

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0042

TO PLANNED UNIT DEVELOPMENT

FEBRUARY 23, 2017

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2017-0042** to Planned Unit Development.

Location: 2801 Myra Street,
between Green Street and Myra Street

Real Estate Number(s): 063004-0010 and 063004-0000

Current Zoning District(s): Public Buildings and Facilities-1 (PBF-1) and Planned Unit Development (PUD 2008-109)

Proposed Zoning District: PUD

Current Land Use Category: Public Buildings and Facilities (PBF) and Low Density Residential (LDR)

Proposed Land Use Category: LDR

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Jim Love, District 14

Applicant/Agent: L. Charles Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, FL 32211

Owners: City of Jacksonville
117 West Duval Street
Jacksonville, FL 32202

Christian Allen
Land Rover Properties, LLC
3721 DuPont Station Court South

Jacksonville, FL 32217

H&H Real Estate Investing LLC
9310 Old Kings Road S., Suite 1702
Jacksonville, FL 32257

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2017-0042 seeks to rezone approximately 3.03± acres of land from Public Buildings and Facilities-1 (PBF-1) and Planned Unit Development (PUD 2008-109) to PUD so as to develop a single-family residential development at a gross density of 5.6 units per acre, with a maximum of 17 units. The portion of the subject site that is currently zoned PUD was zoned as such in 2008; that site is approximately 2.5 acres and was approved for a maximum of 10 lots. At that time, the property was originally owned by the City of Jacksonville and had deeded the property to an organization for the development of affordable housing units. That development never occurred, and as a result of a reversion clause contained in the warranty deed, the City currently owns the site. The portion of the subject site that is currently zoned PBF-1 was previously owned by the Jacksonville Transportation Authority (JTA) but is now under private ownership. This portion of the site is approximately 0.5 of an acre and is vacant, with a railroad track abutting the northerly property line. The entire subject site is currently vacant and has been unused for approximately 10 years.

There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series (FLUMs) of the *2030 Comprehensive Plan*, Ordinance 2017-0041 (Application 2016C-028) which requests to change the functional land use category of the portion of the subject site that is currently zoned PBF-1 from the Public Buildings and Facilities (PBF) land use category to the Low Density Residential (LDR) category. The Planning and Development Department has submitted its report on the companion land use amendment, 2017-0041, and recommends approval of that request.

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 primarily in the LDR functional land use category, as well as the PBF land use category, as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the *2030 Comprehensive Plan*. However, there is a companion Application for Small-Scale Land Use Amendment to the FLUMs, 2016C-028/ Ordinance 2017-0041, that seeks to amend the site's designation so that it is categorized entirely as LDR. The LDR land use category in the Urban Development Area permits a maximum gross density of seven (7) dwelling units per acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations. Staff is recommending that Ordinance 2017-0041 be approved; therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the *2030 Comprehensive*

Plan.

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

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?

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.

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 a Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the PBF and LDR functional land use categories as identified in the Future Land Use Map series (FLUMs), and as previously mentioned, a land use change has been requested for the portion designated PBF. The PUD site plan is compatible with the development characteristics of the LDR, Urban Area (UA) land use category description.

This proposed rezoning to Planned Unit Development is consistent with the *2030 Comprehensive Plan* including the following Future Land Use Element (FLUE) 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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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 Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for

the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the *2030 Comprehensive Plan* and Land Development Regulations.

FLUE Policy 4.1.8B

The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

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.

The PUD proposes the development of a single family residential development on infill property in the Urban Development Area and within the Riverside-Avondale Historic District and continues the residential development pattern of neighboring properties. The subject site is underutilized and vacant and already has infrastructure and public utilities. As such, the PUD is consistent with FLUE Objectives 1.1, 3.1 and 6.3 and FLUE Policy 1.1.22. Based upon the proposed written description and site plan, the development will aid in the revitalization and residential improvement of the Riverside-Avondale neighborhood and of Northwest Jacksonville and increases the supply of safe and sanitary housing through the redevelopment of this residential neighborhood. The subject site is located within the boundaries of the Northwest Jacksonville Vision Plan in an area the plan designates as the "Traditional Building Area." Themes of this Vision Plan include strengthening existing neighborhoods, creating new neighborhoods, and spurring in-town development in the "Traditional Building Area." The proposed LDR land use change and PUD rezoning strengthen the existing Riverside neighborhood by converting vacant, underutilized land into a functional and compatible use, while promoting infill development. Therefore, the proposed rezoning is consistent with the Northwest Jacksonville Vision Plan and FLUE Policy 4.1.8B.

The proposed rezoning has been identified as being related to the following issues addressed in the *2030 Comprehensive Plan*:

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for Jacksonville Naval Airfield. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.2(d). See Objective 2.5 of the Future Land Use Element below:

FLUE Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium high probability for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed. See Policy 1.2.6 of the Historic Preservation Element (HPE) below:

HPE Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Riverside Overlay and Riverside-Avondale Historic Districts

The land use amendment site is located in both the Riverside Overlay District (2008-192-E) and the Riverside-Avondale Historic District (Ordinance 1997-1029-E). New construction on site must be reviewed by the Historic Preservation Commission and their staff before proceeding. In addition the site must also meet zoning requirements of the historic overlay zone. The applicant is aware of these requirements and has begun the design review process with the Historic Preservation Section of the Planning and Development Department.

HPE Policy 1.1.3

The City shall continue to submit for review by the Jacksonville Historic Preservation Commission all plans that will physically alter the appearance of a designated site, property, or historic district.

Given the aforementioned, 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*.

(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 and Mobility Management System Office (CMSO) applicable to the subject site prior to development approvals. The proposed development was reviewed by the CMSO on July 22, 2016. The following development numbers were reserved for 17 single-family dwelling units: Mobility #91734.0; CRC #91734.1; and City Development Number #9281.000. A mobility fee in the amount of \$27,827 must be paid to the CMSO prior to permitting.

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The existence or absence of, and the location of, open spaces, plazas, recreational areas and common areas: Because the development is less than 100 lots, it is not subject to Section 656.420 of the Zoning Code, which would have required 150 feet of recreational/open space be provided per dwelling unit.

The use of existing and proposed landscaping: The proposed development shall comply with Sec. 656, Part 12 of the Zoning Code. Fencing and screening shall conform to the fencing guidelines for Historic Districts set forth in Historic Preservation Guidelines, Chapter 307 of the Ordinance Code.

The treatment of pedestrian ways: Sidewalks will be provided as required by the *2030 Comprehensive Plan*.

Traffic and pedestrian circulation pattern: The circulation pattern proposed by the PUD contains a "U" shaped road that will connect Green Street with Myra Street. The location and final design of the access point are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. Once complete, this roadway will be public.

The use and variety of building setback lines, separations and buffering: The proposed site plan and written description indicates a typical lot size for the Riverside area for the majority of the lots, with all proposed structures requiring a Certificate of Appropriateness (COA) to determine compatibility with the Riverside-Avondale Historic District guidelines. The proposed development standards are as follows:

- Minimum Lot Size: 3,600 square feet
- Minimum Lot Width: 35 feet
- Required Yards -
 - Front: 20 feet
 - Side: 4 feet
 - Rear: 10 feet
- Maximum Lot Coverage: 60 percent
- Maximum Height of Structures: 35 feet

The variety and design of dwelling types: As previously mentioned, the subject site is located

within the Riverside-Avondale Zoning Overlay, and as such each dwelling unit will need to receive a COA from the Historic Preservation Section of the Planning and Development Department prior to construction.

(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The subject site is surrounded by residential uses to the east and south, both single-family residences and multi-family (duplexes, triplexes, and quadplexes). Industrial uses are located to the west of the subject site, and a railroad track lies to the north. The proposed site plan shows that the “U”-shaped roadway and a small park area (20’ drainage easement) would provide a buffer to the parcels zoned Industrial Light (IL) to the west of the subject site. Additionally a 20-foot wide drainage easement and retention area is proposed for the northern boundary of the subject site, which helps to buffer the residential lots from the existing railroad track.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop single-family housing within the LDR land use category is consistent with the adjacent uses, zoning and land use categories as shown below:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-A	Railroad track, single-family residential
East	LI/MDR	IL/RMD-A	Industrial use/single and multi-family residential (duplex, triplex, and quads)
South	LDR	RLD-60	Single-family residential
West	LI	IL	Railroad track, industrial uses (pest control)

(6) Intensity of Development

The proposed development is a single-family residential development, consistent with the LDR functional land use category, not to exceed 17 lots. The PUD is appropriate at this location with specific reference to the following:

The existing residential density and intensity of use of surrounding lands: Residential properties surrounding the subject site are designated LDR and Medium Density Residential (MDR) according to the FLUMs of the 2030 *Comprehensive Plan*. The LDR land use category designation is contiguous with and includes the subject site; this land use category allows for a

density of up to seven (7) dwelling units per acre when full urban services are available. The density of the historic residential neighborhood adjacent the subject site is below this maximum. The proposed development reaches a density of 5.6 dwelling units per acre, which is similar to and consist with the surrounding residential properties.

The availability and location of utility services and public facilities and services: The subject site is served by the following schools:

School	Students Generated by Proposal	Capacity	Enrollment	% Occupied
Central Riverside Elementary #18	3	426	355	83%
Northwestern Middle #155	1	778	532	68%
Robert E. Lee High #33	2	1844	1917	104%

Due to the class size amendment, the capacity of Duval County schools is currently under review. The School Board, with the support of the Planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board, is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustments, changes in special assignments and adjustments to magnet programs. School concurrency for residential developments of 20 units or less is considered De Minimis per an inter-local agreement between the City and the School Board.

Jacksonville Electric Authority (JEA) electric, water, and sewer services are available at this location. A JEA letter of availability has been issued for this project (2016-1604).

The amount and size of open spaces, plazas, common areas and recreation areas: The proposed site plan indicates the only open space will be for storm water retention purposes.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system and arteries: The subject site is accessed from Myra Street and Green Street, and the proposed site plan shows these parallel roads connecting in a "U"-shape in order to access each residential lot. Myra and Green Streets are both classified as local roadways. King Street, from College Street to Beaver Street, is the directly accessed functionally classified roadway. King Street is a 2-lane undivided collector in this vicinity and is currently operating at an acceptable Level of Service (LOS) C. Based on a review by the Transportation Division of the Planning and Development Department, this road segment currently has sufficient capacity to accommodate the traffic generated by the proposed development. A collector is a surface street that provides land access and traffic circulation within residential, commercial, and industrial areas. Collector roads collect and distribute traffic between local roads and arterial roads. Collectors provide service that is of relatively moderate traffic volume, moderate trip length and moderate operating speed.

(7) Usable open spaces plazas, recreation areas.

Because the development is less than 100 lots, it is not subject to Section 656.420 of the Zoning Code, which would have required 150 feet of recreational/open space be provided per dwelling unit.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, 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 subject site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 1, 2017, the required Notice of Public Hearing signs **were** posted.



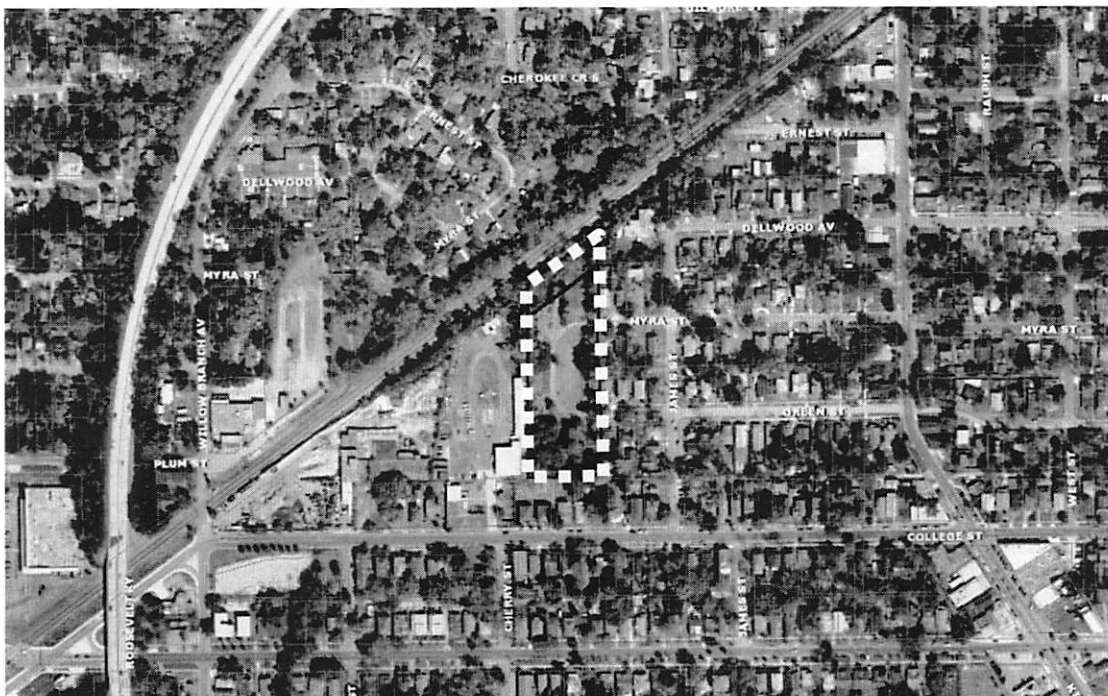
*Source: Staff, Planning and Development Department
Date: February 1, 2017*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-0042 be **APPROVED** with the following exhibits:

1. The legal description dated October 12, 2016.
2. The written description dated January 5, 2017.
3. The site plan dated January 3, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-0042 be **APPROVED**.



Aerial

Source: Staff, Planning and Development Department
Date: February 2, 2017



Subject site

*Source: Staff, Planning and Development Department
Date: February 1, 2017*



Subject site, from Green Street access, looking west

*Source: Staff, Planning and Development Department
Date: February 1, 2017*



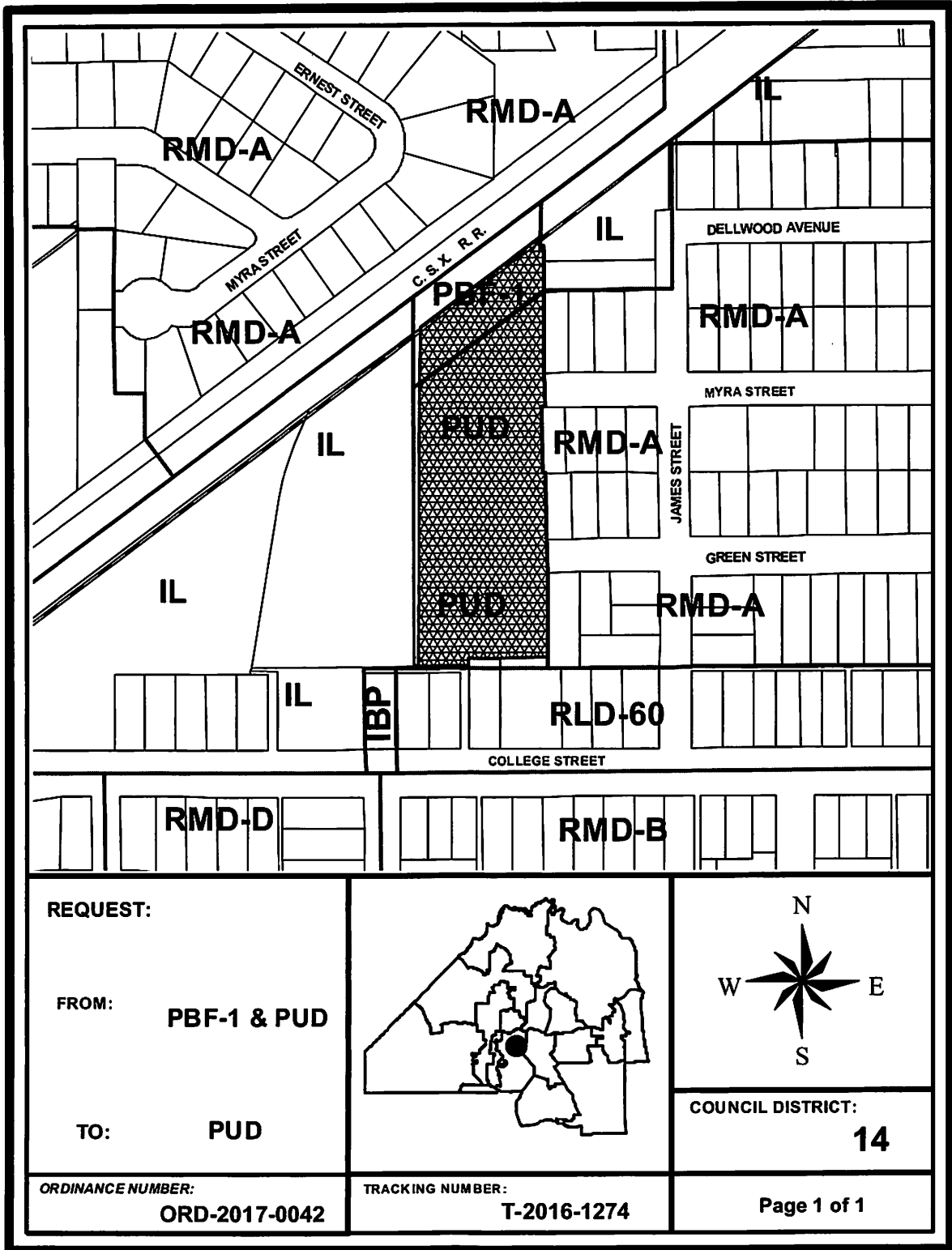
Myra Street looking east from subject site
Source: Staff, Planning and Development Department
Date: February 1, 2017



Green Street looking east from subject site
Source: Staff, Planning and Development Department
Date: February 1, 2017



Myra Street looking east from subject site
Source: Staff, Planning and Development Department
Date: February 1, 2017



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0042 **Staff Sign-Off/Date** SCK / 01/13/2017
Filing Date 01/17/2017 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 02/28/2017 **Planning Commission** 02/23/2017
Land Use & Zoning 03/07/2017 **2nd City Council** 03/14/2017
Neighborhood Association RIVERSIDE AVONDALE PRESERVATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1274 **Application Status** PENDING
Date Started 10/12/2016 **Date Submitted** 10/12/2016

General Information On Applicant

Last Name MANN **First Name** L **Middle Name** CHARLES
Company Name MANN-PELLICER
Mailing Address 165 ARLINGTON ROAD
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ALLEN **First Name** CHRISTIAN **Middle Name**
Company/Trust Name LAND ROVER PROPERTIES, LLC
Mailing Address 3721 DUPONT STATION CT. S.
City JACKSONVILLE **State** FL **Zip Code** 32217
Phone 9047211546 **Fax** 9047211582 **Email** CHARLLIEMANN1@COMCAST.NET

Last Name EASTON **First Name** WILLIAM **Middle Name**
Company/Trust Name 6100 PHILIPS HIGHWAY, LLC
Mailing Address 2801 MYRA STREET
City JACKSONVILLE **State** FL **Zip Code** 32205
Phone **Fax** **Email**

9047211546 9047211582 CHARLIEMANN1@COMCAST.NET

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 063004 0010	14	5	PUD	PUD
Map 063004 0000	14	5	PBF-1	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

5226

Total Land Area (Nearest 1/100th of an Acre) 3.03

Development Number N/A

Proposed PUD Name GREEN STREET II

Justification For Rezoning Application

CORRECT TRANSFER OF PROPERTY FROM LAWFUL GOVERNMENTAL USE TO PRIVATE PROPERTY FOR RESIDENTIAL USE

Location Of Property

General Location

WESTERN TERMINUS OF GREEN STREET

House #	Street Name, Type and Direction	Zip Code
2801	MYRA ST	32205

Between Streets

GREEN STREET and MYRA 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: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 3.03 Acres @ \$10.00 /acre: | \$40.00 |
| 3) Plus Notification Costs Per Addressee | |
| 86 Notifications @ \$7.00 /each: | \$602.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,911.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 7, BLOCK 14, AS SHOWN ON THE PLAT OF NEW RIVERSIDE, AS RECORDED IN PLAT BOOK 3, PAGE 34 OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8992, PAGE 328, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00 DEGREES 23' 42" WEST, ALONG A NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 7, AND LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8992, PAGE 328, 12.59 FEET, TO THE NORTH BOUNDARY OF SAID NEW RIVERSIDE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 23' 42" WEST, ALONG LAST SAID LINE 10.06 FEET, TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8992, PAGE 328; THENCE NORTH 89 DEGREES 53' 39" EAST, ALONG LAST SAID NORTH LINE, 127.57 FEET TO THE WEST LINE OF LOT 1, BLOCK THREE, AS SHOWN ON THE PLAT OF JAMES STREET TERRACE, AS RECORDED IN PLAT BOOK 8, PAGE 19 OF SAID CURRENT PUBLIC RECORDS. THENCE NORTH 00 DEGREES 01' 35" WEST, ALONG THE WEST BOUNDARY OF SAID JAMES STREET TERRACE, 105.25 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID JAMES STREET TERRACE; THENCE NORTH 88 DEGREES 44' 09" WEST, ALONG A WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 2, 2.56 FEET; THENCE NORTH 00 DEGREES 14' 09" WEST, 104.81 FEET TO AN INTERSECTION WITH A WESTERLY PROLONGATION OF THE NORTH LINE OF LAST SAID LOT 1. THENCE NORTH 87 DEGREES 23' 54" EAST, ALONG LAST SAID LINE, 3.04 FEET TO THE NORTHWEST CORNER OF LAST SAID LOT 1 AND SAID WESTERLY BOUNDARY; THENCE NORTH 00 DEGREES 00' 49" WEST, ALONG LAST SAID BOUNDARY AND A NORTHERLY PROLONGATION THEREOF, 252.88 FEET; THENCE NORTH 86 DEGREES 18' 54" WEST, 4.84 FEET THENCE NORTH 01 DEGREES 53' 58" WEST, 13.98 FEET TO THE SOUTHERLY BOUNDARY OF THE SEABOARD COASTLINE RAILROAD, FORMERLY ATLANTIC COASTLINE RAILROAD, (A 100' WIDE RIGHT OF WAY); THENCE SOUTH 53 DEGREES 44' 03" WEST, ALONG LAST SAID BOUNDARY, 247.26 FEET TO THE EAST LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13057, PAGE 949; THENCE SOUTH 00 DEGREES 24' 44" WEST, ALONG LAST SAID LINE, 541.77 FEET TO THE AFORESAID NORTH BOUNDARY OF NEW RIVERSIDE; THENCE NORTH 89 DEGREES 46' 44" EAST, ALONG LAST SAID BOUNDARY, 81.20 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTHERLY 75.00 FEET OF THE ABOVE DESCRIBED PARCEL.

Together with:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 3 South, Range 26 East, and being more particularly described as follows:
Begin at the Northeast corner of the lands described and recorded in Official Records Book 13057, page 949, said point lying on the southerly right of way line of Seaboard Coast Line Railroad, formerly Atlantic Coastline Railroad, a (100' wide right of way); thence South 00°24'44" West along the West line of said lands described and recorded in Official Records Book 13057, page 949, 93.52 feet; thence North 53°44'03" East 254.89 feet to the westerly boundary of James Street Terrace, a recorded in Plat Book 8, page 19, of said current public records; thence in a northerly and easterly direction along last said boundary and a northerly prolongation thereof, and along the westerly boundary of the lands described and recorded in Official Records Book 11308, page 682 of said current public records, run the following three courses and distances, Course No. 1: North 00°00'49" West, 74.83 feet; Course No. 2: North 86°18'54" West, 4.84 feet; Course No. 3: North 01°53'58" West, 13.98 feet to the Southerly boundary of said Seaboard Coastline Railroad Right of Way; thence South 53°44'03" West, along last said boundary, 247.26 feet to the Point of Beginning.
Less and except any part lying within the lands described in Official Records Book 13452, page 1244.

October 12, 2016

EXHIBIT 1

Page 1 of 1

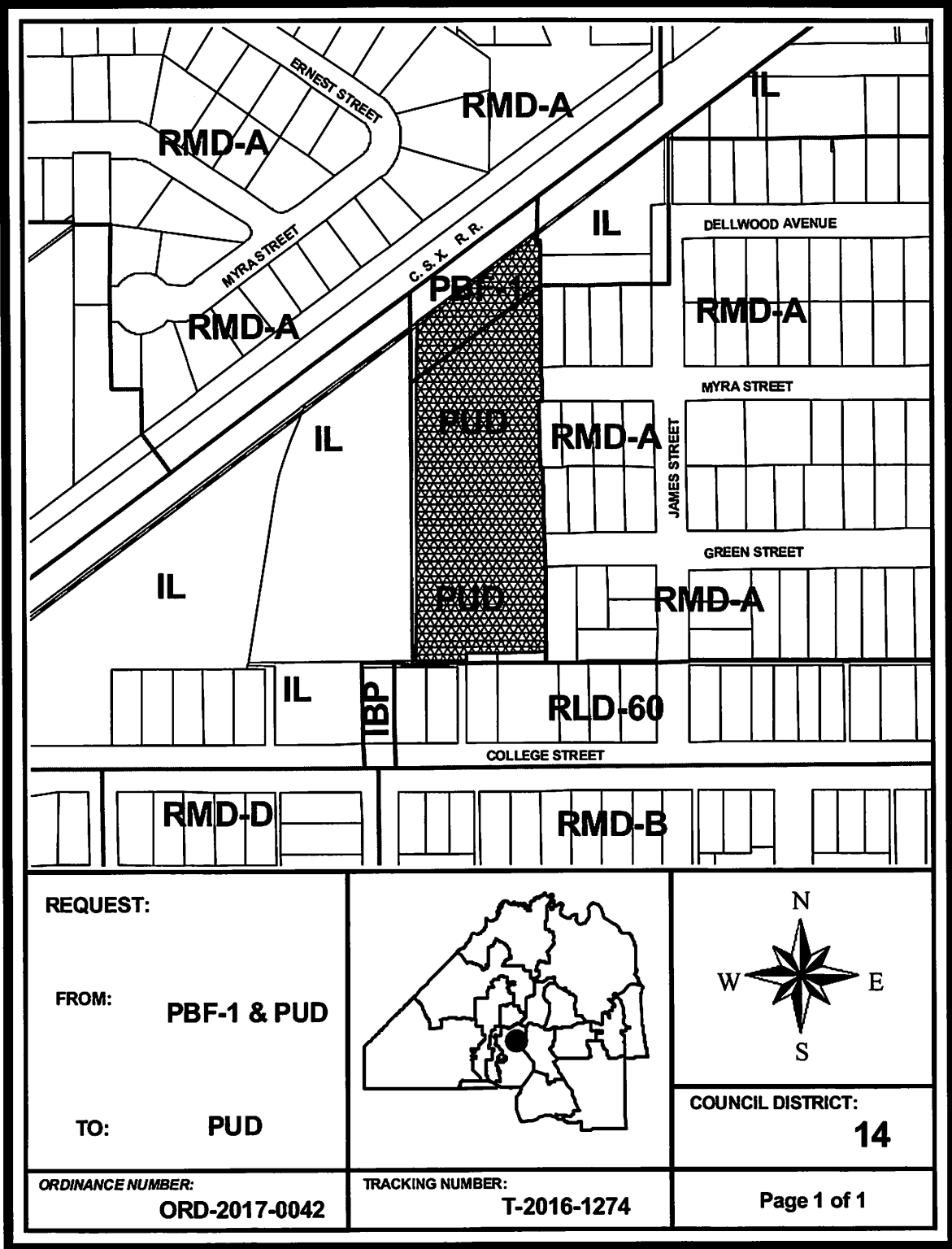


EXHIBIT A - Property Ownership Affidavit

Date: 8/8/16

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

Re: Property Owner Affidavit for the following site location:
2801 Myra Street Jacksonville, FL 32205

To Whom it May Concern:

I William Easton hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

6100 Phillips Highway LLC

By _____

By [Signature]

Print Name: _____

Print Name: William Easton

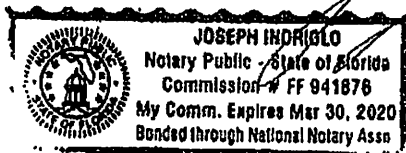
Its: Managing Member

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 8th day of August 2016, by William Easton, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Joseph Indriolo
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 03.30.2020

EXHIBIT A - Property Ownership Affidavit

Date: 8/17/16

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

Re: Property Owner Affidavit for the following site location:

GREEN ST. II PUD RE# 063004-0000

To Whom It May Concern:

I, Christina Allen hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Land Rover Properties LLC

By CA

Print Name: Christina Allen

Its: President

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17th day of August 2016, by Christina Allen, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Carrie James

(Printed name of NOTARY PUBLIC)



CARRIE JAMES
MY COMMISSION # FF 116050
EXPIRES: April 22, 2018
Bonded thru Budget Notary Services

State of Florida at Large.

My commission expires: 4/22/18

EXHIBIT A - Property Ownership Affidavit

Date: 10/17/16

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

Re: Property Owner Affidavit for the following site location:
2801 Myra Street, Jacksonville, FL 32205

To Whom it May Concern:

I HUNTER HAYDEN hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By _____
Print Name: _____

H & H REAL ESTATE INVESTING, LLC
By [Signature]
Print Name: HUNTER HAYDEN
Its: MANAGING MEMBER

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17th day of October 2016/2014, by Hunter Hayden, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Gayla S. Jones
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

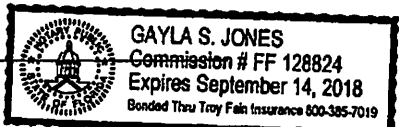


EXHIBIT A

Property Ownership Affidavit - Individual

Date: 12/16/2016

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 2801 Myra Street RE#(s): 063004-0010

To Whom it May Concern:

I City of Jacksonville hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD Re-Zoning submitted to the Jacksonville Planning and Development Department.

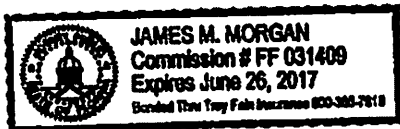
By S. Burch

Print Name: Stephanie Burch, Esq. City of Jacksonville

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 16th day of December 2016, by Stephanie Burch, Esq., who is personally known to me or who has produced _____ as identification and who took an oath.

James M. Morgan
(Signature of NOTARY PUBLIC)
JAMES M. MORGAN
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 6/26/17

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 8/17/16

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

Re: Agent Authorization for the following site location: 2801 Myra Street,
Jacksonville, FL 32205

To Whom it May Concern:

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 Charlie Mann to act as agent to file application(s) for _____ for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

6100 Phillips Highway, LLC

By _____

By [Signature]

Print Name: _____

Print Name: William M EASTON

Its: Manager

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

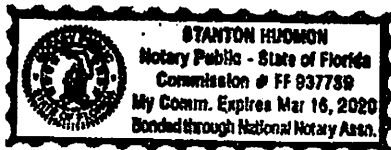
Sworn to and subscribed and acknowledged before me this 18 day of Aug 2016
2016, by William Easton, who is personally known to me or who has
produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Stanton Hudson

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 3-16-2020

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 8/17/16

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

Re: Agent Authorization for the following site location: GREEN ST. II PUD
RE# 063004-0000

To Whom It May Concern:

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 Charlie Mann to act as agent to file application(s) for _____ for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____
Print Name: _____

Print Corporate Name: Land Rover Properties LLC
By CA
Print Name: Christian Allen
Its: President

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17th day of August 2016 by Christian Allen, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Carrie James
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 4/22/18

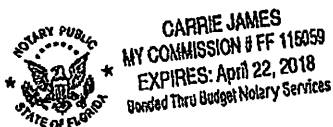


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 10/17/16

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

Re: Agent Authorization for the following site location: 2801 Myra Street, Jacksonville, FL
32205

To Whom It May Concern:

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 Charlie Mann to act as agent to file application(s) for _____ for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner Is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Hoff Real Estate Investing, LLC

By _____

By [Signature]

Print Name: _____

Print Name: Hunter Hayden

Its: Managing Member

*If Owner Is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17th day of October, 2016 2014, by Hunter Hayden, who is personally known to me or who has produced _____ as identification and who took an oath.

Gayla S. Jones
(Signature of NOTARY PUBLIC)

Gayla S. Jones
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:

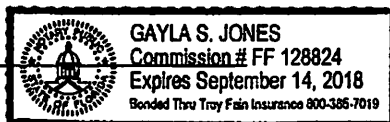


EXHIBIT B

Agent Authorization - Individual

Date: 12/16/2016

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 2801 Myra Street RE#(s): 063004-0010

To Whom it May Concern:

You are hereby advised that Stephanie Burch, Esq., as Representative of City of Jacksonville, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Charlie Mann to act as agent to file application(s) for PUD Re-Zoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

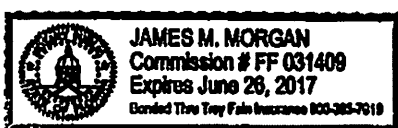
By S. Burch

Print Name: Stephanie Burch, Esq.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 16th day of December 2016, by Stephanie Burch, Esq., who is personally known to me or who has produced _____ as identification and who took an oath.

James M. Morgan
(Signature of NOTARY PUBLIC)
JAMES M. MORGAN
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 6/26/17

EXHIBIT C

Binding Letter

Date: 8-18-16

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: GREEN ST. II PUD

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 
(Owner's Signature)


Its: 

EXHIBIT C

Binding Letter

Date: 8/17/16


City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: GREEN ST II PUD

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 

(Owner's Signature)

Its: President

EXHIBIT C

Binding Letter

Date: 10/17/16

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Green Street II PUD

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 
(Owner's Signature)

Its: MANAGING MEMBER

Binding Letter

Date: 12/16/2016

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

RE:

Ladies and Gentleman;

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

Sincerely,

By: Stephanie Burch, Esq. 

Its: Real Estate Officer

EXHIBIT D
WRITTEN DESCRIPTION
Green Street II PUD
January 5, 2017

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE#'s 063004-0010 and 063004-0000, collectively (the "Property"), which contains approximately 3.03 acres, is currently zoned PUD (Ord. 2008-109-E) and designated LDR, originally intended for development as a subdivision containing 10 lots. Subsequent to the passage of the original PUD, a Minor Modification to the PUD was approved eliminating one lot and converting the looped road system into two cul-de-sac roadways. The property is being sold and a new owner proposes to add approximately .45 acres (RE# 063004-0000) to the original legal description and increase the total number of residential lots to 17. This new layout would again provide a looped road system, more consistent with the character of the Riverside area.

The original parcel of PUD 2008-109-E was addressed as 2801 Myra Street, lying at the westerly terminus of both Myra Street and Green Street. With the inclusion of the new acreage the property will extend northward to the CSX railway. The Property is bounded on the west by warehouses, zoned Industrial Light, to the east and south the property is developed with single family homes zoned RMD-A and RLD-60 respectively. The dwellings located to the east and south were developed long prior to the current zoning regulations for the area and lot sizes vary from 35 feet adjacent to the subject site to 40 and 50 feet further to the east. The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. Edward Tully, P.E. in preparing the request. No other professionals have yet been engaged. The parcel is currently yet undeveloped and has no significant or unique characteristics, variation of elevations or natural features.

The revised PUD will permit the site to be developed with a maximum of 17 lots, each lot being a minimum 35 feet in width and having not less than 3,600 square feet of area. Most lots will be considerably larger with frontages averaging 38 feet in width and containing up to 9,672 square feet of area. While the proposal includes more units, the revision to the layout, including the looped road system promotes a more compatible development pattern and acts as a buffer to the industrially designated lands lying immediately to the west.

It is appropriate to promote the infill of this area, establishing a transitional land use with similar lot sizes to the historical pattern of development. Further, the proposed PUD would further the goals, objectives and policies of the City's 2030 Comprehensive Plan.

The PUD proposed acts as infill and buffers existing residential development from the rail corridor as well as industrial operation occurring to the west. Imposition of the strict code standards would necessitate building patterns and or lot sizes that are inefficient given the limited size of the property and its proximity to the other more intensive uses. The PUD will afford an

appropriately scaled and context sensitive development that will permit the flexibility to permit the property to be utilized in an efficient and productive manner.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a 17 lot residential subdivision. The property will be developed in consonance with the goals and objectives of the Low Density Residential land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence improvements as soon as possible after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property currently consists of two parcels but will be further divided as depicted on the attached site plans (Exhibit E) dated January 3, 2017 (the “Site Plan,” which is incorporated herein by this reference).

A. *Permitted Uses:*

1. Single Family residential consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit “E”).

- B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code. However, detached accessory garages may be permitted within 2 feet of a property boundary.

III. DEVELOPMENT STANDARDS

The approval of any design will require a Certificate of Appropriateness review by the Planning Department’s Historic Preservation Section.

A. *Dimensional Standards.*

Residential Single Family

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 3,600 square feet

Lot Width – minimum of 35 feet

Yards -

Front: 20 feet

Side: 4 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Thirty-Five (35) feet.

B. Ingress, Egress and Circulation.

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. Site Design and Landscaping.

1. The development will comply with the Provisions of Part 12, Zoning Code.

D. Building Orientation

1. *General:*

The ensuing residential development will be situated in a manner that permits an efficient use of the property while insuring a desirable parcel for a home. Driveway orientations will be to the roadway of which the parcels abut.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

As noted above in the Project Description Section of this PUD, a PUD is the appropriate vehicle to permit development on these parcels. The property lies amongst a mix of various uses, industrial, residential, and historic residential. A conventional zoning would not adequately permit development rights, or provide protection of the existing character of the area. This plan of development recognizes these factors, allows for lot sizes more appropriate to the historic nature of the surrounding community and provides for a logical transition from the industrial lands to the established residential areas. Finally, the project represents an infill opportunity, which when properly designed as is achieved via this PUD, is an asset to the City of Jacksonville.

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the infill of an undeveloped property for a compatible use that will coexist while acting as a transition between the industrial operations and rail corridor lying to the west and north. This PUD is designed to promote the usable nature of the property while furthering numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such a mix of uses;

Represents an appropriate combination of lot sizes, designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.1, FLUE
3. Policy 3.1.3, FLUE
4. Policy 3.1.6, FLUE

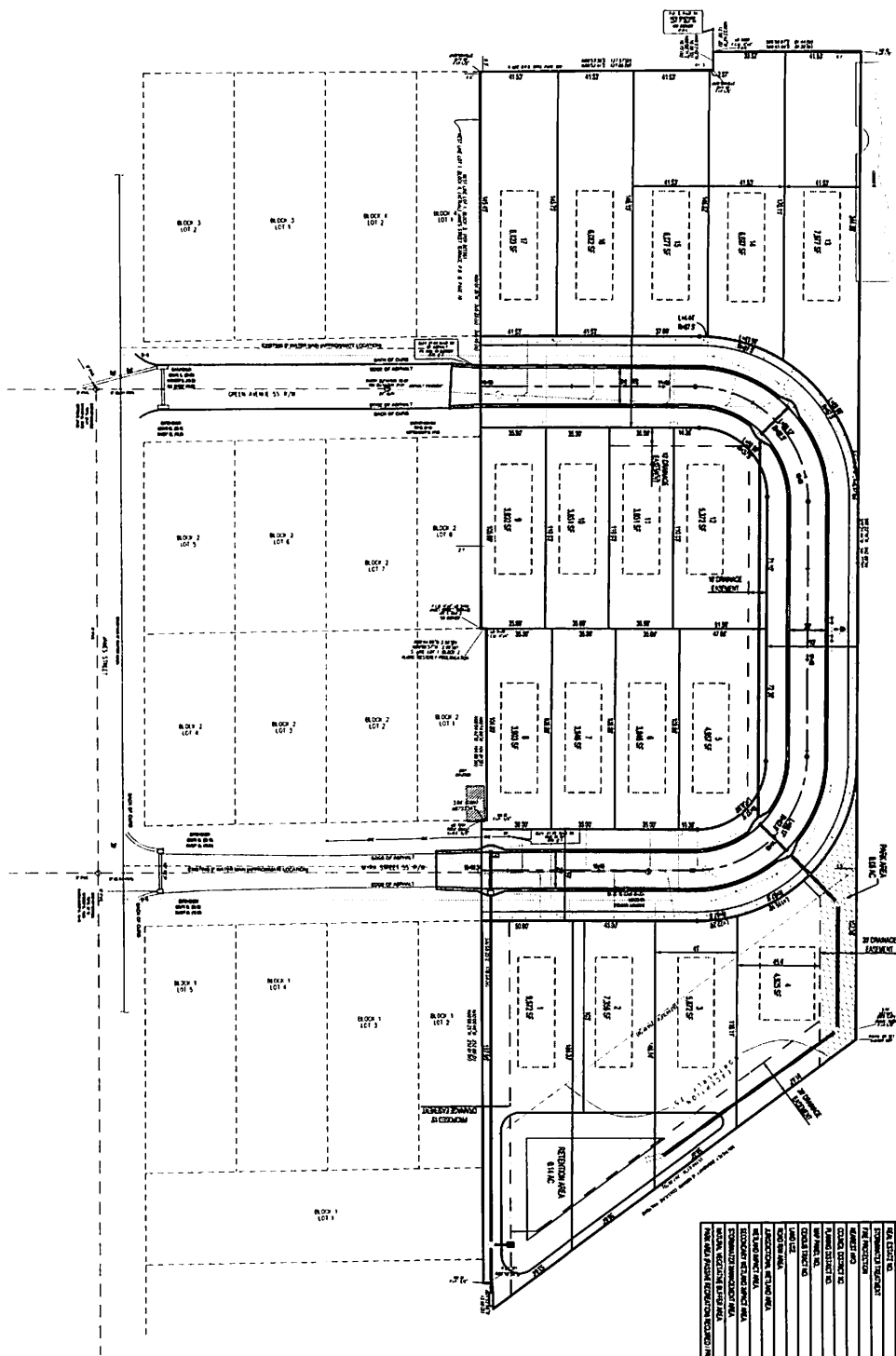
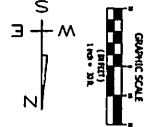
V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated LDR pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (density/intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to permit residential single family dwellings, at a density consistent with the applicable land use category and will be designed in such a way as to protect such use while buffering it from the industrial uses adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from both Green Street and Myra Street. All access points will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster infill development at a density that is sustainable and respectful of the surrounding built residential developments to the south and east.
- F. The use will be consistent with the development pattern to the south and east and structures will be oriented in a manner that will foster an appropriate pattern while reducing externalities otherwise associated with the industrial uses to the west.

- F. *Recreation/Open Space.* The PUD will comply with the Comprehensive Plan with relation to this matter.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The development will comply with Part 6, Zoning Code
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.



DATA SUMMARY	
NO. PAGES	1
DATE OF PLAN	1/26/2017
NO. OF LOTS	20
NO. OF BUILDINGS	20
NO. OF PLOTS	20
NO. OF STORIES	2
NO. OF GARAGES	20
NO. OF POOLS	0
NO. OF STAIRS	0
NO. OF LIFTS	0
NO. OF CHIMNEYS	0
NO. OF BATHS	40
NO. OF KITCHENS	40
NO. OF BED ROOMS	80
NO. OF HALLS	80
NO. OF CLOSETS	80
NO. OF PANTRY'S	0
NO. OF BREAK ROOMS	0
NO. OF OFFICES	0
NO. OF STUDIOS	0
NO. OF GARAGES	20
NO. OF STAIRS	0
NO. OF LIFTS	0
NO. OF CHIMNEYS	0
NO. OF BATHS	40
NO. OF KITCHENS	40
NO. OF BED ROOMS	80
NO. OF HALLS	80
NO. OF CLOSETS	80
NO. OF PANTRY'S	0
NO. OF BREAK ROOMS	0
NO. OF OFFICES	0
NO. OF STUDIOS	0
NO. OF GARAGES	20
NO. OF STAIRS	0
NO. OF LIFTS	0
NO. OF CHIMNEYS	0
NO. OF BATHS	40
NO. OF KITCHENS	40
NO. OF BED ROOMS	80
NO. OF HALLS	80
NO. OF CLOSETS	80
NO. OF PANTRY'S	0
NO. OF BREAK ROOMS	0
NO. OF OFFICES	0
NO. OF STUDIOS	0

January 3, 2017
 January 3, 2017
 Page 1 of 1

No.	Revisions	Date	By

WILLIAM E. (ED) TULLY III., INC.
 (904) 824-6371; Fax: (904) 824-9305
 Consulting Civil Engineer, FL Reg. P.E.# 36191
 10625 Quail Ridge Drive - Ponte Vedra, FL 32081
 Certificate of Authorization # 4576
Not valid unless endorsed by a seal

GREEN HILLS PUD
 2801 MYRA STREET | JACKSONVILLE, FL
 PRELIMINARY SKETCH PLAN

EXHIBIT F

PUD Name Green Street II

Date Aug 22, 2016

Land Use Table

Total gross acreage	3.03	Acres	100 %
Amount of each different land use by acreage			
Single family	2.06	Acres	67 %
Total number of dwelling units	17	D.U.	
Multiple family		Acres	 %
Total number of dwelling units		D.U.	
Commercial		Acres	 %
Industrial		Acres	 %
Other land use		Acres	 %
Active recreation and/or open space		Acres	 %
Passive open space, wetlands, pond	0.3	Acres	10 %
Public and private right-of-way	0.67	Acres	22 %
Maximum coverage of non-residential buildings and structures	53,840	Sq. Ft.	41 %

Prepared by
Suzanne S. Howant
Assistant General Counsel
Office of General Counsel
117 West Duval Street Suite 480
Jacksonville Florida 32202

Property Appraiser
Parcel Identification No.: 063004-0000 Pt. of
2006-1

QUIT-CLAIM DEED

This Quit-Claim Deed is made this 8th day of August 2006, between
CITY OF JACKSONVILLE, a municipal corporation, whose address is 117 West Duval Street,
Jacksonville, Florida 32202 ("Grantor") and RIVERSIDE AVONDALE DEVELOPMENT
ORGANIZATION, INC., a Florida non-profit corporation, whose address is 881 Stockton Street,
Jacksonville, Florida 32204 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and
other valuable considerations, receipt of which is hereby acknowledged, does hereby remise, release
and quit-claim unto Grantee, its successors and assigns, all the right, title, interest, claim and demand
which the Grantor has in and to the following described land, situate, lying and being in the County
of Duval, State of Florida (the "Property"):

See Exhibit A attached hereto and made a part hereof.

Subject to easements, covenants and restrictions of record, if any, and the covenants and
restrictions, and reverter contained herein

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

COVENANTS AND RESTRICTIONS: The Property shall only be used to develop
affordable housing for persons of low or moderate income (as such term is defined and approved by
the Jacksonville Housing Authority).

REVERTER: In the event the Property (or any portion thereof) is not developed for
affordable housing for persons of low or moderate income (as such term is defined and approved by
the Jacksonville Housing Authority) within five (5) years from the date of this deed, fee simple title
to the Property (or portion thereof) shall hereby revert to the Grantor, its successors and assigns.

DISCLAIMER: BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES
THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES
AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS,
AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER,
WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF,
AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR
CONDITIONS OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER,

(Signature)

SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE CONVEYANCE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

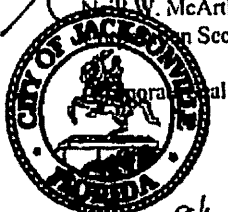
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name on the day and year first above written.

Witnesses:

Sharon E. Chappelle
Print Name: Sharon E. Chappelle
Kimberly B. Beaton
Print Name: Kimberly B. Beaton

CITY OF JACKSONVILLE
By: John Peyton
John Peyton, Mayor

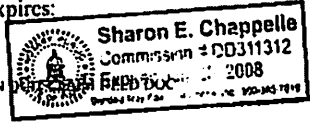
Attest: Neill W. McArthur, Jr.
Neill W. McArthur, Jr.,
Corporation Secretary



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8th day of August, 2006, by John Peyton and Neill W. McArthur Jr., the Mayor and Corporation Secretary respectively, of the City of Jacksonville, a municipal corporation, on behalf of the corporation. Such persons are personally known to me.

Sharon E. Chappelle
Print Name: _____
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: _____

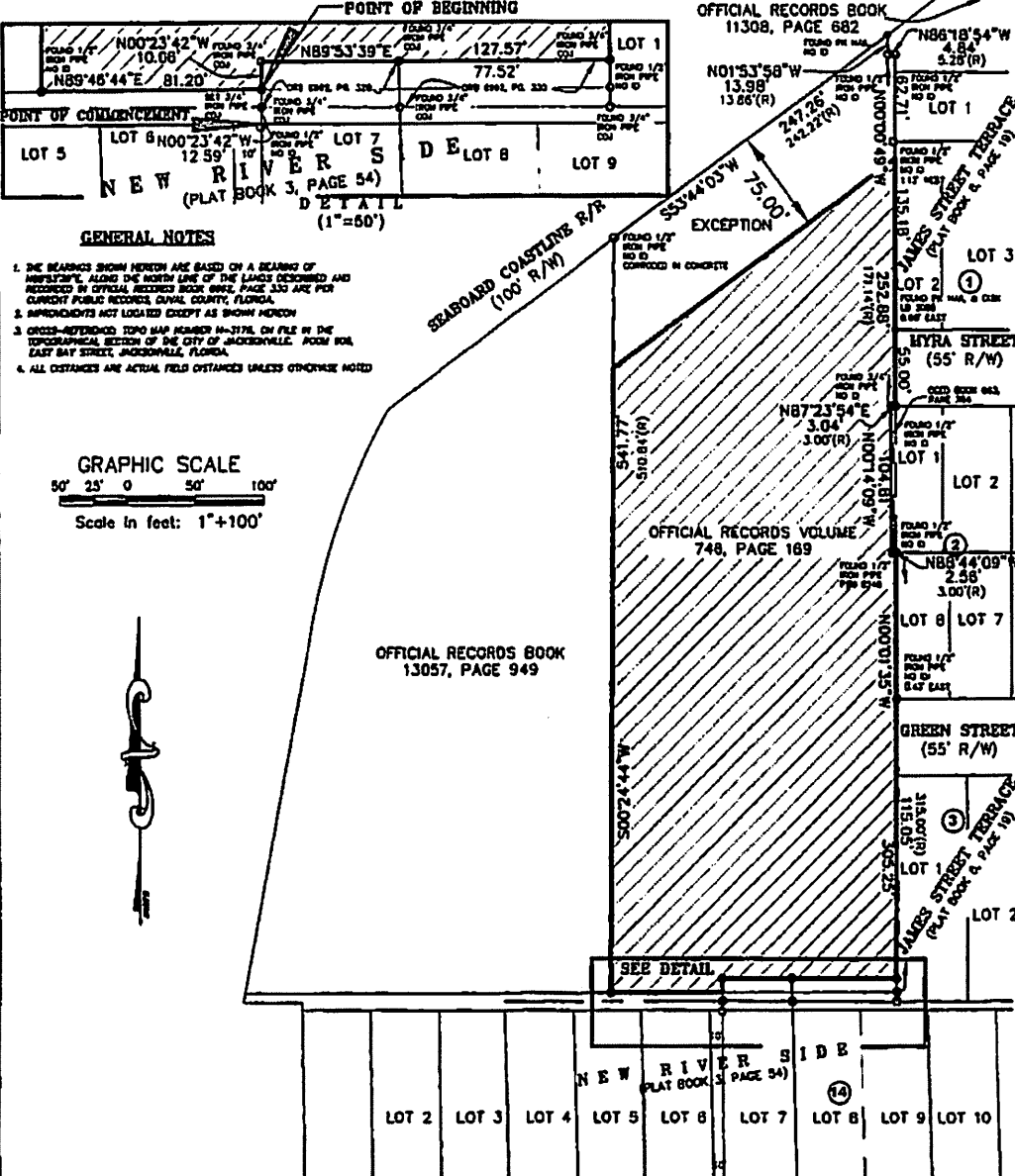


FORM APPROVED

By: [Signature]
Office of General Counsel

DANN AULL

SKETCH AND LEGAL DESCRIPTION OF:
 A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 7, BLOCK 14, AS SHOWN ON THE PLAT OF NEW RIVERSIDE, AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6992, PAGE 328, OF SAID CURRENT PUBLIC RECORDS, THENCE NORTH 00°23'42" WEST, 10.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°23'42" WEST, 12.59 FEET TO THE NORTH BOUNDARY OF SAID NEW RIVERSIDE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'42" WEST, ALONG LAST SAID LINE 10.08 FEET TO THE NORTH BOUNDARY OF SAID NEW RIVERSIDE AND THE POINT OF BEGINNING; THENCE THENCE NORTH 00°23'39" EAST, ALONG LAST SAID NORTH LINE, 127.57 FEET TO THE WEST LINE OF LOT 1, BLOCK THREE, AS SHOWN ON THE PLAT OF JAMES STREET TERRACE, AS RECORDED IN PLAT BOOK 6, PAGE 18 OF SAID CURRENT PUBLIC RECORDS. THENCE NORTH 00°01'25" WEST, ALONG THE WEST BOUNDARY OF SAID JAMES STREET TERRACE, 305.23 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, OF SAID JAMES STREET TERRACE; THENCE NORTH 00°44'09" WEST, ALONG A WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 2, 2.56 FEET; THENCE NORTH 00°14'09" WEST, 104.01 FEET TO AN INTERSECTION WITH A WESTERLY PROLONGATION OF THE NORTH LINE OF LAST SAID LOT 1, THENCE NORTH 07°23'54" EAST, ALONG LAST SAID LINE, 3.04 FEET TO THE NORTHWEST CORNER OF LAST SAID LOT 1 AND SAID WESTERLY BOUNDARY; THENCE NORTH 00°00'49" WEST, ALONG LAST SAID BOUNDARY AND A NORTHERLY PROLONGATION THEREOF, 252.85 FEET; THENCE NORTH 06°18'54" WEST, 4.84 FEET THENCE NORTH 01°53'58" WEST, 13.98 FEET TO THE SOUTHERLY BOUNDARY OF THE SEABOARD COASTLINE RAILROAD, FORMERLY ATLANTIC COASTLINE RAILROAD, (A 100' RIGHT OF WAY); THENCE SOUTH 53°44'03" WEST, ALONG LAST SAID BOUNDARY, 247.26 FEET TO THE EAST LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13057, PAGE 949; THENCE SOUTH 00°24'44" WEST, ALONG LAST SAID LINE 541.77 FEET TO THE AFORESAID NORTH BOUNDARY OF NEW RIVERSIDE; THENCE NORTH 89°48'44" EAST, ALONG LAST SAID BOUNDARY, 81.20 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTHERLY 75.00 FEET OF THE ABOVE DESCRIBED PARCEL.



- GENERAL NOTES**
1. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF MERRILL'S, ALONG THE NORTH LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6992, PAGE 328, OF SAID CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.
 2. IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN HEREON.
 3. CROSS-REFERENCED TOPO MAP NUMBER M-3776, ON FILE IN THE TOPOGRAPHICAL SECTION OF THE CITY OF JACKSONVILLE, ROOM 908, EAST BAY STREET, JACKSONVILLE, FLORIDA.
 4. ALL DISTANCES ARE ACTUAL FIELD DISTANCES UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
 50' 25' 0 50' 100'
 Scale in feet: 1"=100'

REVISED: 07-03-06, CORRECTED LEGAL DESCRIPTION. D.S.W.
 CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS FOR MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA (CHAPTER NO. 61017-8, F.A.C.).
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND HAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CITY OF JACKSONVILLE, FLORIDA RONOE HAZEN, P.L.S. FLORIDA REGISTRATION NUMBER 3398 ROOM 908, 220 E. BAY STREET, 32202 DATE: 06-14-06 FILE NO.:	ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS (904)-630-1374 SCALE: 1"=100' JOB NO.: 2008-189	LEGEND ORB - OFFICIAL RECORDS BOOK R/W - RIGHT OF WAY R/R - RAILROAD

PREPARED BY:

REHAN N. KHAWAJA
Attorney At Law
817 North Main Street
Jacksonville, Florida 32202

RE # 063004-0010

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 28th day of May, 2013, between:

RIVERSIDE AVONDALE DEVELOPMENT ORGANIZATION, INC., a dissolved Florida corporation, winding up its affairs, whose address is 2622 Gilmore Street, Jacksonville, Florida 32204, conveying property which is not its homestead property and is located in the County of Duval, State of Florida, party of the FIRST part.

AND

6100 PHILLIPS HIGHWAY, LLC., whose address is 1923 South Hampton Road, City of Jacksonville, County of Duval, State of Florida 32207, party of the SECOND part.

WITNESSETH: that the said party of the FIRST part, for and in consideration of the sum of ten dollars and other valuable consideration, in hand paid by the said party of the SECOND part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the SECOND part, and its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 EAST, AND BEING PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A."

R.E. # 063004-0010.

GRANTEE OF THIS DEED ACQUIRED THIS PROPERTY PURSUANT TO A TAX DEED FROM CITY OF JACKSONVILLE, COUNTY OF DUVAL, WHICH IS RECORDED IN BOOK 15936 AT PAGE 2345 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA. THE GRANTOR IS GIVING THIS QUIT CLAIM DEED IN LIEU OF A SUIT FOR QUIET TITLE.

**THE PROPERTY CONVEYED HEREIN IS NOT THE
CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.**

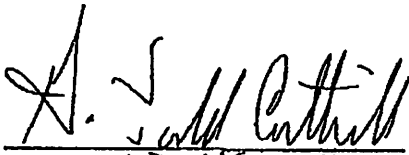
**THIS DEED IS BEING EXECUTED IN ORDER TO WIND-UP THE
AFFAIRS OF THE DISSOLVED CORPORATION.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the **FIRST** part, either in law or equity, to the only proper use, benefit and behoof of the said party of the **SECOND** part, his heirs, successors and assigns forever.

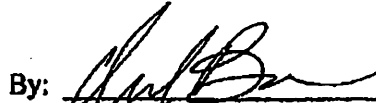
IN WITNESS WHEREOF, the said party of the **FIRST** part has hereunto set his hand and seal on the day and year first above written.

Signed and Sealed in Our Presence:

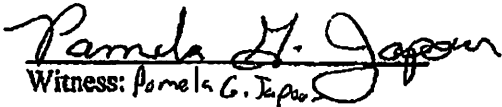
**RIVERSIDE AVONDALE
DEVELOPMENT ORGANIZATION,
INC.**, a dissolved Florida corporation,
winding up its affairs.



Witness: G. Todd Cottrill

By: 

MIKE BONTS, its last known Chairman



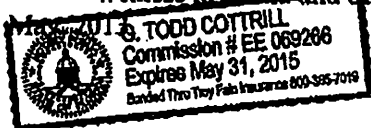
Witness: Pamela G. Japen

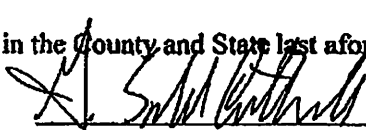
**STATE OF FLORIDA
COUNTY OF DUVAL**

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared **MIKE BONTS**, last known Chairman of **RIVERSIDE AVONDALE DEVELOPMENT ORGANIZATION, INC.**, a dissolved Florida corporation, known to me be the persons described in and who executed the foregoing instrument, who acknowledged before that they executed the same, that I relied upon the following form(s) of identification of the above-named persons:

Personal knowledge

Witness my hand and official seal in the County and State last aforesaid this 28th day of





**Notary Public in and for the County and State
aforesaid.**

PREPARED BY AND RETURN TO:
Robert F. Mallett, L.L.C.
Broad and Cassel
Bank of America Center
P.O. Box 4961
Orlando, Florida 32802-4961

For Recording Purposes Only

QUIT CLAIM DEED

THIS INDENTURE, made the 16th day of August, 2016, by the JACKSONVILLE TRANSPORTATION AUTHORITY, a body politic and corporate and an agency of the State of Florida, whose mailing address is P.O. Box "0", Jacksonville, FL 32203 ("Grantor"), to H&H REAL ESTATE INVESTING, LLC, a Florida limited liability company, and whose mailing address is 9310 Old Kings Road South, Suite 1702, Jacksonville, FL 32257, and LAND ROVER PROPERTIES, LLC, a Florida limited liability company, whose mailing address is 3721 Dupont Station Court S. Jacksonville 112, FL 32217 (collectively, the "Grantees").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency being hereby acknowledged; does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to certain real property located in Duval County, Florida (the "Property"), and more particularly described as follows:

See EXHIBIT "A"
attached hereto and incorporated herein

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of said Grantor, either in law or equity, to the only proper use and benefit of the said Grantee forever, subject to any and all covenants, restrictions, agreements, encumbrances and easements of record.

AND Grantor does NOT reserve any right, title or interest with respect to any phosphate, minerals, metals or petroleum or any right of entry under Florida Statutes Section 270.11(1) with respect to the Property, and Grantor specifically hereby releases and waives any rights under such statute with respect to the Property.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunder affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

JACKSONVILLE TRANSPORTATION
AUTHORITY, a body politic and corporate,
and an agent of the State of Florida

WITNESSES:

[Signature]
Print Name: Michael Corbitt

[Signature]
Print Name: Jennifer Lott

By: [Signature]
Print Name: Nathaniel P. Ford, Sr.
Title: Chief Executive Officer

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of August, 2016, by as the Nathaniel P. Ford, Sr., Chief Executive Officer of the Jacksonville Transportation Authority, a body politic and corporate and an agency of the State of Florida, on behalf of the Authority. He/she is personally known to me or has produced _____ as identification.

[Signature]
Print Name: REBECCA L. HIGGS-HAMIL
Notary Public, State of Florida
Commission No. 8-17-2017
My commission expires:
(Notary Seal)

Approved as to Form for Execution by
Authorized Signatory of the
Jacksonville Transportation Authority
Legal Consultant: BROAD AND CASSEL

By: [Signature]
Robert P. Mallett, L.L.C.





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Charlie Mann
Land Rover Properties
165 Arlington Road
Jacksonville, Florida, 32211

October 20, 2016

Project Name: Green Street PUD
Availability#: 2016-1604

Dear Mr/Mrs Charlie Mann,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2016-1604
Request Received On: 10/14/2016
Availability Response: 10/20/2016
Prepared by: Mollie Price

Project Information

Name: Green Street PUD
Type: Single Family
Requested Flow: 5,950 gpd
Location: Vacant land at the western terminus of Green Street between Myra Street and Green Street
Parcel ID No.: 063004-0010
Description: Development of up to 17 single family dwellings

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 2-in water line on the south side of Myra St (see Special Conditions)
Connection Point #2: Existing 6-in water line on the west side of James St (see Special Conditions)
Special Conditions: There is an 8-in water line on King St, if need the larger connection for fire service. Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST
Connection Point #1: Existing manhole (top=21.06) on property at Myra St
Connection Point #2: Existing manhole (top=22.08) on Green St
Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Reclaimed Water Connection

Sewer Region/Plant: North Grid
Connection Point #1: No reclaim in the foreseeable future
Connection Point #2: NA
Special Conditions: No reclaim in the foreseeable future.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

H&H REAL ESTATE INVESTING LLC ET AL
 9310 OLD KINGS RD S STE 1702
 JACKSONVILLE, FL 32257
LAND ROVER PROPERTIES LLC

Primary Site Address
 0 MYRA ST
 Jacksonville FL 32205

Official Record Book/Page
 17676-00107

Tile #
 6421

0 MYRA ST

Property Detail

RE #	063004-0000
Tax District	USD1
Property Use	8000 Vacant Governmental
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	18690
Characteristics	<u>Historic Designation</u>

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$1,468.00	\$1,456.00
Land Value (Market)	\$9,801.00	\$29,403.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$11,269.00	\$30,859.00
Assessed Value	\$11,269.00	\$12,395.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$18,464.00 / \$0.00
Exemptions	\$11,269.00	See below
Taxable Value	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value	SJRWMD/FIND Taxable Value	School Taxable Value
Assessed Value \$12,395.00	Assessed Value \$12,395.00	Assessed Value \$12,395.00
Jacksonville Expressway (918) - \$12,395.00	Jacksonville Expressway (918) - \$12,395.00	Jacksonville Expressway (918) - \$30,859.00
Taxable Value \$0.00	Taxable Value \$0.00	Taxable Value (\$18,464.00)

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17676-00107	8/16/2016	\$15,000.00	QC - Quit Claim	Unqualified	Vacant
14182-00380	8/22/2007	\$100.00	QC - Quit Claim	Unqualified	Vacant
00746-00169	1/1/1899	\$0.00	- Unknown	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLCI	Fence Chain Link	0	0	0	416.00	\$1,456.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	7000	INSTITUTIONAL	PBF-1	0.00	0.00	Common	19,602.00	Square Footage	\$29,403.00	1	21-25-26E .44
										2	PT SE1/4 OF NE1/4 RECD
										3	O/R 17676-107

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [+](#)

More Information

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

6100 PHILLIPS HIGHWAY LLC
 2650-2 ROSSELLE ST
 JACKSONVILLE, FL 32204

Primary Site Address
 2801 MYRA ST
 Jacksonville FL 32205

Official Record Book/Page
 16388-02051

Tile #
 6421

2801 MYRA ST

Property Detail

RE #	063004-0010
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	108724
Characteristics	Historic Designation

Value Summary

	2015 Certified	2016 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$245,000.00	\$230,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$245,000.00	\$230,000.00
Assessed Value	\$245,000.00	\$230,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$245,000.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16388-02051	5/8/2013	\$100.00	QC - Quit Claim	Unqualified	Vacant
15936-02345	4/25/2012	\$26,900.00	TD - Tax Deed	Unqualified	Vacant
13452-01244	8/8/2006	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	PUD	0.00	0.00	Common	10.00	Units	\$230,000.00	1	21-25-26E 2.58
										2	PT SE1/4 OF NE1/4 RECD O/R 16388-2051

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$230,000.00	\$0.00	\$230,000.00	\$2,803.27	\$2,631.64	\$2,543.96
Urban Service Dist1	\$230,000.00	\$0.00	\$230,000.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$230,000.00	\$0.00	\$230,000.00	\$1,192.91	\$1,047.42	\$1,080.54
By Local Board	\$230,000.00	\$0.00	\$230,000.00	\$550.76	\$517.04	\$498.87
FL Inland Navigation Dist.	\$230,000.00	\$0.00	\$230,000.00	\$7.84	\$7.36	\$6.88
Water Mgmt Dist. SJRWMD	\$230,000.00	\$0.00	\$230,000.00	\$74.06	\$66.36	\$66.36
Gen Gov Voted	\$230,000.00	\$0.00	\$230,000.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$230,000.00	\$0.00	\$230,000.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$230,000.00	\$0.00	\$230,000.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,628.84	\$4,269.82	\$4,196.61
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$245,000.00	\$245,000.00	\$0.00	\$245,000.00		
Current Year	\$230,000.00	\$230,000.00	\$0.00	\$230,000.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

6100 PHILIPS HIGHWAY, L.L.C.

Filing Information

Document Number	L01000014472
FEI/EIN Number	59-3750508
Date Filed	08/27/2001
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/04/2015
Event Effective Date	NONE

Principal Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Changed: 04/19/2013

Mailing Address

2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32204

Changed: 04/19/2013

Registered Agent Name & Address

DUSS, JOHN SIV, ESQ
DUSS, KENNEY, SAFER, HAMPTON & JOOS
4348 SOUTHPOINT BOULEVARD SUITE 101
JACKSONVILLE, FL 32216

Address Changed: 01/12/2010

Authorized Person(s) Detail

Name & Address

Title MGR

EASTON, WILLIAM M
2650-2 ROSSELLE STREET
JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
2014	04/24/2014
2015	02/10/2015
2016	03/23/2016

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**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

LAND ROVER PROPERTIES, LLC

Filing Information

Document Number	L15000212948
FEI/EIN Number	NONE
Date Filed	12/29/2015
Effective Date	01/01/2016
State	FL
Status	ACTIVE

Principal Address3721 DUPONT STATION CT., SOUTH
JACKSONVILLE, FL 32217**Mailing Address**3721 DUPONT STATION CT., SOUTH
JACKSONVILLE, FL 32217**Registered Agent Name & Address**ALLEN, CHRISTIAN A
3721 DUPONT STATION CT., SOUTH
JACKSONVILLE, FL 32217**Authorized Person(s) Detail****Name & Address**

Title MGR

RALYS, STEVEN M
3721 DUPONT STATION CT., SOUTH
JACKSONVILLE, FL 32217

Title VP/S

RALYS, STEVEN M
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Title MGR

PASSKIEWICZ, KYLE A

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Title VP/T

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Title P

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