

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

**APPLICATION FOR REZONING ORDINANCE 2015-025**

**TO PLANNED UNIT DEVELOPMENT**

**FEBRUARY 5, 2015**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2015-025** to Planned Unit Development.

***Location:*** 2717 Riverside Avenue  
Between King Street and James Street

***Real Estate Number:*** 065337 0000

***Current Zoning District:*** Commercial Residential Office (CRO)

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

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

***Planning District:*** Southwest, District 5

***Planning Commissioner:*** Lara Diettrich

***City Council District:*** The Honorable Jim Love, District 14

***Applicant/Agent:*** Paul M. Harden, Esq.  
Law Office of Paul M. Harden  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

***Owner:*** David W. Meyers  
2717 Riverside Avenue, LLC  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2015-025** seeks to rezone approximately 0.29± acres of land located just west of the King Street and Riverside Avenue intersection. The property is being rezoned from CRO to PUD and is located within the Riverside/Avondale Historic District and Riverside Avondale Historic Zoning Overlay, Residential Character Area. The existing 5,272+/- square foot three story single-family home and accessory garage apartment had been used for office commercial use in recent history though it was originally constructed as a single-family home, and used as such, in 1924. The Riverside Avondale Overlay prohibits the expansion of non-residential uses in the Residential Character Area of the Overlay. The intent of this Character Area is to identify that all new investment in non-residential uses must respect the existing character of the area by developing smaller scale non-residential uses. Any expansion of non-residential uses requires the site to be brought up to the standards found in the Office Design Character Area and without any requests from relief from the Zoning Code.

A PUD is being utilized in this particular situation which allows the applicant to continue the office use while avoiding the routine steps of bringing the parking, landscaping, and setbacks up to Code. The property is located west, south and across the street from commercial office, professional medical office, and multi-family uses respectively. These properties are within the Office Design Standards Character Area. In the rear of the subject property, is a 900 square foot 2 story wood framed accessory apartment structure, and 9 parking spaces including one ADA parking space. Signage shall meet the requirements of the Riverside Avondale Overlay for the Office Design Standards Character Area. A previous Administrative Deviation, **AD-07-169** approved several requests that permitted the conversion of the structure from single-family use to commercial office. Required landscape buffering, minimum driveway width, and screen height were reduced to the existing as-built condition of the driveway, rear yard, and existing masonry and brick walls and hedge lines.

### **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 Residential Professional Institutional (RPI) 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. The RPI functional land use category is a mixed use category, primarily focusing on residential and business and professional uses, including, but not limited to, retail sales and service establishments limited to 50% of the site area. Single-use developments shall be limited to residential and office. 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*

Yes. 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).

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

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

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following 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.

*(3) Allocation of residential land use*

This proposed Planned Unit Development does not intend to utilize lands for residential use; rather, for office use within the Residential Character Area within the Riverside Avondale Zoning Overlay.

*(4) Internal compatibility*

The property is currently zoned CRO which permits both residential and professional office uses by right. This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape:

The view along the streetscape of the property will not be altered from the existing residential character and construction.

The use of existing and proposed landscaping:

The project will be developed in accordance with the existing landscaping; that is, no uncomplimentary buffer as described in Chapter 656.1216 will be required. Providing this buffer as it is detailed in the Zoning Code would require significant reconfiguration and demolition of the existing driveway on the western property line and paved rear yard parking areas, making vehicular access to the rear of the property impossible.

Traffic and pedestrian circulation patterns:

The property and rear parking area is accessed from a single driveway on Riverside Avenue.

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

Applicant proposes existing setbacks and landscape buffering be maintained. In the event the property is ever redeveloped with single-family, multi-family, or new professional office uses; the development will be subject to the setbacks, height, and lot coverage requirements detailed in the Written Description dated January 22, 2015. A five feet tall brick wall is located along the rear and east property lines. The wall separates and screens the parking area on the subject property from the adjacent parking area (which is slightly higher in elevation) of the Martha

Washington Condominium building on the northern property (1636 King Street).

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

The proposed site plan shows 9 available parking spaces located in the rear of the property. These spaces will be utilized for the office use only. The number of vehicles shall be limited to the number of spaces shown on the site plan. The paved parking areas are interspersed between the 2-story accessory apartment structure, rear property line, and rear of the primary structure. Vehicles and pedestrians walking to and from their cars will share the same proximate space.

Signage:

Signage will be limited to conform to the requirements of the Office Design Character Area as part of the Riverside Avondale Zoning Overlay. Directional signs will be permitted and not exceed four (4) square feet.

*(5) External Compatibility*

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

The type, number and location of surrounding external uses: The proposed development is located in an area where commercial and residential uses abut. The proposed continued use of a professional office provides a transition, in accordance with the FLUE, between nearby and adjacent multi-family, medical office, and single-family uses. The property is bounded on 3 sides (2 adjacent, and one directly across Riverside Avenue) by parcels that fall within the Office Design Standards Character Area. The subject property and the property directly west are located within the Historic Residential Character Area. The Planning Department is of the opinion that the subject property more closely exhibits characteristics akin to the Office Character Area rather than the Residential Character Area.

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

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	MDR	RMD-D	Multi-family condo
East	RPI	CRO	Professional Office
South	RPI	CRO	Professional Medical Office
West	RPI	CRO	Single-family

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

The applicant proposes to construct a 6 feet tall fence along the western property boundary where adjacent to a single-family home. The 2-story apartment structure will not be utilized as a resident, but as storage for the proposed office use instead.

*(6) Intensity of Development*

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

The existing residential density and intensity of use of surrounding lands:

The use is consistent and compatible with the residential density and intensity of surrounding lands. The Riverside Avondale Historic District is a mixed use district where single-family; office, multi-family, and commercial use can be found within close proximity to one another.

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:

Riverside Avenue is classified as a Major Collector road. A variety of other professional office, multi-family, medical, retail and service, and single-family uses access this road. No mass transit stop is required.

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

There is no residential component to the development. No recreation area is required.

*(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.*

The site has 9 off-street parking spaces located in the rear of the structure. No additional off-street parking spaces will be utilized or constructed.

*(11) Sidewalks, trails, and bikeways*

The project will contain an external pedestrian system that meets the 2030 Comprehensive Plan.



### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 20, 2015, the required Notice of Public Hearing sign was posted.



*Source: The Planning and Development Department  
Date: January 20, 2015*

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-025 be **APPROVED with the following conditions:**

- 1) **The subject property is legally described in the original legal description dated November 3, 2014.**
- 2) **The subject property shall be developed in accordance with the revised written description dated January 22, 2015.**
- 3) **The subject property shall be developed in accordance with the revised site plan dated August 22, 2013.**



**Subject property, view from Riverside Avenue.**

*Source: The Planning and Development Department  
Date: January 20, 2015*



**Rear parking area, wall, and 2-story apartment structure.**

*Source: The Planning and Development Department  
Date: January 20, 2015*





**Adjacent professional office, east of the property.**

*Source: The Planning and Development Department  
Date: January 20, 2015*



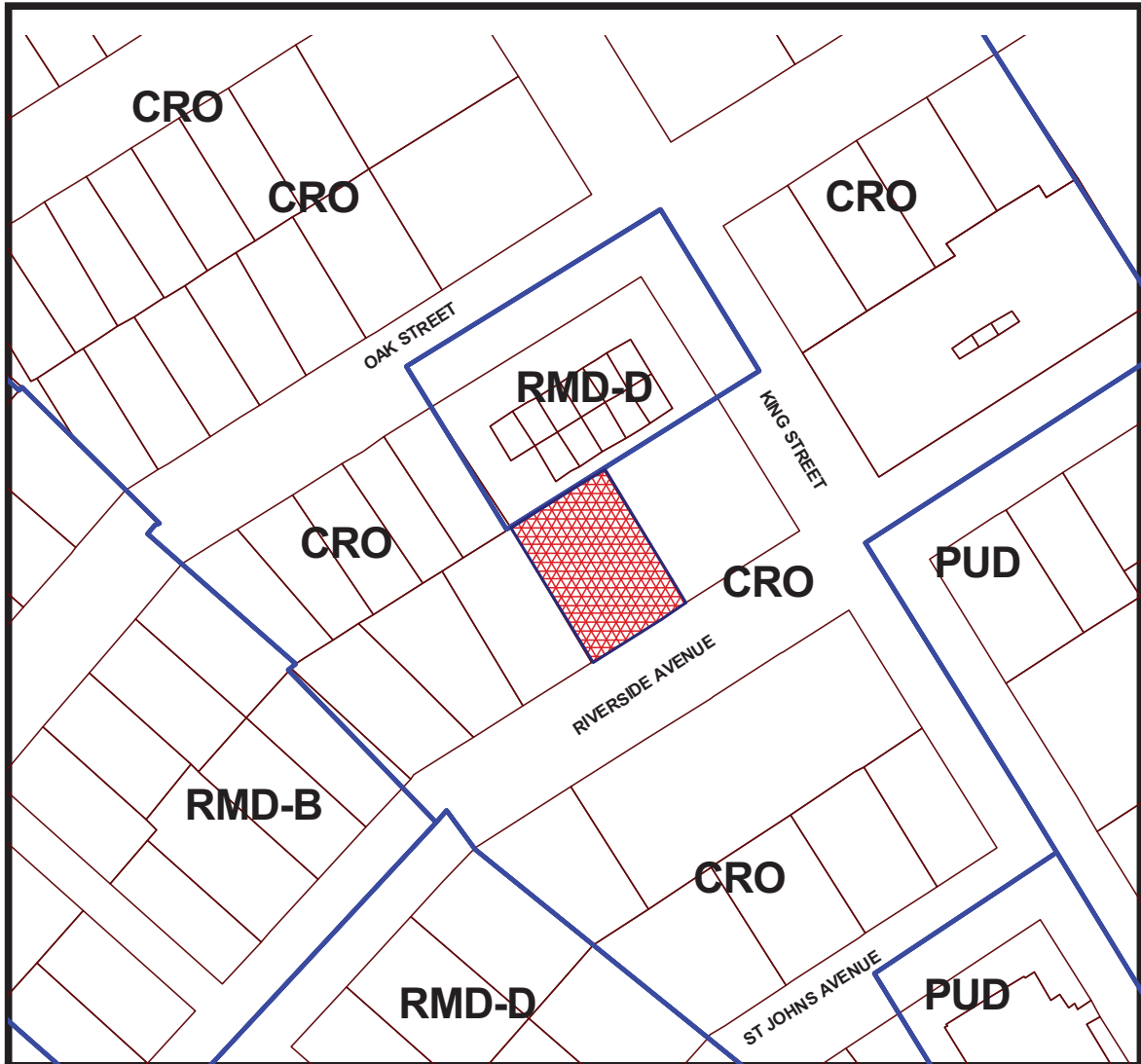
**Adjacent single-family home, west of the property.**

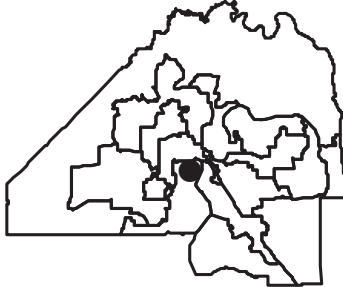


*Source: The Planning and Development Department  
Date: January 20, 2015*



**Medical office use, south and across Riverside Avenue.**

*Source: The Planning and Development Department*  
*Date: January 20, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PUD</p>		
		<p>0 100 Feet</p> 
		<p>COUNCIL DISTRICT: <b>14</b></p>
	<p>ORDINANCE -2015-0025</p>	<p>FILE COPY</p>

## Application For Rezoning To PUD



### Planning and Development Department Info

**Ordinance #** 2015-0025 **Staff Sign-Off/Date** AAG / 12/03/2014

**Filing Date** 02/03/2015 **Number of Signs to Post** 1

#### Hearing Dates:

**1st City Council** 02/10/2015 **Planning Commission** 02/05/2015

**Land Use & Zoning** 02/18/2015 **2nd City Council** 02/24/2015

**Neighborhood Association** RIVERSIDE AVONDALE PRESERVATION SOCIETY

**Neighborhood Action Plan/Corridor Study** NONE

### Application Info

**Tracking #** 728

**Application Status** PENDING

**Date Started** 11/03/2014

**Date Submitted** 11/03/2014

### General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

**Company Name**  
LAW OFFICE OF PAUL M. HARDEN

**Mailing Address**  
501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
904	904	PAUL_HARDEN@BELLSOUTH.NET

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MEYERS	DAVID	W

**Company/Trust Name**  
2717 RIVERSIDE AVENUE, LLC

**Mailing Address**  
501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.COM

### Property Information

**Previous Zoning Application Filed For Site?**

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

Map RE#	Council District	Planning District	From Zoning District	To Zoning District
Map				

065337 0000	14	5	CRO	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

RPI

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.29

**Development Number**

**Proposed PUD Name**

2717 RIVERSIDE AVENUE PUD

**Justification For Rezoning Application**

TO RESTORE AND PRESERVE THE EXISTING STRUCTURES RESIDENTIAL CHARACTER WHILE ALLOWING OFFICE/PROFESSIONAL USE.

**Location Of Property**

**General Location**

RIVERSIDE AVONDALE

House #	Street Name, Type and Direction	Zip Code
2717	RIVERSIDE AV	32205

**Between Streets**

KINGS STREET and JAMES STREET

**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**
  - 0.29 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**
  - 55 Notifications @ \$7.00 /each:** \$385.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,395.00

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

# Exhibit D

## SECOND AMENDED WRITTEN DESCRIPTION

**Name of PUD: 2717 Riverside Avenue PUD**  
**Date: January 22, 2015**  
**Current Zoning District: CRO (or Residential Character)**  
**Current Land Use Designation: RPI**  
**Proposed Zoning District: PUD**  
**RE #:065337-0000**

### I. PROJECT DESCRIPTION

The existing structure, while originally constructed as a residence, has been used historically for office/commercial use. The Riverside/Avondale Overlay identifies the use as residential. As such, a PUD is necessary to continue the historical office/commercial use. This project with the PUD will allow for alternative uses consistent with the area.

**Project Name: 2717 Riverside Avenue PUD**

**Project Architect/Planner: Richard Skinner & Associates, Architects**

**Project Engineer: Atlantic Engineering Services**

**Project Developer: N/A**

### II. QUANTITATIVE DATA

**Total Acreage: 0.29 acres**

**Total number of dwelling units: One existing 3-story main structure and one existing 2-story wood-framed apartment building.**

**Total amount of non-residential floor area: 3-story main structure - 5,272 SF  
2-story apartment building – 900 SF**

**Total amount of recreation area: N/A**

**Total amount of open space: 0.07 acres**

**Total amount of public/private rights of way: 0.15 acres**

**Total amount of land coverage of all buildings and structures: 0.07 acres**

**Phase schedule of construction (include initiation dates and completion dates): N/A**

### III. USES AND RESTRICTIONS

#### A. Permitted Uses and Structures:

1. Medical and dental office or clinics (but not hospitals).
2. Professional and business offices.
3. Multiple-family dwellings.
4. Single family dwellings that were originally designed and constructed prior to adoption of the Comprehensive Plan.
5. Adult Congregate Living Facility (but not group care home or residential treatment facility).
6. Banks/credit unions without drive-through, savings and loan institutions, and similar uses.

#### B. Permissible Uses by Exception: N/A

#### C. Limitations on Permitted or Permissible Uses by Exception: N/A

#### D. Permitted Accessory Uses and Structures: See §656.403

### IV. STATEMENTS

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

The PUD allows for infill use of existing structure not allowed by application of the Zoning Code.

#### 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.

No area applicable

## V. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) *Minimum lot area:*
  - a. Single-family dwellings – 5,000 SF
  - b. Multiple-family dwellings - 6,000 SF
  - c. All other uses - 11,875 SF
  
- (2) *Minimum lot width:*
  - a. Single-family dwellings -50 feet
  - b. Multiple-family dwellings – 50 feet
  - c. All other uses - 70 feet (except as otherwise required for certain uses)
  
- (3) *Maximum lot coverage:* 50%
  
- (4) *Minimum front yard:*
  - a. Single-family – 20 feet
  - b. Multiple- family- 20 feet
  - c. All other uses – 20 feet
  
- (5) *Minimum side yard:*
  - a. Single-family- 5 feet, provided that the combined side yards shall be no less than 10 feet
  - b. Multiple-family-5 feet, provided combined side yards are no more than 10 feet
  - c. All other uses- 5 feet
  
- (6) *Minimum rear yard:*
  - a. Single-family- 10 feet (3 feet for accessory structures)
  - b. Multiple-family – 20 feet (3 feet for accessory structures)
  - c. All other uses- 20 feet (3 feet for accessory structures)
  
- (7) *Maximum height of structures:*
  - a. Single family-45 feet
  - b. Accessory Use Structures – 35 feet.
  - c. All other uses- 45 feet.
  
- (8) *Previous deviations:* All deviations granted in AD-07-169 are authorized by this PUD.



**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be as shown on the site plan which parking shall be deemed compliant (the number of the vehicles shall be limited to the number of spaces shown on the site plan).

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Riverside Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

Signage shall meet the requirements for the office design standards of the Riverside/Avondale Overlay. Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with the existing landscaping. No uncomplementary buffer, as described in § 656.1216, shall be required. Any buffer is waived by this PUD. A 6 ft. visible barrier shall be installed along the western lane adjoining residential use.

**E. Recreation and Open Space:**

See Exhibit F.

**F. Utilities**

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

- Electric will be provided by JEA.

### **G. Wetlands**

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

### **VI. 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.

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

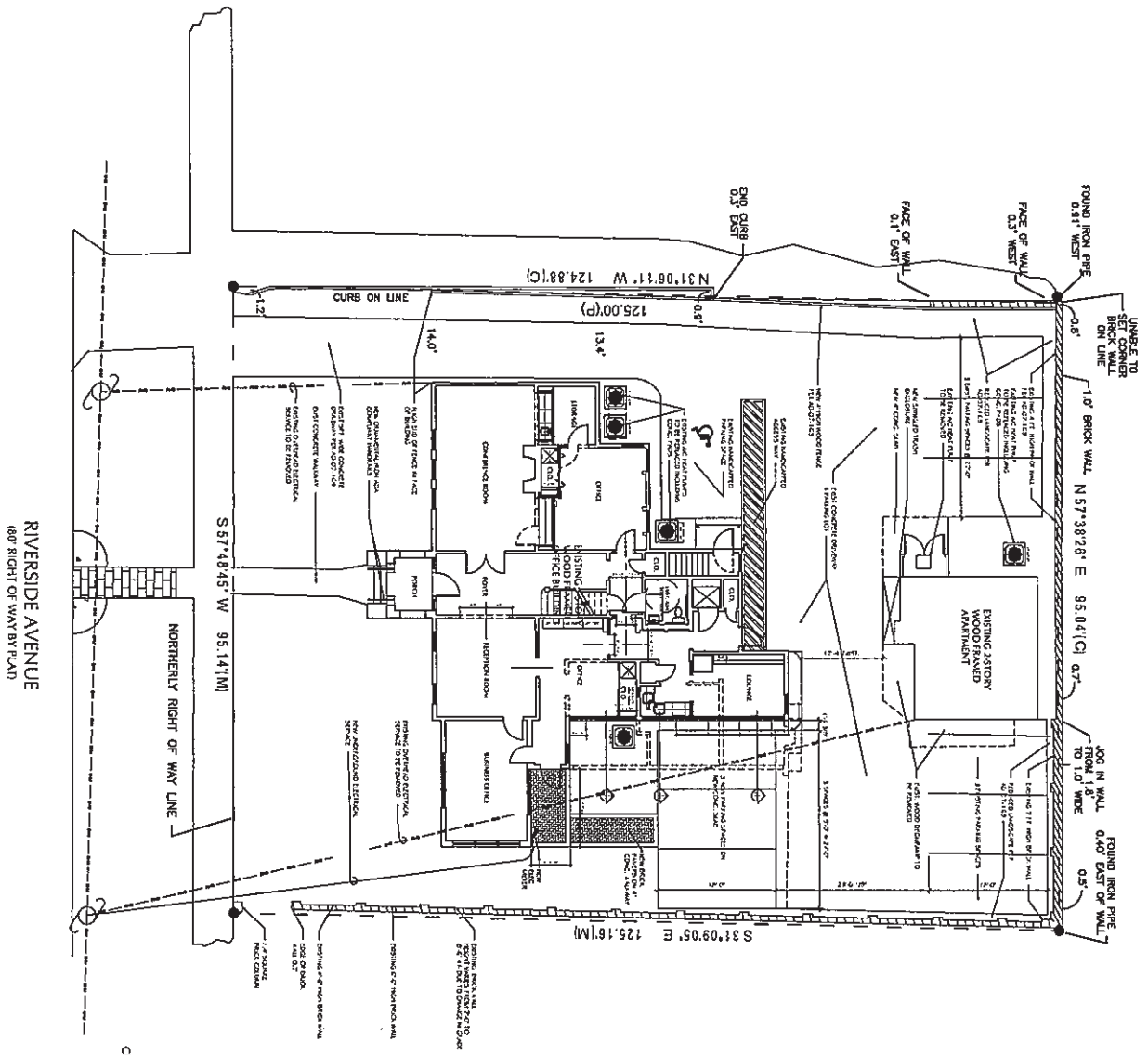
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

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

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

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

D. Provides a gradual step down in uses between existing commercial general use and existing residential use.



CURRENT LAND USE - RPI  
 CURRENT ZONING - CRO  
 FORMER USE - MEDICAL OFFICE  
 PER AD-07-169  
 PROPOSED USE - PROFESSIONAL OFFICE  
 TYPE OF CONSTRUCTION - TYPE 5A

LEGAL DESCRIPTION  
 ALL OF LOT 11 AND THE WEST 25.0' OF LOT 12,  
 BLOCK 10, RIVERSIDE ANNEX  
 ACCORDING TO PLAT THEREOF RECORDED IN  
 PLAT BOOK 1, PAGE 106  
 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**SITE PLAN**

RICHARD SKINNER & ASSOCIATES ARCHITECTS 2717 Riverside Ave Jacksonville, Florida 32204 904.241.1111 www.rskn.com		
Consultant:		
Seal:		
D.W. MEYERS BUILDING 2717 Riverside Ave Jacksonville, Florida 32204 Office Building Remodeling		
ISSUE	No. Date Description	
1	05/21/13 PREPARED	
REVISIONS		
No.	Date	Description
Scale: 1/8" = 1'-0" Project No: 1307 Drawing: C02 Drawn By: DCM Checked By: DCM Sheet No:		
SITE PLAN		
A-1.0		

# EXHIBIT F

PUD Name

2717 Riverside Avenue PUD

## Land Use Table

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Total gross acreage	0.29	Acres	100	%
Amount of each different land use by acreage				
Single family	N/A	Acres		%
Total number of dwelling units	N/A	D.U.		
Multiple family	N/A	Acres		%
Total number of dwelling units	N/A	D.U.		
Commercial Building	0.07	Acres	24	%
Industrial	N/A	Acres		%
Other land use	N/A	Acres		%
Active recreation and/or open space	N/A	Acres		%
Passive open space	0.07	Acres	24	%
Public and private right-of-way/Parking	0.15	Acres	52	%
Maximum coverage of buildings and structures	2970	Sq. Ft.	25	%

BEFORE THE ZONING  
ADMINISTRATOR, PLANNING AND  
DEVELOPMENT DEPARTMENT OF THE  
CITY OF JACKSONVILLE, FLORIDA

APPLICATION AD-07-169

In re: The Zoning Administrative Deviation  
Application of:

**ST. JOHNS UPSCALE PROPERTIES, LLC**

**ORDER APPROVING WITH CONDITION  
APPLICATION FOR ZONING  
ADMINISTRATIVE DEVIATION AD-07-169**

This matter came to be heard upon the Application for Zoning Administrative Deviation filed by St. Johns Upscale Properties, LLC, the owner(s) of that certain real property located at 2717 Riverside Ave. In accordance with Section 656.109 of the Zoning Code, the owner seeks permission to:

1. Reduce the required driveway width from 24 feet to 9 feet.
2. Reduce the height of the visual screen from 8 feet to 4 feet along the southwest, northwest and northeast property lines.
3. Reduce the required landscape buffer along the southwest property line from 10 feet to 1.2 feet.
4. Reduce the required landscape along the northwest property line from 10 feet to 0.6 feet.
5. Reduce the required landscape buffer along the northeast property line from 10 feet to 1 foot.

The property is located in the CRO zoning district.

At the January 4 and January 18, 2008 duly-noticed public hearings, Wyman R. Duggan, Esq., Rogers Towers, PA, 1301 Riverplace Blvd., Ste. 1500, appeared as agent, and



indicated support of the application. Donna Maruniak, Dan Maruniak, Joe Steineck and Sharon Simmons appeared in opposition to the application.

Having duly considered all the testimony and documentary evidence presented at the public hearing, the Zoning Administrator of the Planning and Development Department of the City of Jacksonville, Florida, hereby adopts and incorporates by reference the findings and conclusions contained in the report attached hereto as **Exhibit "A"**.

Now, therefore, it is **DETERMINED** as follows:

1. The application for Zoning Administrative Deviation **AD-07-169** is hereby **APPROVED**, subject to the following condition(s):
  - a. A copy of the shared parking agreement shall be recorded in accordance with Section 656.607(d) of the Zoning Code, and provided to the Planning and Development Department within thirty (30) days of the effective date of this Order.
  - b. On the amended site plan, the applicant shall indicate signage designating "employee parking only." Such parking shall be limited to the area north and east of the carriage house. The size, design and location of the sign shall be reviewed, in advance, by the Planning and Development Department.
  - c. The on-site parking shall be striped and marked accordingly.
  - d. Visual screening along the northwest property line shall be supplemented where the opacity percentage is deficient. The use of an evergreen hedge or bamboo shall achieve 85% opacity within two (2) years of the effective date of this Order.
  - e. The medical office use shall be limited to two (2) doctors, ten (10) employees (not including the doctors), and six (6) examining rooms.


Additional doctors, employees, or examining rooms shall require approval of a new Administrative Deviation Application.

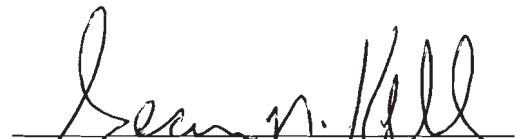
2. A complete legal description of the land to which this Order applies is attached hereto as **Exhibit "B"** and incorporated herein by this reference.
3. Failure to exercise the deviation herein granted by commencement of the use or action herein approved within one (1) year of the effective date of this Order shall render this Order invalid and all rights arising therefrom shall terminate.


This Order shall become effective fifteen (15) days after the date of execution unless appealed pursuant to Section 656.109(j) of the Zoning Code.

Dated this 19<sup>th</sup> day of March, 2008.

FORM APPROVED

  
Cherry A. Shaw  
Assistant General Counsel

  
Sean Kelly, Zoning Administrator  
Planning and Development Department

  
Brad G. Thoburn, Director  
Planning and Development Department

Copies:

St. Johns Upscale Properties, LLC  
2705 Riverside Ave.  
Jacksonville, FL 32205  
Owner

Wyman R. Duggan, Esq., Rogers Towers, PA  
1301 Riverplace Blvd., Ste. 1500  
Jacksonville, FL 32207  
Agent

Donna and Dan Maruniak  
2761 Riverside Ave.  
Jacksonville, FL 32205

Joe Steineck  
2735 Oak Street  
Jacksonville, FL 32205

Sharon Simmons  
3623 Pine Street  
Jacksonville, FL 32205

**AD-07-169**

**LOCATION: 2717 Riverside Avenue**

**REAL ESTATE NUMBER: 065337-0000**

**DEVIATION SOUGHT:**

- 1. Reduce the required driveway width from 24 feet to 9 feet**
- 2. Reduce the height of visual screen from 8 feet to 4 feet along the southwest, northwest and northeast property lines**
- 3. Reduce the required landscape buffer along the southwest property line from 10 feet to 1.2 feet**
- 4. Reduce the required landscape along the northwest property line from 10 feet to .6 feet**
- 5. Reduce the required landscape buffer along the northeast property line from 10 feet to 1 foot**

**PRESENT ZONING: CRO**

**CURRENT LAND USE: RPI**

**PLANNING DISTRICT: 5**

**COUNCIL DISTRICT: 14**

**SIGNS POSTED: 1**

**OWNER: St. Johns Upscale Properties, LLC  
2705 Riverside Avenue  
Jacksonville, FL 32205**

**AGENT: Wyman R. Duggan, Esquire  
Rogers Towers, PA  
1301 Riverplace Blvd, Ste 1500**

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b> The applicant is requesting grant of this deviation for the reduction in driveway width requirements from 24' to 9' and required landscaping in order to convert a residential-single-family dwelling to a medical office use.</p> <p>Previously, the applicant requested the reduction of required parking to 0; and since withdrew the application. Currently, the applicant submitted an amended site plan depicting available on site parking and on street parking and will be required to record a shared parking agreement with the adjoining property that will satisfy the Zoning Code's parking requirements.</p> <p>The revised memorandum by the applicant is attached to this report and will no longer be discussed within the context of this commentary seeing that a reduction in parking is not being requested.</p> <p>This situation is similar to other properties in Riverside that are zoned CRO and have converted</p>
---	---

	<p>from residential to office. The property has been utilized historically as a single-family dwelling however the CRO zoning designation does allow for medical office use; therefore the applicant is asking deviation from the code due to the existing conditions present on this property. The conditions are unique to the property and relate to preserving a substantial amount of protected trees and an existing contributing historical structure.</p> <p>It is the intent of the applicant to maintain the established pattern of development on this lot, and maintain an aesthetic compatibility within the Riverside Historic District. This ultimately is the intent of the Zoning Code.</p> <p><b>Findings:</b> The need for the deviation is due to the conversion of the principal structure from a residence into a commercial use. The situation is similar to the surrounding area where numerous residences have been converted into professional and medical office buildings.</p>
<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b>Recommendation:</b> The practical difficulty in meeting the requirements of the zoning code is that this structure was built in 1924 as a single family residence, and predates driveway width and required landscaping requirements of the Code</p> <p>The need for the deviation is required because of the change of use. Complying with the current zoning code would require partial demolition of a contributing historic structure in order to accommodate the required driveway width and removal of several large protected live oaks. This would not be in keeping with the protected historic character of the area.</p> <p><b>Findings:</b> The opposition stated that the subject property and surrounding area are zoned residential. However, all surrounding properties save for the apartment complex behind the subject property are zoned CRO. Pursuant to Section 656.302, the CRO zoning district is a commercial district and not a residential district. The subject property is zoned CRO which allows the planned use (a medical office) by right with an approved Certificate of Use as set forth and required in Section 656.151 of the Ordinance Code.</p> <p><b>Due to site constraints, the applicant had to choose between relief from the parking requirements or the landscape requirements.</b></p>

	<p>There is a high demand for parking in the area, and the opposition generally addressed traffic patterns and parking rather than landscaping. It is impractical to impose the strict letter of the landscape regulations when the need for parking exceeds the need for landscaping.</p>
<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b>Recommendation:</b> The request is not based on a desire to reduce costs, but rather is based on the practical difficulties in complying with the strict letter of the regulation. The public interest for historic areas is to retain the original character of the building and site. It is also in the public interest to allow sustainability of the property by allowing a use that is compatible with the surrounding commercially zoned properties in proximity to St. Vincent's Hospital.</p> <p><b>Findings:</b> The request does not have the exclusive effect of reducing costs associated with development. Rather, the applicant has attempted to meet the spirit and intent of the landscape and parking regulations to the extent possible given the configuration of the property and the existing improvements located thereon. Displaced and overflow parking is noted as a significant problem in the area, and the proposed deviation allows the applicant to meet the parking regulations. It is within the public interest to promote the provision of adequate parking and to encourage the viability of commercial properties.</p>
<p><b>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</b></p>	<p><b>Recommendation:</b> It is unlikely that the grant of the deviation will diminish property values as the situation is pre-existing. Strict adherence to the letter of the regulation would have a diminishing effect on property values. The grant of this deviation will maintain the essential character of the surrounding area by retaining a distinguishing landscape feature that has been traditionally linked to the main structure on the property within its environment.</p> <p>If the deviation is not granted, then the adjacent property owners would be affected by the disruption of the historic pattern of lot development. Also, non-conforming driveway widths are prevalent within the historic districts due to the fact that cars were not common to residential properties at the time of their construction. According to the Riverside/Avondale</p>

	<p>Design Guidelines, narrow lots and side setback are important characteristics of the districts.</p> <p>The historical integrity if the site would be seriously compromised if the applicant carries out the strict letter of regulation in that partial demolition of the contributing historic building and removal of several large protected live oak trees in order to expand the width of the driveway</p> <p>Photographs of the site as well as the site plan submitted by the applicant shows ample existing and proposed landscaping along the southwest, northwest and northeast property lines.</p> <p>However, in an effort to protect the rights of the surrounding property owners directly affected by this deviation, it is <b>conditioned</b> that the provided screening which includes existing bamboo, shade trees and brick wall with ivy is adequate to satisfy the privacy of adjacent property owners. The property immediately next to the 4' high ivy covered brick wall is utilized as a parking lot.</p> <p><b>Findings:</b> The opposition has demonstrated that there would be a negative impact to the character of the area if the applicant sought to reduce parking. However, the applicant does not seek a reduction of required parking as found in Part 6 of the Zoning Code. In order to meet the parking requirements, the applicant needs relief from certain landscape requirements, and there is no competent substantial evidence to demonstrate that the landscape relief would diminish property values, negatively impact property values, or injure the rights of other property owners.</p>
<p><b>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</b></p>	<p><b>Recommendation:</b> It is undetermined if the proposed deviation would be detrimental to the public health, safety or welfare of the public.</p> <p>However the conditions for approval will enhance safety efforts by restricting parking in rear along the northeast property line to employees only.</p> <p>The applicant supplied a site plan and photographs of the property indicating adequate landscaping around the perimeter of the property which is in the public's interest.</p> <p>The applicant claims that parking will be provided on-site and on-street and pursuant to a recorded shared parking agreement with the adjacent property to the east in order to comply with Part 6</p>



	<p>of Chapter 656.607 (d) – (d) of the Zoning Code which states,</p> <p>“A shared parking agreement shall be recorded between cooperating property owners as a deed restriction on both properties and cannot be modified without the consent of the director”; it is a <b>condition</b> of this report that the applicant submit a site plan indicating the number of deficient parking spaces, as well as a copy of the shared parking agreement.</p> <p><i>*It should be noted that the tenant could potentially be operating a medical business without first obtaining a <u>Certificate of Use</u> permit which conflicts with the Zoning Code.</i></p> <p>The applicant has indicated their intent to obtain a Conversion of Use and Certificate of Use.</p> <p><b>Findings:</b> The CRO zoning district allows for medical office uses. The deviation in and of itself does not promote any activity that would not otherwise be permitted under the zoning. Given that the plan of development meets the parking requirements of Part 6, the grant of this deviation will not result in the creation of nuisances or be detrimental to the public health safety or welfare.</p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b>Recommendation:</b> The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code in that the historic character of the neighborhood will be retained and preserved by not disrupting the original setting of the property. The intent of the Code is to avoid destroying the relationship between buildings and their setting by widening driveways and destroying established lots that would be incompatible with the character of the neighborhood.</p> <p>There is a concern that the constraints of the lot and the limited availability of vehicular off-street parking could generate a high volume of traffic to this already congested local road. The applicant verified that sufficient parking would be made available through both on-site and on and off-street parking. (see attached memorandum). However it is recommended that the medical office be limited to two doctors 10 employees and six exam rooms.</p> <p><b>Findings:</b> The intent of the landscape provisions, especially those required in this instance, are to promote the retrofitting of</p>

	<p><b>non-conforming sites, bringing the site into total compliance or improving the site as best as can reasonably be accommodated. The grant of this deviation furthers the spirit and intent of the code provisions.</b></p>
<p><b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b></p>	<p>The City landscape architect has recommended approval of the requested deviation with the conditions referenced below.</p>
<p><b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b></p>	<p>It has not been determined if the tenant has acquired a Certificate of Use permit.</p> <p><b><u>Findings:</u> The applicant applied for a Certificate of Use, but the grant of this deviation is necessary prior to the issuance of the certificate.</b></p>

**PLANNER RECOMMENDATION: Approve with Conditions**

**DATE OF REPORT: AMENDED - 01/10/2008**

**CONDITIONS:**

- 1.) A copy of the shared parking agreement must be recorded pursuant to Section 656.607(d) of the Zoning Code, and provided to the Planning and Development Department.**
- 2.) The applicant shall indicate on the amended site plan and through signage designating employee parking only limited to the area north and east of the carriage house. The size and design and location of the sign will be subject to review by the Planning and Development Department.**
- 3.) The on-site parking must be striped and marked accordingly.**
- 4.) The existing visual screening that is present on the property must be to the reasonable satisfaction of the following adjacent property owners:**
  - a. 2716 Oak Street**
  - b. 2705 Riverside Avenue**
  - c. 2727 Riverside Avenue**
- 5.) The medical office use shall be limited to two (2) doctors, 10 employees, and 6 examining rooms.**

**\*\*\* It should be noted that as of 10/18/2007 Public Hearing Signs WERE posted on the property.\*\*\***

**ZONING ADMINISTRATORS DECISION: Approve subject to the following conditions:**

- 1. A copy of the shared parking agreement must be recorded pursuant to Section 656.607(d) of the Zoning Code, and provided to the Planning and Development Department within 30 days of the effective date of the administrative deviation order.**
- 2. The applicant shall indicate on the amended site plan and through signage designating employee parking only limited to the area north and east of the carriage house. The size and design and location of the sign will be subject to review by the Planning and Development Department.**
- 3. The on-site parking must be striped and marked accordingly.**
- 4. Visual screening along the northwest property line shall be supplemented in areas where the opacity percentage is deficient with an evergreen hedge or bamboo to achieve 85% opacity within two years of the effective date of this administrative deviation order.**
- 5. The medical office use shall be limited to two doctors, ten employees (not including the doctors), and six examining rooms. Additional doctors, employees, or examining rooms shall require the grant of a new administrative deviation.**

**DATE: February 8, 2008**

# ORDINANCE

## Legal Description

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All of Lot 11 and the West twenty-five feet of Lot 12, Block 10, as shown on Plat of RIVERSIDE ANNEX as recorded in Plat Book 1, page 106 of the former public records of Duval County, Florida.

Parcel Identification Number: 065337-0000

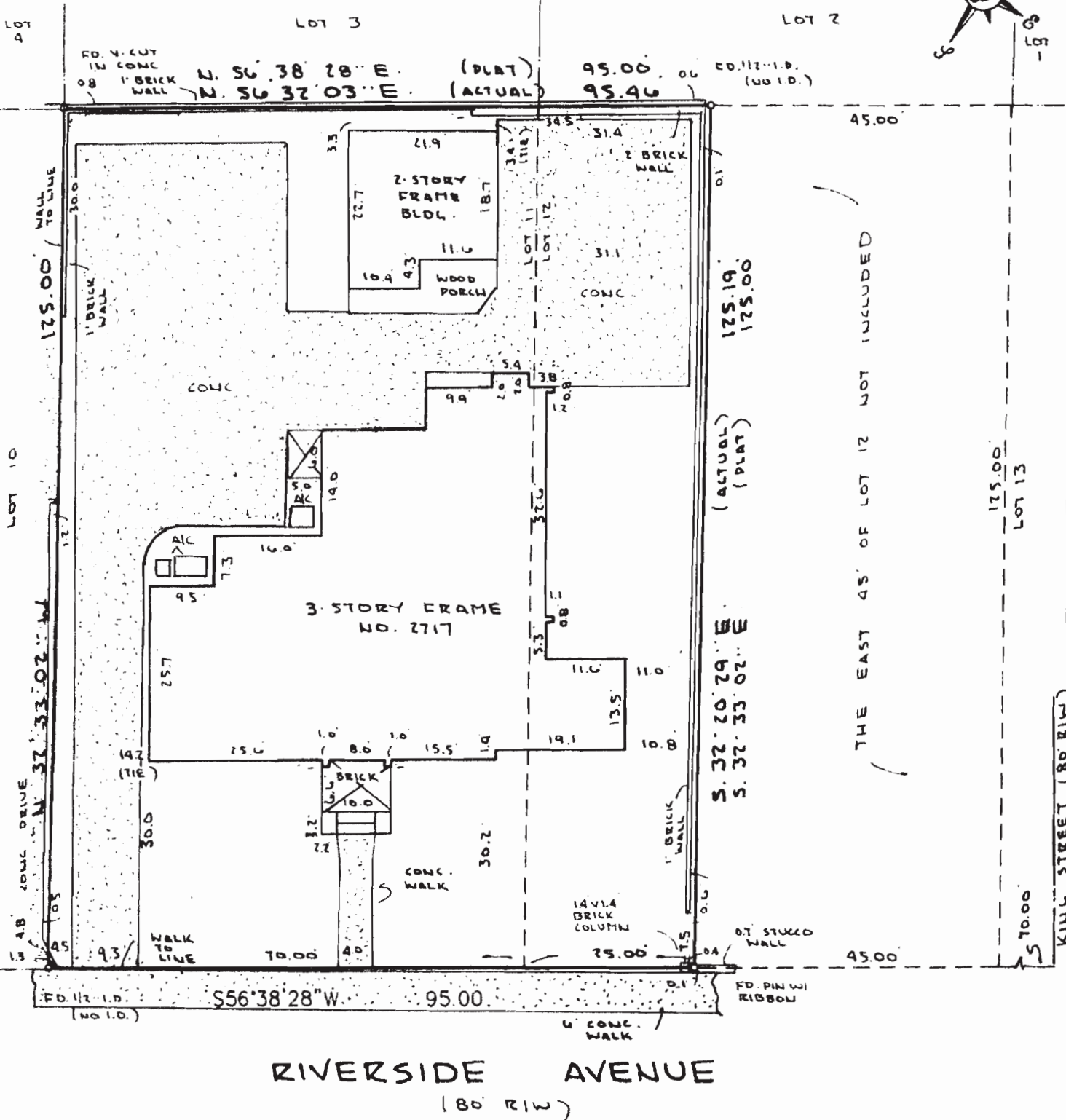
# MAP ST. WING BOUNDARY SURVEY OF

LOT 11 : THE WEST 35' OF LOT 12 BLOCK 10 AS SHOWN ON MAP OF

## RIVERSIDE ANNEX

AS RECORDED IN PLAT BOOK 1 PAGES 106 OF THE CURRENT PUBLIC RECORDS OF DUAL CO., FL

CERTIFIED TO: JIM MURTAUGH



RIVERSIDE AVENUE  
(80' R/W)

# EXHIBIT A

## Property Ownership Affidavit

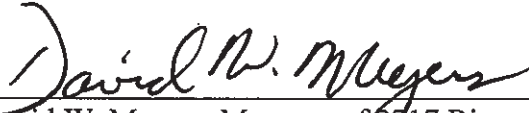
Date: January 30, 2014

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

Re: Ownership Certification

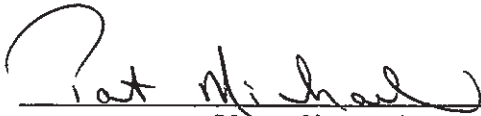
Gentleman:

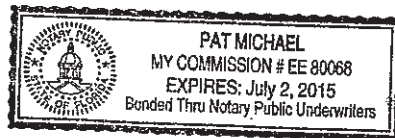
I, David W. Meyers, Manager of 2717 Riverside Avenue, LLC, hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for Rezoning of 2717 Riverside Avenue Jacksonville, FL 32205 submitted to the Jacksonville Planning and Development Department.

  
\_\_\_\_\_  
David W. Meyers, Manager of 2717 Riverside Avenue, LLC

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30<sup>th</sup> day of January  
(month), 2014 (year) by DAVID W. MEYERS who is personally  
known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)



**2717 RIVERSIDE AVENUE LL**  
 1611 MAYFAIR RD STE 201  
 JACKSONVILLE, FL 32207

**Primary Site Address**  
 2717 RIVERSIDE AVE  
 Jacksonville FL 32205

**Official Record Book/Page**  
 16431-01484

**File #**  
 6422

**2717 RIVERSIDE AVE**

Property Detail

RE #	065337-0000
Tax District	USD1
Property Use	1991 OFFICE MEDICAL
# of Buildings	2
Legal Desc.	1-106 22-2S-26E .273 RIVERSIDE ANNEX
Subdivision	01066 RIVERSIDE ANNEX
Total Area	12814
Characteristics	Historic Designation

Value Summary

	2013 Certified	2014 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$320,142.00	\$317,648.00
Extra Feature Value	\$16,684.00	\$15,863.00
Land Value (Market)	\$207,812.00	\$207,812.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$544,638.00	\$541,323.00
Assessed Value	\$544,638.00	\$541,323.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$544,638.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). Property values, exemptions and other information listed as 'In Progress' are subject to change. These numbers are part of the 2014 working tax roll and will not be certified until October. [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16431-01484	6/20/2013	\$100.00	QC - Quit Claim	Unqualified	Improved
16431-01486	6/20/2013	\$200,000.00	SW - Special Warranty	Unqualified	Improved
15114-01488	12/30/2009	\$300,100.00	CT - Certificate of Title	Unqualified	Improved
12785-00766	9/22/2005	\$390,000.00	WD - Warranty Deed	Unqualified	Improved
07482-01033	12/14/1992	\$100.00	MS - Miscellaneous	Unqualified	Improved
07268-00807	2/5/1992	\$100.00	WD - Warranty Deed	Unqualified	Improved
04063-00026	12/20/1975	\$55,000.00	WD - Warranty Deed	Unqualified	Improved
03069-00761	12/24/1970	\$26,500.00	MS - Miscellaneous	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPC6	Fireplace Prefab	1	0	0	1.00	\$1,469.00
2	FPMC6	Fireplace Masonry	1	0	0	1.00	\$1,131.00
3	FMAC6	FP Masonry Addt	1	0	0	1.00	\$332.00
4	RELC6	Residential Elevator	1	0	0	1.00	\$12,931.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO	0.00	0.00	Common	11,875.00	Square Footage	\$207,812.00

Legal

LN	Legal Description
1	1-106 22-2S-26E .273
2	RIVERSIDE ANNEX
3	LOT 11,W 25FT LOT 12 BLK 10

**Buildings**

Building 1

Building 1 Site Address  
 2717 RIVERSIDE AVE  
 Jacksonville FL 32205

Building Type	0108 - SFR CLASS 2
Year Built	1924
Building Value	\$285,456.00

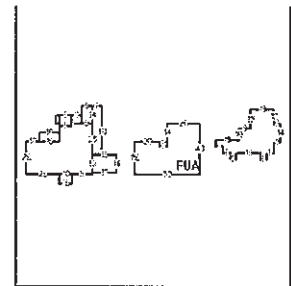
Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roofing Structure	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shingle
Interior Wall	3	3 Plastered
Interior Wall	5	5 Drywall



Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1692	1692	1607
Finished Encl Porch	24	0	14
Addition	280	280	252
Addition	126	126	113
Finished Encl Porch	72	0	43
Base Area	1716	1716	1716
Addition	81	81	73
Finished Open Porch	21	0	6
Addition	112	112	101
Finished Open Porch	70	0	21
Addition	266	266	239
Finished upper story 1	1125	1125	1069
<b>Total</b>	<b>5585</b>	<b>5398</b>	<b>5254</b>

Int Flooring	12	12 Hardwood
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Conditioning	3	3 Central

Element	Code	
Stories	3.000	
Bedrooms	7.000	
Baths	2.500	
Rooms / Units	1.000	



**2013 Notice of Proposed Property Taxes (Truth in Millage Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$544,638.00	\$0.00	\$544,638.00	\$5,596.96	\$6,282.56	\$5,561.14
Urban Service Dist1	\$544,638.00	\$0.00	\$544,638.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$544,638.00	\$0.00	\$544,638.00	\$2,984.95	\$2,799.44	\$2,952.86
By Local Board	\$544,638.00	\$0.00	\$544,638.00	\$1,253.77	\$1,224.35	\$1,240.30
FL Inland Navigation Dist.	\$544,638.00	\$0.00	\$544,638.00	\$19.24	\$18.79	\$18.08
Water Mgmt Dist. SJRWMD	\$544,638.00	\$0.00	\$544,638.00	\$184.77	\$178.80	\$178.80
Gen Gov Voted	\$544,638.00	\$0.00	\$544,638.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$544,638.00	\$0.00	\$544,638.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$544,638.00	\$0.00	\$544,638.00	\$0.00	\$0.00	\$0.00
			<b>Totals</b>	<b>\$10,039.69</b>	<b>\$10,503.94</b>	<b>\$9,951.18</b>
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$557,727.00	\$557,727.00	\$0.00	\$557,727.00		
<b>Current Year</b>	\$544,638.00	\$544,638.00	\$0.00	\$544,638.00		

**Property Record Card (PRC)**

The Property Appraiser's Office (PAO) provides historical property record cards (PRCs) online for 1995-2005. The PAO no longer maintains a certified PRC file due to changes in appraisal software; therefore, there are no PRCs available online from 2006 forward. You may print this page which provides the current property record. (Sections not needed can be minimized.) To print the past-year cards below, set your browser's Page Set Up for printing to Landscape.

[2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#) | [1998](#) | [1997](#) | [1996](#) | [1995](#)

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

# EXHIBIT B

## Agent Authorization

Date: January 30, 2014

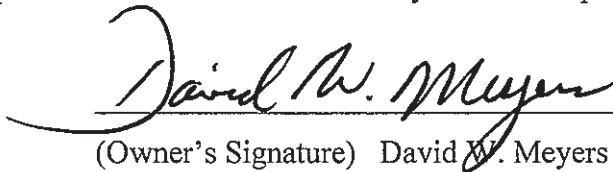
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Ed Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

RE# 065337.0000

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for Rezoning of 2717 Riverside Avenue Jacksonville, FL 32205 the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
\_\_\_\_\_  
(Owner's Signature) David W. Meyers

Manager

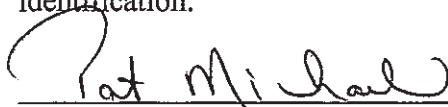
(Title)

2717 Riverside Avenue, LLC

(Company Name)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30<sup>th</sup> day of January (month), 2014 (year) by DAVID W. MEYERS, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)



# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: #065337.000

Ladies and Gentleman;

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

Sincerely,

By: 

(Name) David W. Meyers

Its: Manager

(Title)

2717 Riverside Avenue, LLC

(Company)

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

## Legal Description

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ALL OF LOT 11 AND THE WEST 25.0' OF LOT 12, BLOCK 10, RIVERSIDE ANNEX  
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 106  
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
RE# 065337-0000  
COMMONLY REFERRED TO AS : 2717 RIVERSIDE AVENUE,  
JACKSONVILLE, FLORIDA 32205