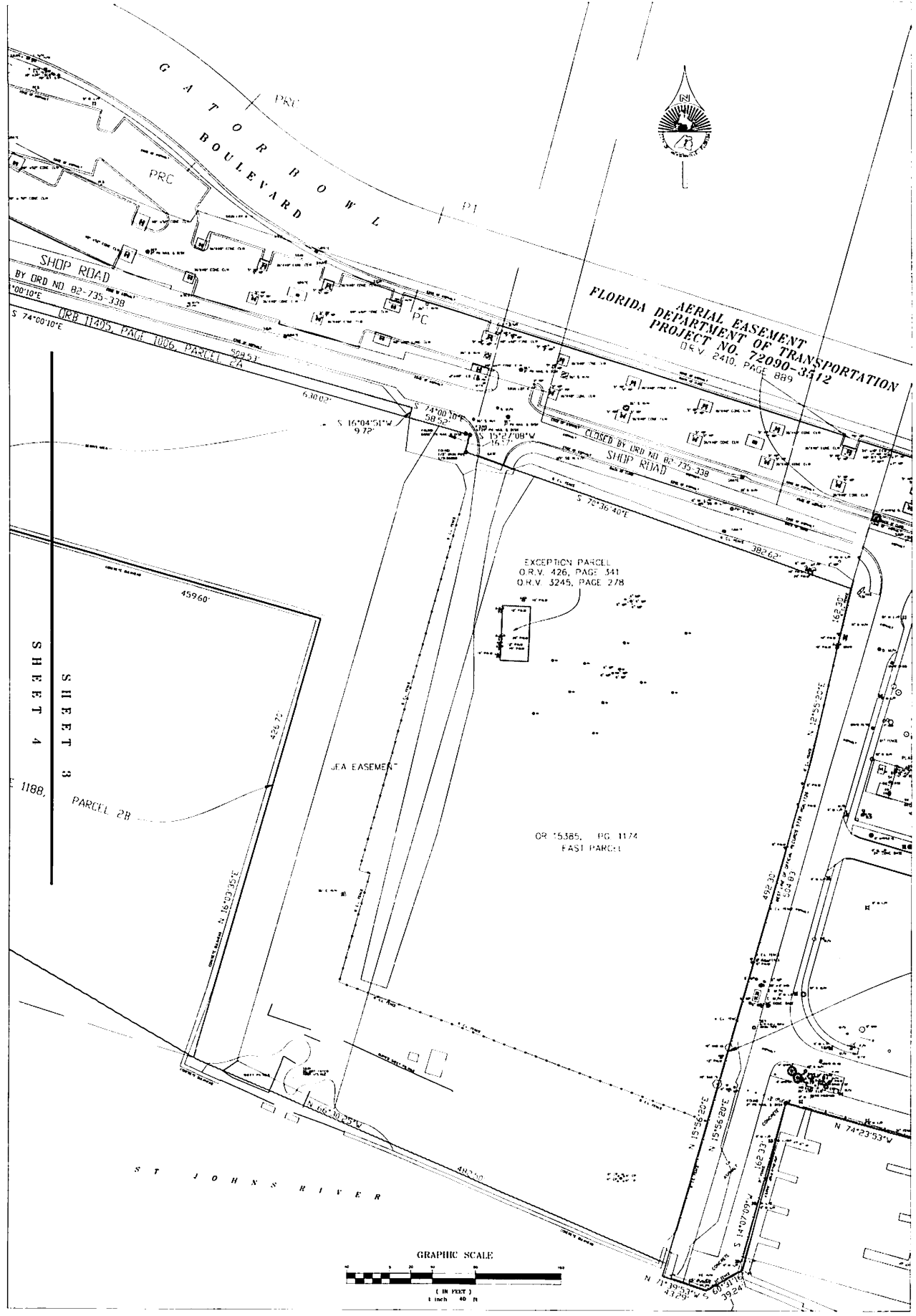
SHIPARDS
 ATVA / MSPS
 LAND TITLE SURVEY

Page 3 of 16
 September 26, 2018
 Exhibit 1

MAP SHOWING LAND TITLE COMMITMENT SHEET:



MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF:
 A PORTION OF THE E. HUDNALL GRAND, SECTION 45, LYING IN TOWN P 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA



FLORIDA AERIAL EASEMENT
 DEPARTMENT OF TRANSPORTATION
 PROJECT NO. 72090-3312
 O.R.V. 2410, PAGE 889

EXCEPTION PARCEL
 O.R.V. 426, PAGE 341
 O.R.V. 3245, PAGE 278

OR 15385, PG 1174
 EAST PARCEL

SHEET 3
 SHEET 4
 1188

PARCEL 28

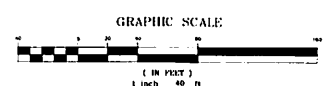
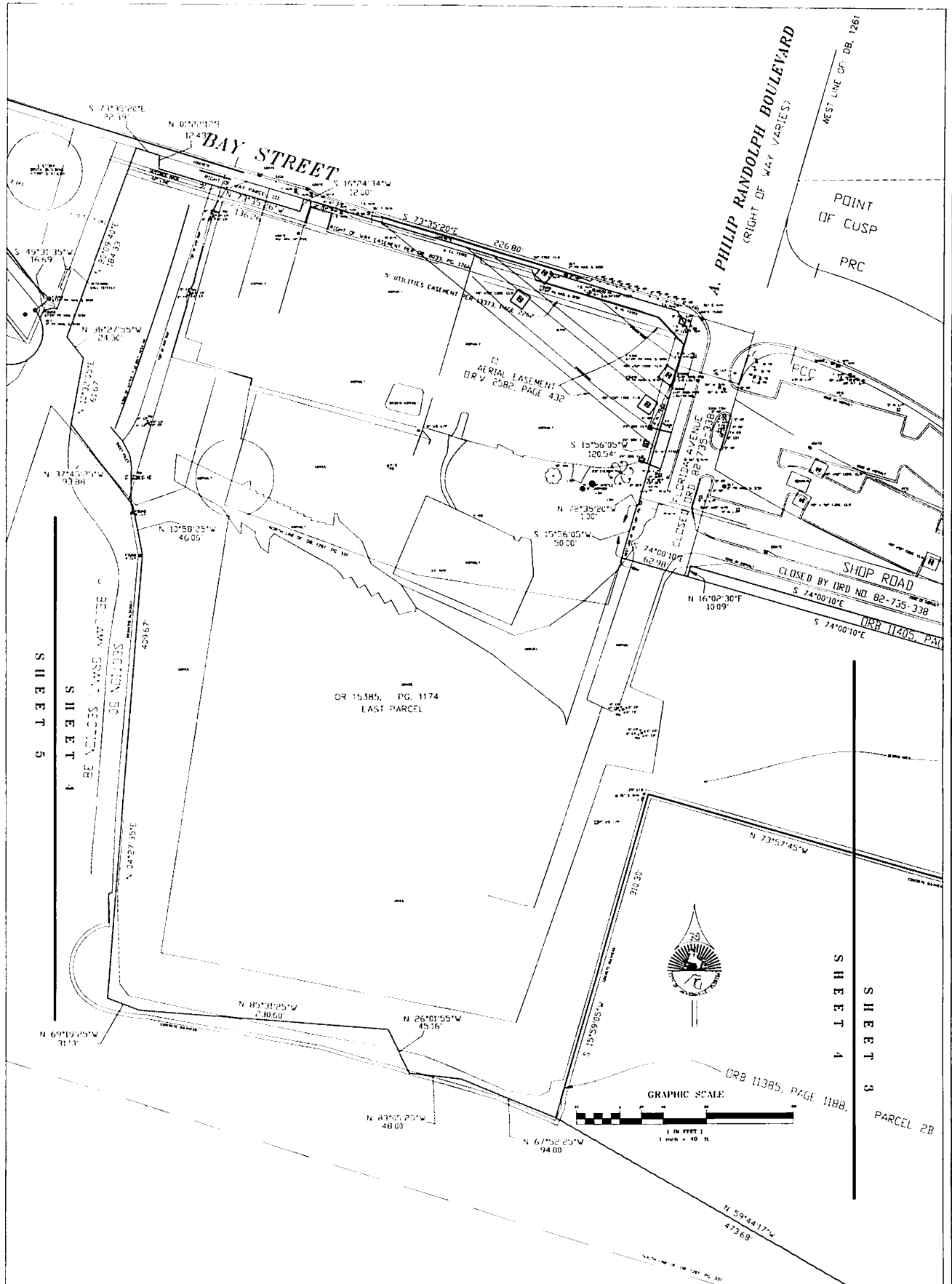


Exhibit 1
 September 26, 2018
 Page 4 of 16

SURVEY NO. _____ PROJECT NAME _____ DRAWN BY _____ CHECKED BY _____ DATE _____		CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS AERIAL DIVISION & AERIAL SURVEY 1000 FLORIDA AVENUE, SUITE 1000, JACKSONVILLE, FLORIDA 32202		PROJECT NO. _____ DATE _____ SCALE _____		SHEET NO. 18 OF 18 DRAWING FILE _____	
--	--	---	--	--	--	--	--

MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF:
 A PORTION OF THE E. HUDNALL GRANT, SECTION 45, LYING IN TOWN 1P 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA



SHEET 5

SHEET 4

SHEET 3

PARCEL 2B



GRAPHIC SCALE:
 1 IN FEET
 1 INCH = 40 FT

Exhibit 1
 September 28, 2018
 Page 5 of 18

REVISIONS SURVEY DATA DATA DISK NO. PROJECT NAME: NSPS 2/18 SURVEY BOOK NO. PAGES: LEVEL BOOK NO. PAGES: LAST DATE IN FIELD: 02/22/17		PROJECT DATA DRAWN BY: J. W. HILL CHECKED BY: M. J. HILL DATE: 7-20-17 SCALE: 1"=40'		CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION/214 N. HUDNALL STREET 1ST FLOOR/ATLANTA, GEORGIA 30303-4000		SHIPYARDS ALTA / NSPS LAND TITLE SURVEY		SHEET NO. 5 OF 18 PARCEL NO. 2B
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MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF:
 A PORTION OF THE L. HUDDA... GRANT, SECTION 45, T10N N 10W, R26 EAS, DUVAL COUNTY, FLORIDA

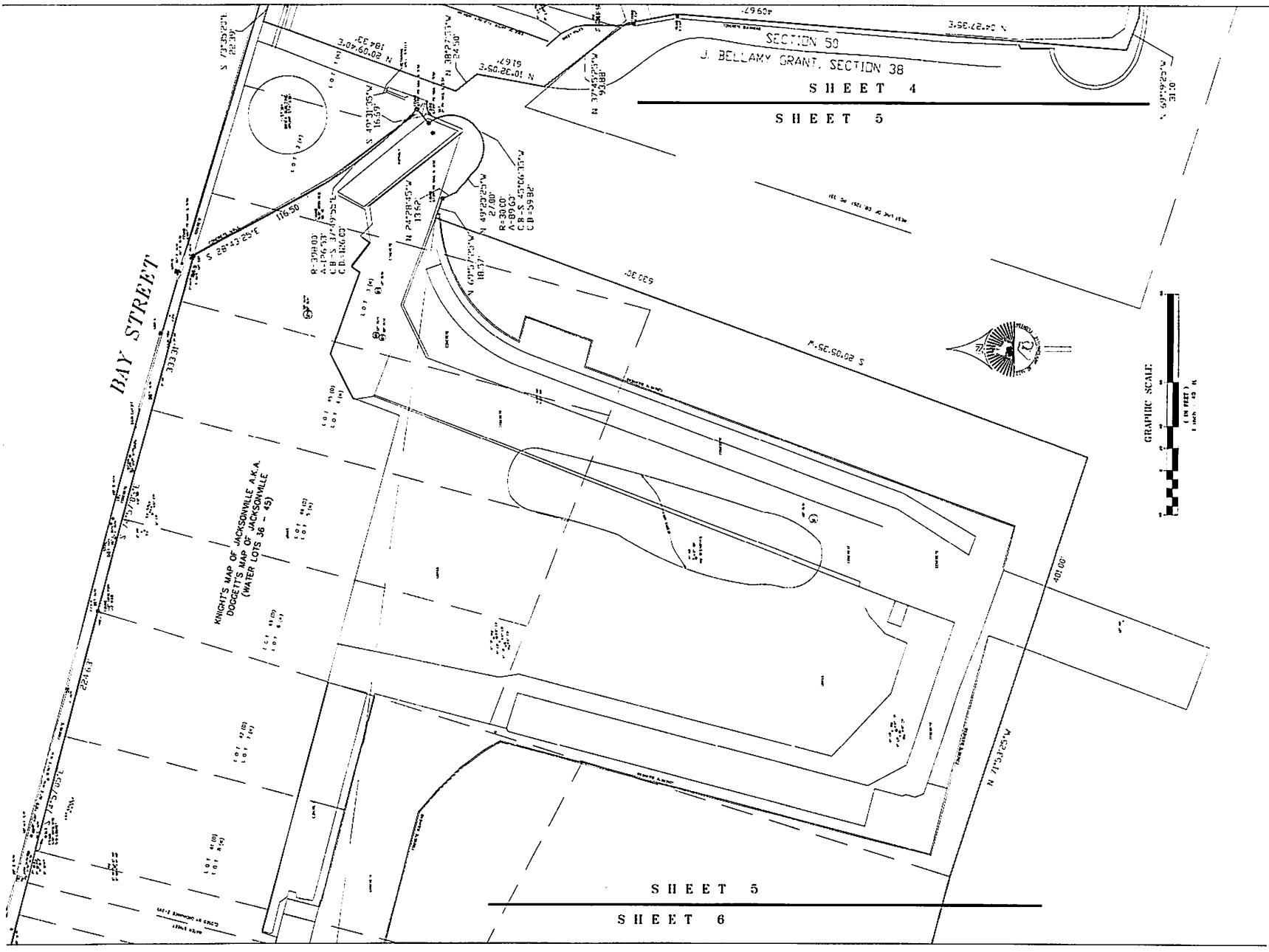


Exhibit 1
 September 26, 2018
 Page 6 of 16

SECTION	SECTION 45	PROJECT NO.	PROJECT 18-000000000000000000	DATE	09/26/2018
DATE	09/26/2018	PROJECT NAME	ALTA/NSPS LAND TITLE SURVEY	SCALE	AS SHOWN
PROJECT NO.	PROJECT 18-000000000000000000	DATE	09/26/2018	SCALE	AS SHOWN
DATE	09/26/2018	PROJECT NAME	ALTA/NSPS LAND TITLE SURVEY	SCALE	AS SHOWN
PROJECT NO.	PROJECT 18-000000000000000000	DATE	09/26/2018	SCALE	AS SHOWN
DATE	09/26/2018	PROJECT NAME	ALTA/NSPS LAND TITLE SURVEY	SCALE	AS SHOWN

CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 JACKSONVILLE, FLORIDA 32202

SHIPPYARDS
 ALTA / NSPS
 LAND TITLE SURVEY

MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF:
 A PORTION OF THE E. HUDNALL GRAND, SECTION 45, LYING IN TOWN 1P 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA

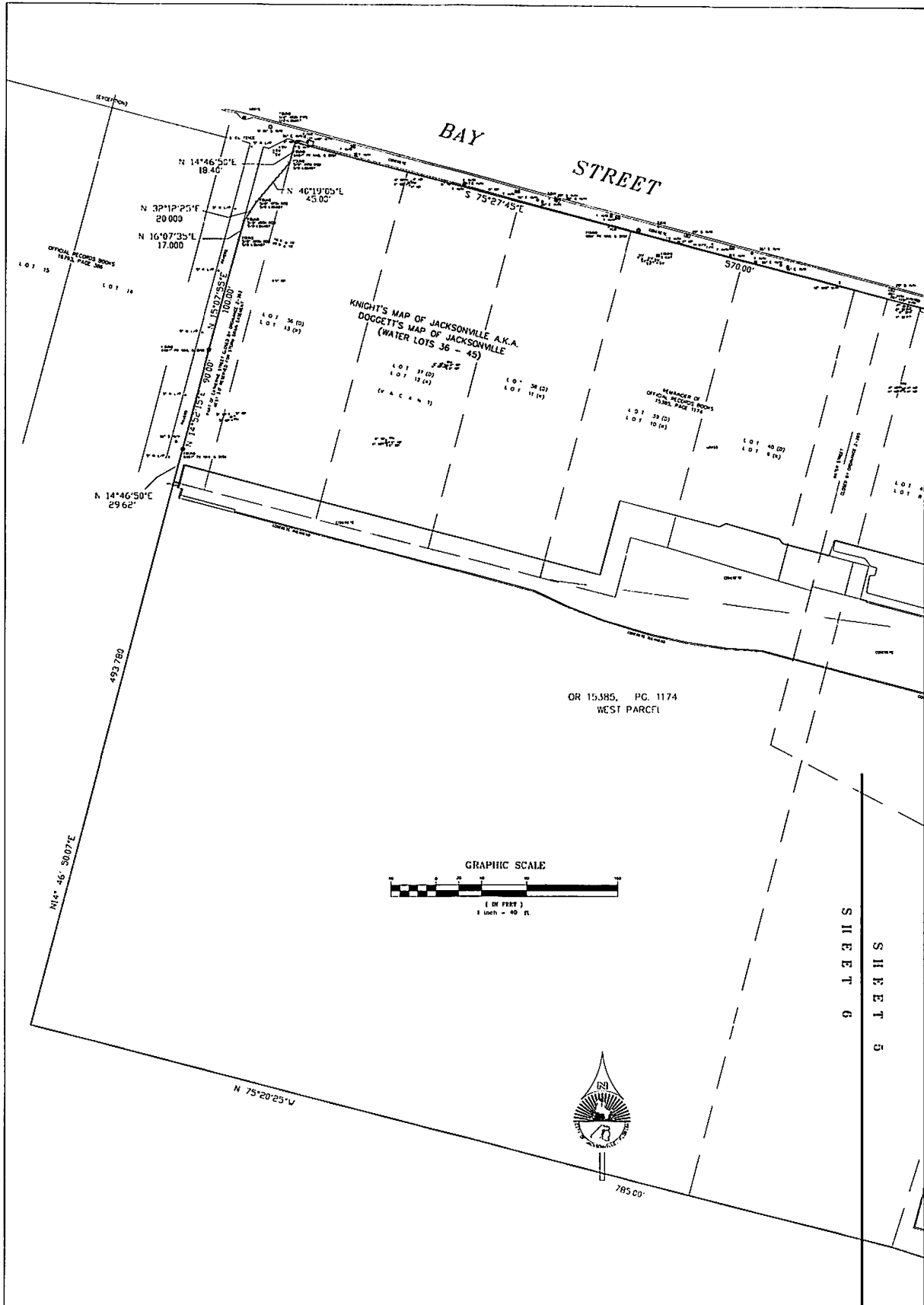


Exhibit 1
 September 26, 2018
 Page 7 of 16

SURVEY DATA DATA FILE NO. PROJECT NAME SURV. PLAN NO. PAGES LEVEL BOOK NO. PAGES LAST DATE IN FIELD		CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS PLANNING DIVISION 1215 FLORIDA AVENUE, JACKSONVILLE, FL 32202		PROJECT DATA PROJECT NO. DATE SCALE		SHIPYARDS ALTA / NSPS LAND TITLE SURVEY		SHEET NO. OF THIS SET DRAWING NO.
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MAP SHOWING LAND TITLE COMMITMENT SHEET:

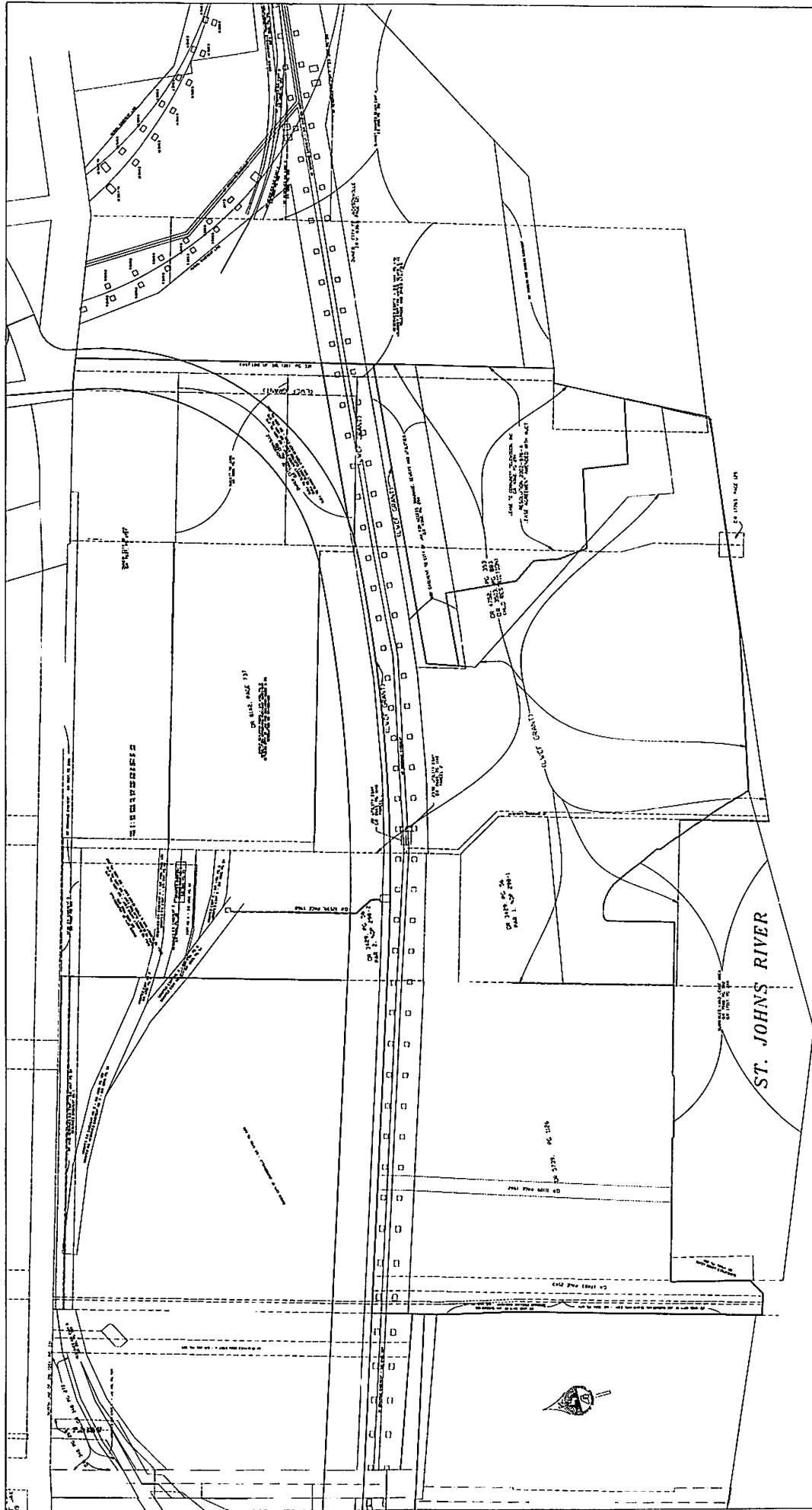
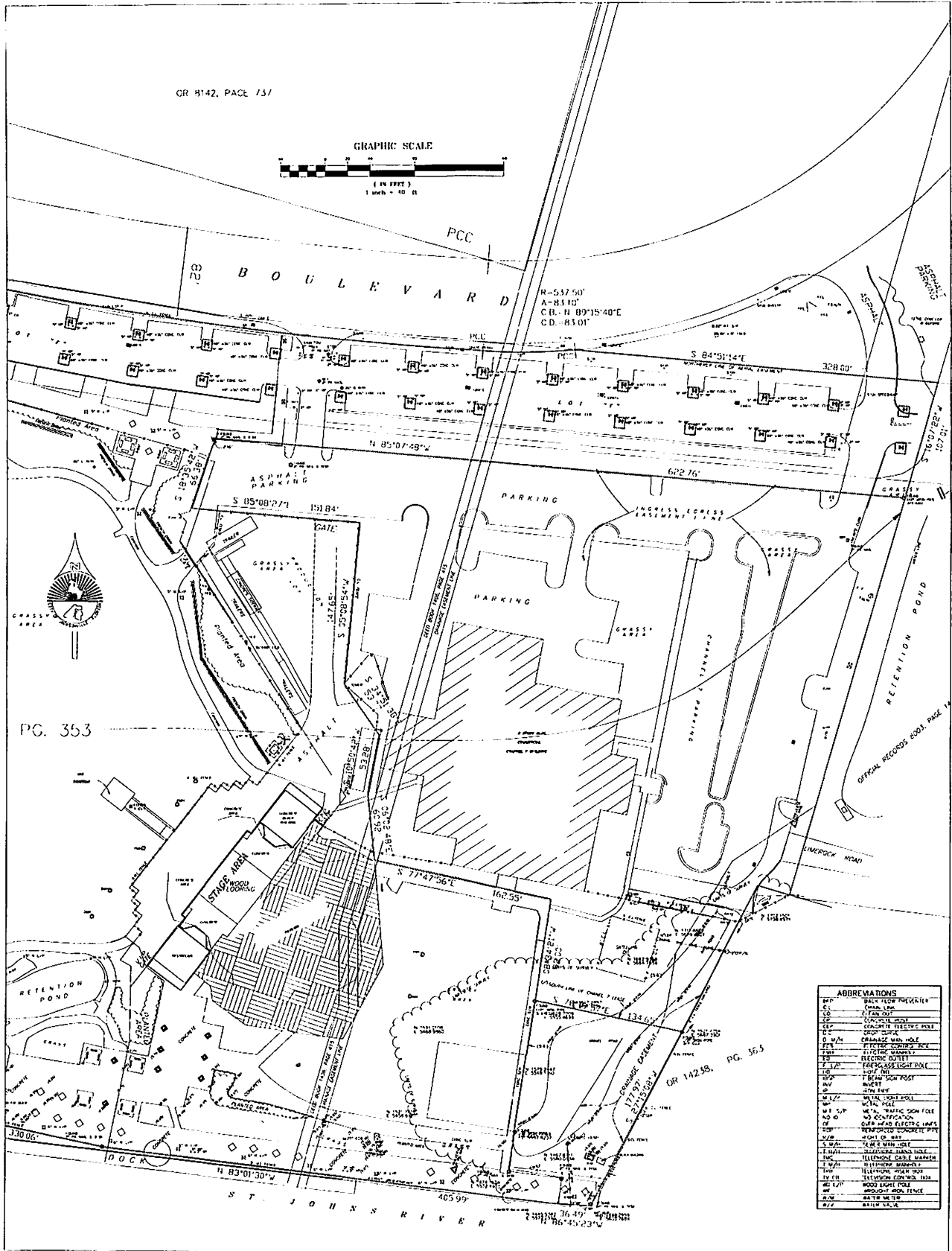


Exhibit 1
 September 26, 2018
 Page 9 of 16

CITY OF JACKSONVILLE 654-855-8795 DEPARTMENT OF PUBLIC WORKS 1:1"=1" FLOOR DATE 7-16-17 214 N. COAN STREET, ENGINEERING DIVISION, JACKSONVILLE, FL 32202 SCALE N/A		PROJECT NO. DATE SCALE	SHEET NO. OF
REVISIONS NO. DATE BY		METRO PARK/KIDS KAMPUS ALTA / HSPS LAND TITLE SURVEY	

MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF:
A PORTION OF THE L. HUDNALL GRAND, SECTION 45, LYING IN TOWN 1P 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA



ABBREVIATIONS

BFL	BACK FLOW PREVENTER
CD	CLEAR CUT
CP	CURB
CEP	CONCRETE ELECTRIC POLE
CD	CURB SIDE
O.W.H	ORANGE WITH HOLE
FPS	FITCHER CONDUIT RUN
FR	FIRE RISER
EO	ELECTRIC OUTLET
TL	TERRACE LIGHTNING
TD	TYPING UNIT
TV	TYPING UNIT
AV	AIR VENT
AV	AIR VENT
W.H.	WATER WASH HOLE
W.H.P	WATER PUMP
O.W.H	ORANGE WITH HOLE
NO.O	NO CONTINUOUS
CE	CURB AND ELECTRIC LEAF
SD	STAMPED CONCRETE DRIVE
COI	CORNER IRON
S.W.H	SEWER WITH HOLE
T.W.H	TERRACE WITH HOLE
CM	CORNER CAST IRON
TS	TYPING UNIT
TV	TYPING UNIT
WE	WOOD EMBLEM
WF	WOOD FRAME FENCE
WF	WOOD FRAME FENCE
WT	WATER TOWER
WV	WOOD WITH
WV	WOOD WITH

Exhibit 1
September 26, 2018
Page 10 of 16

MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF:
 A PORTION OF THE E. HUDNALL GRAND, SECTION 45, LYING N TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA

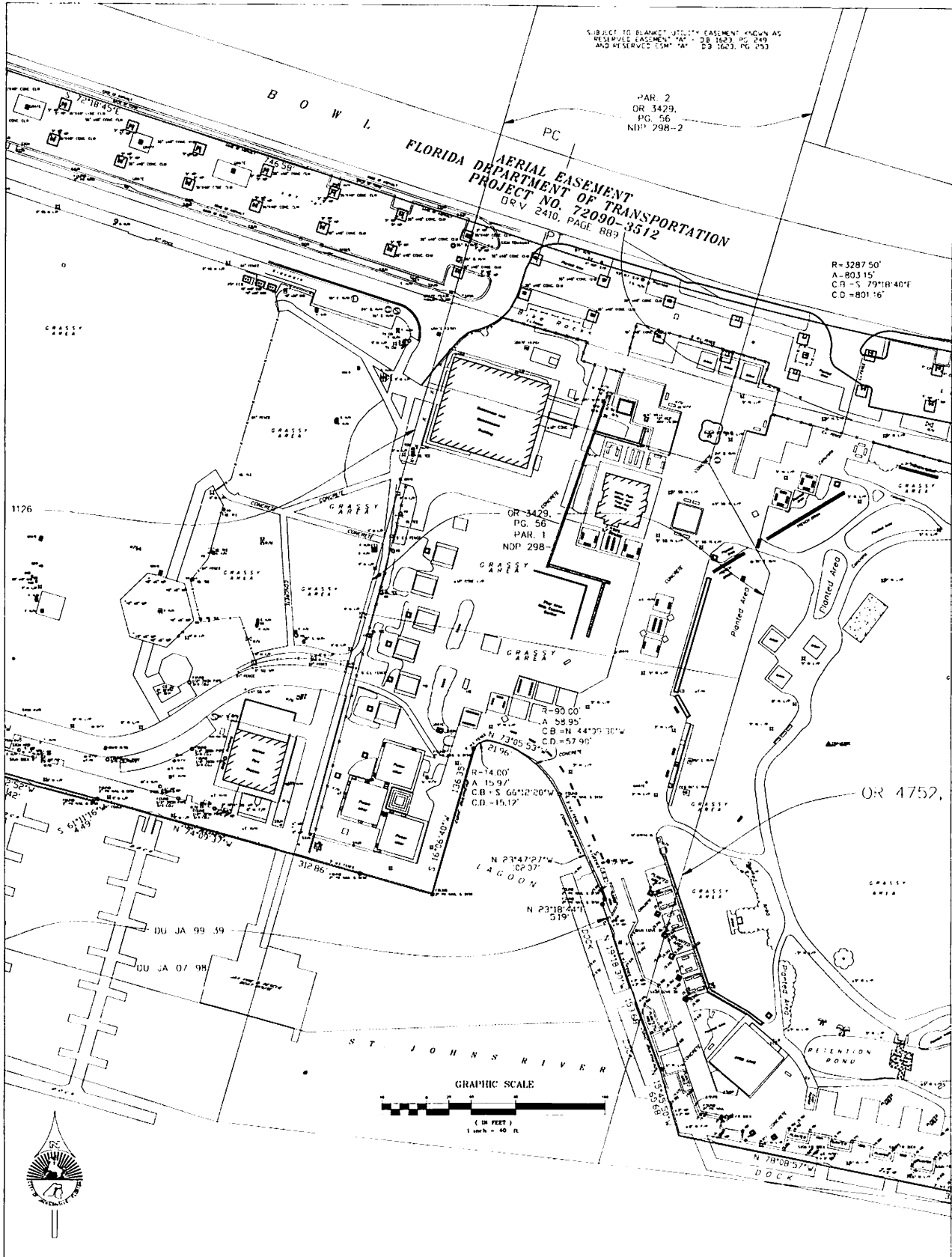
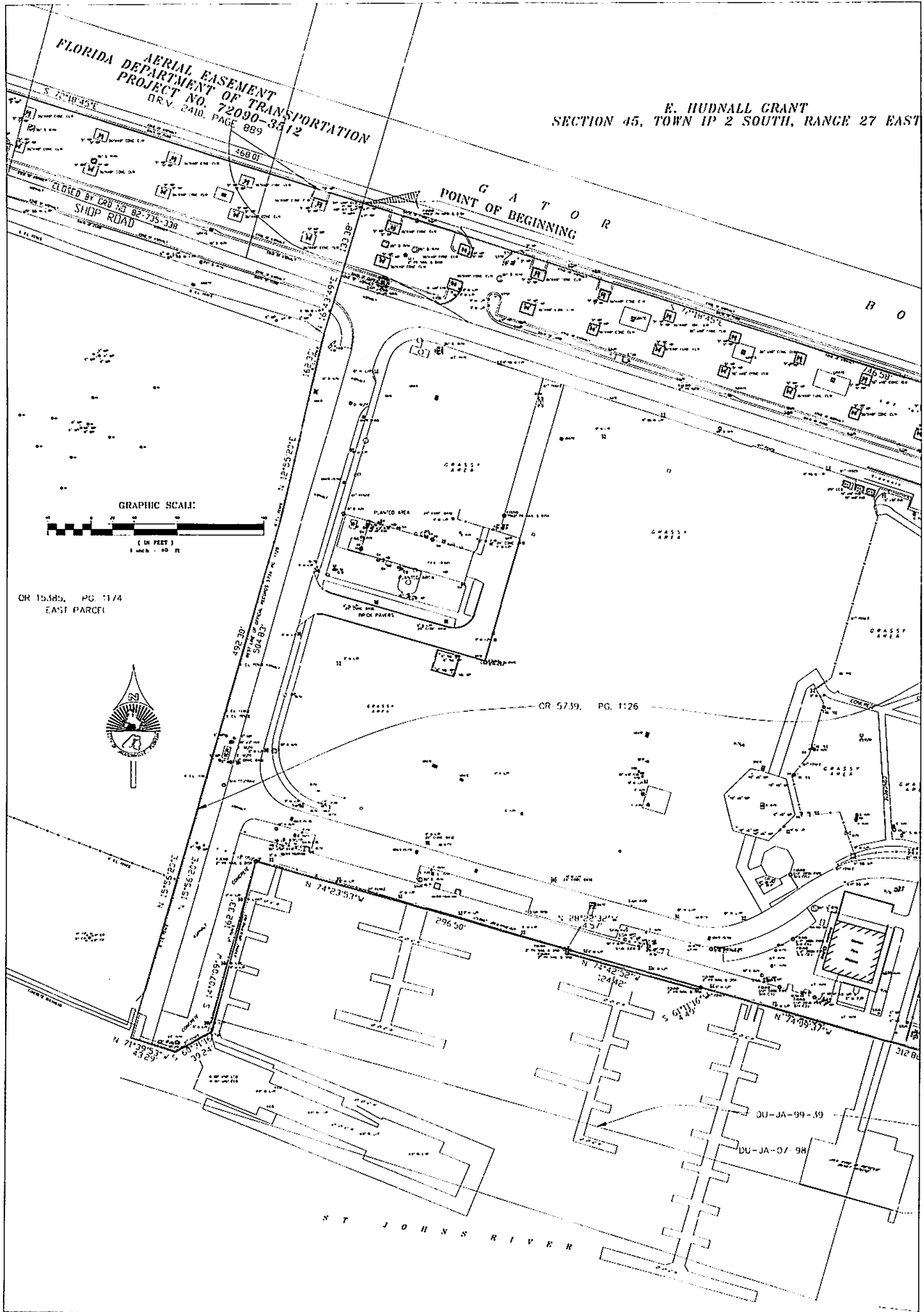


Exhibit 1
 September 26, 2018
 Page 11 of 16

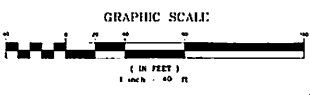
REVISIONS		PROJECT DATA		PROJECT NO.		METRO PARK/KIDS KAMPUS		SHEET NO.	
SURVEY DATA		CITY OF JACKSONVILLE		7-20-17		ALTA / NSPS		11 of 16	
DATA 2107-ND		DEPARTMENT OF PUBLIC WORKS		DATE		LAND TITLE SURVEY		DRAWN BY	
SURVEY BOOK NO.		ENGINEERING DIVISION/SECTION		SCALE				CHECKED BY	
LEVEL BOOK NO.		3318 HUDNALL GRAND, E. 1/4 SECTION 45, T2S, R26E, DUVAL COUNTY, FLORIDA		1"=40'				DATE	
LAST DATE									

MAP SHOWING AN ALTA/NSPS LAND TITLE SURVEY OF:
 A PORTION OF THE E. HUDNALL GRANT, SECTION 45, LYING IN TOWN 1P 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA



FLORIDA AERIAL EASEMENT
 DEPARTMENT OF TRANSPORTATION
 PROJECT NO. 72090-3512
 OR.V. 2410, PAGE 089

E. HUDNALL GRANT
 SECTION 45, TOWN 1P 2 SOUTH, RANGE 27 EAST



OR 15385, PG. 11/4
 EAST PARCEL



SURVEY NO. 2018-01-01 PROJECT NAME: GATOR 35 SURVEY KICK NO. 1 LEVEL 302A.MI LAST DATE IN FIELD: 02/22/17		DRAWN BY: J. W. GILLESPIE CHECKED BY: MICHAEL J. HANSEN DATE: 02/22/17		CITY OF JACKSONVILLE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 1000 FLAGLER AVENUE, S.W. JACKSONVILLE, FL 32209-4000		SHEET NO. 12 OF 16 DATE: 7-20-17 SCALE: 1"=40'		SHEET NO. 12 OF 16 DATE: 7-20-17 SCALE: 1"=40'	
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Exhibit 1
 September 26, 2018
 Page 12 of 16

POINT OF COMMENCEMENT

BRIDIER STREET
CLOSED BY ORD NANCE 94-1135-610

ADAMS STREET

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF:
A PORTION OF THE SUBMERGED LANDS LYING SOUTHERLY OF
THE E. HUDNALL GRANT, SECTION 45, LYING IN TOWNSHIP 2
SOUTH, RANGE 26 EAST



EAST PARCEL
OR 15385, PG. 1174

OR 5739, PG. 1126

5.46 ACRES
OR 3369, PG. 271
OR 3429, PG. 56
PAR. 1, NDP 298-1

18.83 ACRES
OR 3357, PG. 47C
OR 3503, PG. 883

PARCEL C
5.62 ACRES

POINT OF BEGINNING

LEGEND:

O.R. OFFICIAL RECORDS
PG. PAGE

ESTABLISHED BULKHEAD LINE PER BULKHEAD PLAT, PLAT BOOK 1, PAGE 1

ESTABLISHED BULKHEAD LINE PER BULKHEAD PLAT, PLAT BOOK 1, PAGE 1

S T . J O H N S R I V E R

REVISIONS

SURVEY DATA:	
DATA DISK.	DATE 8 8 2018
SURVEY BOOK	1"=100SCALE
DRAWN BY DWHEELER	PROJECT NO.
LAST DATE IN FIELD	

PROJECT PATH

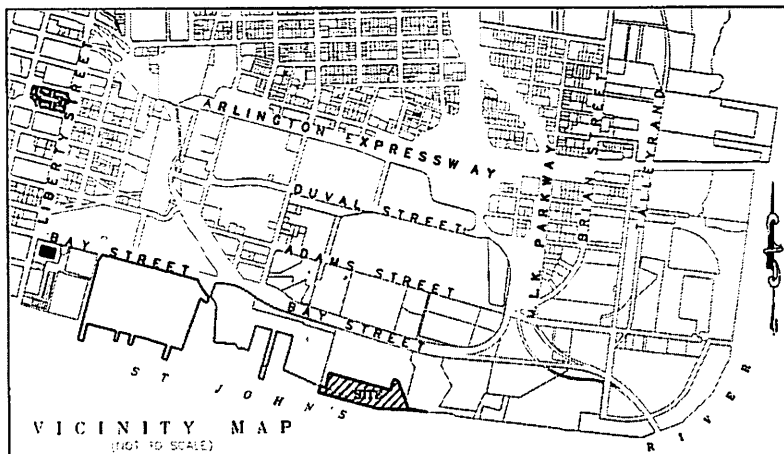


CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor JACKSONVILLE, FL. 32208(904)255-8756

SHEET NO	1
OF	2
DRAWING NO.	
DRAWING FILE	

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH OF:
PARCEL C:**

A PORTION OF THE SUBMERGED LANDS LYING SOUTHERLY OF THE E. HUDNALL GRANT, SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ADAMS STREET WITH A SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF BRIDIER STREET (CLOSED BY ORDINANCE 94-1135-610), THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ADAMS STREET 195.16 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 3369, PAGE 271; THENCE IN A SOUTHWESTERLY DIRECTION ALONG LAST SAID LINE 1506.43 FEET TO AN INTERSECTION WITH THE ESTABLISHED BULKHEAD LINE, PER BULKHEAD PLAT, PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE SOUTH 83°18'26" EAST, ALONG SAID BULKHEAD LINE, 345.44 FEET TO AN INTERSECTION WITH THE WATER-WARD FACE OF A CONCRETE BULKHEAD ALONG THE ST. JOHN'S RIVER; THENCE IN A WESTERLY DIRECTION FOLLOWING THE MEANDERING THERE OF THE FOLLOWING SEVENTEEN (17), COURSES AND DISTANCES: COURSE NO. 1: NORTH 78°08'57" WEST, 330.06 FEET; COURSE NO. 2: NORTH 15°45'50" WEST, 65.68 FEET; COURSE NO. 3: NORTH 19°18'30" WEST, 153.68 FEET; COURSE NO. 4: NORTH 23°18'44" EAST, 5.19 FEET; COURSE NO. 5: NORTH 23°47'27" WEST, 102.07 FEET TO THE CUSP OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 58.95 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°09'30" WEST, 57.90 FEET TO THE POINT OF TERMINUS OF LAST SAID CURVE; COURSE NO. 7: NORTH 73°05'53" WEST, 21.96 FEET TO THE CUSP OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14.00 FEET; COURSE NO. 8: ALONG AND AROUND THE ARC OF LAST SAID CURVE AN ARC DISTANCE OF 15.97 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°12'20" WEST, 15.12 FEET TO THE POINT OF TERMINUS OF LAST SAID CURVE; COURSE NO. 9: SOUTH 16°06'40" WEST, 136.35 FEET; COURSE NO. 10: NORTH 74°09'37" WEST, 312.86 FEET; COURSE NO. 11: SOUTH 61°11'16" WEST, 4.49 FEET; COURSE NO. 12: NORTH 74°42'52" WEST, 124.42 FEET; COURSE NO. 13: NORTH 28°22'32" WEST, 4.57 FEET; COURSE NO. 14: NORTH 74°23'53" WEST, 296.50 FEET; COURSE NO. 15: SOUTH 14°07'09" WEST, 162.33 FEET; COURSE NO. 16: SOUTH 60°31'16" WEST, 39.24 FEET; COURSE NO. 17: NORTH 71°39'53" WEST, 43.29 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15385, PAGE 1174, AS THE EAST PARCEL, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 15°56'20" WEST, ALONG A SOUTHERLY PROLONGATION OF LAST SAID BOUNDARY, 37.36 FEET TO AN INTERSECTION WITH AFORESAID BULKHEAD LINE PER PLAT BOOK 1, PAGE 1; THENCE SOUTH 72°29'48" EAST, ALONG LAST SAID LINE 674.60 FEET TO THE POINT OF BEGINNING AND TO A CLOSE.
 CONTAINING: 5.62 ACRES MORE OR LESS.



NOTES:

1. THIS IS NOT A FIELD SURVEY.
2. BEARINGS, DISTANCES, AND PARCEL LINES AS SHOWN HEREON WERE TAKEN FROM THE OFFICIAL RECORDS AND RECORD PLATS OF DUVAL COUNTY FLORIDA.

CERTIFICATION
 THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SKETCH DATA COMPLIES WITH ALL OF THE REQUIREMENTS FOR MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA (CHAPTER NO. SJ-17(050)-(052), FAC)

W. Meride Hazen
 W. MERIDE HAZEN
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 3398

DATE 01/01/18

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

REVISIONS

SURVEY DATA:		PROJECT PATH:
DATA DISK	DATE 8-8-2018	
SURVEY BOOK	1"=100SCALE	
DRAWN BY DWHEELER	PROJECT NO.	
LAST DATE IN FIELD		

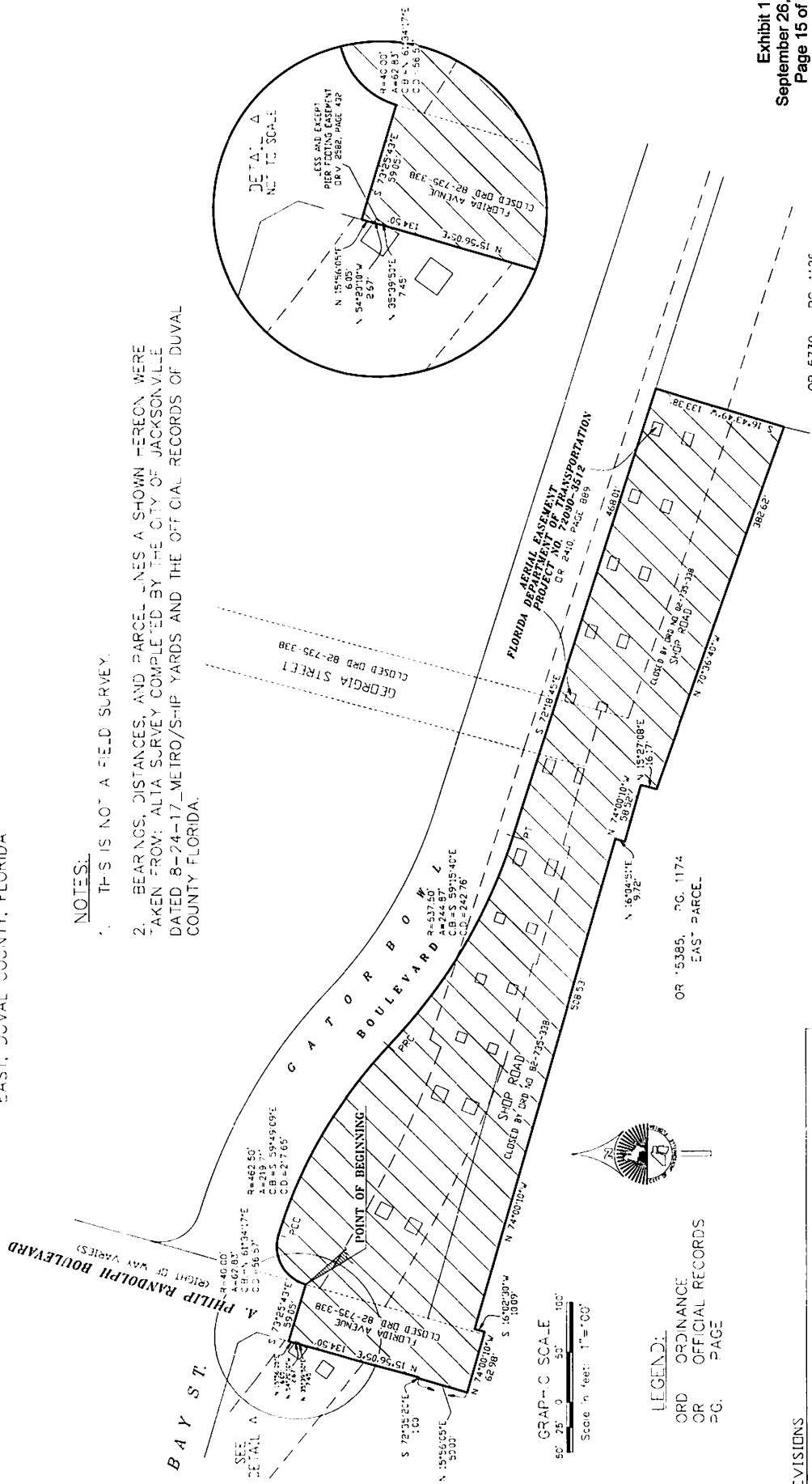


CITY OF JACKSONVILLE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION 214 N. HOGAN STREET,
 10th Floor JACKSONVILLE, FL. 32202(904)255-8756

SHEET NO	2
OF	2
DRAWING NO	
DRAWING FILE	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF:

A PORTION OF THE E. HUDNALL GRANT, SEC ON 45, LYNG N TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA



NOTES:

1. THIS IS NOT A FIELD SURVEY.
2. BEARINGS, DISTANCES, AND PARCEL LINES AS SHOWN HEREON WERE TAKEN FROM: ALTA SURVEY COMPLETED BY THE CITY OF JACKSONVILLE DATED 8-24-17, METRO/SHIP YARDS AND THE OFFICIAL RECORDS OF DUVAL COUNTY FLORIDA.

Exhibit 1
September 26, 2018
Page 15 of 16

SHEET NO	1
OF	2
DRAWING NO	
DRAWING FILE	

CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N HOGAN STREET,
10th FLOOR JACKSONVILLE, FL 32202-9042-55-8756

Jacksonville
Where Florida Begins.

REVISIONS

NO.	DATE	BY	REASON
1	8-30-2018		

SURVEY DATA:

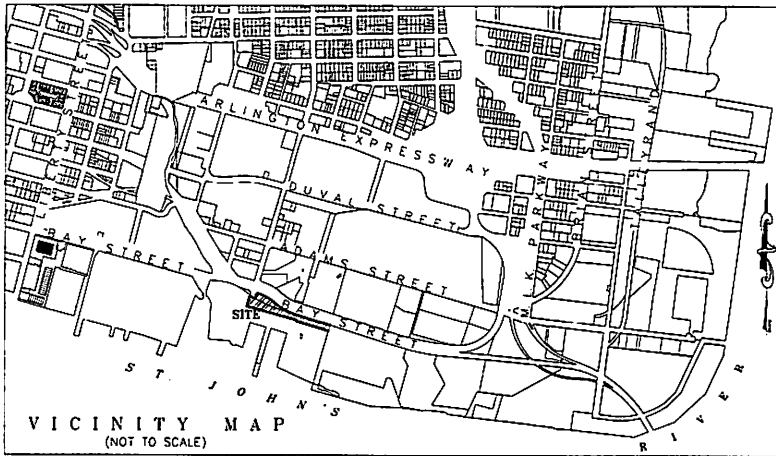
DATE	8-30-2018
SCALE	
PROJECT NO	
DRAWN BY	D. WHEELER
LAST DATE IN FIELD	

LEGAL DESCRIPTION TO ACCOMPANY SKETCH OF:

A PORTION OF THE E. HUDNALL GRANT, SECTION 45, LYING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF A. PHILLIP RANDOLPH BOULEVARD WITH THE SOUTHERLY RIGHT OF WAY LINE OF GATOR BOWL BOULEVARD (ALSO KNOWN AS BAY STREET) A VARIABLE WIDTH RIGHT OF WAY AT THIS POINT, SAID POINT LYING IN A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE RUN ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF GATOR BOWL BOULEVARD THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: IN A NORTHEASTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 62.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°34'17" EAST, 56.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 462.50 FEET; COURSE NO. 2: IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND THE ARC OF LAST SAID CURVE AN ARC DISTANCE OF 219.71 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°49'09" EAST, 217.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 537.50 FEET; COURSE NO. 3: IN A SOUTHEASTERLY DIRECTION ALONG AND AROUND THE ARC OF LAST SAID CURVE AN ARC DISTANCE OF 244.87 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°15'40" EAST, 242.76 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 4: SOUTH 72°18'45" EAST, 468.01 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5739, PAGE 1126 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 16°43'49" WEST, ALONG LAST SAID LINE 133.38 FEET TO AN INTERSECTION WITH THE FORMER SOUTHERLY RIGHT OF WAY LINE OF SHOP ROAD (CLOSED BY: ORDINANCE NUMBER 82-735-338); THENCE IN A WESTERLY DIRECTION RUNNING ALONG THE SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTH 70°36'40" WEST, 382.62 FEET; COURSE NO. 2: NORTH 15°27'08" EAST, 16.17 FEET; COURSE NO. 3: NORTH 74°00'10" WEST, 58.52 FEET; COURSE NO. 4: NORTH 16°04'51" EAST, 9.72 FEET; COURSE NO. 5: NORTH 74°00'10" WEST, 508.53 FEET; COURSE NO. 6: SOUTH 16°02'30" WEST, 10.09 FEET; COURSE NO. 7: NORTH 74°00'10" WEST, 62.98 FEET TO AN INTERSECTION WITH THE FORMER WESTERLY RIGHT OF WAY LINE OF FLORIDA AVENUE (CLOSED BY ORDINANCE 82-735-338), THENCE IN A NORTHERLY DIRECTION ALONG LAST SAID LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 15°56'05" EAST, 50.00 FEET; COURSE NO. 2: SOUTH 72°35'20" EAST, 1.00 FEET; COURSE NO. 3: NORTH 15°56'05" EAST, 134.50 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF GATOR BOWL BOULEVARD; THENCE SOUTH 73°25'43" EAST, ALONG LAST SAID RIGHT OF WAY LINE 59.05 FEET TO THE POINT OF BEGINNING AND TO A CLOSE.

LESS AND EXCEPT THOSE RECTANGULAR PARCELS OF LAND, DEED TO THE JACKSONVILLE EXPRESSWAY AUTHORITY, IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS VOLUME 2582, PAGE 432 OF SAID PUBLIC RECORDS, ABOVE PARCEL CONTAINING A NET: 3.29 ACRES MORE OR LESS.



NOTES:

1. THIS IS NOT A FIELD SURVEY.
2. BEARINGS, DISTANCES, AND PARCEL LINES AS SHOWN HEREON WERE TAKEN FROM: ALTA SURVEY COMPLETED BY THE CITY OF JACKSONVILLE DATED 8-24-17, METRO/SHIP YARDS AND THE OFFICIAL RECORDS OF DUVAL COUNTY FLORIDA.

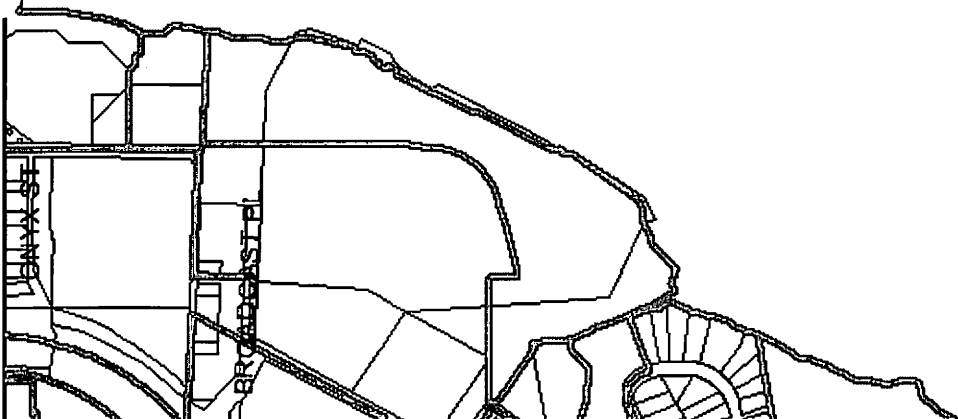
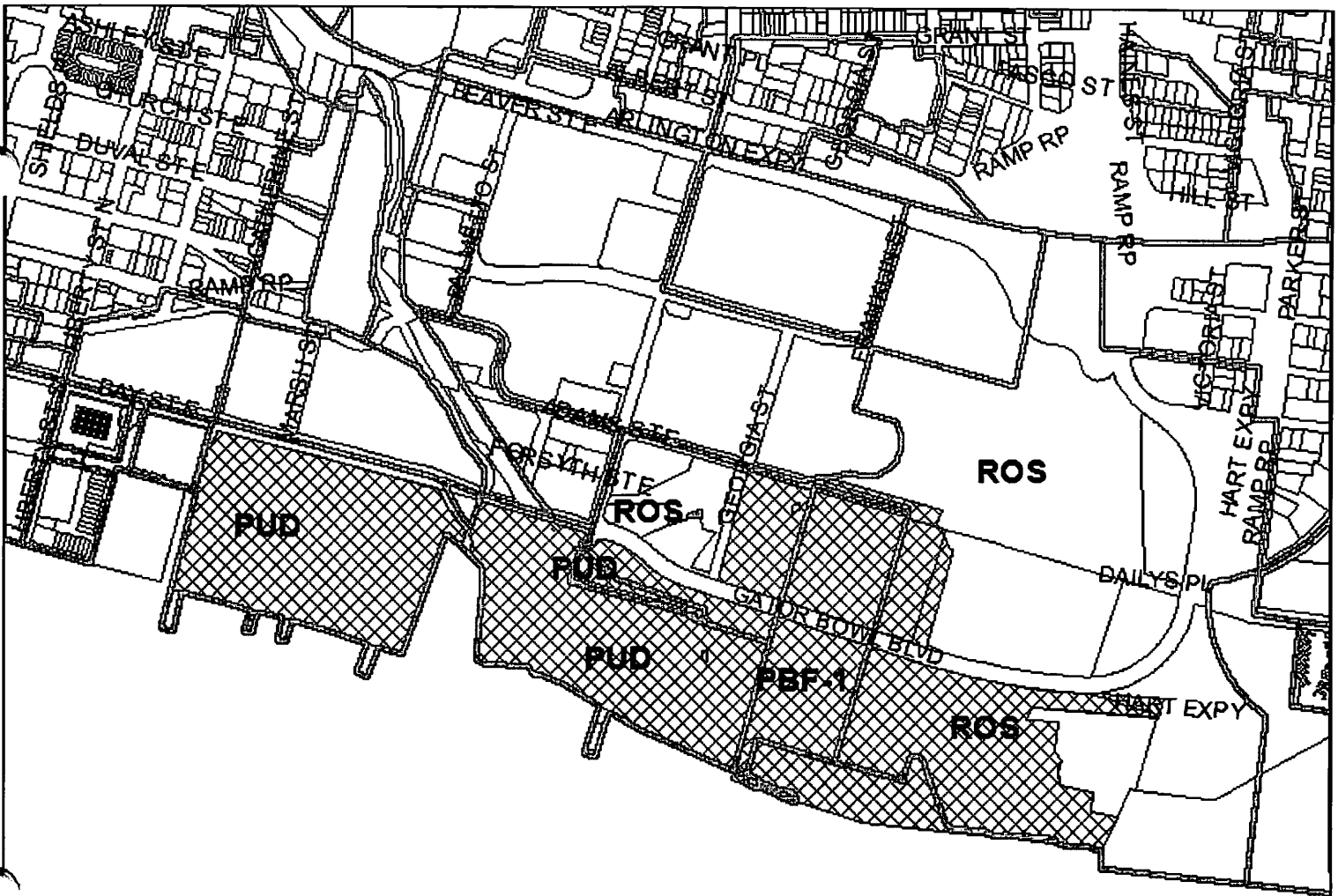
Exhibit 1
September 26, 2018
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REVISIONS		PROJECT PATH:
SURVEY DATA:		
DATA DISK	DATE	8-30-2018
SURVEY BOOK	SCALE	1" = 50'
DRAWN BY D. WHEELER	PROJECT NO.	
LAST DATE IN FIELD		



CITY OF JACKSONVILLE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION 214 N. HOGAN STREET,
10th Floor JACKSONVILLE, FL. 32202(904)255-8756

SHEET NO.	
OF	20
DRAWING NO.	
DRAWING FILE	

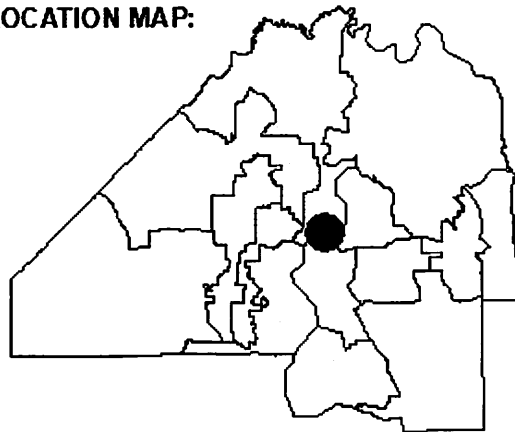


REQUEST SOUGHT:

FROM: PUD, PBF-1, & ROS

TO: CCBD

LOCATION MAP:



0 310 620 1,240



Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2018-1932

PAGE 1 OF 1