

## Application For Rezoning To PUD



### Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date AAG / N/A

Filing Date N/A Number of Signs to Post 2

Hearing Dates:

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

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

Neighborhood Association RIVERSIDE AVONDALE PRESERVATION SOCIETY

Neighborhood Action Plan/Corridor Study NONE

### Application Info

Tracking # 963 Application Status FILED COMPLETE

Date Started 10/05/2015 Date Submitted 10/18/2015

### General Information On Applicant

Last Name First Name Middle Name

Company Name

Mailing Address

City State Zip Code

Phone Fax Email

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name

Company/Trust Name

Mailing Address

City State Zip Code

Phone Fax Email

### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map				

Map
Map

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

**Existing Land Use Category**

**Land Use Category Proposed?**

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

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

**Development Number**

**Proposed PUD Name**

**Justification For Rezoning Application**

SEE ATTACHED WRITTEN DESCRIPTION.

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
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**Between Streets**

**and**

**Required Attachments For Formal, Complete application**

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

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a)

North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** Land Use Table

**Exhibit G** Copy of the deed to indicate proof of property ownership.

### Supplemental Information

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

**Exhibit H** Aerial Photograph.

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

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

**Exhibit K** Site Location Map.

### Public Hearings And Posting Of Signs

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

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

### Application Certification

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

Agreed to and submitted

### **Filing Fee Information**

- |   |            |
|---|------------|
| 1) Rezoning Application's General Base Fee:                     | \$2,000.00 |
| 2) Plus Cost Per Acre or Portion Thereof                        |            |
| 0.75 Acres @ \$10.00 /acre:                                     | \$10.00    |
| 3) Plus Notification Costs Per Addressee                        |            |
| 72 Notifications @ \$7.00 /each:                                | \$504.00   |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,514.00 |

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

**Roost PUD**  
**February 3, 2016**

**I. INTRODUCTION**

Saleebas 2216 Oak Street, LLC, a Florida limited liability company (the “Owner”) proposes to rezone approximately .89 acres of property located at 2220, 2242, and 2246 Oak Street (the “Property”) from Commercial Residential Office (“CRO”) to Planned Unit Development (“PUD”). The property is located between Osceola Street and Copeland Street, as more particularly depicted on Exhibit 1. Owner requests the PUD zoning district to facilitate the mixed use redevelopment of a historic commercial property and provide for a unified scheme of development.

**II. PROPERTY DATA**

- A. Real Estate Parcel Nos.: 090661-0000, 090662-0000, and 090663-0000
- B. Current Land Use Classification: RPI
- C. Current Zoning District: CRO
- D. Requested Zoning District: PUD
- E. Gross Acreage: approximately .89 acres
- F. Gross Square Footage of Non-residential Building (fitness center): 6,588 square feet (“SF”) (“Building # 1”)
- G. Gross Square Footage of Non-residential Building (5,128 SF Restaurant / 2,000 SF fitness center): 7,128 SF total (“Building # 2”)
- H. Gross Square Footage of Non-residential Building (Office/Institutional/Residential): 3,000 SF (“Building # 3”)

**III. SUMMARY DESCRIPTION OF THE PROJECT**

Owner desires to redevelop Building # 1 and Building # 2 (together, the “Buildings”), the parcel on which the Buildings are located (real estate parcel number 090663-0000), and two adjacent parcels (real estate parcel numbers 090661-0000 and 090662-0000) (collectively, the “Project” or “Project Area”). The surrounding land uses and zoning include RPI/CRO to the north, south, east, and west (commercial, retail, office, multi-family, and single-family residential). Despite being developed for commercial uses in 1927, the Property is technically within the Historical Residential Character Area of the Riverside/Avondale Zoning Overlay (the “Overlay”) of the City of Jacksonville Code of Ordinances (the “Code”).

The Project will be developed as a fitness center and restaurant, consisting of a one-story restaurant, outside sales and service areas for the restaurant, on-site parking spaces, and a small

ancillary office, all as more particularly depicted on the site plan attached as Exhibit E (the “Site Plan”). The restaurant (the “Restaurant”) will contain 5,128 enclosed SF and 536 SF of unenclosed, covered, outside sales and service area. The fitness center (the “Fitness Center”) will contain 8,588 enclosed SF comprised of 6,588 SF in Building #1 and 2,000 SF in Building #2. A total of 3,000 SF of office uses will be permitted in Building #3. Two (2) dumpsters will be located behind the Fitness Center, screened from view. Owner will install a bicycle rack to provide parking consistent with Section 656.608 of the Code, as depicted on the Site Plan. The Project includes a total of sixty (60) parking spaces including: forty-two (42) new off-street parking spaces (including three new (3) ADA handicap spaces) (the “Parking Lot”) in addition to the eighteen (18) existing on-street parking spaces adjacent to the Project in the Oak Street right of way (the “Right of Way”).

The Project will improve an existing commercial structure, allowing for ADA access which is currently unavailable. The proposed repurposing of the Project will contribute to the City of Jacksonville’s urban redevelopment efforts. The Project will complement the adjacent uses and architecture and revive a disused lot into a contributing element of the surrounding neighborhood.

#### **IV. PUD DEVELOPMENT CRITERIA**

##### *A. Description of Uses.*

##### **1. Building # 1, Building #2, and Parking Lot**

##### **a. Permitted uses and structures.**

- i. One hundred fifty (150) seat restaurant with outside sales and service including full service of alcoholic beverages for on-premises consumption only.
- ii. Medical and dental office or clinics (but not hospitals).
- iii. Professional and business offices.
- iv. Multiple-family dwellings.
- v. Schools meeting the performance standards and development criteria set forth in Part 4.
- vi. Vocational, trade or business schools.
- vii. Colleges and universities.
- viii. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.

- ix. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- x. Adult Congregate Living Facility (but not group care home or residential treatment facility).
- xi. Libraries, museums and community centers.
- xii. Radio and television broadcasting studios and offices (subject to Part 15).
- xiii. Banks without drive-through, savings and loan institutions, and similar uses.
- xiv. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- xv. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a standalone structure not exceeding 4,000 square feet.
- xvi. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- xvii. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- xviii. Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
- xix. Hospice facilities.
- xx. Employment office (but not a day labor pool).
- xxi. Off-street parking lots.

b. **Permitted accessory uses and structures.** Accessory uses and structures are allowed pursuant to the terms of Section 656.403 of the Code.

c. **Permissible uses by exception.**

- i. Cemeteries and mausoleums but not funeral homes or mortuaries.
- ii. Residential treatment facilities.
- iii. New single-family dwellings.

- iv. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- v. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- vi. Group care home meeting the performance standards and development criteria set forth in Part 4.
- vii. Essential services meeting the performance standards and development criteria set forth in Part 4.
- viii. Day care centers meeting the performance standards and development criteria set forth in Part 4.
- ix. Home occupations meeting the performance standards and development criteria set forth in Part 4.
- x. Private clubs.
- xi. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- xii. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.
  - 1. Sale, display and preparation shall be conducted within a completely enclosed building.
  - 2. Products shall be sold only at retail.
  - 3. No sale, display or storage of secondhand merchandise shall be permitted.

2. **Building # 3**

a. **Permitted Uses and Structures.**

- i. Medical and dental office or clinics (but not hospitals).
- ii. Professional and business offices.
- iii. Multiple-family dwellings.



- iv. Schools meeting the performance standards and development criteria set forth in Part 4.
- v. Vocational, trade or business schools.
- vi. Colleges and universities.
- vii. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- viii. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- ix. Adult Congregate Living Facility (but not group care home or residential treatment facility).
- x. Libraries, museums and community centers.
- xi. Radio and television broadcasting studios and offices (subject to Part 15).
- xii. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a standalone structure not exceeding 4,000 square feet.
- xiii. Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
- xiv. Hospice facilities.
- xv. Employment office (but not a day labor pool).
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- v. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- vi. Group care home meeting the performance standards and development criteria set forth in Part 4.
- vii. Day care centers meeting the performance standards and development criteria set forth in Part 4.
- viii. Home occupations meeting the performance standards and development criteria set forth in Part 4.
- ix. Private clubs.
- x. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

B. *Minimum Lot and Building Requirements.*

- 1. Minimum lot requirements (width and area). None.
- 2. Minimum yard requirements and building setbacks. None.
- 3. Maximum lot coverage by all buildings. None.
- 4. Maximum height of structures. 35 feet.

C. *Parking Requirements.*

The proposed Project will benefit vehicular access, pedestrian traffic and parking conditions. On-street parking exists along Oak Street, and a significant number of patrons will be “walk-up” customers from the surrounding neighborhood. Parking for the Project shall be provided substantially as shown on the Site Plan.

Parking for the Project must be provided pursuant to Part 6 of Chapter 656 of the Code. Section 656.603(a)(1) of the Code provides that, “[c]onforming buildings and uses existing as of September 5, 1969, may be modernized, altered or repaired without providing additional off-street parking or off-street loading facilities if there is no increase in area or capacity” (emphasis added). However, Section 656.603(a)(2) of the Code requires that, “[w]here a conforming building or use existed as of September 5, 1969, and the building or use is enlarged in floor area, volume, capacity or space occupied, off-street parking or off-street loading as specified in the Zoning Code shall be provided for the additional floor area, volume, capacity or space so created or used . . .” (emphasis added). Furthermore, Section 656.603(a)(3) of the Code states that, “[a] change in the use of a conforming or non-conforming building or use existing as of September 5,

1969, shall require additional off-street loading requirements which would have been required for the new use had the regulations of the Zoning Code been applicable thereto” (emphasis added). In summary, the Code clearly provides parking credit for existing buildings; however, any increased parking required due to a change of use must be accounted for.

To measure the proposed change of use, parking for the Project must meet the requirements contained in Sections 656.604(d)(2) and (f)(1) of the Code, which require one (1) off-street parking space for every four (4) patron seats (including indoor and outdoor patron seats), plus one (1) space for every two (2) employees on a peak hour shift, for restaurants and three (3) off-street parking spaces for every 1,000 SF of gross floor area for commercial establishments. Additionally, Section 656.605 of the Code requires that retail establishments with over 5,000 square feet but not over 25,000 square feet, such as the Project, provide one (1) off-street loading space.

Nothing in the Overlay eviscerates the parking requirements of Part 6 of the Code. As applied to the Project, the applicable Code sections require the following:

1. **Building # 1 – requires 0 additional off-street parking spaces**
  - a. *Building # 1 Prior Use* → 6,588 SF (Dry Cleaner as of September 5, 1969): 3 spaces per 1,000 SF [(6,588 SF / 1,000) X 3] = 19.8 spaces
  - b. *Building #1 Proposed Use* → 6,588 SF (Fitness Center): 3 spaces per 1,000 SF [(6,588 SF / 1,000) X 3] = 19.8 SPACES
  - c. *ADDITIONAL OFF-STREET PARKING SPACES REQUIRED: 19.8 – 19.8 = 0*
  
2. **Building # 2 – requires 30 additional off-street parking spaces**
  - a. *Building # 2 Prior Use* → 7,128 SF (Dry Cleaner as of September 5, 1969): 3 spaces per 1,000 SF [(7,128 SF / 1,000) X 3] = 21.4 spaces
  - b. *Building # 2 Proposed Use* → 5,128 (Restaurant): 1 space per 4 seats plus 1 space per 2 employees per peak hour shift [(150 seats / 4) + (14 employees / 2)] = 44.5 spaces
  - c. *Building # 2 Proposed Use* → 2,000 SF (Fitness Center): 3 spaces per 1000 SF [(2,000 / 1,000) X 3] = 6 spaces
  - d. *ADDITIONAL OFF-STREET PARKING SPACES REQUIRED: 44.5 + 6 - 21.4 = 29.1 (ROUND TO 30, although 656.03(g) only requires 29)*
  
3. **Building # 3 – requires 0 additional off-street parking spaces**

- a. *Building # 3 Prior Use* → 3,000 SF (Commercial as of September 5, 1969): 3 spaces per 1,000 SF  $[(3,000 / 1,000) \times 3] = 6$  spaces
- b. *Building # 3 Proposed Use* → 3,000 SF  
(Office/Institutional/Residential): number of required spaces will depend on the use; however, office, institutional, and residential uses generally require less off-street parking spaces than commercial uses.
- c. **ADDITIONAL OFF-STREET PARKING SPACES REQUIRED:** 6 – TBD (likely less than 6) = 0

In sum, a total of thirty (30) off-street parking spaces are required for the Project. Sixty (60) parking spaces shall be provided for the Project as follows: forty-two (42) new off-street parking spaces (including three (3) new ADA handicap spaces) and eighteen (18) existing parking spaces located in the Right of Way, all as depicted on the Site Plan. One (1) off-street loading space is required for the Project, and one (1) off-street loading space shall be provided, as depicted on the Site Plan.

- D. *Vehicular Circulation.* Vehicular access to the Project shall be by way of Oak Street, substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.
- E. *Pedestrian Circulation.* Pedestrian access shall be provided by existing sidewalks in accordance with the 2030 Comprehensive Plan.
- F. *Signage.* Two wall signs on the side of the Building facing Oak Street, each sign not to exceed fifty (50) square feet. Monument signs shall be prohibited. All signage is subject to the prior written approval of the Jacksonville Historic Preservation Commission. All signage may be externally illuminated. Internally illuminated signs and digital signs shall be prohibited.
- G. *Minimum Distance.* The minimum distance between the Property and a church or school shall be 500 feet, as required by Section 656.805(c) of the Code.
- H. *Utilities.* Electric power, water and sewer are provided by the JEA.
- I. *Landscaping.* The Project shall be developed as depicted on the Site Plan and native species shall be planted to the greatest extent possible. A five (5) foot landscape buffer shall be maintained along the south boundary of the Property, which buffer shall exceed the 2.7 foot buffer required pursuant to Administrative

Deviation AD-12-68 (“AD-12-68”). The Project shall meet or exceed all landscaping requirements described in AD-12-68.

- J. *Recreation and Open Space.* Not applicable.
- K. *Wetlands.* Not applicable.
- L. *Lighting.* The Project shall control the effects of lights from automobiles or other sources. All lighting on the structure and in the parking lot shall be pedestrian oriented and shall be self-contained as to have no glare or light pollution impacting residential uses consistent with Section 656.399.34(8) of the Overlay.

## **V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THE PROJECT**

The proposed development and redevelopment of the Property will benefit the surrounding neighborhood and community for many reasons. First, the proposed reuse of the historic buildings and the proposed enhancements are compatible with the surrounding uses and zoning. Also, the redeveloped buildings and disused lot will enhance the value of all nearby properties as a result of the improvements. Next, the proposed improvements will enhance the aesthetics of the neighborhood, increase the tax base and create new jobs. A strict application of the Code would inhibit meaningful improvements to the Property and prevent the redevelopment of these historic structures altogether.

## **VI. PLANNED UNIT DEVELOPMENT REVIEW CRITERIA**

- A. *Consistency with the Comprehensive Plan.* The Project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:
  - 1. Objective 1.4 of the Historic Preservation Element of the 2030 Comprehensive Plan: City shall establish and improve property values, and thus the tax base of local landmarks and local historic districts by encouraging property owners to maintain and improve buildings, grounds, streetscape and vistas and encouraging settlement and revitalization of established neighborhoods;
  - 2. Objective 1.5 of the Historic Preservation Element of the 2030 Comprehensive Plan: The City shall encourage the preservation of buildings in historic districts and local landmarks and sites by removing

- obstacles to the rehabilitation of qualified historic buildings and urging their continued use or adaptive reuse;
3. Policy 1.5.2 of the Historic Preservation Element of the 2030 Comprehensive Plan: The City shall pursue alternatives that will lead to the preservation, as opposed to the destruction, of landmarks, landmark sites and buildings located in designated historic districts;
  4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations;
  5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan: Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning;
  6. Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan: The City will encourage the use of such smart growth practices as: 1. Interconnectivity of transportation modes and recreation and open space areas; 2. A range of densities and types of residential developments; 3. A mix of uses including office, commercial, and residential which encourage internal capture of trips; 4. Use of the Development Areas; 5. Revitalization of older areas and the downtown; and 6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use;
  7. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan: Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new

development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element;

8. Objective 2.2 of the Future Land Use Element of the 2030 Comprehensive Plan: Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods;
9. Policy 2.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas; adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized commercial areas where adequate infrastructure to support redevelopment exists;
10. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan: Continue to promote and sustain the viability of existing and emerging commercial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas;
11. Policy 3.2.4 of the Future Land Use Element of the 2030 Comprehensive Plan: Permit the expansion of commercial uses adjacent to residential areas if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations; and
12. Policy 3.2.10 of the Future Land Use Element of the 2030 Comprehensive Plan: City shall encourage redevelopment and revitalization of rundown strip commercial areas.
13. RPI - Urban Area Uses of the Future Land Use Element of the 2030 Comprehensive Plan:
  - a. Restaurants (without drive-in or drive-thru facilities) are permissible as a Principal Use.
  - b. Off street parking facilities are permitted as Ancillary Transitional Uses. Ancillary uses may be shared between abutting RPI sites and do not count as principal uses.
14. RPI – Urban Area Development Characteristic of the Future Land Use Element of the 2030 Comprehensive Plan:

- a. Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map.
  - b. Commercial retail sales and service establishments shall be limited to the ground floor.
  - c. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency and Mobility Management System. A Mobility Fee Calculation Certificate, CCAS, or CRC has been filed or will be filed for the proposed development within the PUD.
- C. *Allocation of Residential Land Use.* Owner does not plan to pursue any residential development. Notwithstanding the foregoing, any residential development would not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the Project Area shall be by way of Oak Street, substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- E. *External Compatibility.* The Project is consistent with and comparable to permitted development in the area. The surrounding land uses and zoning include: RPI/CRO to the north, south, east, and west (retail, office, multi-family, and single-family residential). The proposed use is compatible with both intensity and density with the surrounding uses and zoning districts.
- F. *Recreation/Open Space.* Memorial Park is two blocks to the east, accessible by preexisting sidewalks.
- G. *Impact on Wetlands.* The Project will not impact any wetlands.
- H. *Parking and Loading.* As shown on the Site Plan, Owner shall provide forty-two (42) new off-street parking spaces (including three (3) new ADA handicap spaces) in addition to the eighteen (18) existing parking spaces in the Right of Way for a total of sixty (60) parking spaces. Owner shall also provide one (1)



off-street loading space. The following additional factors should be taken into consideration: (i) a portion of the customers of the Project create “walk up” traffic from the surrounding neighborhood, and (ii) the Project is in close proximity to a JTA bus route, which provides customer and employee access without impacting parking demand. As shown on the Site Plan, loading and service activities shall occur in the back of the parking lot.

- I. *Sidewalks, Trails, and Bikeways.* The Building extends to the property line along the Oak Street frontage, immediately adjacent to the existing sidewalks, facilitating an urban, historic, and pedestrian-friendly environment. In addition, Owner proposes to install a communal bike rack within the Project Area to facilitate and encourage cyclists.
- J. *Listed Species Regulations.* The Project consists of less than fifty (50) acres and is therefore exempt from the required species survey.
- K. *Sales and Service of Alcoholic Beverages.* The Property is located within the RPI – Urban Area functional land use category on the Future Land Use Map contained in the Future Land Use Element adopted as part of the 2030 Comprehensive Plan. Restaurants (without drive-in or drive-thru facilities) including the sales and service of all alcoholic beverages for on-premises consumption are permissible as a Principal Use within RPI – Urban Area.

The Project meets the required five hundred (500) foot minimum distance requirement between the Property and a church or school, as required by Section 656.805(c) of the Code. Applicant states that the sales and service of alcoholic beverage will be in conjunction with a bona fide restaurant. It will operate pursuant to the Department of Business and Professional Regulations, Division of Alcoholic Beverages and Tobacco, regulations governing SRX licenses, including having a seating capacity of at least one hundred fifty (150) seats, a floor capacity greater than two thousand five hundred (2,500) square feet, and deriving greater than fifty-one percent (51%) of its gross income from the sale of food prepared, sold and consumed on the Property.

- L. *Live Entertainment.* Live Entertainment shall be permitted in accordance with the provisions of Chapter 368 of the Code; provided, however, that the Project shall not include any live outdoor entertainment or amplified music.
- M. *Hours of Operation.* Hours of operation of the Restaurant shall be limited to 6:30 A.M. to 12:00 A.M. Hours of operation of the Restaurant may be amended

through the administrative modification process, pursuant to Section 656.341(f)(1) of the Code.

- N. *Garbage.* Garbage shall be picked up and disposed of between the hours of 7:00 A.M. and 8:00 P.M. by a private garbage removal company in accordance with a contract to be negotiated with the Owner for two (2) dumpsters per week.
  
- O. *Dry Cleaning Solvent Cleanup.* A portion of the Property was registered in the Florida Department of Environmental Protection's ("FDEP") Drycleaning Solvent Cleanup Program in 1996, pursuant to the requirements contained in Section 376.3078(3), Florida Statutes. The Property is presently ranked 1006 out of 1023 sites on the priority ranking list maintained by the FDEP pursuant to Section 376.3078(7), Florida Statutes. A copy of the relevant portion of the January 2016 priority ranking list is attached hereto as Exhibit 2. The low ranking of the portion of the Property in the cleanup program indicates that the FDEP has determined that the site poses little to no threat to drinking water supply wells or groundwater supply, among other water sources, and is not a fire or explosion hazard; therefore, the portion of the Property in the cleanup program is ranked as nearly the lowest priority for remediation. Additionally, a Well Sampling and Analysis conducted on August 20, 1996, in accordance with EPA Test Method 8100/Modified 8015, revealed no target constituents. A copy of the Well Sampling and Analysis is attached hereto as Exhibit 3. In short, the Property is properly registered in the FDEP Drycleaning Solvent Cleanup Program and there is no basis to deny the proposed redevelopment Project.

## **VII. SUCCESSORS IN TITLE**

All successors in title to the Project shall be bound by the conditions of this proposed development plan.

# PROJECT CONTACTS

**LAND USE ATTORNEY**  
 DRIVER, McAFEE, PEEK & HAWTHORNE, P.L.  
 ONE INDEPENDENT DRIVE, SUITE 1200  
 JACKSONVILLE, FL 32202  
 (904) 301-1269 PHONE

ATTN: STEVE DIEBENOW  
 SDiebenow@dmpflaw.com

**ARCHITECT**  
 DESIGN COOPERATIVE, LLC  
 1032 HENDRICKS AVE.  
 JACKSONVILLE, FL 32207  
 (904) 290-1032 PHONE

ATTN: MR. MIKE KLEINSCHMIDT  
 MIKE@DCOOP.COM

**SURVEYOR**  
 ASSOCIATED SURVEYORS, INC.  
 3846 BLANDING BOULEVARD  
 JACKSONVILLE, FL 32210  
 (904) 771-6468 PHONE

ATTN: MR. RAYMOND J. SCHAEFER

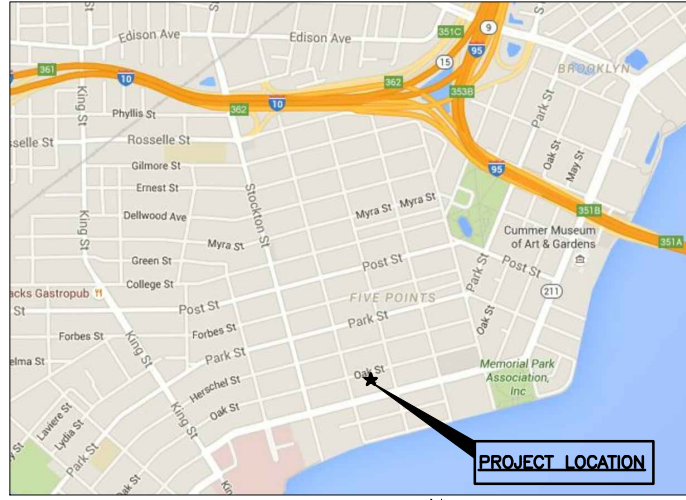
# Roost PUD

## 2246, 2242 & 2220 Oak Street

(RE# 090661-0000, 090662-0000, 090663-0000)  
 Jacksonville, FL 32204

### SITE DATA SUMMARY

<b>PROJECT SUMMARY:</b> 2220 OAK STREET BUILDING 1: 6,588 SF FITNESS 6,588 SF TOTAL BUILDING AREA: 6,588 SF		2220 OAK STREET (TO BE READDRESSSED) BUILDING 2: 7,128 SF RESTAURANT 5,028 SF FITNESS 2,000 SF TOTAL BUILDING AREA: 7,128 SF		2246 OAK STREET BUILDING 3: 3,000 SF COMMERCIAL 3,000 SF TOTAL BUILDING AREA: 3,000 SF	
<b>CITY OF JACKSONVILLE MINIMUM PARKING REQUIREMENTS</b>					
TOTAL PARKING SPACES REQUIRED = PARKING SPACES REQUIRED FOR NEW USE LESS PARKING SPACES REQUIRED FOR PREVIOUS/HISTORICAL USE PER 656.603		DELUXE DRY CLEANERS BUILDING #2 (VACANT) OLD BUILDING #2 7,128 SF (DRY CLEANER AS OF SEPT. 5, 1969): 3 SPACES PER 1000 SF (7,128 SF/1000) x 3 = 21.4 SPACES		ALTERATIONS BUILDING #3 (VACANT) OLD BUILDING #3 3,000 SF (COMMERCIAL AS OF SEPT. 5, 1969): 3 SPACES PER 1000 SF (3,000 SF/1000) x 3 = 9 SPACES	
SNAP FITNESS BUILDING #1 OLD BUILDING #1 6,588 SF (DRY CLEANING AS OF SEPT. 5, 1969): 3 SPACES PER 1000 SF (6,588 SF/1000) x 3 = 19.8 SPACES		NEW BUILDING #2 5,128 SF (RESTAURANT): 1 SPACE PER 4 SEATS PLUS 1 SPACE PER 2 EMPLOYEES (150 SEATS/4) + (14 EMP./2) = 44.5		BUILDING #3 DESPITE CHANGE OF USE, NO ADDITIONAL PARKING REQUIRED	
NEW BUILDING #1 6,588 SF (FITNESS CENTER): 3 SPACES PER 1000 SF (6,588/1000) x 3 = 19.8 SPACES		NEW BUILDING #2 2,000 SF (FITNESS CENTER): 3 SPACES PER 1000 SF (2,000 SF/1000) x 3 = 6 SPACES		BUILDING #2 PARKING REQUIRED: 44.5+6-21.4=29.1 SPACES, ROUND TO 30	
BUILDING #1: PARKING REQUIRED 19.8 - 19.8 = 0 SPACES					
<b>HANDICAPPED PARKING REQUIREMENTS:</b> * PER FLORIDA STATUTE 316.1955 & 316.1956 * PER A.D.A.A.G. s.4.1.2 (5) TOTAL PARKING IN LOT: 1-25: 1, 26-50: 2, 51-75: 3 REQUIRED ACCESSIBLE SPACES: 1, 2 PARKING REQ'D: 3 SPACES, PARKING PROVIDED: 3 SPACES					
<b>OFF STREET LOADING REQUIREMENTS</b> 1) FOR BUILDINGS OVER 5,000 SF BUT LESS THAN 25,000 SF 1 LOADING SPACE SHALL BE REQUIRED PARKING REQ'D: 1 SPACE, PARKING PROVIDED: 1 SPACE					
<b>BICYCLE PARKING:</b> * PER COJ ORD# 656.608 * 5% OF TOTAL REQUIRED PARKING (30 * 0.05) = 1.5 (USE 2) PARKING REQ'D: 2 SPACES, PARKING PROVIDED: 2 SPACES					
<b>TOTAL OFF STREET VEHICLE PARKING:</b> TOTAL PARKING REQUIRED: 30 SPACES TOTAL OFF STREET PARKING PROVIDED: 42 SPACES TOTAL ON STREET PARKING PROVIDED: 18 SPACES TOTAL PARKING PROVIDED: 60 SPACES					



VICINITY PLAN

**PUD LEGAL DESCRIPTION:**  
 THE WEST 1/2 OF LOT 7, THE EAST 1/2 OF LOT 7, LOT 8, AND LOT 9, BLOCK 49 AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (RIVERSIDE).  
 SECTION 56, TOWNSHIP 2S, RANGE 26E

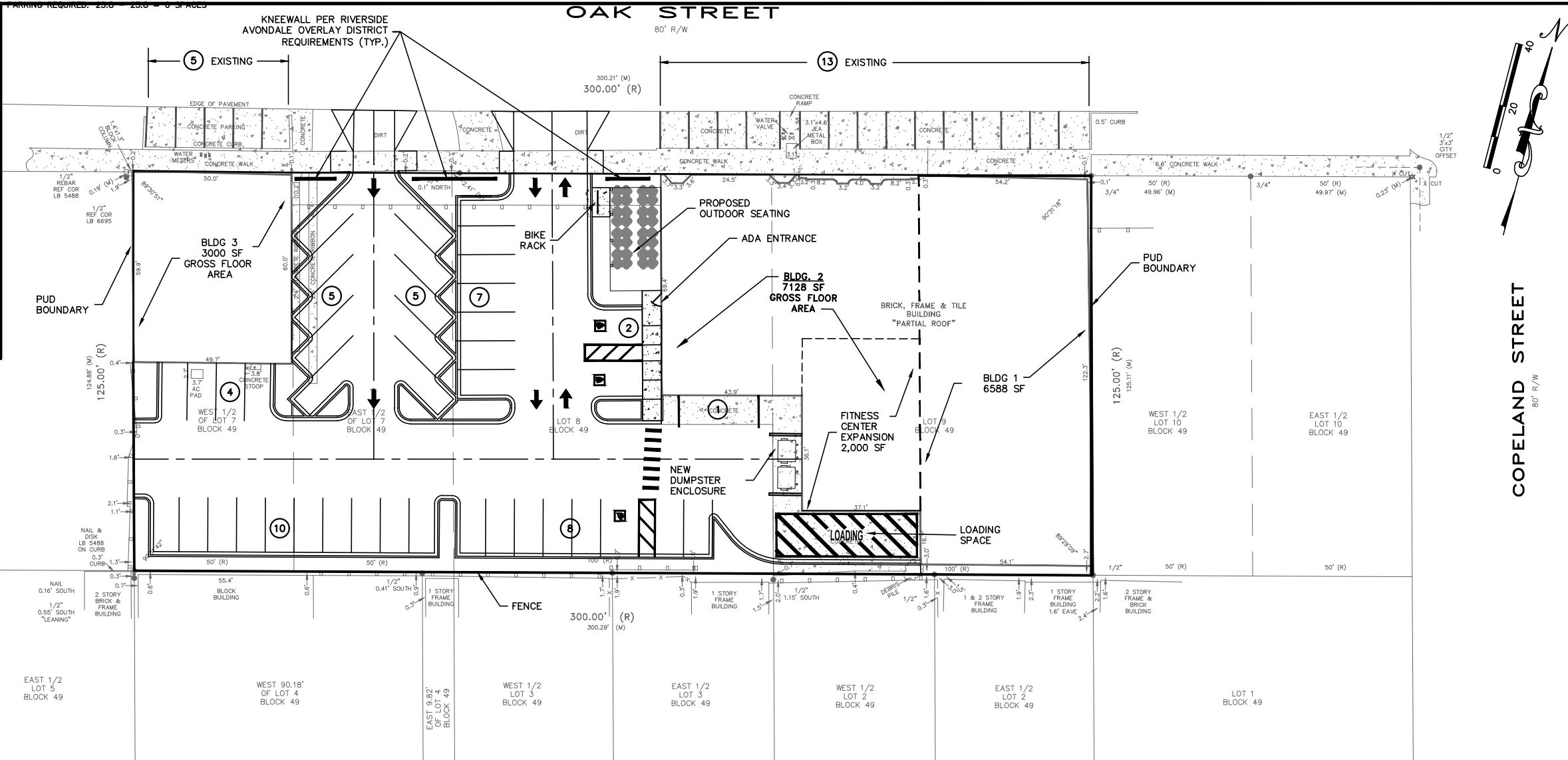
**PROPERTY OWNER**  
 SALEEBAS 2216 OAK STREET LLC  
 3651-1 ST. JOHNS AVENUE  
 JACKSONVILLE, FL 32204

ATTN: MR. THOMAS A. SALEEBA II

**CIVIL ENGINEERS**  
 ALMOND ENGINEERING, P.A.  
 6277 DUPONT STA. COURT EAST, UNIT 1  
 JACKSONVILLE, FL 32217  
 (904) 306-0162 PHONE

ATTN: MR. ERIC J. ALMOND, P.E.  
 EALMOND@ALMONDENGINEERING.COM

ATTN: MRS. HILLARY L. ALMOND, P.E.  
 HALMOND@ALMONDENGINEERING.COM



ERIC J. ALMOND, P.E.  
 FL # 59246

Date	Revision

AE JOB NO.: 15-52  
 DESIGN: E.J.A.  
 DRAWN: E.J.A./J.G.K.  
 CHECKED: E.J.A.  
 START DATE: -  
 PLOT DATE: 2-3-2016

PUD SITE PLAN  
 MASTER SITE PLAN

Roost PUD  
 for  
 T. Anthony Saleeba II

**ALMOND**  
 CONSULTING CIVIL ENGINEERS  
 3609 HENDRICKS AVENUE JACKSONVILLE, FL 32207  
 (904) 306-0162 PHONE (904) 306-2185 FAX

Project: Feb 03, 2016 - 10:07am, By: mabno  
 P:\VE Projects\2015\15-52\_Oak Street-SALEEBA Design\BASE\PUID 1 AND 2.dwg

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

## Legal Description

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THE WEST 1/2 OF LOT 7, THE EAST 1/2 OF LOT 7, LOT 8, AND LOT 9, BLOCK 49 AS RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (RIVERSIDE). SECTION 56, TOWNSHIP 2S, RANGE 26E

**February 3, 2016**

# EXHIBIT A

## Property Ownership Affidavit

Date: 10/7/15

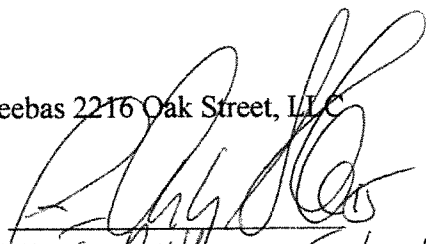
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

Re: Ownership Certification

Ladies and Gentlemen:

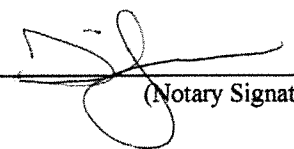
You are hereby advised that the undersigned is the owner of the property described in the legal description attached hereto as Exhibit 1, filed in connection with application(s) for rezoning to Planned Unit Development district, submitted to the Jacksonville Planning and Development Department.

Saleebas 2216 Oak Street, LLC

By:   
Name: T. Anthony Saleeba II  
Its: pres

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of October, 2015 by T. Anthony Saleeba II who is  personally known to me or  has produced NIA as identification.

  
(Notary Signature)

expires  
3/30/16



TIA JOHNSON  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE150626  
Expires 3/30/2016

# EXHIBIT B

## Agent Authorization

Date: 10/7/15

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

Re: 2220, 2242, and 2246 Oak Street (RE#s 090663-0000, 090662-0000, and 090661-0000) Jacksonville, FL 32204

Ladies and Gentlemen:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L. to act as agent to file application(s) for rezoning to Planned Unit Development district for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such application(s).

Saleebas 2216 Oak Street, LLC

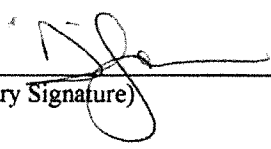
By: 

Name: T. Anthony Saleeba II

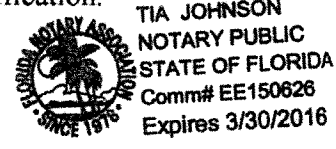
Its: DRS

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of October, 2015 by T. Anthony Saleeba II who is  personally known to me or  has produced N/A as identification.

  
(Notary Signature)

Expires 3/30/16



# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

Re: 2220, 2242, and 2246 Oak Street (RE#s 090663-0000, 090662-0000, and 090661-0000) Jacksonville, FL 32204

Ladies and Gentlemen:

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

Saleebas 2216 Oak Street, LLC

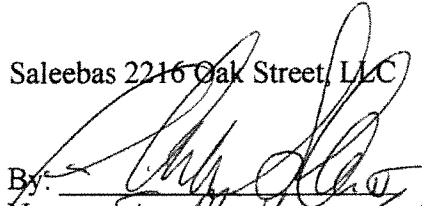
By:   
Name: T. Anthony Saleebas II  
Its: pres

Exhibit G - Copy of Deeds

Doc # 2005098461, OR BK 12369 Page 1055, 1 of 3 Filed & Recorded 03/24/2005  
at 04:26 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$27.00  
DEED DOC ST \$2068.50

3

THIS DOCUMENT WAS PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:  
Marvin C. Kloepfel, Esquire (MSA)  
Fisher, Tousey, Leas & Ball, P.A.  
One Independent Drive, Suite 2600  
Jacksonville, Florida 32202

**WARRANTY DEED**

THIS INDENTURE, made to be effective as of the 16th day of February, 2005,  
between SALEEBA'S INC., a Florida corporation, whose address is 2216 Oak Street, D,  
Jacksonville, Florida 32204, party of the first part, and SALEEBAS-2216 OAK STREET, LLC,  
a Florida limited liability company, the address of which is 2216 Oak Street, D, Jacksonville,  
Florida 32204, party of the second part.

**WITNESSETH:**

The said party of the first part, as its capital contribution to the party of the second part,  
has granted, bargained, and conveyed to said party of the second part, its successors and assigns  
forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

As described in Exhibit "A" attached hereto and by this reference made a part  
hereof.

Real Estate Number: 090663-0000.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of  
record and taxes assessed subsequent to December 31, 2004; provided, however, this reference  
will not serve to reimpose any such covenants, restrictions or easements.

And the said party of the first part does hereby fully warrant the title to said land, and will  
defend the same against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the undersigned, on behalf of the party of the first part, has hereunto set his hand and seal as of the day and year first above written.

Signed and Sealed in Our Presence:

SALEEBA'S INC.,  
a Florida corporation

Sign: *Laika Farhat*  
Print Name: Laika Farhat

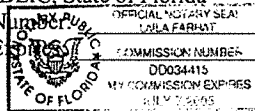
BY: *T. Anthony Saleeba, II*  
T. ANTHONY SALEEBA, II  
President

Sign: *Joyce B Lancaster*  
Print Name: Joyce B Lancaster

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of February 2005, by T. ANTHONY SALEEBA, II, as President of SALEEBA'S INC., a Florida corporation, on behalf of the corporation, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] [  who is personally known to me or [  who has produced a \_\_\_\_\_ (State) driver's license (No. \_\_\_\_\_ ) as identification.

*Laika Farhat*  
Name: Laika Farhat  
NOTARY PUBLIC, State of Florida  
Commission Number \_\_\_\_\_  
Commission Expires \_\_\_\_\_



①

THIS DOCUMENT WAS PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:  
Marvin C. Kloeppel, Esquire (MSA)  
Fisher, Tousey, Leas & Ball, P.A.  
One Independent Drive, Suite 2600  
Jacksonville, Florida 32202

### WARRANTY DEED

THIS INDENTURE, made to be effective as of the 16th day of February, 2005, between SALEEBA'S INC., a Florida corporation, the address of which is 2216 Oak Street, D, Jacksonville, Florida 32204, party of the first part, and SALEEBAS-2216 OAK STREET, LLC, a Florida limited liability company, the address of which is 2216 Oak Street, D, Jacksonville, Florida 32204, party of the second part.

### WITNESSETH:

The said party of the first part, as its capital contribution to the party of the second part, has granted, bargained, and conveyed to said party of the second part, its successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

The East 50 Feet of Lot Seven (7), Block Forty-Nine (49), RIVERSIDE, according to plat thereof recorded in Plat Book 1, Page 109, of the former public records of Duval County, Florida also known as 2242 Oak Street, Jacksonville, Florida.

Real Estate Number: 090662-0000-4.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2004; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, on behalf of the party of the first part, has hereunto set his hand and seal as of the day and year first above written.

Signed and Sealed in Our Presence:

SALEEBA'S INC.,  
a Florida corporation

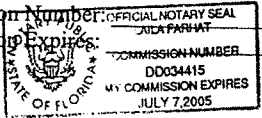
Sign: *Raika Tachat*  
Print Name: Raika TACHAT

BY: *T. Anthony Saleeba, II*  
T. ANTHONY SALEEBA, II  
President

Sign: *Joyce B Lancaster*  
Print Name: Joyce B Lancaster

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 15 day of February 2005, by T. ANTHONY SALEEBA, II, as President of SALEEBA'S INC., a Florida corporation, on behalf of the corporation, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION]  who is personally known to me or  who has produced a \_\_\_\_\_ (State) driver's license (No. \_\_\_\_\_) as identification.

*Raika Tachat*  
Name: \_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Commission Number \_\_\_\_\_  
Commission Expires \_\_\_\_\_  


THIS DOCUMENT WAS PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:  
Marvin C. Kloeppel, Esquire (MSA)  
Fisher, Tousey, Leas & Ball, P.A.  
One Independent Drive, Suite 2600  
Jacksonville, Florida 32202

### WARRANTY DEED

THIS INDENTURE, made to be effective as of the 16th day of February, 2005,  
between SALEEBA'S INC., a Florida corporation, the address of which is 2216 Oak Street, D,  
Jacksonville, Florida 32204, party of the first part, and SALEEBAS-2216 OAK STREET, LLC,  
a Florida limited liability company, the address of which is 2216 Oak Street, D, Jacksonville,  
Florida 32204, party of the second part.

### WITNESSETH:

The said party of the first part, as its capital contribution to the party of the second part,  
has granted, bargained, and conveyed to said party of the second part, its successors and assigns  
forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

The West 50 Feet of Lot Seven (7), Block Forty-Nine (49), RIVERSIDE,  
according to plat thereof recorded in Plat Book 1, Page 109, of the former public  
records of Duval County, Florida also known as 2246 Oak Street, Jacksonville,  
Florida.

Real Estate Number: 090661-0000-8.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of  
record and taxes assessed subsequent to December 31, 2004; provided, however, this reference  
will not serve to reimpose any such covenants, restrictions or easements.

And the said party of the first part does hereby fully warrant the title to said land, and will  
defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned, on behalf of the party of the first part, has hereunto set his hand and seal as of the day and year first above written.

Signed and Sealed in Our Presence:

SALEEBA'S INC.,  
a Florida corporation

Sign: Joyce B Lancaster  
Print Name: Joyce B Lancaster

BY: T. Anthony Saleeba, II  
T. ANTHONY SALEEBA, II  
President

Sign: Laila Farhat  
Print Name: LAILA FARHAT

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15 day of February 2005, by T. ANTHONY SALEEBA, II, as President of SALEEBA'S INC., a Florida corporation, on behalf of the corporation, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] [] who is personally known to me or [] who has produced a \_\_\_\_\_ (State) driver's license (No. \_\_\_\_\_) as identification.

Laila Farhat  
Name: \_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
LAILA FARHAT  
COMMISSION NUMBER  
D1034415  
COMMISSION EXPIRES  
7.2005

j :: CR353349

**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

**General Collection Receipt**

Date: 12/30/2015  
Email: AGlick@coj.net

Account No: CR353349

User: Glick, Aaron

**REZONING/VARIANCE/EXCEPTION**

Name: Steve Diebenow  
Address: One Independent Drive, Suite 1200  
Description: Roost PUD Rezoning Invoice, t#963 • Rezoning Application's General Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion Thereof 0.75 Acres @ \$10.00/acre: \$10.00 • Plus Notification Costs Per Addressee 72 Notifications @ \$7.00/each:

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2514.00

Michael Corrigan, Tax Collector  
Duval County/City of Jacksonville  
Comments - taxcollector@coj.net  
Inquiries - (904)630-1916  
www.coj.net/tc  
Date: 12/30/2015 Time: 14:16:13  
Location: P11 Clerk: LKC  
Transaction 0884077

Miscellaneous  
Item: CR - CR353349  
Receipt 0884077.0001-0001 2,514.00

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Total Paid 2,514.00

CHECK 001005 2,514.00

---

Total Tendered 2,514.00

Paid By: ROOST REST  
Thank You

**Total Due: \$2,514.00**