

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0755 TO
PLANNED UNIT DEVELOPMENT

JANUARY 8, 2015

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2014-0755** to Planned Unit Development.

Location: 13431 Beach Boulevard and 3162 Gerona Drive West; on the west side of Gerona Drive West and 500 feet north of the Gerona Drive West and Beach Boulevard intersection

Real Estate Number: 166561-0010; 166563-0000

Current Zoning District: Residential Low Density 60 (RLD-60) and Planned Unit Development (PUD) (ord. 2003-233)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches (2)

City Council Representative: The Honorable Richard Clark, District 3

Planning Commission Representative: Anthony Robbins

Applicant: Fred Atwill
Atwill, LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234

Owner: Coastal Veterinary Enterprises, LLC
Axel Gray
13431 Beach Boulevard
Jacksonville, Florida 32246

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Rezoning 2014-0755 seeks to rezone approximately 3.29± acres on the west side of Gerona Drive West and 500 feet north of the Gerona Drive West and Beach Boulevard intersection from Planned Unit Development (PUD) and Residential Low Density 60 (RLD-60) to PUD. The purpose of the PUD is to add a newly purchased 1.23± acre parcel of land immediately adjacent to the owner's existing veterinary hospital into their existing 2.06± acre campus in order to provide improved access into the overall campus, needed parking for employees, as well as a new state of the art pet sitting facility.

The property is within the Residential-Professional-Institutional (RPI) and Low Density Residential (LDR) 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. The applicant proposes an amendment to the Future Land Use Map series (FLUMs) 2014C-012 (Ordinance 2014-0754) to change the 1.23 acre portion of the site from Low Density Residential (LDR) to Residential-Professional-Institutional (RPI) and a rezoning from Residential Low Density-60 (RLD-60) and Planned Unit Development (PUD) (Ord. 2003-233) to Planned Unit Development (PUD).

In 2003, the owner was granted the current PUD (Ord. 2003-233-E) which was for the same purpose as this request as the owner at that time acquired the adjacent property to the north that was classified as LDR, while the existing veterinary facility at that time (Coastal Veterinary Hospital) was classified as CGC (Community General Commercial). That PUD and LUA changed the existing veterinary hospital's CGC land use with a reassigned RPI land use for the annexed parcel of property, providing an acceptable transitional use to the adjacent neighborhood's LDR land use, and that would accommodated the expansion of the services now offered by the owner today at 13431 Beach Boulevard. With this proposed PUD rezoning, an identical process is contemplated to accomplish the facility's latest expansion and subsequent improvement of its services to the public. The PUD will permit the improvement of the owner's current operation so that its services can be more efficiently conducted, and so that new services such as the indoor training and exercise arena activities can be achieved and offered to existing and future clients.

CRITERIA FOR REVIEW

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

Yes. According to the Category Descriptions for the Suburban Development Areas of the FLUE, the LDR future land use category primarily permits low density residential development in the form of single-family and multi-family dwellings at up to seven dwelling units per acre. The

proposed Residential-Professional-Institutional (RPI) land use category within the Suburban Land Development Area permits mostly low to medium density residential, with a maximum gross density of 20 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations.

The proposed PUD is being sought to add new elements of/to the PUD (convert the existing residential housing unit to professional office and doggie day care management uses, and the new soundproof climate controlled indoor training and exercise facility), and will be required to comply with all appropriate requirements prior to development approvals. The expansion of the existing use for limited office/professional uses in this location would further the goals, objectives and policies of the 2030 Comprehensive Plan.

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

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

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

The written description and the site plan of the intended plan of development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property provides for adequate lot requirements and would be developed in accordance with the Land Development Regulations through the 10 set review and permitting process.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The proposed Residential-Professional-Institutional (RPI) land use category within the Suburban Land Development Area permits mostly low to medium density residential, with a maximum gross density of 20 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations. Given the compatibility between the uses permitted in the requested PUD and the uses in or proposed for the surrounding area, the Planning and Development Department concludes that the proposed request consistent with the following policies of the 2030 Comprehensive Plan:

FLUE Policy 1.1.1 states that "The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the

Future Land Use Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.).”

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

FLUE Policy 1.1.7 The City shall provide for a “Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.”

FLUE Policy 1.1.8 states that “the City shall require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments.”

FLUE Policy 1.1.20 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.

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

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

FLUE Policy 3.2.2 The City shall promote, through Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed amendment and rezoning allows for an expansion of an existing use in the same manner as was previously done before for the facility and will serve current residents in the area. These factors position the site and proposed plan of development to further the intent of FLUE

Objective 3.2 and Policy 3.2.1. This proposed PUD meets all of the requirements for development in the proposed RPI Land Use Category and limits the uses within the PUD. It also ensures a gradual transition of densities and intensities with the surrounding area. The proposed rezoning is consistent with the adjoining land uses, is an appropriate infill location, and will be part of the overall development plan for this corridor. Therefore this amendment is consistent with FLUE Policy 1.1.8. The PUD's limited development plan ensures a compact and compatible land use pattern and will be infill of/in an emerging non-residential area, therefore consistent with FLUE Policies 1.1.20 and 3.2.2. RPI is generally intended to provide transitional uses between commercial and residential uses.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The particular land uses proposed and the conditions and limitations thereon: The uses proposed in the PUD are limited to seven specific uses; Veterinarians/Animal boarding facility/pet grooming, Bakeries, Barber or beauty shops, Florist shops, Professional and business offices, Restaurants, and Retail outlets for sale of food and drugs, wearing apparel, sundries and notions, sporting goods. The purpose of the PUD is to limit certain uses and limit developmental impacts.

Compatible relationship between land uses in a mixed use project: The PUD proposes the concept of a development scaled for and complimentary to surrounding uses and pedestrians within the site. The access points, buffer areas, internal VUA's, alignments, and configurations, etc. will be developed per the written description/site plan and be subject to the 10-set review process.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The applicant has indicated that the intent of the proposed development is to limit the allowable uses for the property while functioning as a development that will support the daily needs of nearby office, professional, school and residential development on a site that is located adjacent to and in close proximity to existing and emerging commercial and residential areas and provide a more convenient pet service establishment to the surrounding community.

(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 PUD provides for a gradual transition of densities and intensities. To the east, north, and west of the land use amendment site are single-family dwellings and vacant residential lots in a LDR land use category and RLD-60 zoning district. Homes in this area were generally constructed from 1984 to 2006. Southwest, south, and southeast of the site and on the north side of Beach Boulevard are vacant commercial land, a social club, a private school, offices, a veterinary, a shopping center, a medical office, and a fast food restaurant in a Community/General Commercial (CGC) and RPI land use categories and Commercial Community/General-1 (CCG-1) and PUD zoning districts.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single-family development
South	CGC	CCG-1	Professional/office uses
East	LDR	RLD-60	Single-family development
West	LDR	RLD-60	Single-family development

The proposed rezoning will allow uses consistent or compatible with the existing and proposed land uses and zoning of adjacent and nearby properties and the general character of the area. The proposed rezoning and the development permitted thereunder will have little impact upon property values of adjacent or nearby properties or in the general area more than the types of uses currently permitted.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description contains permitted uses which are generally found in the CRO and CN Zoning Districts. The applicant/developer is requesting the use of the PUD ordinance in order to administer specific performance standards designed to ensure a proper mix of uses, designs and elevations. The proposed PUD ensures the use(s) will be in keeping with current and future development patterns and limits the uses to those of a lesser intensity that provide for a gradual transition of densities and intensities between uses.

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as an office/professional development. The PUD is appropriate at this location because it limits the intensity of uses and is consistent and compatible with the existing and proposed land uses and zoning of adjacent and nearby properties and that of the general area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD contains provisions for buffers, signage, landscaping, common areas and traffic flow. Access will be from Gerona Drive West, a public right-of-way. Access to the annexed parcel and any associated modifications to the existing Coastal Veterinary Enterprises campus driveways and/or internal circulation pathways, will be subject to the review and approval by the City's Traffic Engineer and by the appropriate review activity(s) of the Planning and Development Department.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: The written description contains uses which are generally found in the CRO and CN Zoning Districts. The applicant/developer is requesting the use of the PUD ordinance in order to restrict and administer specific performance standards designed to ensure a proper mix of uses, designs and elevations.

(7) Usable open spaces plazas, recreation areas.

The open space requirement will be met through landscaping buffers and retention areas. It is the owners intent that the project be utilized by a singular use/tenant.

(8) Impact on wetlands

Review of wetland maps indicates a small isolated "Category III" wetland site of approximately 0.4 acres on the western portion of the property which was once part of a larger isolated wetlands system draining from south to north onto adjacent properties. It has been significantly altered by clear cutting, drainage ditching and filling prior to wetland regulations. The small remaining "Category III" type wetlands have a low functional value. Alteration of the remaining wetland from development will require mitigation from the St. Johns River Water Management District. However, none is being proposed in the applicant's site plan.

(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 December 22, 2014, 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 **2014-0755** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated September 30, 2014.
2. The subject property shall be developed in accordance with the original written description dated October 3, 2014.
3. The subject property shall be developed in accordance with the original site plan dated October 2, 2014.
4. The development shall be subject to the Development Services Division memorandum dated December 12, 2014, or as otherwise approved by the Planning and Development Department.



Aerial view of the subject site facing north



The subject site on the left facing north along Gerona Dr. W.



The subject site facing west from Gerona Dr. W.



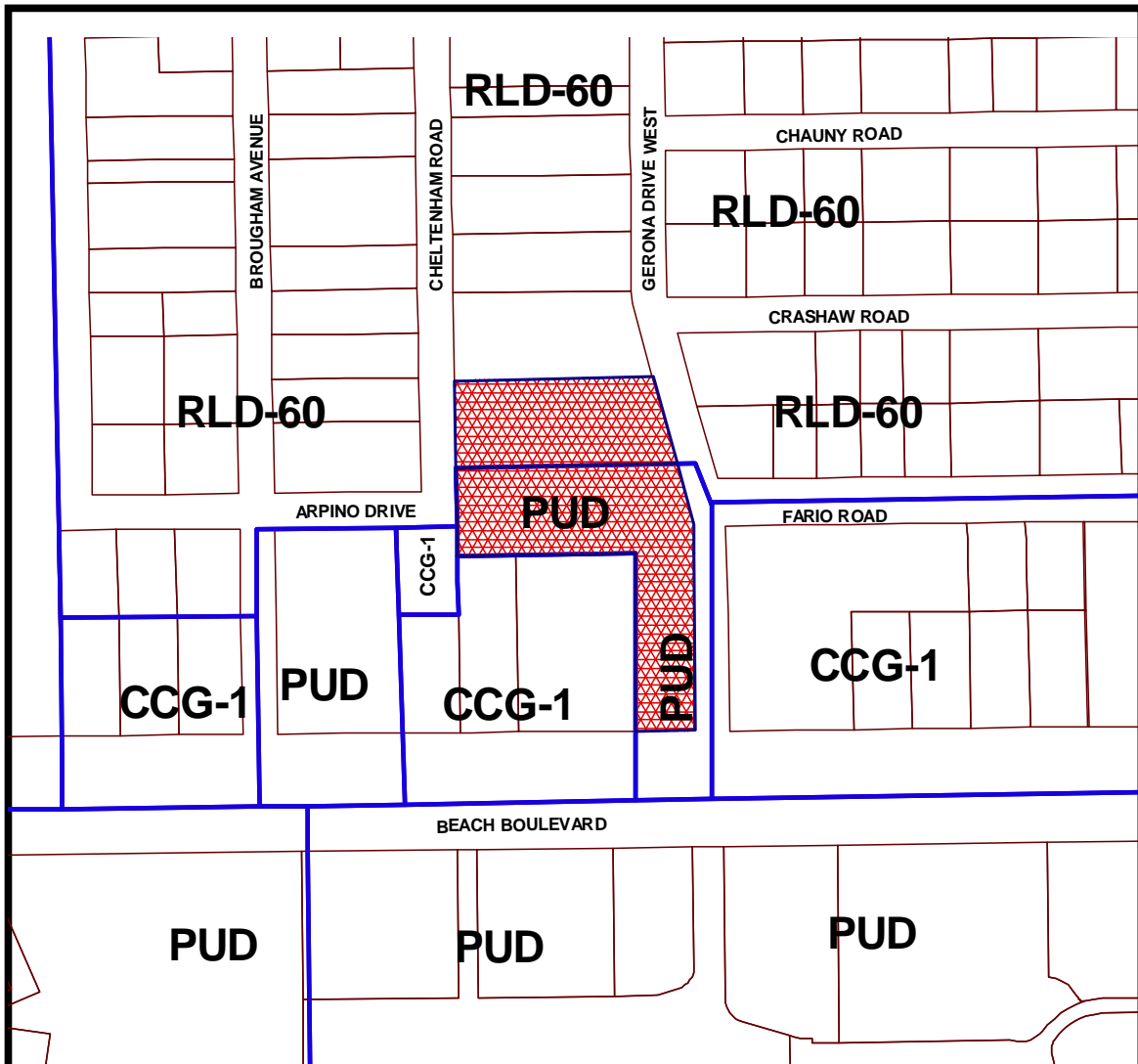
The subject site ahead on the right facing south along Gerona Dr. W.



The subject site on the right facing south along Gerona Dr. W.



The subject site on the right facing south at the intersection of Beach Blvd. and Gerona Dr. W.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60 & PUD</p> <p>TO: PUD</p>		
		<p>0 100 Feet</p>
		<p>COUNCIL DISTRICT: 3</p>
	<p>ORDINANCE -2014-0755</p>	<p>FILE COPY</p>



December 12, 2014

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Coastal Veterinary PUD
R-2014-755 fka R-2003-233**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Provide 5' sidewalk along frontage of Gerona Drive West frontage and connect to existing sidewalk to the south.
2. Signage, fence, wall and landscaping shall be located so that they do not obstruct horizontal line of sight as outlined in FDOT Index 546.
3. Northern driveway radius return shall not cross property line.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2014-0755 **Staff Sign-Off/Date** AH / 11/14/2014

Filing Date 11/25/2014 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 01/13/2015 **Planning Commission** 01/08/2015

Land Use & Zoning 01/21/2015 **2nd City Council** N/A

Neighborhood Association GOLDEN GLADES

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 705

Application Status PENDING

Date Started 10/03/2014

Date Submitted 10/03/2014

General Information On Applicant

Last Name

ATWILL

First Name

FRED

Middle Name

Company Name

ATWILL LLC

Mailing Address

9001 FOREST ACRES LANE

City

JACKSONVILLE

State

FL

Zip Code 32234

Phone

9046108975

Fax

904

Email

ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

GRAY

First Name

AXEL

Middle Name

Company/Trust Name

COASTAL VETERINARY ENTERPRISES, LLC

Mailing Address

13431 BEACH BOULEVARD

City

JACKSONVILLE

State

FL

Zip Code

32246

Phone

9042234360

Fax

9042230018

Email

AXELGRAY@COMCAST.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2003-233

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 166561 0010	3	2	PUD	PUD

Map 166563 0000 3 2 RLD-60 PUD

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 #

5142

Total Land Area (Nearest 1/100th of an Acre) 3.29

Development Number 9018

Proposed PUD Name COASTAL VETERINARY ENTERPRISES, LLC PUD

Justification For Rezoning Application

DR. GRAY RECENTLY PURCHASED 3162 GERONA DR. W HOPING TO ANNEX IT INTO HIS EXISTING VETERINARY HOSPITAL AND PET RESORT WHICH IS LOCATED DIRECTLY TO THE SOUTH, IN ORDER TO ACCOMMODATE INCREASING DEMAND FOR VETERINARY AND ASSOCIATED SERVICES. THE ADDITION OF THE 3162 GERONA PROPERTY PROMISES IMPROVED ACCESS/EGRESS INTO AND FROM THE CAMPUS, ADDS MUCH NEEDED PARKING AND ALLOWS THE CONSTRUCTION OF A NEW, STATE OF THE ART INDOOR, SOUNDPROOF TRAINING AND EXERCISE GYM FOR THE FACILITY'S CANINE CLIENTE

Location Of Property

General Location

SOUTH OF BEACH BLVD ALONG THE WEST SIDE OF GERONA DR. W.

House #	Street Name, Type and Direction	Zip Code
3162	GERONA DR W	32246

Between Streets

CHELTENHAM RD and GERONA DRIVE WEST

Required Attachments For Formal, Complete application

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

Exhibit 1 A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Exhibit C Binding Letter.

Exhibit D Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

Exhibit E Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table



Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

Exhibit H Aerial Photograph.

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

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

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
3.29 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee**
29 Notifications @ \$7.00 /each: \$203.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,243.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

- (1) Coastal Veterinary Enterprises, LLC
1343 Beach Boulevard

22-23 35-2S-28E 2.038
Golden Glades Unit 1
Lots 4 and 5

According to the Plat thereof as Recorded in Plat Book 22, Page(s) 23 of the Public Records of Duval County, Florida.

- (2) Coastal Veterinary Enterprises, LLC
3162 Gerona Drive West

22-23 35-2S-28E
Golden Glades Unit 1
Lot 6 Block 1

As Recorded in Plat Book 22, Page(s) 23 of the Current Public Records of Duval County, Florida.

EXHIBIT A

Property Ownership Affidavit

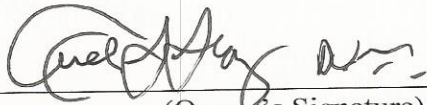
Date: 9/30/14

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Axel G. Gray DVM hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for a PUD Rezoning,
submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30 day of September
(month), 2014 (year) by Axel Gray who is personally
known to me or has produced Florida Drivers License as identification.



(Notary Signature)

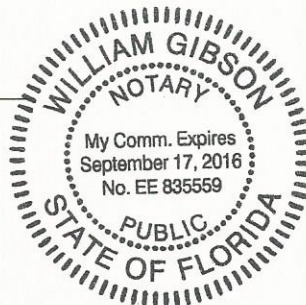


EXHIBIT B

Agent Authorization

Date: 9/30/14

City of Jacksonville
Planning and Development Department
128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

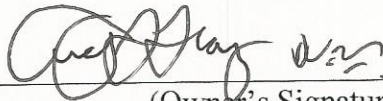
Re: Agent Authorization for the following site location:

RE# 166561-0010 & RE# 166563-0000

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

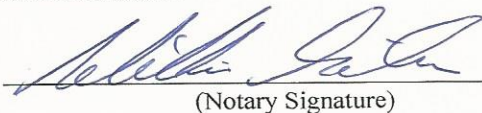
Atwill LLC & Fred Atwill, Jr. to act as agent to file application(s) for
PUD Rezoning for the above referenced property and in
connection with such authorization to file such applications, papers, documents, requests and
other matters necessary for such requested change.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30 day of
September (month), 2014 (year) by Axel Gray,
who is personally known to me or has produced Florida Drivers License as
identification.



(Notary Signature)

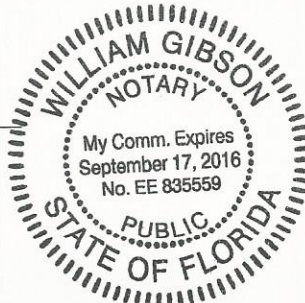


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

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

Sincerely,

By: _____



member

Crestview Veterinary Enterprises, Inc

Its: _____

AFFIDAVIT OF NO LIENS

First American Title Insurance Company
File Number: 2081-1893695

Before me, the undersigned authority, personally appeared:

Axel G. Gray, Manager of Coastal Veterinary Enterprises, LLC,
a Florida limited liability company

who, being first sworn, deposes and say(s):

1. That Coastal Veterinary Enterprises, LLC, a Florida limited liability company, is the owner of the following described real property located in Duval County, Florida:

Lots 4 and 5; Block 1 of GOLDEN GLADES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 23, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

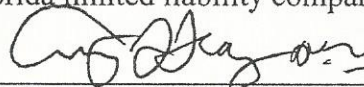
2. That said property is now in possession of the record owner.

3. That there has been no labor performed or materials furnished on said property within the past three months for which there are unpaid bills for labor or material against said property.

4. That he hereby warrants that he has received no notice of any public hearing regarding any taxes or special assessments for improvements by any Government within the past three months, and that there are no unpaid assessments against the above property for improvements thereto by any Government, whether or not said assessments appear of record.

5. That the representations embraced herein are for the purpose of inducing IronStone Bank to loan \$1,758,334.00 to Coastal Veterinary Enterprises, LLC, a Florida limited liability company, to be secured by a mortgage encumbering the real property described herein which mortgage will be insured by First American Title Insurance Company.

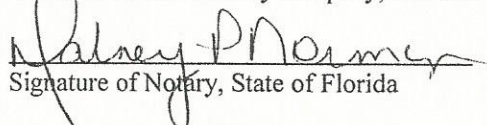
Coastal Veterinary Enterprises, LLC,
a Florida limited liability company



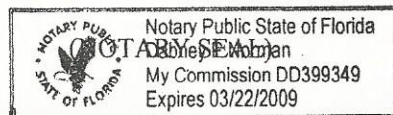
By: Axel G. Gray, Manager

STATE OF FLORIDA
COUNTY OF Duval

Signed and affirmed before me this 23rd day of April, 2008,
by Axel G. Gray, Manager of Coastal Veterinary Enterprises, LLC,
a Florida limited liability company, on behalf of the LLC.


Signature of Notary, State of Florida

Personally known
 Produced Identification Type of Identification: FL Driver License



THIS INSTRUMENT WAS PREPARED BY:
Mary A. Robison, Esquire
Fisher, Tousey, Leas & Ball, P.A.
One Independent Drive, Suite 2600
Jacksonville, Florida 32202

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CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 0.70

WARRANTY DEED

THIS INDENTURE, made as of the 27th day of February, 2004, between AXEL G. GRAY and REBECCA M. GRAY, husband and wife, whose address is 125 Roscoe Boulevard, Ponte Vedra Beach, Florida 32082, parties of the first part, and COASTAL VETERINARY ENTERPRISES, LLC, a Florida limited liability company, the address for which is 13431 Beach Boulevard, Jacksonville, Florida 32246, party of the second part.

WITNESSETH:

That the said parties of the first part, as a contribution to the capital of the said party of the second part, have granted, bargained, and conveyed to the said party of the second part, its successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

Lots 4 and 5, Block 1 of GOLDEN GLADES UNIT NO. 1, according to the Plat thereof as recorded in Plat Book 22, Page 23, of the Current Public Records of Duval County, Florida.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2003; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said parties the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals as of the day and year first above written.

Signed and Sealed in Our Presence:

Sign: [Signature]
Print Name: Matthew Wheeler

[Signature]
AXEL G. GRAY

Sign: [Signature]
Print Name: Margaret Waterhouse

422106

Sign: [Signature]
Print Name: Matthew Wheeler

[Signature]
REBECCA M. GRAY

Sign: [Signature]
Print Name: Margaret Wetherbee

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of February, 2004, by AXEL G. GRAY and REBECCA M. GRAY [NOTARY MUST CHECK ONE BOX] [] who are personally known to me or [] who have produced Florida [State] driver's license Nos. _____ as identification.

[Signature]
Name: _____
NOTARY PUBLIC, State of Florida
Commission Number: _____

MAR/mp/00057260/wp



EXHIBIT "D"

Written Description
Coastal Veterinary Enterprises, LLC PUD
October 3, 2014

I. INTRODUCTION AND BACKGROUND

A. Summary of the Plan

Atwill LLC on behalf of Coastal Veterinary Enterprises, LLC (the "Applicant") proposes to rezone 3.29+/- acres from Planned Unit Development ("PUD") and Residential Low Density 60 ("RLD-60") to an overall new PUD. The rezoning application is necessary because the Applicant has recently purchased a 1.23+/- acre parcel of land immediately adjacent to, north of the Applicant's existing veterinary hospital, which also features canine and feline grooming, canine training and obedience services, short and long term lodging for both dogs and cats with all types of pet supplies and gifts offered for sale to their customers owners and friends. The Applicant wishes to annex the new parcel into their existing 2.06+/- acre campus in order to provide improved access into and egress from the overall campus, needed parking for employees, as well as to develop a new, state of the art indoor, soundproofed, climate controlled, training and exercise space for its canine clientele.

The Applicant's existing facility is located north of Beach Boulevard between Brougham Avenue (to the west) and Gerona Drive West (to the east), with the proposed annexed parcel situated next door to the north. The current campus consists of 12,750+/- enclosed square feet of veterinary and associated services space as described above. The newly acquired residential parcel has one 1,983+/- enclosed square foot single family detached dwelling unit situated upon it that the Applicant envisions converting into professional office space dedicated to the intake and dismissal of doggie day care customers as well as a place where initial observations of pets and their owners seeking veterinary or other associated services can be consulted, evaluated and either directed to the appropriate area of the campus by staff, or register to admit their pet to the facility after which staff will escort the animal to the area of the campus where the desired services are located. The new indoor training and exercise facility will be located directly behind the converted existing residential structure (to the west), and will be soundproofed when constructed.

Coastal Veterinary Enterprises offers pet owners a one stop, safe, fun, interactive and restful experience that is much more attractive option than conventional kennels. There are no concrete boxes or small steel cages on campus today nor will there in the future expansion of the facility. Dogs currently enjoy outdoor exercise areas and runs and the Applicant looks forward to being able to offer a soundproofed climate controlled indoor exercise and training option that will overcome the facility's current constraints in this regard due to inadequate indoor space to provide this service for all canine customers at the same time.

Throughout the day each dog that is on campus for the day, week or longer, as a border or daycare customer, is taken out for play time with other dogs. All play is closely supervised by trained staff members. Dogs that do not socialize well with their peers are allowed their own individual play time and/or exercise and/or training time.

Coastal Veterinary Enterprises has grown to offer a unique set of services at the same location for Jacksonville pet owners, centrally located for times that they may have to take care of errands at nearby offices and stores, or perhaps have reason to leave town for a few days or more. Further, its location is

convenient for dual working couples and families to avail themselves of the Applicant's doggie daycare services, being able to drop off and pick up their pets on the way to and from the workplace, eliminating the stress that may be felt at leaving their pet home alone during the day.

The Applicant's facility opens weekdays from 7:00 am to 7:00 pm and weekends from 7:00 am to 4:00 pm. All animals are placed indoors between 6:00pm and 8:00am. Pet exercise areas operations shall be limited 7:00 am to 7:00 pm.

B. Purpose and Intent

The Applicant wishes to annex the recently acquired adjacent property at 3162 Gerona Drive West (RE #166563-0000) so that it becomes a part of the existing Coastal Veterinary Enterprises campus. In order for this to be accomplished, the annexed property needs to be rezoned from RLD-60 (Residential Low Density-60 ft lot frontage) to Planned Unit Development. It also needs to have its current future land use, LDR (Low Density Residential) redefined on the City's Comprehensive Plan's Future Land Use Map to RPI (Residential, Professional, Institutional).

In March, 2003, the Applicant applied for and was granted its current PUD under Ordinance 2003-233-E. That action was necessary for the same purpose as this proposal because the Applicant had at that time acquired an immediately adjacent property that was classified under the City's 2010 Comprehensive Plan as land use code LDR, while the existing veterinary facility at that time, known as Coastal Veterinary Hospital, was classified under the CGC (Community General Commercial) land use code. The action blended the existing veterinary hospital's CGC land use with a reassigned RPI land use code for the annexed parcel of property, providing an acceptable transitional use to the adjacent neighborhood's LDR land use, and that would at that time accommodate the envisioned expansion of the services now offered by the Applicant today at 13431 Beach Boulevard (RE# 166561-0010).

With this proposed PUD rezoning an identical process is contemplated to accomplish the facility's latest expansion and subsequent improvement of its services to the public.

The PUD will permit the improvement of the Applicant's current operation so that its services can be more efficiently conducted, and so that new services such as the indoor training and exercise arena activities can be achieved and offered to present and future customers.

The expansion of the Applicant's services in this regard is prescient in light of the current development of new residential subdivisions, apartments and townhomes that will soon be homes for hundreds of families in the immediate vicinity to west of Coastal Veterinary Enterprises along the north side of Beach Boulevard. The demographic profile of these new neighborhood families is anticipated to include the ownership of pets, particularly dogs and cats, whose owners will be able to avail themselves of the facility's expanded services, including but not limited to:

- Short and long-term lodging for both dogs and cats;
- Doggie day care;
- Expert grooming and spa services;
- Canine Training and socializing exercises;
- On site veterinary services;
- Special dietary and medical attention;
- Pet supplies and gifts;

- Outdoor and indoor exercise runs and activities.

The PUD's goal is to afford the Applicant opportunities to provide current and future customers a one-stop location that is centrally located to their homes, one that is able to address all of their pets' anticipated needs, in an attractive, safe and modern facility, featuring close attentive care of each client by experienced animal loving staff members. It will offer a place where people can confidently bring their pets for long term or short term attention; for those times when out of town vacations are taken, or those times when workmen visit the home, when pest control visits the home, while doing carpet shampooing and/or visitors coming to the home that are allergic to dogs or cats.

C. Property Identification

(i) Legal Description

Please refer to Exhibit 1 of the PUD Rezoning Application.

(ii) Development Number

A City of Jacksonville Development Number of **9018** has been assigned to this PUD rezoning proposal by the City's Concurrency Management and Mobility Office ("CMMSO").

(iii) Property Real Estate Numbers

RE# 166561-0010 Coastal Veterinary Enterprises, LLC, 13431 Beach Boulevard 32246

RE# 166563-0000 Coastal Veterinary Enterprises, LLC, 3162 Gerona Drive West 32246

(iv) Addresses

13431 Beach Boulevard, 32246

3162 Gerona Drive West, 32246

(v) Current Land Use Category of the Site and Surrounding Property

The Applicant's existing site is classified CGC (Community General Commercial) and RPI (Residential Professional Institutional) on the City of Jacksonville Future Land Use Map; the Applicant's proposed annexed site is classified LDR (Low Density Residential) on same.

North - Low Density Residential (LDR)

South - Community General Commercial (CGC)

East - Community General Commercial (CGC) and Low Density Residential (LDR)

West - Community General Commercial (CGC) and Low Density Residential (LDR)

(vi) Current Zoning District of the Site and Surrounding Property

The Site is classified as Planned Unit Development (PUD) and Residential Low Density-60 (RLD-60) on the City of Jacksonville Zoning Map. Those real properties immediately adjacent to the Site are classified similarly on the Zoning Map as follows:

North - Residential Low Density 60 (RLD-60)

South - Planned Unit Development (PUD) and Commercial Community/General 1 (CCG-1)

East - Commercial Community/General 1 (CCG-1) and Residential Low Density 60 (RLD-60)

West - Commercial Community/General 1 (CCG-1) and Residential Low Density 60 (RLD-60)

D. Project Team

(i) Applicant

Coastal Veterinary Enterprises, LLC
13431 Beach Boulevard
Jacksonville, Florida 32246-4149
Contact: Axel G. Gray DVM
904 223-4360
axelgray@comcast.net

(ii) Agent for Applicant

Atwill LLC
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Jacksonville, Florida 32234
Contact: Fred Atwill, Jr.
904 610-8975
Atwillfred15@gmail.com

(iii) Civil Engineer

Goodson Nevin & Associates Consulting Engineers, Inc.
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Jacksonville, Florida 32256
Contact: Ed Goodson
904 519-7770
EGoodson@GoodsonNevin.com

(iv) Architect

Ronald Scalisi Architects, P.A.
1309 St. Johns Bluff Road North, Suite A-5
Jacksonville, Florida 32225
Contact: Ronald L. Scalisi, NCARB, LEED AP
904 998-8860
ron.scalisi@rsajax.com

II. PUD DEVELOPMENT CRITERIA

A. Existing Site Characteristics

The Site consists of 3.29+/- acres, located in Section 35, Township 2 South, Range 28 East. It is surrounded by primarily commercially designated properties, with the exception of one single family detached residential housing unit located immediately to the north of the Site, with three single family residential lots located to the east of the proposed annexed portion of the Site at 3162 Gerona Drive West, and two single family residential lots located to the west of the proposed annexed portion of the Site, buffered by thick wetlands and associated vegetation and an unopened roadway right-of-way (Cheltenham Road). A stormwater management pond is sited between the existing Veterinary services and pet resort facility and the proposed annexed parcel.

The Site features a 12,750+/- enclosed square foot veterinary hospital and associated related services building and a former single family detached residential dwelling unit of 1,983+/- enclosed square feet. Outside fenced dog runs and exercise areas are located to the northwest of the veterinary hospital and associated related services building that feature a few shed like unenclosed structures to offer shade and/or relief from storm conditions for the dogs using these areas. The dogs are walked by individual handlers to and from the veterinary hospital and associated related services building where there are individual accommodations for the pets inside the facility.

A six foot high masonry type wall is situated along the northern and eastern boundary of the existing pet exercise area, with chain link fencing along its southern and western boundary.

The existing veterinary hospital and associated related services building is a soundproofed building, per the original PUD, and features separate entrances for grooming and spa care, boarding and veterinary services located along the east side of the building facing Gerona Drive West.

The existing veterinary hospital and associated related services building has its access and egress driveways leading onto Gerona Drive West. Access and egress to the proposed annexed parcel is also achieved using a Gerona Drive West driveway.

Thick natural vegetation and trees buffer the Site to the west from its neighbors. Similar natural vegetative plant species occur along the west side of the northern boundary of the proposed PUD inclusive of the annexed parcel, where a new berm, augmented with a thick treed canopy, is planned as well, serving the same buffering purpose.

There were two backyard sheds behind the former single family residential structure located on the annexed property to the existing Site, that have been removed to make way for a proposed 6,000+/- enclosed square foot soundproofed indoor dog exercise and training facility with doggie day care services, anticipated for Phase 2 of the proposed new development.

B. Development Plan and Land Use Allocation

The following intended plan of development is approximate and subject to final engineering plan approval by the City of Jacksonville Planning and Development Department.

Total Gross Acreage	3.29 +/-acres	100%
Residential	0.00 acres	0%
Commercial	1.88 +/-acres	57%
Access and Signage Parcels	.19 +/-acres	6%
Total Active Recreation and/or Open Space	.62 +/-acres	19%
Total Amount of Passive Open Space	.28+/- acres	8%
Amount of Public Right-of-Way	0.00 acres	0%
Max. Coverage of Buildings at Ground Level	14,000+/- sf	10%

Development of the annexed site is anticipated to occur in two phases over the next years. The initial phase, anticipated to commence in 2015, will mitigate any wetland issues, as well as address the horizontal parking and access/egress improvements for the annexed property depicted on the Exhibit "E" Site Plan. It will also include the conversion from residential use of the existing single family structure on the annexed property to a professional office facility that will engage in doggie day care registration, intake and discharge management as well as serve as a veterinary diagnosis site and will also offer professional consultations for referrals to additional campus abilities in the main building, such as expert grooming and spa services and/or veterinary hospital services. The relocation of the existing campus' stormwater retention pond services to the proposed new northerly pond site, located along the north boundary of the existing campus as shown on the Site Plan, is currently anticipated to occur during Phase 1, while the new southerly retention pond is currently anticipated to be part of the Phase 2 development plan. Further, the septic tank and drainfield that originally served the existing single family dwelling unit on the annexed property will be removed during Phase 1 because the structure's converted use facility, the professional office, will access potable water and sanitary sewer service by tying into the Jacksonville Electric Company's potable water, sanitary sewer and electric services currently supporting the existing Coastal Veterinary Enterprises LLC campus. The second and final phase of the proposed development, currently anticipated to occur within the next five (5) years, will consist of the construction of a 6,000+/- enclosed square foot doggie day care/exercise and training facility to the west of the new converted use professional office structure, along with the future drive and parking area depicted on the Site Plan, located immediately to the north of the second proposed new stormwater retention pond, to be sited along the southwestern boundary of the existing campus.

The Applicant's current pet care facility is able to accommodate a maximum of 75 doggie day care customers and 100 overnight canine and/or feline guests. Upon completion of Phases 1 and 2, the improved campus will be able to accommodate a maximum of 100 doggie day care customers and 125 overnight canine and/or feline guests.

The Site Plan, Exhibit "E", illustrates the locations of the existing and proposed campus facilities.

C. Permitted Uses and Structures

Descriptions of permitted uses and structures and accessory uses within the Coastal Veterinary Enterprises, LLC PUD are as follows:

(i) Permitted uses and structures

- (1) Animal boarding facility
- (2) Bakeries (to make on site pet treats etc.)
- (3) Barber or beauty shops
- (4) Florist shops
- (5) Pet grooming including medicated baths, nail care, hair styling and ear cleaning.
- (6) Professional and business offices
- (7) Restaurants
- (8) Retail outlets for sale of food and drugs, wearing apparel, sundries and notions, sporting goods
- (9) Veterinarians subject to the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.

(ii) Permitted accessory uses

- (1) Structure for the housing of a live-in caregiver and/or security person
- (2) Air conditioning compressors and other such equipment designed to serve the campus structures
- (3) Swimming pools
- (4) Outdoor and indoor dog runs
- (5) Ancillary pet supply retail sales, but not to include the commercial sale of pets

D. Development Standards

(i) Minimum requirement (width and area)
None

(ii) Maximum coverage by all buildings
None

(iii) Minimum yard requirements

Front: None

Rear: Five (5) feet

Side (North): Ten (10) feet

(iv) Maximum height of Structures

Thirty-five (35) feet

(v) Maximum site coverage

None

(vi) Minimum distance between buildings

As dictated by City Fire Code on Site

Ten (10) feet along northern property line

E. Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

(i) Existing sign

There is an existing sign that identifies the property at the intersection of Gerona Drive West and Beach Boulevard. Any additional signage shall meet the requirements of Part 13 of the City of Jacksonville Zoning Code. Signs may be landscaped and lighted and may be included as part of a wall or fence.

(ii) Monument sign

A small Identity monument sign to be located as depicted on the Site Plan under Exhibit "E" will be permitted for the annexed parcel that is the future site of the doggie day care intake and discharge management operations including but not limited to professional veterinary consultation and campus referrals to other campus offices and/or its associated doggie day care exercise and training facility. The monument sign may be two sided and externally laminated. The signs shall not exceed 6 feet in height and 40 square feet (each side) in area.

(iii) Wall signs

Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy footage or respective sides of a building facing a public right-of-way. In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing a public right-of-way, provided that any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(iv) Directional signs

Directional signs, including major buildings, common areas, various building entries, will be permitted within the Coastal Veterinary Enterprises PUD. The design of these signs should reflect the character of the use and may include the Applicant's name and logo. Pedestrian and vehicle directional signage shall be a maximum of twelve (12) square feet in area per sign face.

All vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative posts and finials.

F. Landscaping

Landscaping and tree protection will be provided in accordance with Part 12 of the City of Jacksonville, Zoning Code (Landscape and Tree Protection Regulations). The proposed locations of the new building and new parking areas in the PUD may be modified to accommodate these provisions. As depicted in the PUD site plan under Exhibit "E", the Applicant is proposing a ten (10) foot landscape buffer and associated berm along the northern boundary of the newly annexed parcel. The ten (10) foot berm buffer shall feature both a fence and landscaping subject to Section 656.1216, Ordinance Code buffer standards relating to uncomplimentary land uses and zones.

III. CRITERIA FOR REVIEW

A. Consistency with the Comprehensive Plan

The proposed PUD requires an amendment to the Comprehensive Plan's Future Land Use Map in order to allow the current Coastal Veterinary Enterprises operations to be expanded into the recently acquired residential property to the immediate north of the existing facility. This residential parcel is currently classified as Low Density Residential (LDR). The proposed amendment would change this classification to Residential Professional Institutional (RPI), which will allow the business' current uses to be extended onto this property. In March, 2003, when the PUD currently in place for Coastal Veterinary Enterprises was approved and enacted, an identical future land use code amendment was proposed and approved in a companion action to the rezoning, that converted the former residential parcel immediately to the south of the proposed annexation site from LDR to RPI. The Applicant proposes to extend the existing RPI into the newly acquired LDR property.

B. Consistency with the Concurrency and Mobility Management System

Pursuant to the provisions of Chapter 655, Ordinance Code, the proposed new elements of the PUD (converted use of the existing residential housing unit to professional office and doggie day care management uses, and the new soundproof climate controlled indoor training and exercise facility), will be required to comply with all appropriate requirements prior to development approvals, including but not limited to, acquiring approval for Mobility Fee Calculation Certificates (MFCCs) and Concurrency Reservation Certificates (CRCs).

C. Allocation of Residential Land Use

No residential development rights are associated with this PUD (other than for a live-in caretaker or nurse and/or security person as provided for herein under paragraph C (ii) Permitted Accessory Uses).

D. Internal Compatibility

The PUD contains provisions for buffers, signage, landscaping, common areas and traffic flow. Access will be from Gerona Drive West, a public right-of-way. Access to the annexed parcel and any associated modifications to the existing Coastal Veterinary Enterprises campus driveways and/or internal circulation pathways, will be subject to the review and approval by the City Traffic Engineer and by the appropriate review activity(s) of its Planning and Development Department.

(i) Streetscape

The existing Site is set back approximately 5 feet to 10 feet from Gerona Drive West and features maintained landscape hedges, shrubs and trees that screen it from the roadway. The same treatment will be provided for the newly annexed property so that the vegetative buffer is as consistent and pleasing as the natural screening in place along the existing campus eastern roadway boundary.

(ii) Open spaces, plazas, recreational areas and common areas

Coastal Veterinary Enterprises outside operations focus upon generous landscaped spaces devoted to safe and efficient abilities to provide its canine clientele ample room to exercise, train and socialize. The play area "runs" are fenced on all sides and offer unenclosed structures at random spots for relief from heat and rain, and whose unobtrusive roof lines add diversity to the overall areas. The new stormwater retention ponds that will be situated along the northern and southwesterly boundaries of the existing campus will, in addition to appropriate new landscaped plant materials accommodating same, add visual and environmental improvements to the campus. Further, the proposed stormwater pond anticipated to be located along the southwestern boundary of the existing campus will serve as a buffer between the campus and its commercial neighbor to the south. The new doggie daycare training and exercise "gymnasium" promises its clients and their owners a safe, climate controlled, state of the art facility for use to observe their pets under exercise or training during their supervised visits to the facility. Pedestrian pathways will be created that lead to and from the new offices and the new training and exercise doggie daycare gym on the recently acquired property proposed for annexation into the existing campus pursuant to the PUD.

(iii) Proposed landscaping

Off street parking and loading areas shall be landscaped in accordance with the requirements of Part 12 of the City's Zoning Code.

(iv) Treatment of new pedestrian ways

Pedestrian ways shall be not less than four (4) feet and not more than twenty (20) feet in width with a minimum pavement width of three (3) feet.

(v) Focal points and vistas

The overall Site is visually buffered by native trees, bushes and other similar plant materials to the west, and will be buffered to the north by a berm that will be established and treed along the northern boundary of the campus. The natural vegetative mass that stretches along the entire western boundary of the existing and annexed properties serves to add visual "Old Florida" diversity for the campus.

(vi) Use of topography, physical environment and other natural features

The overall site is developed but the newly acquired parcel will be redeveloped to augment and improve the existing Coastal Veterinary Enterprises operations.

The existing drainage system is very capable of handling stormwater runoff demands associated with the current facility's impervious surfaces. The drainage system that will be installed for the newly acquired area and existing campus area to be redeveloped will be in accordance with City of Jacksonville and St. Johns River Water Management guidelines and will be permitted with said agencies.

(vii) Traffic and pedestrian circulation pattern

The PUD will have three access points all off Gerona Drive West. Two of these points currently serve the existing campus. The third will access point will modify the existing driveway to the proposed annexation parcel, and will be redeveloped in conjunction with a new parking area for employees and for customers who will avail themselves and their pets of the services provided by the professional office and doggie daycare facility in the former residential structure converted over to these uses. Pedestrian walkways and paths are currently in place in the existing campus but new paths are anticipated to be created for the new parcel, particularly leading from the new parking area to the offices and to the new doggie daycare indoor training and exercise building.

(viii) Use and variety of building groupings

For the proposed annexation property, the design of the converted residence to professional office building will take on the appearance of its new use, but will still utilize the existing structure's shell and roofline, which in turn promises to provide a soft visual architectural consistency as the parcel traditionally accompanied the residential neighborhood to the north and east. The design of the new indoor, soundproofed exercise and training gym and doggie daycare facility will be more in keeping with the main campus building, but will be visually buffered from the Gerona Drive West streetscape by the converted professional offices, and will be visually buffered to the north by the new treed berm, landscaping, and opaque fencing, also buffered westward by the thick natural vegetation towering along that boundary.

The PUD Site Plan found in Exhibit "E" illustrates the new buildings' relationships to their immediate surroundings.

Pathways connect the existing outdoor exercise play areas with the new facilities.

(ix) Use and variety of building sizes, architectural styles and building materials

The architectural styles of the new building and of the converted use building, both located in the newly annexed parcel, shall complement one another, and will blend into the existing campus' vertical development. There are no plans to alter or add to the currently existing structure located in the original campus per the March 2003 PUD that precedes this service expansion proposal. The overall campus buildings visual impacts upon the neighboring properties on all sides is of no consequence particularly in light of the existing and planned buffering installations and development.

(x) Buffers

The existing natural vegetation along the western boundary of the overall Coastal Veterinary Enterprises campus offers a substantial buffer between the veterinary hospital and pet resort and adjacent residential areas. Along the northern boundary, a substantially sized treed berm will be created, complemented by an opaque fence along the immediate property line, and a continuous landscaped area that will provide additional buffering between the campus and its residential neighbors. A continuous landscaped area will also be installed along the newly annexed property's eastern boundary that stretches along the Gerona Drive West right-of-way. This feature will be designed to blend into and complement the existing continuous landscaped area that visually separates the current campus from Gerona Drive West. The Applicant's property looking south has its boundary along Beach Boulevard, where the business' current signage is located at the highway's intersection with Gerona Drive West, and along which a vegetative hedge like treatment shields the main campus building from the highway and vice versa. To the immediate east of the existing main campus building, a recently cleared commercial property lies vacant and for sale. A proposed stormwater runoff pond proposed to be excavated along the current campus's southwestern boundary to this commercial area will serve as a buffer between the campus and this use. The Applicant looks forward to the future user of this commercial property to also buffer it from the campus with an effective and complementary installation of similar if not identical features.

(xi) Setbacks for parking and driveway

All new areas set aside for vehicle parking or circulation shall be set back a minimum of five (5) feet from any property line. Such intervening areas shall be landscaped in accordance with the approved landscape plan.

(xii) Variety and design of dwelling types

Not applicable as no residential development rights are proposed in this PUD (other than the Permitted Accessory Use recited in paragraph C (ii) herein for a live-in caretaker and/or security person).

(xiii) Particular land uses proposed and the conditions/limitations thereon

Coastal Veterinary Enterprises veterinary hospital and pet resort is kept meticulously clean and features the latest in animal facility disinfectant products to make it so. All buildings have or shall have air filtration systems that trap and kill odors, viruses, and other airborne pathogens.

Coastal uses a variety of bio-degradable cleaning and animal disinfectant products that are safe for pets but are also highly effective in eliminating odors and germs.

xiv) Form of ownership proposed for various uses

Single ownership will provide efficient adherence to the provisions of this PUD. The Applicant is a for profit venture that has demonstrated for many years that its one stop all encompassing pet care uses are valuable services that positively contribute to the community image and to the area's overall quality of life. Furthermore, the Applicant is well respected and held in high regard by the nearby property owners and residents who are pleased that this service is located close by and causes no disturbance to the neighborhood lifestyles.

(xv) Compatible relationship between land uses

All of the uses within the PUD complement one another, all being associated with a pet resort and veterinary hospital. There are no uses cited in this PUD that are incompatible with the primary use.

E. External Compatibility

The Site is primarily surrounded on three sides by commercially zoned properties and will not adversely impact the continued services of the properties that are vertically developed at this time. The Site's northerly border abuts a residentially zoned property, but will transition softly to the use given its proposed land use change (LDR to RPI) in the same manner it did in March of 2003 under the existing PUD. Therefore, the proposed PUD shall be consistent in both intensity and use with the surrounding developments and zoning districts.

(i) Areas near the perimeter and conditions/limitations thereon

Existing residential uses to the north are buffered and set apart from the converted use professional office and doggie daycare intake/discharge structure and from the new soundproof indoor doggie daycare/exercise/training facility by a large treed berm, fencing and linear landscaping along the subject property's northern boundary. Buffering and screening pursuant to Part 12 of the City's Zoning Code will be implemented along the eastern boundary of the annexed parcel along Gerona Drive West, while existing thick natural vegetation and trees buffer the parcel from neighboring residential properties to the west of the Site. Existing buffering is in place along the Sites southern boundary that runs parallel to Beach Boulevard, and a stormwater retention pond will be established in Phase 2 along the southwestern boundary of the existing campus that will act as an additional buffer area.

(ii) Type, number and location of surrounding external uses

None of the surrounding uses immediately adjacent to the site are incompatible with the proposed PUD.

North: 1.09 Acre McLean Residence, One Single Family Detached Housing Unit, 3154 Gerona Drive West

South: B and H Land Trust Shopping Center with Commercial Outparcels Anchored by Walmart Stores East

West: Florida Retail Stores, LLC, Vacant Commercial Property, 13423 Beach Boulevard; 0.43 Acre Walker Residence, One Single Family Detached Housing Unit, 3149 Brougham Avenue; 0.69 Vacant Warren Residential Property, 0 Cheltenham Road (undeveloped roadway right-of-way to west of Warren property)

East: 2.38 Acre Hodges Station Shopping Center, 13529 Beach Boulevard; 0.32 Acre Scott Residential Vacant Property, 0 Gerona Drive West; 0.63 Acre Owens Residence, One Single Family Detached Housing Unit, 3149 Gerona Drive West

(iii) Factors relevant to privacy, safety, preservation, or welfare of surroundings

All enclosed structures located on the Site are or will be total soundproofed as necessary to insure that external noise levels are in compliance with City noise standards found in Part 4 of the Zoning Code. Natural vegetative buffers as well as landscaped buffer areas also will absorb any objectionable noise that may occur from time to time on the campus. All new external lighting will comply with all applicable lighting standards and will thus be muted and shielded so that it is directed downward towards the ground and does not extend outwards in vertical fashion (sometimes referred to as "down lighting").

F. Intensity of Development

There shall be no adverse impact upon the physical environmental characteristics of the annexation site, and there are none evident on the existing Applicant's campus. There shall be no adverse impacts upon the physical environmental characteristics of the lands surrounding the PUD Site. The PUD represents an infill project on the annexed parcel that will augment and complement its existing use and mission, which is at ease with its surrounding neighbors on all sides of its campus.

(i) Compatibility of uses with each other and with surrounding uses

The PUD's uses are compatible with each other. The existing Site is classified as CGC and RPI on the City's Future Land Use Map and over the years has blended well into the fabric of its immediate neighborhood. Therefore, there is no reason to expect anything to the contrary when the annexed property, currently designated LDR and proposed to be redefined as RPI to extend the existing campus RPI over the newly acquired area, is reviewed by the City and approved, as the residential uses in currently proximity to the Applicant's current PUD are not adversely impacted by the existing campus.

(ii) Protection provided for the safety, habitability and privacy of internal and external land uses

All canine customers of Coastal Veterinary Enterprises are escorted from activity to activity by trained professional staff members and are not permitted to run freely throughout the campus and its surrounding environs. Dogs are encouraged to socialize with one another and their handlers or instructors in the exterior and soon to be, interior play, training and exercise facilities. This practice helps to lessen habitual barking issues that are characteristic of animals

being confined to cages for long periods of time. Natural and landscaped buffers and water features serve to provide visual and auditory separation between the PUD campus and its residential neighbors to the north, west and east, while its southerly campus is adjacent to commercial uses that are also so buffered. Animal disinfectant products are employed throughout the day by staff to eliminate odors and germs. Animal wastes are cleaned up quickly and disposed of utilizing waste collection bags that are deposited in the campus dumpster and thereafter transported by the facility's waste management provider to the Trail Ridge Landfill. Veterinarian hospital medical wastes, consisting primarily of "sharps" (needles etc.), are taken away weekly by United Medical Industries. Top Knight internal air filtration systems are employed using HEPA filters that also serve to trap and kill odors and viruses

(iii) Availability and location of utility services and public facilities and services.

Full service potable water, sanitary sewer and electricity will be provided by the Jacksonville Electric Authority (JEA). Adequate service exists to supply the needs of the intended plan of development, as is currently provided to the Applicant's existing veterinary hospital and associated pet resort services.

(iv) The amount and size of open spaces, plazas and common areas and recreation uses

The Site Plan under Exhibit "E" shows the locations of the campus outdoor dog runs and exercise play areas as well as open spaces for the use of its canine clientele and their handlers and instructors. There is no human residential inhabitants associated with this PUD (other than those referenced herein under paragraph C (ii), allowable as a Permitted Accessory Use), that would require the provision of open space for passive recreation of same.

(v) Use of energy saving techniques and devices, including wind and sun orientation

The project team will utilize best development practices in the architectural and civil engineering of the proposed new doggie daycare/exercise/training facility development to be located on the recently acquired property, as well as in the development of all new horizontal improvements to the overall campus including the new stormwater runoff containment ponds to be located within the Applicant's existing pet resort campus.

(vi) Existence and treatment of any environmental hazards

Not applicable. There are no known environmental hazards on or near the PUD Site.

(vii) Access to and suitability of transportation arteries

The Site has access and egress to Gerona Drive West, currently featuring two driveways, and ultimately at three driveways with the recent annexation and anticipated redevelopment of the Applicant's newly acquired property directly north of the existing campus at 3162 Gerona Drive West. Gerona Drive West has direct access to Beach Boulevard, a six lane highway moving traffic east and west. Gerona Drive West also has direct access to Fanshowe Road, which moves easterly from Gerona Drive West to intersect with Hodges Boulevard, and westerly from its intersection with Hodges Boulevard to Gerona Drive West. Hodges Boulevard is a major

north/south arterial that intersects with Beach Boulevard to the south, and with Atlantic Boulevard to the north.

G. Usable Open Spaces

The Site plan in Exhibit "E" illustrates outdoor dog run and exercise areas and open spaces for the utilization and enjoyment of guests. An existing stormwater retention pond is situated at the southern boundary of the Applicant's newly acquired property which will be replaced by the excavation and development of two (2) new stormwater runoff retention ponds to be sited along the northern boundary of the existing campus and along the southwestern boundary of the existing campus parcel; both promise a significant measure of visual, usable open space for the enjoyment of campus guests; new landscaped pathways connecting to the existing dog runs and pet resort facility are also anticipated.

H. Wetland Impacts

Neither the Applicant's existing veterinary hospital and pet resort nor the planned improvements to the Applicant's recently acquired parcel of property immediately north of this existing operation will have any negative impacts on the jurisdictional wetlands that provide a natural buffer between the campus and its immediate residential neighbors to the northwest of the Site.

I. Wildlife Survey and Listed Species Regulations

There are no known forms of wildlife, listed or otherwise inhabiting the PUD Site. This PUD is an infill project whose total campus property (3.29+/- acres) is far less than the City's 50-acre threshold for requiring a wildlife survey.

J. Off-Street Parking and Loading Requirements

The Applicant's existing veterinary hospital and pet resort is served by parking facilities located in linear fashion along its eastern boundary to Gerona Drive West, by another connected parking area to the linear parking immediately adjacent to the existing stormwater retention pond that is located along the northern boundary of the current campus. There is also a small parking lot also connected to the linear parking area that is situated directly in front of the existing main campus building facing Beach Boulevard. The Applicant is proposing a new parking area to service and support customers visiting the doggie daycare and professional veterinary consultations offices, and the proposed indoor doggie daycare/exercise/training facility. This new parking area will also serve the campus staff members and is proposed to afford an internal connection for the annexed parking areas to the existing campus facilities.

The Applicant does not wish to promulgate large areas of unutilized off-street parking and prefers to retain as much green space on the newly acquired property as possible. Still, there is a need for expanded off-street campus parking, given the increasing demand for the services offered now and anticipated for the immediate future, and to provide daily parking for existing and new staff members.

The proposed new off-street parking will be designed and constructed in accordance with Park 6 of the City's Zoning Code (Off-Street Parking and Loading Regulations).

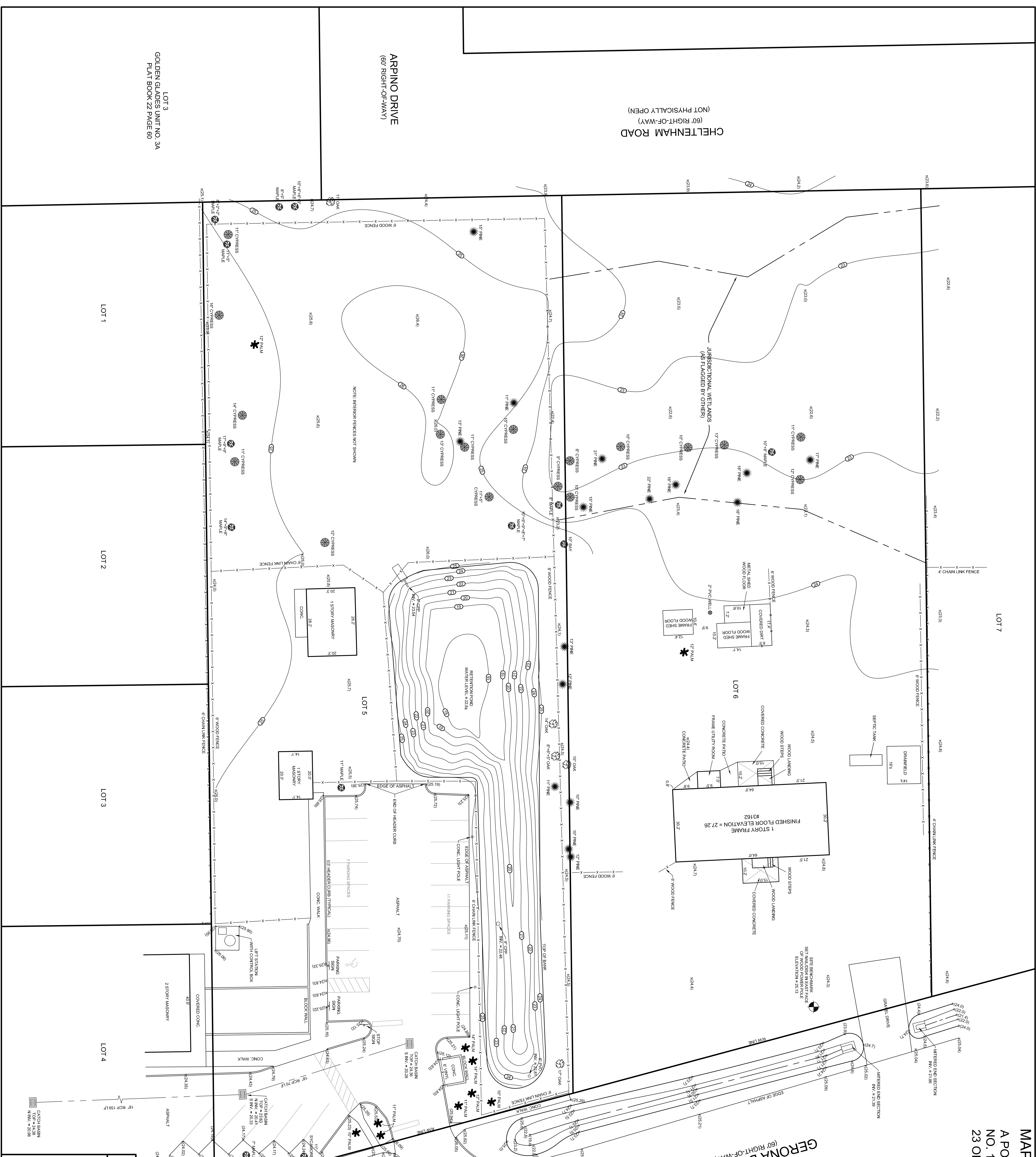
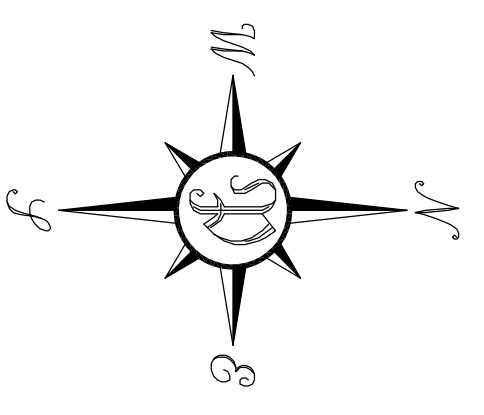
The locations of the campus' existing off-street parking, and of the proposed new parking facility to be located on the annexed property is illustrated in the Site Plan found in Exhibit "E".

K. Sidewalks, Trails and Bikeways

Sidewalks, minimum three (3) feet wide, shall be constructed along the eastern boundary of the newly acquired campus property running parallel to Gerona Drive West, and will adjoin the existing sidewalk that was installed in 2003 for the original campus. The sidewalks shall be installed once the building construction activities have been completed on the annexed parcel. All sidewalk features shall be designed to provide access for the physically challenged in accordance with the Florida Accessibility Code. In the event the Gerona Drive West sidewalks are not constructed by the Applicant, appropriate payment for same will be made to the City of Jacksonville sidewalk fund.

MAP SHOWING SPECIFIC PURPOSE TOPOGRAPHICAL SURVEY OF A PORTION OF LOT 4 AND ALL OF LOTS 5 AND 6, BLOCK 1, GOLDEN GLADES UNIT NO. 1, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 23 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GERONA DRIVE WEST
(60' RIGHT-OF-WAY)



LOT 3
GOLDEN GLADES UNIT NO. 3A
PLAT BOOK 22 PAGE 80

LOT 1

LOT 2

LOT 3

LOT 4

ARPINO DRIVE
(60' RIGHT-OF-WAY)

CHELLENHAM ROAD
(60' RIGHT-OF-WAY)
(NOT PHYSICALLY OPEN)

LOT 7

LOT 6

LOTS 5

PERRET AND ASSOCIATES, INC.
5927 ATLANTIC BOULEVARD SUITE #6 JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

LEGEND
R RADIALS
A&D METAL/CENTRAL ANGLE
C&CH CHORD BEARING
NS LINE FROM TO CORNER
PK&K PERMANENT REFERRED MONUMENT
BL&L BLOCKING RESTRICTION LINE
G&V GROUND VERIFICATION
L&P LINE FROM PERMANENT MONUMENT
C&P&P COMPUTED PLANNED PERMITS
INVERT POINTS COMPUTED TO SURFACE
FIN&K FINISH

GENERAL NOTES:
(1) OWNER HAS BEEN ADVISED OF THE PERPETUITY OF THE RESTRICTIONS.
(2) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
(3) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE REAL ESTATE STATUS FOR THE ABOVE SURVEYOR HEREON WILL COVER FOR ADDITIONAL FEE.

DATE OF FIELD SURVEY: 9-25-14
SCALE: 1"=20'

NATHAN P. PERRET, FLA. CERT. NO. 6900

F.B. 556 PG. 18-22
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR & WATER ENGINEER.
2014-1513

