

Legal Description

2014-143
L2

Main Campus

LOTS 6, 7, 8, 9, 10 AND 11, BLOCK 18, PANAMA INVESTMENT COMPANY'S SUBDIVISION OF PANAMA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 81 AND 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOTS 1 AND 2, BLOCK 3, AND LOTS 3 AND 4, BLOCK 2, PANAMA INVESTMENT COMPANY'S SUBDIVISION OF PANAMA PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 81 AND 82, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THAT PART OF JUNIPER STREET CLOSED BY ORDINANCE NUMBER 76-341-194, EXCEPTING THEREFROM ANY PART FOR ROAD PURPOSES, RECORDED IN DEED BOOK 638, PAGES 62, OFFICIAL RECORDS VOLUME 373, PAGE 74 AND OFFICIAL RECORDS BOOK 15491, PAGE 595, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, LYING IN AND BEING PART OF LOT 1, LOT 2, LOT 3, LOT 4, AND LOT 5, BLOCK 1, PANAMA INVESTMENT COMPANY'S SUBDIVISION OF PANAMA PARK, AS RECORDED IN PLAT BOOK 6, PAGES 81 AND 82, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FORMER NORTH MAIN STREET AND THOSE CERTAIN FILLED LANDS LYING NORTHWESTERLY AND NORTHEASTERLY OF SAID LOTS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET AND/OR U.S. HIGHWAY NO.17, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT RIVER DRIVE, A 60 FOOT RIGHT-OF-WAY- AS NOW ESTABLISHED; THENCE SOUTH 45°42'06" EAST, BY AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.70 FEET; THENCE NORTH 15°19'08" WEST, A DISTANCE OF 40.45 FEET; THENCE NORTH 47°28'54" EAST, A DISTANCE OF 240.71 FEET TO THE NORTHEASTERLY FACE OF A TWO FOOT WIDE CONCRETE BULKHEAD AND THE WATERS OF THE TROUT RIVER; THENCE NORTH 34°39'25" WEST, BY AND ALONG THE FACE OF SAID BULKHEAD AND THE WATERS OF TROUT RIVER, A DISTANCE OF 345.97 FEET TO THE NORTHEASTERLY TERMINUS OF SAID BULKHEAD; THENCE SOUTHEASTERLY BY AND ALONG THE WATERS OF THE TROUT RIVER, AND FOLLOWING THE MEANDERINGS THEREOF, A DISTANCE OF 185 FEET MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET AND/OR U.S. HIGHWAY NO. 17; THENCE SOUTH 16°04'11" EAST, BY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 69 FEET MORE OR LESS, TO A POINT OF CURVATURE; THENCE BY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1185.92 FEET AND A DELTA OF 13°15'18", AN ARC DISTANCE OF 274.35 FEET (SOUTH 09°26'32" EAST, 273.74 FEET, CHORD BEARING AND DISTANCE) TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TROUT RIVER DRIVE, AND THE POINT OF BEGINNING.

Off-Site Parking-The property described below is not being rezoned to PUD.

PART OF LOTS 3 AND 4, TOGETHER WITH A PART OF MAIN STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 53 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

May 22, 2015

Revised Exhibit 1
Page 1 of 2

Legal Description

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF MAIN STREET (A 100.00 FOOT RIGHT-OF-WAY) WITH THE NORTH LINE OF WEST 48th STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 83°-55'-20" WEST, 5.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°-55'-20" WEST, 325.00 FEET ALONG THE NORTH LINE OF SAID WEST 48th STREET; THENCE NORTH 05°-15'-50" EAST, 424.87 FEET, TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12907, PAGE 480; THENCE SOUTH 84°-46'-30" EAST, 317.68 FEET ALONG THE SOUTH LINE OF SAID LANDS TO THE WEST LINE OF SAID MAIN STREET; THENCE SOUTH 13°-30'-00" WEST, 38.17 FEET, ALONG THE WEST LINE OF SAID MAIN STREET, TO AN ANGLE POINT; THENCE CONTINUE ALONG THE WEST OF SAID MAIN STREET, SOUTH 02°-39'-50 WEST, 387.19 FEET, THENCE SOUTH 49°-22'-15" WEST, 6.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING THE SAME AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS COLUME 3915, PAGE 975 AND OFFICIAL RECORDS VOLUME 6252, PAGE 424, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4969, PAGE 610 AND OFFICIAL RECORD BOOK 12907, PAGE 480.

May 22, 2015

Revised Exhibit 1
Page 2 of 2

Exhibit D

2014-143
LVZ

**FIFTH AMENDED WRITTEN
DESCRIPTION**

Commercial Dive Academy

June 2, 2015

I. PROJECT DESCRIPTION

- A.** This Planned Unit Development application is submitted for a Commercial Diving Academy. Founded in 1995 to educate, prepare and certify world class divers to meet the growing demand for commercial highly technically trained divers specializing in underwater welding and the installation and repair of petroleum pipelines. The Academy is nationally and internationally recognized for training divers and providing them the skills needed in various industries. Approximately 40% of the students at the academy are veterans. The academy also trains first responders such as fire and police departments, paramedics and emergency medical technicians. The campus is located on the Trout River in an area previously used as a marina with boat slips and a popular seafood restaurant. The campus is located just off Main Street and the property being used is a combination of parcels as indicated in the site plan to make best use of the site for this commercial infill project.
- B.** Project Architect/Planner: Doug Snead
- C.** Project Engineer: Eric Almond
- D.** Project Developer: Captain Ray Black
- E.** Current Land Use Category: Community General Commercial (CGC)
- F.** Current Zoning District: Commercial Community General-2 (CCG-2)
- G.** Requested Zoning District: Planned Unit Development (PUD)
- H.** Real Estate Number(s): 032720-0010 (not including the parcel formerly designated 32730-0100), 032716-0000, 032865-0000.

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

- (1) Commercial Retail Sales and Service Establishments.
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (8) Hotels, motels and dormitories.
- (9) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (10) Hospital, nursing homes, assisted living facilities, group care homes, dormitories, student house and housing for the elderly or orphans and similar uses.
- (11) Boatyards.
- (12) Racetracks for animals or vehicles.
- (13) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.

2015-143
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- (14) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (15) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (16) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Private clubs.
- (19) Churches, including a rectory or similar use.
- (20) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (21) Vocational, trade and business schools. The maximum number of students living on the Main Campus shall be set at 250 students.
- (22) Banks, including drive-thru tellers.
- (23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (24) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (25) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- (26) Outdoor events shall be prohibited between 9:00 p.m. and 6:00 a.m. on the lands east of U.S. 17 (Main Street).

B. Permitted accessory uses. See Section 656.403, Ordinance Code

C. Permissible uses by exception.

- (1) Residential treatment facilities or emergency shelter.
- (2) Rescue missions.

- (3) Day labor pools.
- (4) Crematories.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (8) Automobile storage yards.
- (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- (10) Schools meeting the performance standards and development criteria set forth in Part 4.
- (11) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (12) Nightclubs.
- (13) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.

D. Lot Requirements.

- (1) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
- (2) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses.
- (3) *Minimum yard requirements.*
 - (i) Front—None.
 - (ii) Side—None,
 - (iii) Rear—Ten feet.
- (4) *Maximum height of structures.* Sixty feet.

E. Ingress, Egress and Circulation.

(1) *Parking Requirements.* According to the calculations by the Planning Department, the current and planned uses of the property require 262 parking spaces, per the attached parking space calculations. Due to the property's existing condition, configuration and extensive planned renovation, this site shall have at-least 40 on-site parking spaces. The applicant will therefore provide parking spaces in the nearby off-site parking lot as shown on the attached site plan of the off-site parking lot. A survey of the off-site parking lot is also attached. Accordingly, CDA shall insure shuttle service from the off-site parking lot by Public Transportation (including JTA service) or private transportation at all times during regular operating hours.

(2) *Vehicular Access.*

Vehicular access to the property shall be by way of existing access points as shown in the Site Plan. Vehicular access for private shuttle service use by CDA to drop off students from the off-site parking shall be only on the west side of Main.

(3) *Pedestrian Access.*

A CDA private pedestrian pathway from the onsite parking space shall be provided per the Site Plan of CDA's property. Additionally, the public pedestrian path identified on the site plan providing pedestrian access to the public area shall not be blocked. The Commercial Diving Academy PUD does not have the legal right to prevent access to the closed road portions of Trout River Drive under U.S. 17 Trout River Bridge.

F. Signs.

The number, location, size and height of signage to be located upon the property shall be in accordance with the Sign Ordinance for the CGC-2 Zoning District.

G. Landscaping.

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

H. Recreation and Open Space.

This PUD is a commercial use and does not require recreation space.

I. Utilities.

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

J. Wetlands.

Wetlands will be permitted according to local, state and federal requirements.

K. DEVELOPMENT PLAN APPROVAL

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

III. STATEMENTS

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

The PUD allows for a reduction in on-site parking but allows for off-site parking which greatly exceeds the code requirements.

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.

All lands will be operated and maintained by a fee title owner.

C. Justification for the rezoning.

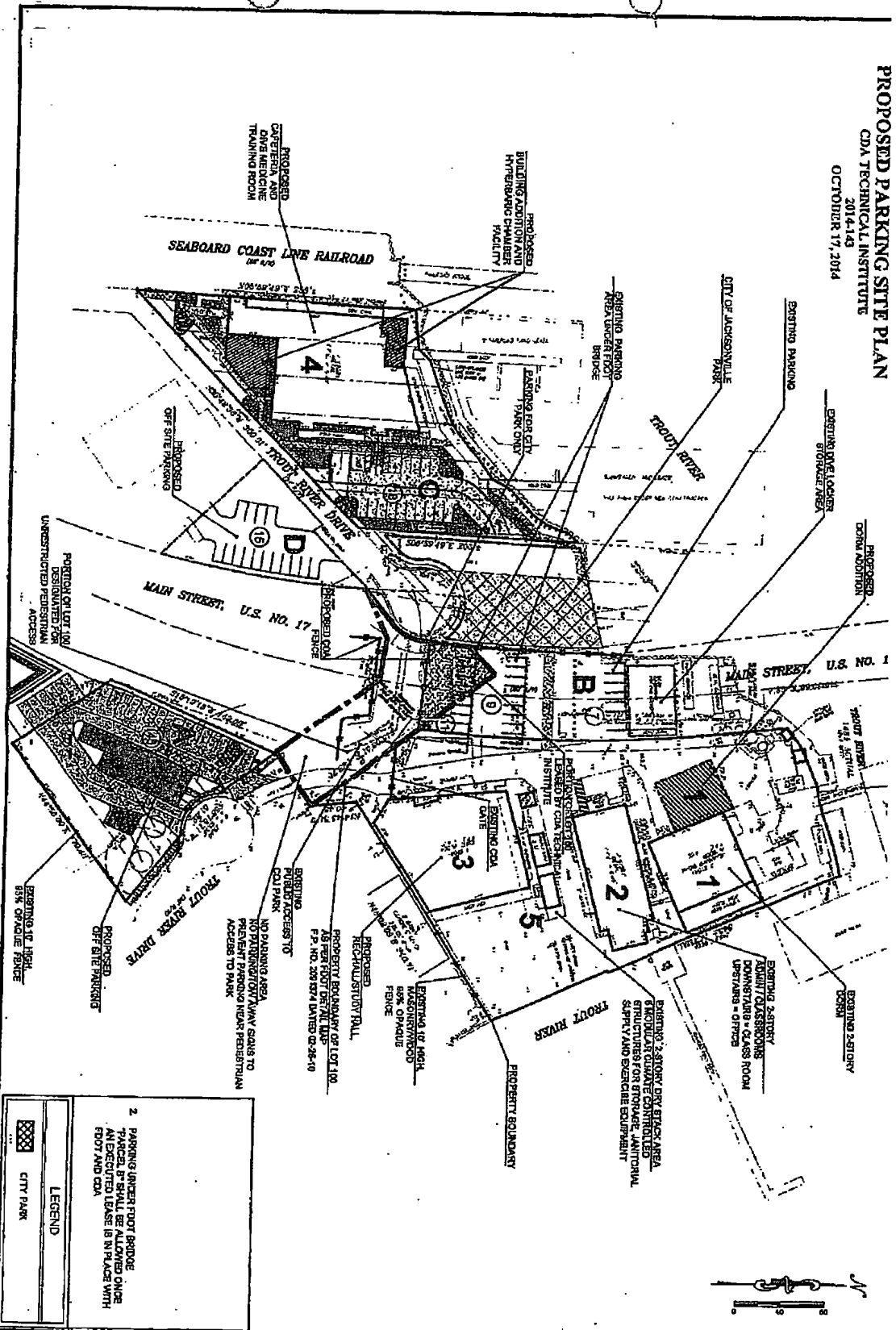
The PUD is consistent with Future Land Use Element Policy 1.1.0 that promotes use of PUDs for innovative and smart growth techniques in all commercial, industrial and residential categories. Buffering has been provided as an integral part of the site plan.

The PUD is consistent with the Future Land Use Element Objective 3.2 which requires the continued promotion and sustaining of existing commercial corridors to support services needed for commercial, business intense areas of the City.

The PUD prevents the applicant from having to acquire and/or convert existing open space into parking and instead allows the applicant the use of a nearby parking lot.

PROPOSED PARKING SITE PLAN
 CDA TECHNICAL INSTITUTE

2014-143
 OCTOBER 17, 2014

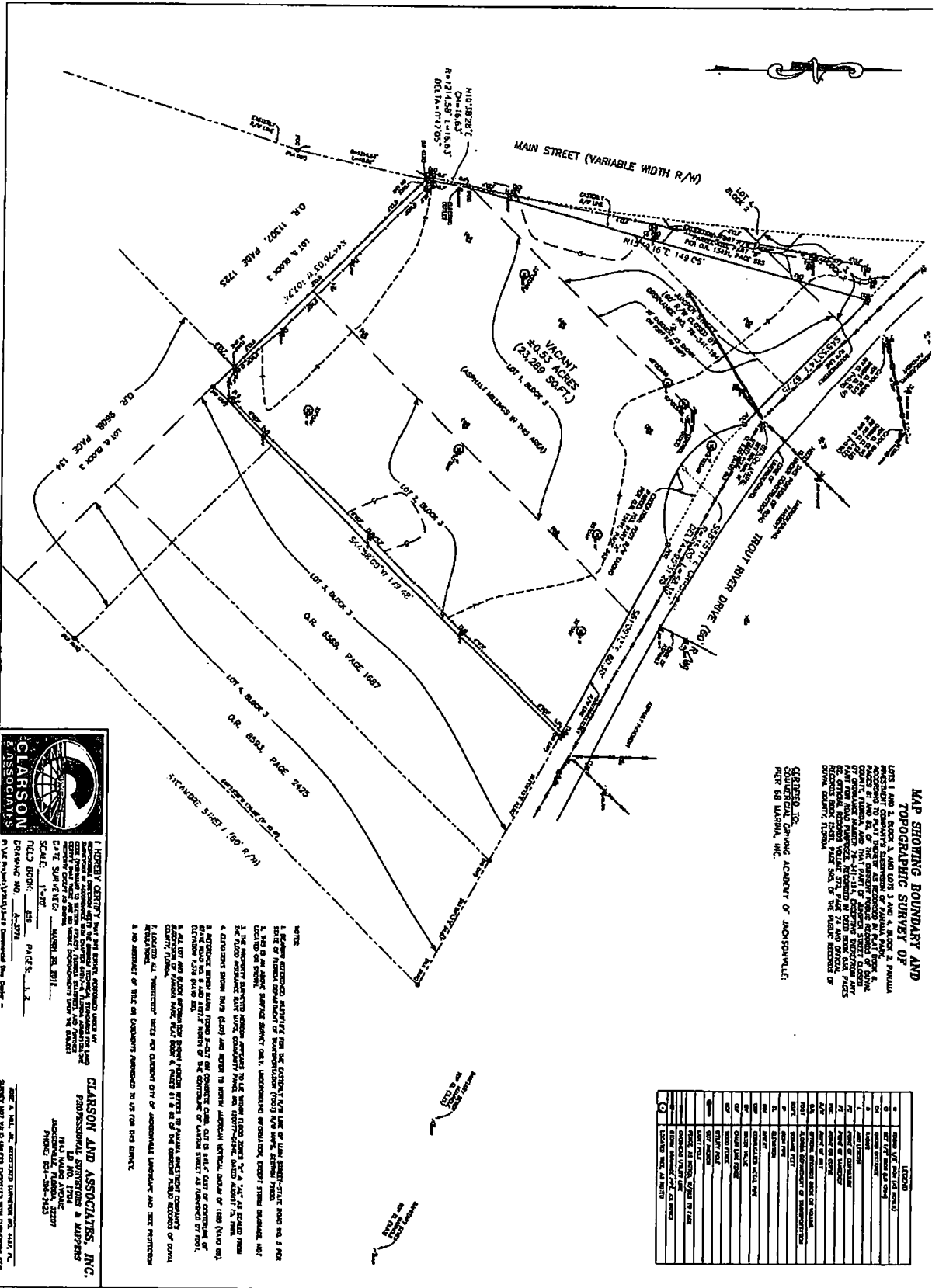


LEGEND

- CITY PARK
- 2. PARKING LINGER FOOT BRIDGE PARCEL BY SHALL BE ALLOWED ONCE AN EXERCISED LEASE IS IN PLACE WITH FOOT AND CDA

 ALMOND ENGINEERING CONSULTING CIVIL ENGINEERS 3005 HENDRICKS AVENUE JACKSONVILLE, FL 32207 (904) 386-0162 Phone (904) 386-2108 Fax	COA TECHNICAL INSTITUTE 91 TROUT RIVER DRIVE JACKSONVILLE, FL 32208	MASTER CAMPUS PROPOSED PARKING SITE PLAN	SHEET NO. 143-18 DATE: 10-17-14 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
	EX-1	DATE: 10-17-14	SHEET NO. 143-18

May 22, 2015

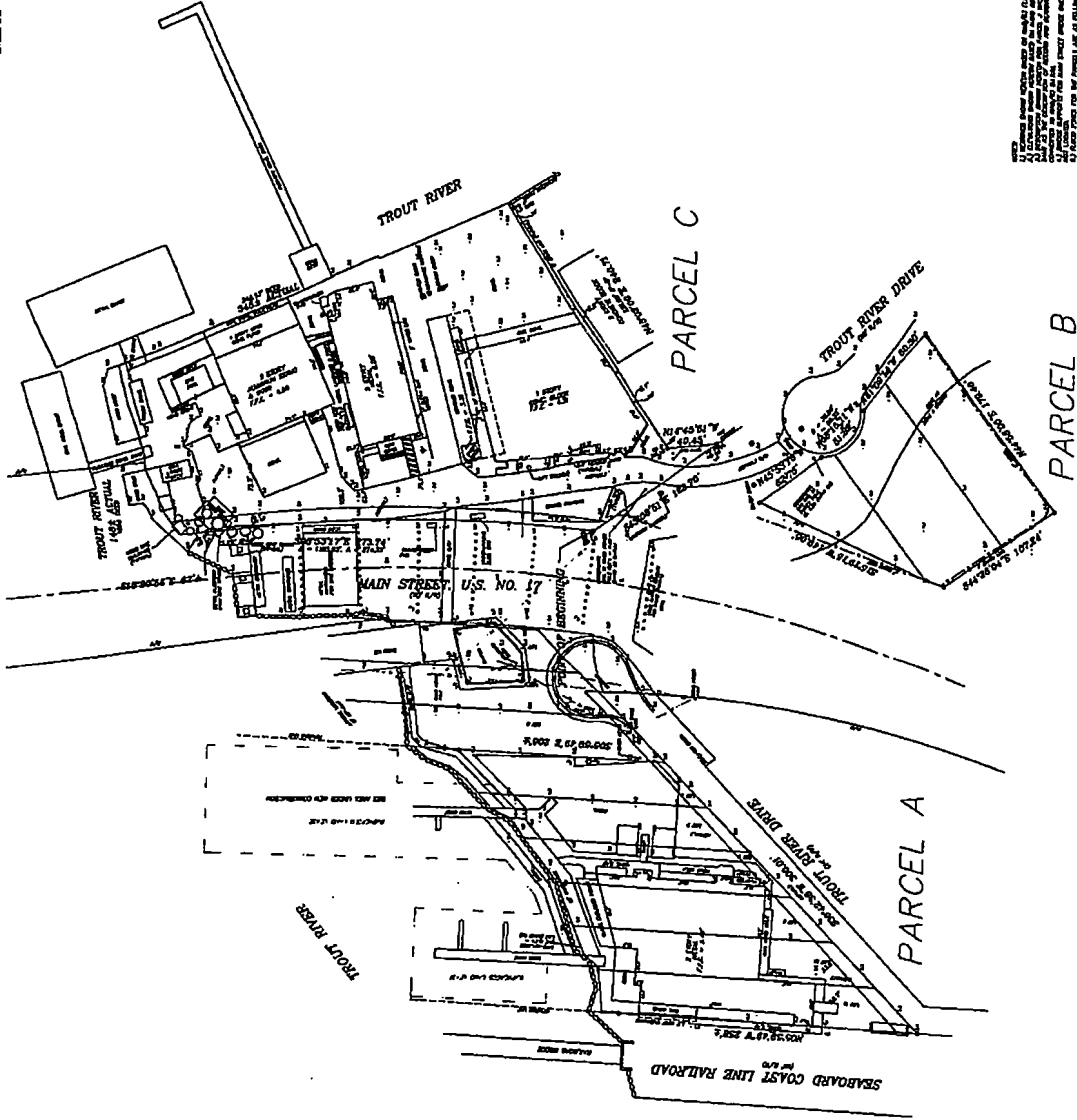
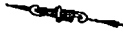


MAP SHOWING BOUNDARY SURVEY OF

May 22, 2015

THIS MAP IS A PART OF A BOUNDARY SURVEY OF THE TRACT DESCRIBED IN THE TITLE HEREON. THE SURVEY WAS MADE BY THE SURVEYOR NAMED IN THE TITLE HEREON, AND THE ACCURACY OF THE SURVEY IS GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF CALIFORNIA, AND HIS LICENSE NUMBER IS 12345. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF CALIFORNIA, AND HIS LICENSE NUMBER IS 12345. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF CALIFORNIA, AND HIS LICENSE NUMBER IS 12345.

DATE OF SURVEY: 05/22/2015

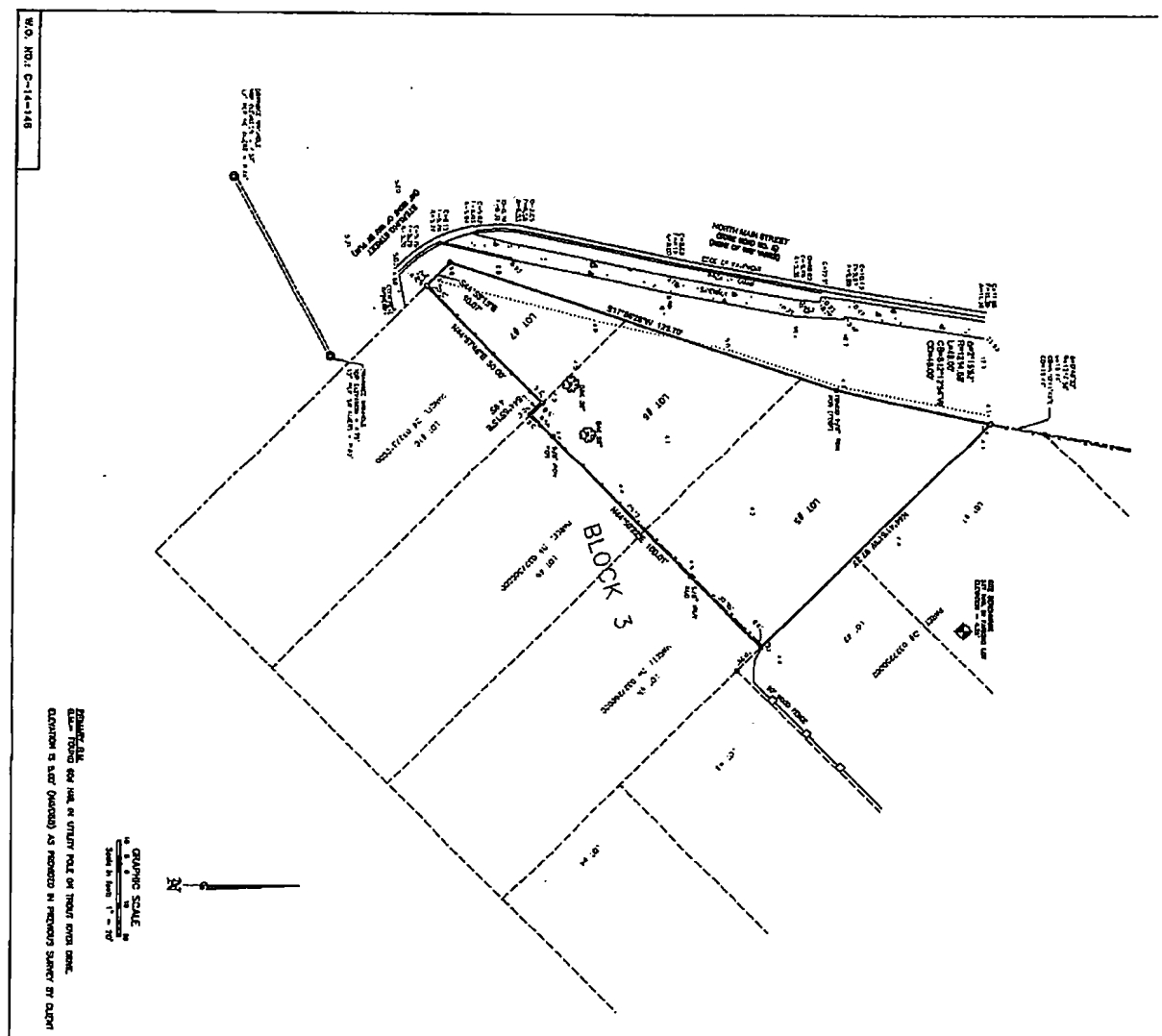


IT IS HEREBY CERTIFIED THAT THE SURVEY WAS MADE BY THE SURVEYOR NAMED IN THE TITLE HEREON, AND THE ACCURACY OF THE SURVEY IS GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF CALIFORNIA, AND HIS LICENSE NUMBER IS 12345.

TRI-STATE LAND SURVEYORS, INC. 8877 AMBURY DRIVE, AMBURY, CALIFORNIA 92002-2335 (951) 261-1111 FAX: (951) 261-1112 www.tri-state-land.com	
THIS SURVEY WAS MADE BY THE SURVEYOR NAMED IN THE TITLE HEREON, AND THE ACCURACY OF THE SURVEY IS GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF CALIFORNIA, AND HIS LICENSE NUMBER IS 12345.	
DATE OF SURVEY: 05/22/2015	

BOUNDARY & TOPOGRAPHIC SURVEY

1) 1/2" = 40' horizontal scale
 2) 1/2" = 20' vertical scale
 3) 1/2" = 10' contour interval
 4) 1/2" = 10' spot elevation



JOHNSON
 SURVEYING & MAPPING, INC.
 1000 N. 10TH ST., SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW.JOHNSONMAPPING.COM

W.O. NO. 2014146 SURVEY DATE 10/28/14 DEPARTED BY: QUITMAN
 CHECKED BY: DUA CAD FILE: 14146.DWG TP 014 PG 14, 15-18

LEGEND:

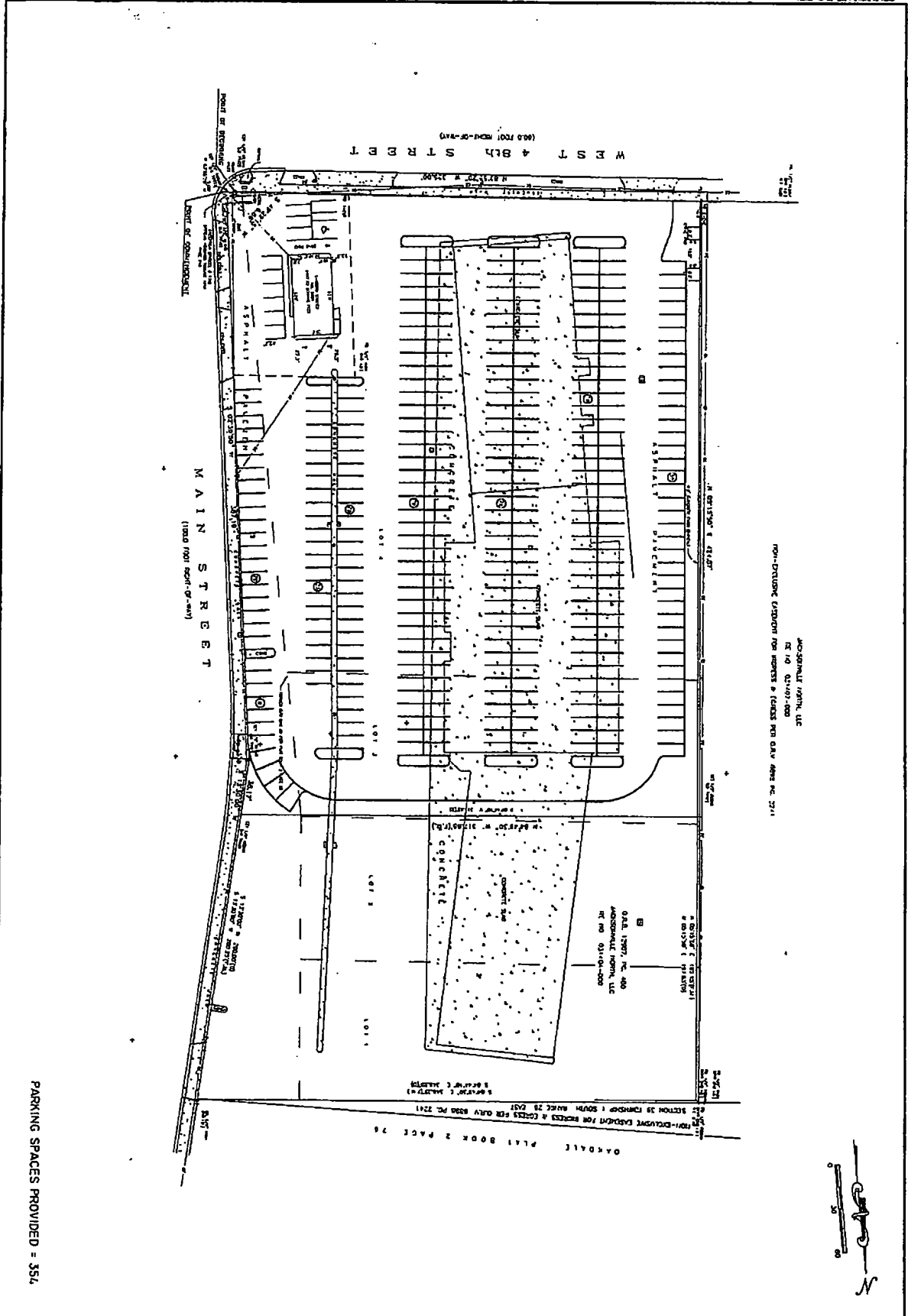
- 1" = 40' HORIZONTAL SCALE
- 1" = 20' VERTICAL SCALE
- 1" = 10' CONTOUR INTERVAL
- 1" = 10' SPOT ELEVATION
- 1" = 10' DISTANCE
- 1" = 10' AREA
- 1" = 10' VOLUME
- 1" = 10' WEIGHT
- 1" = 10' LENGTH
- 1" = 10' WIDTH
- 1" = 10' HEIGHT
- 1" = 10' DEPTH
- 1" = 10' TEMPERATURE
- 1" = 10' PRESSURE
- 1" = 10' FORCE
- 1" = 10' ENERGY
- 1" = 10' POWER
- 1" = 10' FLOW
- 1" = 10' RATE
- 1" = 10' DENSITY
- 1" = 10' SPECIFIC GRAVITY
- 1" = 10' REFRACTIVE INDEX
- 1" = 10' COEFFICIENT OF EXPANSION
- 1" = 10' COEFFICIENT OF CONTRACTION
- 1" = 10' MODULUS OF ELASTICITY
- 1" = 10' POISSON'S RATIO
- 1" = 10' SHEAR MODULUS
- 1" = 10' BULK MODULUS
- 1" = 10' TENSILE STRENGTH
- 1" = 10' COMPRESSIVE STRENGTH
- 1" = 10' YIELD STRENGTH
- 1" = 10' ELONGATION
- 1" = 10' REDUCTION OF AREA
- 1" = 10' IMPACT RESISTANCE
- 1" = 10' TENSILE ELONGATION
- 1" = 10' COMPRESSIVE ELONGATION
- 1" = 10' SHEAR ELONGATION
- 1" = 10' BULK ELONGATION
- 1" = 10' TENSILE ELONGATION AT BREAK
- 1" = 10' COMPRESSIVE ELONGATION AT BREAK
- 1" = 10' SHEAR ELONGATION AT BREAK
- 1" = 10' BULK ELONGATION AT BREAK
- 1" = 10' TENSILE ELONGATION AT MAXIMUM FORCE
- 1" = 10' COMPRESSIVE ELONGATION AT MAXIMUM FORCE
- 1" = 10' SHEAR ELONGATION AT MAXIMUM FORCE
- 1" = 10' BULK ELONGATION AT MAXIMUM FORCE
- 1" = 10' TENSILE ELONGATION AT 0.2% YIELD POINT
- 1" = 10' COMPRESSIVE ELONGATION AT 0.2% YIELD POINT
- 1" = 10' SHEAR ELONGATION AT 0.2% YIELD POINT
- 1" = 10' BULK ELONGATION AT 0.2% YIELD POINT
- 1" = 10' TENSILE ELONGATION AT 0.01% YIELD POINT
- 1" = 10' COMPRESSIVE ELONGATION AT 0.01% YIELD POINT
- 1" = 10' SHEAR ELONGATION AT 0.01% YIELD POINT
- 1" = 10' BULK ELONGATION AT 0.01% YIELD POINT
- 1" = 10' TENSILE ELONGATION AT 0.001% YIELD POINT
- 1" = 10' COMPRESSIVE ELONGATION AT 0.001% YIELD POINT
- 1" = 10' SHEAR ELONGATION AT 0.001% YIELD POINT
- 1" = 10' BULK ELONGATION AT 0.001% YIELD POINT

GENERAL NOTES:

- 1) THIS SURVEY WAS PERFORMED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
- 2) ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 3) A RECORD OF THIS SURVEY IS KEPT IN THE OFFICE OF THE SURVEYOR.
- 4) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

May 22, 2015

REVISED EXHIBIT 2
 Page 10 of 14



PARKING SPACES PROVIDED = 354.

JACOBSON ENGINEERING, LLC
 1014 01-101-000
 NON-DEVELOP EXPANDED FOR ACCESS & CORRS FOR ONLY AREA PC 2211

014 1001 PC 400
 JACOBSON ENGINEERING, LLC
 1014 01-101-000

014 1001 PC 400
 JACOBSON ENGINEERING, LLC
 1014 01-101-000

014 1001 PC 400
 JACOBSON ENGINEERING, LLC
 1014 01-101-000



<p>###</p>	<p>JALMOND ENGINEERING CONSULTING CIVIL ENGINEERS 6877 DUPONT STATION COURT E., SUITE 1 JACKSONVILLE, FL 32207 (904) 399-8193 FAX (904) 399-8195 FAX</p>	<p>COMMERCIAL DIVE ACADEMY</p>	<p>PRELIMINARY PARKING PLAN</p>	<p>DATE: 2-1-18 DRAWN: RAE CHECKED: CJA START DATE: 2-1-18 UTM DATE: 4-23-2018</p> <p>EPIC J. ALMOND, P.E.</p>
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May 22, 2018

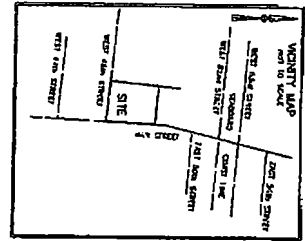
May 22, 2015

REVISED EXHIBIT 2
Page 12 of 14

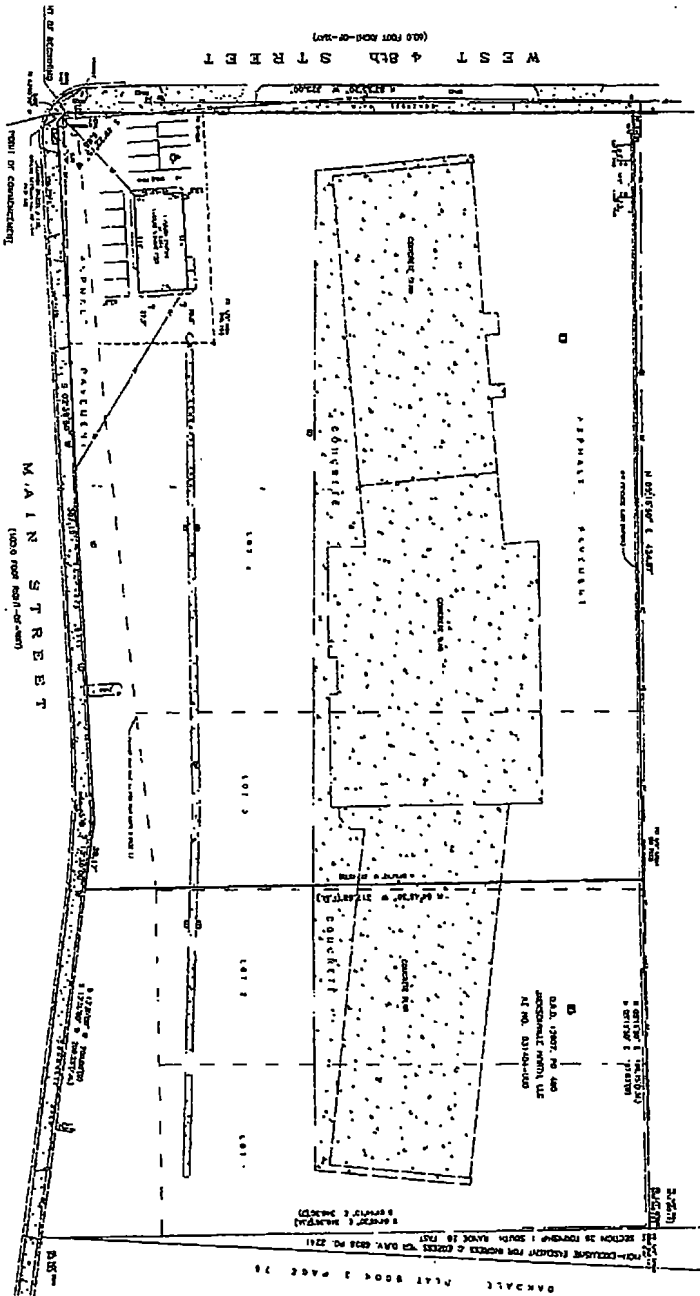
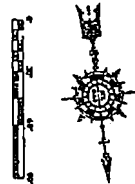
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

THIS PLAN IS A PART OF THE RECORD MAP NO. 2211, AS AMENDED BY RECORD MAP NO. 2212, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORD MAPS. THE LAND SHOWN HEREON IS THE PROPERTY OF ACCORDANT NORTH, LLC, AS SHOWN ON SAID RECORD MAPS. THE LAND SHOWN HEREON IS NOT TO BE CONSIDERED AS A PART OF THE RECORD MAPS UNLESS IT IS SHOWN THEREON. THE LAND SHOWN HEREON IS NOT TO BE CONSIDERED AS A PART OF THE RECORD MAPS UNLESS IT IS SHOWN THEREON. THE LAND SHOWN HEREON IS NOT TO BE CONSIDERED AS A PART OF THE RECORD MAPS UNLESS IT IS SHOWN THEREON.

PREPARED BY: CCA VEGETAL, INC.
10000 W. 10th Ave., Suite 100
Denver, CO 80202



ACCORDANT NORTH, LLC
RECORD MAP NO. 2211-001-000
NON-EXCLUSIVE RIGHTS FOR ROADS & UTILITIES PER DAY BOOK NO. 2211



GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB

CCO LAND SURVEYORS, INC.
10000 W. 10th Ave., Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112
www.cco.com

Main Campus

LOTS 6, 7, 8, 9, 10 AND 11, BLOCK 18, PANAMA INVESTMENT COMPANY'S SUBDIVISION OF PANAMA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 81 AND 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LOTS 1 AND 2, BLOCK 3, AND LOTS 3 AND 4, BLOCK 2, PANAMA INVESTMENT COMPANY'S SUBDIVISION OF PANAMA PARK, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 81 AND 82, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THAT PART OF JUNIPER STREET CLOSED BY ORDINANCE NUMBER 76-341-194, EXCEPTING THEREFROM ANY PART FOR ROAD PURPOSES, RECORDED IN DEED BOOK 638, PAGES 62, OFFICIAL RECORDS VOLUME 373, PAGE 74 AND OFFICIAL RECORDS BOOK 15491, PAGE 595, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, LYING IN AND BEING PART OF LOT 1, LOT 2, LOT 3, LOT 4, AND LOT 5, BLOCK 1, PANAMA INVESTMENT COMPANY'S SUBDIVISION OF PANAMA PARK, AS RECORDED IN PLAT BOOK 6, PAGES 81 AND 82, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FORMER NORTH MAIN STREET AND THOSE CERTAIN FILLED LANDS LYING NORTHWESTERLY AND NORTHEASTERLY OF SAID LOTS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET AND/OR U.S. HIGHWAY NO.17, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT RIVER DRIVE, A 60 FOOT RIGHT-OF-WAY- AS NOW ESTABLISHED; THENCE SOUTH 45°42'06" EAST, BY AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.70 FEET; THENCE NORTH 15°19'08" WEST, A DISTANCE OF 40.45 FEET; THENCE NORTH 47°28'54" EAST, A DISTANCE OF 240.71 FEET TO THE NORTHEASTERLY FACE OF A TWO FOOT WIDE CONCRETE BULKHEAD AND THE WATERS OF THE TROUT RIVER; THENCE NORTH 34°39'25" WEST, BY AND ALONG THE FACE OF SAID BULKHEAD AND THE WATERS OF TROUT RIVER, A DISTANCE OF 345.97 FEET TO THE NORTHEASTERLY TERMINUS OF SAID BULKHEAD; THENCE SOUTHEASTERLY BY AND ALONG THE WATERS OF THE TROUT RIVER, AND FOLLOWING THE MEANDERINGS THEREOF, A DISTANCE OF 185 FEET MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET AND/OR U.S. HIGHWAY NO. 17; THENCE SOUTH 16°04'11" EAST, BY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 69 FEET MORE OR LESS, TO A POINT OF CURVATURE; THENCE BY AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1185.92 FEET AND A DELTA OF 13°15'18", AN ARC DISTANCE OF 274.35 FEET (SOUTH 09°26'32" EAST, 273.74 FEET, CHORD BEARING AND DISTANCE) TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID TROUT RIVER DRIVE, AND THE POINT OF BEGINNING.

Off-Site Parking-The property described below is not being rezoned to PUD.

PART OF LOTS 3 AND 4, TOGETHER WITH A PART OF MAIN STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 53 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

May 22, 2015

REVISED EXHIBIT 2

Page 13 of 14

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF MAIN STREET (A 100.00 FOOT RIGHT-OF-WAY) WITH THE NORTH LINE OF WEST 48th STREET (A 60.0 FOOT RIGHT-OF-WAY); THENCE NORTH 83°-55'-20" WEST, 5.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°-55'-20" WEST, 325.00 FEET ALONG THE NORTH LINE OF SAID WEST 48th STREET; THENCE NORTH 05°-15'-50" EAST, 424.87 FEET, TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 12907, PAGE 480; THENCE SOUTH 84°-46'-30" EAST, 317.68 FEET ALONG THE SOUTH LINE OF SAID LANDS TO THE WEST LINE OF SAID MAIN STREET; THENCE SOUTH 13°-30'-00" WEST, 38.17 FEET, ALONG THE WEST LINE OF SAID MAIN STREET, TO AN ANGLE POINT; THENCE CONTINUE ALONG THE WEST OF SAID MAIN STREET, SOUTH 02°-39'-50 WEST, 387.19 FEET, THENCE SOUTH 49°-22'-15" WEST, 6.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING THE SAME AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS COLUME 3915, PAGE 975 AND OFFICIAL RECORDS VOLUME 6252, PAGE 424, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4969, PAGE 610 AND OFFICIAL RECORD BOOK 12907, PAGE 480.

May 22, 2015

DEVELOPMENT SERVICES



2014-143
LVZ

March 10, 2014

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **Commercial Diving Academy PUD
R-2014-143**

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

1. All parking design shall comply with Section 656.607 of the current Zoning Code for dimensions of parking spaces, drive aisle/backup and sidewalks.

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

R-2014-143 Commercial Diving Academy PUD & AD-12-23

PLANNING AND DEVELOPMENT

214 N. Hogan Street Suite 2100 Jacksonville, FL 32202 Phone: 904 255 8310 Fax: 904 255 8311 www.coj.net

EXHIBIT 3
PAGE 1 OF 1

2014-11-3
LVZ

Huxford, Folks

From: Lewis, Bruce
Sent: Tuesday, October 21, 2014 12:26 PM
To: Huxford, Folks; Burney, Calvin
Subject: RE: CDA parking formula and other info

Below are my revised parking calculations. I subtracted the square footage of the dorms and the bathrooms from the overall square footage. Using the vocational school ratio CDA needs 196 spaces. Using the blended ratio 262 spaces is required.

Building 1 Dorm		
238 beds - 1 space/2 beds		119 spaces
Building 1 - porch	1,464	
Building 2	12,572	
Building 3	11,425	
Building 4	15,764	
Building 5	1,625	
Required parking: 1 space/300 sq.ft.	42,850	143 spaces
		262 spaces

Bruce E. Lewis
City Planner Supervisor
Current Planning Division
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202
904.255.7820 | direct
904.255.7884 | fax

From: Huxford, Folks
Sent: Monday, October 20, 2014 6:14 PM
To: Burney, Calvin
Cc: Lewis, Bruce
Subject: CDA parking formula and other info

The parking formula for a vocational school is straightforward – One space per 300 square feet of gross floor area.

The Zoning Code doesn't have a parking formula for a dormitory. Compounding this is that most dormitories are separate buildings apart from classroom space. In checking various zoning codes, the prevailing dormitory formula is one space for every two beds or students. My suggestion is that we use the vocational calculation for all parts of CDA except that portion used for dormitory space, and that we use the one space per two beds formula for the dormitory.

Per 656.607, parking lots shall either be on-site or shall comply with the Part 4 requirements for an off-street parking lot:

Off-street parking lots in the CCG-1, CCG-2, IBP-1, IBP-2, IL, IH and PBF-3 zoning districts shall be limited to the following:

- (i) The hours of use shall be limited to the hours of 7:00 a.m. to 11:00 p.m.
- (ii) There shall be no storage, sales or service activity of any kind on these lots.