

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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

January 6, 2022

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-835**                      **Application for: Town Center II PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

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

Planning and Development Department Recommendation:     **Approve**

Planning Commission Recommendation:                             **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated September 3, 2021.
2. The original written description dated October 8, 2021.
3. The original site plan dated August 17, 2021.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: **There were no speakers in opposition and little discussion among the Commissioners.**

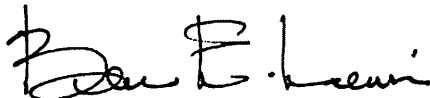
Planning Commission Vote:                      **5-0**

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye

Daniel Blanchard	Aye
Joshua Garrison	Absent
Dawn Motes	Absent
Jason Porter	Absent

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

Sincerely,



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

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

**APPLICATION FOR REZONING ORDINANCE 2021-835 TO**

**PLANNED UNIT DEVELOPMENT**

**JANUARY 6, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-835 to Planned Unit Development.

***Location:*** 5335 Gate Parkway between Deerwood Park Boulevard and Village Crossing Drive

***Real Estate Number(s):*** 167742-1565

***Current Zoning District(s):*** Commercial Office (CO)  
Industrial Business Park (IBP)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)  
Business Park (BP)

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

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

***Owner:*** Dun & Bradstreet  
101 JFK Parkway  
Short Hills, New Jersey 07078

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-835 seeks to rezone approximately 14.30 acres of land from Commercial Office (CO) and Industrial Business Park (IBP) to PUD. The rezoning to PUD is to relax the sign regulations in the CO Zoning District. In the CO Zoning District, a building over three stories in height is allowed two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher road way, and

(2) Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway.

Whereas, in the IBP Zoning District, the only limitation is that wall signs shall not exceed 10% of the wall area. This allows for a larger sign suitable for a five story building.

### **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.

#### ***(A) 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 Residential Professional Institutional (RPI) and Business Park (BP) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The subject site is an existing office building located along the north side of Gate Parkway, a minor arterial road, between Gate Parkway and Commerce Village Drive, an unclassified road. The proposed PUD requests relaxation of the sign regulations in the CO Zoning District. 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.

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

#### **Future Land Use Element:**

**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.

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

**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.

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI) and Business Park (BP). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

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

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. There is already CRC # 20992.40 / City Dev # 4553.150: 9A JTB Baymeadows TMA Sector A: Jo Town Center Two in the Concurrency system for 5335 Gate Parkway building permit # B-17-912035.000 for a 217,877 enclosed sf building was issued in 2018.

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

This proposed Planned Unit Development intends to utilize lands for business offices. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The treatment of pedestrian ways: The Site Plan shows a dedicated pedestrian walkway through the interior of the parking area. This allows for employees and customers a safe travel path from their car to the building.
- Traffic and pedestrian circulation patterns: The Site Plan shows access to Gate Parkway and a cross access easement with the adjacent parcel with another access to Gate Parkway.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The PUD indicates the development will meet Part 6 Of the Zoning Code,
- Compatible relationship between land uses in a mixed use project: The PUD contains uses that are found in the CRO Zoning District, which indicates a level of compatibility.

***(5) External Compatibility***

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

- The type, number and location of surrounding external uses: To the east and west are office buildings of similar size and height. There are several multi-family development in the immediate area. The proposed uses are compatible with the existing multi-family developments.
- 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
North	RPI	CO	JTB Boulevard
South	MDR	PUD (03-243)	Townhomes
East	RPI	CO	Offices
West	RPI	CO	Offices

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

The proposed development is consistent with the RPI and BP functional land use categories as a business and professional offices. The PUD is appropriate at this location because the uses are consistent with the surrounding area.

- The existing residential density and intensity of use of surrounding lands: There are several multi-family development in the immediate area. The proposed uses are compatible with the existing multi-family developments.
- The availability and location of utility services and public facilities and services: JEA indicates there is sufficient capacity to serve the proposed uses.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Gate Parkway is classified as a minor arterial with center turn lanes and dedicated right turn lanes.

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

The project will be developed with the required amount of open space. A recreation area is not required

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

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(9) Listed species regulations***

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

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

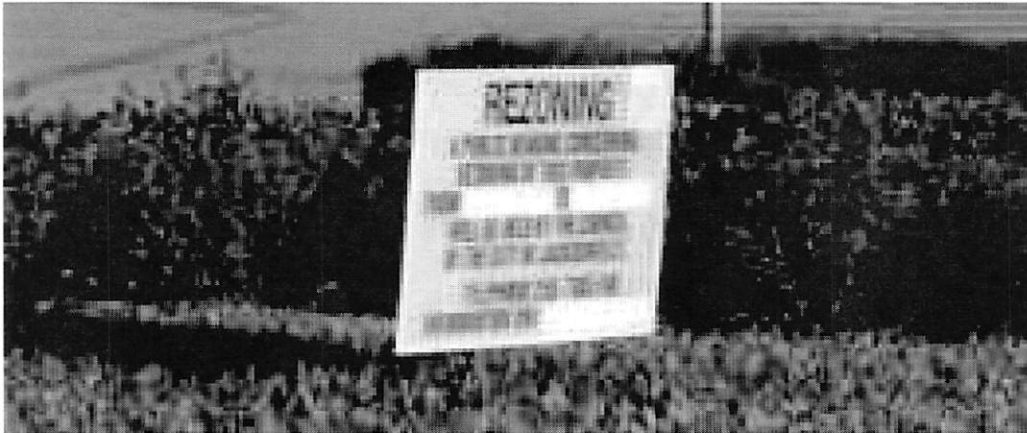
The site will be developed in accordance with Part 6 of the Zoning Code. The PUD is not proposing any changes to the parking ratio.

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk on the north side of Gate Parkway and an ADA walk that connects the building to the public sidewalk.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 15, 2021, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

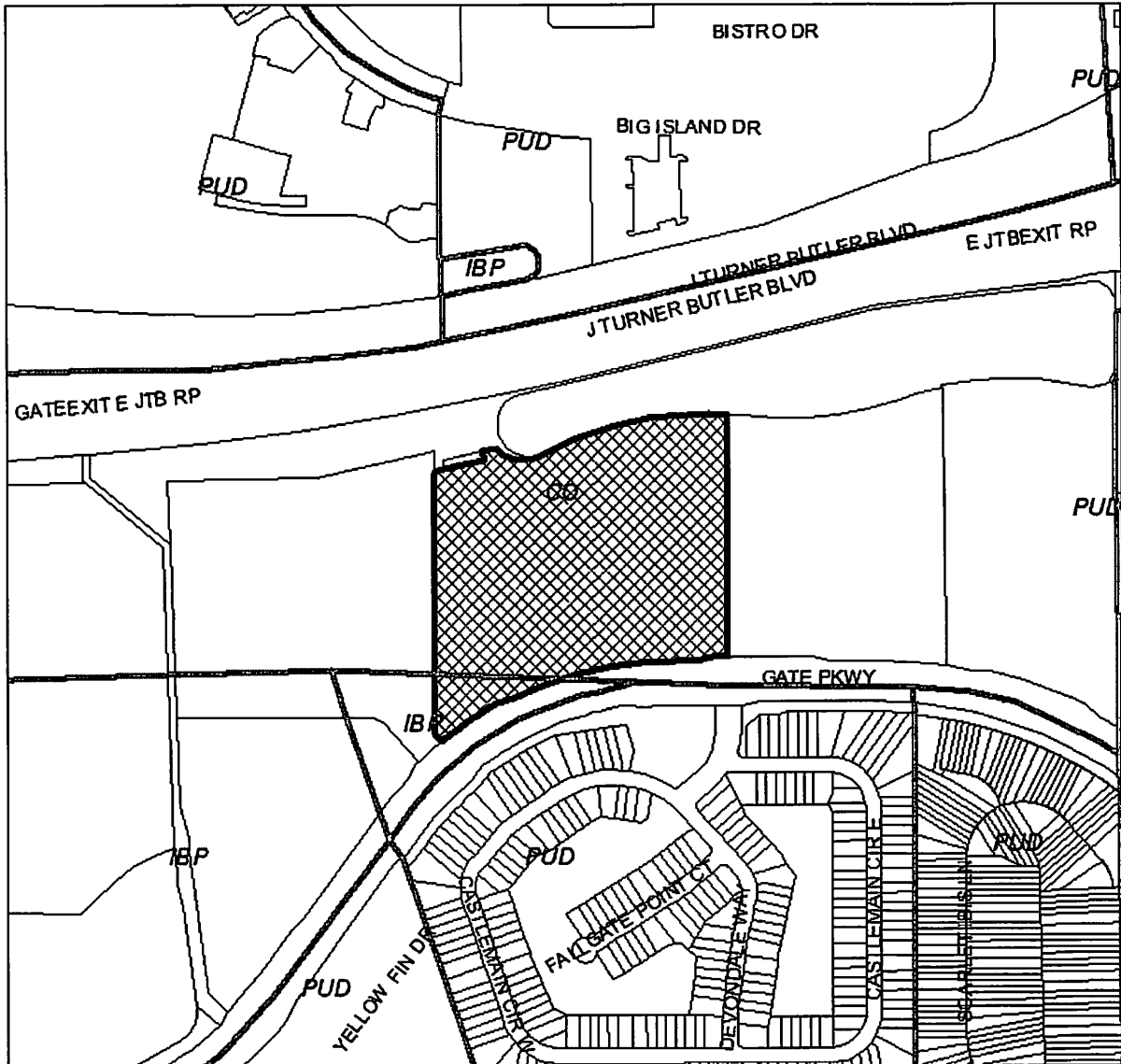
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-835** be **APPROVED with the following exhibits:**

1. The original legal description dated September 3, 2021.
2. The original written description dated October 8, 2021.
3. The original site plan dated August 17, 2021.





Aerial view of subject property



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> CO, IBP</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b> 11</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0835</p>	<p><b>T-2021-3771</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2021-0835 **Staff Sign-Off/Date** BEL / 09/23/2021  
**Filing Date** 11/03/2021 **Number of Signs to Post** 4  
**Hearing Dates:**  
**1st City Council** 01/11/2022 **Planning Commission** 01/06/2022  
**Land Use & Zoning** 01/19/2022 **2nd City Council** N/A  
**Neighborhood Association** BAYMEADOWS COMMUNITY COUNCIL, OXFORD CHASE HOA  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3771 **Application Status** PENDING  
**Date Started** 09/03/2021 **Date Submitted** 09/03/2021

## General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**  
**Company Name**  
**Mailing Address**  
 ONE INDEPENDENT DRIVE, STE. 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 DUN & BRADSTREET, INC.  
**Mailing Address**  
 101 JFK PARKWAY  
**City** SHORT HILLS **State** NJ **Zip Code** 07078  
**Phone** **Fax** **Email**

## Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167742 1565	11	3	CO,IBP	PUD

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

**Existing Land Use Category**

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 14.30**Development Number****Proposed PUD Name** TOWN CENTER II PUD**Justification For Rezoning Application**

APPLICANT SEEKS A REZONING TO PUD TO UNIFY THE PROPERTY UNDER A SINGLE ZONING DISTRICT AND TO PERMIT WALL SIGNS DEPICTING ITS NAME ON THREE FACADES OF THE OFFICE BUILDING LOCATED ON THE PROPERTY.

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

SOUTH OF J. TURNER BUTLER BLVD AND NORTH OF GATE PARKWAY.

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
5335	GATE PKWY	32256

**Between Streets**

J. TURNER BUTLER BLVD and GATE PARKWAY

**Required Attachments For Formal, Complete application**

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

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

**Supplemental Information**

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

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

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

**Exhibit K** Site Location Map.

### Public Hearings And Posting Of Signs

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

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

### Application Certification

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

Agreed to and submitted

### Filing Fee Information

- |  |            |
|--|------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | \$2,269.00 |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |            |
| <b>14.30 Acres @ \$10.00 /acre:</b>                                    | \$150.00   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |            |
| <b>49 Notifications @ \$7.00 /each:</b>                                | \$343.00   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | \$2,762.00 |

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

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

September 3, 2021

PARCEL 1: FEE SIMPLE PARCEL

A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16870, PAGE 1044, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF OXFORD CHASE, AS RECORDED IN PLAT BOOK 56, PAGES 45, 45A THROUGH 45G, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF GATE PARKWAY, A PUBLIC VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON THE PLAT OF GATE PARKWAY EXTENSION-PHASE 2, RECORDED IN PLAT BOOK 56, PAGES 47, 47A THROUGH 47F, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 48°59' 57" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 16.06 FEET; THENCE NORTH 35°30'12" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 52.02 FEET; THENCE NORTH 54°29'48" WEST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 132.00 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: COURSE 1, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1060.00 FEET, THROUGH A CENTRAL ANGLE OF 06°53'15" AN ARC LENGTH OF 127.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°56'49" EAST, 127.34 FEET; COURSE 2, THENCE NORTH 30°09'39" EAST, 51.14 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1072.00 FEET; COURSE 3, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°20'52", AN ARC LENGTH OF 100.06 FEET TO THE SOUTHEASTERLY MOST CORNER OF PARCEL 2 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16644, PAGE 747, OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°44'13" EAST, 100.02 FEET.

FROM SAID POINT OF BEGINNING, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING 2 COURSES: COURSE 1, THENCE NORTH 39°35'23" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, 28.09 FEET; COURSE 2, THENCE DUE NORTH, 768.79 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LANDSCAPE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17605, PAGE 453; AS AFFECTED BY FIRST AMENDMENT TO DECLARATION OF EASEMENT

RECORDED IN OFFICIAL RECORDS BOOK 17780, PAGE 2269 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 77°34'45" EAST, DEPARTING SAID EASTERLY LINE, ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE, 147.55 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDSCAPE EASEMENT; THENCE NORTH 12°25'15" WEST, ALONG THE EASTERLY LINE OF SAID LANDSCAPE EASEMENT AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17886, PAGE 9S2, OF SAID CURRENT PUBLIC RECORDS, 26.99 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF LAKE VIRGINIA 30' DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12595, PAGE 635, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 77°34'57" EAST, DEPARTING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY LINE, 42.13 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF STORMWATER MANAGEMENT FACILITY NO. 5 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13868, PAGE 782, OF SAID CURRENT PUBLIC RECORDS; THENCE EASTERLY DEPARTING SAID SOUTHERLY LINE OF LAKE VIRGINIA 30' DRAINAGE EASEMENT AND ALONG SAID SOUTHERLY LINE OF STORMWATER MANAGEMENT FACILITY NO. 5 THE FOLLOWING 2 COURSES: COURSE 1, THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 95.80 FEET, THROUGH A CENTRAL ANGLE OF 81°24'04", AN ARC LENGTH OF 136.10 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°02'12" EAST, 124.94 FEET; COURSE 2, THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 989.20 FEET, THROUGH A CENTRAL ANGLE OF 33°31'30", AN ARC LENGTH OF 578.80 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17698, PAGE 2060, OF SAID CURRENT PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°01'31" EAST, 570.58 FEET; THENCE SOUTH 00°01'47" WEST, DEPARTING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE OF LAST SAID LANDS, 704.21 FEET TO THE SOUTHWESTERLY CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE SOUTHWESTERLY ALONG THE NORTHERLY AND NORTHWESTERLY RIGHT OF WAY LINES OF SAID GATE PARKWAY THE FOLLOWING 6 COURSES: COURSE 1, THENCE NORTH 89°59'48" WEST, 48.87 FEET; COURSE 2, THENCE SOUTH 76°30'27" WEST, 51.42 FEET; COURSE 3, THENCE NORTH 89°59'48" WEST, 59.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1060.00 FEET; COURSE 4, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°22'42", AN ARC LENGTH OF 488.01 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°48'51" WEST, 483.71 FEET; COURSE 5, THENCE SOUTH 75°36'30" WEST, 51.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1072.00 FEET; COURSE 6, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°29'43", AN ARC LENGTH OF 196.37 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°39'31" WEST, 196.09 FEET.

TOGETHER WITH:

PARCEL 2: EASEMENT PARCEL A

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE AND RETENTION, AS AND TO EXTENT THAT SUCH EASEMENT IS GRANTED TO OWNER OF THE ABOVE DESCRIBED LANDS IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKE VIRGINIA RECORDED IN OFFICIAL RECORDS BOOK 11112, PAGE 250 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 571, AND AMENDED IN OFFICIAL RECORDS BOOK 11683, PAGE 1771, ALL OF SAID RECORDS.

AND TOGETHER WITH

PARCEL 3: EASEMENT PARCEL B

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, GRANTED FOR THE BENEFIT OF THE FIRST ABOVE DESCRIBED LANDS, IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 17700, PAGE 750, OVER THE FOLLOWING DESCRIBED PARCEL:

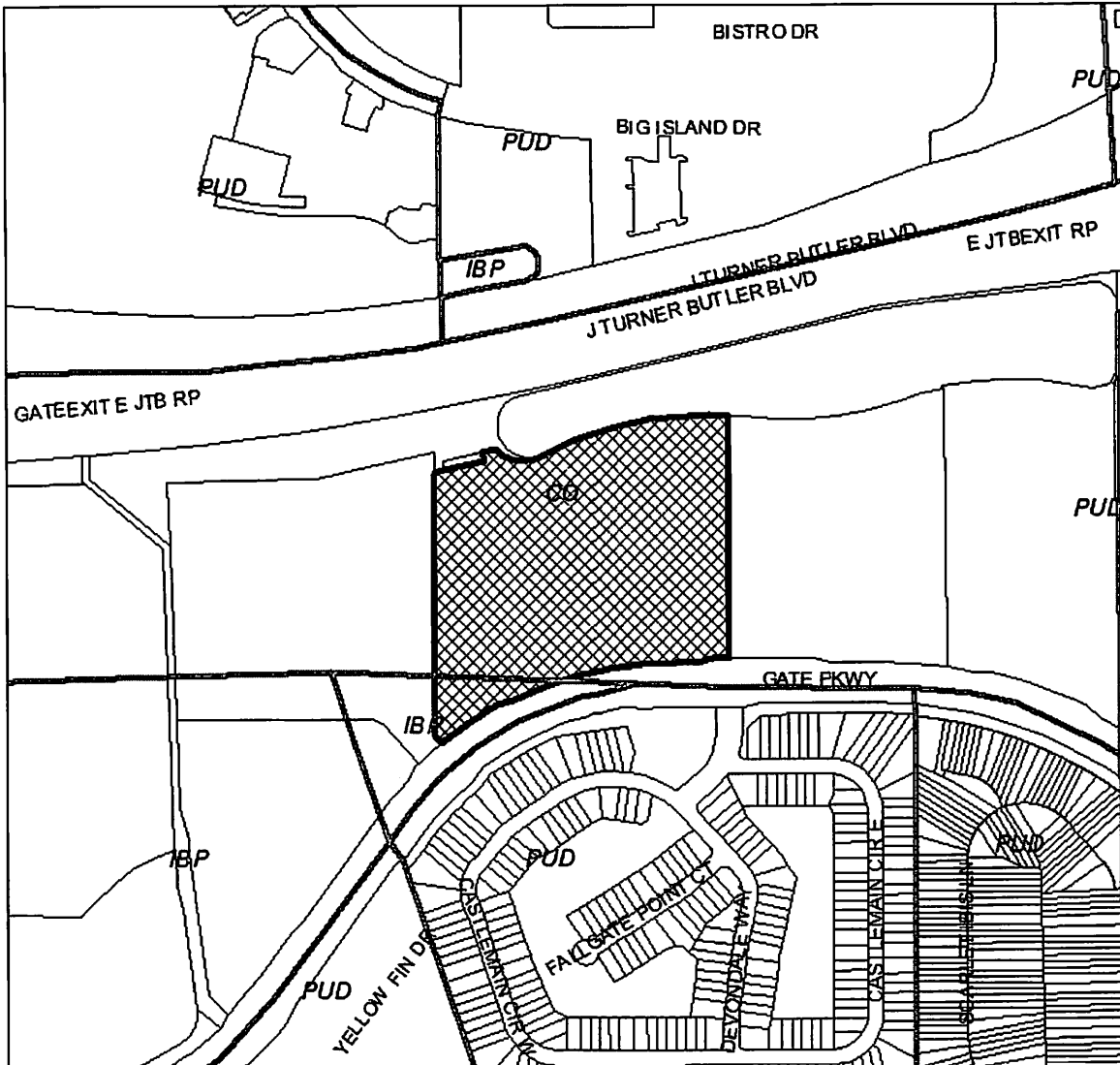
A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16870, PAGE 1044, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF OXFORD CHASE, AS RECORDED IN PLAT BOOK 56, PAGES 45, 45A THROUGH 45G, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF GATE PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS DEPICTED ON THE PLAT OF GATE PARKWAY EXTENSION - PHASE 2, RECORDED IN PLAT BOOK 56, PAGES 47, 47A THROUGH 47F, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 48°59'57" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 16.06 FEET; THENCE NORTH 35°30'12" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 52.02 FEET; THENCE NORTH 54°29'48" WEST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 132 FEET TO A POINT LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GATE PARKWAY THE FOLLOWING 8 COURSES: COURSE 1, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1060.00 FEET, THROUGH A CENTRAL ANGLE OF 06°53'15", AN ARC LENGTH OF 127.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°56'49" EAST, 127.34 FEET; COURSE 2, THENCE NORTH 30°09'39" EAST, 51.14 FEET



TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1072.00 FEET; COURSE 3, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $15^{\circ}50'35''$ , AN ARC LENGTH OF 296.42 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $52^{\circ}59'05''$  EAST, 295.48 FEET; COURSE 4, THENCE NORTH  $75^{\circ}36'30''$  EAST, 51.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1060.00 FEET; COURSE 5, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $26^{\circ}22'42''$ , AN ARC LENGTH OF 488.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $76^{\circ}48'51''$  EAST, 483.71 FEET; COURSE 6, THENCE SOUTH  $89^{\circ}59'48''$  EAST, 59.47 FEET; COURSE 7, THENCE NORTH  $76^{\circ}30'27''$  EAST, 51.42 FEET; COURSE 8, THENCE SOUTH  $89^{\circ}59'48''$  EAST, 48.87 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH  $00^{\circ}01'47''$  EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 409.27 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 51.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $130^{\circ}12'19''$ , AN ARC LENGTH OF 117.03 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $19^{\circ}59'37''$  EAST, 93.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF  $45^{\circ}05'14''$ , AN ARC LENGTH OF 18.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $22^{\circ}33'55''$  WEST, 18.02 FEET; THENCE SOUTH  $00^{\circ}01'18''$  WEST, 304.83 FEET TO A POINT LYING ON SAID NORTHERLY RIGHT OF WAY LINE OF GATE PARKWAY; THENCE NORTH  $89^{\circ}59'48''$  WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 23.13 FEET TO THE POINT OF BEGINNING.

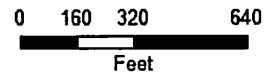
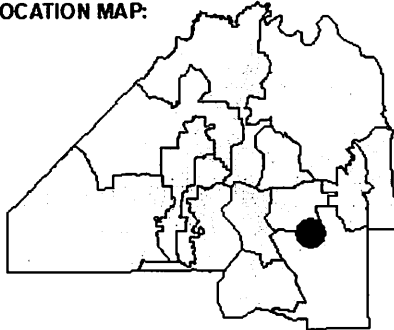


**REQUEST SOUGHT:**

**FROM: CO, IBP**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**T-2021-3771**

**EXHIBIT 2  
PAGE 1 OF 1**

**PUD WRITTEN DESCRIPTION**

**TOWN CENTER II PUD**

**OCTOBER 8, 2021**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 14.30 acres of property from CO and IBP to PUD to unify the Property under one zoning district and to permit wall signs depicting Applicant’s business on three facades of the office building located at 5335 Gate Parkway (RE# 167742 1565) (the “Property”) as more particularly described in Exhibit 1 and the Site Plan filed herewith.

The Property is located within the RPI and BP land use categories of the Future Land Use Element of the 2030 Comprehensive Plan and is correspondingly zoned CO and IBP. The office building is located within the portion of the Property designated RPI land use and CO zoning.

Applicant seeks to add one (1) three hundred sixty square foot (360’) wall sign on the north, west, and south facades of the existing six-story (6) office building, in addition to its logo on both sides of the preexisting monument sign. This PUD is filed to continue the uses previously permitted under the CO zoning district of the Property while allowing the contemplated signage as conceptually depicted on the Site Plan filed herewith.

The Property is located in a unique area with a mix of different land use and zoning categories and various commercial, office and residential uses. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	CGC	PUD	The Markets at Town Center, St. Johns Town Center
East	RPI	CO	Business office 3+ story
South	MDR	PUD	Townhomes
West	RPI/BP	CO/IBP	Business office 3+ story

B. Project name: Town Center II PUD

C. Project engineer: Signs of Success, Ltd.

D. Project developer: Dun & Bradstreet, Inc.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

- F. Current land use designation: RPI and BP.
- G. Current zoning district: CO and IBP.
- H. Requested land use designation: RPI and BP
- I. Requested zoning district: PUD.
- J. Real estate number: 167742 1565

## **II. QUANTITATIVE DATA**

- A. Total acreage: 14.30 acres.
- B. Total number of dwelling units: 0.
- C. Total amount of non-residential floor area: 226,334 square feet.

## **III. STATEMENTS**

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

The PUD predominantly adopts CO zoning regulations, except providing for new signage provisions.

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

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

## **IV. USES AND RESTRICTIONS**

- A. Permitted uses:

1. Medical and dental or chiropractor offices (but not clinics or hospitals).
2. Professional or business offices.
3. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
4. Day care centers incidental to a professional office.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

6. Single family dwellings which were originally constructed as single family dwellings.
- B. Permitted accessory uses and structures:
1. As permitted pursuant to Section 656.403.
- C. Permissible uses by exception:
1. Day care centers meeting the performance standards and development criteria set forth in Part 4.
  2. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
  3. Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.

## V. DESIGN GUIDELINES

### A. Lot requirements:

1. Minimum lot requirements (width and area):
  - a. Width – Sixty feet (60’).
  - b. Area – Six-thousand square feet (6,000’) (except as otherwise required for certain uses).
2. Maximum lot coverage by all buildings: Fifty percent (50%).
3. Minimum yard requirements:
  - a. Front – Twenty feet (20’).
  - b. Side – Ten feet (10’).
  - c. Rear – Ten feet (10’).
4. Maximum height of structures: The height of the structure currently on the Property. Any change shall be pursuant to the Zoning Code for the CO zoning district, which provides a height of thirty-five feet (35’); provided, height may be unlimited where all required side yards are increased one foot for every one foot of building height in excess of thirty-five feet (35’). No building shall be higher than thirty-five feet (35’), when located adjacent to a single family use or zoning district.

### B. Ingress, egress and circulation:

1. Parking: As currently provided on the Property. Any change shall be pursuant to Part 6 of the Zoning Code and Administrative Deviation AD-17-80.
2. Vehicular access: As currently provided on the Property. Any additional vehicular access points shall be provided pursuant to the Zoning Code and is subject to the review and approval of the Development Services Division.

3. Pedestrian access: As currently provided on the Property. Any change shall comply with the Zoning Code.

C. Signs:

1. Wall Signs are permitted as follows:

- a. Northern façade: The number of signs on this façade shall have a limit of five (5) and collectively may not exceed one thousand gross square feet (1,000'). Each sign may be internally or externally illuminated.
- b. Western and Eastern facades: For each façade, the number of signs shall not exceed three (3) and collectively may not exceed six-hundred square feet (600'). Each sign may be internally or externally illuminated.
- c. Southern façade: The number of signs on this façade shall not exceed five (5) and collectively may not exceed seven hundred fifty gross square feet (750'). Each sign may be internally or externally illuminated.
- d. Height: The maximum height of any sign shall be the height of the building for which it is located.

2. Monument signs are permitted as follows:

- a. One (1) monument sign is permitted on the Property not to exceed ninety-six square feet (96') per each side. Multiple tenant tiles are permitted on each side of any monument sign, and they may be nonilluminated, internally illuminated, or externally illuminated. They also may be in color or in black and white.

D. Landscaping: Landscaping will be provided as required by Part 12 of the Zoning Code to the extent already provided on the Property.

E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

F. Recreation and open space: The project will be consistent with the 2030 Comprehensive Plan to the extent already provided on the Property.

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

H. Wetlands: The Property is not located on a designated wetland. Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

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

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

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

The PUD obtains more efficient land use than would be possible through the strict application of the Zoning Code. The PUD permits Applicant to utilize the facades of the office building to the utmost efficiency that would otherwise not be permitted under its current zoning. The northern façade faces J. Turner Butler Boulevard and the southern façade faces Gate Parkway, both of which are classified under the Functional Highway Classification System of the Transportation Element of the 2030 Comprehensive Plan.

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

The PUD is compatible with the surrounding land uses and will improve the characteristics of the surrounding area. The surrounding areas are highly developed, including office buildings to the west and east that are over three (3) stories high, and each are between J. Turner Butler Boulevard and Gate Parkway. The townhomes to the south are buffered by Gate Parkway and the parking lot on the Property.

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

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

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the Future Land Use Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.).
3. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial,

industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

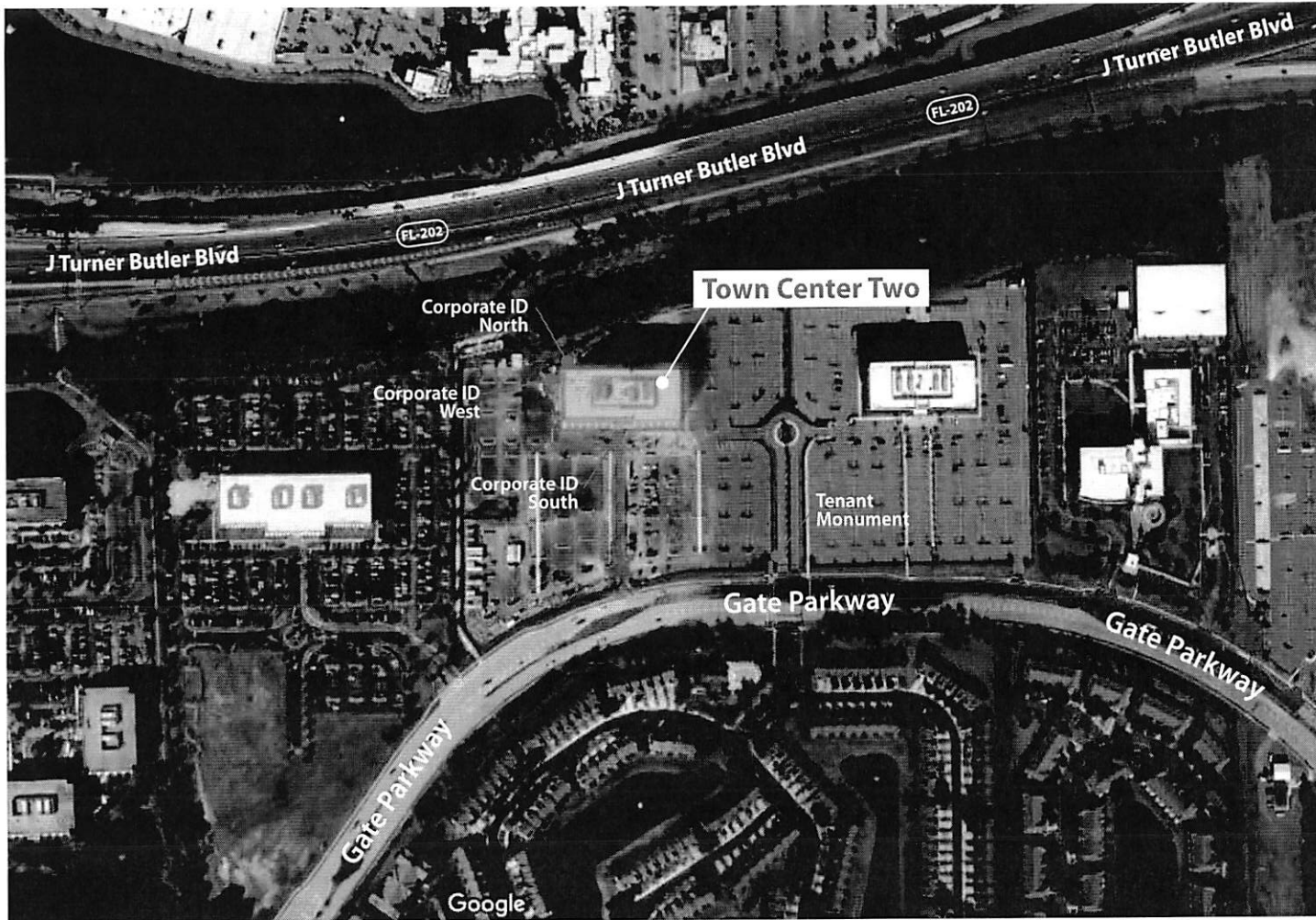
4. Policy 1.1.16 of the Future Land Use Element of the 2030 Comprehensive Plan – Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - a. Creation of like uses;
  - b. Creation of complementary uses
  - c. Enhancement of transportation connections;
  - d. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
  - e. Other appropriate mitigation measure such as requirement for buffer zones and landscaping between uses.
5. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
6. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
7. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
8. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria for this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

## **VII. PUD REVIEW CRITERIA**

- A. **Consistency with the Comprehensive Plan:** The uses proposed herein are consistent with the RPI land use categories of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The project will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The Property is consistent with land use allocations under the 2030 Comprehensive Plan.



- D. **Internal Compatibility:** The Property provides an integrated design and compatible uses within the Property.
- E. **External Compatibility/Intensity of Development:** The project proposes uses and provides design mechanisms which are compatible with surrounding uses. The office building on the Property is comparable to the office buildings to the east and west of the Property.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The project is consistent with the 2030 Comprehensive Plan for RPI land use categories.
- H. **Impact on Wetlands:** The project is not located on a designated wetland. Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The project provides sufficient parking spaces for its pre-existing use as a business office building.
- K. **Storm Water Retention:** The Property has sufficient water retention areas.
- L. **Sidewalks, Trails, and Bikeways:** The project provides sufficient pedestrian access for the intended use as a business office.



Sign Locations

**Exterior Corporate ID - SITE PLAN**



**Signs of Success**

247 Merrick Road, Suite 101  
 Lynbrook, NY 11563  
 T: 516 823-9000  
 F: 516 823-1023  
 www.signs-of-success.com

**REVISIONS**

Description	Date
Removed East & West signs	08.04.21
Replaced West sign	08.16.21
Moved North sign location	08.17.21

**CLIENT ACCEPTANCE**

Drawings must be signed, dated and returned to Signs of Success to commence fabrication.

Approved By \_\_\_\_\_

Date \_\_\_\_\_

This custom design is the exclusive property of Signs of Success. All rights to its use are restricted.

**CLIENT**  
 DUN & BRADSTREET

**JOB NUMBER**  
 21.0652

**JOB NAME**  
 Town Center Two, Jacksonville, FL

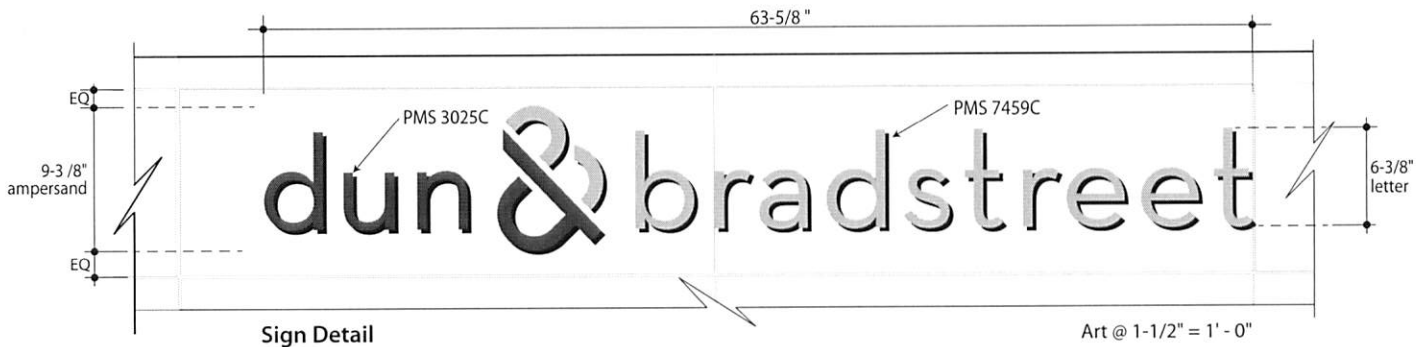
**PROJECT MANAGER**  
 Steve Cohen

**DRAWN BY**  
 Scott Deneroff

**SCALE**  
 NTS

**DATE**  
 17 August 2021 rev4

**PAGE**  
 1 of 7



Proposed - Monument Side 1

Exterior Corporate ID Monument - SIDE 1

Signs of Success

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 Lynbrook, NY 11563  
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 F: 516 823-1023  
 www.signs-of-success.com

REVISIONS

Description	Date
Finalized logo size	9.27.21

CLIENT ACCEPTANCE

Drawings must be signed, dated and returned to Signs of Success to commence fabrication.

Approved By \_\_\_\_\_

Date \_\_\_\_\_

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CLIENT  
 DUN & BRADSTREET

JOB NUMBER  
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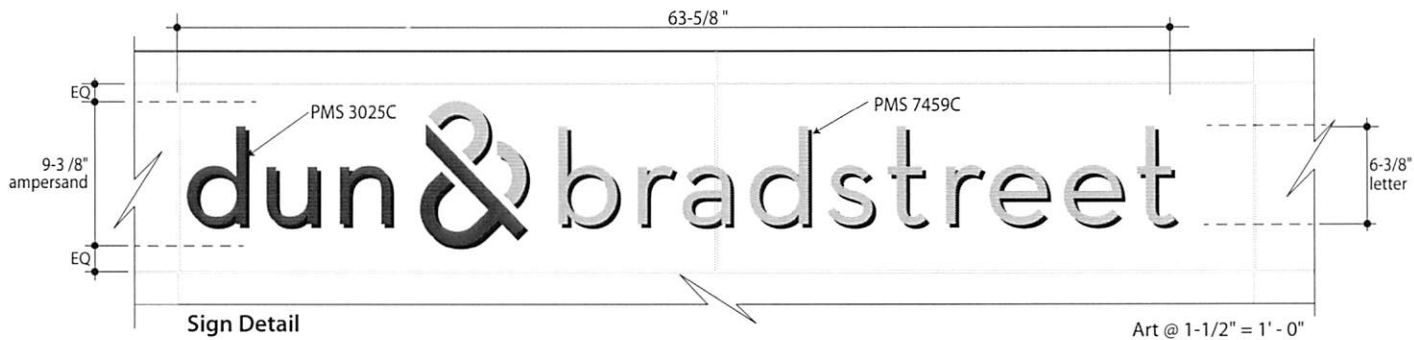
PROJECT MANAGER  
 Steve Cohen

DRAWN BY  
 Scott Deneroff

SCALE  
 1-1/2" = 1' - 0"

DATE  
 27 September 2021 rev5

PAGE  
 1 of 2



Proposed - Monument Side 2

Exterior Corporate ID Monument - SIDE 2

Signs of Success

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 Lynbrook, NY 11563  
 T: 516 823-9000  
 F: 516 823-1023  
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REVISIONS

Description	Date
Finalized logo size	9.27.21

CLIENT ACCEPTANCE

Drawings must be signed, dated and returned to Signs of Success to commence fabrication.

Approved By \_\_\_\_\_

Date \_\_\_\_\_

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CLIENT

DUN & BRADSTREET

JOB NUMBER

21.0652

JOB NAME

Town Center Two, Jacksonville, FL

PROJECT MANAGER

Steve Cohen

DRAWN BY

Scott Deneroff

SCALE

1-1/2" = 1' - 0"

DATE

27 September 2021 rev5

PAGE

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