

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-0616

OCTOBER 4, 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 **2018-0616**.

Location: 1501 Normandy Village Parkway; Southeast Corner of Normandy Village Parkway and Normandy Boulevard

Real Estate Number: 007628-3010

Current Zoning District: Commercial Community/General-1 (CCG-1)

Proposed Zoning District: Commercial Community/General-2 (CCG-2)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: District 4—Southwest

Applicant/Agent: Moses Eason
AMERCO Real Estate Company
2727 North Central Avenue, Suite 500
Phoenix, Arizona 85004

Owners: Daniel G. Kamin
Jackmart Limited Partnership C/O Kamin Realty
490 South Highland Avenue
Pittsburgh, PA 15206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0616** seeks to rezone 8.68± acres of a property from Commercial Community/General-1 (CCG-1) to Commercial Community/General-2 (CCG-2). The property is located in the Community/General Commercial (CGC) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan.

The request is being sought in order to develop the site for a U-Haul truck, trailer, and automobile rental facility, along with outside storage.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Community/General Commercial (CGC) functional land use category according to the Future Land Use Map series (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?

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Currently the site has a CGC land use designation. According to the Future Land Use Element (FLUE), CGC in the Suburban Development Area is intended to provide for 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.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

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 may be 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 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Transportation Element

Policy 2.3.6

The City shall require access to new and redeveloped non-residential parcels with frontage along two or more roadways be limited to one access point per roadway. Access from the higher functional class roadway, or roadway with the higher average daily traffic inclusive of development traffic for roadways of the same functional class, shall be limited to right turn-in/right turn-out only, unless 1) it can be demonstrated in a traffic study, submitted for review and approval to the JPDD, that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation, or 2) there already exists more than one full access point on the roadway, and at least one of the full access points is eliminated.

Policy 2.3.7

Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through-lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and the JPDD.

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 rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from CCG-1 to CCG-2 in order to permit the development of a U-Haul Storage Facility with outside display—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

The subject property is located at the southeast corner of Normandy Village Parkway and Normandy Boulevard. The property has frontage along Normandy Boulevard, an access ramp for I-295, and Normandy Village Parkway (a local roadway). Nonetheless, access to the site will be restricted to Normandy Village Parkway. Given its CCG-1 Zoning District, the Normandy Village Parkway corridor is primarily intended for commercial uses, but is currently underdeveloped and blighted. The proposed rezoning to CCG-2 would allow the applicant to promote commercial infill and redevelop the old 82,000 square-foot K-Mart building into a personal property storage facility. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-1	Publix
East	CGC	CCG-1	I-295
South	CGC	CCG-1	Commercial Plaza
West	CGC	CCG-1	Convenience Gas Station

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-2 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 20, 2018 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2018-0616 be APPROVED.

Figure A:



Source: Planning & Development Dept, 9/21/18

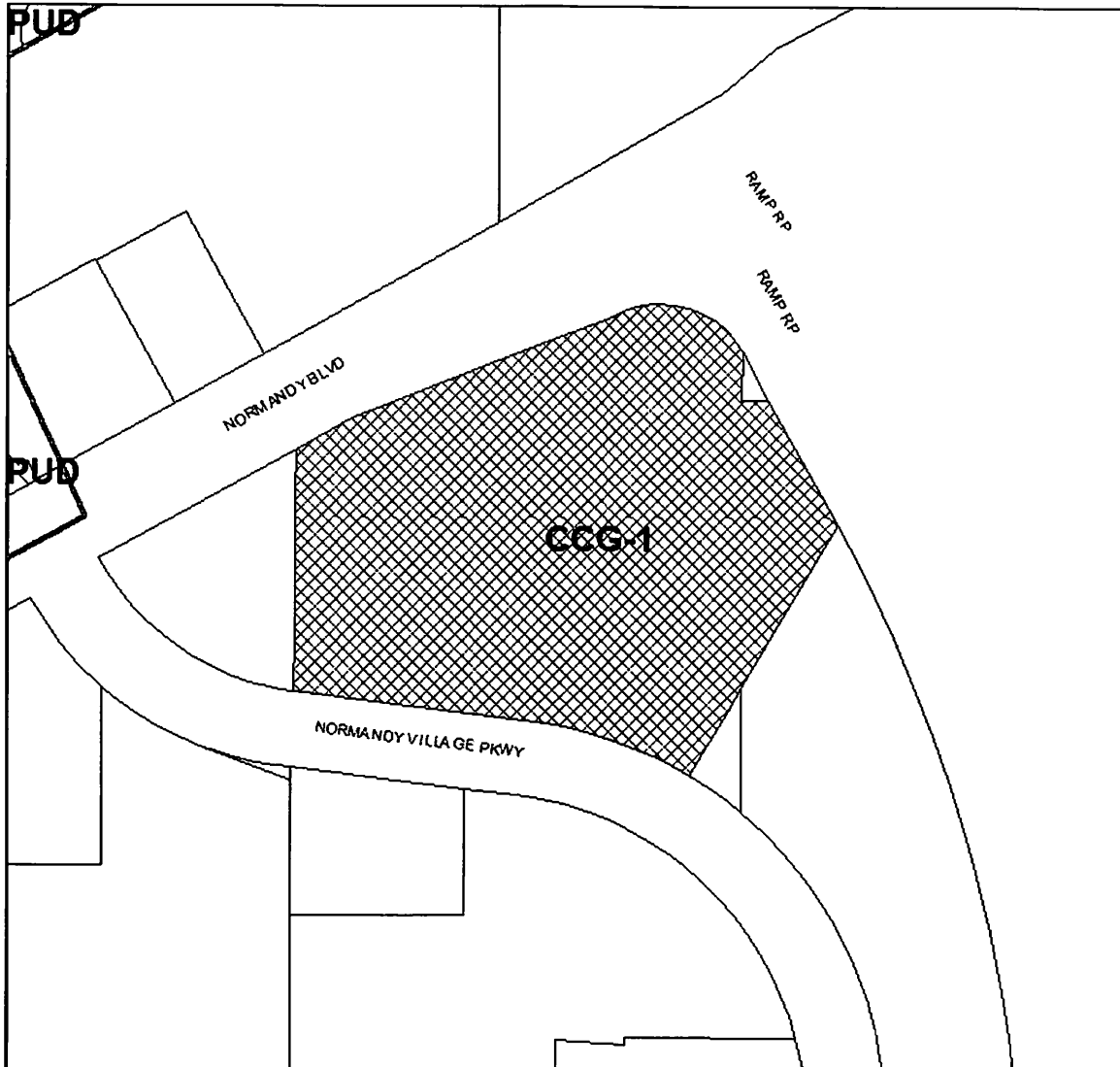
Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 9/20/18

View of the proposed entrance to the subject parcel, facing west.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: CCG-2</p>	<p>LOCATION MAP:</p>	<p>0 80 160 320 Feet</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0616</p>	<p>TRACKING NUMBER</p> <p>T-2018-1977</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0616 **Staff Sign-Off/Date** ATW / 08/22/2018
Filing Date 09/06/2018 **Number of Signs to Post** 5

Hearing Dates:

1st City Council 10/09/2018 **Planning Commission** 10/04/2018
Land Use & Zoning 10/16/2018 **2nd City Council** 10/23/2018

Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1977 **Application Status** FILED COMPLETE
Date Started 08/20/2018 **Date Submitted** 08/20/2018

General Information On Applicant

Last Name	First Name	Middle Name
EASON	MOSES	
Company Name		
AMERCO REAL ESTATE COMPANY		
Mailing Address		
2727 N. CENTRAL AVE. SUITE 500		
City	State	Zip Code
PHOENIX	AZ	85004
Phone	Fax	Email
6022636555		MOSES_EASON@UHAUL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
KAMIN	DANIEL	G
Company/Trust Name		
JACKMART LIMITED PARTNERSHIP C/O KAMIN REALTY COMPANY		
Mailing Address		
490 SOUTH HIGHLAND AVENUE		
City	State	Zip Code
PITTSBURGH	PA	15206
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 007628 3010	12	4	CCG-1	CCG-2

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 8.68

Justification For Rezoning Application

U-HAUL TRUCK AND TRAILER SHARING (AUTOMOBILE RENTING)

Location Of Property

General Location

SOUTHEAST CORNER OF NORMANDY VILLAGE PARKWAY AND NORMANDY BLVD

House #	Street Name, Type and Direction	Zip Code
1501	NORMANDY VILLAGE PKWY	32221

Between Streets

NORMANDY BLVD

and

SPRING BRANCH DRIVE N

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

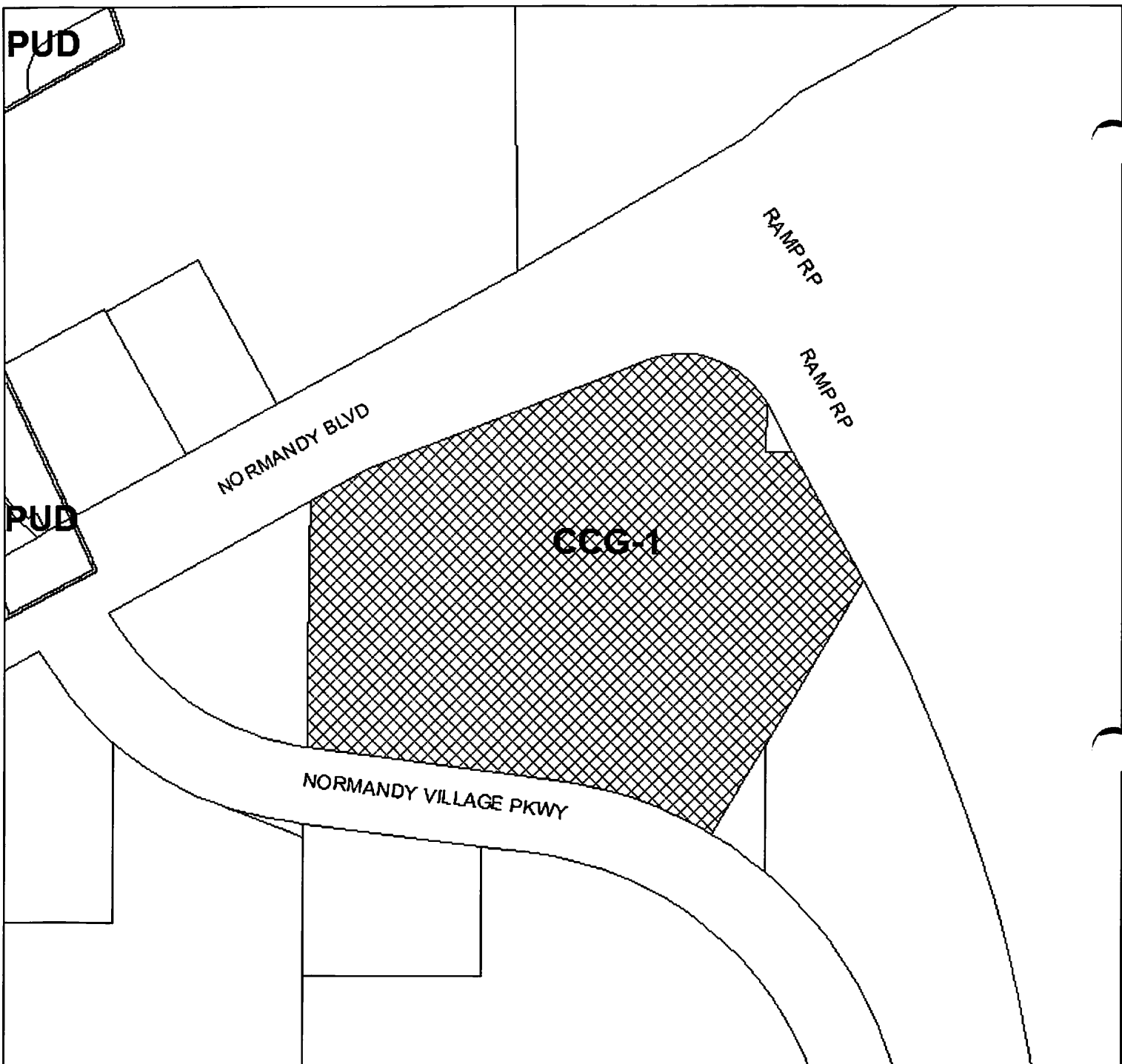
Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
 - 2) Plus Cost Per Acre or Portion Thereof
8.68 Acres @ \$10.00 /acre: \$90.00
 - 3) Plus Notification Costs Per Addressee
13 Notifications @ \$7.00 /each: \$91.00
 - 4) Total Rezoning Application Cost: \$2,181.00
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

Legal Description

A PORTION OF LOT B, AS SHOWN ON THE MAP OF MARY HOGAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 59, A PORTION OF LOT 9 AND A PORTION OF NORMANDY MANOR DRIVE NORTH, AS SHOWN ON THE PLAT OF BIVIN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 43, A PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF ACREAGE REPLAT OF NORMANDY MANOR, AS RECORDED IN PLAT BOOK 41, PAGES 90, 90A, 90B AND 90C, TOGETHER WITH A PORTION OF A 20 FOOT PLATTED ROAD, CLOSED BY OFFICIAL RECORDS VOLUME 440, PAGE 292, ALL BEING OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

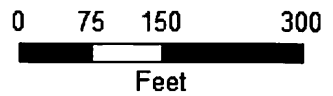
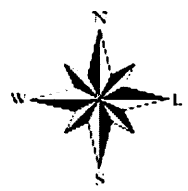
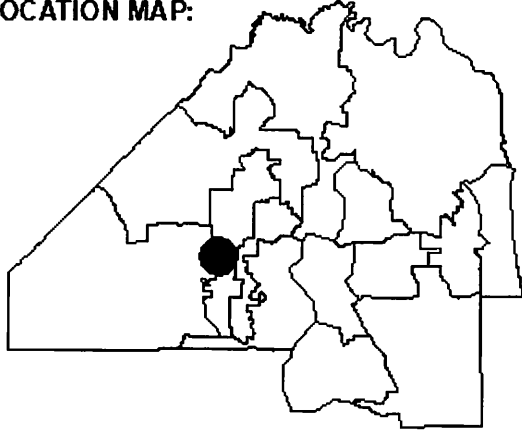
COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD (A RIGHT-OF-WAY WIDTH OF VARIABLE WIDTHS), WITH THE EASTERLY RIGHT-OF-WAY LINE OF BIVINS ROAD, (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NUMBER ONE (#1); THENCE NORTH 72 DEGREES 36 MINUTES 10 SECONDS EAST, 118.68 FEET, COURSE NUMBER TWO (#2); THENCE NORTH 60 DEGREES 56 MINUTES 10 SECONDS EAST, 608.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NUMBER ONE (#1); THENCE NORTH 60 DEGREES 56 MINUTES 10 SECONDS EAST, 91.26 FEET, COURSE NUMBER TWO (#2); THENCE NORTH 68 DEGREES 44 MINUTES 10 SECONDS EAST, 410.89 FEET TO A POINT ON A CURVE, COURSE NUMBER THREE (#3); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 219.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 54 MINUTES 14 SECONDS EAST, 197.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO BEING SITUATE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 295, (A LIMITED ACCESS RIGHT-OF-WAY WITH VARIABLE WIDTHS); THENCE SOUTH 01 DEGREES 24 MINUTES 19 SECONDS WEST, DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 71.80 FEET; THENCE NORTH 89 DEGREES 03 MINUTES 10 SECONDS EAST, 38.00 FEET TO A POINT SITUATE ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 295; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (#2) COURSES AND DISTANCES: COURSE NO. ONE (#1); THENCE SOUTH 29 DEGREES 09 MINUTES 50 SECONDS EAST, 199.15 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. TWO (#2); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2201.83 FEET, AN ARC LENGTH OF 9.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29 DEGREES 02 MINUTES 28 SECONDS EAST, 9.43 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 30 DEGREES 41 MINUTES 00 SECONDS WEST, DEPARTING FROM SAID CURVE AND SOUTHWESTERLY RIGHT-OF-WAY LINE, 424.13 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY AND LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORMANDY VILLAGE PARKWAY, (A 100 FOOT RIGHT-OF-WAY AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6169, PAGE 332 AT PAGE 341 THEREIN, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE ALONG AND AROUND THE ARC OF THE CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 586.56 FEET, AN ARC LENGTH OF 239.49 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71 DEGREES 00 MINUTES 49 SECONDS WEST, 237.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 82 DEGREES 42 MINUTES 37 SECONDS WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 357.00 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 33 SECONDS EAST, DEPARTING FROM SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 353.51 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: CCG-1
TO: CCG-2

LOCATION MAP:



COUNCIL DISTRICT:
12

TRACKING NUMBER

T-2018-1977

EXHIBIT A

Property Ownership Affidavit – Corporation managed by corporate entity

Date: 7/30/2018

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

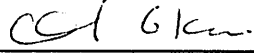
Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 1501 Normandy Village Parkway RE#(s): 007638 3010

To Whom it May Concern:

I Daniel G. Kamin, as Sole Managing Member of Daniel G. Kamin Jacksonville LLC, a Limited Liability Company organized under the laws of the state of Delaware, hereby certify that I have the authority to execute this affidavit for Jackmart Limited Partnership ~~corporation~~, who is the Owner of the property described in Exhibit 1, in connection with filing application(s) for Zoning Exception submitted to the Jacksonville Planning and Development Department.

Corporate Name: (print) Daniel G. Kamin Jacksonville LLC

By: (signature) 

(print name) Daniel G. Kamin

Its: (print) Sole Managing Member

On behalf of

~~Corporate Name: (print) Jackmart Limited Partnership~~

By: (signature) _____

(print name) Daniel G. Kamin

Its: (print) Sole General Partner

On behalf of

Corporate Name: (print) _____

By: (signature) _____

(print name) _____

Its: (print) _____

Please provide documentation illustrating that signatory for each corporate entity is an authorized representative of the entity; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF ~~FLORIDA~~ Pennsylvania
COUNTY OF ~~DUVAL~~ Allegheny

Sworn to and subscribed and acknowledged before me this 31 day of July 2018, by Daniel G. Keri, as manager, of Daniel G. Keri Jacksonville, LLC, a limited liability company corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Kathleen R. Cochran
(Signature of NOTARY PUBLIC)

Kathleen R. Cochran
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ Pennsylvania at Large.
My commission expires: Dec. 2, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen R. Cochran, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 2, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT B

Agent Authorization - Corporation

Date: 7/30/2018

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: 1501 Normandy Village Parkway RE#(s): 007638 3010

To Whom it May Concern:

You are hereby advised that Daniel G. Kamin ^{limited liability company}, as Sole Managing Member of Daniel G. Kamin Jacksonville LLC, a ~~corporation~~ corporation organized under the laws of the state of Delaware, hereby authorizes and empowers Chris Ferguson and Moses Eason c/o U-Haul International to act as agent to file application(s) for Zoning Exception to permit truck and trailer sharing (automobile renting) 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.

(signature) [Handwritten Signature]
(print name) Daniel G. Kamin

~~STATE OF FLORIDA~~ Pennsylvania
~~COUNTY OF DUVAL~~ Allegheny

Sworn to and subscribed and acknowledged before me this 31 day of July 2018, by Daniel G. Kamin, as manager, of Daniel G. Kamin Jacksonville, a Delaware corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Kathleen R. Cochran
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ Pennsylvania at Large.
My commission expires: Dec. 2, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen R. Cochran, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 2, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Jackmart Limited Partnership
c/o Kamin Realty Company
490 South Highland Avenue
Pittsburg, PA 15206

City of Jacksonville
Planning & Development Department
214 North Hogan St, 2nd floor
Jacksonville, FL 32202

RE: Zoning Application- Applications Processing Authorization
1501 Normandy Village Parkway

To Whom It May Concern:

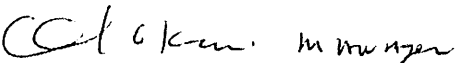
The purpose of this letter is to formally authorize the firms and individuals identified below to file and process all necessary applications related to the zoning of property located at 1501 Normandy Village Parkway, Jacksonville, FL. The above-referenced property is to be included in a Zoning Exception Application request.

- Amerco Real Estate Company and U-Haul International, including but not limited to its representatives, Carlos Vizcarra, Chris Ferguson, and Moses Eason
- Architectural, engineering, or related firms that may be engaged throughout the referenced application processes

Daniel G. Kamin has the development rights for the property identified above.

Sincerely,

Daniel G. Kamin


[SIGNATURE]

JACKMART LIMITED PARTNERSHIP
 C/O KMART CORPORATION DEPT 768TAX B2-112A
 PO BOX 927000
 HOFFMAN ESTATES, IL 60192-9901

Primary Site Address
 1501 NORMANDY VILLAGE PKWY
 Jacksonville FL 32221

Official Record Book/Page
 07328-00805

Title #
 5426

1501 NORMANDY VILLAGE PKWY

Property Detail

RE #	007628-3010
Tax District	GS
Property Use	1392 Discount Store
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00092 MARY HOGAN S/D SW 1/4
Total Area	377946

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

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$1,627,662.00	\$1,529,184.00
Extra Feature Value	\$0.00	\$281,688.00
Land Value (Market)	\$1,872,338.00	\$1,872,338.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$3,500,000.00	\$3,683,210.00
Assessed Value	\$3,500,000.00	\$3,683,210.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$3,500,000.00	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
07328-00805	4/3/1992	\$950,000.00	SW - Special Warranty	Qualified	Vacant
07573-00715	4/29/1993	\$5,000,000.00	SW - Special Warranty	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	BHPC1	Bulkhead Precast	1	0	0	439.00	\$67,973.00
2	FCLC1	Fence Chain Link	1	0	0	708.00	\$2,563.00
3	FCLC1	Fence Chain Link	1	0	0	572.00	\$1,864.00
4	GLSC1	Guardrail	1	0	0	141.00	\$764.00
5	LPMC1	Light Pole Metal	1	0	0	5.00	\$1,947.00
6	LPMC1	Light Pole Metal	1	0	0	9.00	\$4,204.00
7	LITC1	Lighting Fixtures	1	0	0	21.00	\$4,106.00
8	MZWC6	Mezzanine Wood	1	0	0	5,010.00	\$52,349.00
9	PVAC1	Paving Asphalt	1	0	0	231,460.00	\$97,213.00
10	PVCC1	Paving Concrete	1	0	0	10,701.00	\$12,948.00
11	SWSC6	Sprinkler Wet System	1	0	0	98,747.00	\$35,549.00
12	WMCC1	Wall Masonry/Concrt	1	0	0	100.00	\$208.00

Land & Legal
Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	378,250.00	Square Footage	\$1,872,338.00

Legal

LN	Legal Description
1	12-59 26-2S-25E 8.680
2	MARY HOGAN S/D
3	PT LOT 8,PT LOT 9 BIVINS S/D,PT
4	TRACT A ACREAGE R/P NORMANDY MANOR,
5	PT CL ST RECD O/R 7573-715

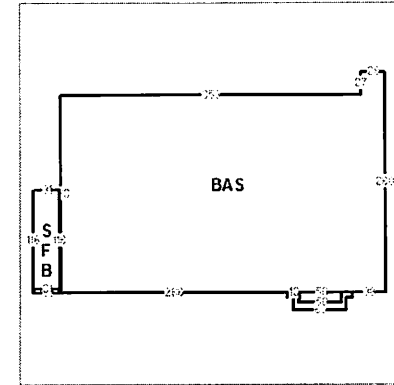
Buildings
Building 1

Building 1 Site Address
1501 NORMANDY VILLAGE PKWY Unit
Jacksonville FL 32221

Building Type	1302 - STORE DISCOUNT
Year Built	1993
Building Value	\$1,529,184.00

Type	Gross Area	Heated Area	Effective Area
Base Area	89529	89529	89529
Semi-Finished Base	612	612	490
Canopy	155	0	39
Semi-Finished Base	3596	3596	2877
Canopy	732	0	183
Total	94624	93737	93118

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Interior Wall	1	1 Masonry Min
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	
Restrooms	4.000	
Stories	1.000	
Baths	34.000	
Rooms / Units	22.000	
Avg Story Height	18.000	

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	\$4,274,439.00	\$0.00	\$4,274,439.00	\$46,244.16	\$48,907.70	\$46,603.35
Public Schools: By State Law	\$4,274,439.00	\$0.00	\$4,274,439.00	\$18,405.67	\$18,110.80	\$18,459.16
By Local Board	\$4,274,439.00	\$0.00	\$4,274,439.00	\$9,085.63	\$9,608.94	\$9,112.25
FL Inland Navigation Dist.	\$4,274,439.00	\$0.00	\$4,274,439.00	\$129.33	\$136.78	\$128.23
Water Mgmt Dist. SJRWMD	\$4,274,439.00	\$0.00	\$4,274,439.00	\$1,166.02	\$1,164.36	\$1,164.36
Gen Gov Voted	\$4,274,439.00	\$0.00	\$4,274,439.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$4,274,439.00	\$0.00	\$4,274,439.00	\$0.00	\$0.00	\$0.00

			Totals	\$75,030.81	\$77,928.58	\$75,467.35
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$4,041,650.00	\$4,041,650.00	\$0.00	\$4,041,650.00		
Current Year	\$4,274,439.00	\$4,274,439.00	\$0.00	\$4,274,439.00		

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: [\[Link\]](#)

More Information

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Partnership

JACKKMART LIMITED PARTNERSHIP

Filing Information

Document Number A93000000452
FEI/EIN Number 13-3711175
Date Filed 04/26/1993
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/12/2010

Principal Address

490 HIGHLAND AVE.
PITTSBURGH, PA 15206

Changed: 01/05/2011

Mailing Address

P.O. BOX 10234
PITTSBURGH, PA 15232

Changed: 04/24/2007

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 10/12/2010

Address Changed: 10/12/2010

General Partner Detail

Name & Address

Document Number M01000001920

DANIEL G. KAMIN JACKSONVILLE LLC
490 SOUTH HIGHLAND AVE.
PITTSBURGH, PA 15206

Annual Reports

Report Year	Filed Date
2016	02/08/2016
2017	01/31/2017
2018	02/27/2018

Document Images

02/27/2018 -- ANNUAL REPORT	View image in PDF format
01/31/2017 -- ANNUAL REPORT	View image in PDF format
02/08/2016 -- ANNUAL REPORT	View image in PDF format
02/16/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
10/12/2010 -- Reinstatement	View image in PDF format
02/25/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
04/07/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/10/2003 -- ANNUAL REPORT	View image in PDF format
08/05/2002 -- ANNUAL REPORT	View image in PDF format
09/28/2001 -- Amendment	View image in PDF format
08/17/2001 -- ANNUAL REPORT	View image in PDF format
01/12/2000 -- ANNUAL REPORT	View image in PDF format
11/04/1998 -- ANNUAL REPORT	View image in PDF format
10/20/1997 -- ANNUAL REPORT	View image in PDF format
09/16/1996 -- ANNUAL REPORT	View image in PDF format



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Moses Eason c/o Amerco
Amerco Real Estate Company
2727 N. Central Ave. Suite 500
Phoenix, Arizona, 85004

August 22, 2018

Project Name: 1501 Normandy Village Parkway - U-Haul Moving & Storage
Availability#: 2018-2214

Attn: Moses Eason c/o Amerco,

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. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-2214
 Request Received On: 8/15/2018
 Availability Response: 8/22/2018
 Prepared by: Roderick Jackson

Project Information

Name: 1501 Normandy Village Parkway - U-Haul Moving & Storage
 Type: Retail Store
 Requested Flow: 675 gpd
 Location: 1501 Normandy Village Parkway; Southeast corner of Normandy Village Parkway and Normandy Boulevard
 Parcel ID No.: 007628 3010
 Description: Adaptive re-use to existing K-Mart building. Existing building will contain 91,400 square feet of indoor, climate controlled storage units and approx

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 16-inch water main within the Normandy Village Parkway ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST
 Connection Point #1: Existing 8" gravity sewer main within the Normandy Village Parkway ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: A sewer locate can be requested from the Water Pre-Service counter. Lateral may require televising for current integrity due to age. If gravity flow cannot be achieved connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).For the estimated cost of connecting to the JEA system, please email specialestimates@jea.com with project address and availability number.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: No reclaim in the foreseeable future
 Connection Point #2: NA
 Special Conditions: N/A

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.