

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2017-0704 **Staff Sign-Off/Date** CP / N/A

**Filing Date** 04/04/2018 **Number of Signs to Post** 2

**Hearing Dates:**

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

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

**Neighborhood Association** GOOD NEIGHBOR M.A.N.I.A.

**Neighborhood Action Plan/Corridor Study** KINGS/BEAVER

### Application Info

**Tracking #** 1745

**Application Status** PENDING

**Date Started** 03/23/2018

**Date Submitted** 03/23/2018

### General Information On Applicant

Last Name	First Name	Middle Name
DIEBENOW	STEVE	

**Company Name**

**Mailing Address**

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043011269	9043011279	SDIEBENOW@DMPHLAW.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SAFAR	GEORGE	

**Company/Trust Name**

**Mailing Address**

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email
<input type="text"/>	<input type="text"/>	<input type="text"/>

### 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	046383 0000	8	1	CRO	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 #**

5256

**Total Land Area (Nearest 1/100th of an Acre)** 0.30**Development Number****Proposed PUD Name** 2514 MYRTLE AVENUE PUD**Justification For Rezoning Application**

TO PERMIT REDEVELOPMENT OF THE PROPERTY WHILE LIMITING USES THAT ARE OF CONCERN TO THE COMMUNITY.

**Location Of Property****General Location**

SOUTHWEST CORNER OF MYRTLE AVENUE N AND 16TH STREET W

House #	Street Name, Type and Direction	Zip Code
2514	MYRTLE AVE N	32209

**Between Streets**

16TH ST W

and

15TH ST W

**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

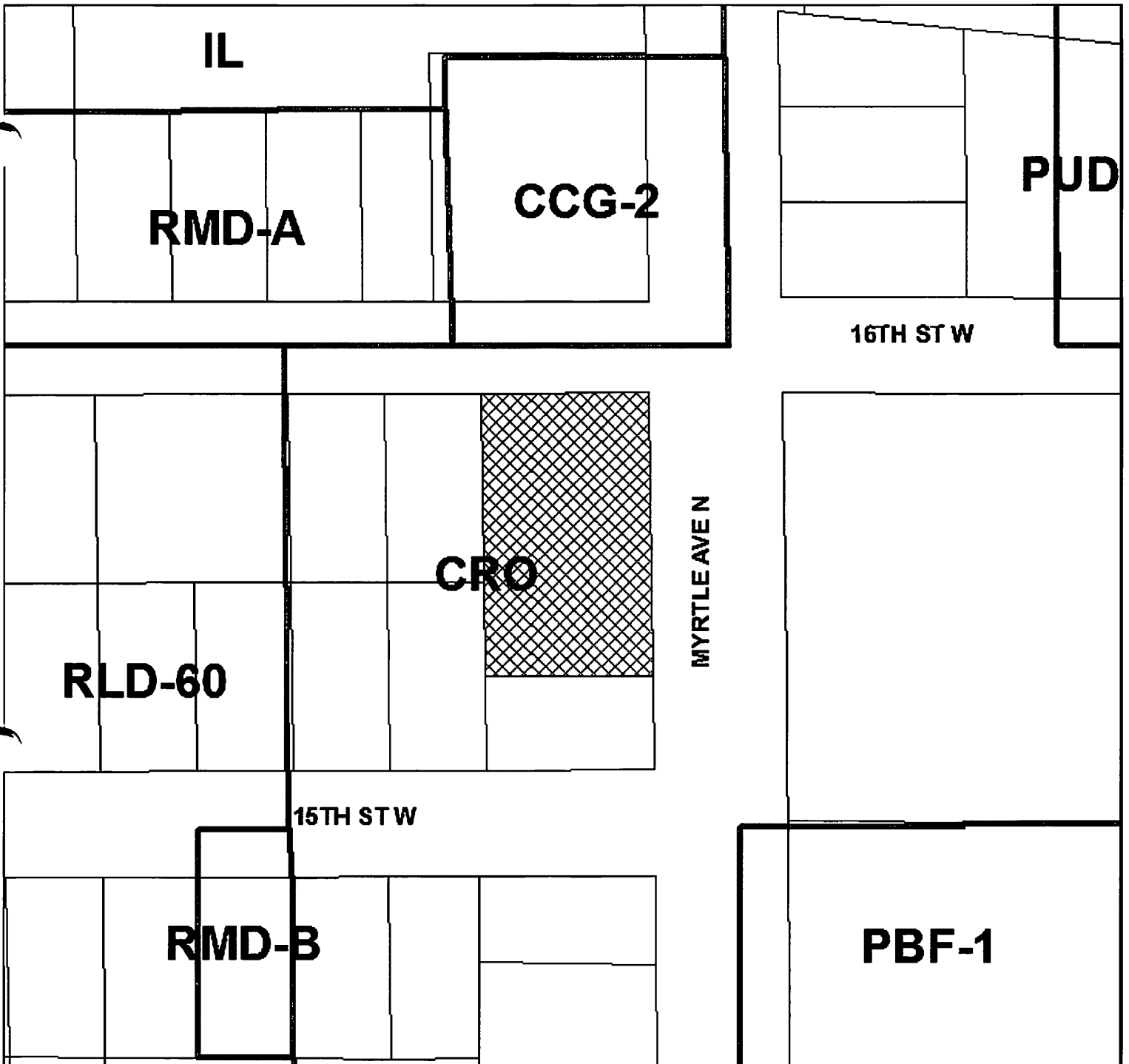
- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
0.30 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**  
48 Notifications @ \$7.00 /each: \$336.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$0.01

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

**EXHIBIT 1**

**Legal Description**

Lots 1,2 and 19, Block 60, Grand Boulevard, a subdivision according to the plat thereof recorded at Plat Book 3, Pages 89 and 90, in the Public Records of Duval County, Florida. Excepting therefrom the Easterly 13 feet in city street.

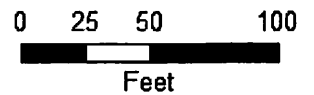
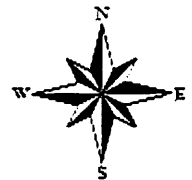
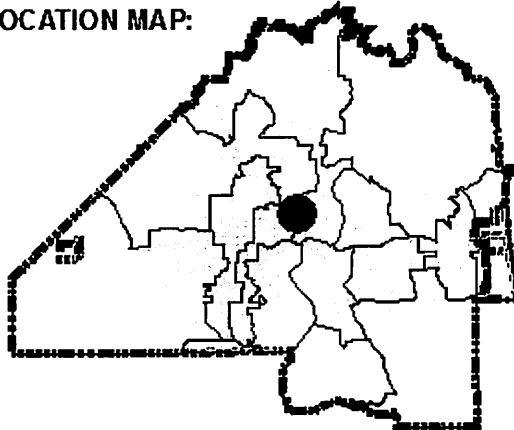


**REQUEST SOUGHT:**

**FROM: CRO**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**8**

**TRACKING NUMBER**

**T-2018-1745**

**PAGE 1 OF 1**

**EXHIBIT A**  
**Property Ownership Affidavit**

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

**Re: Property Ownership Affidavit for 2514 Myrtle Avenue, Jacksonville, FL  
32209 (RE# 046383 0000)**

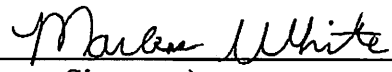
Ladies and Gentlemen:

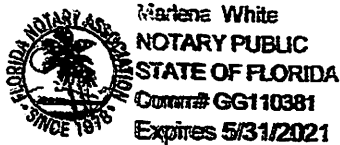
You are hereby advised that George Safar is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for rezoning to Planned Unit Development district, submitted to the Jacksonville Planning and Development Department.

  
\_\_\_\_\_  
**GEORGE SAFAR**

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn and subscribed before me this 23<sup>rd</sup> day of March, 2018, by George Safar, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

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



**SAFAR GEORGE**  
 2715 ALVARADO AVE  
 JACKSONVILLE, FL 32217-2707

**Primary Site Address**  
 6270 POWERS AVE  
 Jacksonville FL 32217

**Official Record Book/Page**  
 03254-00423

**Tile #**  
 7508

**6270 POWERS AVE**

Property Detail

<b>RE #</b>	154038-0010
<b>Tax District</b>	GS
<b>Property Use</b>	1492 Store/Convenience
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02852 DIXIE FARMS
<b>Total Area</b>	29665

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.](#)

Value Summary

	2016 Certified	2017 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$104,892.00	\$104,892.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$205,100.00	\$205,500.00
<b>Assessed Value</b>	\$205,100.00	\$205,500.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$205,100.00	See below

**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
03254-00423	8/13/1971	\$9,000.00	MS - Miscellaneous	Unqualified	Improved
06139-00059	5/30/1986	\$1,857,300.00	WD - Warranty Deed	Unqualified	Improved
06392-00086	9/3/1987	\$2,535,000.00	WD - Warranty Deed	Unqualified	Improved
08245-02205	12/13/1995	\$125,000.00	WD - Warranty Deed	Unqualified	Improved
09802-00507	11/15/2000	\$192,500.00	WD - Warranty Deed	Qualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	12,200.00	\$9,340.00
2	PVCC1	Paving Concrete	1	0	0	480.00	\$2,095.00
3	FWDC1	Fence Wood	1	0	0	160.00	\$1,904.00

**Land & Legal**

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	29,969.00	Square Footage	\$104,892.00

LN	Legal Description
1	7-12 56-3S-27E .688
2	DIXIE FARMS
3	PT FARM 28,
4	14-100 DIXIE FARMS R/P
5	PT TRACT 1 RECD O/R 9802-507

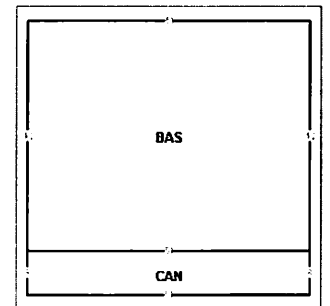
**Buildings**

Building 1  
 Building 1 Site Address  
 6270 POWERS AVE Unit  
 Jacksonville FL 32217

<b>Building Type</b>	1402 - STORE CONVEN
<b>Year Built</b>	1976
<b>Building Value</b>	\$50,950.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2142	2142	2142
Canopy	408	0	102
<b>Total</b>	<b>2550</b>	<b>2142</b>	<b>2244</b>

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	20	20 Face Brick
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	8	8 Decorative Cvr
Interior Wall	4	4 Plywood panel
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code
Stories	1.000

Property Appraiser - Property Details

Restrooms	1.000
Baths	4.000
Rooms / Units	4.000
Avg Story Height	12.000

**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$205,500.00	\$0.00	\$205,500.00	\$2,346.73	\$2,351.31	\$2,240.53
Public Schools: By State Law	\$205,500.00	\$0.00	\$205,500.00	\$934.03	\$870.70	\$887.45
By Local Board	\$205,500.00	\$0.00	\$205,500.00	\$461.06	\$461.96	\$438.08
FL Inland Navigation Dist.	\$205,500.00	\$0.00	\$205,500.00	\$6.56	\$6.58	\$6.17
Water Mgmt Dist. SJRWMD	\$205,500.00	\$0.00	\$205,500.00	\$59.17	\$55.98	\$55.98
Gen Gov Voted	\$205,500.00	\$0.00	\$205,500.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$205,500.00	\$0.00	\$205,500.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,807.55	\$3,746.53	\$3,628.21
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$205,100.00	\$205,100.00	\$0.00	\$205,100.00		
<b>Current Year</b>	\$205,500.00	\$205,500.00	\$0.00	\$205,500.00		

**2017 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.

**2016**

**2015**

**2014**

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

**More Information**

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



**EXHIBIT B**  
**Agent Authorization**

City of Jacksonville  
Planning and Development Department  
214 N. Hogan St. Edward Ball Bldg. Ste. 300  
Jacksonville, Florida 32202

**Re: Agent Authorization for 2514 Myrtle Avenue, Jacksonville, FL 32209**  
**(RE# 046383 0000)**

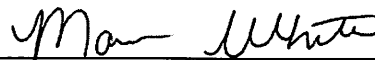
Ladies and Gentlemen:

You are hereby advised that the undersigned, George Safar, Owner of the property described in Exhibit 1 attached hereto, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW, PLLC, to act as agent to file an application for rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change.

  
\_\_\_\_\_  
**GEORGE SAFAR**

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn and subscribed before me this 23<sup>rd</sup> day of March, 2018, by George Safar, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

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



Marlena White  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG110381  
Expires 5/31/2021

**EXHIBIT C**  
**Binding Letter**

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

**Re: Binding Letter for 2514 Myrtle Avenue, Jacksonville, FL 32209**  
**(RE# 046383 0000)**

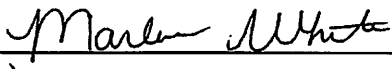
Ladies and Gentlemen:

You are hereby advised that the undersigned, George Safar, 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.

  
\_\_\_\_\_  
**GEORGE SAFAR**

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn and subscribed before me this 23<sup>rd</sup> day of March, 2018, by George Safar, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

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



Marlene White  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG110381  
Expires 5/31/2021

**WRITTEN DESCRIPTION**  
**2514 MYRTLE AVENUE PUD**  
**March 27, 2018**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The property subject to this PUD is located at 2514 Myrtle Avenue (RE# 046383 0000) (“Property”). The Property falls within the Urban Priority Area with an RPI land use designation and CRO zoning.

The properties to the north, east, south and west are as follows:

Direction	Land Use	Zoning	Existing Use
North	CGC	CCG-2	Gas station
East	RPI	CRO	Church
South	RPI	CRO	Vacant commercial property
West	RPI	CRO	Multi-family residential

The Property was previously occupied by a small restaurant but has been vacant for several years. After unsuccessful attempts to sell the property, the owner seeks to rezone the property as a PUD in order to improve marketability while eliminating uses that are of concern to the community.

- B. Project Name: 2514 Myrtle Avenue PUD.
- C. Current Land Use Designation: RPI.
- D. Requested Land Use Designation: CGC.
- E. Current Zoning District: CRO.
- F. Requested Zoning District: PUD.
- G. Real Estate Number(s): 046383 0000.

**II. QUANTITATIVE DATA**

- A. Total Acreage: 0.3.
- B. Total number of dwelling units: If residential units are developed in the future, a maximum of 18 units may be provided.

C. Total amount of non-residential floor area: 0.3 acres.

D. Total amount of land coverage of all buildings and structures: 1,537± square feet.

### **III. STATEMENTS**

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

A PUD is utilized in this instance to limit uses which would otherwise be permitted by rezoning to a CCG-1 zoning district.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

### **IV. USES AND RESTRICTIONS**

A. Permitted Uses:

1. Multi-family residential.
2. Restaurants with drive-thru facilities and the outside sale and service of food.
3. Commercial retail sales and service establishments.
4. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
5. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).

11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
16. Churches, including a rectory or similar use.
17. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
18. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
19. Locally owned filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
20. Mobile Car Detailing Services and manual car wash facilities.

**B. Permissible Uses by Exception:**

1. Residential treatment facilities or emergency shelter.
2. Rescue missions.
3. Crematories.
4. Schools meeting the performance standards and development criteria set forth in Part 4.

**C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.**

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage: None, except as otherwise required for certain uses.
3. Minimum front yard: None.

4. Minimum side yard: None.
5. Minimum rear yard: 10 feet.
6. Maximum height of structures: 60 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of 16<sup>th</sup> Street and by Myrtle Avenue, substantially as shown in the Site Plan.
3. *Pedestrian Access.* Pedestrian access shall be provided by means of the existing sidewalk.

C. Signs:

1. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
2. Wall signs are permitted.
3. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
4. In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

D. Landscaping:

The Property shall remain landscaped as currently exists; provided, however, that if the

property is redeveloped, additional landscaping shall be provided in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.

F. Utilities

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

G. Wetlands

The property does not affect wetlands.

**1. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project allows for renovation of an existing mobile home and RV facility to establish a mixed-use project that is consistent with current regulations and compatible with the community. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

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

B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

1. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:

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

b. Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all

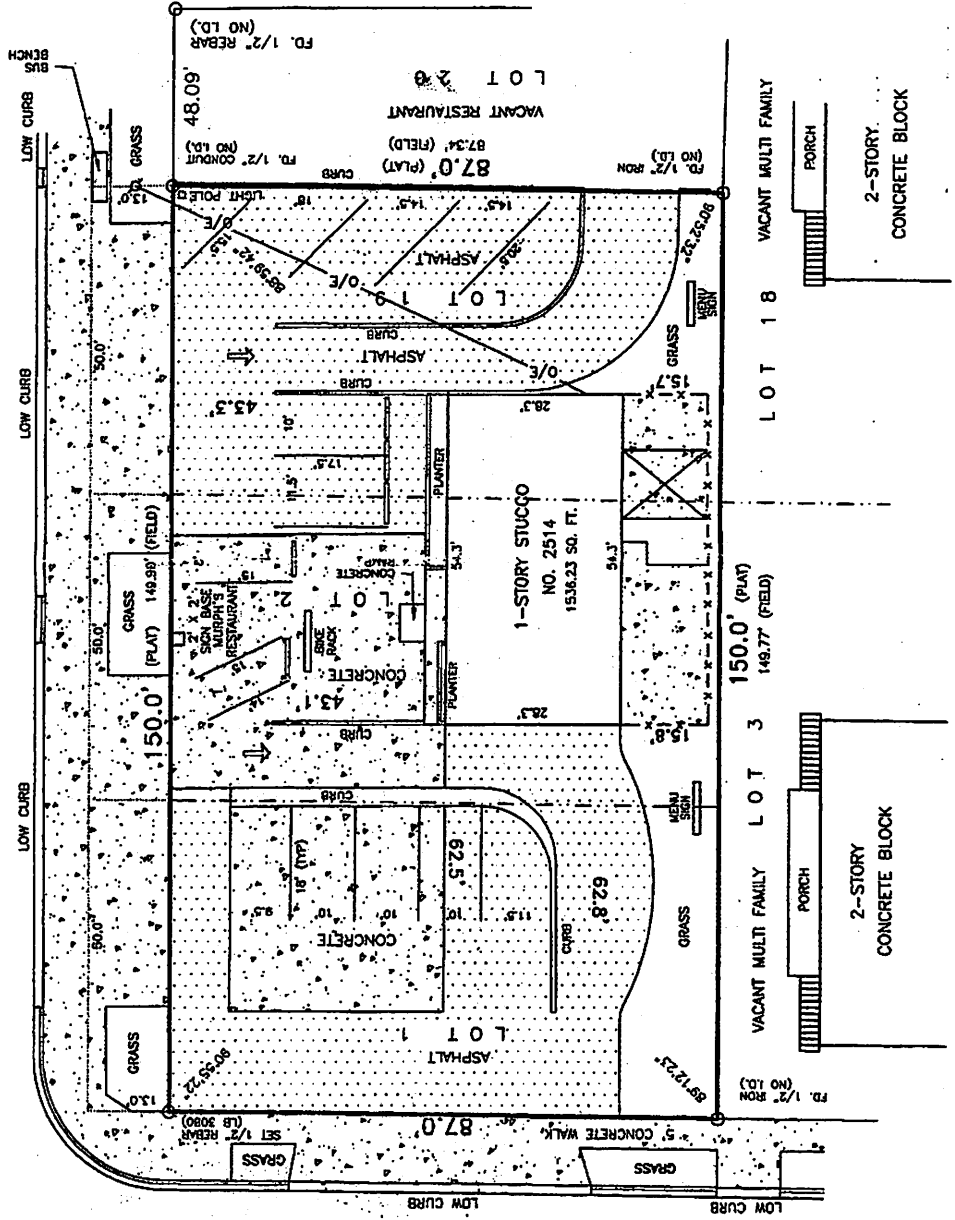
commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.



MAP SHOWING SURVEY OF  
 LOTS 1, 2 AND 19, BLOCK 60, GRAND BOULEVARD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 89 AND  
 90 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 13.0 FEET IN CITY STREET,  
 FOR: GEORGE SAFAR

WEST 16th STREET  
 (50.0 FOOT RIGHT-OF-WAY)

MYRTLE AVENUE  
 (80.0 FOOT RIGHT-OF-WAY)



13059.59 SQ. FT.  
 0.2998 ACRES

WEST 15th STREET  
 (50.0 FOOT RIGHT-OF-WAY)

**LEGEND:**

o	CONCRETE MONUMENT
o	IRON PIPE OR ROD
o/e	OVERHEAD ELECTRIC
o/1	OVERHEAD TELEPHONE
x	CROSS-CUT IN CONCRETE
x-x	FENCE

- GENERAL NOTES:**
- This is a Boundary survey.
  - No abstract of Title furnished.
  - Not obstructed for easements.
  - Basis of Bearings: N/A



**ELLIS, CURTIS & KOOKER, INC.**  
 LAND SURVEYORS AND PLANNERS  
 (LB # 3080)  
 1880 EMERSON STREET  
 JACKSONVILLE, FLORIDA 32207  
 (904) 398-6334  
 FAX (904) 396-9997

Hand G. Everett, Jr., P.L.S. No. 3287  
 Louis J. Everett, P.L.S. No. 4099  
 Professional Surveyors and Mappers  
 State of Florida

As best determined from an inspection of Flood Insurance Rate Map: 120077 0155 E dated 8-15-89, the lands/house surveyed lie in Zone "X".

Not valid unless Surveyor's Official seal is embossed hereon.

# EXHIBIT F

## 2514 Myrtle Avenue Planned Unit Development

### Land Use Table

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Total gross acreage	<u>0.3</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>0.27</u> Acres	<u>90</u> %
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	<u>0.03</u> Acres	<u>10</u> %
Public and private right-of-way	_____ Acres	_____ %
Maximum coverage of buildings and structures	<u>0.27</u> Acres	<u>90</u> %

Prepared By and Returned To:  
Watson Title Services of N. FL., Inc.  
175 Hampton Point Drive Suite 2  
St. Augustine, FL 32092  
(904) 461-3220  
File Number: 1100269  
Incident to the issuance of a title Insurance contract.

## This Warranty Deed

Made this 2nd day of May, 2011 by  
**ERNEST MURPHY Jr., AN UN-REMARIED WIDOWER**

hereinafter called the grantor, to  
**GEORGE SAFAR, A MARRIED MAN**

whose post office address is:  
**2715 Alvarado Ave  
Jacksonville, FL 32217**

hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of **\$133,800.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **DUVAL** County, Florida, viz:

Lots 1,2 and 19, Block 60, Grand Boulevard, a subdivision according to the plat thereof recorded at Plat Book 3, Pages 89 and 90, in the Public Records of Duval County, Florida. Excepting therefrom the Easterly 13 feet in city street.

**Subject to covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 046383-0000**

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

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2010**.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mary McPherson  
Witness #1 (Signature)  
Print Name: Mary McPherson

Ernest Murphy Jr.  
ERNEST MURPHY Jr.  
1597 W 19th St.  
Jacksonville, FL 32259

Angela M Stinespring  
Witness #2: (Signature)  
Print Name: Angela M Stinespring

State of Florida  
County of DUVAL

The foregoing instrument was acknowledged before me this 2nd day of May, 2011, by ERNEST MURPHY Jr., AN UN-REMARRIED WIDOWER, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Angela M Stinespring  
NOTARY PUBLIC (signature)  
Print Name:  
My Commission Expires:  
Stamp/Seal:



EXHIBIT H

Aerial Photograph



# EXHIBIT K

## Site Location Map





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Cynthia K. Trimmer  
Driver, McAfee, Peek & Hawthorne, P.L.  
One Independent Drive, Suite 1200  
Jacksonville, Florida, 32202

September 01, 2017

Project Name: Convenience Store  
Availability#: 2017-1724

Dear Mr/Mrs Cynthia K. Trimmer,

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](http://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](http://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](http://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#: 2017-1724  
Request Received On: 8/29/2017  
Availability Response: 9/1/2017  
Prepared by: Mollie Price

**Project Information**

Name: Convenience Store  
Type: Single Family  
Requested Flow: 230 gpd  
Location: 2514 Myrtle Avenue, Jacksonville, FL 32209  
Parcel ID No.: 046383-0000  
Description: Family convenience store.

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 6-in water line on the south side of 16th St W (see Special Conditions)  
Connection Point #2: Existing 16-in water main on the west side of Myrtle Ave N (see Special Conditions)  
Special Conditions: 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 8-in gravity sewer line on 16th St W  
Connection Point #2: Existing 15-in gravity sewer line on the Myrtle Ave N  
Special Conditions:

**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.