

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-0448

TO PLANNED UNIT DEVELOPMENT

SEPTEMBER 17, 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 **2015-0448** to Planned Unit Development.

Location: 0 Ernest Street
Between Stockton Street and Acosta Street

Real Estate Number: 064781 0000

Current Zoning District: Residential Medium Density-B (RMD-B)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Planning Commissioner: Lara Diettrich

City Council District: The Honorable Jim Love, District 14

Owner/Agent: Chris Ward
Nacana Partners, LLC
8280 Princeton Square Boulevard West, Suite 1
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0448** seeks to rezone approximately 1.1± acres of land from RMD-B to PUD. The property is located west of Stockton Street and is currently undeveloped. Single-story bungalow homes can be found across the street and along Ernest Street, and one-story commercial medical office and convenience store uses are located adjacent east of the property. The rezoning to PUD is being sought for the purpose of redeveloping the property with 16 infill townhome units. According to the Development Areas Map in the Future

Land Use Element, the site is located within the Urban Development Area and is also within the Residential Character Area of the Historic Riverside/Avondale Zoning Overlay, and Riverside/Avondale Historic District.

The subject property was formerly the historically significant twenty-four unit “Georgian Terrace Apartments, which were demolished in the 1990’s. The submitted site plan dated August 14, 2015 shows a maximum of 16 platted lots arranged in a U formation with a Common Open Space located in the middle, fronting Ernest Street. A one-way 20’ platted private access driveway beginning on the eastern portion and ending/exiting at the western portion of the property will serve the parking and access needs of the proposed units. There is on-street parking available along Ernest Street for approximately 8 vehicles. The development calls for a maximum of 16 townhome units arranged in 2, 4, 6, or 8 units buildings, no greater than 40 feet in height (3 stories). All units will be contained within platted lots. The front most facing building, proposes a minimum porch setback of 5 feet and a building setback of 10 feet from the Ernest Street ROW.

There is a pending application of Certificate of Appropriateness, COA-15-016 for this project. Final design approval of the project will be subject to the review and approval of the Historic Preservation Commission (HPC).

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 Medium Density Residential (MDR) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Category Descriptions for the Urban Priority Development Areas of the FLUE, the MDR land use category is intended to provide compact medium to high density mixed use development. Multi-family housing such as apartments, condominiums, townhomes and row houses should be the predominant development in this category. MDR is generally intended to provide transitional uses between commercial and single family residential uses.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). 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 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

FLUE Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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

Therefore, the proposed rezoning promotes a gradual transition of intensities between land uses,

protects the character of nearby residential areas and provides for a compatible land use pattern as required by FLUE Objective 1.1 and Policy 1.1.10.

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

(4) Internal compatibility

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

The streetscape:

There is a significant increase in elevation between the sidewalk and front property line. An existing masonry retaining wall in unknown condition no taller than 2 feet in height runs the length of the Ernest Street frontage. The at grade elevation changes at a minimum of 4 to 5 feet. A proposed Commons/Open Space will be centered on the Ernest Street frontage, and elevated to the height of the ground behind the retaining wall.

A ten foot wide paved entry driveway will narrow to approximately 9 feet in width at the exit. The historic driveway will remain as the exit driveway and to promote the saving of a specimen tree in this location. A 10 foot wide buffer easement will be retained from the adjacent property owner to accommodate the location of the exit driveway and where it meets the street.

The use of existing and proposed landscaping:

Landscaping will be provided consistent with the requirements of the City of Jacksonville Landscape and Tree Protection Ordinance. Landscaping may vary from the provisions in Part 12 to allow for alternative placement and to provide for improved site design and function. There will be no reduction in landscaping; however, the landscape plan shall be subject to the review and approval of the Planning and Development Department. The central courtyard (6,500 square feet) depicted on the PUD site plan will be designed in accordance with Exhibit E-1 attached to this report.

Traffic and pedestrian circulation patterns:

The property will have access from Ernest Street through a 20 feet wide platted private driveway that follows the exterior perimeter of the property. Access from the adjoining 15' alley to the east of the property will be prohibited. Internal pedestrian walkways will be constructed connecting vehicular use areas to any single entrance point on the building.

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

The Riverside/Avondale Zoning Overlay requires that new attached residential construction not deviate in the front or rear more than 5 feet from the established setback of contributing structures on the block adjacent and facing the proposed development. Single-family homes at 2539 and 2540 Ernest Street are both contributing and have at least a 20 feet setback. The historical setback of the previous Georgian Terrace Apartments was 20 feet. The applicant proposes a 5 feet setback from the front facing porch, and 10 feet from the building. It is the intent of the applicant for the project to evoke a more townhome feel, pushing the structures close to address the street. The neighboring Quickway Food Store; facing Stockton Street and located on CCG-1 zoned property, is set back no less than 10 feet from the street, though no minimum setback is required. **The Planning Department recommends a minimum 10 feet setback to the porch, and 15 feet setback to the building to serve as an appropriate transition between single-family homes set back at least 20 feet further down the block, and adjacent medical office and convenience store uses set back between 5 and 10 feet.**

A 5 feet perimeter landscape buffer is proposed along the eastern, southern, and western property boundaries. The Zoning Overlay requires a minimum 10 feet wide buffer when any use other than single-family abuts another single-family use. The configuration of the private driveway, orientation of the platted lots, and small size of the property reduces the available area for landscape buffering. The property is proposed to be developed in a very tight configuration which limits the ability of the project to meet many of the minimum standards set forth in the Riverside/Avondale Zoning Overlay. Where there is a tradeoff between providing ample room for parking in the rear of units and vehicle maneuvering verses increasing the buffer with additional landscaping, vehicle maneuvering area is prioritized. Adjacent uses include commercial retail, and single-family homes with garages set close to the rear property line, reducing potential impacts of a reduced landscape buffer. A combination of 8 feet and 4 feet tall fences will be used along the property boundary.

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

Applicant proposes single-family, townhome, and multi-family dwelling units; all uses permitted in the RMD-B Zoning District. Permissible uses by exception in the RMD-B Zoning District such as Schools, Daycares, Nursing Homes, and Home occupations shall be granted by Zoning Exception in this PUD. A maximum of 16 units are proposed for this property. The Medium Density Residential (MDR) land use category permits up to 20 units per acre within the Urban Development Area.

Central Courtyard:

The central organizing feature is an open park/ courtyard area fronting Ernest Street and located in the middle of the "U" formation the platted lots form. The intent of the developer is that space both function as a designed usable open area between the condominium units, and as dry on-site retention. Exhibit E-1 shows a landscaped central green with a maximum slope of 5 to 1, and trees situated around the perimeter. Steps leading from the interior walkway down to the sidewalk are included. It is the intent of the developer to design a low impact area as much as possible so as not to make it obvious that this area is a dry retention are, but instead, usable central green. If landscaped properly, and taking into account the elevation change from the sidewalk up to the green, it would generally not be readily apparent to the pedestrian that the

green functions as a dry retention area.

Signage:

A ground sign with a maximum area of 20 square feet and 54 inches in height (4.5 feet) is proposed. This is generally consistent within the standards set forth in the Overlay. Directional signage, temporary signage, and Public Art as defined Riverside/Avondale Overlay will be permitted. **No internal illumination of signage will be permitted, as consistent with the Zoning Overlay.**

(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 property is located just west of the Stockton Street commercial corridor and 1,000 feet south of the Stockton/I-10 interchange. Convenience store and medical office uses can be found adjacent and to the east of the property at the intersection of Stockton and Ernest. Single-family uses area located on the remaining sides of the property. A multi-unit, several story townhome development is a compatible transitional use between low density residential and more intense commercial uses.

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR/CGC	RLD-60/CCG-1	Single-family/ Medical office
East	CGC	CCG-1	Convenience store/single-family
South	MDR	RMD-B	Single-family
West	MDR	RMD-B	Single-family

Building Massing:

At the rear center of the central courtyard is a proposed pergola. A portion of the development plan contemplates two, four unit buildings with a space between at the rear of the property. This space, or gap between the two buildings will be connected by a proposed pergola facing the

central courtyard. The intent of the pergola is to draw the eye toward the center of the two buildings, but at the same time, establish that there are two separate buildings. The rear two buildings will be constructed in the first phase of the project. The two street facing buildings will be constructed after ground has been broken for the two buildings in the rear.

The Riverside Zoning Overlay (656.399.25(1)(a)(ii) limits massing of attached residential structures to 120 feet in length, with a ten-foot minimum break. The Overlay prohibits the

connection of the rear structure into a single building. Furthermore, attached residential units must provide for every four units a minimum break of 20 feet. Any opening between two rear structures must be at least 20 feet in order to meet the intent of the Overlay. The proposed development plan shows eight platted lots along the rear of the property, presumably, one eight unit building, or two four unit buildings. The configuration of the structures in this manner will either lead to the creation of a building that violates the maximum building massing requirements, or creates a building separation 'dead space' between the two structures. Two four unit buildings along the rear portion of the property reduce the amount of pervious area on site, create at least two units with limited view-sheds and natural light penetration, and create a tight turning radius for vehicles maneuvering around the platted private driveway. **The Planning and Development Department is of the opinion that the maximum number of units on site shall be limited to 14. A single six unit building along the rear portion of the property is more internally compatible than two four unit structures or one eight unit structure.** Additional surface area created by the limitation of the building massing in the rear can be utilized as dry retention, landscaped open space, or off-street parking areas.

Garbage Collection:

Garbage collection may be either curb-side pickup or private hauler, and all storage of waste containers shall be enclosed, not street visible, and located away from adjacent single-family residential properties.

(6) Intensity of Development

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

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

The site is served by city sewer and water.

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

Ernest Street is classified as a local road. The property will have access through a one-way 20 feet wide platted driveway with 16 feet of pavement that both enters and exits from Ernest Street. Pavement narrows to approximately 9 feet in width at the exit, where the applicant intends to preserve the existing exit driveway at this location.

(7) Usable open spaces plazas, recreation areas.

The Riverside/Avondale Zoning Overlay (656.399.33) requires that attached residential buildings with ten units or greater shall include 50 square feet per unit of public space. The public space must be adjacent to a public street. The applicant proposes to provide approximately 6,750 square feet within the central courtyard, whereas a minimum of 800 square feet is required. If the large green space proposed is to function as both a dry retention area and usable public green space, then the slope shall not be greater than 5:1, and adequate landscaping be provided around the periphery as shown in Exhibit E-1.

(8) Impact on wetlands

Surveying of a 2005 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 submitted site plan dated August 14, 2015 shows on-street guest parking for 8 guests, unmarked. It is the intent of the applicant to provide a minimum of 2 rear entry garage parking spaces for each townhome unit. These spaces will be accessible through the 20 feet wide platted private alley as shown on the site plan.

(11) Sidewalks, trails, and bikeways

The project will be required to maintain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 25, 2015, the required Notice of Public Hearing sign **was not** posted. However, the sign posted affidavit was returned to the Department along with a picture of the sign posted on July 28, 2015.



*Source: Agent, Chris Ward
Date: July 28, 2015*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-0448 be **APPROVED** with the following exhibits:

1. **The original legal description dated February 20, 2015.**
2. **The revised written description dated February 11, 2015.**
3. **The revised site plan dated August 14, 2015.**
4. **The original exhibit “E-1: Pergola and Courtyard” dated August 14, 2015, or as otherwise approved by the Planning and Development Department.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-0448 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. **There shall be no internally illuminated signage on the property.**
2. **There shall be no more than 6 residential units in the rear most building, and the building shall be no greater than 120 feet in length.**
3. **There shall be no more than 14 residential units developed on site.**
4. **Each unit with two or more bedrooms shall be provided a minimum of two on-site garage or surface parking spaces, and each unit with one bedroom shall provide a minimum of one on-site garage or surface parking space.**
5. **There shall be no slope greater than 5:1 in the central courtyard.**
6. **There shall be a maximum drop of two feet between the courtyard pathway or sidewalk and the bottom of the dry retention area.**
7. **There shall be a minimum setback of 10 feet from the front property line to a porch, and 15 feet setback from the front property line to the building.**
8. **There shall be a minimum 20 feet between buildings.**



Site is wooded and undeveloped.

Source: Planning and Development Department
Date: June 25, 2015



Existing exit driveway to be retained and specimen tree preserved.

Source: Planning and Development Department
Date: June 25, 2015



Elevation change between the sidewalk and grade.

*Source: Planning and Development Department
Date: June 25, 2015*



Quickway Food Store, east of the property.

*Source: Planning and Development Department
Date: June 25, 2015*



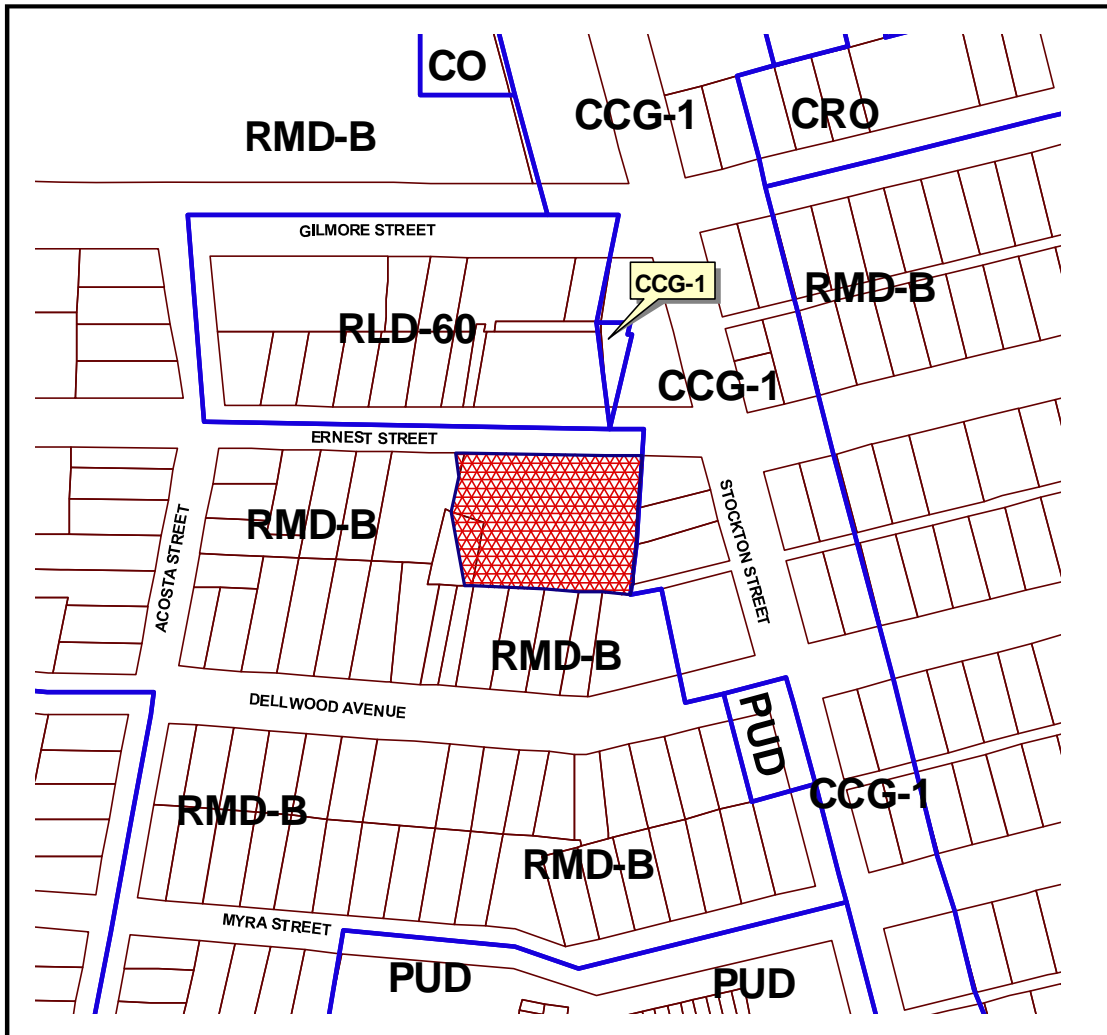
Adjacent single-family home to the west.

*Source: Planning and Development Department
Date: June 25, 2015*



Medical office to the northeast, facing Ernest Street and Stockton Street.

*Source: Planning and Development Department
Date: June 25, 2015*



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-B</p> <p>TO: PUD</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: 14</p>
<p>ORDINANCE NUMBER: ORD-2015-0448</p>	<p>TRACKING NUMBER: T-2015-0790</p>	<p>Exhibit 2</p>

DEVELOPMENT SERVICES



September 3, 2015

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: Ernest St Townhomes PUD
R-2015-0448

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

1. To be platted as an approved private subdivision, roadway is required to meet same design standards as a public roadway. Development is subject to the Subdivision Code Chapter 654 & Roadway design per Section 3 of the Land Development Procedures Manual.
2. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.
3. If gated, provide public turnaround prior to gate/vehicle stopping. Vehicles cannot queue in City right-of-way.

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.



MEMORANDUM

DATE: 09/08/2015

TO: Aaron Glick
City Planner II

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF ERNEST STREET PUD

Stockton Street, from Riverside Avenue to Irene Street, is the directly accessed functionally classified roadway. Stockton Street is a 2-lane undivided class III collector in this vicinity and is currently operating at an acceptable LOS C. Stockton Street segments have a maximum daily service volume of 13,410 vpd and a 2014 daily traffic volume of 11,526. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 16 dwelling units of ITE 230 Condominium/Townhouse which would generate a total of 131 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 230 Condominium/Townhouse – 16 dwelling units)

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2015-0448 Staff Sign-Off/Date AAG / 05/15/2015

Filing Date 06/23/2015 Number of Signs to Post 2

Hearing Dates:

1st City Council 08/11/2015 Planning Commission 08/06/2015

Land Use & Zoning 08/18/2015 2nd City Council N/A

Neighborhood Association RIVERSIDE AVONDALE PRESERVATION SOCIETY

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 790 Application Status PAID
Date Started 02/19/2015 Date Submitted 02/20/2015

General Information On Applicant

Last Name First Name Middle Name
WARD CHRIS

Company Name
NACANA PARTNERS LLC

Mailing Address
8280 PRINCETON SQUARE BLVD. W , SUITE 1

City State Zip Code
JACKSONVILLE FL 32256

Phone Fax Email
904 904 CWARD@NACANPARTNERS.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
WARD CHRIS

Company/Trust Name
NACANA PARTNERS LLC

Mailing Address
8280 PRINCETON SQUARE BLVD. W , SUITE 1

City State Zip Code
JACKSONVILLE FL 32256

Phone Fax Email
9049994988 904 CWARD@NACANAPARTNERS.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				

064781 0000	9	5	RMD-B	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.10

Development Number 9077.00

Proposed PUD Name
ERNEST STREET TOWNHOMES

Justification For Rezoning Application

THE PROPOSED DEVELOPMENT ALLOWS FOR THE RE-USE OF THE PROPERTY TO BE CONSISTENT WITH IT HISTORIC USE. SEE EXHIBIT D

Location Of Property

General Location
RIVERSIDE AREA

House #	Street Name, Type and Direction	Zip Code
0	ERNEST ST	32204

Between Streets
STOCKTON STREET and ACOSTA 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 | |
| 1.10 Acres @ \$10.00 /acre: | \$20.00 |
| 3) Plus Notification Costs Per Addressee | |
| 79 Notifications @ \$7.00 /each: | \$553.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,573.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description 1 of 2

February 20, 2015

DESCRIPTION (PROVIDED BY CLIENT IN TITLE COMMITMENT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.13050398 AND BEING THE SAME AS OFFICIAL RECORDS BOOK 12625, PAGE 137)

EXHIBIT A

LOT A AND PART OF LOTS BAND C, OF A REPLAT OF PART OF BLOCK 92, RIVERSIDE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 3, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALSO

LOT 2 AND PART OF LOTS 3, 6 AND 7, BLOCK 4, SILVERTOWN, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 51, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ERNEST STREET AS NOW LAID OUT AND ESTABLISHED, WITH THE WESTERLY LINE OF SAID LOT 6, IN BLOCK 4, OF SILVERTOWN, RUNNING THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 6, AND THE WESTERLY LINE OF LOT 3, IN BLOCK 4, SILVERTOWN 90 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 207, PAGE 524, OF THE CURRENT PUBLIC RECORDS, RUNNING THENCE SOUTH 71° EAST ALONG THE NORTHERLY LINE OF PROPERTY DESCRIBED IN SAID DEED 52.55 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN SAID DEED, RUNNING THENCE SOUTH 10° 2' WEST 87 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 3, RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3, AND THE SOUTH LINE OF LOT 2, IN BLOCK 4, OF SILVERTOWN, 144 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 2, RUNNING THENCE EAST 10° SOUTH 74.4 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF LOT C IN BLOCK 92, OF SAID RIVERSIDE, WHICH POINT IS 35.99 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT C, RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT C, AND THE EASTERLY LINE OF LOT A OF SAID RIVERSIDE, 197.99 FEET, MORE OR LESS, TO THE SOUTH LINE OF ERNEST STREET, RUNNING THENCE WEST ALONG THE SOUTH LINE OF ERNEST STREET 251.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

and

EXHIBIT 1a

Page _____ of _____

ORDINANCE

Legal Description 2 of 2

February 20, 2015

DESCRIPTION: BY SURVEYOR

BEING A PORTION OF LOT 3, BLOCK 4, SILVERTOWN PLACE, RECORDED IN PLAT 1, PAGE 51, ALSO BEING A PORTION OF ORB. 11925. PG. 631, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 7, BLOCK 2 OF RIVERSIDE PARK PLACE PLAT, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY OF ERNEST STREET. THENCE SOUTH 07°37'50" WEST ALONG THE EASTERLY BOUNDARY OF LOT 7, BLOCK 2 AND THE WESTERLY BOUNDARY OF LOT 6, BLOCK 4, SILVERTOWN PLAT, A DISTANCE OF A 89.75 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN:

THENCE SOUTH 77°12'15" EAST, ALONG THE COMMON BOUNDARY WITH ORB 16817, PG 1827, A DISTANCE OF 52.55 FEET TO A POINT ON THE WESTERLY BOUNDARY OF ORB. 16817, PG 1827; THENCE SOUTH 10°01'55" WEST, AND CONTINUING ALONG THE WESTERLY BOUNDARY OF ORB 16817, PG 1827, A DISTANCE 87.83 FEET TO A POINT; THENCE SOUTH 87°01'05" WEST A DISTANCE 10.26 FEET; THENCE NORTH 14°35'44" WEST, A DISTANCE OF 101.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA

SAID TRACT CONTAINS 2,817 SQUARE FEET MORE OR LESS

and

DESCRIPTION: BY SURVEYOR

BEING A PORTION OF LOT 7, BLOCK 2, RIVERSIDE PARK PLACE, RECORDED IN PLAT 4, PAGE 32, ALSO BEING A PORTION OF ORB. 11925, PG. 630 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 7, BLOCK 2, OF RIVERSIDE PARK PLACE PLAT, THENCE SOUTH 88°21'20" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ERNEST STREET (60' RIGHT OF WAY), A DISTANCE OF 9.66 FEET; THENCE SOUTH 08°07'25" EAST AND DEPARTING FROM SAID ERNEST STREET, A DISTANCE 35.10 FEET TO A POINT ON EAST BOUNDARY LINE OF LOT 6, BLOCK 4 SILVERTOWN PLAT AND THE WESTERLY LINE OF LOT 7, BLOCK 2; THENCE NORTH 07°37'50" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 35.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED.

SAID LANDS SITUATED, LYING AND BEING IN DUVAL COUNTY, FLORIDA

SAID TRACT CONTAINS 168 SQUARE FEET MORE OR LESS

EXHIBIT1b

Page _____ of _____

EXHIBIT D
Ernest Street Multi-Family PUD
Written Description
February 11, 2015

RE#'s: 064781-0000,
City Development Number: XXXXX9077
Current Land Use Designation: MDR
Current Zoning District: RMD-B
Requested Zoning District: PUD

I. PROJECT DESCRIPTION

Nacana Partners, LLC (the "Applicant") proposes to rezone the "subject property" an approximately 1 acre lot, from RMD-B to Planned Unit Development ("PUD"). The PUD zoning district is being requested to allow for the redevelopment of the "subject property: to be consistent with its original use as a twenty four- unit apartment complex and to ensure flexibility, yet predictability in the implementation of the City of Jacksonville Zoning Code.

The "subject property's address is 0 Ernest Street and is located on the south side of Ernest Street just west of the Ernest Street-Stockton Street intersection (Exhibit K). The subject property legal description is attached to this application as Exhibit "1"

The "subject property" is within the Riverside/Avondale Zoning Overlay District and is within the Residential Character Area. The surrounding overlay character areas include a commercial character area to the east and residential character to the north, east, south and west, all depicted on the PUD site plan Exhibit "E". Access to the property is provided off of Ernest Street that includes the two existing drive cuts and an alley connection to the southeast property corner. The property is currently vacant and is mostly open field with some scattered trees located along the property boundaries.

The "subject property" was formally the twenty-four unit "Georgian Terrace Apartments"; these historically significant units were demolished in the 1990's. It is the intent of this redevelopment effort to re- create an attached residential product similar in scale to the original apartments yet reduce the density to be consistent with the City of Jacksonville Comprehensive Plan. The purpose of this PUD rezoning is to permit a flexible development program for this in-fill project that will include single-family detached homes, duplex or townhomes as further described in this Written Description. The proposed PUD will permit in-fill development of attached-residential units at a maximum gross densities 16 units per acre, and as depicted on the PUD site plan attached as Exhibit "E" and as described herein. The following information constitutes the written description of the intended plan of development for the Ernest Street Multi-Family PUD

II. USES AND RESTRICTIONS

Attached hereto is a site plan depicted on Exhibit “E” indicating the development’s general design. The provisions of this written description shall supersede any previous written descriptions that may have been applicable to this site.

A. Permitted Uses and Structures:

- (1) Single-family detached dwellings
- (2) Multiple-family dwellings & Duplexes
- (3) Townhomes, Fee Simple
- (4) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (5) Parks, playgrounds or recreational structures meeting the performance standards and development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (6) Home occupations meeting the performance standards and development criteria set forth in Part 4 - Section 656.401(n)(1) of the Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as permitted in Section 656.403, Jacksonville Zoning Code.

C. Permissible Uses by Exception:

- (1) Schools meeting the performance standards and development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (2) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (3) Housing for the elderly.
- (4) Nursing homes.
- (5) Home occupations meeting the performance standards and development criteria set forth in Part 4 - Section 656.401 (n)(3) of the Jacksonville Zoning Code.

III. DESIGN GUIDELINES

A. Single Family

- (1) Site Guidelines – Determined by the Historic Setback of a contributing structure on the block adjacent and facing the proposed development. Except for increases for the side yard for the provision of access to the rear yard for parking, the setback may not deviate more than five feet on any side, front or rear.
- (2) Minimum Lot Requirements per Residential Low Density-40 (RLD-40),

Section 656.304

B. Multifamily Dwellings & Duplex

- (1) Site Guidelines – Determined by the Historic Setback of a contributing structure on the block adjacent and facing the proposed development. Except for increases for the side yard for the provision of access to the rear yard for parking, the setback may not deviate more than five feet on any side, front or rear.
- (2) Minimum Lot Requirements per Medium Density Residential Category, RMD-B, Section 656.306

C. Townhomes

- (1) Site Guidelines
 - i. A maximum of sixteen (16) townhome units
 - ii. Building may be 2 unit, 4 unit, 6 unit or 8 unit.
 - iii. All units shall be contained within platted lots
 - iv. All units are required to provide two-hour fire rating between units and provide a 13 –D fire suppression sprinkler system
 - v. Site Requirements - Per Section 656.399.20 or as modified below:
 - 1. Minimum lot area: None.
 - 2. Minimum lot width: None.
 - 3. Maximum lot coverage: 75 percent.
 - 4. Minimum front setback: 10 feet, 5 feet for porch
 - 5. Minimum side setback: 10 feet
 - 6. Minimum rear setback: 10 feet
 - 7. Maximum height of structures: New buildings shall not exceed 40 feet. Chimneys and other appurtenances may be placed above this maximum height.
- (2) Individually Platted Townhome Lots Per Section 656.414 or as modified below:
 - i. Minimum Lot width: 17 feet, 20' end units
 - ii. Minimum Lot Area: 1,200 square feet
 - iii. Maximum Lot Coverage by all buildings: 85%
 - iv. Yard Requirements
 - a. Minimum front setback: 10 Feet, 5 feet for porch
 - b. Minimum side setback: 5 feet, 5 feet for porch
 - c. Minimum rear setback: 5 feet
 - v. Maximum height of structures: New buildings shall not exceed 40 feet. Chimneys and other appurtenances may be placed above this maximum height.

B. Parking and Vehicular Use Area Requirements:

- (1) The parking stall quantity calculation shall be pursuant to Section 656.604, Jacksonville Zoning Code and as shown on Exhibit "E".
- (2) Guest Parking requirements will be provided thru on-street parking as shown on Exhibit "E".

D. Vehicular Access:

- (1) Vehicular access and egress to the Property shall be by way of a platted twenty foot (20) wide alley that connects to Ernest Street as depicted on the PUD site plan Exhibit "E". No connection shall be made to the existing fifteen-foot alley. Driveway width shall be ten (10) feet wide for one-way access\egress with the allowance to reduce this width to nine (9) feet to preserve historic drive access and/or significant trees.
- (2) Access may be secured and include tenant, visitor, customer, service and\or emergency circulation.
- (3) Vehicular Use Areas (VUAs), driveways, drop-off areas and vehicular access surfaces may be pervious surfaces, such as gravel, turf-block, pervious asphalt, pervious concrete, geo-block or similar surfaces.

E. Pedestrian Access:

- (1) Pedestrian access shall be provided by sidewalks installed in accordance with the 2010 Comprehensive Plan.
- (2) All sidewalks constructed on and adjacent to the property shall at a minimum be consistent with Section 656.399.29(3), Jacksonville Zoning Code.
- (3) Pedestrian access and egress to all buildings in the Historic Residential Character Area may be secured by decorative fencing, gates or other devices consistent with the review and approval of the Jacksonville Historic Preservation Commission.
- (4) Pedestrian access will include the historic connection to the Ernest Street sidewalks, the connection location will be per the final site plan and may vary from their original locations.
- (5) Based on the principles set forth in Section 656.399.13, Jacksonville Zoning Code, the following criteria constitute the requirements for walkways and pedestrian

connections between vehicular use areas and building entrances:

- a. Pedestrian connections from vehicular use areas to structures shall be defined as the shortest, clearly defined route from the edge of the VUA to any single entrance point to the building(s). Route does not include those associated with barrier free access, parking islands, crosswalks or on-street parking.
- b. Shade trees shall be incorporated in areas associated with pedestrian connections that do not conflict with pavement, buildings, tree canopy and other site improvements which exist or are proposed.
- c. Pedestrian circulation within vehicular use areas shall occur informally, with clearly defined networks located primarily at the building entrances by means of walkways and sidewalks.

E. Signage: For the purposes of this PUD, the following are the signage types apply.

- (1) Project Identification Signage: A project identification sign may be erected anywhere along the property's Ernest Street frontage subject to approval by the Jacksonville Historic Preservation Commission. The sign shall be ground mounted with a maximum height of fifty-four (54) inches with a twenty (20) square foot maximum per sign face area. Sign may be double faced.
- (2) Directional Signage: Directional Signs that indicate ways to and from PUD entrances, major buildings and key components of the development for vehicular users and pedestrians shall be permitted throughout the PUD upon approval by the Jacksonville Historic Preservation Commission. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant logo(s) and name of the development. Vehicle-oriented directional signs may be a maximum of eight (8) square feet in area per sign face.
- (3) Temporary Signage: The use of temporary, sales, construction identification and project announcement signage will be permitted. All signage except the sales signs must be removed upon substantial completion of the project. Sales signage must be removed upon 100% occupancy of the residential building and upon closing of sales operations for the commercial property.
- (4) Public Art: Public Art is not considered Street Art as defined in the Riverside/Avondale Zoning Overlay. Public Art shall be permitted throughout the PUD on all open spaces on both public and private oriented spaces upon approval of the Jacksonville Historic Preservation Commission.

F. Landscaping and Buffers

- (1) Landscaping on the site shall be in accordance with the requirements of the City of Jacksonville Landscape and Tree Protection Ordinances and Sec 656.399.32. Notwithstanding the provisions of Part 12 of the Jacksonville Zoning Code, the location of landscaping may vary from the strict requirements of such Part and be relocated to alternative placement to provide for improved site design and function. This may include location of required buffer shade trees to be located at the nearest available space with suitable area for the shade tree. Nothing herein shall be construed to allow a reduction in the amount of required landscaping. Notwithstanding the foregoing, the landscape plan shall be subject to the review of the City of Jacksonville Planning and Development Department and the Jacksonville Historic Preservation Commission.

- (2) Central Courtyard: The Central Courtyard as depicted on the PUD Site Plan Exhibit "E" shall be designed in accordance with the courtyard plan, Exhibit "E-1". The plan is general in nature and represents the proposed design intent. Final design shall be subject to the review of the City of Jacksonville Planning and Development Department and the Jacksonville Historic Preservation Commission.

- (3) Landscape Protection: In order to protect the historic character of the neighborhood landscape protection, per 656.1212 d, of wheel stops, landscape timbers, curbs, bollards will not be required. All setbacks for shrubs and irrigation per 656.1212 d, shall be complied with.

- (4) The perimeter buffer between the multi-family use and adjacent single-family use may be a minimum of five feet provided that an eight (8) foot high, 100 % opaque fence is provided along the property line with the following exception. The fence height shall be reduced to four feet on the side-yards when it reaches the front plane of the adjacent structure and continue at four feet up to Ernest Street and as shown on Exhibit "E". The fence may be constructed of metal, masonry, or wood. The fence design shall be approved by the Jacksonville Historic Preservation Commission. Landscaping within buffer shall meet Part 12 of the Jacksonville Zoning Code with required shade tree being permitted to be planted within 25' of property line.

- (5) Buffer requirements may be addressed via legal agreements with adjacent property owners, this may include recorded easement or restrictions.

G. Waste Management

- (1) Townhome solid waste shall be allowed by either curb-side pickup or private hauler. All storage for waste containers shall be enclosed, shall not be street visible, and shall be located away from adjacent single family residential properties

H. Architecture

- (1) The architecture and building standards for the Project shall be designed to be compatible with the Historic Preservation Guidelines for the Riverside Avondale Historic District, as defined in Chapter 307, Jacksonville Ordinance Code. The Project shall be required to obtain a Certificate of Appropriateness and its design shall be reviewed and approved by the Planning and Development Department and the Jacksonville Historic Preservation Commission. Any changes to the exterior or architectural design of the building shall be submitted to the Planning and Development Department for their review and approval
- (2) Mechanical equipment located at ground level (except backflow preventers, hydrants and meters) shall be placed consistent with Section 656.399.29 (6), Jacksonville Zoning Code. All mechanical equipment shall be located away from adjacent single family residential properties and shall not be street visible or shall be screened. Back flow preventers shall be screened.

I. Historic Preservation Requirements

This PUD shall be subject to requirements, review and approval of the Jacksonville Historic Preservation Commission (JHPC) and Chapter 307 of the Jacksonville Ordinance Code. The intent is that this project be designed and developed with close coordination with the JHPC to develop strategies to successfully integrate the project with the neighborhood. In this context, the methods and components of the project will be developed as the project proceeds and will be fully coordinated with the JHPC, RAP and the City of Jacksonville Planning and Development Department as required.

J. Phasing-Other: Project buildings shall be phased in accordance with the final Jacksonville Historic Preservation Commission’s ‘ Certificate of Appropriateness’ and the PUD Site Plan Exhibit “E”. The PUD will allow the platting of townhome lots to alley as depicted in the PUD site plan Exhibit “E”,

IV. 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 and to Riverside Avondale Preservation (RAP) identifying all existing and proposed uses within the Property, and showing the general layout of the overall property.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

The proposed development allows for the reuse of the subject property to be consistent with the property’s original historic use. The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community.

- (1) Creative in its approach through the use of building style, arrangement and urbanized site development;
- (2) More desirable than would be possible through strict application of the minimum requirements of the Jacksonville Zoning Code;
- (3) More efficient and will have lower development costs;
- (4) Compatible with surrounding land uses, including the existing residential and commercial uses;
- (5) Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,
- (6) The proposed project is consistent with the principles set forth in the Riverside/Avondale Zoning Overlay District, as amended.

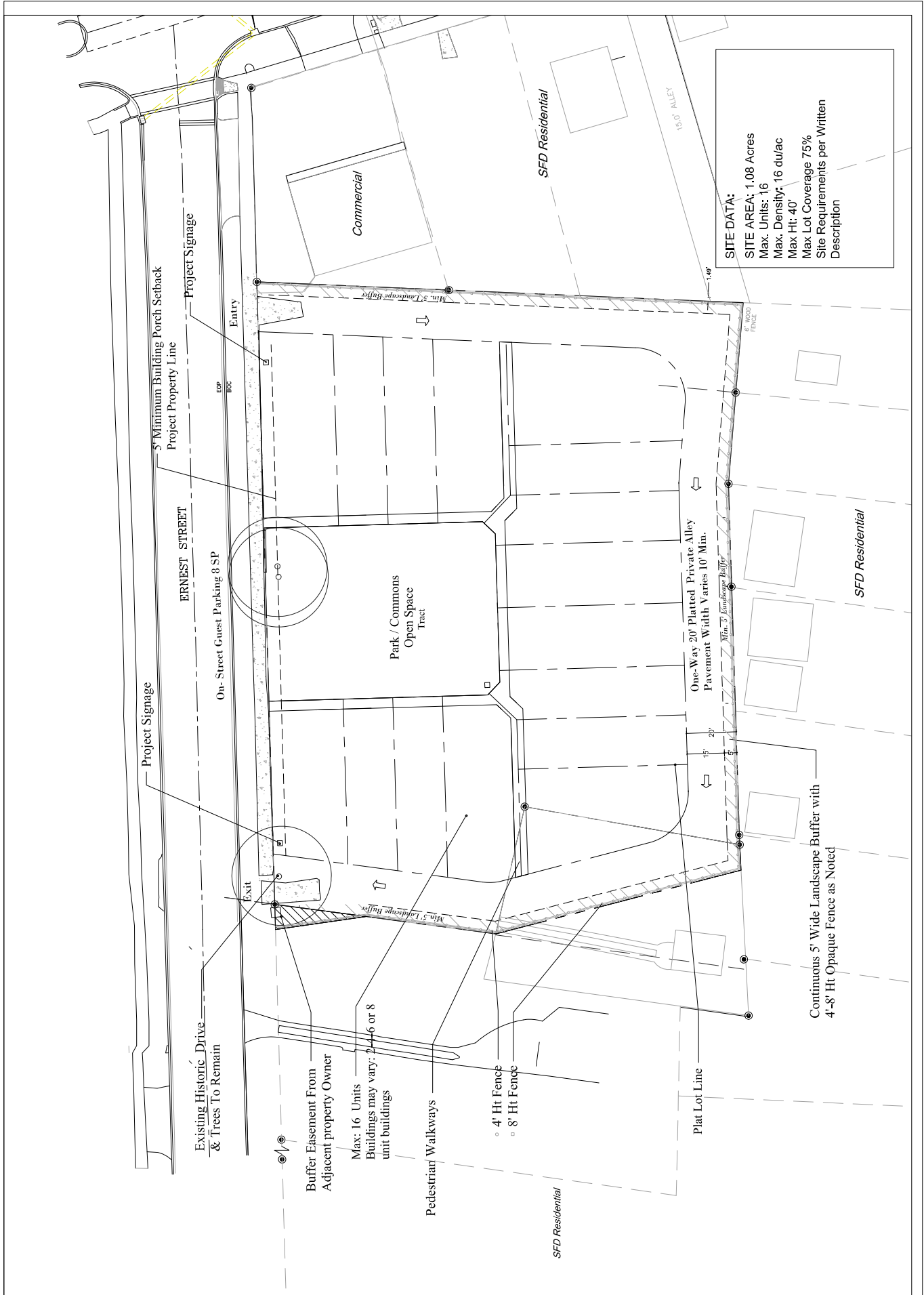
VI. PUD REVIEW CRITERIA

- (1) Consistency with Comprehensive Plan: The Property is located within the MDR land use category according to the Future Land Use Map of the Comprehensive Plan and is zoned RMD-B. The MDR land use category allows residential development of up to twenty (20) units per acre. The proposed development will not exceed the allowances made by the Comprehensive Plan for residential development.
- (2) Roadways/Consistency with the Concurrency Management System: The development of the property will comply with the requirements of the Concurrency Management System and shall conform to the roadway ingress and egress approved as part of this PUD.
- (3) Allocation of Residential Land Use: The development will propose a number of residential units consistent with the MDR land use category and is within the allocations set forth in the Comprehensive Plan.
- (4) Internal Compatibility: Internal access and circulation will be addressed as part of the Final Engineering Plan review and subject to the approval of the City Traffic Engineer.
- (5) External Compatibility/Intensity of Development: The development is consistent and compatible with the planned and permitted development in the area. The surrounding property uses include medium density residential properties to the north, west and south. Commercial uses are located to the east of the subject property across Stockton Street. Therefore, the proposed use is compatible in both intensity and density with these surrounding developments and zoning districts.

- (6) Useable Open Spaces, Plazas, and Recreation Areas: The PUD shall be required to provide open space per the Public Space Standards pursuant to Section 656.399.33, Jacksonville Zoning Code.
- (7) Impact on Wetlands: The property has no jurisdictional wetlands.
- (8) Listed Species Regulations: Not applicable.
- (9) Off Street Parking: Development of the Property will generally comply with the off-street parking set forth in the Riverside/Avondale Zoning Overlay District, as amended, the Jacksonville Zoning Code and this PUD, as amended herein.
- (10) Sidewalks, Trails, and Bikeways: Sidewalks shall be maintained and/or improved along the exterior boundary of the subject property as they currently exist. The locations of all sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- (11) Storm-water Retention: The project will connect to the COJ stormwater collection system at the either the storm inlet at Ernest Street or Stockton. The project will be subject to and only to the State of Florida Design and Performance Standards for Stormwater Management Systems in accordance with Chapter 40C-42 Florida Administrative Code. This chapter governs stormwater management systems which are designed and constructed to control discharges necessitated by rainfall events.” Stormwater discharges to groundwater shall be regulated under the provisions of Rule 62-28.700, F.A.C., and other applicable rules of the Department of Environmental Protection.
- (12) Utilities: Water, sewer and electrical services to the subject property are available through JEA.
- (13) Temporary Uses: Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
- (14) Modifications: Amendment to this approved PUD district shall only be accomplished by Minor Modification or by the filing a Rezoning application pursuant to Section 656.341, Jacksonville Zoning Code. Riverside Avondale Preservation will receive notification upon filing either a Minor Modification or Rezoning application,
- (15) Successors in Title: All successors in title to the property, or any portion of the property, shall be bound by the conditions of this PUD.
- (16) Site Plan: The plans and other visual illustrations in this PUD application are subject to the review and approval of Developmental Services and the Jacksonville

Planning and Development Department, which includes the Jacksonville Historic Preservation Committee.

- (17) Savings Clause: Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of the City of Jacksonville, including without limitation any Concurrency Management Ordinances, the Riverside Avondale Zoning Overlay, as amended and the 2030 Comprehensive Plan, as may be amended from time to time, shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.



SITE DATA:

 SITE AREA: 1.08 Acres

 Max. Units: 16

 Max. Density: 16 du/ac

 Max Ht: 40'

 Max Lot Coverage 75%

 Site Requirements per Written Description

Buffer Easement From

 Adjacent property Owner

 Max: 16 Units

 Buildings may vary: 2, 4, 6 or 8

 unit buildings

Continuous 5' Wide Landscape Buffer with

 4'-8' Ht Opaque Fence as Noted

EXHIBIT D
Ernest Street Multi-Family PUD
Written Description

~~February~~ September 14, 2015

RE#'s: 064781-0000,
City Development Number: XXXXX9077
Current Land Use Designation: MDR
Current Zoning District: RMD-B
Requested Zoning District: PUD

I. PROJECT DESCRIPTION

Nacana Partners, LLC (the “Applicant”) proposes to rezone the “subject property” an approximately 1 acre lot, from RMD-B to Planned Unit Development (“PUD”). The PUD zoning district is being requested to allow for the redevelopment of the “subject property: to be consistent with its original use as a twenty four- unit apartment complex and to ensure flexibility, yet predictability in the implementation of the City of Jacksonville Zoning Code.

The “subject property”’s address is 0 Ernest Street and is located on the south side of Ernest Street just west of the Ernest Street-Stockton Street intersection (Exhibit K). The subject property legal description is attached to this application as Exhibit “1”

The “subject property” is within the Riverside/Avondale Zoning Overlay District and is within the Residential Character Area. The surrounding overlay character areas include a commercial character area to the east and residential character to the north, east, south and west, all depicted on the PUD site plan Exhibit “E”. Access to the property is provided off of Ernest Street that includes the two existing drive cuts and an alley connection to the southeast property corner. The property is currently vacant and is mostly open field with some scattered trees located along the property boundaries.

The “subject property” was formally the twenty-four unit “Georgian Terrace Apartments”; these historically significant units were demolished in the 1990’s. It is the intent of this redevelopment effort to re- create an attached residential product similar in scale to the original apartments yet reduce the density to be consistent with the City of Jacksonville Comprehensive Plan. The purpose of this PUD rezoning is to permit a flexible development program for this in-fill project that will include single-family detached homes, duplex or townhomes as further described in this Written Description. The proposed PUD will permit in-fill development of attached-residential units at a maximum gross densities 16 units per acre, and as depicted on the PUD site plan attached as Exhibit “E” and as described herein. The following information constitutes the written description of the -intended -plan of development for the Ernest Street Multi-Family PUD

II. USES AND RESTRICTIONS

Attached hereto is a site plan depicted on Exhibit “E” indicating the development’s general design. The provisions of this written description shall supersede any previous written descriptions that may have been applicable to this site.

A. Permitted Uses and Structures:

- (1) Single-family detached dwellings
- (2) Multiple-family dwellings & Duplexes
- (3) Townhomes, Fee Simple
- (4) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (5) Parks, playgrounds or recreational structures meeting the performance standards and development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (6) Home occupations meeting the performance standards and development criteria set forth in Part 4 - Section 656.401(n)(1) of the Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures ~~are~~ allowed as permitted in Section 656.403, Jacksonville Zoning Code.

C. Permissible Uses by Exception:

- (1) Schools meeting the performance standards and development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (2) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Jacksonville Zoning Code.
- (3) Housing for the elderly.
- (4) Nursing homes.
- (5) Home occupations meeting the performance standards and development criteria set forth in Part 4 - Section 656.401 (n)(3) of the Jacksonville Zoning Code.

III. DESIGN GUIDELINES

A. Single Family

- (1) Site Guidelines – Determined by the Historic Setback of a contributing structure on the block adjacent and facing the proposed development. Except for increases for the side yard for the provision of access to the rear yard for parking,

- the setback may not deviate more than five feet on any side, front or rear.
- (2) Minimum Lot Requirements per Residential Low Density-40 (RLD-40), Section 656.304

B. Multifamily Dwellings & Duplex

(1) Site Guidelines – per Medium Density Residential Category, RMD-B, Section 656.306

~~(2) Site Setbacks-~~ Determined by the Historic Setback of a contributing structure on the block adjacent and facing the proposed development. Except for increases for the side yard for the provision of access to the rear yard for parking, the setback may not deviate more than five feet on any side, front or rear.

~~(2) Minimum Lot Requirements per Medium Density Residential Category, RMD-B, Section 656.306~~

C. Townhomes

(1) Site Guidelines

- i. A maximum of sixteen (16) townhome units
- ii. Building may be 2 unit, 4 unit, 6 unit or 8 unit.
- iii. All units shall be contained within platted lots
- iv. All units are required to provide two-hour fire rating between units and provide a 13 –D fire suppression sprinkler system
- v. Site Requirements - Per Section 656.399.20 or as modified below:
 1. Minimum lot area: None.
 2. Minimum lot width: None.
 3. Maximum lot coverage: 75 percent.
 4. Minimum front setback: 10 feet, 5 feet for porch
 5. Minimum side setback: 10 feet
 6. Minimum rear setback: 10 feet
 7. Maximum height of structures: New buildings shall not exceed 40 feet. Chimneys and other appurtenances may be placed above this maximum height.

(2) Individually Platted Townhome Lots Per Section 656.414 or as modified below:

- i. Minimum Lot width: 5' at Ernest Street Right of Way and 17 feet, (20' end units) at Construction Setback
- ii. Minimum Lot Area: 1,200 square feet
- iii. Maximum Lot Coverage by all buildings: ~~85~~75%
- iv. Yard Requirements
 - a. Minimum front setback: 10 Feet, 5 feet for porch

- b. Minimum side setback: 5 feet, 5 feet for porch
- c. Minimum rear setback: 5 feet
- v. Maximum height of structures: New buildings shall not exceed 40 feet. Chimneys and other appurtenances may be placed above this maximum height.

B. Parking and Vehicular Use Area Requirements:

- (1) ~~The parking stall quantity calculation shall be pursuant to Section 656.604, Jacksonville Zoning Code and as shown on Exhibit "E".~~ Each unit with two or more bedrooms shall be provided a minimum of two on-site garage or surface parking spaces, and each unit with one bedroom shall provide a minimum of one on-site garage or surface parking space.
- (2) Guest Parking requirements will be provided thru on-street parking as shown on Exhibit "E".

D. Vehicular Access:

- (1) Vehicular access and egress to the Property shall be by way ~~of a platted private driveway within a~~ twenty foot (20) wide ~~access easement~~alley that connects to Ernest Street as depicted on the PUD site plan Exhibit "E". No connection shall be made to the existing fifteen-foot alley. Driveway width shall be ten (10) feet wide for one-way access\egress with the allowance to reduce this width to nine (9) feet to preserve historic drive access and/or significant trees.
- (2) Access may be secured and include tenant, visitor, customer, service and\or emergency circulation.
- (3) Vehicular Use Areas (VUAs), driveways, drop-off areas and vehicular access surfaces may be pervious surfaces, such as gravel, turf-block, pervious asphalt, pervious concrete, geo-block or similar surfaces.

E. Pedestrian Access:

- (1) Pedestrian access shall be provided by sidewalks installed in accordance with the 2010 Comprehensive Plan.
- (2) All sidewalks constructed on and adjacent to the property shall at a minimum be consistent with Section 656.399.29(3), Jacksonville Zoning Code.
- (3) Pedestrian ~~access and~~access ~~egress and~~ egress ~~all to buildings~~all buildings in

the Historic Residential Character Area may be secured by decorative fencing, gates or other devices consistent with the review and approval of the Jacksonville Historic Preservation Commission.

- (4) Pedestrian access will include the historic connection to the Ernest Street sidewalks, the connection location will be per the final site plan and may vary from their original locations.
- (5) Based on the principles set forth in Section 656.399.13, Jacksonville Zoning Code, the following criteria constitute the requirements for walkways and pedestrian connections between vehicular use areas and building entrances:
 - a. Pedestrian connections from vehicular use areas to structures shall be defined as the shortest, clearly defined route from the edge of the VUA to any single entrance point to the building(s). Route does not include those associated with barrier free access, parking islands, crosswalks or on-street parking.
 - b. Shade trees shall be incorporated in areas associated with pedestrian connections that do not conflict with pavement, buildings, tree canopy and other site improvements which exist or are proposed.
 - c. Pedestrian circulation within vehicular use areas shall occur informally, with clearly defined networks located primarily at the building entrances by means of walkways and sidewalks.

E. Signage: For the purposes of this PUD, the following are the signage types apply.

- (1) Project Identification Signage: A project identification sign may be erected anywhere along the property's Ernest Street frontage subject to approval by the Jacksonville Historic Preservation Commission. The sign shall be ground mounted with a maximum height of fifty-four (54) inches with a twenty (20) square foot maximum per sign face area. Sign may be double faced. No internal illumination of signage will be permitted, as consistent with the Zoning Overlay.
- (2) Directional Signage: Directional Signs that indicate ways to and from PUD entrances, major buildings and key components of the development for vehicular users and pedestrians shall be permitted throughout the PUD upon approval by the Jacksonville Historic Preservation Commission. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant logo(s) and name of the development. Vehicle-oriented directional signs may be a maximum of eight (8) square feet in area per sign face.

- (3) Temporary Signage: The use of temporary, sales, construction identification and project announcement signage will be permitted. All signage except the sales signs must be removed upon substantial completion of the project. Sales signage must be removed upon 100% occupancy of the residential building and upon closing of sales operations for the commercial property.
- (4) Public Art: Public Art is not considered Street Art as defined in the Riverside/Avondale Zoning Overlay. Public Art shall be permitted throughout the PUD on all open spaces on both public and private oriented spaces upon approval of the Jacksonville Historic Preservation Commission.

F. Landscaping and Buffers

- (1) Landscaping on the site shall be in accordance with the requirements of the City of Jacksonville Landscape and Tree Protection Ordinances and Sec 656.399.32. Notwithstanding the provisions of Part 12 of the Jacksonville Zoning Code, the location of landscaping may vary from the strict requirements of such Part and be relocated to alternative placement to provide for improved site design and function. This may include location of required buffer shade trees to be located at the nearest available space with suitable area for the shade tree. Nothing herein shall be construed to allow a reduction in the amount of required landscaping. Notwithstanding the foregoing, the landscape plan shall be subject to the review of the City of Jacksonville Planning and Development Department and the Jacksonville Historic Preservation Commission.
- (2) Central Courtyard: The Central Courtyard as depicted on the PUD Site Plan Exhibit "E" shall be designed in accordance with the courtyard plan, Exhibit "E-1". The plan is general in nature and represents the proposed design intent. A maximum drop distance of no more than three feet between the courtyard pathway or sidewalk and the bottom of the dry retention area is allowed. Bulkheads steps terraces and vegetative slopes of~~The slope shall be no greater than 5:1 may be utilized to transition this grade difference. in the central courtyard and there will be a maximum drop of no more than three feet between the courtyard pathway or sidewalk and the bottom of the dry retention area.~~ Final design and minor deviations shall be subject to the review of the City of Jacksonville Planning and Development Department and the Jacksonville Historic Preservation Commission.
- (3) Landscape Protection: In order to protect the historic character of the neighborhood landscape protection, per 656.1212 d, of wheel stops, landscape timbers, curbs, bollards will not be required. All setbacks for shrubs and irrigation per 656.1212 d, shall be complied with.

- (4) The perimeter buffer between the multi-family use and adjacent single-family use may be a minimum of five feet provided that an eight (8) foot high, 100 % opaque fence is provided along the property line with the following exception. The fence height shall be reduced to four feet on the side-yards when it reaches the front plane of the adjacent structure and continue at four feet up to Ernest Street and as shown on Exhibit “E”. The fence may be constructed of metal, masonry, or wood. The fence design shall be approved by the Jacksonville Historic Preservation Commission. Landscaping within buffer shall meet Part 12 of the Jacksonville Zoning Code with required shade tree being permitted to be planted within 25’ of property line.
- (5) Buffer requirements may be addressed via legal agreements with adjacent property owners, this may include recorded easement or restrictions.

G. Waste Management

- (1) Townhome solid waste shall be allowed by either curb-side pickup or private hauler. All storage for waste containers shall be enclosed, shall not be street visible, and shall be located away from adjacent single family residential properties

H. Architecture

- (1) The architecture and building standards for the Project shall be designed to be compatible with the Historic Preservation Guidelines for the Riverside Avondale Historic District, as defined in Chapter 307, Jacksonville Ordinance Code. The Project shall be required to obtain a Certificate of Appropriateness and its design shall be reviewed and approved by the Planning and Development Department and the Jacksonville Historic Preservation Commission. Any changes to the exterior or architectural design of the building shall be submitted to the Planning and Development Department for their review and approval
- (2) Mechanical equipment located at ground level (except backflow preventers, hydrants and meters) shall be placed consistent with Section 656.399.29 (6), Jacksonville Zoning Code. All mechanical equipment shall be located away from adjacent single family residential properties and shall not be street visible or shall be screened. Back flow preventers shall be screened.

I. Historic Preservation Requirements

This PUD shall be subject to requirements, review and approval of the Jacksonville Historic Preservation Commission (JHPC) and Chapter 307 of the Jacksonville Ordinance

Code. The intent is that this project be designed and developed with close coordination with the JHPC to develop strategies to successfully integrate the project with the neighborhood. In this context, the methods and components of the project will be developed as the project proceeds and will be fully coordinated with the JHPC, RAP and the City of Jacksonville Planning and Development Department as required.

J. Phasing-Other: Project buildings shall be phased in accordance with the final Jacksonville Historic Preservation Commission’s ‘ Certificate of Appropriateness’ and the PUD Site Plan Exhibit “E”. The PUD will allow the platting of townhome lots to alley as depicted in the PUD site plan Exhibit “E”,

IV. 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 and to Riverside Avondale Preservation (RAP) identifying all existing and proposed uses within the Property, and showing the general layout of the overall property.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

The proposed development allows for the reuse of the subject property to be consistent with the property’s original historic use. The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community.

- (1) Creative in its approach through the use of building style, arrangement and urbanized site development;
- (2) More desirable than would be possible through strict application of the minimum requirements of the Jacksonville Zoning Code;
- (3) More efficient and will have lower development costs;
- (4) Compatible with surrounding land uses, including the existing residential and commercial uses;
- (5) Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,
- (6) The proposed project is consistent with the principles set forth in the Riverside/Avondale Zoning Overlay District, as amended.

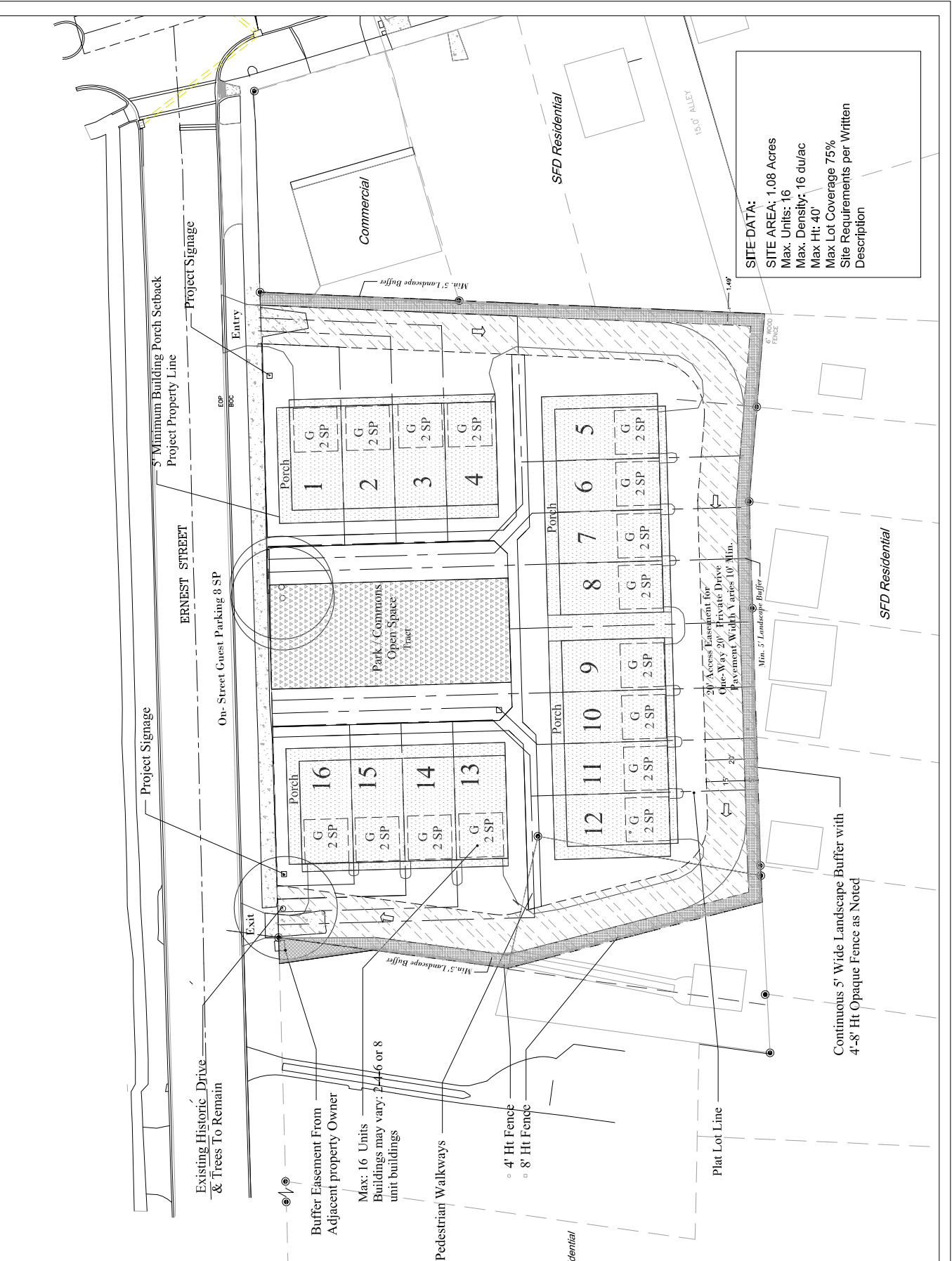
VI. PUD REVIEW CRITERIA

- (1) Consistency with Comprehensive Plan: The Property is located within the MDR land use category according to the Future Land Use Map of the Comprehensive Plan and is

zoned RMD-B. The MDR land use category allows residential development of up to twenty (20) units per acre. The proposed development will not exceed the allowances made by the Comprehensive Plan for residential development.

- (2) Roadways/Consistency with the Concurrency Management System: The development of the property will comply with the requirements of the Concurrency Management System and shall conform to the roadway ingress and egress approved as part of this PUD.
- (3) Allocation of Residential Land Use: The development will propose a number of residential units consistent with the MDR land use category and is within the allocations set forth in the Comprehensive Plan.
- (4) Internal Compatibility: Internal access and circulation will be addressed as part of the Final Engineering Plan review and subject to the approval of the City Traffic Engineer.
- (5) External Compatibility/Intensity of Development: The development is consistent and compatible with the planned and permitted development in the area. The surrounding property uses include medium density residential properties to the north, west and south. Commercial uses are located to the east of the subject property across Stockton Street. Therefore, the proposed use is compatible in both intensity and density with these surrounding developments and zoning districts.
- (6) Useable Open Spaces, Plazas, and Recreation Areas: The PUD shall be required to provide open space per the Public Space Standards pursuant to Section 656.399.33, Jacksonville Zoning Code.
- (7) Impact on Wetlands: The property has no jurisdictional wetlands.
- (8) Listed Species Regulations: Not applicable.
- (9) Off Street Parking: Development of the Property will generally comply with the off-street parking set forth in the Riverside/Avondale Zoning Overlay District, as amended, the Jacksonville Zoning Code and this PUD, as amended herein. Each unit with two or more bedrooms shall be provided a minimum of two on-site garage or surface parking spaces, and each unit with one bedroom shall provide a minimum of one on-site garage or surface parking space.
- (10) Sidewalks, Trails, and Bikeways: Sidewalks shall be maintained and/or improved along the exterior boundary of the subject property as they currently exist. The locations of all sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

- (11) Storm-water Retention: The project will connect to the COJ stormwater collection system at either the storm inlet at Ernest Street or Stockton. The project will be subject to and only to the State of Florida Design and Performance Standards for Stormwater Management Systems in accordance with Chapter 40C-42 Florida Administrative Code. This chapter governs stormwater management systems which are designed and constructed to control discharges necessitated by rainfall events.” Stormwater discharges to groundwater shall be regulated under the provisions of Rule 62-28.700, F.A.C., and other applicable rules of the Department of Environmental Protection.
- (12) Utilities: Water, sewer and electrical services to the subject property are available through JEA.
- (13) Temporary Uses: Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
- (14) Modifications: Amendment to this approved PUD district shall only be accomplished by Minor Modification or by the filing a Rezoning application pursuant to Section 656.341, Jacksonville Zoning Code. Riverside Avondale Preservation will receive notification upon filing either a Minor Modification or Rezoning application,
- (15) Successors in Title: All successors in title to the property, or any portion of the property, shall be bound by the conditions of this PUD.
- (16) Site Plan: The plans and other visual illustrations in this PUD application are subject to the review and approval of Developmental Services and the Jacksonville Planning and Development Department, which includes the Jacksonville Historic Preservation Committee.
- (17) Savings Clause: Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of the City of Jacksonville, including without limitation any Concurrency Management Ordinances, the Riverside Avondale Zoning Overlay, as amended and the 2030 Comprehensive Plan, as may be amended from time to time, shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.



SITE DATA:

 SITE AREA: 1.08 Acres

 Max. Units: 16

 Max. Density: 16 du/ac

 Max Ht: 40'

 Max Lot Coverage 75%

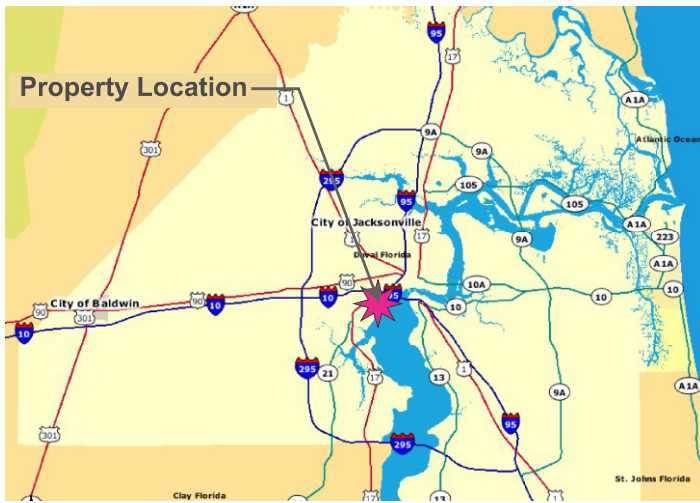
 Site Requirements per Written Description

Continuous 5' Wide Landscape Buffer with

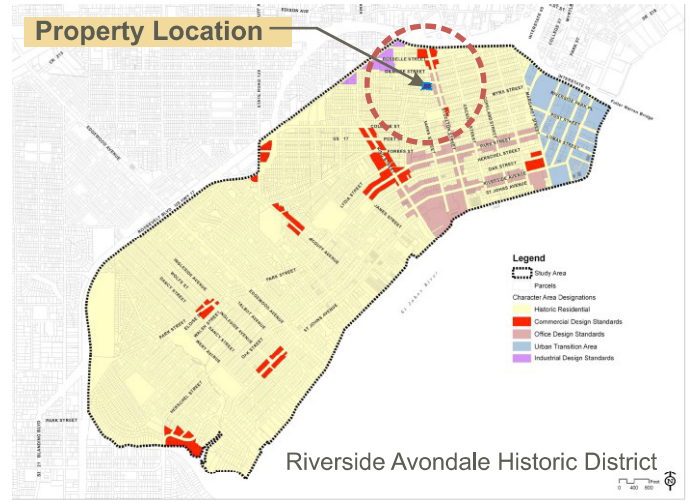
 4'-8' Ht Opaque Fence as Noted

ORDINANCE

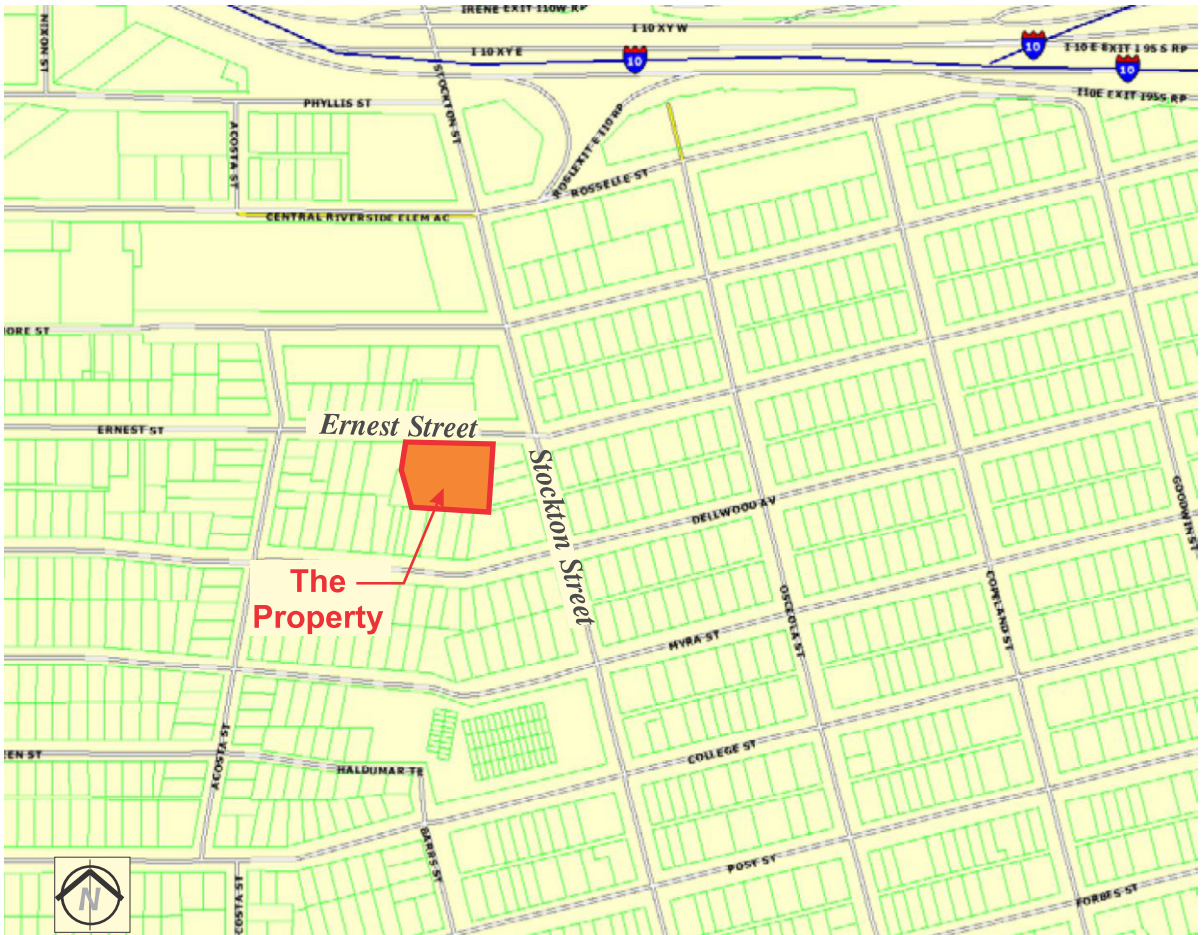
Site Location-Vicinity Map



Vicinity Map



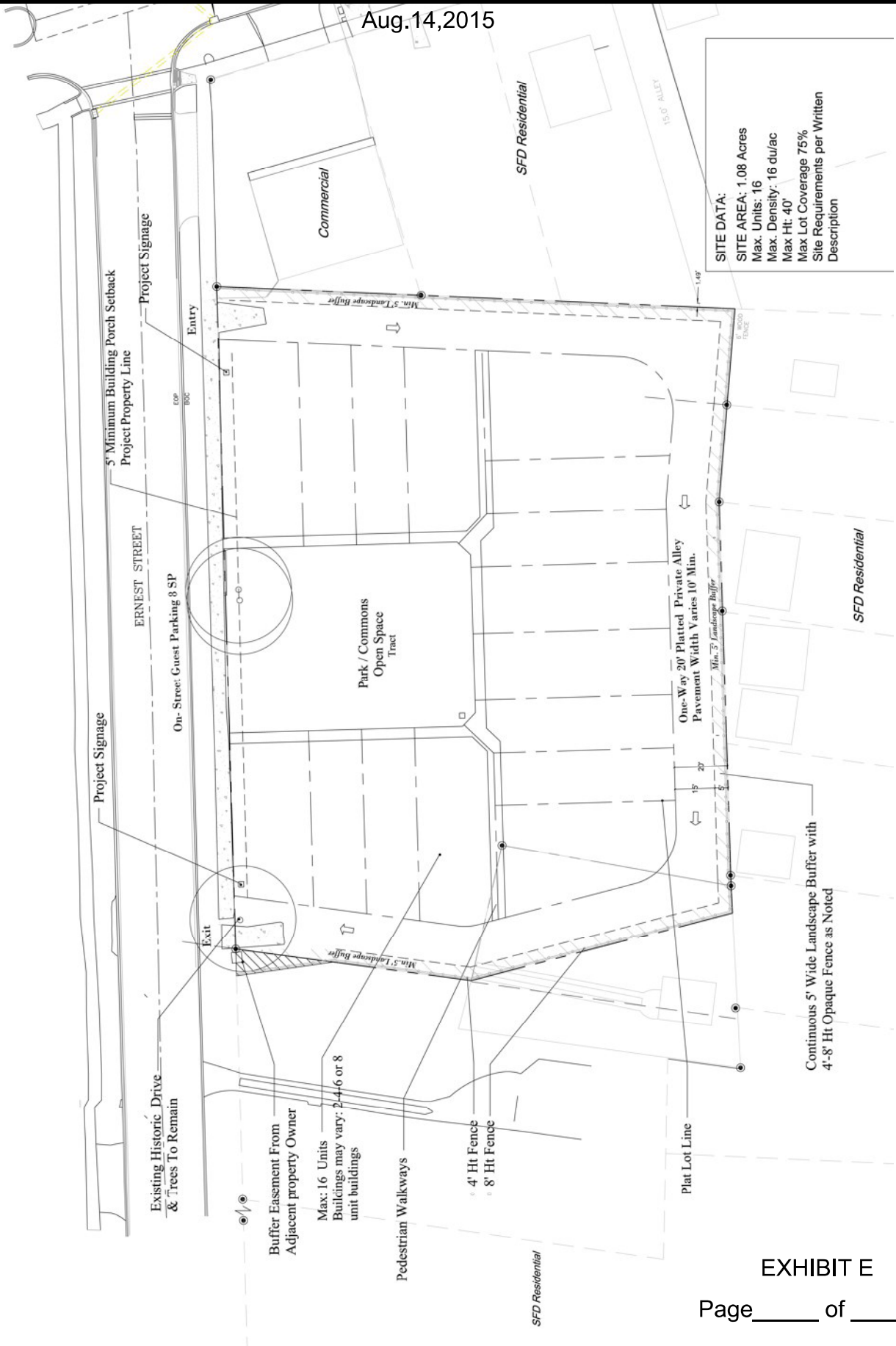
Area Map



Location Map

EXHIBIT E PUD SITE PLAN

Aug. 14, 2015



SITE DATA:
 SITE AREA: 1.08 Acres
 Max. Units: 16
 Max. Density: 16 du/ac
 Max. Lot: 40'
 Max Lot Coverage 75%
 Site Requirements per Written Description

EXHIBIT E

EXHIBIT E-1 PUD SITE PLAN

Aug. 14, 2015

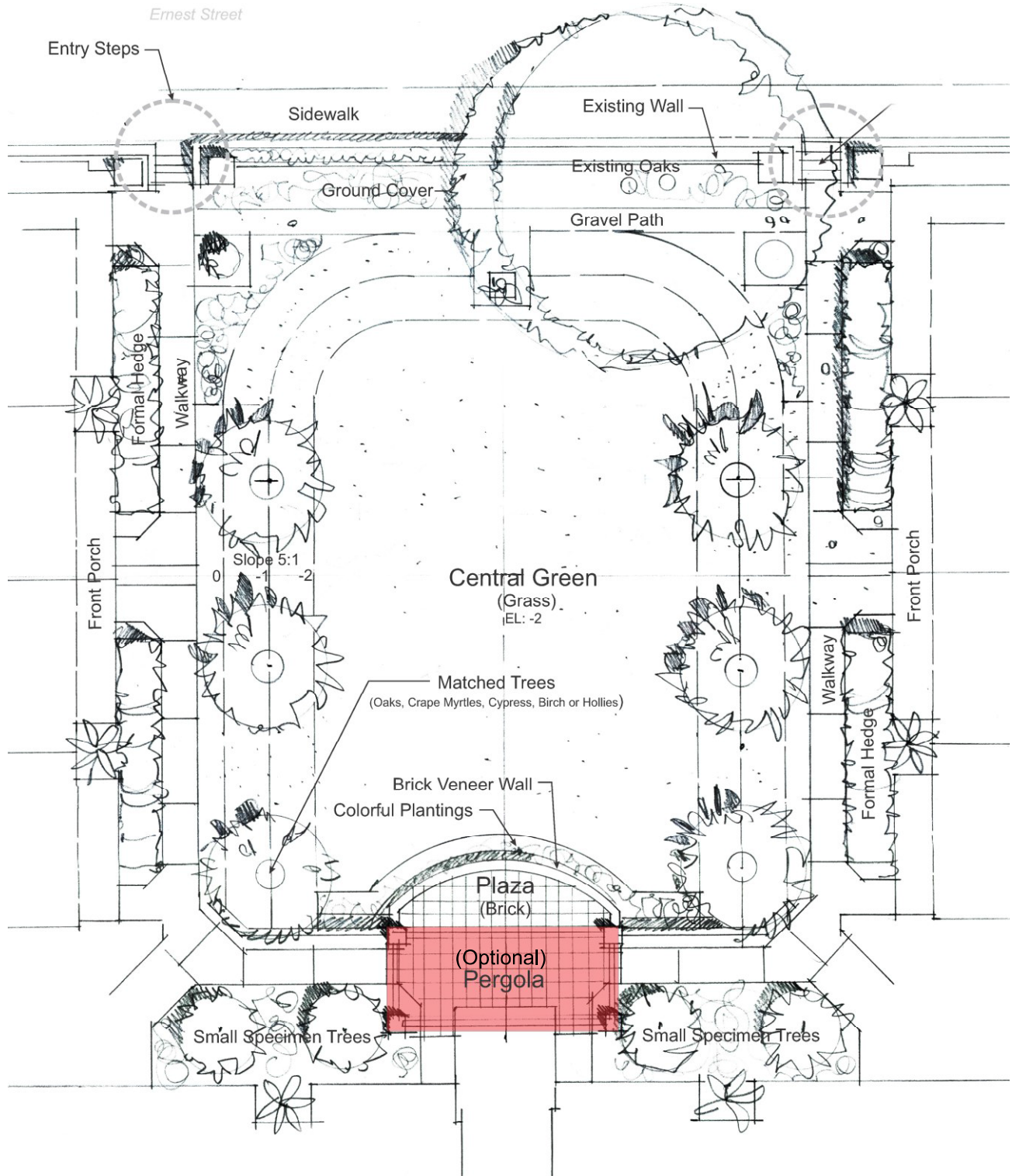


EXHIBIT E

Page ____ of ____

EXHIBIT F LAND USE TABLE

PUD Name

Ernest Street Townhomes

Land Use Table

Total gross acreage	1.08	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	1.08	Acres	100 %
Total number of dwelling units	16	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space	0.34	Acres	32 %
Public and private right-of-way	0.27	Acres	25 %
Maximum coverage of buildings and structures	19,000	Sq. Ft.	43 %

EXHIBIT F

Page _____ of _____

EXHIBIT G

Proof of Ownership- Deed

Prepared by and Return to:
Lawrence V. Ansbacher, Esquire
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

1305 0398

STATUTORY WARRANTY DEED

1. **Grantor's name and address is:**
IDG Development, L.L.C.,
A Florida Limited Liability Company
233 6th Avenue North, Suite B
Jacksonville Beach, FL 32250

2. **Grantee's name and address is:**
Nacana Partners, LLC,
A Florida Limited Liability Company
8280 Princeton Square Boulevard West
Jacksonville, FL 32256

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**
Property more particularly described on Exhibit A attached, together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 064781-0000.


4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.

5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever except for those matters described on exhibit attached entitled "Permitted Exceptions".

Executed June 14 2014.

1st Witness: 
Print Name: **CHERYL E. SASSARD**

IDG DEVELOPMENT, L.L.C.,
A Florida Limited Liability Company

2nd Witness: 
Print Name: **LAWRENCE V. ANSBACHER**

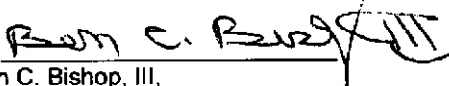

By: 
Ben C. Bishop, III,
Its Managing Member

EXHIBIT G

Proof of Ownership- Deed

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 24th day of June, 2014 by Ben C. Bishop, III, as managing member of IDG Development, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or () who has produced _____ (Florida Driver's License) as identification.



Notary Public, State of Florida
My Commission Expires:

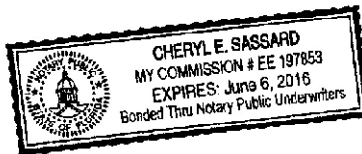


EXHIBIT G

Page _____ of _____

EXHIBIT G

Proof of Ownership- Deed

EXHIBIT A

LOT A AND PART OF LOTS B AND C, OF A REPLAT OF PART OF BLOCK 92, RIVERSIDE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 3, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALSO:

LOT 2 AND PART OF LOTS 3, 6 AND 7, BLOCK 4, SILVERTOWN, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 51, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF ERNEST STREET AS NOW LAID OUT AND ESTABLISHED, WITH THE WESTERLY LINE OF SAID LOT 6, IN BLOCK 4, OF SILVERTOWN, RUNNING THENCE S07°53'07"W ALONG THE WEST LINE OF LOT 6, AND THE WESTERLY LINE OF LOT 3, IN BLOCK 4, SILVERTOWN 89.75 FEET, TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 207, PAGE 524, OF THE CURRENT PUBLIC RECORDS, RUNNING THENCE S77°12'15"E ALONG THE NORTHERLY LINE OF PROPERTY DESCRIBED IN SAID DEED 52.55 FEET, TO THE NORTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN SAID DEED, RUNNING THENCE S10°02'00"W 87.83 FEET, TO THE SOUTH LINE OF LOT 3, RUNNING THENCE N88°13'43"E ALONG THE SOUTH LINE OF SAID LOT 3, AND THE SOUTH LINE OF LOT 2, IN BLOCK 4, OF SILVERTOWN, 145.47 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2, RUNNING THENCE S85°20'35"E 73.23 FEET, TO A POINT IN THE EASTERLY LINE OF LOT C IN BLOCK 92, OF SAID RIVERSIDE, WHICH POINT IS 35.99 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT C, RUNNING THENCE N02°26'53"E ALONG THE EASTERLY LINE OF LOT C, AND THE EASTERLY LINE OF LOT A OF SAID RIVERSIDE, 195.92 FEET, TO THE SOUTH LINE OF ERNEST STREET, RUNNING THENCE S88°21'20"W ALONG THE SOUTH LINE OF ERNEST STREET 250.88 FEET, TO THE POINT OF BEGINNING.

EXHIBIT G

Page _____ of _____

EXHIBIT G

Proof of Ownership- Deed

PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.
2. All matters contained on the Plat of Riverside, as recorded in Plat Book 5, page 3, of the current public records of Duval County, Florida.
3. All matters contained on the Plat of Silvertown Addition, as recorded in Plat Book 1, page 51, of the former public records of Duval County, Florida.
4. Survey of the property described on Exhibit A attached to the Statutory Warranty Deed to which this exhibit is attached as prepared by Bartram Trail Surveying, Inc. last dated May 12, 2014 (Project #1479-14-001) discloses the following:
 - (a) Fences lie off and on property boundary lines.
 - (b) Asphalt drive encroaches over Northeasterly corner of the property.
 - (c) Overhead line encroaches over Northeasterlymost corner of the property.

EXHIBIT G

Proof of Ownership Deed

PREPARED BY and RETURN TO:
William T. (Tom) Edwards, Jr., Esquire
THE EDWARDS LAW FIRM
A Professional Association
1726 Kingsley Avenue, Suite 18 (Third Floor)
Orange Park, Florida 32073

Doc# 2004225377
Book: 11925
Page: 631
Filed & Recorded
07/12/2004 04:01:18 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00
DEED DOC STAMP \$ 0.70
REC ADDITIONAL \$ 4.00

Parcel ID No: 64783-0000-0

WARRANTY DEED

THIS WARRANTY DEED made on JUN 01 2004 by GRENVILLE A. BEATTIE and ARTIENA M. BEATTIE, husband and wife, whose post office address is 5515 Hyde Grove Avenue, Jacksonville, Florida 32210, hereinafter called the grantors, to

GRENVILLE A. BEATTIE and ARTIENA M. BEATTIE, Trustees, or their successors in trust, under the BEATTIE LIVING TRUST, dated JUN 01 2004 and any amendments thereto, whose post office address 5515 Hyde Grove Avenue, Jacksonville, Florida 32210, hereinafter called the grantees.

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

WITNESSTH: That the grantor, for and in no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the grantee, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Part of Lots 3, 4, 5, and 6, Block 4, SILVERTOWN, according to plat thereof recorded in Plat Book 1, page 51, of the Current Public Records of Duval County, Florida.

This property is not the homestead of the grantors under the laws and constitution of the State of Florida.

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

SUBJECT to covenants, easements, restrictions and indebtedness of record, if any.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature (Jeane Bolden)

Print Witness Name (Jeane Bolden)

Witness Signature (LISH CARRETT)

Print Witness Name (LISH CARRETT)

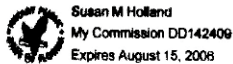
Grenville A. Beattie
GRENVILLE A. BEATTIE

Artiena M. Beattie
ARTIENA M. BEATTIE

State of Florida
County of Clay

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared GRENVILLE A. BEATTIE and ARTIENA M. BEATTIE, who are either () personally known to me or (X) who produced FL. DR. LIC. as identification, and who executed the foregoing instrument, and acknowledge before me that they executed the same for the purpose therein expressed.

WITNESS my hand and official seal this on JUN 01 2004



Susan M. Holland
Notary Public, State of Florida
My commission expires:

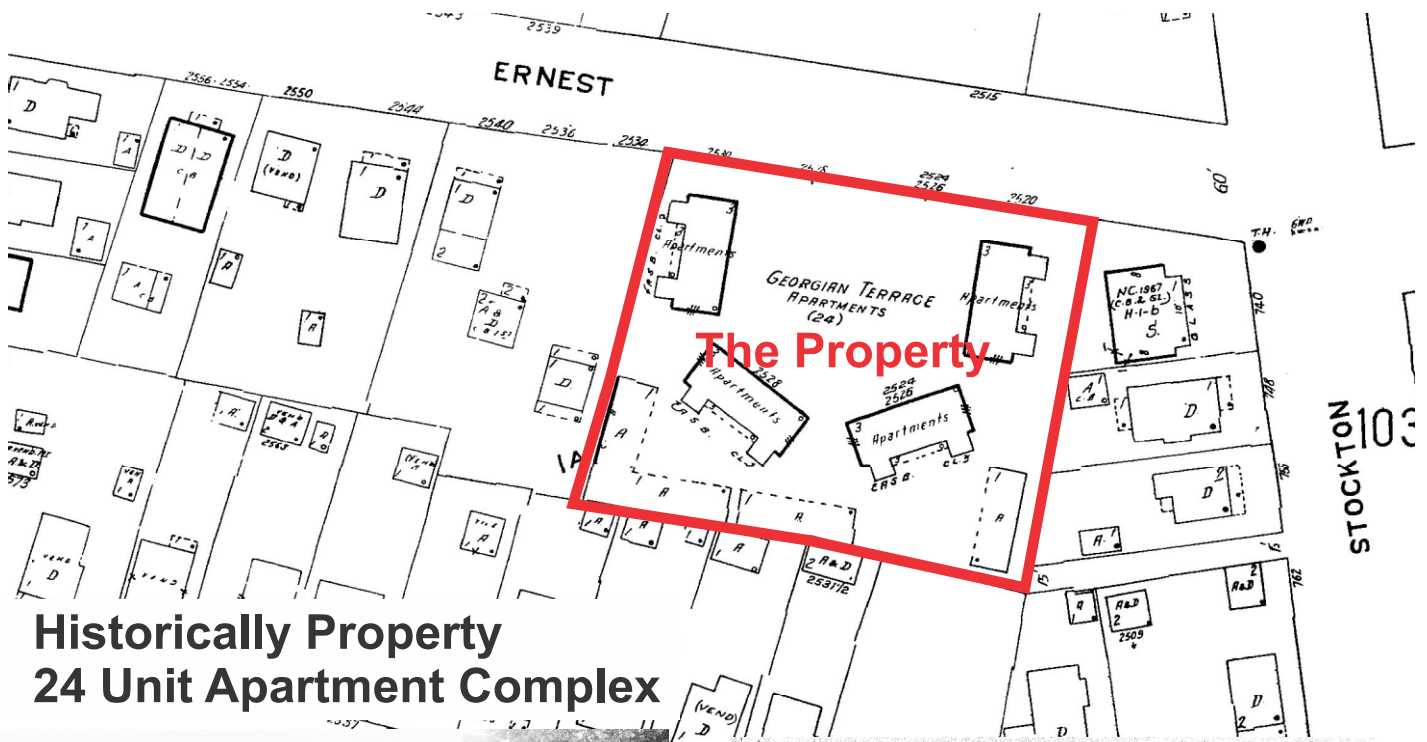
EXHIBIT H

Aerial Photograph



EXHIBIT J

Other Information: Historic Use



**Historically Property
24 Unit Apartment Complex**



Apartment Building Images

B-2 ** The Times-Union, Jacksonville, Saturday, June 5, 1999

Group still fighting for 'crown jewel'



Partial demolition of a condominium complex in Riverview was finished yesterday, with more work scheduled for Monday. Don Buss/Staff

City officials call condos a hazard; partial demolition begins

By Karen Rivard
Times-Union staff writer

A group of Jacksonville residents yesterday lost a battle to save an old condominium complex in Riverview as a City Hall wrecking ball they say swung four months too early.

"The city said they were tearing it down no matter what," said Ginny Greenland, a teacher and Realtor who spent most of yesterday on-site trying to save the four-building, 28-unit complex just west of Ernest and Stockton streets.

Greenland, who was interested in buying the property with other investors, said she was told demolition of the property would not take place until September. Partial demolition of one of the four buildings was finished yesterday, with more work scheduled for Monday.

City officials say the buildings, which have stood vacant for eight years, are a hazard and a haven for drugs and prostitution. Bank taxes, safety violations and a complicated legal title all combined to force an emergency demolition, said John Curtin, chief of the city's Neighborhoods Department.

Greenland, however, hopes she can still convince the city to save the remainder of the property.

"I have not given up," she said. "The city has lots of investment in it. It could be the emerald, the crown jewel of the area."

Greenland said she found out only last weekend that the date was moved up to yesterday. The city refused her offer to board up the building and maintain it until a solution other than demolition could be found.

"Nothing would dissuade them," Greenland said.

The property at 2830-2830 Ernest St. is structurally sound, Curtin said. It was designed by Melvin C. Greeley, known as the "Dean of Jacksonville architecture," in 1923.

Greenland's group said the complex, if properly renovated, could help prop up the struggling neighborhood area.

"It's less about historic preservation than it is about affordable housing," said Jay McGovern, chairman of the Riverside-Avondale Preservation Commission. "This area clearly has problems, but they are not insurmountable."

But even some history buffs in Jacksonville think it may be too late for the property Greenland's group is trying to save.

Jerry Spinks, chairman of the Jacksonville Historic Preservation Commission, said safety concerns and complicated legal title problems over several years made the structure difficult to save.

"The string ran out on this one," Spinks said.

However, Spinks said the example of this property showed how important it was for Jacksonville to have a better system of keeping track of its older buildings.

"We want to work on a process to identify and bring in people's resources in a timely way, so we can tend to our historic assets," Spinks said. "We need to prioritize to properly preserve them."

Greenland's group still is interested in buying the property, but they don't want to assume the lists on the property. The back taxes, which once stood at about \$12,000, will end up being over \$90,000 after the cost of demolition is added.

The group can't afford that much, Greenland said. She said the best solution might be for the city to auction off the property, an approach she said has worked for other historic buildings in need of renovation.

Susan Wiles, Mayor John DeLaney's chief of staff, said the city plans to use the property for a park.

EXHIBIT K

Site Location Map



Location Map

EXHIBIT E-1 PUD SITE PLAN

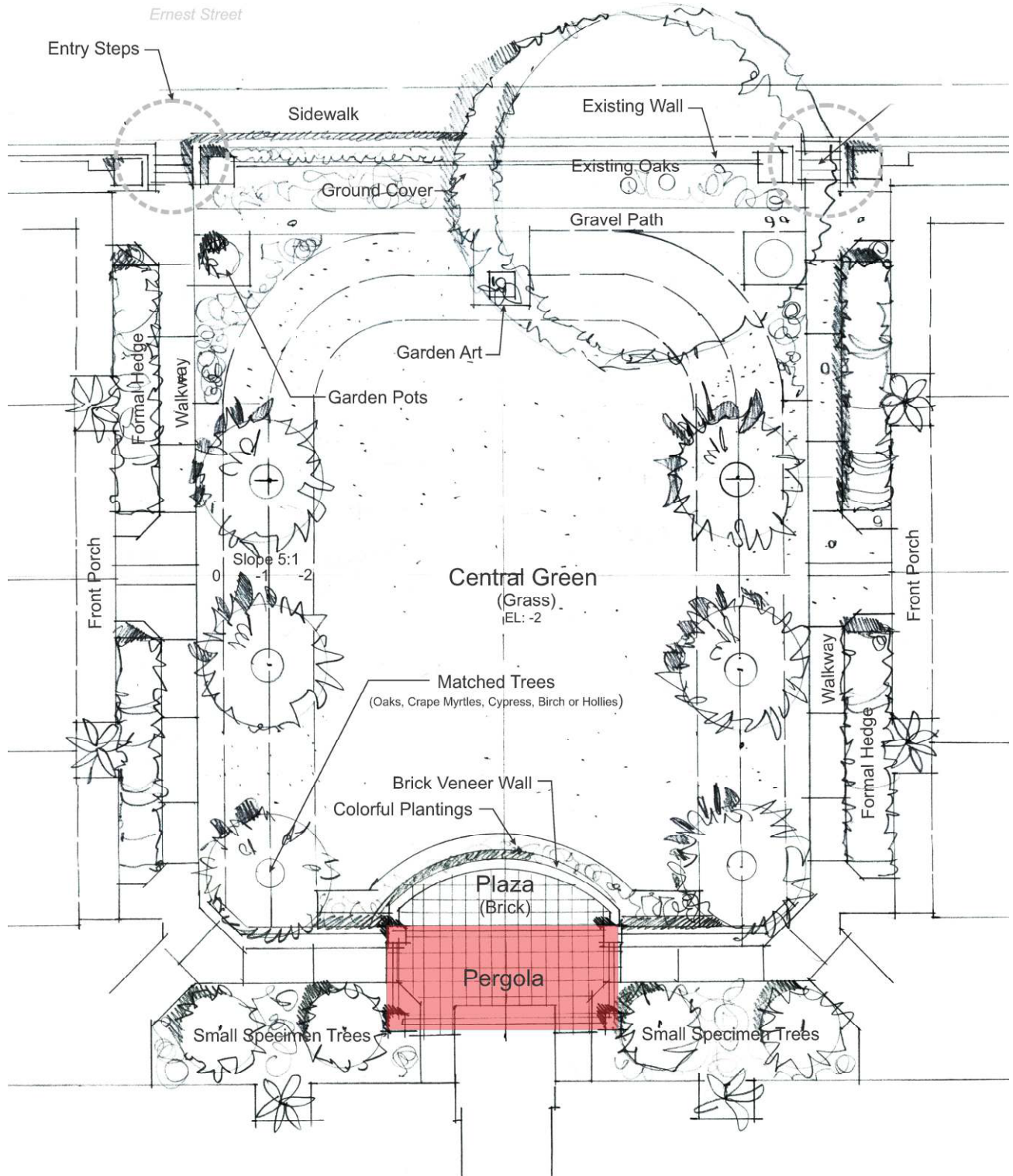


EXHIBIT F LAND USE TABLE

PUD Name

Ernest Street Townhomes

Land Use Table

Total gross acreage	1.08	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	1.08	Acres	100 %
Total number of dwelling units	16	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space	0.34	Acres	32 %
Public and private right-of-way	0.27	Acres	25 %
Maximum coverage of buildings and structures	19,000	Sq. Ft.	43 %

EXHIBIT F

Page _____ of _____

Resolution

This instrument prepared by
and should be returned to:
John T. Dekle, PL
10175 Fortune Pkwy, Suite 202
Jacksonville, Florida 32256

NACANA PARTNERS, LLC ACTION BY MEMBERS WITHOUT MEETING

Pursuant to the Operating Agreement of NACANA PARTNERS, LLC, a Florida limited liability company ("Company"), the undersigned, being all the Members of the Company, do hereby consent to the following resolutions in lieu of a formal meeting:

RESOLVED, that the following individuals shall serve as the chief officers of the Company in the offices listed below

Chris Ward – Chief Executive Officer

Brent White – Chief Operating Officer

Greg Boree – Chief Financial Officer

FURTHER RESOLVED, that each of the foregoing individuals, acting alone, are hereby authorized to act on behalf of the Company in all Company matters, including without limitation, execution of all company contracts and documents related to the acquisition, financing or refinancing, development, improvement, sale, and disposition of any real or personal property;

FURTHER RESOLVED, that the foregoing Chief officers are authorized and empowered to act alone on behalf of the Company in its capacity as the member of any limited liability company or partner of any partnership in which the Company owns an interest.

FURTHER RESOLVED that Sharon Savage, is hereby appointed to the office of Secretary and shall have the authority to act on behalf of the Company provided that one of the Chief officers listed above has provided a notarized resolution authorizing with specific authority to carry out any particular act on behalf of the Company.

Date: May __, 2014.

BOREE INVESTMENTS, LLC, a Florida
limited liability company

By: _____
Name: Gregory G. Boree

And

By: M. Boree
Name: Melanie Boree

As Tenants by the Entirety

Its: Managing Member

BMHB VENTURES, LLC, a Florida limited liability company

By: Michelle White
Name: Michelle White

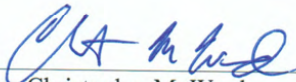
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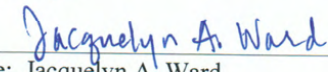
By: [Signature]
Name: Brent White

As Tenants by the Entirety

Its: Managing Member

GUANARA, LLC, a Florida limited liability company

By: 
Name: Christopher M. Ward
Its: Manager

By: 
Name: Jacquelyn A. Ward
Its: Manager