

# **East San Marco PUD**

## **2014-131**

**Planning Commission Report for the Meeting of**

## **MARCH 13, 2014**

**Prepared by  
The Planning and Development Department  
City of Jacksonville, Florida  
214 N. Hogan Street, Suite 300**



**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING 2014-0131 TO PLANNED UNIT DEVELOPMENT**

**MARCH 13, 2014**

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 **2014-0131** to Planned Unit Development.

***Location:*** Intersection of Atlantic Boulevard and Hendricks Avenue,  
Bounded generally by Alford Place to the south and  
Arcadia Place to the east.

***Real Estate Number:***

081645 0000	081652 0000	081650 0000
081642 0000	081649 0000	081648 0000
081643 0000	081654 0000	081662 0000
081663 0000	081664 0000	081669 0000
081665 0000	081666 0000	081668 0000
081667 0000	081686 0000	081658 0000
081659 0000		

***Current Zoning District:*** Commercial Community/ General – 1 (CCG-1)  
Planned Unit Development (PUD 2006-654-E)

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

***Current Land Use Category:*** Community General Commercial – Urban Area (CGC -  
UA)

***Proposed Land Use Category:*** Community General Commercial – Urban Priority Area  
(CGC - UPA)

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

***City Council District:*** The Honorable Lori Boyer, District 5

***Agent:*** Staci Rewis, Esq.  
Gunster  
225 Water Street, Suite 1750  
Jacksonville, Florida 32202

***Owners:***

Tom Fleming  
East San Marco, LLC  
One Independent Drive, Suite 114  
Jacksonville, Florida 32202

Chris Hanrahan  
Wells Fargo Bank, N.A.  
225 Water Street, Suite  
Jacksonville, Florida 32202

***Staff Recommendation:***

**APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2014-0131** seeks to rezone approximately 5.29± acres of land from PUD and CCG-1 to PUD. The East San Marco PUD is a mixed use project located within a four block area generally bounded by Atlantic Boulevard to the north, Hendricks Avenue to the west, Alford Place to the south and Arcadia Place to the east. There is an additional outlying parcel located in the southwest quadrant of the intersection of Alford Place and Minerva Avenue that is also included in this PUD. A maximum of 63,000 square feet of commercial retail space including a neighborhood Publix grocery store and up to 280 multi-family units including up to 35 townhome units on the easterly most Parcel C. This proposed PUD will amend, restate, and supersede the previously approved PUD rezoning 2006-654-E for development parcels A, B, C, D, and E. The existing PUD at the same location was approved with a maximum of 65,000 square feet of commercial uses and 160 multi-family residential condominium units. The proposed PUD requests a maximum of 63,000 square feet of commercial floor area and 280 multi-family residential units.

The following permitted uses are as follows:

**Parcel A** – will contain a multi-story building (6 stories and 77 feet in total height excluding any non-habitable architectural features at Hendricks and Atlantic and tapering down to 5 stories and 69 feet in total height at Alford and Mango Place), that includes up to 46,000 square feet of commercial space including the proposed Publix grocery store and up to 245 multi-family condominium or apartment units. Residential units will range in size from 500 to 2,400 square feet. A multi-deck parking garage segregated into two partitions will be available to accommodate both commercial retail uses and residential uses. A first floor entry and exit parking deck internal to the project will serve parking demand generated by the grocery store and retail uses. A second, multi-story parking garage with separate entry and exit will be available for residents of the mixed use apartment structure. Both set of entries and exits will be accessed from Alford Place.

**Parcel B** – is already developed with an existing Wells Fargo bank. The bank and drive thru structures consist of approximately 8,000 square feet of commercial space. The previous PUD, 2006-654-E, allowed a maximum of 17,000 square feet of commercial space to be built on site in the future. The current PUD proposal seeks to incorporate this specific development right into the current proposal. If in the future more than 17,000 square feet of commercial are proposed to be built, a Minor Modification to the PUD will be required.

**Parcel C** – will permit a maximum of 35 multi-family units consisting of condominium, apartment, or townhome or a combination thereof. Residential units may front along Atlantic Boulevard, Minerva Avenue, Alford Place, or Arcadia Place directly. A small single-family residential property zoned CCG-1 (1617 Alford Place) is included within the block but is not included with this proposed rezoning. A minimum of 2 spaces per unit of residential will be required.

**Parcels D and E** – will be used to help meet parking requirements for uses located on Parcels A and C. Parcel D will contain up to 12 compact parking spaces and Parcel E will contain up to 26 parking spaces.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan. **Ordinance 2014-0130 (Application 2014C-001)** requests to change the functional land use category of the subject property from Community General Commercial – Urban Area (CGC) to Community General Commercial – Urban Priority Area (CGC). The existing CGC land use within the Urban Area development boundary does not accommodate the proposed increase in residential units. Extending the Urban Priority Area development boundary to incorporate the subject property would allow for the proposed increase in residential units. The City has five tiers of Development Areas including the Central Business District (CBD); the Urban Priority Area (UPA), the Urban Area (UA), the Suburban Area (SA) and the Rural Area (RA). The land use amendment proposes a change from Community/General Commercial (CGC), Urban Area to Community/General Commercial (CGC), Urban Priority Area. The change to the Development Area boundary would allow for an increase in the existing density of the site. Currently, the CGC land use within the Urban Area accommodates up to 40 dwelling units/acre. The CGC land use within the Urban Priority Area accommodates up to 60 dwelling units/acre.

The East San Marco project is proposed to be developed with a mix of uses compatible to the surrounding area. The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment 2014C-001 and recommends that the same be **approved**.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate



committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2014C-001 (Ordinance 2014-130) that seeks to amend the portion of the site that is within the CGC- Urban Area (CGC – UA) and use category to CGC –Urban Priority Area (CGC-UPA). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2014C-001 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

Yes. 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?*

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

*(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): Community General Commercial – Urban Area (CGC - UA). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2014C-001 (Ordinance 2014-130) that seeks to amend the portion of land that is within the CGC – Urban Area land use category to CGC – Urban Priority Area. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

**Policy 1.1.10(A)** Residential development on sites less than 10 acres that are located within predominantly non-residential Future Land Use Categories and that are processed as small scale map amendments shall be limited to a maximum of 10 dwelling units per acre unless authorized through approval of a Planned Unit Development (PUD) rezoning. The maximum density allowed in the PUD shall be the result of analysis for compatibility with abutting development based on the criteria provided below. The maximum density in each non-residential Future Land Use Category does not constitute entitlement to the maximum permitted density without justification provided pursuant to analysis of the criteria. Such analysis may lead to a recommendation of approval, denial, or a condition of approval on a Planned Unit Development (PUD) rezoning capping the residential density.

All PUDs approved with a density cap above the 10 dwelling units per acre limitation pursuant to this policy shall contain the following statement either in the written description or within the enabling legislation:

A residential density limit of 60 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

The criteria below shall be considered in determining the appropriate maximum density for PUD rezonings pursuant to this policy:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or manmade buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout

The proposed PUD and companion land use amendment will enable the East San Marco project to be developed as a mixed use, urban infill project. The proposed density, height, and location of the project in close proximity to the high profile San Marco Square, between the Southbank high rise structures to the north and lower density residential and commercial to the south provides a gradual transition of intensity of uses and is consistent with the Southeast Vision Plan, and goals and intent of the San Marco Zoning Overlay.

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations

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

**Policy 1.1.20(A)** Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in Policy 1.1.21 and 1.1.22.

**Policy 1.1.20(B)** Expansion of the Development Areas shall result in development that would be compatible with its surroundings. When considering land areas to add to the Development Areas, after demonstrating that a need exists in accordance with Policy 1.1.21, inclusion of the following areas is discouraged;

1. Preservation Project Lands
2. Conservation Lands
3. Agricultural Lands, except when development proposals include Master Planned Communities or developments within the Multi-Use Future Land Use Category, as defined in this element.

The following areas are deemed generally appropriate for inclusion in Development Areas subject to conformance with Policy 1.1.21:

1. Land contiguous with the Development Area and which would be a

- logical extension of an existing urban scale and/or has a functional relationship to development within the Development Area.
2. Locations within one mile of a planned node with urban development characteristics.
  3. Locations within one-half mile of the existing or planned JTA RTS.
  4. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.
  5. Public water and sewer service exists within one-half mile of the site.
  6. Large Scale Multi-Use developments and Master Planned Communities which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.
  7. Low density residential development at locations up to three miles from the inward boundary of the preservation project lands. Inward is measured from that part of the preservation project lands closest to the existing Suburban Area such that the preservation lands serves to separate suburban from rural. The development shall be a logical extension of residential growth, which furthers the intent of the Preservation Project to provide passive recreation and low intensity land use buffers around protected areas. Such sites should be located within one-half mile of existing water and sewer, or within JEA plans for expansion.

**Policy 1.1.21**

Future amendments to the Future Land Use Map series (FLUMs) must be based on the amount of land required to accommodate anticipated growth and the projected population of the area. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

**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.

**GOAL 3**

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

**Objective 3.2** 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.

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

Therefore, the proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and furthers the goals, objectives and policies contained therein.

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

Pursuant to the provisions of Chapter 655 *Concurrency and Mobility Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals. This development is covered under an existing Conditional Capacity Availability Statement (CCAS) 76693 which has reserved traffic capacity of 258 PM peak hour trips for 57,000 sq. ft. of commercial space and 160 multi-family units. The CCAS was modified using the same methodology to limit the development to 44,800 sq. ft. of commercial space and 280 multi-family dwelling units. This results in the same number of peak hour trips reserved under CCAS 76693. The 258 PM peak hour trips were reduced due to credits received for previous on-site uses, which result in a net of 179 PM peak hour trips.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for both commercial and multi-family 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 existence and location of open spaces, plazas, recreational areas and common areas:

The building on Parcel A will feature a two-story tall, 48 foot long colonnade on the second floor and will provide views into the courtyard area of the project as well as views from the courtyard onto San Marco Square.

The use of existing and proposed landscaping:

Landscaping within the project will be provided along right-of-ways and in open space areas as depicted on the submitted site plan. The locations of landscaping may vary from the requirements found within Part 12 of the Zoning Code as the proposed development pattern and lot coverage are not standard scenarios contemplated in the Zoning Code. Native vegetation will be incorporated into the landscaping plan. There will be no vehicular use area landscaping provided on Parcel A within the parking garage areas. The Applicant proposes panting of trees within 4 feet of the curb in certain areas. The Planning Department does not support obstructing the sidewalk in any situation. A minimum of 5 feet in width of passable area is required and final landscaping approval will be subject to the review and approval of the Planning and Development Department. The owner of Parcel C shall be required to plant trees a minimum caliper of four (4) inches in vehicle use areas in Parcel C in lieu of the Part 12 requirement of two (2) caliper inches.

The treatment of pedestrian ways:

The project is being developed to maximize pedestrian access on all street frontages. A minimum five foot wide sidewalk will be provided on the exterior of the building and shall remain unobstructed except that landscaping, utilities trellis, or colonnade roof overhangs will be permitted within the unobstructed sidewalk area.

Focal points and vistas:

Infill development on Parcel A will strengthen the urban form found along both established corridors of Atlantic Boulevard and Hendricks Avenue as well as provide definition to the streetscape along the local roads; Alford Place, Mango Place, Minerva Avenue, and Arcadia Place. The courtyard incorporated into Parcel A will take advantage of the view -shed offered by San Marco Square. Proposed townhome units along Arcadia Place will benefit from easterly views into Fletcher Park.

Traffic and pedestrian circulation patterns:

The project is located at the intersection of two minor arterial roadways, Atlantic Boulevard and Hendricks Avenue. The other streets internal and surrounding the subject site (Alford Place, Mango Place, Minerva Avenue, Arcadia Place) are classified as local streets. Loading will be prohibited from occurring on Atlantic Boulevard and Hendricks Avenue. The Development Services Division has reviewed the application and shares the following comments included in their memorandum dated February 21, 2014 (attached):

- 1. Creation of angled parking in the public right-of-way (Mango Place) requires approval from City Engineer, Bill Joyce.**
- 2. Creation of parallel parking in the public right-of-way will be permitted provided that there is adequate roadway width to maintain 2 lanes of traffic in addition to parking.**
- 3. Traffic does not support maneuvering/backing in public right-of-way for loading and unloading.**

4. Loading bay area access exceeds the permitted width of a driveway (36') and does not meet the minimum 10' tangent section at intersection.
5. Sidewalk adjacent to parking shall be 6' in width. Sidewalk adjacent to curb and sidewalk that does not meet clear zone requirement shall be a minimum of 6' in width.
6. There shall be no vertical construction within the 5' unobstructed sidewalk up to 7' above grade. [Written Description states that: *"At least 5 feet of the sidewalk area shall be unobstructed, except that landscaping, utilities, trellis and/or colonnade roof overhangs and similar uses shall be allowed within the unobstructed sidewalk area."*]
7. Traffic does not support vertical construction within the intersection visibility 25' sight triangle (between 2' & 8') for both pedestrian & vehicle safety.

The use and variety of building setback lines, separations, and buffering:

Minimum setback requirements differ between Parcels A, B, C, D, and E and are described in detail in the Written Description. Most setbacks vary between 2 feet on local roads to up to 12 feet from collector roads such as Atlantic and Hendricks. A minimum 10 foot setback is required for properties abutting an adjacent outparcel not included in the PUD. The project is an urban infill project and setbacks are anticipated to be minimal in design. The residential units on Parcel C will have a zero lot line. The maximum building height for structures on Parcel C will not exceed 48 feet, or four stories in height.

The use and variety of building sizes and architectural styles:

Architectural style of buildings constructed on Parcels A and C will be consistent and compatible with the surrounding residential and commercial structures. A Mediterranean, Colonial, Brownstone, or Prairie School Style will be utilized. Final architectural elevations will be subject to the review and approval of the Planning and Development Department. As depicted in the site plan, modulation of the building façade along Atlantic Boulevard, Hendricks Avenue, Mango Place, and Alford Place will incorporate balconies, overhangs, and recesses to break up the vertical plane in order to reduce the building massing.

The use and variety of materials:

Exterior building materials may include stucco, brick or some combination thereof. Roof materials will consist of concrete tiles, slate, standing seam or architectural shingles that fit the design and vernacular of the area.

The separation and buffering of vehicular use areas and sections of vehicular use areas:

Dedicated parking for the retail commercial and residential uses shall be segregated within the structure located on Parcel A. Additional overflow parking will be provided on Parcels D and E. Parcel E was not included in the original PUD 2006-654-E but is included and this PUD changes the Zoning Designation from CCG-1 to PUD.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes land uses permitted or permitted by exception in the CGC functional land use category such as retail commercial, grocery stores, restaurant and services, and vertically integrated residential. There will be no additional uses permitted by Zoning Exception in the PUD other than those listed in the Written Description.

At the time of issuance of the initial certificate of occupancy or equivalent completion certification for the mixed use building on Parcel A, a retail grocery store of at least 9,000 square feet shall be included in the mix of commercial uses occupying the first floor of the building.

Signage:

A detailed sign plan including band, monument, wall, and awning signage for each parcel is described within the Written Description of the PUD. Signage on Parcels A and C will align generally with the standards found within the CCG-1 Zoning District requirements.

*(5) External Compatibility*

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

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

The site plan depicts where buffers with adjacent properties will be located. Because the PUD will contain both commercial and residential land uses, buffers have been located to establish the greatest offset between uncomplementary uses both within the project boundaries and with adjacent properties.

The type, number and location of surrounding external uses:

To the north of the property along Atlantic Boulevard is mostly office and commercial uses with a church at the northwest corner of Atlantic Boulevard and Hendricks Avenue in the CGC land use category. Just behind these commercial/office uses is the Julia Landon College Preparatory Middle School in the Public Building and Facilities (PBF) land use category. To the west of the property along Hendricks Avenue are retail/restaurant and office uses in the CGC land use category; the San Marco Square Shoppes are about one block west from Hendricks Avenue. Recently, San Marco Square's public square has been transformed. The traffic pattern was rerouted; roundabouts were installed along San Marco Boulevard and streetscape improvements and pedestrian connections were made throughout the square but, more particularly, along Balis Park at the center of the square. These improvements have enhanced San Marco's walkability and attractiveness.

To the south of the property along Alford Place is restaurant/office and church uses closest to Hendricks Avenue in the CGC and Residential-Professional-Institutional (RPI) land use categories; further down Alford Place still south of the subject property are mostly single family homes in the RPI land use category. Directly east of the property along Arcadia Place is Belmont



Park maintained by the Parks and Recreation Department of the City of Jacksonville.

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-1	Commercial
East	CGC	PBF-1	Fletcher Park
South	CGC/RPI	CCG-1/RMD-A	Commercial/Single-family
West	CGC	CCG-1	Commercial

*(6) Intensity of Development*

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

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

Atlantic Boulevard and Hendricks Avenue (SR-13) are the directly accessed functionally classified roadways to the project site. Atlantic Boulevard from I-95 to San Marco Boulevard and Hendricks Avenue are both 4 lane undivided class II minor arterial facilities. Atlantic Boulevard is currently operating at an acceptable LOS “C”; whereas Hendricks Avenue operates at a minimum acceptable LOS “D”. The FDOT shows that this segment is currently operating at approximately 91% of its capacity. The need for any additional mass transit stops or improvements to existing mobility amenities is subject to the review and approval of the JTA.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety:

There are five proposed dock and bay loading areas for the loading of trash and resupply of the attached grocery store at the corner of Mango Place and Alford Place as depicted on the site plan. Delivery trucks and service vehicles attempt to back into these spaces from the City ROW and their activities will be contained within the building envelope. The Applicant asserts that trucks making deliveries and pick-ups, including garbage, from Parcel A shall be permitted to make turning and backing movements into and out of Parcel A from the public ROW of Mango Place and Alford Place and from Parcel E. Additionally, an on street loading and staging area along Alford Place will permit residents to move in.

Conversion Table:

The owners of Parcels A and C may increase certain land uses and simultaneously decrease other land uses without modifying the PUD, provided that such changes are consistent with the

submitted conversion table. In no event, shall more than 245 multi-family units be constructed on Parcel A, 35 multi-family units constructed on Parcel C and 57,000 commercial square feet be constructed on Parcel A.

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

No additional open space or recreational areas are proposed for the project. Balis Park and Fletcher Park are two City Parks within acceptable walking distance from the development.

*(8) Impact on wetlands*

Surveying of a 1995 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

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

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

On Parcel A, there will be a total of 114 at grade parking spaces and a maximum six-story elevated parking garage with 407 parking spaces within the mixed use building. As currently proposed, there will be 34 on-street parking spaces within and adjacent to PUD boundaries as well as up to 38 overflow compact parking spaces on Parcels D and E combined. Parking calculations follow a formula similar to the requirements found within the RMD residential Zoning Districts for multi-family use and approximately 1 space per 267 gross square feet (or 3.75 spaces per 1,000 square feet of gross floor area) of commercial area. Any on-street parallel and angled parking within the ROW will require review and approval by the City.

*(11) Sidewalks, trails, and bikeways*

The project will contain an internal pedestrian system that meets the 2030 Comprehensive Plan. There will also be external sidewalks as required.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 3, 2014 the required Notice of Public Hearing signs **were** posted.



*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-131 be **APPROVED with the following conditions:**

- 1) The subject property is legally described in the original legal description dated January 22, 2014.
- 2) The subject property shall be developed in accordance with the revised written description dated January March 7, 2014.
- 3) The subject property shall be developed in accordance with the revised site plan dated February 24, 2014.
- 4) The subject property shall be developed in accordance with the Development Services Division Memorandum dated February 21, 2014 or as otherwise approved by the Planning and Development Department.

5) Outside dining areas shall not obstruct a minimum of 5 feet of public sidewalk area along all ROW frontages of any commercial space.



**View of the property from the Atlantic/Hendricks intersection.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*



**View of the subject property looking northwest from Mango Place.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*



**Existing Wells Fargo Bank at the corner of Atlantic Ave. and Mango Place.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*





**Rear of existing Wells Fargo Bank at the corner of Atlantic Blvd. and Minerva Ave.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*



**View west along Atlantic Boulevard toward San Marco Square.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*



**Parcel E, behind Wells Fargo, as seen from Mango Place.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*



**Parcel C as seen from Arcadia Place.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 3, 2014*





**Outparcel, single-family home not part of the PUD rezoning, southern end of Parcel C.**

*Source: City of Jacksonville Planning and Development Department*  
*Date: March 3, 2014*



**Adjacent commercial office building located south of Parcel E, along Alford Place.**

*Source: City of Jacksonville Planning and Development Department*  
*Date: March 3, 2014*





**View of Parcel D from Minerva Ave.**

*Source: City of Jacksonville Planning and Development Department*  
*Date: March 3, 2014*



**Adjacent single-family home south of Parcel D.**

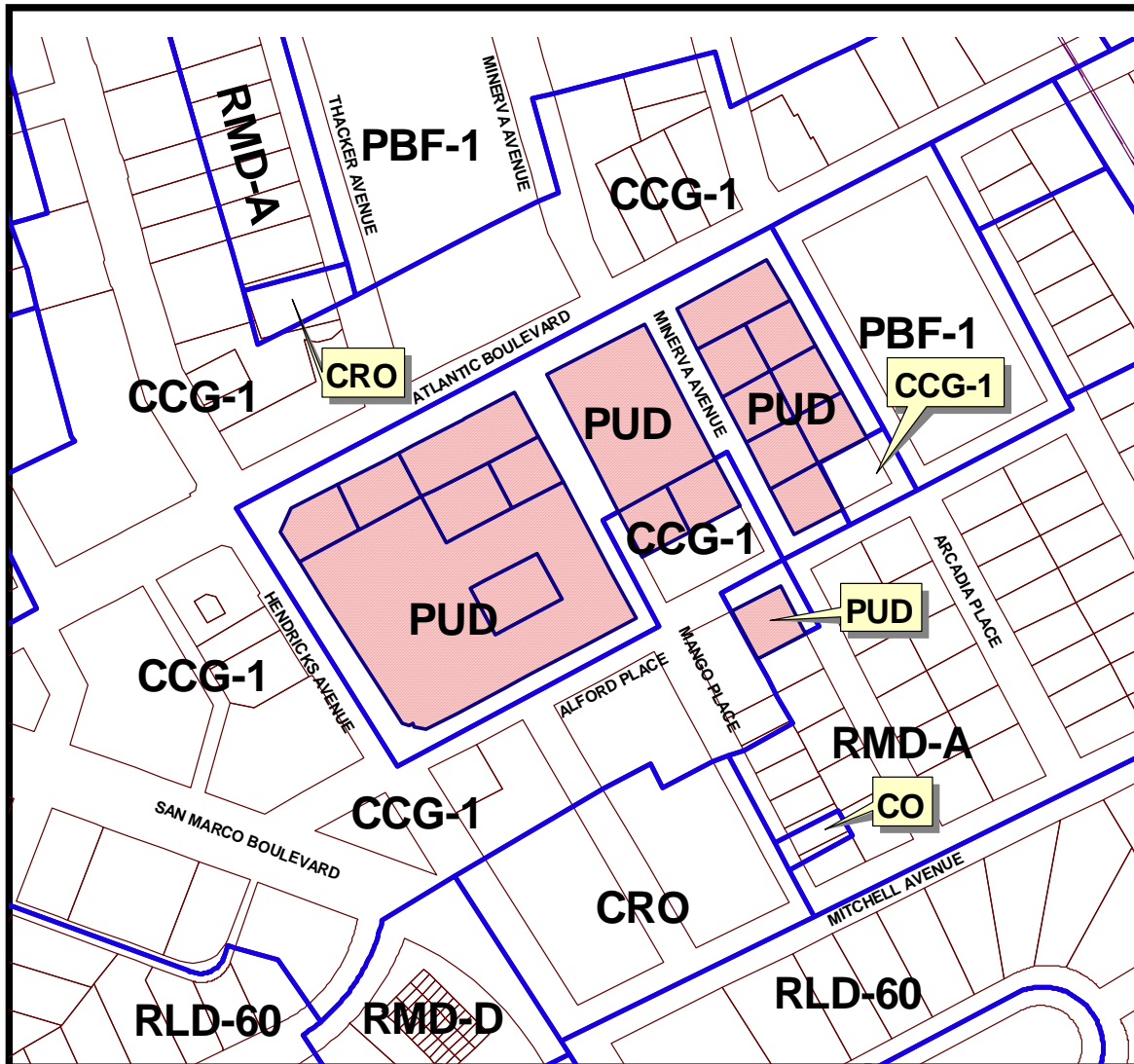
*Source: City of Jacksonville Planning and Development Department*  
*Date: March 3, 2014*

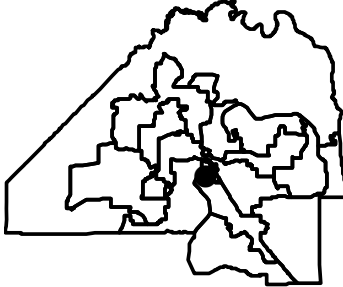


**View south from Parcel A, across Alford Place toward South Jacksonville Presbyterian Church.**

*Source: City of Jacksonville Planning and Development Department*

*Date: March 3, 2014*



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1, PUD &amp; PUD</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>5</b></p> <p>ORDINANCE 2014_0131</p> <p>FILE COPY</p>
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February 21, 2014

**MEMORANDUM**

TO: Aaron Glick, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **East San Marco PUD**  
**R-2014-131 fka R-2006-654**

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

1. Creation of angled parking in the public right-of-way (Mango Place) requires approval from City Engineer, Bill Joyce.
2. Creation of parallel parking in the public right-of-way will be permitted provided that there is adequate roadway width to maintain 2 lanes of traffic in addition to parking.
3. Traffic does not support maneuvering/backing in public right-of-way for loading and unloading.
4. Loading bay area access exceeds the permitted width of a driveway (36') and does not meet the minimum 10' tangent section at intersection.
5. Sidewalk adjacent to parking shall be 6' in width. Sidewalk adjacent to curb and sidewalk that does not meet clear zone requirement shall be a minimum of 6' in width.
6. There shall be no vertical construction within the 5' unobstructed sidewalk up to 7' above grade. [Written Description states that: *"At least 5 feet of the sidewalk area shall be unobstructed, except that landscaping, utilities, trellis and/or colonnade roof overhangs and similar uses shall be allowed within the unobstructed sidewalk area."*]
7. Traffic does not support vertical construction within the intersection visibility 25' sight triangle (between 2' & 8') for both pedestrian & vehicle safety.

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 comments outlined above, please call me directly at 255-8586.





**MEMORANDUM**

**DATE:** February 26, 2014

**TO:** Aaron A. Glick, LEED® AP  
City Planner II

**FROM:** Soliman Peter Salem, MPA  
City Planner II

**SUBJECT: TRANSPORTATION REVIEW OF EAST SAN MARCO PUD**

This traffic impact analysis was conducted for 5.07 +/- acres of land in the San Marco neighborhood, bordered by Atlantic Boulevard to the north, Hendricks Avenue to the west, Alford Place to the south, and Arcadia Place to the east. The proposed PUD includes parcels A, B, C, D, and E which is comprised of a maximum of 63,000 square feet of commercial space (including 46,000 square feet of neighborhood commercial space on parcel A, and 17,000 square feet for bank on parcel B) and 280 multi-family dwelling units on parcels A and C. Parcels D and E will developed with surface parking spaces. This development is also approved under an existing Development Agreement/Conditional Capacity Availability Statement (CCAS) 76693 which has a reserved traffic capacity of 2,114 average daily trips and 258 PM peak hour trips for 57,000 SF of commercial space and 160 multi-family dwelling units. This 258 PM peak hour trips was further reduced for credits received for previous development on parcels identified within the site, which results in a net 1,746 daily trips and 179 PM peak hour trips.

The CCAS 76693 application was recently modified to reduce the commercial development and increased the total number of dwelling units. The applicant presented a Traffic Operations Analysis dated November 26, 2013 and a revised version on January 15, 2014, completed by England, Thims, & Miller Inc. The analysis provides trip estimates based on the methodologies and procedures identified in the 8<sup>th</sup> edition of the ITE Manual. The trip generation analysis was based on the proposed development for 44,800 SF of commercial space and 280 multi-family dwelling units in order to maintain the PM peak hour trips reserved under DA/CCAS 76693. The Planning and Development Department concurs that the calculation methodology is consistent with the previously approved CCAS application. The analysis also provides traffic count data for periods 2013 and 2017, and a Synchro model analysis of the signalized intersections on Atlantic Boulevard and Hendricks Avenue. A modest 1% growth rate was applied per year for background traffic which is consistent with the FDOT Level of Service Report dated August 12, 2013.

Atlantic Boulevard and Hendricks Avenue (SR 13) are the directly accessed functionally classified roadways to the project site. Atlantic Boulevard from I-95 to San Marco Boulevard is a 4-lane undivided class II minor arterial facility and is currently operating at an acceptable LOS C. Atlantic Boulevard has a maximum daily service volume of 33,345 trips and a 2013 daily traffic volume of 9,246 trips. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Hendricks Avenue (SR 13) from San Marco Boulevard to I-95 is a 2-lane divided class II minor arterial facility with a minimum acceptable Level of Service (LOS) 'D', which has a maximum daily capacity of 15,600 trips. The 2012 FDOT Level of Service Analysis shows this segment is currently operating at approximately 91% of its capacity and accommodates 14,200 daily trips and 1,278 PM peak hour trips.

PLANNING AND DEVELOPMENT DEPARTMENT



This facility has a 1% growth rate factor and operating at LOS 'D' by 2017. This is a state facility and is subject to FDOT review and access management requirements.

The proposed PUD submitted to the Planning and Development Department for review has the potential to be developed with 63,000 square feet of commercial space and 280 multi-family dwelling units. However, the project will be **limited** to **44,800 square feet of commercial space and 280 dwelling units** in order to maintain the PM peak hour trips reserved under DA/CCAS 76693.

## Application For Rezoning To PUD

### Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date AAG / 01/22/2014

Filing Date N/A Number of Signs to Post N/A

#### Hearing Dates:

1st City Council N/A Planning Commission N/A

Land Use & Zoning N/A 2nd City Council N/A

Neighborhood Association SAN MARCO PRESERVATION SOCIETY

Neighborhood Action Plan/Corridor Study N/A

### Application Info

Tracking # 526 Application Status FILED COMPLETE

Date Started 12/04/2013 Date Submitted 12/04/2013

### General Information On Applicant

Last Name	First Name	Middle Name
REWIS	STACI	
Company Name		
GUNSTER		
Mailing Address		
225 WATER STREET, SUITE 1750		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043541980	9043506039	SREWIS@GUNSTER.COM

### General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
FLEMING	TOM	
Company/Trust Name		
EAST SAN MARCO, LLC		
Mailing Address		
ONE INDEPENDENT DRIVE, SUITE 114		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9045987684		TFLEMING@REGENCYCENTERS.COM

Last Name	First Name	Middle Name
HANRAHAN	CHRIS	
Company/Trust Name		
WELLS FARGO BANK, N.A.		

Mailing Address

225 WATER STREET FLO495

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32202
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043966797		CHRIS.HANRAHAN@WELLSFARGO.COM

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

If Yes, State Application No(s) 2006-654-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	081645 0000	5	3	PUD	PUD
Map	081652 0000	5	3	PUD	PUD
Map	081650 0000	5	3	PUD	PUD
Map	081642 0000	5	3	PUD	PUD
Map	081649 0000	5	3	PUD	PUD
Map	081648 0010	5	3	PUD	PUD
Map	081643 0000	5	3	PUD	PUD
Map	081654 0010	5	3	PUD	PUD
Map	081662 0000	5	3	PUD	PUD
Map	081663 0000	5	3	PUD	PUD
Map	081664 0000	5	3	PUD	PUD
Map	081669 0000	5	3	PUD	PUD
Map	081665 0000	5	3	PUD	PUD
Map	081666 0000	5	3	PUD	PUD
Map	081668 0000	5	3	PUD	PUD
Map	081667 0000	5	3	PUD	PUD
Map	081686 0000	5	3	PUD	PUD
Map	081658 0000	5	3	CCG-1	PUD
Map	081659 0000	5	3	CCG-1	PUD

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

Land Use Category Proposed? ☒

If Yes, State Land Use Application #	Land Use Category
5117	CGC

Total Land Area (Nearest 1/100th of an Acre) 5.07

Development Number

Proposed PUD Name EAST SAN MARCO

**Justification For Rezoning Application**



SEE EXHIBIT D

**Location Of Property****General Location**

INTERSECTION OF ATLANTIC BLVD &amp; HENDRICKS AVE

House #	Street Name, Type and Direction	Zip Code
0	ATLANTIC BV	32207

**Between Streets**

ATLANTIC BLVD and HENDRICKS AVE

**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
- 5.07 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee
- Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):

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



March 10, 2014

**VIA HAND DELIVERY**

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

**Re: East San Marco PUD (Ord. 2014-131)**

Dear Aaron:

Please find enclosed the revised East San Marco PUD written description with a redline and a revised Site Plan (Exhibit E), revised Elevation Plan (Exhibit H), a Conversion Table (new Exhibit L) and Example of Internally Illuminated Sign (new Exhibit M). The PUD written description and Exhibits have been revised per discussions with Council woman Boyer and concerned citizens, including the San Marco Preservation Society. The following is a brief summary of the changes:

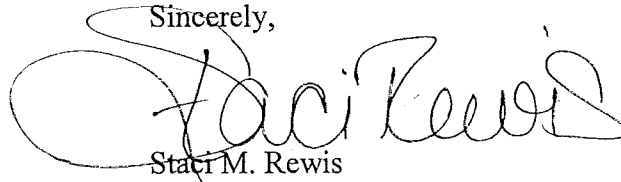
1. Included in the written description the original PUD (2006) requirement for a 9,000 sq. ft. grocery store to be included in the initial mix of commercial uses on Parcel A;
2. Revised the PUD Parcel A Building Height/Façade Section to better reflect and describe the building façade features and reduce the maximum height for a portion of the building located along Atlantic Boulevard and Hendricks Avenue from 79 ft. to 77 ft. The Elevation Plan (PUD Exhibit H) has been revised to reflect the height change;
3. Updated the PUD Parcel A Parking Section to better reflect the allowed on-street parking as depicted on the Site Plan and defined the size of studio units for parking calculation purposes;
4. Prohibit loading from occurring on Atlantic Boulevard or Hendricks Avenue;
5. Removed pylon signs as an allowable sign on Parcel A, provided an example of internally illuminated signs (new PUD Exhibit M), and prohibited changing message devices on Parcel A;
6. The Parcel C language has (for the most part) been revised to reflect the original PUD (2006) language. The Site Plan (PUD Exhibit E) has been revised to reflect this change;

Aaron A. Glick  
March 10, 2014  
Page 2

7. Revised the Landscaping Section as it relates to Parcel C to require a minimum caliper of 4 inch trees in vehicle use areas in Parcel C;
8. Required a construction parking and traffic management plan(s) be submitted to the City for review for Parcels A, C, D and E at the time of construction plan submittal; and
9. Added a conversion table to the PUD (new PUD Exhibit L) to allow the conversion of multi-family units to commercial square footage.

If you have any questions, please give me a call. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Staci M. Rewis". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

Staci M. Rewis

SMR:jl

cc: Councilwoman Lori Boyer  
Tom Fleming  
Jason Gabriel, Esq.  
Bruce Lewis  
Mack McCuller, Esq.  
M. Lynn Pappas, Esq.

## **EXHIBIT D**

### **Written Description**

#### **East San Marco Planned Unit Development**

**March 7, 2014**

#### **I. Planned Unit Development ("PUD") Project Description**

The East San Marco mixed-use project is located within a four-block area of the San Marco neighborhood. The project boundaries are Atlantic Boulevard to the north, Hendricks Avenue to the west, generally Alford Place to the south and Arcadia Place to the east. The project will be comprised of a maximum of 63,000 square feet of commercial space (including a neighborhood grocery store and retail/commercial stores of up to 46,000 square feet on Parcel A and an 8,000 square foot retail branch bank with drive-thru tellers with up to 9,000 square feet of additional commercial space on Parcel B) and a maximum of 280 multi-family units, subject to conversion as set forth in Section III.L., on approximately 5.07 acres, as more particularly described on the legal description attached hereto as **Exhibit 1** (the "Property"). Density shall be calculated project wide and the PUD shall place a density cap on the Property as set forth in Section IV below. This PUD will amend, restate and supersede the prior PUD as to Parcels A, B, C, D and E, as depicted on the site plan attached hereto as **Exhibit E** (the "Site Plan"), including any and all attachments, exhibits or submittals, approved under Ordinance 2006-654-E for these parcels. Parcel B has been developed since the prior PUD and any approved plans shall control over the Site Plan. The proposed changes set forth in this PUD are compatible with the adjacent properties, pursuant to Section 656.399 of the City of Jacksonville Zoning Code. The Land Use Table attached as **Exhibit F-1** is an approximate acreage of the PUD uses and the PUD use acreages shall be finalized as part of construction plan approval.

Simultaneous with this rezoning, the owners are submitting a companion small scale comprehensive plan amendment application to change the land use for the Property from Community General Commercial ("CGC") – Urban to CGC – Urban Priority Area ("UPA"). The East San Marco project is proposed to be developed with a mix of uses compatible to the surrounding area and the land use designations for the Property.

#### **II. Land Use Restrictions and Design Guidelines**

##### **A. Permitted Uses, Restrictions and Development Standards - Parcel A (Mixed-Use Block)**

- 1. Permitted Uses.** Parcel A will contain a multi-story building that includes up to 46,000 square feet of commercial space and up to 245 multi-family condominium or apartment units, subject to conversion as set forth in Section III.L., and an at grade parking garage and a maximum six-story elevated parking garage. The building is generally depicted on the elevation plan attached hereto as **Exhibit H** (the "Elevation

Plan"). The building will have a Mediterranean architectural style, and the Hendricks Avenue façade will feature a two-story tall, 48 foot long colonnade on the second floor as depicted on the Elevation Plan. This colonnade will provide views into the courtyard area of the project as well as views from the courtyard to San Marco Square. Because Parcel A has an irregular shape, setbacks may vary, as depicted on the Site Plan and set forth herein.

- a. The residential units will be multi-family condominiums or apartments that may range in size from 500 to 2,400 square feet, with related amenities.
- b. Commercial uses may include the following:
  1. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, accessories, grocer and similar uses.
  2. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (including restaurants with outdoor seating), interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations and facilities with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
  3. Banks (including drive-thru tellers and ATMs), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
  4. All types of professional and business offices, employment offices and similar uses.
  5. Art galleries, museums, dance, art or music studios, vocational, trade or business schools and similar uses.
  6. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of Chapter 656 of the City Zoning Code.
  7. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption with

the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

8. Express or parcel delivery offices, fax centers and telephone exchanges (without transportation terminals).
9. Veterinarians, subject to the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
10. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
11. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
12. Applications for Waiver of Minimum Distance Requirements for Liquor License Location will be filed for each establishment within Parcel A that will serve alcoholic beverages for either on-site or off-site consumption.

c. Initial Required Uses

1. At the time of issuance of the initial certificate of occupancy or equivalent completion certification by the City of Jacksonville for the mixed-use building to be located on Parcel A, a retail grocery store of at least 9,000 square feet shall be included in the mix of commercial uses occupying the first floor of such building. At all times thereafter, any of the allowable uses provided for in subsection II.A.1.b of this PUD or any combination thereof shall be the allowable uses for Parcel A, without requirement for a minimum square footage occupied by grocery use.

**2. Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel A of the Planned Unit Development:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements*	Atlantic Boulevard: 10 feet Hendricks Avenue: 7 feet Corner of Hendricks Avenue and Alford Place: 1 foot Alford Place: 2 feet Mango Place: 8 feet

\*Yard setbacks shall be measured from the outer structural support wall of each building to the applicable right-of-way in existence as of the date of this PUD approval. Sidewalks, outdoor seating, landscaping, parking spaces, loading spaces/staging area(s), monument signage, trellis columns and bases, ornamental lights and banners and awnings may be located in the front, side or rear yard setbacks at the ground story. Balconies, signage, pedestrian colonnades, trellis roof overhangs and other façade details of the mixed-use building may protrude into front, side or rear yard setbacks at heights above 12 feet.

**Building Height/Façade.** The height of the mixed-use building will be tiered as generally depicted on the Elevation Plan attached hereto as Exhibit H and measured from the average grade plane to the upper story's top of the wood bearing plate at the outer vertical structural wall. The building will consist of no more than five stories of multi-family uses over a first floor of commercial uses (as described herein) with a step-down to four stories of multi-family uses over a first floor of commercial uses (as described herein) and said step-down, tiered height approach shall be subject to the maximum height as defined in this section.

No more than 65% of the linear front footage of the building measured laterally that is located on Atlantic Boulevard (as depicted on the Elevation Plan) and no more than 55% of the linear front footage of the building measured laterally that is located on Hendricks Avenue (as depicted on the Elevation Plan) shall have a maximum height of 77 feet (excluding any non-habitable architectural features, stair towers, elevator shafts and mechanical equipment). The remainder of the building located along Atlantic Boulevard, Hendricks Avenue, Alford Place and Mango Place (as depicted on the Elevation Plan) shall have a maximum height of 69 feet (excluding any non-habitable architectural features, stair towers, elevator shafts and mechanical equipment). The non-habitable architectural features, stair towers, elevator shafts and mechanical equipment constructed on the Parcel A building shall be no taller or wider than depicted on the Elevation Plan attached hereto as Exhibit H. The elevated parking garage shall be screened by residential units, except the upper level of the elevated, internal parking garage shall be screened by a parapet wall and the upper level parking deck shall be no closer than 20 feet from the exterior building perimeter wall.

The mixed use building front façade located along Atlantic Boulevard, Hendricks Avenue, Alford Place and Mango Place will modulate by moving in and out horizontally along the front façade and the façade will incorporate balconies, overhangs and recesses to break up the vertical plane as generally depicted on the Elevation Plan attached hereto as Exhibit H. The purpose of this modulation is to reduce the building massing. This provision shall not restrict portions of the building from having a straight front façade for the entire height of the structure; provided, that no vertical section of the front building façade along Atlantic Boulevard and Hendricks Avenue shall extend straight along the front building façade sections for more than 35% of the front building façade along Atlantic Boulevard and no more than 35% of the front building façade along Hendricks Avenue without a modulation or step-back.



Each front façade along Atlantic Boulevard, Hendricks Avenue, Alford Place and Mango Place shall incorporate various stepped-back sections from the outermost horizontal plane consistent with this section.

3. **Parking Requirements.** Parking for Parcel A shall be provided in an at grade parking garage with 114 parking spaces and a maximum six-story elevated parking garage with 407 parking spaces all within the mixed-use building depicted on the Site Plan, as well as 34 spaces of on-street parking within and adjacent to the PUD boundaries and up to 12 compact spaces on Parcel D and up to 26 spaces on Parcel E. On-street parking spaces provided (i) on Atlantic Boulevard inset from the traffic lanes as generally depicted on the Site Plan; (ii) partially within the Property boundaries on Mango Place, (iii) along Alford Place as depicted on the Site Plan within the protected curb corners or (iv) within the Mango Place curb line adjacent to Parcel B will be counted as on-site parking. The minimum number of parking spaces required for Parcel A shall be, in the aggregate for residential and commercial uses, calculated as follows: (i) for residential units: 1.00 space for studio units, which studio units shall consist of no more than 600 square feet, 1.75 spaces for one-bedroom units, 2 spaces for two-bedroom units, and 2.25 spaces for three-bedroom units; and (ii) for commercial uses, 1 space per 267 square feet of gross floor area or 3.75 spaces per 1,000 square feet of gross floor area. Of the available parking spaces within the parking garages, a minimum of 80 percent will be at least 9 feet by 18 feet and a maximum of 20 percent will be 8 feet by 16 feet (compact spaces). Notwithstanding the City of Jacksonville Zoning Code and other applicable requirements, five (5) dock/bay areas shall be provided for loading and trash access on Parcel A as depicted on the Site Plan. Said dock/bay areas shall be a minimum of 10 feet wide, 25 feet long and 14 feet high. In addition, 4 parallel parking spaces 8 feet by 88 feet along Alford Place south of the Parcel A dock areas (as generally depicted on the Site Plan) may be used for intermittent loading/staging and move-in purposes for Parcel A tenants. On-street parking spaces along Mango Place shall be permitted to be angled, as depicted on the Site Plan, and will not be required to be parallel to the curb line.
4. **Access, Internal and External Road Activities.** Access to the residential and commercial areas within Parcel A will be via public rights-of-way and the parking garages located within the mixed-use building. Such access points are depicted on the Site Plan. Vehicular access to the parking garages will be from Alford Place. Vehicular access for delivery and loading will be as generally depicted on the Site Plan. Trucks making deliveries and pick-ups, including garbage, from Parcel A shall be permitted to make turning and backing movements into and out of Parcel A from the public rights-of-way of Mango Place and Alford Place and from Parcel E. Loading or truck delivery shall not occur on Atlantic Boulevard or Hendricks Avenue. Access will also be provided through adjacent parcels within the project.
5. **Pedestrian Access.** Parcel A will be developed to maximize pedestrian spaces along Atlantic Boulevard and Hendricks Avenue where commercial frontage occurs. A minimum five foot sidewalk shall be provided on the exterior of the building, which sidewalk may be located within the right-of-way, within Parcel A, or a combination

thereof, as generally depicted on the Site Plan. At least five feet of the sidewalk area shall be unobstructed, except that landscaping, utilities, trellis and/or colonnade roof overhangs and other similar uses shall be allowed within the unobstructed sidewalk area. A pedestrian trellis and/or colonnade with a minimum width of five feet will be provided within the sidewalk area along Atlantic Boulevard and Hendricks Avenue, as generally depicted on the Site Plan. The trellis and/or colonnade will not obstruct maneuverability within the portion of the unobstructed sidewalk area. Outside seating areas shall be permitted within the sidewalk outside of the five foot unobstructed sidewalk area and the right-of-way along Atlantic Boulevard and Hendricks Avenue.

6. **Signage.** Signage for the mixed-use building to be located on Parcel A will include the following: (a) a signage band around the top of the first floor retail shops on the exterior of the building measuring approximately three feet in height, with awnings provided below some portions of the signage band that may contain the name of the retail establishment and its corporate logo below; (b) two freestanding monument signs with a maximum size of 50 square feet each and a maximum height of 24 feet each with one sign located along Atlantic Boulevard with a minimum setback of 1 foot from this right-of-way and one sign located along Hendricks Avenue with a minimum setback of 1 foot from this right-of-way; (c) a project identification sign on the face of the building measuring approximately 60 square feet; (d) wall signs for the grocery store portion of the retail space on both Atlantic Boulevard and Mango Place with a maximum size of 100 square feet each; and (e) one projecting sign per retail establishment. The general locations of the two freestanding monument signs are depicted on the Site Plan, and the final location of each sign shall be subject to approval by the City of Jacksonville Planning Department. The two freestanding monument signs will be architecturally compatible with the Parcel A mixed-use building as determined by the City of Jacksonville Planning Department. Additionally, a sign may be located at each garage or loading access entrance and/or area of the project. Directional signage may be located inside the parking garage. Other signage not specifically set forth herein will be subject to review of typicals by the City of Jacksonville and shall comply with the provisions of Part 13 of the City of Jacksonville Zoning Code for the CCG-1 Zoning District. Signs for Parcel A will be reverse halo illuminated and may be internally illuminated, provided that such internal illumination is generally consistent with Exhibit M. No signage for Parcel A shall be classified as a changing message device. Three (3) temporary sales and marketing signs shall be permitted to be placed on Parcel A immediately after the approval of this PUD by the Jacksonville City Council and may remain for a period of two (2) years from the effective date of this PUD. Such temporary signs will be a maximum size of 80 square feet each and will be located at the corners of Alford Place and Hendricks Avenue, Atlantic Boulevard and Hendricks Avenue, and Atlantic Boulevard and Mango Place.

## **B. Permitted Uses, Restrictions, and Development Standards - Parcel B (Commercial Block)**

1. **Permitted Uses.** Parcel B will initially consist of a maximum of 8,000 square feet of commercial space. Buildings on Parcel B will have a Mediterranean architectural

style. The owner may, in the future, construct additional square footage to total a maximum of 17,000 square feet on Parcel B, as long as the required parking requirements for Parcel B set forth below are met. Any increase in the square footage on Parcel B above 17,000 square feet will be subject to the approval of the City of Jacksonville pursuant to Section 656.341(f)(3) of the City Zoning Code.

Commercial uses may include the following:

- a. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, accessories and similar uses.
- b. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (including restaurants with outdoor seating), interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations and facilities with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
- c. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- d. All types of professional and business offices, employment offices and similar uses.
- e. Art galleries, museums, dance, art or music studios, vocational, trade or business schools and similar uses.
- f. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
- g. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.
- h. Express or parcel delivery offices, fax centers and telephone exchanges (without transportation terminals).
- i. Veterinarians, subject to the performance standards and development criteria set forth in Part 4 of the City Zoning Code.

- j. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
- k. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
- l. Applications for Waiver of Minimum Distance Requirements for Liquor License Location will be filed for each establishment within Parcel B that will serve alcoholic beverages for either on-site or off-site consumption.

**2. Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel B of the Planned Unit Development:

<b>Minimum lot width</b>	0
<b>Minimum lot area</b>	0
<b>Maximum lot coverage</b>	100 percent
<b>Minimum yard requirements</b>	Front - 10 feet Side - 0 feet Rear - 5 feet
<b>Maximum building height</b>	35 feet (excluding any non-inhabitable architectural features and mechanical equipment)

All yards shall be measured from the outer structural support wall of each building.

- 3. Parking Requirements.** Parking within Parcel B shall be provided in an on-site parking lot. Minimum parking space requirements for on-site parking for Parcel B shall be 1 space per 300 square feet of gross floor area within the commercial space, but not less than 27 spaces. This parking ratio shall control over the Site Plan. Loading areas will be in compliance with the requirements in the City of Jacksonville Zoning Code. For so long as Parcel B is used as a branch bank by Wells Fargo Bank, Wells Fargo will allow after-business hours parking within the Parcel B parking lot for the non-exclusive, additional use by customers of Parcel A, except for those spaces adjacent to the branch bank building, which may be posted by Wells Fargo as after-business hours parking only for its customers, subject to towing. Use of the parking lot, however, shall be consistent with and subject to Wells Fargo's business requirements which include, but are not limited to, providing for safety, security, cleanliness, premises protection, insurance coverage requirements, special events, maintenance and access to after-business hours banking facilities, acknowledging normal wear and tear. The allowed parking use is not, nor shall it be deemed to constitute, a dedication or creation of any easement, license or any rights in or other interest to the public, any particular persons, or to the owners or lessees of Parcel A, their invitees, licensees, or customers.

4. **Access, Internal and External Road Activities.** Access to the commercial uses within Parcel B will be via public rights-of-way and the on-site surface parking area as shown on the Site Plan or as otherwise approved by the City Traffic Engineering Division or appropriate City agency having jurisdiction, all restrictions and design standards for access and internal and external road activities shall be subject to the City of Jacksonville subdivision, site plan and traffic standards.
5. **Signage.** Signage for the commercial building to be located on Parcel B will include the following: (a) three (3) wall signs with a corresponding logo, which logo shall be up to 36 inches square and the letters will be approximately 18 inches tall, and the length of the combined logo and letters shall not exceed 20 feet in length; (b) a masonry or brick monument sign located along Atlantic Boulevard with a maximum size of 100 square feet; and (c) directional signs located in the parking area and drive-through area not to exceed 6 square feet per sign in area, as needed to direct customers. Signs for Parcel B shall not be internally lighted but may be reverse halo illuminated. Additionally, a sign may be located at each entrance of the project.

**C. Permitted Uses, Restrictions and Development Standards - Parcel C (Residential Block)**

1. **Permitted Uses.** A maximum of 35 multi-family units consisting of condominium, apartment, townhome or combination thereof (subject to conversion as set forth in Section III.L.) may be located on Parcel C, as generally depicted on the Site Plan. The buildings depicted on the Site Plan may be multi-story and are generally located and the final unit amount and building location will be submitted as part of the Parcel C Application for Verification of Substantial Compliance with the PUD. These multi-family units may be used for live/work situations in which home occupations meeting the performance standards of Part 4 of the City of Jacksonville Zoning Code shall be permitted. These units will have zero lot lines. Any residential units constructed along Atlantic Boulevard shall be consistent with the CGC-UPA land use designation in the Comprehensive Plan.
2. **Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel C:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements	Front – See Site Plan Side - 0 feet Rear - 0 feet
Maximum building height	Four stories with a maximum height of 48 feet (not including any non-habitable architectural features and mechanical equipment)



All yards shall be measured from the outer structural support wall of each building.

3. **Parking Requirements.** The minimum parking space requirement for Parcel C shall be 2 spaces per unit for residential dwellings with the total amount of parking spaces equal to the City of Jacksonville Zoning Code minus 7 parking spaces. There shall be no required maximum amount of parking spaces. For purposes of aggregate parking required for Parcel C, the 12 parking spaces within Parcel D shall be included but only to the extent not required to meet the parking standard for Parcel A as set forth in Section II.A.3. On-street parking spaces provided within the existing curb line or partially within the Property boundaries will be counted as on-site parking. Of the total parking spaces, a minimum of 80 percent will be 9 feet by 18 feet in dimension and a maximum of 20 percent will be 8 feet by 16 feet, in accordance with the City of Jacksonville Zoning Code. Loading for Parcel C will be in compliance with the City of Jacksonville Zoning Code. Individual parking garages may be constructed to provide cover for all or a portion of the on-site parking spaces.
4. **Access, Internal and External Road Activities.** Access to Parcel C will be via public rights-of-way and the on-site parking lot. Access will also be provided through adjacent parcels within the project. Except where variations are set forth on the Site Plan or as otherwise approved by the City Traffic Engineering Division or appropriate City agency having jurisdiction, all restrictions and design standards for access and internal and external road activities shall be subject to the City of Jacksonville subdivision, site plan and traffic standards.
5. **Signage.** The number, location and size of the appropriate signage shall be consistent with the Sign Ordinance of the City of Jacksonville Zoning Code, Part 13, for the CCG-1 Zoning District. Additionally, a sign no larger than 80 square feet may be located at each entrance of the project. Two (2) temporary sales and marketing signs shall be permitted to be placed on Parcel C immediately after the approval of this PUD by the Jacksonville City Council and may remain for a period of 2 years from the effective date of this PUD approval. Such temporary signs will be a maximum size of 80 square feet each and shall be located at the corners of Atlantic Boulevard and Minerva Avenue and Atlantic Boulevard and Arcadia Place.
6. **Architectural Style.** The architecture of the multi-family buildings to be constructed on Parcel C will be consistent and compatible with the surrounding residential and commercial structures. The architectural style of the buildings will be either Mediterranean, Colonial, brownstone or Prairie School style. Materials for the exterior of the buildings are contemplated to be stucco, brick, siding or some combination thereof. Color palettes will be complimentary to and coordinating with existing product of the aforementioned styles and designs. Roof materials will consist of concrete tiles, slate, standing seam or architectural shingles that fit the design and existing vernacular of the area. The final architectural elevation for the multi-family buildings to be constructed on Parcel C shall be subject to the approval of the City of Jacksonville Planning Department.

**D. Permitted Uses, Restrictions, and Development Standards - Parcels D and E  
(Parking Parcels)**

1. **Permitted Uses.** Parcels D and E may be used to meet parking requirements for uses located on Parcels A and C and these parcels are not subject to the off-street parking lot requirements in the City of Jacksonville Zoning Code, including, but not limited, to Part 4 and Part 6. Note that Parcel E was not included in the original PUD application approved under Ordinance 2006-654-E. This PUD incorporates Parcel E into the PUD and changes its zoning designation from Commercial Community / General – 1 to PUD.
2. **Minimum Lot and Building Requirements.** The following criteria shall apply to Parcels D and E:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements*	Front - 5 feet Side - 0 feet Rear - 0 feet
Maximum building height	35 feet

Note – See buffer requirements in Section III.C.

\*All yard setbacks shall be measured from the Property line to the back of curb.

3. **Parking Requirements.** Parcel D may contain up to 12 compact parking spaces and Parcel E may contain up to 26 spaces.
4. **Access, Internal and External Road Activities.** Access to Parcels D and E shall be via public rights-of-way. Access may also be provided through adjacent parcels within the project. Such access points are depicted on the Site Plan.
5. **Signage.** Directional signage may be located within the parking areas of each parcel and signage with a maximum size of 1 foot by 2 feet each shall be allowed within the parking areas of each parcel to advise users of restrictions and towing enforcement. Other signage not specifically set forth herein will be subject to review of typicals by the City of Jacksonville for Parcel D and Parcel E and shall be consistent with the Sign Ordinance of the City of Jacksonville Zoning Code, Part 13, for the CCG-1 Zoning District.

### III. PUD Development Standards Applicable To All Parcels

#### A. Services

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. In addition, grease traps for the Parcel A commercial operators/businesses may be located within the City of Jacksonville rights-of-way adjacent to Parcel A.

#### B. Stormwater Treatment

Notwithstanding the City of Jacksonville requirements, stormwater will be as permitted by the St. Johns River Water Management District. Stormwater treatment facilities may be located offsite, within the City rights-of-way and/or underground in vaults on the parcels.

#### C. Landscaping

Landscaping within the project shall be provided along rights-of-way and in open space areas as depicted on the Site Plan. To improve site design and function, the location of the project's landscaping may vary from specific provisions of the City of Jacksonville Landscape and Tree Protection Regulations set forth in Part 12 of the City Zoning Code, and thus will be coordinated through the City Landscape Architect and the Planning and Development Department.

The following landscaping requirements will apply to Parcels A, C, D and E within the project boundaries:

1. Property owners will use their best efforts to use native vegetation in landscaping within the PUD boundaries.
2. Parcel A shall not be required to provide landscaping within vehicular use areas within the parking garages. Trees within vehicular use areas along Mango Place, Alford Place, Arcadia Place and Minerva Avenue shall not be required to be distributed so that all portions of such vehicular use areas are within a 55-foot radius of any tree. All other provisions of Section 656.1214 of the City of Jacksonville Zoning Code shall apply to vehicular use areas.
3. The owner of Parcel C shall be required to plant trees a minimum caliper of four (4) inches in vehicle use areas of Parcel C in lieu of the City of Jacksonville Zoning Code requirements of two (2) caliper inches.
4. **Minimum buffer for Parcel C.** The minimum buffer between uncomplimentary land uses between Parcel C and the adjacent single-family residence shall consist of a strip of at least ten (10) feet in width the entire length of all such common boundaries and sidewalks constructed within the five (5) feet of such buffer strip furthest from the single-family residence may



be included as part of such buffer width. This buffer may be located within the yard setback areas. In order to offset the reduction in width of the buffer areas, each property owner shall be required to provide enhanced landscaping within such buffer areas.

5. **Sidewalk/Site Plan minimum buffer for Parcels D and E.** The minimum buffer between Parcel D and the adjacent single family residence along the southern Parcel D boundary shall consist of at least ten (10) feet in width the entire length of such common boundary as depicted on the Site Plan. The minimum buffer requirements between the (i) north boundary of Parcel D and (ii) north and south boundaries of Parcel E and the adjacent properties shall consist of a strip of at least five (5) feet in width the entire length of these boundaries as depicted on the Site Plan. Any of the above buffers may be located within the yard setback areas. In order to offset the reduction in width of the buffer areas, each property owner shall be required to provide enhanced landscaping within such buffer areas.
6. **Planting of trees within 4 feet of right-of-way line or pavement.** A street tree program is proposed for the project to enhance the overall aesthetics of the project, promote walkable neighborhoods, provide climatic relief and give shade to pedestrians. Planting of trees closer than two (2) feet and shade trees closer than four (4) feet from a right-of-way or pavement shall be allowed for the implementation of the above and is both compatible and consistent with nearby streetscape and landscaping improvements along San Marco Boulevard, Hendricks Avenue and Atlantic Boulevard. A conceptual landscape plan shall be submitted to the City of Jacksonville Planning Department as part of the application for Verification of Substantial Compliance with the PUD.
7. **Parcel C required landscaping at internal parking and drives.** In areas such as alleys and "back of house" drive aisles on Parcel C, landscape areas may be reduced and their required trees (as set forth herein) applied to the "street or front door" side of the building to further the project's overall street tree program. Due to the urban form, scale and height of the project, overhangs, balconies and other architectural elements will be employed to not only provide architectural character, but to also provide climatic relief and shade upon adjacent walkways and drives. A street tree program is also proposed to enhance the overall aesthetics of the project, promote walkable neighborhoods, provide climatic relief and give shade to pedestrians.
8. Final landscape plans for Parcels A, C, D and E within the PUD shall be subject to review by the City of Jacksonville Planning Department to determine conformance with the requirements of this PUD.

The following landscaping requirements will apply within the Parcel B project boundaries:

1. The Parcel B property owner will use its best efforts to preserve protected trees located within the Parcel B boundaries. In the event that protected trees lie within the development footprints depicted on the Site Plan, the applicable property owner will comply with the provisions of Sections 656.1204-656.1206 of the City Zoning Code in removing and replacing protected trees.
2. The Parcel B property owner will use its best efforts to use native vegetation in landscaping within the Parcel B boundaries.
3. Trees within vehicular use areas along Mango Place and Minerva Avenue shall not be required to be distributed so that all portions of such vehicular use areas are within a 55-foot radius of any tree. All other provisions of Section 656.1214 of the City Zoning Code shall apply to vehicular use areas.

#### **D. Utilities**

The project will be served for potable water and sewer facilities as designed and in accordance with JEA standards. The PUD shall incorporate these uses as not to encourage urban sprawl through surrounding properties. Backflow preventers may be located within the City rights-of-way as long as such location does not hinder vehicular or pedestrian access.

#### **E. Concurrency / Traffic**

Transportation concurrency for Parcels A, C and D is reserved under a Development Agreement recorded in Official Records Book 15687, page 760 of the current public records of Duval County, Florida (the "DA"). A traffic analysis was conducted for this PUD modification by Jeffrey A. Crammond, PE, PTOE and PTP with England-Thims & Miller, Inc. ("ETM") and is attached hereto as **Exhibit J**.

#### **F. Wetlands**

The subject property does not contain jurisdictional wetlands.

#### **G. Sidewalks**

The project will contain a pedestrian circulation system as described above that shall be subject to review by the City of Jacksonville Planning and Development Department to ensure the provision of proper accessibility for pedestrians. Sidewalks to public streets may be located within rights-of-way, within project boundaries or a combination thereof as shown on the Site Plan. Seating and street furnishings will be located within the pedestrian rights-of-way and/or the project boundaries for pedestrian utilization provided the seating and street furnishings are located outside the five foot unobstructed sidewalk area and right-of-way as discussed above.

## **H. Buffers**

The Site Plan depicts where buffers with adjacent properties will be placed. The standards for such buffers are set forth in the Landscaping section of this PUD. Because the PUD will contain both commercial and residential land uses, buffers have been located to establish the greatest offset between uncomplimentary uses both within the project boundaries and with adjacent properties.

## **I. Minor Deviations**

The owner(s) may administratively modify this PUD with respect to any yard setback or landscape criteria set forth for any parcel subject to this PUD pursuant to Section 656.341(f)(1) of the City of Jacksonville Zoning Code and any yard setback modification shall be less than or equal to ten percent (10%) of the setback depicted or described in this PUD text or on the Site Plan. The owner(s) of Parcels A and C may administratively modify this PUD with respect to the number of parking spaces provided herein pursuant to Section 656.341(f)(1) of the City of Jacksonville Zoning Code as long as the requested modification is less than or equal to 18 parking spaces assigned to Parcels A and C in the aggregate. Any increase in the number of units and commercial square footage (beyond that allowed by a conversion of uses for Parcels A and C as set forth in Section III.L.) or building height, or decrease in parking spaces (beyond that allowed by administrative deviation as set forth herein) on Parcels A, C, D and E shall require a major modification (i.e. rezoning) to the PUD pursuant to Section 656.341(f)(3) of the Zoning Code. Any increase in commercial square footage above 17,000 square feet on Parcel B shall require a major modification to the PUD. No PUD modification is required under Section 656.341(f), City of Jacksonville Zoning Code, if subsequent to the PUD approval, the Atlantic Boulevard right-of-way is modified (for any reason) adjacent to the Property. For the purposes of modification to the PUD under Sections 656.341(f)(1), (2) and (3) of the City of Jacksonville Zoning Code, the East San Marco project shall be deemed compatible with the adjacent properties, pursuant to Section 656.399 of the City of Jacksonville Zoning Code. The East San Marco project offers creative solutions to lot-oriented issues, maintains the historical scale, rhythm, style and character of the area and carries out the purposes of the San Marco Overlay Zone.

## **J. Project Construction and Operation**

Subject to obtaining all required permits and regulatory approvals, the owners anticipate commencing construction of Parcel A in 2014 and completing construction of Parcels C, D and E within approximately five years of commencement. The owner(s) may commence construction on the parcels at different times, depending on real estate market conditions. The estimated construction commencement and completion dates set forth in this paragraph shall not be interpreted to mean that this PUD will have a build-out or expiration date.

The owner(s) may establish owners' associations for and/or implement covenants, conditions and restrictions over the residential and commercial components of the project

to ensure long-term maintenance of the buildings and public areas to be constructed within the PUD boundaries.

Construction staging and parking for individuals associated with construction of the Property may occur on Parcels A, C, D and E during project construction. A construction parking and traffic management plan(s) shall be submitted to the City of Jacksonville Planning and Development Department Development Services Division for review at the time of construction plan submittal for Parcels A, C, D and/or E, as applicable. Such plan(s) may be for each of these parcels, all or a combination of parcels.

#### **K. Project Team**

The proposed Developer, Architect, and Engineer/Planner for Parcels A, C, D and E are as follows:

Developer

Whitehall Realty Partners, LLC  
G. John Carey  
1022 Park Street, Suite 407  
Jacksonville, Florida 32204  
904-353-6235

East San Marco, LLC  
Tom Fleming  
One Independent Drive, Suite 114  
Jacksonville, Florida 32202  
904-598-7684

Architect

The Mulhern Group, Ltd.  
Mike Mulhern  
1730 Blake Street, Suite 435  
Denver, Colorado 80202  
303-297-3334

Engineer/Planner

England-Thims & Miller, Inc.  
Hugh Mathews/Peter Ma/Jeff Crammond  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
904-642-8990

#### **L. Conversion of Uses**

The owner(s) of Parcels A and C may increase certain land uses and simultaneously decrease other land uses without modifying the PUD, provided that such changes are consistent with the conversion table attached as **Exhibit L**. In no event, shall more than

(i) 245 multi-family units be constructed on Parcel A, (ii) 35 multi-family units be constructed on Parcel C and (iii) 57,000 commercial square feet be constructed on Parcel A.

#### **IV. Comprehensive Plan**

As discussed above, a companion small scale comprehensive plan amendment application is being submitted simultaneously within this rezoning application to change the land use for the Property to CGC – UPA and extend the Development Area UPA to encompass the Property. Since residential development is proposed on Parcels A and C, and the Property is less than ten acres in size, will have a nonresidential land use designation (i.e. CGC) and a residential density greater than 10 units per acre, the density cap language and an analysis of the criteria in Comprehensive Plan Future Land Use Element Policy 1.1.10A must be included in this written description. The residential density for the Property is to be measured project wide and pursuant to Future Land Use Element Policy 1.1.10A is hereby restricted to the following:

A residential density limit of 60 dwelling units per gross acre has been placed on the Property (and shall be measured project wide) as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and a comprehensive plan amendment and the requirements of FLUE Policy 1.1.10A may be applied to determine the appropriateness of any increase in residential density.

Policy 1.1.10A is set forth below and the analysis of the relevant criteria follows in italics.

Policy 1.1.10A. Residential development on sites less than 10 acres that are located within predominantly non-residential Future Land Use Categories and that are processed as small scale map amendments shall be limited to a maximum of 10 dwelling units per acre unless authorized through approval of a Planned Unit Development (PUD) rezoning. The maximum density allowed in the PUD shall be the result of analysis for compatibility with abutting development based on the criteria provided below. The maximum density in each non-residential Future Land Use Category does not constitute entitlement to the maximum permitted density without justification provided pursuant to analysis of the criteria. Such analysis may lead to a recommendation of approval, denial, or a condition of approval on a Planned Unit Development (PUD) rezoning capping the residential density.

All PUDs approved with a density cap above the 10 dwelling units per acre limitation pursuant to this policy shall contain the following statement either in the written description or within the enabling legislation:

A residential density limit of (insert #) dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning

(administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

The criteria below shall be considered in determining the appropriate maximum density for PUD rezonings pursuant to this policy:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or manmade buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout

*Response: The PUD and the companion comprehensive plan amendment applications will enable the East San Marco project to be developed as a mixed use, urban infill project consistent with the Comprehensive Plan.*

*The location of the Property at the intersection of Atlantic Boulevard and Hendricks Avenue is the eastern entrance to the San Marco Square and the southern entrance to the southbank area of downtown. San Marco Square is comprised of predominantly commercial uses with residential (single family and multi-family) and church uses surrounding it. The southbank of downtown is comprised of several high-rise, high density multi-family developments and commercial, hotel and office uses between downtown and the Property. The density for the project will help ensure a gradual transition of uses from the dense, urban downtown southbank area (approximately ½ mile to the north) to the San Marco Square and to the residential communities to the south and west of the Property. See Comprehensive Plan Future Land Use Element Policy 1.1.10 (stating a gradual transition of densities and intensities will be achieved through the zoning process). This PUD and the companion comprehensive plan amendment will allow a maximum gross density of 60 units per acre. The Property is adjacent to parcels with CGC – Urban and RPI – Urban land use designations that allow a maximum gross density of 40 units per acre and 30 units per acre, respectively. Parcels with Medium Density Residential – Urban and Low Density Residential – Urban land use designations are located south and west of the Property and allow a maximum gross density of 20 units per acre and 7 units per acre, respectively. This application and the companion comprehensive plan amendment will result in a maximum gross density of 60 units per acre for the majority of the parcels located at the intersection of Atlantic Boulevard and Hendricks Avenue, including the East San Marco project. The allowable*



*density will then decrease to 40 units per acre for the CGC – Urban parcels and 30 units per acre for the RPI – Urban parcels adjacent to the Property and then decrease to 20 units per acre for the Medium Density Residential – Urban and 7 units per acre for the Low Density Residential – Urban parcels to the south and west of the Property. This change in density will provide a more appropriate, gradual transition of uses and intensity of uses as parcels will go from the CGC designations to the less intense RPI mix of uses to the predominantly residential MDR and LDR designations south of the Property. This gradual density and use transition is consistent with the Southeast Vision Plan, which states on page 30 that to protect neighborhoods from potential negative development impacts and ensure compatibility intense development should be located along major corridors and nodes (Atlantic Boulevard and Hendricks Avenue) and development intensity should be reduced as it approaches lower density areas for a more sustainable land use pattern. It is also consistent with Comprehensive Plan Future Land Use Element Policy 1.1.10.*

*The height of the proposed development is compatible with the surrounding area and is a tiered approach on Parcel A. The proposed mixed use building on Parcel A will have a maximum height of 77 feet (as defined above) along portions of Atlantic Boulevard and Hendricks Avenue (as set forth above) and then the building height will gradually decrease to 69 feet (as described and defined above). This tiered approach, as depicted on the Elevation Plan attached hereto as Exhibit H, will result in a building massed along these arterial roadways (i.e., Atlantic Boulevard and Hendricks Avenue) consistent with the Comprehensive Plan CGC-UPA Development Characteristics. The height of the other project buildings will be less and consistent with the surrounding parcels.*

*The building mass, scale and orientation for the project are also consistent with the Comprehensive Plan CGC-UPA Development Characteristics and will be compatible with the San Marco community. The higher density residential units will be configured and oriented in the mixed use building on Parcel A at the intersection of two arterial roadways. The other residential units will be located on Parcel C and these units/buildings will be massed and designed to transition from the higher density Parcel A uses to the surrounding residential and park uses. The configuration and orientation of the buildings will be consistent with the PUD and Comprehensive Plan CGC-UPA Development Characteristics and will provide for a transition of densities and intensities compatible with the surrounding area.*

*The development of the parcels will also prevent the potential for blighting within this area of the community as the PUD and comprehensive plan amendment applications will allow the infill development of a mostly vacant, underutilized property with a mix of uses consistent with the community. The PUD design guidelines and land use restrictions set forth in Section II and the development standards in Section III will ensure no negative influences on abutting properties.*

*A traffic analysis is attached hereto as Exhibit J. Transportation concurrency for Parcels A, C and D is reserved under the DA. The traffic analysis analyzed whether the proposed density and intensity changes from the original PUD would have additional impacts and provides an operational analysis of the surrounding roadway network. The*

*analysis concludes that this PUD modification will generate less traffic than the currently approved uses under Ordinance 2006-654-E during the morning peak hour and no change to trip generation will occur during the pm peak hour. The analysis also concludes the adjacent intersections will operate above the minimum acceptable level of service standards.*

*As depicted on the Site Plan attached hereto as **Exhibit E**, vehicular access to Parcels A, C, D and E will be via Alford Place, Mango Place, Minerva Avenue and Arcadia Place consistent with the Comprehensive Plan CGC-Urban Priority Area Development Characteristics, which encourage the limitation of vehicular access on Hendricks Avenue and Atlantic Boulevard.*

*Parking for the project is proposed to be located in parking garages (as described above) on Parcel A, surface lots and on-street parking. Parking will be located to the greatest extent possible behind or to the side of buildings to promote internal pedestrian and vehicular circulation consistent with the CGC-Urban Priority Area Development Characteristics.*

*A maximum density of 60 units per acre for the East San Marco project is consistent with Comprehensive Plan Future Land Use Element Policy 1.1.10A and the ultimate development of the project will be compatible with the San Marco community.*

## **V. Justification for the Planned Unit Development**

The proposed development will be classified as a Mixed Use Development, and thus will require the appropriate rezoning to Planned Unit Development. The project will provide an impetus for the redevelopment of the area of San Marco adjacent to the San Marco Square and will provide neighborhood services for the surrounding community. The project incorporates a vertical strategy that will result in a positive infill establishment, thus discouraging urban sprawl. As a result, the project will yield a reduction in automobile travel by its residents as well as those living in surrounding communities.

The owner has designed the various residential and commercial components of the project to compliment the architectural styles and character of the surrounding San Marco neighborhood. The project as proposed will protect and enhance the economic vitality, character, aesthetic appeal, historical integrity and overall charm of San Marco.

The East San Marco PUD is consistent and compatible with the surrounding properties and the San Marco neighborhood, will not have any avoidable or undue adverse impact on existing or planned uses in the neighborhood and will contribute to the economic vitality, character, aesthetic appeal, historical integrity and overall charm of the San Marco area. The project, as proposed, is consistent with the City of Jacksonville Comprehensive Plan.

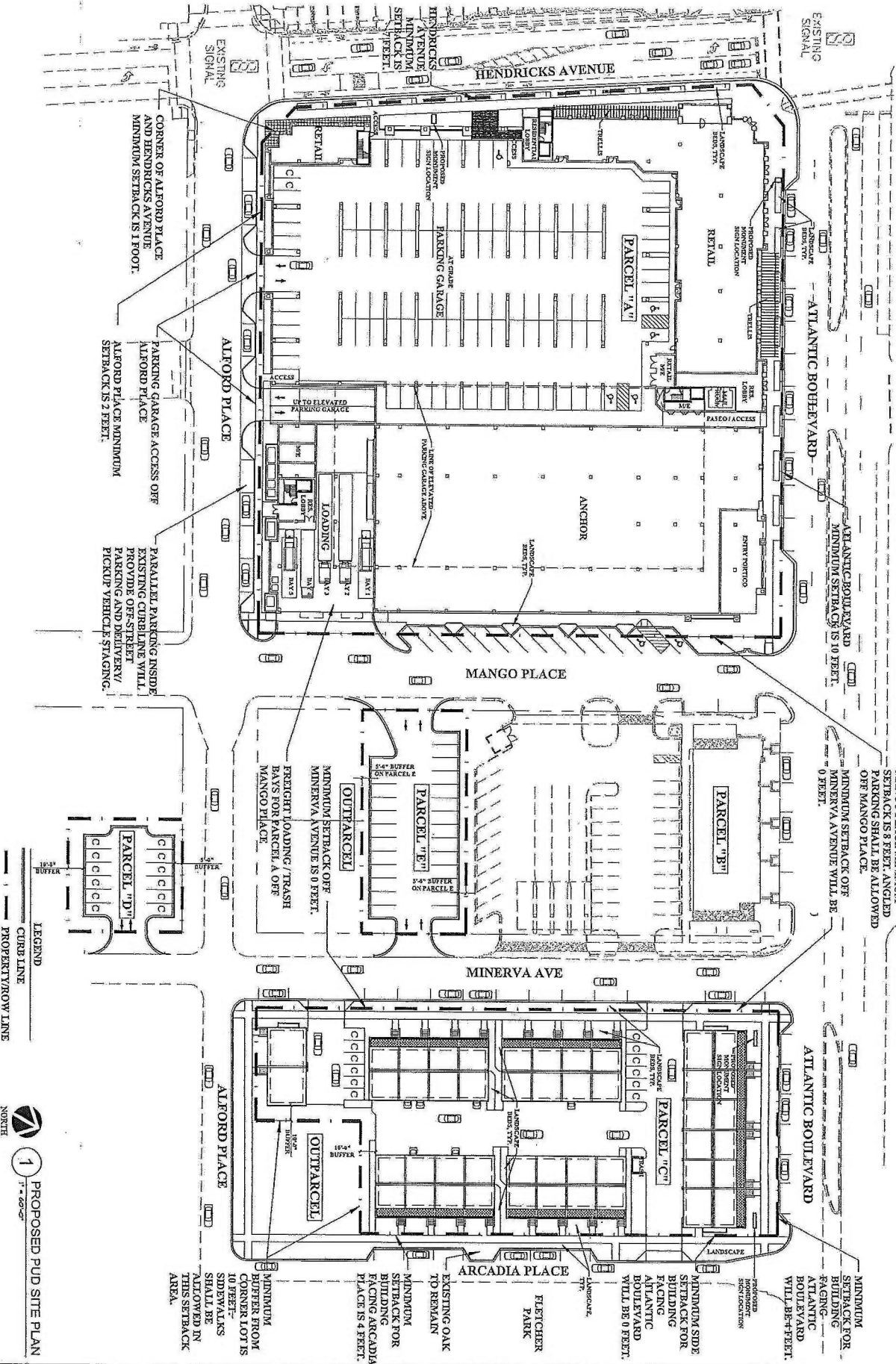
## EXHIBITS

Exhibit 1	Legal Description
Exhibit A	Property Ownership Affidavit
Exhibit B	Agent Authorization Letter
Exhibit C	Binding Letter
Exhibit D	Written Description
Exhibit E	Site Plan
Exhibit F	Aerial Photograph/Vicinity Map
Exhibit F-1	Land Use Table
Exhibit G	Deeds
Exhibit H	Elevation Plan
Exhibit I	Parcel and Owners' Contact Information
Exhibit J	Traffic Analysis
Exhibit K	Parking Analysis
Exhibit L	Conversion Table
Exhibit M	Internally Illuminated Sign Information



PROPOSED PUD SITE PLAN  
1" = 60'-0"

LEGEND  
CURB LINE  
PROPERTY/ROW LINE



# EAST SAN MARCO MIXED - USED DEVELOPMENT JACKSONVILLE, FLORIDA

#	DATE	REVISION
1	11-2-2010	NO PLAN
2	11-2-2010	NO PLAN
3	11-2-2010	NO PLAN
4	11-2-2010	NO PLAN
5	11-2-2010	NO PLAN
6	11-2-2010	NO PLAN
7	11-2-2010	NO PLAN
8	11-2-2010	NO PLAN
9	11-2-2010	NO PLAN
10	11-2-2010	NO PLAN

PROJECT NUMBER: 1201  
DESIGNED BY: JMS  
CHECKED BY: JMS  
DESCRIPTION: PUD SITE PLAN

OWNER:  
EAST SAN MARCO, LLC

DEVELOPER:  
WATKINS REALTY  
FACILITIES, LLC

ARCHITECT/PLANNER/ENGINEER:  
THE MODERN GROUP, LTD.  
1700 S.W. 10TH STREET  
SUITE 400  
MIAMI, FL 33135  
TEL: 305.555.1234  
FAX: 305.555.1234  
WWW.THEMODERNGROUP.COM

MINIMUM SETBACK FOR BUILDING FACING ATLANTIC BOULEVARD WILL BE 4 FEET.

MINIMUM SETBACK FOR BUILDING FACING ATLANTIC BOULEVARD WILL BE 4 FEET.

MINIMUM SETBACK FOR BUILDING FACING ATLANTIC BOULEVARD WILL BE 4 FEET.

MINIMUM SETBACK FOR BUILDING FACING ATLANTIC BOULEVARD WILL BE 4 FEET.



To: Aaron Glick

From: Staci Lewis

Date: January 28, 2014

Re: East San Marco Rezoning

---

Attached to this memo is PUD Exhibit F-1, which contains the requested Land Use Table.

Below are the names of the proposed Developer, Architect, Engineer/Planner for the vacant portions of the East San Marco project. The PUD written description will be updated as part of any future resubmittal to include the information below.

**Developer**

Whitehall Realty Partners, LLC  
G. John Carey  
1022 Park Street, Suite 407  
Jacksonville, Florida 32204  
904-353-6235

**Architect**

The Mulhern Group, Ltd.  
Mike Mulhern  
1730 Blake Street, Suite 435  
Denver, Colorado 80202  
303-297-3334

**Engineer/Planner**

England-Thims & Miller, Inc.  
Hugh Mathews/Peter Ma/Jeff Crammond  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
904-642-8990

## **EXHIBIT F-1**

PUD Name: East San Marco

### **Land Use Table**

Total Gross Acreage	5.07	Acres	100%
<hr/> Amount of each different land use by acreage			
Single family	0	Acres	0%
Total number of dwelling units	0	D.U.	
Multiple family (at Parcel C)	.47	Acres	9.23%
Total number of dwelling units	35	D.U.	
Commercial (at Parcel B)			
Site coverage	.72	Acres**	14.29%
PUD allows building density to increase to 17,000 S.F.			
Industrial	0	Acres	0%
Other land use (Mixed-Use at Parcel A)	2.44	Acres	48.14%
Total number of dwelling units	245	D.U.	
Commercial (up to 46,000 S.F. per PUD)			
Active recreation and/or open space*		Acres*	0%
Passive open space	.39	Acres	7.66%
Sidewalks and outdoor dining at streets	.43	Acres	8.48%
Private drives and surface parking areas	.62	Acres	12.20%
Public and private right-of-way	0	Acres	0%
<hr/>			
Maximum coverage of buildings and structures	3.44	Acres	68.03%
	150,000	S.F.	

\* Note: At Parcel 'A' an active pool courtyard is provided at the second floor totaling approximately 15,000 s.f. Also at Parcel 'A,' individual decks of approximately 70 s.f. are provided for each 1 bedroom, 2 bedroom, and 3 bedroom unit.

At Parcel 'C,' patios or decks of approximately 85 s.f. are provided for each unit.

\*\* Note: At Parcel 'B' existing development is as follows:

Building coverage [Existing, including drive-thru]	.16	Acres	3.11%
Sidewalks	.09	Acres	1.90%
Private Drives and surface parking areas	.39	Acres	7.66%
Passive open space	.08	Acres	1.62%



## Conversion Rates - East San Marco PUD

Land Use Code	Description	Unit	Converting From			
			220	223	230	820
			Apartment DU	Mid-Rise DU	Townhome DU	Commercial 1,000 sf
<b>To Converting</b>		Trip Rate	0.429	0.306	0.314	3.750
220	Apartment	DU	N/A	0.713	0.732	8.741
223	Mid-Rise	DU	1.402	N/A	1.026	12.255
230	Townhome	DU	1.366	0.975	N/A	11.943
820	Commercial	1,000 sf	0.114	0.082	0.084	N/A

Notes: 1) Trip rates are based on the Afternoon Peak Hour Trip Rates and Equations from the 8th edition of the Institute of Transportation Engineer's *Trip Generation Manual* as used for the Concurrency Analysis.

2) The total number of residential units cannot exceed 280.

3) The total commercial square footage on Parcel A can not exceed 57,000 sq.ft.

Example 1 - Convert 30 Apartments to Condos/Townhomes

30 x 1.366 = 40.08      30 apartments is equivalent to 40 condos/townhomes

Example 2 - Convert 30 Mid-Rise Apartments to Commercial

30 x 0.082 = 2.46      30 mid-rise apartments is equivalent to 2,460 sf of commercial



# **EAST SAN MARCO** MIXED - USED DEVELOPMENT JACKSONVILLE, FLORIDA

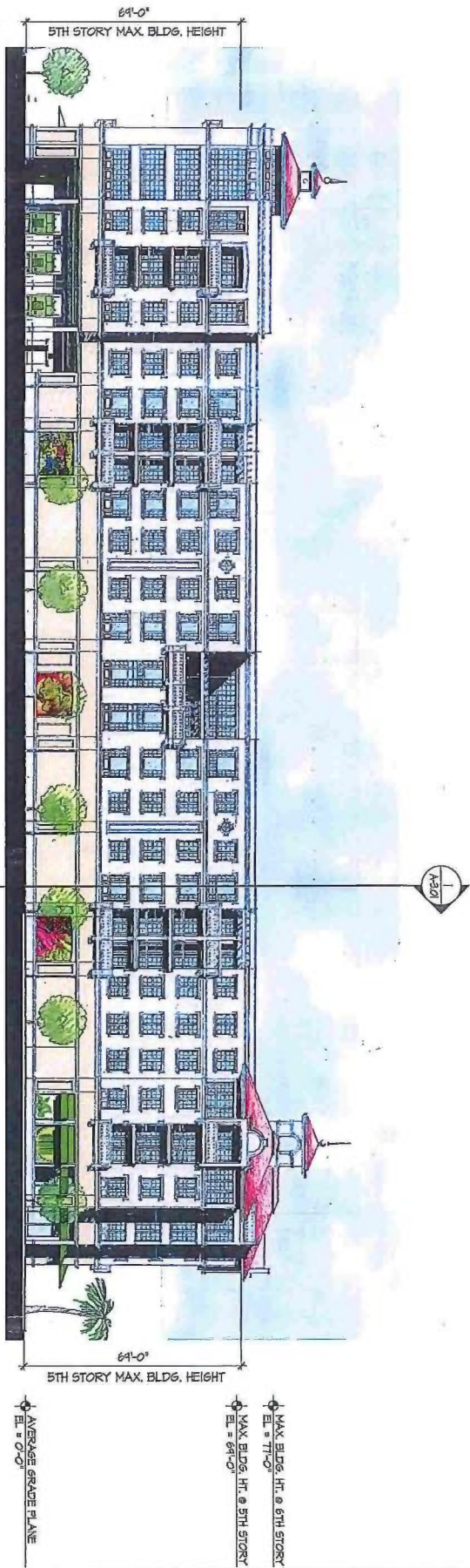
ARCHITECT/PLANNER  
**THE MCKERN GROUP, LTD.**  
ARCHITECTURE-PLANNING-INTERIORS  
1700 LAKE STREET, SUITE 400  
JACKSONVILLE, FL 32202  
904.352.5555 FAX 904.352.5555

DEVELOPER  
**EAST SAN MARCO, LLC**  
PARTNERS, LLC

DATE	REV./DESC.
11-2-2018	2ND ELEVATIONS
3-1-2014	1ST ELEVATIONS

PROJECT NUMBER: 1001  
DRAWN BY: MCK  
CHECKED BY: MCK  
DESCRIPTION: 1ST ELEVATIONS





2 MANGO PLACE ELEVATION  
1/8" = 1'-0"

MAX BLDG. HT. @ 6TH STORY  
EL. = 71'-0"

MAX BLDG. HT. @ 5TH STORY  
EL. = 64'-0"

AVERAGE GRADE PL. LINE  
EL. = 0'-0"



1 ALFORD PLACE ELEVATION  
1/8" = 1'-0"

MAX BLDG. HT. @ 6TH STORY  
EL. = 71'-0"

MAX BLDG. HT. @ 5TH STORY  
EL. = 64'-0"

AVERAGE GRADE PL. LINE  
EL. = 0'-0"

# EAST SAN MARCO MIXED - USED DEVELOPMENT JACKSONVILLE, FLORIDA

ARCHITECT / PLANNER  
THE MUEHLEN GROUP, LTD.  
ARCHITECTURE/PLANNING/INTERIORS  
7700 BLAKE STREET  
SUITE 425  
JACKSONVILLE, FLORIDA 32216  
904.734.0000  
904.734.0001

OWNER  
EAST SAN MARCO, LLC

DEVELOPER  
WITTENBACH REALTY  
PARTNERS, LLC

DATE	ISSUED FOR
11-22-2018	PRELIMINARY
3-1-2014	PRELIMINARY

PROJECT NUMBER	BOJ
DRAWN BY	MD
CHECKED BY	
APPROVED BY	





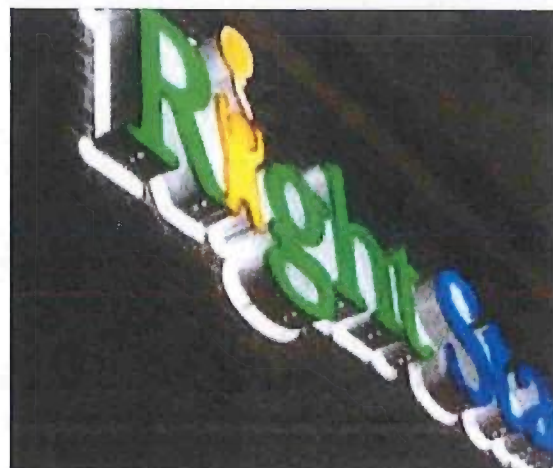
# SIGN CATALOG

## THOMAS SIGN AND AWNING

DUEL ILLUMINATED CHANNEL LETTERS

### DUEL ILLUMINATED

Duel illuminated channel letters are a specialized letter type. They have a halo at the back like reverse channel letters, but are also illuminated at the letter front. This creates a unique and compelling signage presence.



# Developments

Name Lookup

Add

Main Menu

Application Num Lookup

Today's date

3/4/2014

Dev Name

Loc

App Num

ADT Gen

PHT Gen

App Typ

Date Applied

Date Finalized

Date Denied

TAZ Number1

Reserved Pop1

Reserved Emp1

PPS:

Hdwy Peak:

Approve 3\_2\_2:

Approve 3\_2\_3:

Transit Route:

Traffic Comment

Transit coments:

Print  
Screen

	Link Id	RHC
0504	5	47
0504	40	59
0504	467	38
0504	468	39
0504	619	47

Go to Selected Link

**EXHIBIT A**  
**Property Ownership Affidavit**

Date: 11/12/13

**City of Jacksonville**

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Thomas K. Fleming as Managing Member of East San Marco, LLC, a Florida limited liability company, hereby certify that East San Marco, LLC, is the Owner of St. Joe San Marco Part A, Parkside, St. Joe San Marco Parcel D, St. Joe San Marco Sembler Parking Parcel and Thacker Avenue Parcel properties, all as described in the attached legal description, **Exhibit 1**, in connection with filing application(s) for amendments to the East San Marco Planned Unit Development and any other related land use approvals and development permits 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, submitted to the Jacksonville Planning and Development Department.

East San Marco, LLC, a Florida limited liability company

By: [Signature]  
Print: Thomas K. Fleming  
Its: Managing Member

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing affidavit was sworn and subscribed before me this 12th day of November, 2013 by Thomas K. Fleming as Managing Member of East San Marco, LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Signature)





# EXHIBIT A

## Property Ownership Affidavit

Date: 11-22-13

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, CHRIS HARRAHAN as VICE PRESIDENT of Wells Fargo Bank, N.A. as successor by merger to Wachovia Bank, N.A., hereby certify that Wells Fargo Bank, N.A. is the Owner of the St. Joe San Marco Parcel B property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for modification amendments to the East San Marco Planned Unit Development and a companion comprehensive plan amendment for the above referenced property submitted to the Jacksonville Planning and Development Department.

WELLS FARGO BANK, N.A. a national banking association

By: [Signature]  
Print: CHRIS HARRAHAN  
Its: VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing affidavit was sworn and subscribed before me this 22 day of November, 2013 by Chris Harrahan as Vice President of WELLS FARGO BANK, N.A., a national banking association, who is personally known to me or has produced FLCL as identification.

[Signature]  
(Notary Signature)



# REGENCY CENTERS CORPORATION

## Secretary's Certificate Relating to Regency Centers, L.P.

The undersigned, Barbara C. Johnston, the duly appointed Senior Vice President and Secretary of Regency Centers Corporation ("Regency"), hereby certifies as follows:

1. Regency is the sole general partner of Regency Centers, L.P., a Delaware limited partnership (the "Partnership").

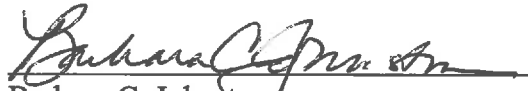
2. As of the date hereof the officers listed on Exhibit A attached (the "Authorized Officers") hereto have been duly elected to the offices of Regency set forth beside their respective names, with authority to act on behalf of Regency for itself and in its capacity as general partner of the Partnership, for itself and on behalf of its subsidiaries and its affiliated partnerships.

3. Attached hereto as Exhibit B is a true, complete and correct copy of resolutions of the Board of Directors of Regency evidencing the authority of the Authorized Officers to act on behalf of Regency, for itself and as general partner of the Partnership, for itself and on behalf of its subsidiaries and its affiliated partnerships, and such resolutions have not been amended, rescinded or modified and remain in full force and effect.

4. East San Marco, LLC, is a Florida limited liability company ("ESM"), whose sole members consist of a subsidiary of Regency known as Regency Realty Group, Inc., a Florida corporation ("RRG"), and The St. Joe Company, a Florida corporation. Effective December 10, 2013, RRG became the Managing Member of ESM pursuant to the First Amendment to Operating Agreement of East San Marco, LLC.

5. The principal place of business and office of ESM became located at One Independent Drive, Suite 114, Jacksonville, Florida, 32202.

IN WITNESS WHEREOF, I have signed this Secretary's Certificate and set the seal of the Corporation as of January 10, 2014.

  
Barbara C. Johnston  
Senior Vice President and Secretary

**REGENCY CENTERS CORPORATION  
OFFICERS AS OF JANUARY, 2014**

<b><u>Full Name</u></b>	<b><u>Title</u></b>
Argalas, Barry E.	SVP - Natl. Transactions
Booth, Matthew J.	V. P. - Regional Officer
Brackenridge, William S.	V. P. - Transactions
Brettingen, Anne	V. P. - Financial Services
Chandler, Dan M.	Managing Director
Clark, Laura E.	V. P. - Financial Services
Conway, Patrick N.	V. P. - Regional Officer
Corini, David D.	V. P. - Investments
Damrath, William J.	V. P. - Regional Officer
Delatour, John S.	Managing Director
Devereaux, Terah L.	V. P. - REA and SEC Reporting
Fleming, Tom K.	V. P. - Investments
Hayes, John P.	V. P. - Project Management
Hofheimer, Norman A.	Sr. V.P. - Retailer Services
Hricko, John R.	V. P. - Regional Officer
Johnson, Patrick M.	V. P. - Capital Markets/JVs
Johnston, Barbara C.	Sr. V.P. - General Counsel
Johnston, Dale S.	V. P. - CIO
Kantor, Whitney B.	V. P. - Marketing/Mkt Research
Kennedy, Ernest F.	V. P. - Investments
Kinsella, Michael R.	SVP - Sr. Market Officer
Knoedler, Peter J.	Sr. V.P. - Investments
Koleszar, Andre N.	V. P. - Regional Officer
Krejs, Patrick P.	SVP - Sr. Market Officer
Leavitt, J C.	SVP - Finance and Treasurer
Leftwich, Snowden M.	SVP - Sr. Market Officer
Mas, Michael J.	Sr. V.P. - Capital Markets
Maxwell, Paul C.	V. P. - Regional Officer
McNulty, David A.	V. P. - Financial Services
Mehigan, John T.	V. P. - Investments
Miller, Kathy D.	SVP - Financial Svcs and Tax
Neel, Shana R.	V. P. - Financial Services
Oldenburg, Andrew C.	V. P. - National Property Ops
Overton, Howard E.	V. P. - Transactions
Pacetti, David A.	V. P. - Investments
Palmer, Lisa	Executive Vice President/CFO
Paul, Thomas C.	V. P. - Internal Audit
Paulk, Celia R.	V. P. - Corporate Accounting
Peternell, Mark A.	V. P. - Sustainability
Pharr, John H.	SVP - Sr. Market Officer
Porter, Scott M.	V. P. - Transactions
Prigge, Scott R.	Sr. V.P. - Natl. Property Ops
Ramey, H C.	SVP - Sr. Market Officer

Roth, Alan T.	SVP - Sr. Market Officer
Sadowsky, Gregg R.	SVP - Sr. Market Officer
Shaffer, Douglas W.	SVP - Sr. Market Officer
Smith, Brian M.	President/ COO
Spooner, Joshua J.	V. P. - Investments
Stedham, Don E.	V. P. - Project Management
Stein, Martin E.	Chairman / CEO
Sutphin, Richard W.	V. P. - Regional Officer
Thompson, James D.	Managing Director
Wibbenmeyer, Nicholas A.	V. P. - Regional Officer
Widmayer, Christopher A.	V. P. - Investments
Wilson, Scott L.	V. P. - Project Management
Bell, Ernst A.	Assistant Secretary
Waidner, Stephanie J.	Assistant Secretary

**REGENCY CENTERS CORPORATION**

**Resolutions of the Board of Directors**

WHEREAS, the Corporation is the sole general partner of Regency Centers, L.P., a Delaware limited partnership (the "Partnership");

WHEREAS, the Partnership is engaged, in its own right and through various subsidiaries and partnerships in the business of acquiring, developing owning and operating grocery anchored shopping centers and, in connection with the day-to-day conduct of its business, is required from time to time to execute and deliver certificates, deeds, mortgages, contracts, leases, reports and other instruments;

**IT IS THEREFORE**

RESOLVED, that the President, any Vice President or any Assistant Vice President is hereby authorized to execute and deliver, on behalf of the Corporation, for itself and as general partner of the Partnership, for itself and on behalf of its subsidiaries or affiliated partnerships, any certificates, deeds, mortgages, contracts, leases, reports and other instruments as may be required in the day-to-day conduct of the Partnership's business and the execution of any instrument by the Corporation, for itself and as general partner of the Partnership, for itself and on behalf of its subsidiaries or affiliated partnerships, by any of the foregoing officers shall be conclusive evidence, as to third parties, of his or her authority to act on behalf of the Corporation, for itself and as general partner of the Partnership, for itself and as general partner of any affiliated partnership.

## **EXHIBIT C**

### **Binding Letter**

Date: 11/12/13

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

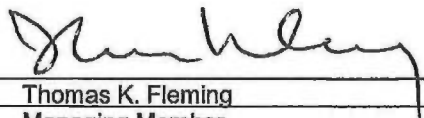
**Re: East San Marco**

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of St. Joe San Marco Part A, Parkside, St. Joe San Marco Parcel D, St. Joe San Marco Sembler Parking Parcel and Thacker Avenue Parcel properties, all being more particularly described in the PUD document attached hereto and by reference made a part hereof, 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 development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

East San Marco, LLC, a Florida limited liability company

By:   
Print: Thomas K. Fleming  
Its: Managing Member

## **EXHIBIT C**

### **Binding Letter**

Date: 11-22-13

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

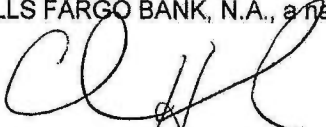
**Re: East San Marco**

Ladies and Gentlemen:

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

Sincerely,

WELLS FARGO BANK, N.A., a national banking association

By:   
Print: CHRIS HANRAHAN  
Its: VICE PRESIDENT



# **EXHIBIT G**

## **Deeds**

**PREPARED BY AND RETURN TO:**

Douglas G. Stanford, Esquire  
Smith, Gambrell & Russell, LLP  
50 N. Laura Street, Suite 2600  
Jacksonville, FL 32202

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, is given this 14<sup>th</sup> day of March, 2008, by

**PROJECT EAST SAN MARCO, LLC**, a Florida limited liability company, whose  
address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32202 ("Grantor"),

to

**EAST SAN MARCO, LLC**, a Florida limited liability company, whose address is 245  
Riverside Avenue, Suite 500, Jacksonville, Florida 32202 ("Grantee").

**WITNESSETH:**

**THAT** Grantor, for and in consideration of the sum of Ten and No/100 Dollars  
(\$10.00) and other good and valuable consideration, to it in hand paid by Grantee,  
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained,  
sold and conveyed unto Grantee, its successors and assigns, forever, that parcel or  
parcels of land, situate, lying and being in the County of Duval, State of Florida, as  
more particularly described on Exhibit A attached hereto ("Property"), together with  
all tenements, easements, hereditaments and appurtenances belonging thereto.

**TO HAVE AND TO HOLD** the same unto Grantee in fee simple forever.

**AND** Grantor does hereby fully warrant the title to the Property and will defend the  
same against the lawful claims of all persons claiming by, through or under Grantor,  
but against none other, subject, however, to the permitted encumbrances identified  
on attached Exhibit B.

**NOTE TO CLERK:** THIS DEED EVIDENCES A CONVEYANCE OF UNENCUMBERED REAL  
PROPERTY FROM A LIMITED LIABILITY COMPANY GRANTOR TO ITS SOLE BENEFICIAL OWNER  
AND MEMBER AS GRANTEE, AND WITHOUT EXCHANGE OF CONSIDERATION OR VALUE  
THEREFOR. ACCORDINGLY, PURSUANT TO CRESCENT MIAMI CENTER, LLC V. DEPARTMENT  
OF REVENUE, 903 SO.2D 913 (FLA. 2005), ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE  
DUE.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

**PROJECT EAST SAN MARCO, LLC**, a Florida  
limited liability company

By: East San Marco, LLC, a Florida limited  
liability company, its sole member

By: The St. Joe Company, a Florida  
corporation  
Its Managing Member

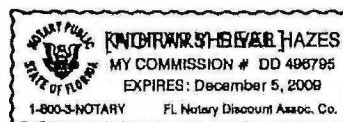
By: [Signature]  
Name: Stephen W. Solomon  
Its: SVP-Treasurer

[Signature]  
Name: Kathryn Shaver Hazzes  
[Signature]  
Name: Scott Michael Elder

STATE OF Florida  
COUNTY OF Doral

This instrument was acknowledged before me this 14<sup>th</sup> day of March, 2008, by Stephen W. Solomon, the SVP, Treasurer of The St. Joe Company, a Florida corporation, on behalf of the corporation, as the Managing Member of East San Marco, LLC, a Florida limited liability company, the sole member of Project East San Marco, LLC, a Florida limited liability company. He/She either [X] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

[Signature]  
Print Name: Kathryn Shaver Hazzes  
Notary Public, State of \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A**

Parcel 1

Lots 1, 2, 3, 4 and 9, Block 17, and Lot 3, Block 15, FLETCHER PARK, according to the plat thereof as recorded in Plat Book 7, page 14, of the current public records of Duval County, Florida.

Together with:

Parcel 2

Lots 1 and 3 through 10, Block 14, and Lots 5 through 10, Block 15, FLETCHER PARK, according to the plat thereof, as recorded in Plat Book 7, page 14, of the current public records of Duval County, Florida, EXCEPT that portion conveyed to City of Jacksonville, a Municipal Corporation, by Deed of Dedication recorded in Official Records Book 11507, Page 2207 of the current public records of Duval County, Florida.

Together with:

Parcel 3

Lot 2 and the Northwesterly 6 ½ feet of Lot 4, Block 19, REPLAT OF BLOCKS 18 & 19 FLETCHER PARK, according to plat thereof recorded in Plat Book 8, page 28, of the current public records of Duval County, Florida.

Together with:

That portion of Thacker Avenue lying between the northeasterly projection of the northwest boundary of Lot 4, Block 14, FLETCHER PARK, according to the plat thereof, as recorded in Plat Book 7, page 14, current public records of Duval County, Florida, to the west corner of Lot 3, Block 15, FLETCHER PARK, according to the plat thereof, as recorded in Plat Book 7, page 14, current public records of Duval County, Florida, and the northwesterly right-of-way line of Alford Place, vacated by Ordinance No. 2006-831-E, as recorded in Official Records Book 13494, page 144, current public records of County, Florida.

**EXHIBIT B**

1. All assessments and taxes for the year 2008 and all subsequent years, which are not yet due and payable;
2. Conditions, obligations and indemnities contained in City of Jacksonville Ordinance No. EE-119, relating to the construction and maintenance of a bridge across Thacker Avenue between Lot 8, Block 14 and Lot 7, Block 15, Fletcher Park, Plat Book 7, page 14. (as to Parcel 2);
3. Ordinance recorded in Official Records Book 13494, page 144 of the current public records of Duval County, Florida; and
4. Matters shown by that certain survey prepared by Arcadis G&M, Inc., Job No. 006059, dated March 14, 2008.

Prepared By/Record and Return To:  
Anthony A. Anderson, Esquire  
Rogers Towers, P.A.  
1301 Riverplace Blvd., Suite 1500  
Jacksonville, Florida 32207

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made, executed and delivered on this 2nd day of July, 2007, between EVERGREEN EQUITIES GROUP, INC., a Florida corporation, whose address is 840 S. Edgewood Avenue, Suite 216, Jacksonville, Florida 32205 ("Grantor"), and EAST SAN MARCO, LLC, a Florida limited liability company, whose address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32202 ("Grantee");

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of Duval, State of Florida:

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

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the real estate taxes for the current year and subsequent years.

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

Except for real estate taxes for the current year and subsequent years, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(9)

150601292

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Witnesses:

Signed, sealed and delivered  
in the presence of:

EVERGREEN EQUITIES GROUP, INC., a  
Florida corporation

Sherrie Calderon  
Print Name: Sherrie Calderon

By: Kurt W. Mori  
Name: Kurt W. Mori  
Title: President

[Signature]  
Print Name: SHERRIE CALDERON

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of June, 2007, by Kurt W. Mori, President of Evergreen Equities Group, Inc., a Florida corporation, on behalf of the corporation. He (check one) ☐ is personally known to me, or ☒ has produced a valid driver's license as identification.



ANNETTE C. GOODING  
Commission DD 650434  
Expires March 14, 2011  
Bonded Third Party Insurance 650-565-7019

[Signature]  
Notary Public, State of \_\_\_\_\_  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_



EXHIBIT "A"

Fletcher Park Lots 1, 2 and 4, Block 15, FLETCHER PARK, according to the plat thereof as recorded in Plat Book 7, Page 14, of the Public Records of Duval County, Florida.

JAX1127276\_1

-3-

PREPARED BY:  
Robert A. Heekin, Esq.  
1 Sleiman Parkway, Suite 280  
Jacksonville, Florida 32216

RETURN TO:  
John R. ("B.J.") Ibach, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Tower, Suite 1500  
Jacksonville, Florida 32207

RE Parcel No. 081643-0000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30<sup>th</sup> day of April, 2007 by RICHARD F. LAMBE, an unmarried man (the "Grantor"), whose address is 1516 Atlantic Boulevard, Jacksonville, Florida 32207, to and in favor of EAST SAN MARCO, LLC, a Florida limited liability company (the "Grantee"), whose address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32202, Attention: Legal Department - Susan Whitlatch, and whose taxpayer identification number is 20-4686204.

#### WITNESSETH:

That the Grantor, for the sum of Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, that real property located in Duval County, Florida which is described as:

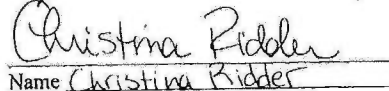
Lot 2, Block 14, Fletcher Park, according to the plat thereof recorded in Plat Book 7, page 14, current public records of Duval County, Florida, SUBJECT TO real estate taxes for 2007 and subsequent years.

And the Grantor does hereby fully warrant the title to said property, and will defend same against the lawful claims of all persons whomsoever arising by, through or under the Grantor, but no others. The Grantor further warrants that the foregoing is not homestead property within the terms of the Florida Constitution and Statutes.

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

Signed, sealed and delivered  
in the presence of:

  
Name Christina Riddler

  
Name Christina Riddler

  
RICHARD F. LAMBE

Recorded By: FNTIC-Jax

(2)

STATE OF FLORIDA  
COUNTY OF DUVAL

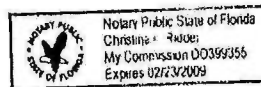
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2007, by  
Richard F. LaMee, who is personally known to me, or who produced FL D.C. Lis. # L500 -  
746-40-463-0 as identification.

Christina Ridder

Notary Public

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

My Commission expires \_\_\_\_\_



PREPARED BY AND AFTER  
RECORDING RETURN TO:

Steven B. Greenhut  
PAPPAS, METCALF, JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202  
Phone: 904-353-1980  
Fax: 904-353-5217

GENERAL WARRANTY DEED

This INDENTURE, made this 1<sup>st</sup> day of August, 2006, between **GLENDA PAULICH**, an unmarried woman ("Grantor"), having an address of 2025 Minerva Avenue, Jacksonville, Florida 32207, in favor of **EAST SAN MARCO, LLC**, a Florida limited liability company ("Grantee"), whose address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32204,

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida (the "Property"), more particularly described as follows:

Lot 5, Block 17 of FLETCHER PARK, according to the Plat thereof as recorded in Plat Book 7, Page 14, of the Public Records of Duval County, Florida.

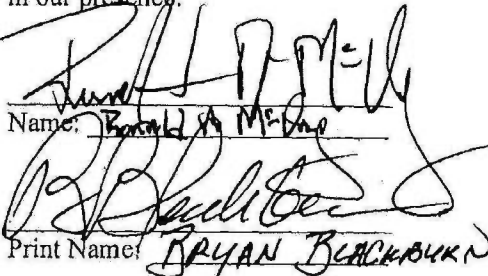
SUBJECT TO: Ad valorem taxes for 2006 and subsequent years.

AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

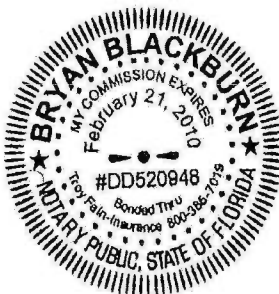
GRANTOR:

  
Name: Bryan A. Blackbourn  
Print Name: RYAN BLACKBOURN

By:   
GLENDA PAULICH

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August,  
2006, by **Glenda Paulich**.



Bryan Blackburn  
(Print Name: \_\_\_\_\_)

NOTARY PUBLIC, State of Florida

Commission # \_\_\_\_\_

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

☒ Personally Known OR ☐ Produced I.D.

[check one of the above]

Type of Identification Produced: \_\_\_\_\_

**PREPARED BY:**

Steven B. Greenhut, Esq.

**AFTER RECORDING RETURN TO:**

Glenna Thompson, Legal Assistant  
PAPPAS, METCALF, JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202  
Phone: 904-353-1980  
Fax: 904-353-5217

**GENERAL WARRANTY DEED**

This INDENTURE, made this 13th day of June, 2006, between **ARTHUR LAMAR SUMNER and LORETTA CECELIA SUMNER**, husband and wife (together, "Grantor"), having an address of 1924 Arcadia Place, Jacksonville, Florida 32207, in favor of **EAST SAN MARCO, LLC**, a Florida limited liability company ("Grantee"), whose address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32204.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee his successors and assigns forever the fee simple interest in the following described land, situate, lying and being in the County of Duval, State of Florida (the "Property"), more particularly described as follows:

Lot 6, Block 17 of FLETCHER PARK, according to the Plat thereof as recorded in Plat Book 7, Page 14, of the Public Records of Duval County, Florida.

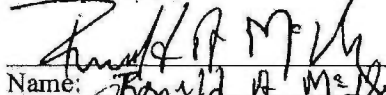
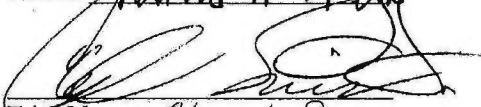
**SUBJECT TO:** Ad valorem taxes for 2006 and subsequent years.

**AND** Grantor does hereby fully warrant the title to the Property and will defend the same against the claims of all persons.

**GRANTOR STATES** that this Property is not their homestead.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
Name: Ronald A. McQuinn  
  
Print Name: Cheryl Sumner

**GRANTOR:**

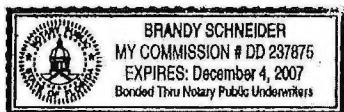
By:   
**ARTHUR LAMAR SUMNER**  
Husband

{00137073.DOC.}

By: Loretta Cecelia Sumner  
**LORETTA CECELIA SUMNER**  
Wife

STATE OF FLORIDA     )  
COUNTY OF DUVAL    )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July,  
2006, by **Arthur Lamar Sumner and Loretta Cecelia Sumner**.



Brandy Schneider  
(Print Name: Brandy Schneider)  
NOTARY PUBLIC, State of Florida  
Commission # DD 232875  
My Commission Expires: Dec 4, 2007  
[ ☒ ] Personally Known OR [ ☐ ] Produced I.D.  
[check one of the above]  
Type of Identification Produced: \_\_\_\_\_

{00137073.DOC.}



**PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Steven J. Greenhut  
PAPPAS, METCALF, JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202  
Phone: 904-353-1980  
Fax: 904-353-5217

**GENERAL WARRANTY DEED**

This INDENTURE, made this 5th day of June, 2006, between VALERIE TAYLOR, an unmarried woman ("Grantor"), having an address of 2034 Arcadia Place, Jacksonville, Florida 32207, in favor of EAST SAN MARCO, LLC, a Florida limited liability company ("Grantee"), whose address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32204.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee his successors and assigns forever the fee simple interest in the following described land, situate, lying and being in the County of Duval, State of Florida (the "Property"), more particularly described as follows:

Lot 8, Block 17 of FLETCHER PARK, according to the Plat thereof as recorded in Plat Book 7, Page 14, of the Public Records of Duval County, Florida.

**SUBJECT TO:** Ad valorem taxes for 2006 and subsequent years.

**AND** Grantor does hereby fully warrant the title to the Property and will defend the same against the claims of all persons.

**IN WITNESS WHEREOF,** Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

[Signature]  
Name: L. McDowell

[Signature]  
Print Name: HEIDI DAY

**GRANTOR:**

By: [Signature]  
VALERIE TAYLOR

{00135140.DOC}

STATE OF FLORIDA     )  
COUNTY OF DUVAL     )

The foregoing instrument was acknowledged before me this 3 day of June,  
2006, by **Valerie Taylor**.



A.M. Fazio  
Commission #DD271146  
Expires: Dec 06, 2007  
Bonded Than

AM Fazio  
(Print Name: AM Fazio)

NOTARY PUBLIC, State of Florida

Commission # DD271146

My Commission Expires: 12/06/07

[ ☐ ] Personally Known OR [ ☒ ] Produced I.D.

[check one of the above]

Type of Identification Produced: \_\_\_\_\_

FL Drivers License

**PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Steven B. Greenhut  
PAPPA, METCALF, JENKS & MILLER, P.A.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202  
Phone: 904-353-1980  
Fax: 904-353-5217

**GENERAL WARRANTY DEED**

This INDENTURE, made this 6<sup>th</sup> day of June, 2006, between  
**HICKORY STERLING DELEGAL AND SHANNON A. DELEGAL**, husband and wife  
(together, the "Grantor"), having an address of 399 Poinsettia Court, Atlantic Beach, Florida  
32233, in favor of **EAST SAN MARCO, LLC**, a Florida limited liability company ("Grantee"),  
whose address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32204.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollar and  
other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant,  
bargain, sell and convey unto Grantee his successors and assigns forever the fee simple interest  
in the following described land, situate, lying and being in the County of Duval, State of Florida  
(the "Property"), more particularly described as follows:

Lot 7, Block 17 of FLETCHER PARK, according to the Plat thereof as recorded in Plat  
Book 7, Page 14, of the Public Records of Duval County, Florida.

**SUBJECT TO:** Ad valorem taxes for 2006 and subsequent years.

**AND** Grantor does hereby fully warrant the title to the Property and will defend the same  
against the claims of all persons.

This Property is not Grantor's homestead.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and  
year first above written.

Signed, sealed and delivered  
in our presence:

Name: Steven Greenhut

Print Name: Glenn E. Thompson

**GRANTOR:**

By: [Signature]  
**HICKORY STERLING DELEGAL**

By: [Signature]  
**SHANNON A. DELEGAL**

{00135184.1}OC.2}

STATE OF FLORIDA     )  
COUNTY OF DUVAL    )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2006, by Hickory Sterling Delegal and Shannon A. Delegal.

Glenn E. Thompson  
(Print Name: \_\_\_\_\_)

NOTARY PUBLIC, State of Florida

Commission # \_\_\_\_\_

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

[ ☐ ] Personally Known OR [ ☒ ] Produced I.D.

[check one of the above]

Type of Identification Produced: FL DLIC

[REDACTED] DLIC

GLENN E. THOMPSON  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD161724  
EXPIRES 11/22/2006  
BONDED THRU 1-800-NOTARY1

{00135184.DOC.2}

Rec 1850  
JV 40250  
8-22-07

Prepared By: [Redacted]  
John R. ("B.J.") Bosch, Esquire  
Rogers Towers, P.A.  
3301 Riverplace Blvd., Suite 1500  
Jacksonville, Florida 32207

Return to: Mary Jo Carney, Esq.  
Powell, Carney, Gross, Maller & Ramsay, P.A.  
One Progress Plaza, Suite 1210  
St. Petersburg, FL 33701

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made <sup>as of</sup> this 17th day of August, 2007, between SEMBLER FAMILY PARTNERSHIP #40, LTD., a Florida limited partnership ("Grantor"), whose address is 5858 Central Avenue, St. Petersburg, Florida 33707, and EAST SAN MARCO, LLC, a Florida limited liability company (FEIN # 20-4686204) ("Grantee"), whose address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32202, Attn: Legal Dept.;

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to him in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of Duval, State of Florida:

Lots 7 and 8, in Block 16, FLETCHER PARK, according to plat thereof, recorded in Plat Book 7, Page 14, of the current public records of Duval County, Florida.

Property Appraiser's Parcel ID Number: 081658-0000; 081659-0000

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to real estate taxes for 2007 and subsequent years (the "Permitted Encumbrances").

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

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his name, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

SEMBLER FAMILY PARTNERSHIP #40,  
LTD., a Florida limited partnership

By: Sembler Retail II, Inc., a Florida corporation  
Its: General Partner

Sue Wilson  
Print Name: SUE WILSON

By: Greg Sembler  
Name: Greg Sembler  
Title: Sr. Vice President

Dawn Kay Ezell  
Print Name: DAWN KAY EZELL

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of August, 2007, by Greg Sembler, the Sr. Vice President of Sembler Retail II, Inc., a Florida corporation, in its capacity as the general partner of Sembler Family Partnership #40, Ltd., a Florida limited partnership, on behalf of the partnership. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Dawn Kay Ezell  
Print Name: DAWN KAY EZELL  
Notary Public, State and County Aforesaid  
My Commission Expires: 1-3-2010  
Commission Number: DD503752



Dawn Kay Ezell  
Commission # DD503752  
Expires January 3, 2010  
Bonded by Felt Insurance Inc. 800-355-7019



WARRANTY DEED  
INDIVID. TO INDIVID.

6319 1447

OFFICIAL RECORDS

RAMCO FORM 01

This Warranty Deed Made the 8<sup>th</sup> day of April A. D. 19 87 by

Louise M. Wickham, an unmarried widow  
hereinafter called the grantor, to

American Banks of Florida, Inc., a Florida corporation

whose postoffice address is 2031 Hendricks Avenue, Jacksonville, Florida 32207  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 6, Block 16, Fletcher Park, according to plat thereof  
recorded in Plat Book 7, page 14, of the current public  
records of Duval County, Florida



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986, and covenants, restrictions, and easements of record, if any.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl Evans  
Melanie F. McDonald

Louise M. Wickham  
Louise M. Wickham

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Louise M. Wickham, an unmarried widow,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8<sup>th</sup> day of April, A. D. 19 87.

This Instrument prepared by: My Commission Expires:

Address

NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires May 13, 1988  
Bonded by Transamerica Insurance Co.

Prepared by and return to: Robert G. Aldridge, Esquire  
P. O. Box 10840  
Jacksonville, FL 32247 (RE86-0401)

717693 111450

OFFICIAL RECORD

Book 62, Page 585.70  
654904  
M. Wooten, Notary Public, Duval County, Florida

**SPECIAL WARRANTY DEED**

THIS WARRANTY DEED, made and executed the 31st day of December, 1992, by ACORN VENTURES, LTD., a Florida limited partnership, formerly known as ABF Properties Associates, Ltd., and having its principal place of business at 2031 Hendricks Avenue, Jacksonville, Florida 32207, hereinafter called the Grantor, to AMERICAN NATIONAL BANK OF FLORIDA, a national banking association, whose post office address is 2031 Hendricks Avenue, Jacksonville, Florida 32207, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor; and that said land is free of all encumbrances except the lien for ad valorem real property taxes accruing subsequent to December 31, 1992, covenants, restrictions and easements of record, if any and those certain matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Diane L. Helcox  
Print name: Diane L. Helcox

ACORN VENTURES, LTD., a Florida limited partnership

By: Acorn Ventures, Inc., its sole general partner

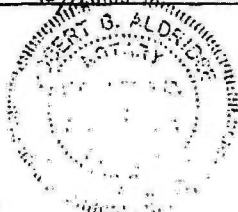
ROBERT G. ALDRIDGE  
Print name: ROBERT G. ALDRIDGE

By: T. Keith Perry, Vice President  
2031 Hendricks Avenue  
Jacksonville, Florida 32207

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was executed and acknowledged before me this 31st day of December, 1992, by T. Keith Perry, as Vice President of Acorn Ventures, Inc., a Florida corporation, the sole general partner of Acorn Ventures, Ltd., a Florida limited partnership, formerly known as ABF Properties Associates, Ltd., on behalf of the partnership. He is personally known to me or did produce as identification and did take an oath.

NOTARY PUBLIC  
sign Robert G. Aldridge  
print Robert G. Aldridge  
State of Florida at Large  
My Commission expires:



PREPARED BY:  
ROBERT G. ALDRIDGE, ESQUIRE  
P. O. BOX 10340  
JACKSONVILLE, FL 32247

RETURN TO GRANTEE

RES2-1176

1017-103 102751

1017-103 102751

EXHIBIT "A"

PARCEL A:

UNIT NO. 2000-2: A portion of Lot 11 as shown on the plat of Avondale Company's Replat of Block 10, San Marco as recorded in Plat Book 15, Page 99 of the Current Public Records of Duval County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Westerly right-of-way line of Hendricks Avenue (a 60 foot right-of-way as now established) with the Southerly right-of-way line of Atlantic Boulevard (a 100 foot right-of-way as now established); thence North 86 degrees 22 minutes 56 seconds West along the Southerly right-of-way line of said Atlantic Boulevard, 85.27 feet; thence South 00 degrees 36 minutes 37 seconds West, 48.39 feet; to the POINT OF BEGINNING; thence South 89 degrees 43 minutes 39 seconds East, 17.44 feet; thence South 44 degrees 40 minutes 19 seconds East, 13.34 feet; thence South 00 degrees 43 minutes 30 seconds West, 31.68 feet; thence North 89 degree 43 minutes 39 seconds West, 26.86 feet; thence North 00 degrees 36 minutes 37 seconds East, 41.12 feet to the POINT OF BEGINNING.

UNIT NO. 2016: A portion of Lot 9 as shown on the plat of Avondale Company's Replat of Block 10, San Marco as recorded in Plat Book 15, Page 99 of the Current Public Records of Duval County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Westerly right-of-way line of Hendricks Avenue (a 60 foot right-of-way as now established) with the Southerly right-of-way line of Atlantic Boulevard (a 100 foot right-of-way as now established); thence South 00 degrees 16 minutes 54 seconds West along the Westerly right-of-way line of said Hendricks Avenue, 100.73 feet to the POINT OF BEGINNING; thence South 00 degrees 16 minutes 54 seconds West along last said line, 36.67 feet; thence North 89 degrees 39 minutes 49 seconds West 114.81 feet to a point situate in the Westerly line of said Lot 9; thence North 00 degrees 16 minutes 54 seconds East along last said line, 36.62 feet; thence South 89 degrees 41 minutes 16 seconds East, 114.81 feet to the POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER THE FOLLOWING DESCRIBED "COMMON AREA": A portion of Lots 10 and 11 as shown on the plat of Avondale Company's Replat of Block 10, San Marco as recorded in Plat Book 15, Page 99 of the Current Public Records of Duval County, Florida and being more particularly described as follows: BEGIN at the intersection of the Westerly right-of-way line of Hendricks Avenue (a 60 foot right-of-way as now established) with the Southerly right-of-way

Continued on next page

## CONTINUATION OF EXHIBIT "A"

line of Atlantic Boulevard (a 100 foot right-of-way as now established); thence South 00 degrees 16 minutes 54 seconds West along the Westerly right-of-way line of Hendricks Avenue, 82.46 feet; thence North 76 degrees 39 minutes 42 degrees West, 38.69 feet; thence North 44 degrees 31 minutes 26 seconds West, 23.48 feet; thence North 88 degrees 32 minutes 41 seconds West, 4.33 feet; thence North 00 degrees 43 minutes 30 seconds East, 4.10 feet; thence North 44 degrees 40 minutes 19 seconds West, 13.34 feet; thence North 89 degrees 43 minutes 39 seconds West, 17.44 feet; thence North 46 degrees 09 minutes 53 seconds West, 11.16 feet; thence North 89 degrees 51 minutes 22 seconds West, 11.08 feet; thence South 00 degrees 22 minutes 38 seconds West, 59.42 feet; thence North 89 degrees 45 minutes 54 seconds West, 10.13 feet to a point situate in the Westerly line said Lot 11; thence North 00 degrees 16 minutes 54 seconds East along last said line, 101.88 feet to a point situate in the Southerly right-of-way line of said Atlantic Boulevard; thence South 86 degrees 22 minutes 56 seconds East along last said line, 115.00 feet to the POINT OF BEGINNING.

## PARCEL B:

Lots 1 through 4, Block 16, as shown on the plat of FLETCHER PARK, as recorded in Plat Book 7, page 14 of the current public records of Duval County, Florida.

## PARCEL C:

Lots 1 and 2, Block 17, FLETCHER PARK, as recorded in Plat Book 7, page 14 of the current public records of Duval County, Florida.

PARCEL D:

Parking A:

A portion of Lots 1, 2 and 3 all lying in Block 13, FLETCHER PARK, as recorded in Plat Book 7, Page 14 of the current public records of Duval County, Florida being more particularly described as follows:

Begin at the intersection of the Northerly right of way line of Atlantic Boulevard (a 80.00 foot right of way as now established) with the Easterly right of way line of Hendricks Avenue (a 60.00 foot right of way as now established); thence North 31 degrees 34 minutes 50 seconds West along the Easterly line of said Hendricks Avenue, a 60.00 feet; thence departing from last said line, North 61 degrees 41 minutes 00 seconds East 147.58 feet; thence North 16 degrees 30 minutes 44 seconds West, 59.92 feet; thence South 76 degrees 27 minutes 23 seconds East, 18.01 feet; thence North 73 degrees 32 minutes 37 seconds East, 19.45 feet; thence North 46 degrees 48 minutes 00 seconds East, 20.00 feet to the Westerly right of way line of Thacker Avenue (a 50.00 foot right of way as now established); thence South 16 degrees 30 minutes 44 seconds East, along said Westerly right of way line, 110.00 feet to its intersection with the Northerly right of way line of said Atlantic Boulevard; thence South 61 degrees 41 minutes 00 seconds West along last said

right of way, 185.70 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement in common with others for ingress, egress and parking on, over and across the following described property:

Parking B:

A portion of Lots 1, 2 and 3, lying in Block 13, FLETCHER PARK, as recorded in Plat Book 7, page 14 of the current public records of Duval County, Florida, together with Lots 30 and 17 lying in Block 13, Shadyside, as recorded in Plat Book 2, page 91 of the public records of said county; Commence at the intersection of the Northerly right of way line of Atlantic Boulevard (a 80.00 foot right of way as now established) with the Easterly right of way line of Hendricks Avenue (a 60.00 foot right of way as now established); thence North 31 degrees 34 minutes 50 seconds West along last said right of way line, 60.00 feet to the point of beginning; thence continue North 31 degrees 34 minutes 50 seconds West, along last said line, 40.05 feet; thence North 63 degrees 04 minutes 30 seconds East, 71.41 feet to the dividing line between Lots 2 and 3 Block 13, Fletcher Park; thence North 28 degrees 14 minutes 26 seconds West along last said line 49.81 feet; thence South 62 degrees 59 minutes 58 seconds West, 74.38 feet to the Easterly right of way line of said Hendricks Avenue; thence North 30 degrees 53 minutes 28 seconds West, 8.42 feet to an angle point in said right of way; thence North 16 degrees 08 minutes 09 seconds West, along said right of way line, 34.63 feet; thence North 73 degrees 30 minutes 10 seconds East, 112.80 feet to a point on the dividing line between Lots 30 and 17, Block 11, Shadyside; thence North 19 degrees 12 minutes 19 seconds West along last said line, 50.53 feet to the Northwest corner of said Lot 17, Block 1; thence North 73 degrees 32 minutes 16 seconds East, along the Northerly line of said Lot 17, Block 11, 112.25 feet to the Westerly right of way line of Thacker Avenue (a 50.00 foot right of way as now established); thence South 16 degrees 30 minutes 44 seconds East along last said right of way line, 89.89 feet; thence departing from last said line, South 46 degrees 48 minutes 00 seconds West, 20.00 feet; thence South 73 degrees 32 minutes 37 seconds West 19.45 feet; thence North 76 degrees 27 minutes 23 seconds West, 18.01 feet; thence South 16 degrees 30 minutes 44 seconds East, 59.92 feet; thence South 61 degrees 41 minutes 00 seconds West, 147.58 feet to the Point of Beginning.

PARCEL E:

(1)

A part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 2 South, Range 26 East, Duval County, Florida, being more particularly described as follows: Commence at the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 19, Township 2 South, Range 26 East of said County with the Southwesterly right of way line of State Road No. 228 (Verna Boulevard a 100.0 foot right of way as now established): thence South 64 degrees 42 minutes 08 seconds

West, along the Southerly right of way line of said Verna Boulevard; 106.71 feet to the Point of Beginning; thence North 64 degrees 42 minutes 08 seconds East, along said Southerly right of way line of Verna Boulevard, 356.37 feet; thence South 14 degrees 47 minutes 20 seconds East, 162.66 feet to the Northerly right of way line of Normandy Boulevard State Road No. 228 (a 100.0 foot right of way as now established) said point being in a curve concave Southerly and having a radius of 12,337.67 feet; thence along and around said curve, an arc distance of 341.61 feet, said arc being subtended by a chord bearing and distance of South 75 degrees 53 minutes 49 seconds West, 341.6 feet; thence North 20 degrees 03 minutes 24 seconds East, 93.97 feet to the Point of Beginning.

(2)

That certain piece, parcel or tract of land situate lying and being a part of Tract "A", Block 1, as shown on plat of Arlington Shores First Addition as recorded in Plat Book 25, pages 86 and 86A of the current public records of Duval County, Florida and being more particularly described as follows:

Beginning at the intersection of the Northerly right of way line of Arlington Expressway (formerly Jacksonville Expressway) State Road No.'s 10A and 115 (a 200.0 foot right of way as now established) with the Westerly right of way line of Rogero Road (a 70.0 foot right of way as now established); thence South 89 degrees 37 minutes 30 seconds West, along said Northerly right of way line of the Arlington Expressway (formerly the Jacksonville Expressway), 230.0 feet; thence North 00 degrees 01 minutes 00 seconds West and parallel to said Westerly right of way line of Rogero Road, 325.0 feet; thence North 89 degrees 37 minutes 30 seconds East and parallel to the said Northerly right of way line of the Arlington Expressway (formerly the Jacksonville Expressway), 230.0 feet to said Westerly right of way line of Rogero Road; thence South 00 degrees 01 minutes 00 seconds East along the Westerly right of way line of Rogero Road A parcel of land being a part of Section 32, Township 3 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commence for a Point of Reference at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence South 55 degrees 57 minutes 13 seconds East 210.01 feet to the Northwesterly right of way line of San Jose Boulevard, State Road No. 13 (a 174.0 foot right of way as now established); thence North 33 degrees 47 minutes 16 seconds East along said right of way line, 174.76 feet to the Point of Beginning; thence continuing North 33 degrees 47 minutes 16 seconds East, along said right of way line 65.0 feet; thence South 56 degrees 12 minutes 44 seconds East, along said right of way line 29.75 feet; thence North 33 degrees 47 minutes 16 seconds East along

Continued on next page



said right of way line, 245.0 feet; thence North 56 degrees 12 minutes 44 seconds West, 317.75 feet; thence South 33 degrees 47 minutes 16 seconds West, 310.0 feet; thence South 56 degrees 12 minutes 44 seconds East, 288.0 feet to the Point of Beginning.

(3)

A part of the Juan Garcia Grant, Section 39, Together with a part of Loftin Road (closed) all in Township 4 South, Range 27 East, Duval County, Florida more particularly described as follows:

Begin at the intersection of the Easterly right of way line of State Road No. 13 (a 100.0 foot right of way as now established) with the Southerly right of way line of Loretto Road (a 60.0 foot right of way as now established); thence North 88 degrees 40 minutes 48 seconds East along said Southerly right of way line of Loretto Road, 225.0 feet; thence South 01 degrees 25 minutes 26 seconds West, 188.0 feet; thence South 88 degrees 40 minutes 48 seconds West, 225.0 feet to the aforementioned Easterly right of way line of State Road No. 13; thence North 01 degrees 25 minutes 26 seconds East along said Easterly right of way line of State Road No. 13, 188.0 feet to the Point of Beginning. Less and Except any part in Road right of way.

This land being the same land as described in Official Records Volume 5553, page 1121.

(4)

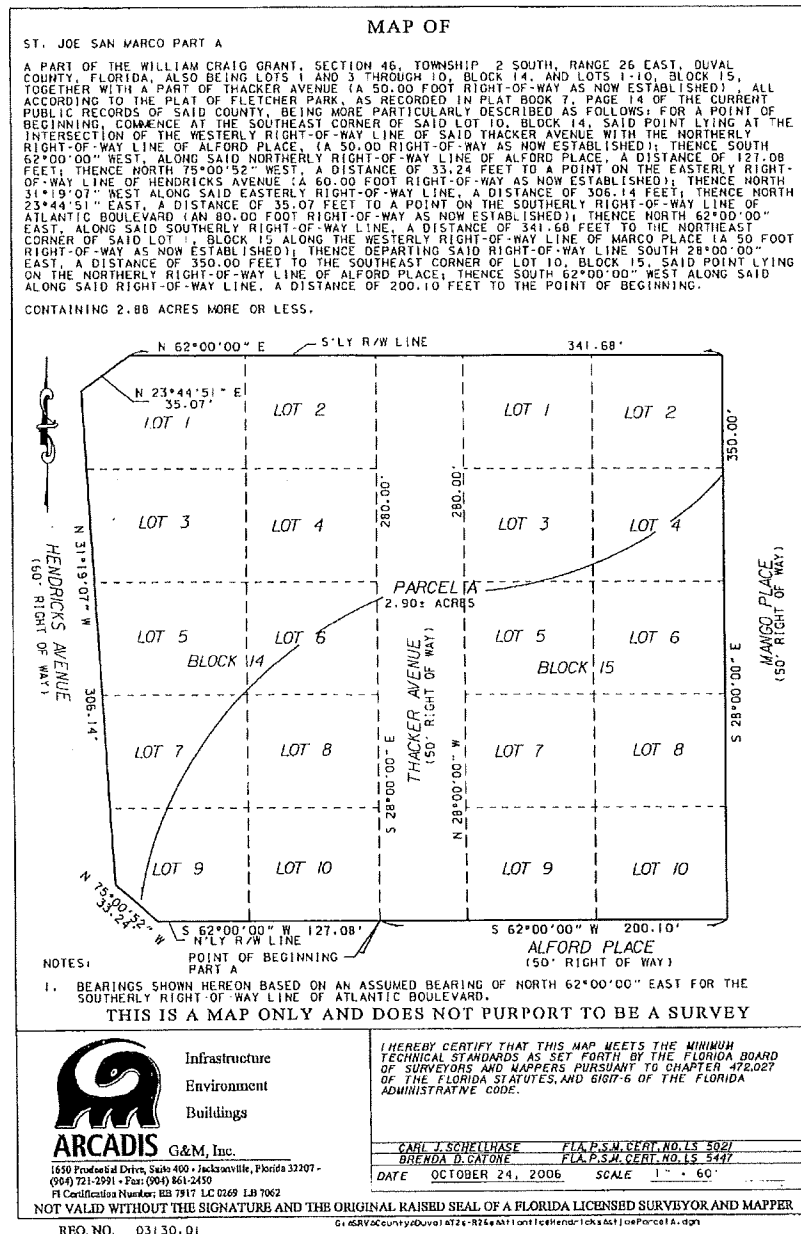
A parcel of land being a part of Section 32, Township 3 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

Commence for a Point of Reference at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence South 55 degrees 57 minutes 13 seconds East 810.01 feet to the Northwesterly right of way line of San Jose Boulevard, State Road No. 13 (a 174.0 foot right of way as now established); thence North 33 degrees 47 minutes 16 seconds East along said right of way line, 174.76 feet to the Point of Beginning; thence continuing North 33 degrees 47 minutes 16 seconds East, along said right of way line 65.0 feet; thence South 56 degrees 12 minutes 44 seconds East, along said right of way line 29.75 feet; thence North 33 degrees 47 minutes 16 seconds East along said right of way line, 245.0 feet; thence North 56 degrees 12 minutes 44 seconds West, 317.75 feet; thence South 33 degrees 47 minutes 16 seconds West, 310.0 feet; thence South 56 degrees 12 minutes 44 seconds East, 288.0 feet to the Point of Beginning.

**EXHIBIT 1**  
**Legal Description**

# ORDINANCE

## Legal Description



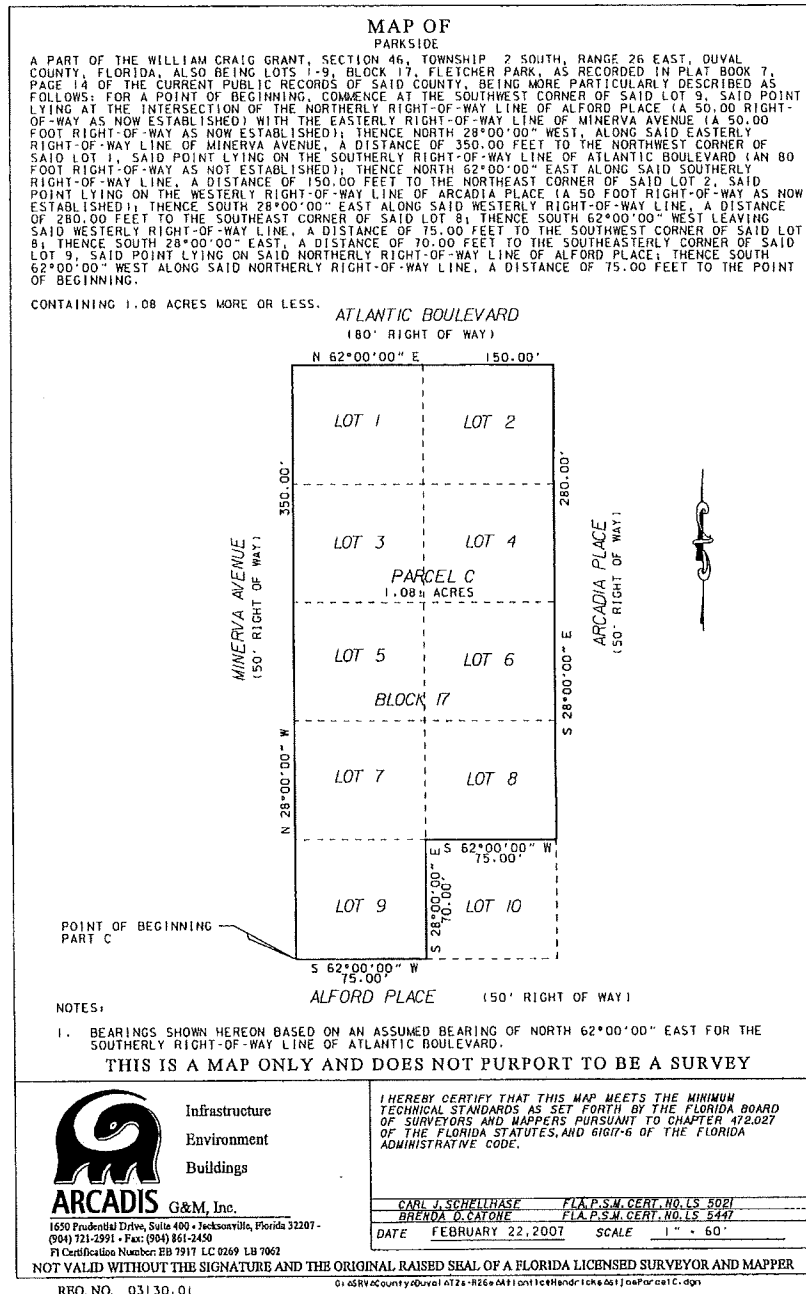
Together with:

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EXHIBIT 1  
Page \_\_\_\_ of \_\_\_\_

# ORDINANCE

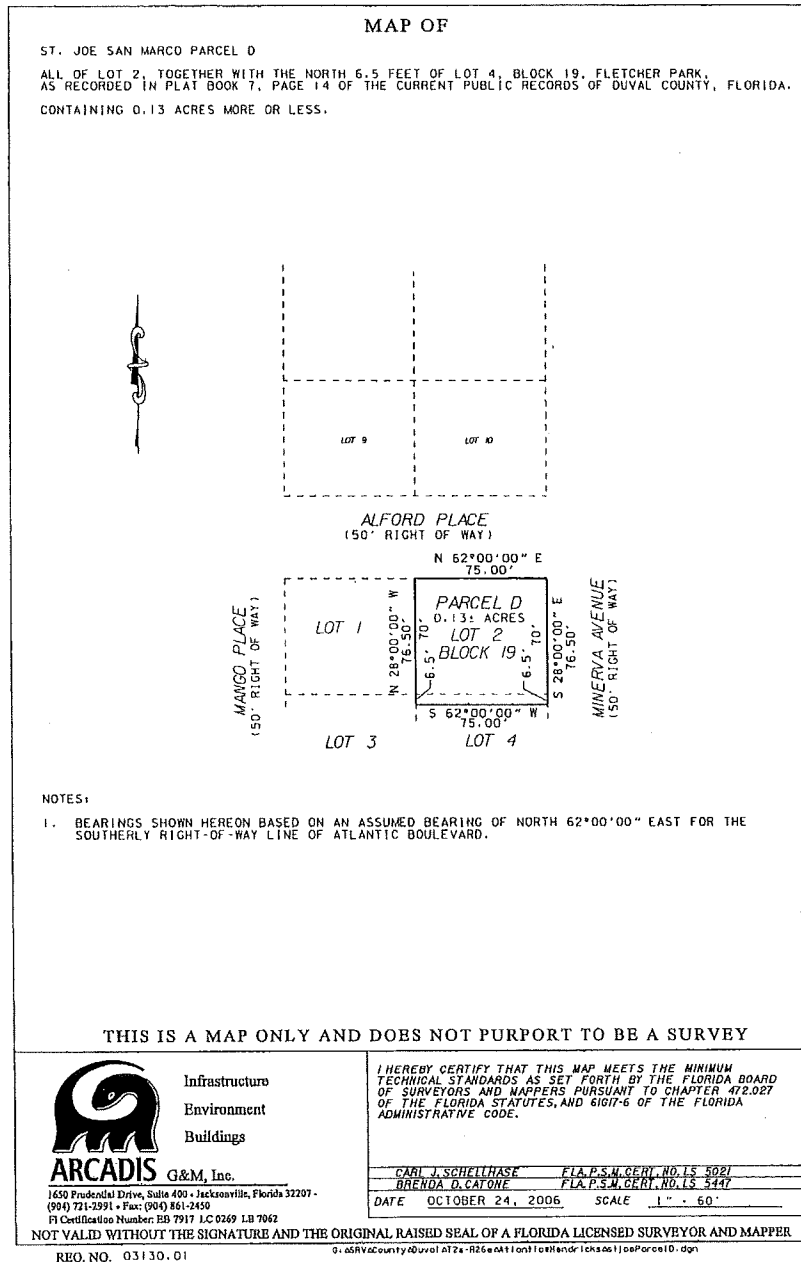
## Legal Description



Together with:

# ORDINANCE

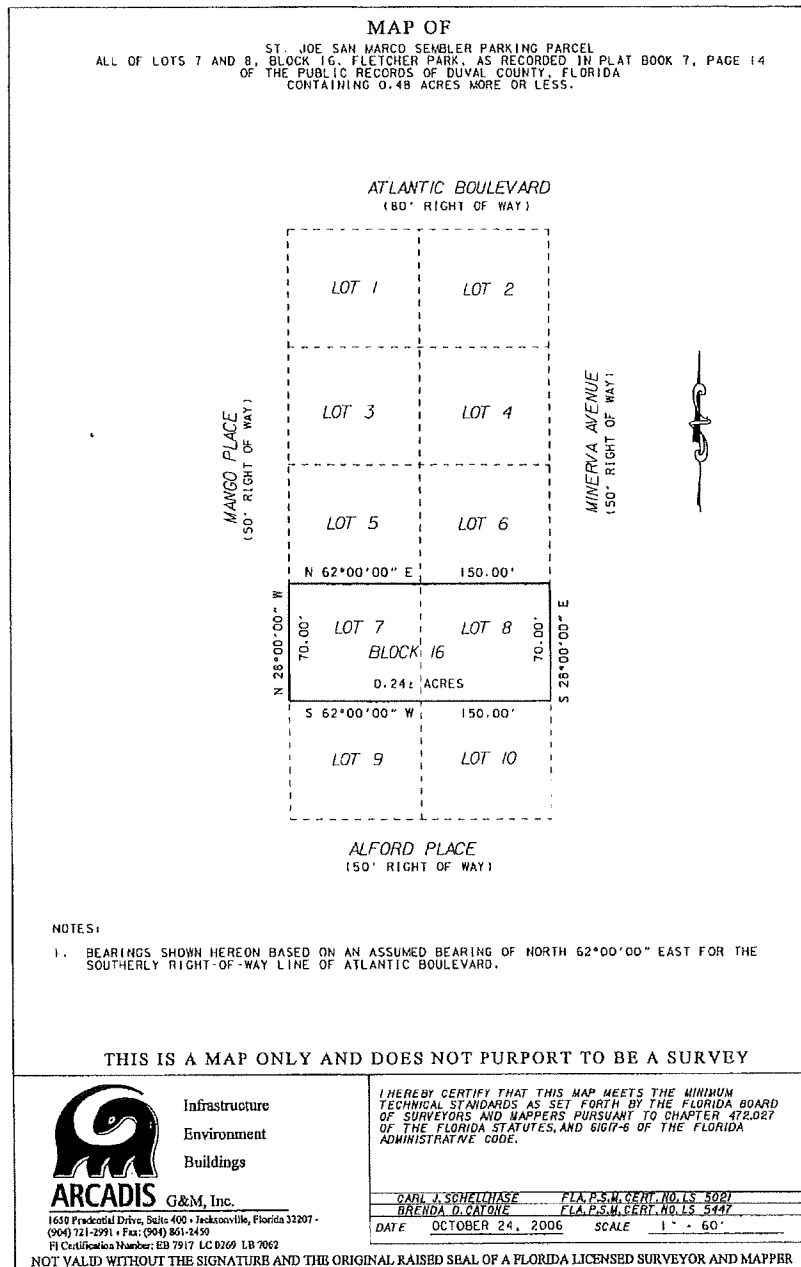
## Legal Description



Together with:

# ORDINANCE

## Legal Description



Together with: \_\_\_\_\_

# ORDINANCE \_\_\_\_\_

## Legal Description

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### Thacker Avenue Parcel

ALL THAT PORTION OF THACKER AVENUE (A 50 FOOT RIGHT-OF-WAY ACCORDING TO THE PLAT OF FLETCHER PARK, AS RECORDED IN PLAT BOOK 7, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALFORD PLACE (A 50 FOOT RIGHT-OF-WAY BY SAID PLAT) AND SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED).

Together with:

### St. Joe San Marco Parcel B

A PART OF THE WILLIAM CRAIG GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING LOTS 1 THROUGH 6, BLOCK 16, FLETCHER PARK, AS RECORDED IN PLAT BOOK 7, PAGE 14 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 16, SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MANGO PLACE (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 80.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 62°00'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 16, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF MINERVA AVENUE, (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 28°00'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 16; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 62°00'00" WEST, A DISTANCE OF 150.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 16, SAID POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF MANGO PLACE; THENCE NORTH 28°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.72 ACRES MORE OR LESS.



Introduced and amended by the Land Use and Zoning Committee:

**ORDINANCE 2006-654-E**

AN ORDINANCE REZONING APPROXIMATELY 4.83± ACRES  
LOCATED IN COUNCIL DISTRICT 5 AT 2031  
HENDRICKS AVENUE BETWEEN ATLANTIC BOULEVARD  
AND ALFORD PLACE, AS DESCRIBED HEREIN, OWNED  
BY EAST SAN MARCO, LLC, FROM CCG-1 (COMMERCIAL  
COMMUNITY/GENERAL-1) DISTRICT TO PUD (PLANNED  
UNIT DEVELOPMENT) DISTRICT, AS DEFINED AND  
CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL USES,  
AS DESCRIBED IN THE APPROVED WRITTEN  
DESCRIPTION AND SITE PLAN FOR THE EAST SAN  
MARCO PUD; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, East San Marco, LLC, the owner of approximately 4.83±  
acres located in Council District 5 at 2031 Hendricks Avenue  
between Atlantic Boulevard and Alford Place, as more particularly  
described in **Exhibit 1, attached hereto** (Subject Property), have  
applied for a rezoning and reclassification of that property from  
CCG-1 (Commercial Community/General-1) District to PUD (Planned  
Unit Development) District, as described in Section 1 below; and

**WHEREAS**, the Planning Commission has considered the  
application and has rendered an advisory opinion; and

**WHEREAS**, the Land Use and Zoning Committee, after due notice  
and public hearing, has made its recommendation to the Council; and

**WHEREAS**, the Council finds that such rezoning is: (1)  
consistent with the 2010 Comprehensive Plan; (2) furthers the  
goals, objectives and policies of the 2010 Comprehensive Plan; and

(3) is not in conflict with any portion of the City's land use regulations; and

WHEREAS, the Council finds that there are unique facts with respect to this PUD which warrant the departure from the San Marco Overlay, including but not limited to: the location of the PUD at the intersection of the two major arterial roadways (Atlantic Boulevard and Hendricks Avenue), both of which are currently under improvement; the four square block size of the PUD; the mixed-use character of the development, which brings additional residential units in proximity to San Marco Square and encourages pedestrian access rather than vehicular access to existing and proposed retail and restaurant uses; the clearly defined setbacks and façade stepbacks, or tiering on "Parcel A", which create significant relief from the visual impact of the height increase permitted by the PUD; the direct proximity to a public park, which provides a large buffer between the townhome uses on "Parcel C" and neighboring residential properties; the landscaping proposed in the PUD, which will exceed the landscaping otherwise required by the Zoning Code; and the buffer provided by the South Jacksonville Presbyterian Church and the less intense commercial uses between the PUD's mixed-use building and the residential properties in the neighborhood; and

WHEREAS, the Council finds the proposed rezoning does not adversely affect the orderly development of the City as embodied in the Zoning Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the Zoning Code; now therefore

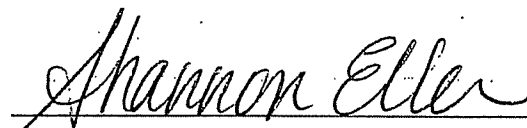
BE IT ORDAINED by the Council of the City of Jacksonville:

1           **Section 1.       Property Rezoned.**       The Subject Property is  
2 hereby rezoned and reclassified from CCG-1 (Commercial  
3 Community/General-1) District to PUD (Planned Unit Development)  
4 District, as shown and described in the approved site plan dated  
5 July 19, 2006 and written description dated July 26, 2006 for the  
6 East San Marco PUD.       The PUD district for the Subject Property  
7 shall generally permit multi-family residential and commercial  
8 uses, as more specifically shown and described in the approved site  
9 plan and written description, both on file as Revised Exhibit 2 in  
10 the City Council Legislative Services Division.

11           **Section 2.       Owner and Description.**       The Subject Property  
12 is owned by East San Marco, LLC and is legally described in Exhibit  
13 1.   The agent is Michael J. Shalley, 245 Riverside Avenue, Suite  
14 500, Jacksonville, Florida 32202; (904) 301-4306.

15           **Section 3.       Effective Date.**       The adoption of this  
16 ordinance shall be deemed to constitute a quasi-judicial action of  
17 the City Council and shall become effective upon signature by the  
18 Council President and the Council Secretary.

19  
20 Form Approved:

21   
22 \_\_\_\_\_

23 Office of General Counsel

24 Legislation Prepared By Shannon K. Eller

25 G:\shared\LEGIS.CC\2006\ord\PUD\2006-654-E.doc

# ORDINANCE 2006-654

## Legal Description

ST. JOE SAN MARCO PART D ✓

ALL OF LOT 2, BLOCK 19, FLETCHER PARK, AS RECORDED IN PLAT BOOK 7, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING 0.12 ACRES MORE OR LESS.

ST. JOE SAN MARCO PART E ✓

AT THAT PORTION OF THACKER AVENUE (A 50 FOOT RIGHT-OF-WAY ACCORDING TO THE PLAT OF FLETCHER PARK, AS RECORDED IN PLAT BOOK 7, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALFORD PLACE (A 50 FOOT RIGHT-OF-WAY BY SAID PLAT) AND SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED).

5/8/06

# ORDINANCE 2006-654

## Legal Description

### MAP OF:

ST. JOE SAN MARCO PART A

A PART OF THE WILLIAM CRAIG GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING LOTS 1 AND 3 THROUGH 10, BLOCK 14, AND LOTS 1-10, BLOCK 15, TOGETHER WITH A PART OF THACKER AVENUE (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), ALL ACCORDING TO THE PLAT OF FLETCHER PARK, AS RECORDED IN PLAT BOOK 7, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 14, SAID POINT LYING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID THACKER AVENUE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALFORD PLACE, (A 50.00 RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 62°00'00" WEST; ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ALFORD PLACE, A DISTANCE OF 150.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 14, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF HENDRICKS AVENUE (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 31°19'07" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 14, SAID A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (AN 80.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 62°00'00" EAST; ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 370.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 15 ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MARCO PLACE (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 18°00'00" EAST, A DISTANCE OF 350.00 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 15, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALFORD PLACE; THENCE SOUTH 62°00'00" WEST ALONG SAID ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.90 ACRES MORE OR LESS.

# ORDINANCE

2006-654

## Legal Description

### ST. JOE SAN MARCO PART B

A PART OF THE WILLIAM CRAIG GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING LOTS 1 THROUGH 6, BLOCK 16, FLETCHER PARK, AS RECORDED IN PLAT BOOK 7, PAGE 14 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 16, SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MANGO PLACE (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (AN 80.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 62°00'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 16, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF MINERVA AVENUE, (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 28°00'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 16; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 62°00'00" WEST, A DISTANCE OF 150.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 16, SAID POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF MANGO PLACE; THENCE NORTH 28°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.72 ACRES MORE OR LESS.

5/8/06

EXHIBIT 1

# ORDINANCE 2006-654

## Legal Description

ST. JOE SAN MARCO PART C

A PART OF THE WILLIAM CRAIG GRANT, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING LOTS 1-9, BLOCK 17, FLETCHER PARK, AS RECORDED IN PLAT BOOK 7, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9, SAID POINT LYING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALFORD PLACE (A 50.00 RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF MINERVA AVENUE (A 50.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 28°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MINERVA AVENUE, A DISTANCE OF 350.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (AN 80 FOOT RIGHT-OF-WAY AS NOT ESTABLISHED); THENCE NORTH 62°00'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF ARCADIA PLACE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 28°00'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 280.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 62°00'00" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 28°00'00" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 9, SAID POINT LYING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF ALFORD PLACE; THENCE SOUTH 62°00'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.08 ACRES MORE OR LESS.

5/8/06



ORDINANCE 2006-654-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

August 8, 2006



MICHAEL L. CORRIGAN, JR.  
COUNCIL PRESIDENT

ATTEST:



CHERYL L. BROWN  
COUNCIL SECRETARY



## EXHIBIT D

### Written Description

## *East San Marco*

Revised July 26, 2006

City Development No. 46221

### **I. Planned Unit Development Project Description**

The **East San Marco** mixed-use project is located within a four-block area of the San Marco neighborhood. The project boundaries are Atlantic Boulevard to the north, Hendricks Avenue to the west, Alford Place to the south and Arcadia Place to the east. The project will be comprised of a maximum of 74,000 square feet of commercial space (including a neighborhood grocery store and a retail branch bank with drive-thru tellers) and a maximum of 160 residential condominium units on approximately 5 acres, as depicted on the site plan attached hereto as **Attachment 1** (the "Site Plan"). East San Marco will be located in a transitional area that includes commercial and residential land uses within a Community/General Commercial (CGC) future land use designation and Commercial Community/General-1 (CCG-1) zoning district, and thus is consistent and compatible with the surrounding neighborhood.

### **II. Land Use Restrictions and Design Guidelines**

#### **A. Permitted Uses, Restrictions and Development Standards - Parcel A (Mixed-Use Block)**

1. **Permitted Uses.** Parcel A will contain a multi-story building that includes a maximum of 57,000 square feet of commercial space and a maximum of 125 multi-family condominium units, as well as a four-story parking garage. The commercial uses will be located on the first floor of the building, with residential units located on the upper floors, as depicted on the elevation plan attached hereto as **Attachment 2** (the "Elevation Plan"). The building will have a Mediterranean architectural style, as depicted on the Elevation Plan. Because Parcel A has an irregular shape, as shown on **Attachment 3** (the "Parcel Layout Plan"), portions of the building may be constructed to the lot line and setbacks may vary, as depicted on the Site Plan.
  - a. The residential units will be condominiums that range in size from 800 to 3,800 square feet, with related amenities.
  - b. Commercial uses may include the following:
    1. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries),

home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, accessories and similar uses.

2. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (including restaurants with outdoor seating), interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations and facilities with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
3. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
4. All types of professional and business offices, employment offices and similar uses.
5. Art galleries, museums, dance, art or music studios, vocational, trade or business schools and similar uses.
6. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of Chapter 656 of the City Zoning Code.
7. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.
8. Express or parcel delivery offices, fax centers and telephone exchanges (without transportation terminals).
9. Veterinarians, subject to the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.
10. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
11. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
12. Applications for Waiver of Minimum Distance Requirements for Liquor License Location will be filed for each establishment within Parcel A that will serve alcoholic beverages for either on-site or off-site consumption.

c. Initial Required Uses

1. At the time of issuance of the initial certificate of occupancy or equivalent completion certification by the City of Jacksonville for the mixed-use building to be located on

Parcel A, a retail grocery store of at least 9,000 square feet shall be included in the mix of commercial uses occupying the first floor of such building. At all times thereafter, any of the allowable uses provided for in subsection II.A.1.b of this PUD or any combination thereof shall be the allowable uses for Parcel A, without requirement for a minimum square footage occupied by grocery use.

2. **Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel A of the Planned Unit Development:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements	Front – See Site Plan* Side – See Site Plan Rear – See Site Plan

*\* Note- Front yard will include areas for outdoor seating.*

Yard setbacks shall be measured from the outer structural support wall of each building. Awnings and other roof overhangs may protrude into the front, side or rear yards. Balconies and other façade details located on the corner towers of the mixed-use building may protrude into front, side or rear yards at heights above 14 feet.

**Façade Step-Back.** The mixed-use building will be stepped back with an intermittent tiered design. The step backs will occur at different floors and locations within the building's façade, as depicted on Attachment 4 (the "Step Back Detail"). The purpose of the step backs and tiered design is to reduce the massing of the building façades, particularly on Atlantic Boulevard and Hendricks Avenue. This provision shall not restrict certain portions of the building from having a straight façade for the entire height of the structure; provided, however, that in no event shall more than 35 percent of each building façade be straight for the entire height of the structure.

**Maximum Building Height.** The mixed-use building shall not exceed six stories with a maximum of 70 feet in height (excluding any non-inhabitable architectural features and mechanical equipment).

3. **Parking Requirements.** Parking for Parcel A shall be provided in a four-story parking garage containing approximately 390 parking spaces within the mixed-use building depicted on the site plan, 38 spaces of on-street parking within and adjacent to the PUD boundaries and up to 12 spaces on Parcel D. On-street parking spaces provided (i) within the existing curb line on Atlantic Boulevard, or (ii) partially within the property boundaries on Mango Place and Alford Place, or (iii) within the Mango Place and Minerva Avenue curb line adjacent to Parcel B will be counted as on-site parking. The minimum number of parking spaces required for Parcel A shall be, in the aggregate for residential and commercial uses, calculated as follows: (i) for residential units, 1.75 spaces for one-bedroom units, 2 spaces for two-bedroom units, 2.25 spaces for three-bedroom units and 2.5 spaces for four-bedroom units; and (ii) for commercial uses, 1 space per 267 square feet of gross floor area. Of the parking spaces within the parking garage, a minimum of 80 percent will be at least 9 feet by 18 feet and a maximum of 20 percent will be 8 feet by 16 feet (compact spaces). Loading areas will be in compliance with the requirements in the City of Jacksonville Zoning Code.

On-street parking spaces along Mango Place shall be permitted to be angled in a "sawtooth" pattern, as depicted on the Site Plan, and will not be required to be parallel to the curbline.

4. **Access, Internal and External Road Activities.** Access to the residential and commercial areas within Parcel A will be via public rights-of-way and the parking garage located within the mixed-use building. Such access points are depicted on the Site Plan and have been approved by the City Traffic Engineering Division or appropriate City agency having jurisdiction. Vehicular access to the parking garage will be from Alford Place. Vehicular access for primary freight delivery will be provided from Mango Place. Trucks making deliveries and pick-ups from Parcel A shall be permitted to make turning and backing movements into Parcel A from the public rights-of-way of Mango Place and Alford Place. Access will also be provided through adjacent parcels within the project.
5. **Pedestrian Access.** Parcel A will be developed to maximize pedestrian spaces along Atlantic Boulevard and Hendricks Avenue where commercial frontage occurs. A minimum of five feet of sidewalk shall be provided on the exterior of the building along both Atlantic Boulevard and Hendricks Avenue, which access may be located within the right-of-way, within Parcel A, or a combination thereof, as depicted on the Site Plan. A pedestrian colonnade with a minimum width of five feet shall be provided within the walkway along Atlantic Boulevard, as depicted on the Site Plan. Outside seating areas shall be permitted within sidewalk and colonnade areas.
6. **Signage.** Signage for the mixed-use building to be located on Parcel A will include the following: (a) a signage band around the top of the first floor retail shops on the exterior of the building measuring approximately three (3) feet in height, with awnings provided below some portions of the signage band that may contain the name of the retail establishment and its corporate logo below; (b) masonry or brick monument signs along both Atlantic Boulevard and Hendricks Avenue with a maximum size of 100 square feet; (c) a project identification sign on the face of the building measuring approximately 60 square feet; (d) wall signs for the grocery store portion of the retail space on both Atlantic Boulevard and Mango Place with a maximum size of 100 square feet each; and (e) one projecting sign per retail establishment. Additionally, a sign may be located at each garage or freight access entrance of the project. Directional signage may be located inside the parking garage. Other signage not specifically set forth herein will be subject to review of typical by the City of Jacksonville and shall comply with the provisions of Part 13 of the City Zoning Code for the CCG-1 Zoning District. Signs for Parcel A shall not be internally lighted but may be reverse halo illuminated. Three (3) temporary sales and marketing signs shall be permitted to be placed on Parcel A immediately after the approval of this PUD by the Jacksonville City Council. Such temporary signs will be a maximum size of 80 square feet each and will be located at the corners of Alford Place and Hendricks Avenue, Atlantic Boulevard and Hendricks Avenue, and Atlantic Boulevard and Mango Place.
7. **Demolition of Existing Structures.** Subject to obtaining all required regulatory permits and approvals, the existing Wachovia branch bank building on Parcel A will be demolished within one (1) year from the later of the date on which East San Marco, LLC purchases Parcel A or the date on which a new Wachovia branch bank is opened for business on Parcel B.

## B. Permitted Uses, Restrictions, and Development Standards - Parcel B (Commercial Block)

1. **Permitted Uses.** Parcel B will initially consist of a maximum of 8,000 square feet of commercial space. A conceptual elevation of the general style and quality anticipated for the commercial space to be constructed on Parcel B is depicted on Attachment 5 (the "Bank Elevation"). The owner may, in the future, construct additional square footage to total a maximum of 17,000 square feet on Parcel B, as long as the required parking requirements for Parcel B set forth below are met. Any increase in the square footage on Parcel B will be subject to the approval of the City of Jacksonville pursuant to Section 656.341(f)(2) of the City Zoning Code, and the architectural elevation for the additional building square footage shall be subject to the review and approval of the City of Jacksonville Planning Director. Such commercial uses may include the following:

- a. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, accessories and similar uses.
- b. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (including restaurants with outdoor seating), interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations and facilities with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
- c. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- d. All types of professional and business offices, employment offices and similar uses.
- e. Art galleries, museums, dance, art or music studios, vocational, trade or business schools and similar uses.
- f. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
- g. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.
- h. Express or parcel delivery offices, fax centers and telephone exchanges (without transportation terminals).
- i. Veterinarians, subject to the performance standards and development criteria set forth in Part 4 of the City Zoning Code.

- j. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
  - k. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City Zoning Code.
  - l. Applications for Waiver of Minimum Distance Requirements for Liquor License Location will be filed for each establishment within Parcel B that will serve alcoholic beverages for either on-site or off-site consumption.
2. **Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel B of the Planned Unit Development:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements	Front - 10 feet Side - 0 feet Rear - 5 feet
Maximum building height	35 feet (excluding any non-inhabitable architectural features and mechanical equipment)

All yards shall be measured from the outer structural support wall of each building.

3. **Parking Requirements.** Parking within Parcel B shall be provided in an on-site parking lot. Minimum parking space requirements for on-site parking for Parcel B shall be 1 space per 300 square feet of gross floor area within the commercial space, but not less than 27 spaces. This parking ratio shall control over the Site Plan. Loading areas will be in compliance with the requirements in the City of Jacksonville Zoning Code. For so long as Parcel B is used as a branch bank by Wachovia Bank, Wachovia will allow after-business hours parking within the Parcel B parking lot for the non-exclusive, additional use by customers of Parcel A, except for those spaces adjacent to the branch bank building which may be posted by Wachovia as after-business hours parking only for its customers, subject to towing. Use of the parking lot, however, shall be consistent with and subject to Wachovia's business requirements which include, but are not limited to, providing for safety, security, cleanliness, premises protection, insurance coverage requirements, special events, maintenance and access to after-business hours banking facilities, acknowledging normal wear and tear. The allowed parking use is not, nor shall it be deemed to constitute, a dedication or creation of any easement, license or any rights in or other interest to the public, any particular persons, or to the owners or lessees of Parcel A, their invitees, licensees, or customers.
4. **Access, Internal and External Road Activities.** Access to the commercial uses within Parcel B will be via public rights-of-way and the on-site surface parking area. Access will also be provided through adjacent parcels within the project. Except where variations are set forth on the Site Plan or as otherwise approved by the City Traffic Engineering Division or appropriate City agency having jurisdiction, all restrictions and design standards for access

and internal and external road activities shall be subject to the City of Jacksonville subdivision, site plan and traffic standards.

5. **Signage.** Signage for the commercial building to be located on Parcel B will include the following: (a) three (3) wall signs with a corresponding logo, which logo shall be up to 36 inches square and the letters will be approximately 18 inches tall, and the length of the combined logo and letters shall not exceed 20 feet in length; (b) a masonry or brick monument sign located along Atlantic Boulevard with a maximum size of 100 square feet; and (c) directional signs located in the parking area and drive-through area not to exceed 6 square feet per sign in area, as needed to direct customers. Signs for Parcel B shall not be internally lighted but may be reverse halo illuminated. Additionally, a sign may be located at each entrance of the project.

### C. Permitted Uses, Restrictions and Development Standards - Parcel C (Residential Block)

1. **Permitted Uses.** A maximum of 35 multi-family condominium units will be located on Parcel C. For the six townhouse units located along Atlantic Boulevard, such units may be used for live/work situations in which home occupations meeting the performance standards of Part 4 of the City Zoning Code shall be permitted. Those units will have zero lot lines.
2. **Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel C:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements	Front - See Site Plan Side - 0 feet Rear - 0 feet
Maximum building height	Four stories with a maximum height of 48 feet (not including any non-inhabitable architectural features and mechanical equipment)

All yards shall be measured from the outer structural support wall of each building.

3. **Parking Requirements.** Parcel C shall include a minimum of 64 on-site parking spaces in a surface lot adjacent to the condominium units. For purposes of aggregate parking required for Parcel C, the 12 parking spaces within Parcel D shall be included but only to the extent not required to meet the parking standard for Parcel A as set forth in Section II.A.3. On-street parking spaces provided within the existing curb line or partially within the property boundaries will be counted as on-site parking. Minimum parking space requirements for Parcel C shall be 2 spaces per unit for residential dwellings. Of the total parking spaces, a minimum of 80 percent will be 9 feet by 18 feet in dimension and a maximum of 20 percent will be 8 feet by 16 feet, in accordance with the City of Jacksonville Zoning Code. Loading for Parcel C will be in compliance with the City of Jacksonville Zoning Code. Individual parking garages may be constructed to provide cover for all or a portion of the on-site parking spaces.
4. **Access, Internal and External Road Activities.** Access to Parcel C will be via public rights-of-way and the on-site parking lot. Access will also be provided through adjacent



parcels within the project. Except where variations are set forth on the Site Plan or as otherwise approved by the City Traffic Engineering Division or appropriate City agency having jurisdiction, all restrictions and design standards for access and internal and external road activities shall be subject to the City of Jacksonville subdivision, site plan and traffic standards.

5. **Signage.** The number, location and size of the appropriate signage shall be consistent with the Sign Ordinance of the City of Jacksonville Zoning Code, Part 13, for the CCG-1 Zoning District. Additionally, a sign no larger than 80 square feet may be located at each entrance of the project. Two (2) temporary sales and marketing signs shall be permitted to be placed on Parcel C immediately after the approval of this PUD by the Jacksonville City Council. Such temporary signs will be a maximum size of 80 square feet each and shall be located at the corners of Atlantic Boulevard and Minerva Avenue and Atlantic Boulevard and Arcadia Place.

6. **Architectural Style.** The architecture of the condominium buildings to be constructed on Parcel C will be consistent and compatible with the surrounding residential and commercial structures. The architectural style of the buildings will be either Mediterranean, Colonial, brownstone or Prairie School style. Materials for the exterior of the buildings are contemplated to be stucco, brick, siding or some combination thereof. Color palettes will be complimentary to and coordinating with existing product of the aforementioned styles and designs. Roof materials will consist of concrete tiles, slate, standing seam or architectural shingles that fit the design and existing vernacular of the area. The final architectural elevation for the condominium buildings to be constructed on Parcel C shall be subject to the approval of the City of Jacksonville Planning Director.

#### **D. Permitted Uses, Restrictions, and Development Standards - Parcel D (Parking Parcel)**

1. **Permitted Uses.** Parcel D will be used to meet parking requirements for uses located on Parcels A and C.
2. **Minimum Lot and Building Requirements.** The following criteria shall apply to Parcel D:

Minimum lot width	0
Minimum lot area	0
Maximum lot coverage	100 percent
Minimum yard requirements	Front - 5 feet Side - 0 feet Rear - 10 feet
Maximum building height	35 feet

All yards shall be measured from the outer structural support wall of each building.

3. **Parking Requirements.** Parcel D shall contain 12 parking spaces.
4. **Access, Internal and External Road Activities.** Access to Parcel D shall be via public rights-of-way. Except where variations are set forth on the Site Plan or as otherwise approved by the City Traffic Engineering Division or appropriate City agency having jurisdiction, all restrictions and design standards for access and internal and external road activities shall be subject to the City of Jacksonville subdivision, site plan and traffic standards.

5. **Signage.** The number, location and size of the appropriate signage shall be consistent with the Sign Ordinance of the City of Jacksonville Zoning Code, Part 13, for the CCG-1 Zoning District. Additionally, a sign may be located at the entrance to the project.

### **III. PUD Development Standards Applicable To All Parcels**

#### **A. Essential Services**

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site.

#### **B. Retention**

Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdictional control. These may include such agencies as the St. Johns River Water Management District and the Florida Department of Environmental Protection. The site plan depicts the general location of the retention systems including stormwater detention and drainage basins.

#### **C. Landscaping**

Landscaping within the project shall be provided along rights-of-way and in open space areas as depicted on the Site Plan. To improve site design and function, the location of the project's landscaping may vary from specific provisions of the City of Jacksonville Landscape and Tree Protection Regulations set forth in Part 12 of the City Zoning Code, and thus will be coordinated through the City Landscape Architect and the Planning and Development Department. The following landscaping requirements will apply within the project boundaries:

1. Property owners will use their best efforts to preserve protected trees located within the PUD boundaries. In the event that protected trees lie within the development footprints depicted on the Site Plan, the applicable property owner will comply with the provisions of Sections 656.1204-656.1206 of the City Zoning Code in removing and replacing protected trees.
2. Property owners will use their best efforts to use native vegetation in landscaping within the PUD boundaries.
3. Parcel A shall not be required to provide landscaping within vehicular use areas within the parking garage. Trees within vehicular use areas along Mango Place and Minerva Avenue shall not be required to be distributed so that all portions of such vehicular use areas are within a 55-foot radius of any tree. All other provisions of Section 656.1214 of the City Zoning Code shall apply to vehicular use areas.
4. The minimum buffer between uncomplimentary land uses between Parcel C and the adjacent single-family residence shall consist of a strip of at least ten (10) feet in width the entire length of all such common boundaries and sidewalks constructed within the five (5) feet of such buffer strip furthest from the single-family residence may be included as part of such buffer width. In order to offset

the reduction in width of the buffer areas, each property owner shall be required to provide enhanced landscaping within such buffer areas.

5. The Owner of Parcel C shall be required to plant trees a minimum caliper of four (4) inches in vehicle use areas of Parcel C in lieu of the Zoning Code requirements of two (2) caliper inches. Within the PUD, overall landscaping, size and quantity shall exceed in the aggregate the minimum standards of the Landscape and Tree Protection requirements of the Zoning Code.
6. Final landscape plans for all parcels within the PUD shall be subject to review by the City of Jacksonville Planning Department to determine conformance with the requirements of this PUD.

#### **D. Utilities**

The project will be served for potable water and sewer facilities as designed and in accordance with Jacksonville Electric Authority standards. The PUD shall incorporate these uses as not to encourage urban sprawl through surrounding properties.

#### **E. Concurrency**

The owner has obtained a final CCAS (No.46221). The final design of the project shall be subject to the concurrency requirements of the City of Jacksonville.

#### **F. Wetlands**

The subject property does not contain jurisdictional wetlands.

#### **G. Sidewalks**

Sidewalks shall be incorporated throughout the project in accordance with the City of Jacksonville 2010 Comprehensive Plan and Section 2.2.2 of the City Land Development Manual. In addition, the project will contain a pedestrian circulation system that shall be subject review by the City of Jacksonville Planning and Development Department to ensure the provision of proper accessibility for pedestrians. Sidewalks located adjacent to public streets will be located within rights-of-way. Benches will be located within the project boundaries for pedestrian utilization.

#### **H. Buffers**

The Site Plan depicts where buffers with adjacent properties will be placed. The standards for such buffers are set forth in the Landscaping section of this PUD. Because the PUD will contain both commercial and residential land uses, buffers have been located to establish the greatest offset between uncomplimentary uses both within the project boundaries and with adjacent properties.

#### **I. Minor Deviations**

The owner may administratively modify this PUD with respect to any yard setback criteria set forth for any parcel within the PUD boundaries pursuant to Section 656.341(f)(1) of the City Zoning Code as long as the requested modification is less than or equal to ten percent (10%) of the setback depicted or described in this PUD text or on the Site Plan. The owner of Parcels A

and C may administratively modify this PUD with respect to the number of parking spaces provided herein pursuant to Section 656.341(f)(1) of the City Zoning Code as long as the requested modification is less than or equal to 18 parking spaces assigned to Parcels A and C in the aggregate. Any increase in the number of units, commercial square footage (beyond that allowed for Parcel B as set forth in Section II B.1.), building height or step back criteria or decrease in parking spaces (beyond that allowed by administrative deviation as set forth herein) shall require a major modification to the PUD pursuant to Section 656.341(f)(3) of the Zoning Code. For the purposes of modification to the PUD under Sections 656.341(f)(1), (2) and (3) of the City Zoning Code, the East San Marco project shall be deemed compatible with the adjacent properties, pursuant to Section 656.399 of the City Zoning Code. The East San Marco project offers creative solutions to lot-oriented issues, maintains the historical scale, rhythm, style and character of the area and carries out the purposes of the San Marco Overlay Zone.

#### **J. Project Construction and Operation**

Subject to obtaining all required permits and regulatory approvals, the owner anticipates commencing construction of the project in 2007 and completing construction within approximately five years of commencement. The owner may commence construction on Parcels A, B and C at different times, depending on real estate market conditions. The estimated construction commencement and completion dates set forth in this paragraph shall not be interpreted to mean that this PUD will have a build-out or expiration date.

The owner will establish owners' associations for and/or implement covenants, conditions and restrictions over the residential and commercial components of the project to ensure long-term maintenance of the buildings and public areas to be constructed within PUD boundaries.

#### **K. Interpretation of Planned Unit Development**

In the event of any conflict between the provisions of this Planned Unit Development and the City of Jacksonville Zoning Code, the terms of this PUD shall prevail.

#### **IV. Justification for the Planned Unit Development**

The proposed development will be classified as a Mixed Use Development, and thus will require the appropriate zoning change from the CCG-1 zoning designation to Planned Unit Development. The project will provide an impetus for the redevelopment of the area of San Marco adjacent to the San Marco Square and will provide neighborhood services for the surrounding community. The project incorporates a vertical strategy that will result in a positive infill establishment, thus discouraging urban sprawl. As a result, the project will yield a reduction in automobile travel by its residents as well as those living in surrounding communities. The project meets the required standards along with the general intent of the mixed-use development concept established by the City of Jacksonville Comprehensive Plan.

The owner has designed the various residential and commercial components of the project to compliment the architectural styles and character of the surrounding San Marco neighborhood. The project as proposed will protect and enhance the economic vitality, character, aesthetic appeal, historical integrity and overall charm of San Marco.

The East San Marco PUD is consistent and compatible with the surrounding properties and the San Marco neighborhood, will not have any avoidable or undue adverse impact on existing or planned uses in the neighborhood and will contribute to the economic vitality, character, aesthetic appeal, historical integrity and overall charm of the San Marco area. The project, as proposed, is consistent with the City of

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07/27/06 Planning Commission (Revised 2:00 p.m.)

Redline of 4 to 3 of 138025.DOC (08/01/06)

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Jacksonville Comprehensive Plan. The minor deviations from the requirements of the San Marco Overlay District being requested in this application are allowable by right within the underlying CCG-1 Zoning District.

Hendricks Avenue setback will vary as the property line is not parallel to the building.  
Minimum setback will be 2 feet, with average setback of 7 feet. (Minimum distance of building to curb line is approximately 8 feet.)

Setbacks on Atlantic Boulevard with respect to cross-hatched areas indicated will be a minimum of 10 feet.

Setbacks for the remainder of Atlantic Boulevard will be a minimum of 18 feet including a pedestrian colonnade.

PARCEL 'A'

TUCKER AVENUE

ATLANTIC BOULEVARD

Mango Place setback will be a minimum of 8 feet.  
Minimum sidewalk width will be 5 feet. Angled parking will have a "sawtooth" configuration.

MINERVA AVENUE

ATLANTIC BOULEVARD

Minimum setback off Minerva Avenue will be 0 feet.

PARCEL 'C'

Minimum setback for building facing Atlantic Boulevard will be 4 feet.  
Minimum side setback for building facing Atlantic Boulevard will be 0 feet.

Minimum setback for building facing Arcadia Place will be 4 feet.  
Posted ONE WAY (east to west)

Minimum setback from corner lot 10 feet. Sidewalks shall be allowed in this setback area.

ARCADIA PLACE

FLETCHER PARK

ALFORD PLACE

PARCEL 'D'

Trash Pick-up access.

Parking garage access off Alford Place.

Setback off Alford Place will be 0 feet in several areas where the building meets the property line.

Parallel parking inside existing curb line will provide off-street delivery/pickup vehicle staging.



Grocery store and freight loading for Parcel A off Mango Place.

**San Marco Redevelopment**  
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