

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

**APPLICATION FOR REZONING ORDINANCE 2018-0405**

**AUGUST 9, 2018**

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 2018-0405**.

***Locations:*** 8050 103<sup>rd</sup> Street (SR 134),  
between California Avenue and Hill Manor Drive

***Real Estate Numbers:*** Portion of 013524-0010

***Current Zoning District:*** Residential Medium Density – D (RMD-D)

***Proposed Zoning District:*** Commercial Community / General – 1 (CCG-1)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Proposed New Land Use*** Community / General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Steve Diebenow, Esq.  
1 Independent Drive, Suite 1200  
Jacksonville, FL 32202

***Owner:*** Tzadik Acquisitions LLC  
11098 Biscayne Boulevard, Suite 203  
Miami, FL 33161

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2018-0405** seeks to rezone 0.21 acres from Residential Medium Density-D (RMD-D) to Commercial Community / General – 1 (CCG-1) Zoning District, for the purpose of creating a cross connectivity point for the property to the east, 0 103<sup>rd</sup> Street (RE# 013523-0000). The property to the east is currently zoned CCG-1. Per *Sec. 656.408(b)*, Land in a residential district or AGR District shall not be used as driveway access to land in a commercial or industrial district. The subject property is currently zoned RMD-D as it is the main access point for the apartment complex, Jacksonville Heights Apartments located at 8050 103<sup>rd</sup> Street. There is an additional access point to the apartment complex along California Avenue.

There is a companion small scale land use amendment, **2018-0404**, proposing to change the land use from Medium Density Residential (MDR) to Community / General Commercial (CGC). The Planning and Development Department is recommending approval of that application.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property, with the approval of the companion proposed small scale land use amendment (2018-0404) will be located in the CGC functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The CGC land use category is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally develop in nodal or corridor development patterns. The approval of both applications would allow for the Commercial property to the east of the access point to have cross connectivity without have to create another curb cut onto 103<sup>rd</sup> Street (SR 134).

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

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

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill

locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

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.

**Transportation Element:**

Policy 2.3.4 New development sites shall be required, wherever possible, to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

Policy 2.3.9 The City shall encourage, though the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

**Recreation and Open Space Element:**

Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

**3. Does the proposed rezoning conflict with any portion of the City's land use regulations?**

No. The proposed change in Zoning District is consistent with the Community / General Commercial future land use category as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The proposed rezoning and land use amendment would allow the apartment complexes access point to be utilized as a cross connectivity point for the commercial property to the east once developed.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on 103<sup>rd</sup> Street (SR 134). The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC	CCG-2	Vacant Lot
East	CGC	CCG-1	Vacant Lot
South	CGC	RMD-D	Apartment Complex
West	CGC	RMD-D	Vacant Lot

The requested CCG-1 District is consistent with the proposed CGC land use, and is complimentary to the surrounding Zoning Districts. The change in zoning district and land use category would allow for cross connectivity.

**SUPPLEMENTARY INFORMATION**

On June 27, 2018, the required Notice of Public Hearing sign was posted by the applicant.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2018-0405** be **APPROVED**.



Aerial



**Subject Property**

*Source: City of Jacksonville Planning and Development Department*  
*Date: July 26, 2018*



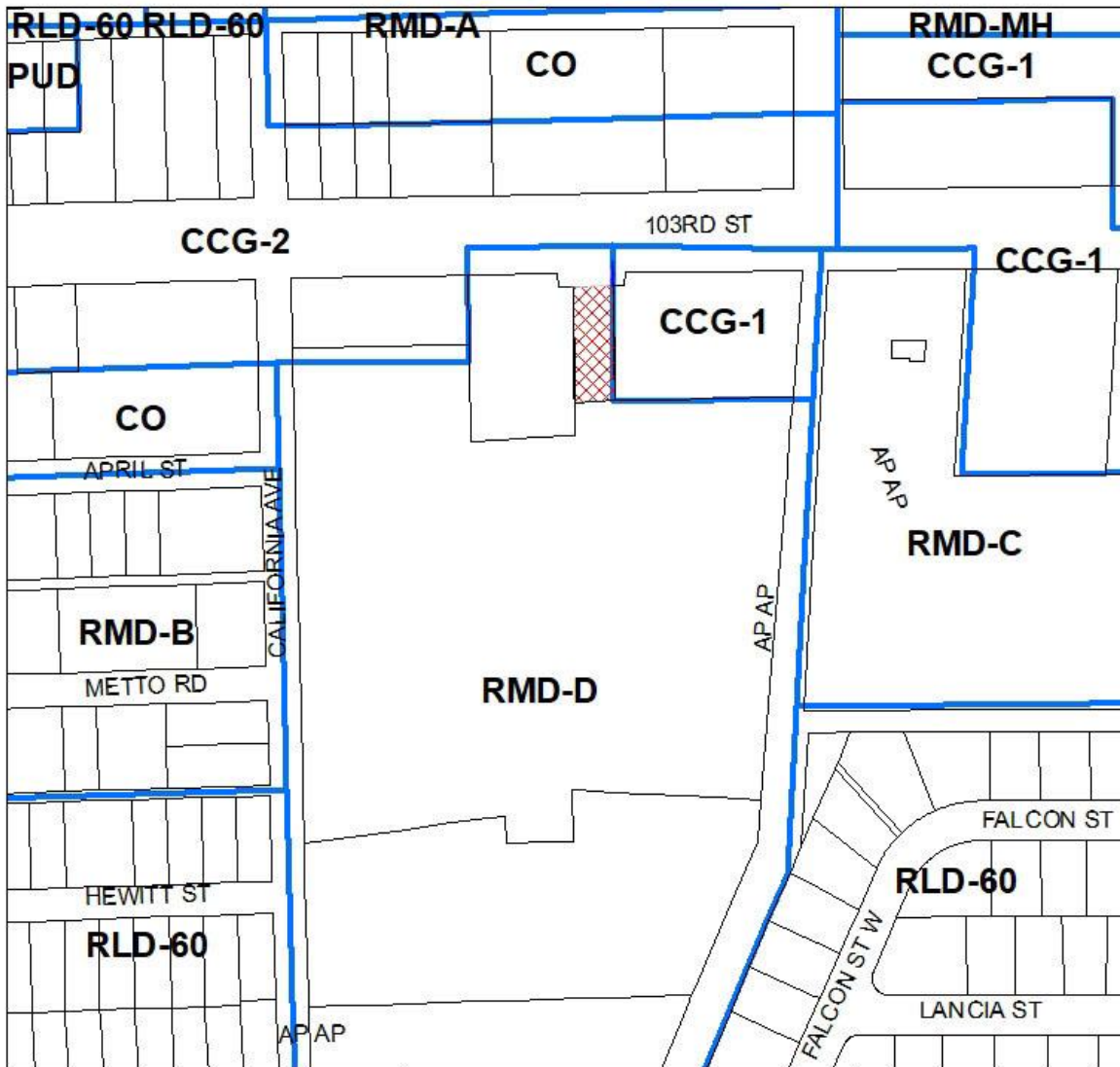
**Commercial property to the east**

*Source: City of Jacksonville Planning and Development Department*  
*Date: July 26, 2018*



**Apartments facing commercial property**

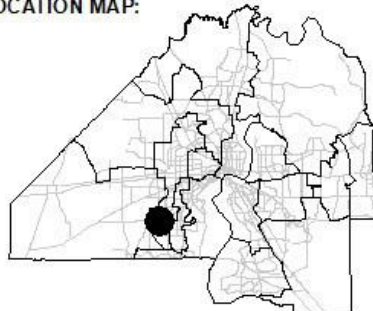
*Source: City of Jacksonville Planning and Development Department  
Date: July 26, 2018*



REQUEST SOUGHT:

FROM: RMD-D  
 TO: CCG-1

LOCATION MAP:



0 80 160 320  
 Feet

COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2018-1816

PAGE 1 OF 1





## Planning and Development Department

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

### MEMORANDUM

**TO:** Connie Patterson  
**FROM:** Edward Lukacovic, City Planner III  
Community Planning Division  
**RE:** 2018-405  
**DATE:** July 12, 2018

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*The following review is based on the information provided by the Current Planning Division staff.*

#### Description of Proposed Rezoning Application

Current Land Use: MDR	LU Companion Application:	L-5300-18C / 2018-404
Current Zoning: RMD-D	Proposed Zoning: CCG-1	Acres: 0.21

#### Comprehensive Land Use Policy Analysis

**Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?**

YES  NO

#### **ZONING REQUEST:**

The request is for a rezoning from RMD-D to CCG-1 to allow for a compatible access to both residential and commercial parcels from 103<sup>rd</sup> Street. This rezoning application is companion to land use application L-5300-18C, Ordinance 2018-404, which requests amending the Future Land Use Map series (FLUMs) for the subject site from MDR to CGC. If the land use amendment were adopted, the requested CCG-1 zoning district would be consistent with the proposed CGC category.

#### **LAND USE CATEGORY CONSISTENCY REVIEW:**

According to the FLUE, CGC in the Suburban Area is intended to provide compact development in nodal and corridor development patterns while promoting the advancement of existing commercial land uses and the use of existing

infrastructure. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as arterial or higher on the Functional Highway Classification Map. This site is accessed from 103<sup>rd</sup> Street, which is classified as a minor arterial road, and is also located in Planning District 4 and Council District 10.

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

#### **Future Land Use Element:**

- Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.
- Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.
- Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
- 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.

#### **Transportation Element:**

- Policy 2.3.4 New development sites shall be required, wherever possible, to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

- Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.
- Policy 2.3.9 The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

#### **Recreation and Open Space Element:**

- Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

**The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

#### **Airport Environment Zone**

The site is located within the 150 foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 150', 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 656.1005.1(d).

#### **Future Land Use Element**

- 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.

#### **Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

#### **IE-AR Policy 1.2.8**

- Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use

consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2018-0405 **Staff Sign-Off/Date** CMP / 06/11/2018  
**Filing Date** 06/26/2018 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 08/14/2018 **Planning Commission** 08/09/2018  
**Land Use & Zoning** 08/21/2018 **2nd City Council** 08/29/2018  
**Neighborhood Association** ARGYLE AREA CIVIC COUNCIL; WEST JAX CIVIC ASSOC  
**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 1816 **Application Status** PENDING  
**Date Started** 05/04/2018 **Date Submitted** 05/04/2018

### General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**  
**Company Name**  
**Mailing Address**  
 ONE INDEPENDENT DRIVE, STE. 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 TZADIK ACQUISITIONS LLC  
**Mailing Address**  
 11098 BISCAYNE BLVD. SUITE 203  
**City** MIAMI **State** FL **Zip Code** 33161  
**Phone** **Fax** **Email**

### Property Information

**Previous Zoning Application Filed For Site?**

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

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 013524 0010	10	4	RMD-D	CCG-1

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

**Existing Land Use Category**

MDR

**Land Use Category Proposed?**

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

5300

**Total Land Area (Nearest 1/100th of an Acre)** 0.21

### Justification For Rezoning Application

TO PERMIT ACCESS TO AND REDEVELOPMENT OF IMMEDIATELY ADJACENT CGC PARCEL TO THE EAST (RE# 013523 0000) WHICH DOES NOT HAVE ACCESS TO 103RD STREET.

### Location Of Property

#### General Location

SOUTHEAST CORNER OF 103RD ST. AND CALIFORNIA AVE.

**House #** **Street Name, Type and Direction** **Zip Code**

8050

103RD ST

32210

#### Between Streets

CALIFORNIA AVE.

and

PLAYPEN DR.

### Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

### Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

### 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 by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

**1) Rezoning Application's General Base Fee:** \$2,000.00

**2) Plus Cost Per Acre or Portion Thereof**

**0.21 Acres @ \$10.00 /acre:** \$10.00

**3) Plus Notification Costs Per Addressee**

**8 Notifications @ \$7.00 /each:** \$56.00

**4) Total Rezoning Application Cost:** \$2,066.00

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

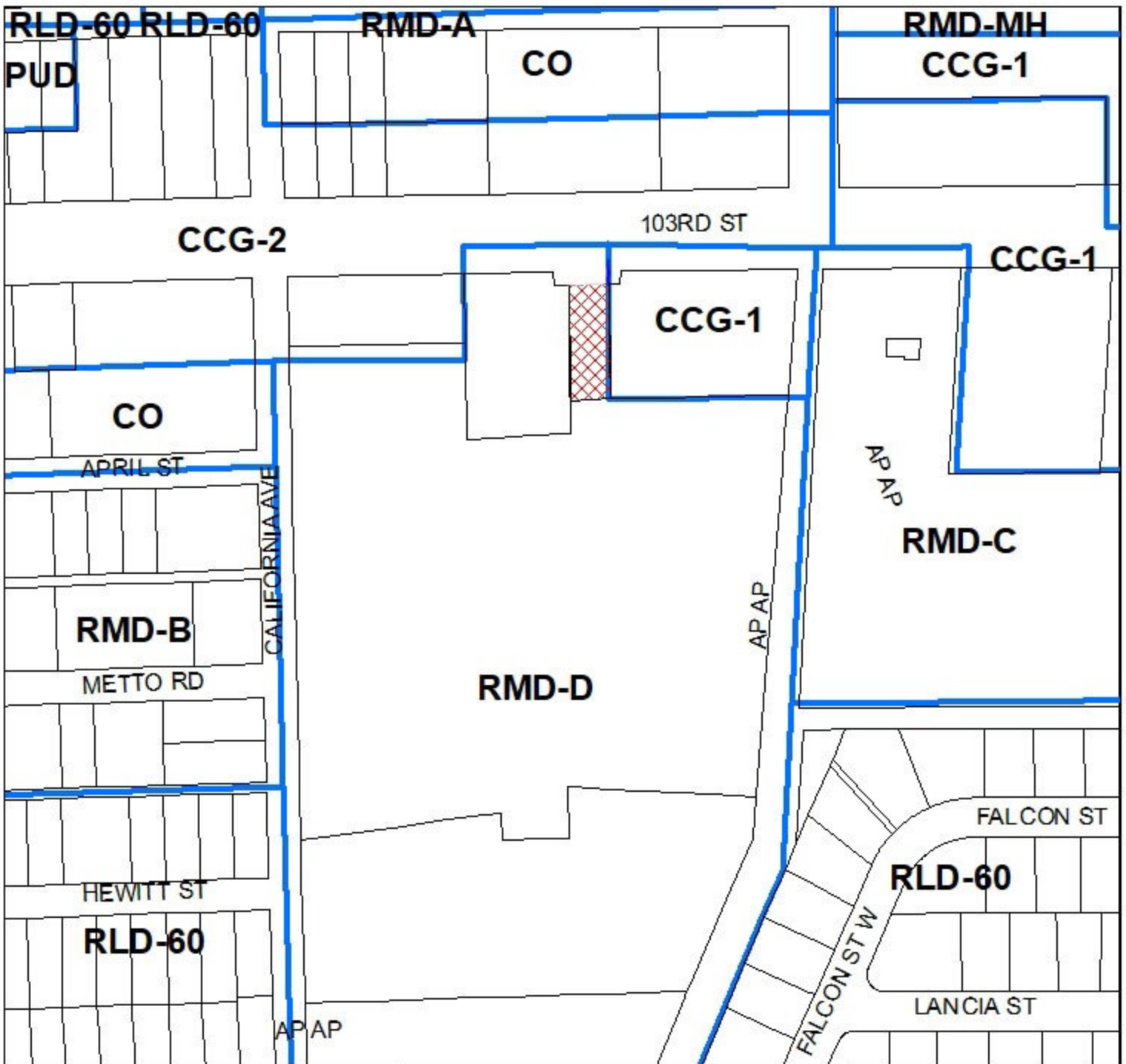
**EXHIBIT 1**  
**Legal Description**

THAT PORTION OF BLOCK 65 OF JACKSONVILLE HEIGHTS SOUTH HALF OF TOWN SITE, AS RECORDED IN PLAT BOOK 3, PAGE 50 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING ADJACENT TO, AND WEST OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 13399, PAGE 332 OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID PORTION OF BLOCK 65 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 13399, PAGE 332, OF SAID PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°16'58" WEST, A DISTANCE OF 60.00 FEET TO THE EASTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5095, PAGE 755 OF SAID PUBLIC RECORDS; THENCE NORTH 01°43'15" WEST, ALONG SAID EASTERLY LINE, A DISTANCE 171.60 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 134 (103<sup>RD</sup> STREET) (RIGHT OF WAY WIDTH VARIES); THENCE LEAVING SAID EASTERLY LINE, NORTH 88°42'45" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET, TO THE WESTERLY LINE OF THE AFOREMENTIONED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 13399, PAGE 332 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°43'15" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 171.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,282 SQUARE FEET, MORE OR LESS



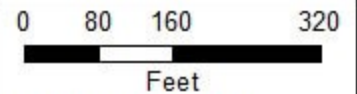
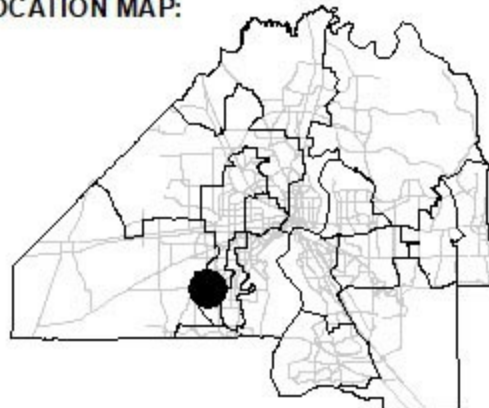


REQUEST SOUGHT:

FROM: RMD-D

TO: CCG-1

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2018-1816

PAGE 1 OF 1

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

Date: April 25, 2018.

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

**Re: Property Ownership Affidavit for 8050 103<sup>rd</sup> Street, Jacksonville FL 32210  
(RE# 013524 0010)**

Ladies and Gentlemen:

You are hereby advised that Adam M. Hendry, as Managing Agent, of Tzadik ACQUISITIONS LLC, a limited liability company organized under the laws of the State of Delaware is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for land use amendment and rezoning, submitted to the Jacksonville Planning and Development Department.

TZADIK ACQUISITIONS LLC

Adam M. Hendry  
Signed

Adam M. Hendry  
Printed

Managing Agent  
Title

On behalf of Tzadik Management Group 2, LLC/TMG2, LLC

Adam M. Hendry  
Signed

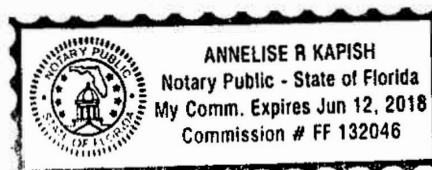
Adam M. Hendry  
Printed

Managing Agent  
Title

STATE OF FLORIDA  
COUNTY OF ~~DUVAL~~ Miami Dade.

The foregoing affidavit was sworn and subscribed before me this 25<sup>th</sup> day of April, 2018, by Adam M. Hendry, who is  personally known to me or  has produced, Orther's License as identification.

Annelise R. Kaphis  
(Notary Signature)



**TZADIK ACQUISITIONS LLC**

11098 BISCAYNE BV  
SUITE 203  
MIAMI, FL 33161

**Primary Site Address**  
8050 103RD ST  
Jacksonville FL 32210

**Official Record Book/Page**  
16948-00411

**Tile #**  
5515

**8050 103RD ST**

Property Detail

<b>RE #</b>	013524-0010
<b>Tax District</b>	GS
<b>Property Use</b>	0300 Multi-Family Units 10 or More
<b># of Buildings</b>	14
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00173 JAX HEIGHTS TOWNSITE
<b>Total Area</b>	441056

Value Summary

	2017 Certified	2018 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>	\$762,000.00	\$762,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$4,891,400.00	\$4,925,600.00
<b>Assessed Value</b>	\$4,891,400.00	\$4,925,600.00
<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>	\$4,891,400.00	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
<a href="#">16948-00411</a>	10/15/2014	\$6,350,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">15957-02044</a>	5/15/2012	\$3,925,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">15628-00804</a>	6/14/2011	\$100.00	CT - Certificate of Title	Unqualified	Improved
<a href="#">11880-02128</a>	6/18/2004	\$7,050,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">08636-00779</a>	5/30/1997	\$3,700,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">08027-01846</a>	2/3/1995	\$1,000.00	CT - Certificate of Title	Unqualified	Improved
<a href="#">06586-00793</a>	9/28/1988	\$3,485,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">06308-00144</a>	3/27/1987	\$2,094,000.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">05582-01618</a>	10/15/1982	\$880,000.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">05582-01563</a>	10/15/1982	\$120,000.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">04880-00018</a>	5/15/1979	\$2,848,000.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	POLC5	Pool	1	0	0	1.00	\$10,200.00
2	PVAC1	Paving Asphalt	1	0	0	99,999.00	\$50,999.00
3	PVCC1	Paving Concrete	1	0	0	322.00	\$425.00
4	LPMC1	Light Pole Metal	1	0	0	2.00	\$779.00
5	LITC1	Lighting Fixtures	1	0	0	2.00	\$391.00
6	FCLC1	Fence Chain Link	1	0	0	125.00	\$407.00
7	FWDC1	Fence Wood	1	0	0	1,120.00	\$5,798.00
8	FWIC1	Fence Wrought Iron	1	0	0	340.00	\$10,693.00
9	FCLC1	Fence Chain Link	1	0	0	220.00	\$2,509.00
10	LPMC1	Light Pole Metal	1	0	0	1.00	\$1,421.00
11	LITC1	Lighting Fixtures	1	0	0	1.00	\$567.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-D	0.00	0.00	Common	10.16	Acreage	\$762,000.00

Legal

LN	Legal Description
1	3-50 15-35-25E 10.1
2	JACKSONVILLE HEIGHTS TOWNSITE
3	PT BLKS 65,81,BLK 80,PT CL ALLEYS,
4	RECD O/R 16948-411

**Buildings**

Building 1

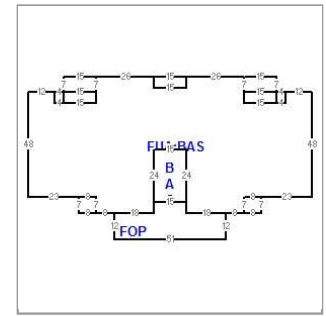
Building 1 Site Address  
8050 103RD ST Unit  
Jacksonville FL 32210

Element	Code	Detail
Exterior Wall	19	19 Common Brick
Roof Struct	4	4 Wood Truss

<b>Building Type</b>	0301 - APTS 1-3 STORY
<b>Year Built</b>	1970
<b>Building Value</b>	\$308,758.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	6430	6430	6430
Base Area	6430	6430	6430
Patio	105	0	5
Finished Storage	20	0	11
Finished Storage	20	0	11
Finished Storage	20	0	11
Finished Storage	20	0	11
Finished Open Porch	75	0	22
Unfin Open Porch	75	0	15
Patio	105	0	5
Base Area	360	360	360
Finished Open Porch	75	0	22
Unfin Open Porch	75	0	15
Finished upper story 1	75	75	75
Finished Open Porch	75	0	22
Patio	56	0	3
Finished Open Porch	687	0	206
Patio	56	0	3
<b>Total</b>	<b>14759</b>	<b>13295</b>	<b>13657</b>

Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	
Bedrooms	2.000	
Baths	1.000	
Stories	2.000	
Rooms / Units	13.000	
Avg Story Height	8.000	

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

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$4,891,400.00	\$0.00	\$4,891,400.00	\$63,399.57	\$55,966.91	\$53,329.96
Public Schools: By State Law	\$4,891,400.00	\$0.00	\$4,891,400.00	\$25,233.71	\$20,724.86	\$21,123.51
By Local Board	\$4,891,400.00	\$0.00	\$4,891,400.00	\$12,456.17	\$10,995.87	\$10,427.49
FL Inland Navigation Dist.	\$4,891,400.00	\$0.00	\$4,891,400.00	\$177.31	\$156.52	\$146.74
Water Mgmt Dist. SJRWMD	\$4,891,400.00	\$0.00	\$4,891,400.00	\$1,598.58	\$1,332.42	\$1,332.42
Gen Gov Voted	\$4,891,400.00	\$0.00	\$4,891,400.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$4,891,400.00	\$0.00	\$4,891,400.00	\$0.00	\$0.00	\$0.00
			Totals	\$102,865.34	\$89,176.58	\$86,360.12
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$5,541,000.00	\$5,541,000.00	\$0.00	\$5,541,000.00		
<b>Current Year</b>	\$4,891,400.00	\$4,891,400.00	\$0.00	\$4,891,400.00		

### 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.

**2017**

**2016**

**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](#)

## Detail by Entity Name

Foreign Limited Liability Company  
TZADIK ACQUISITIONS, LLC

### Filing Information

<b>Document Number</b>	M14000006772
<b>FEI/EIN Number</b>	37-1765164
<b>Date Filed</b>	09/19/2014
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	06/22/2017
<b>Event Effective Date</b>	NONE

### Principal Address

11098 BISCAYNE BLVD #203  
MIAMI, FL 33161

### Mailing Address

11098 BISCAYNE BLVD #203  
MIAMI, FL 33161

### Registered Agent Name & Address

TZADIK MANAGEMENT GROUP, LLC  
11098 BISCAYNE BLVD #203  
MIAMI, FL 33161

Name Changed: 10/27/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

TZADIK MANAGEMENT GROUP 2, LLC  
11098 BISCAYNE BLVD #203  
MIAMI, FL 33161

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	10/27/2015
2016	04/20/2016
2017	04/14/2017

### Document Images

<a href="#">06/22/2017 -- Merger</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/27/2015 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/19/2014 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

## Detail by Entity Name

Foreign Limited Liability Company  
TZADIK MANAGEMENT GROUP 2, LLC

### Filing Information

**Document Number** M14000006777  
**FEI/EIN Number** 35-2515883  
**Date Filed** 09/19/2014  
**State** DE  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 10/27/2015

### Principal Address

11098 BISCAYNE BLVD. #203  
MIAMI, FL 33161

### Mailing Address

11098 BISCAYNE BLVD. #203  
MIAMI, FL 33161

### Registered Agent Name & Address

TZADIK MANAGEMENT GROUP, LLC  
11098 BISCAYNE BLVD. #203  
MIAMI, FL 33161

Name Changed: 10/27/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

TMG 2, LLC  
11098 BISCAYNE BLVD. #203  
MIAMI, FL 33161

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	10/27/2015
2016	04/20/2016
2017	04/14/2017

### Document Images

<a href="#">04/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/27/2015 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/19/2014 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

## Detail by Entity Name

Florida Limited Liability Company

TMG 2, LLC

### Filing Information

**Document Number** L14000144149  
**FEI/EIN Number** 61-1745466  
**Date Filed** 09/15/2014  
**Effective Date** 09/15/2014  
**State** FL  
**Status** ACTIVE

### Principal Address

11098 BISCAYNE BOULEVARD  
#203  
MIAMI, FL 33161

### Mailing Address

11098 BISCAYNE BOULEVARD  
#203  
MIAMI, FL 33161

### Registered Agent Name & Address

TZADIK MANAGEMENT GROUP, LLC  
11098 BISCAYNE BLVD.  
203  
MIAMI, FL 33161

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HENDRY, ADAM M  
11098 BISCAYNE BLVD., #203  
MIAMI, FL 33161

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	04/23/2015
2016	04/21/2016
2017	04/14/2017

### Document Images

[04/14/2017 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/21/2016 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/23/2015 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/15/2014 -- Florida Limited Liability](#)

[View image in PDF format](#)

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

Date: April 25, 2018

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

**Re: Agent Authorization for 8050 103<sup>rd</sup> Street, Jacksonville FL 32210  
(RE# 013524 0010)**

Ladies and Gentlemen:

You are hereby advised that Adam M. Hendry as Managing Agent of Tzadik ACQUISITIONS LLC, a corporation organized under the laws of the State of Delaware hereby authorizes and empowers DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L. to act as agent to file an application for land use amendment and rezoning, 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 as submitted to the Jacksonville Planning and Development Department.

TZADIK ACQUISITIONS LLC

Adam M. Hendry  
Signed

Adam M. Hendry  
Printed

Managing Agent  
Title

On behalf of Tzadik Management Group 2, LLC/TMG2, LLC

Adam M. Hendry  
Signed

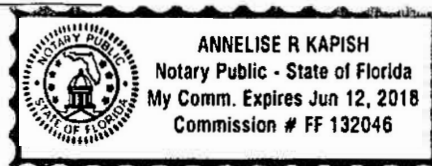
Adam M. Hendry  
Printed

Managing Agent  
Title

STATE OF FLORIDA  
COUNTY OF ~~DUVAL~~ Miami Dade

The foregoing affidavit was sworn and subscribed before me this 25<sup>th</sup> day of April, 2018, by Adam M. Hendry, who is  personally known to me or  has produced Brothers License as identification.

Annelise R. Kaphis  
(Notary Signature)





35.50  
44450

①

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

Barbara Mott  
Fidelity National Title of Florida, Inc.  
5690 W. Cypress Street, Suite A  
Tampa, FL 33607  
Tax I.D. No. 013524-0010

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 15 day of October, 2014, between **8050 103RD LLC**, a Florida limited liability company, whose principal address is 5118 N. 56th Street, Tampa, FL 33610 (hereinafter called the "**Grantor**"), and **Tzadik Acquisitions, LLC**, a Delaware limited liability company whose address is 11098 Biscayne Blvd., Suite 203, Miami, FL 33161 (hereinafter called the "**Grantee**").

**W I T N E S S E T H :**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Duval, State of Florida, as more particularly described as follows (the "**Property**"):

**See Exhibit "A" attached hereto and incorporated herein by reference.**

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

SUBJECT TO the easements, restrictions, agreements and reservations of record and all real estate taxes for 2014 and all subsequent years.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does fully warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

By \_\_\_\_\_ for Fidelity National Title  
5690 W. Cypress Street, Suite A  
Tampa, FL 33607  
File No: 14019526

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

**8050 103RD LLC,**  
a Florida limited liability company,

Melanie Eaton  
Print Name: Melanie Eaton

By: **AREF I BORROWER LLC,**  
a Delaware limited liability company,  
Its Manager,

Danielle Mammen  
Print Name: Danielle Mammen

By: Carl S. Gates III  
Name: Carl S. Gates III  
Its: Vice President

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 22 day of September, 2014, by Carl S. Gates III, as VP of AREF I Borrower. He is personally known to me or produced a valid driver's license for identification.

[Notary Seal]

Vina M Fischer  
Notary Public, State of Florida  
Printed Name of Notary Public: Vina M Fischer  
My Commission expires: January 13 2018



**EXHIBIT "A"**

That certain tract or parcel of land being all of Lots 13 through 17, inclusive, and all of Lot 21 and a part of Lots 3, 4, 18 through 20, inclusive, and 22 through 24, inclusive, in Block 65, as shown on the Map of JACKSONVILLE HEIGHTS TOWNSITE, as recorded in Plat Book 3, Page 50, of the Current Public Records of Duval County, Florida;

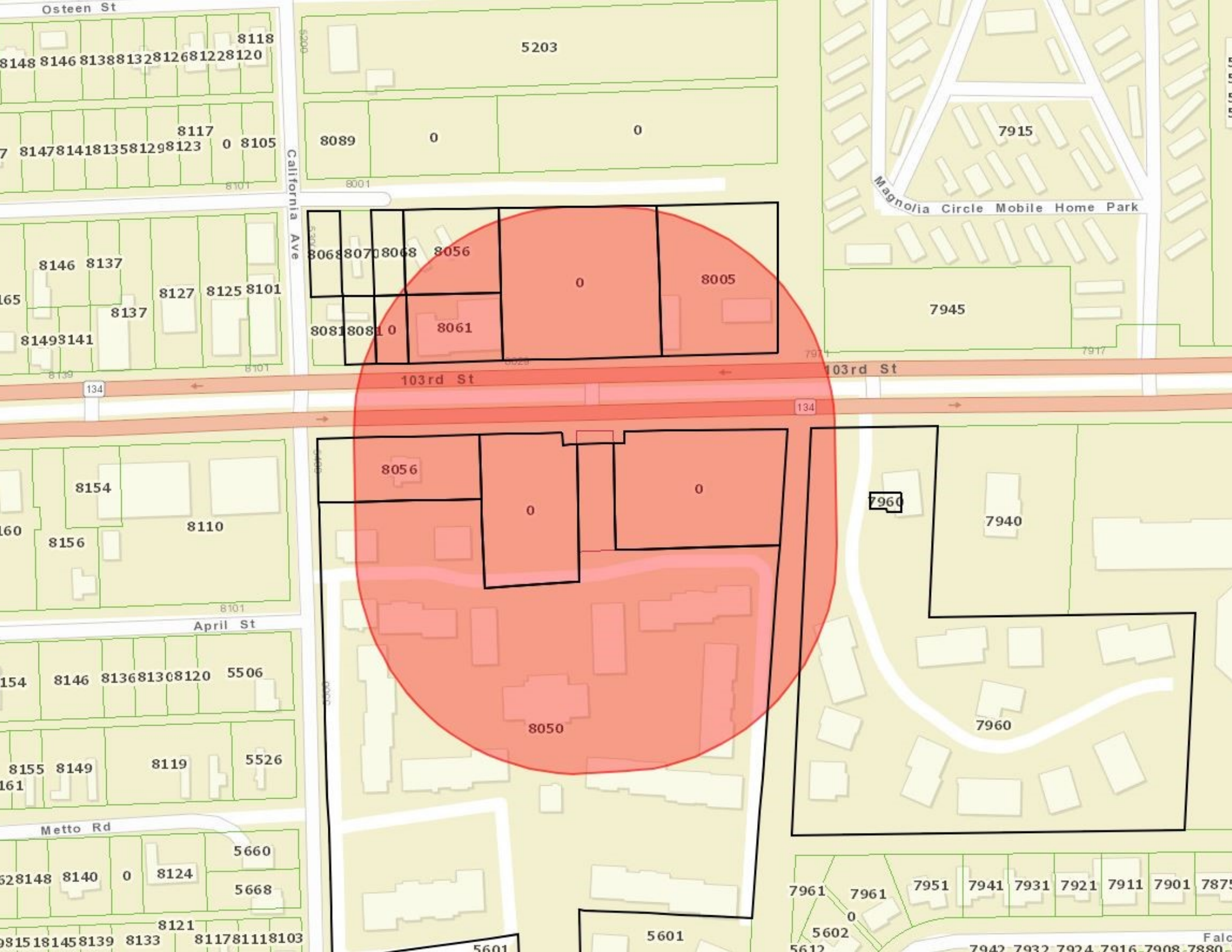
TOGETHER WITH a part of a 15 foot alley (now closed by City Ordinance) between said Lots 3, 4, 21 and 22 in said Block 65; TOGETHER WITH all of April Street (formerly Orange Street, as shown on said Map of JACKSONVILLE HEIGHTS TOWNSITE, now closed by City Ordinance) lying between said Block 65 and Block 80, as shown on said Map of JACKSONVILLE HEIGHTS TOWNSITE; TOGETHER WITH all of said Block 80 of JACKSONVILLE HEIGHTS TOWNSITE, being comprised of Lots 1 through 24, inclusive, and a 15 foot alley (now closed by City Ordinance) lying between said Lots 1 through 24; TOGETHER WITH all of Metto Street (formerly Palmetto Street, as shown on said Map of JACKSONVILLE HEIGHTS TOWNSITE, now closed by City Ordinance) lying between said Block 80 and Block 81 as shown on said Map of JACKSONVILLE HEIGHTS TOWNSITE; TOGETHER WITH all of Lots 1 through 12, inclusive and a part of Lots 13 through 24, inclusive, in said Block 81, and being more particularly described as follows:

Commencing at Southwest corner of Block 97 of said JACKSONVILLE HEIGHTS TOWNSITE, said point also being the intersection of the Easterly right-of-way line of California Avenue with the Northerly right-of-way line of Cheryl Ann Lane (formerly Oak Street, as shown on said Map of JACKSONVILLE HEIGHTS TOWNSITE); thence North  $01^{\circ}43'15''$  West, along the Easterly right-of-way line of said California Avenue, 681.50 feet to a point for the Point of Beginning; thence continue North  $01^{\circ}43'15''$  West, along said Easterly right-of-way, 703.66 feet to the Northwest corner of said Lot 13, Block 65; thence North  $88^{\circ}18'25''$  East, along the Northerly line of said Lots 13 through 17, inclusive, Block, 65, and along the Southerly line of a 15 foot alley, 250.0 feet to the Northeast corner of said Lot 17, Block 65; thence South  $01^{\circ}43'15''$  East, along the Easterly line of said Lot 17, Block 65, a distance of 74.86 feet; thence departing from said Easterly line of Lot 17, Block 65, North  $88^{\circ}16'45''$  East, 150.0 feet to a point in the Westerly line of said Lot 21, Block 65; thence North  $01^{\circ}43'15''$  West, along said Westerly line of Lot 21, Block 65 and the West line of Lot 4, Block 65, a distance of 171.60 feet to a point in the Southerly right-of-way line of 103rd Street (a 125 foot right-of-way at this point); thence North  $88^{\circ}42'145''$  East, along said Southerly right-of-way line of 103rd Street, 60.0 feet; thence South  $01^{\circ}43'15''$  East, 171.15 feet; thence North  $88^{\circ}16'45''$  East, 254.90 feet to a point in the

Westerly right-of-way line of a Florida Department of Transportation outfall ditch right-of-way (formerly Florida State Road Department outfall ditch right-of-way, formerly Ash Street, as shown on said Map of JACKSONVILLE HEIGHTS TOWNSITE); thence South  $03^{\circ}14'45''$  West, along said Westerly right-of-way line of a Florida Department of Transportation outfall ditch right-of-way, 588.63 feet; thence North  $86^{\circ}45' 15''$  West, 273.71 feet; thence South  $01^{\circ}43'15''$  East, 75.0 feet; thence South  $88^{\circ}16'45''$  West, 96.81 feet; thence North  $01^{\circ}43'15''$  West, 40.0 feet; thence South  $82^{\circ}16'45''$  West, 296.12 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive Easement Agreement (Mail Boxes) by and between QUAIL CREEK LAND COMPANY, a Florida corporation and YORKTOWN EQUITY, ASSOCIATES, LTD., a Florida limited partnership, filed in Official Records Book 6389, Page 640, of the Public Records of Duval County, Florida.



	A	B	C	D	E	F	G
1	RE	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_	MAIL_ZIP
2	<a href="#">013513 0110</a>	DISON ELIZABETH ANN TRUST	3613 SILVERY LN		JACKSONVILLE	FL	32217-4227
3	<a href="#">013518 0000</a>	PHILLIP ERNEST LARRY	9215 PARMAN RD		JACKSONVILLE	FL	32222-1117
4	<a href="#">013518 0010</a>	PHILLIPS CHARLOTTE ANN	9215 PARMAN RD		JACKSONVILLE	FL	32222-1117
5	<a href="#">013514 0000</a>	REBTAX LLC	2 HAMPTON HALL BLVD		BLUFFTON	SC	29910
6	<a href="#">013524 0000</a>	ST VINCENTS AMBULATORY CARE INC	C/O ST VINCENTS FINANCE OFFICE	4205 BELFORT RD SUITE 4020	JACKSONVILLE	FL	32216
7	<a href="#">013523 0000</a>	THOMAS SCOTT C	5301 CARSON ST		ST CLOUD	FL	34771
8	<a href="#">013524 0010</a>	TZADIK ACQUISITIONS LLC	11098 BISCAYNE BV	SUITE 203	MIAMI	FL	33161
9	<a href="#">014511 0200</a>	WESTCREEK APARTMENTS LLC	7960 103RD ST		JACKSONVILLE	FL	32210
10	ARGYLE AREA CIVIC COUNCIL	BILL LEWIS	8852 SOUTH IVYMILL PL		JACKSONVILLE	FL	
11	WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W		JACKSONVILLE	FL	
12	SOUTHWEST	BRUCE TYSON	7214 OLD MIDDLEBURG RD		JACKSONVILLE	FL	32222

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

231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR459158

User: Patterson, Connie

Date: 5/17/2018

Email: ConstanceP@coj.net

**REZONING/VARIANCE/EXCEPTION****Name:** STEVE DIEBENOW/TZADIK ACQUISITIONS LLC**Address:** ONE INDEPENDENT DRIVE, SUITE 1200**Description:** Invoice for Conventional Rezoning of portion of 8050 103rd St (RE#: 013524-0010) from RMD-D to CCG-1

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2066.00

**Control Number: 333874 | Paid Date: 6/1/2018****Total Due: \$2,066.00**

**Michael Corrigan , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR459158**REZONING/VARIANCE/EXCEPTION****Name:** STEVE DIEBENOW/TZADIK ACQUISITIONS LLC**Address:** ONE INDEPENDENT DRIVE, SUITE 1200**Description:** Invoice for Conventional Rezoning of portion of 8050 103rd St (RE#: 013524-0010) from RMD-D to CCG-1

Date: 5/17/2018

**Total Due: \$2,066.00**

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 2018-0405 were posted on the property/site located at:

013524-0010  
Real Estate Number(s)

8050 103rd Street  
Street Address

Jacksonville, FL 32210  
City, State Zip Code

Printed Name Marlena White

Signature Marlena White

Dated this 21st day of June, 2018.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of June, 2018

by Marlena White (Applicant/Agent)

Such person(s): *(notary must check applicable box)*

- is (are) personally known to me; or
- produced a current \_\_\_\_\_ driver's license as identification; or
- produced \_\_\_\_\_ as identification.

Jeannette L. Ladnier  
[print or type name]  
Notary Public, State of Florida at Large

