

# City of Jacksonville Landmark Designation Report

## Arlington Federal Savings & Loan Association

LM-23-06  
July 26, 2023



**Application Prepared By:**  
Historic Preservation Section  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202

**Property Owner:**  
TDC JAX LLC  
3738 Riveredge Drive  
Jacksonville, Florida 32277

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I. Planning and Development Department – Findings,  
Conclusions, and Recommendation

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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT  
APPLICATION FOR DESIGNATION  
AS A CITY OF JACKSONVILLE LANDMARK**

**LM-23-06**

**Arlington Federal Savings & Loan Association  
930 North University Boulevard  
Jacksonville, Florida 32211**

*GENERAL LOCATION:* Corner of North University Boulevard and Los Santos Way in Arlington.

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-23-06**, sponsored by the Jacksonville Historic Preservation Commission. The owner of the property is:

TDC JAX LLC  
3738 Riveredge Drive  
Jacksonville, Florida 32277

**FINDINGS AND CONCLUSIONS**

- (A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 930 North University Boulevard as a Landmark was complete.
- (B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the property at 930 North University Boulevard as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.
- (C) Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 930 North University Boulevard will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or

would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the Arlington Savings & Loan Association at 930 North University Boulevard not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

(D) In preparing the application, the Planning and Development Department has found the application to meet **four of the seven criteria**. The four criteria include the following.

**A. *Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.***

The Arlington Federal Savings and Loan Association building at 930 North University Boulevard is significant as part of the Mid-Modern architectural context that defines the built environment of the Arlington neighborhood after the opening of the John E. Mathews Bridge in 1953 into the early 1970s. The impact of the opening of Mathews Bridge is reflected in the significant population growth of the Greater Arlington area. Between 1950 and 1960, the area had a 610% increase in population going from 13,145 to 93,272. By 1970, the population had increased another 99% to 185,611.<sup>1</sup> This tremendous residential growth not only stimulated construction of homes and new infrastructure, but also was accompanied by a tremendous need for stores, shopping centers, professional offices, apartments, schools, and churches. The \$135,000 Arlington Federal Savings and Loan Association building broke ground in July of 1961 under Rufus Kite Powell, president. The 6,628 square foot, one-story building has a precast façade and was designed by Edwin T. Reeder and built by S.S. Jacobs Company. In later years, the building was occupied by Citizens Bank, Gordon Bank, and the Atlantic Coast Federal Bank.<sup>2</sup>

Many commercial, institutional, and residential buildings of the period exemplify the Mid-Modern movement based on new architectural trends, new technologies, and new materials. Also, noted architects and companies of local, regional, and national significance used their individual interpretations of style and materials to create unique designs as reflected in the Arlington Federal Savings and Loan Association. Within the last two decades a greater awareness has developed of the significance of Mid-Modern buildings, such as the one at 930 North University Boulevard, as a unique part of the continuum of architectural designs reflective of the mid-twentieth century.

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<sup>1</sup> *Greater Arlington/Beaches District Plan*, Jacksonville Planning Department, Adopted by the City Council of the City of Jacksonville, 1985 Resolution 85-1534-534, January 14, 1986.

<sup>2</sup> *Florida Times Union*, July 19, 1961, p. 7.

In addition to the Arlington Federal Savings and Loan Association (1961), some other noted non-residential designs of the Mid-Modern movement found in Arlington include the following. The Unitarian Universalist Church (1965, Robert Broward), Elk Oil Company (1964, William Morgan), Jones College (Riverton Towers, 1962 – 65, Barlow & Pluckett), Skinner Dairy Drive Thru # 19, (1972, Taylor Hardwick), Holmberg Construction Company (1965, Taylor Hardwick), Arlington Heights Elementary School #240 (1965, Robert Broadfoot), St. Luke's Episcopal Church (1958, Haas, Register & Cummings & Hutchins), office building at 6313 & 6325 Arlington Road (1966, Robert Broadfoot). Additionally, Jacksonville University has Mid-Modern style buildings including the Founders Building (1950, Kemp, Bunch & Jackson), Swisher Gymnasium (1953, Brooks Haas), J. Henry Gooding Building (1974, Kemp, Buch & Jackson), Nelms Science Building (1955, Kemp Bunch & Jackson), Carl S. Swisher Library (1953 – 1971, Brooks Haas and additions by Reynolds, Smith & Hills), J. Arthur Howard Building (1972, Kemp, Bunch & Jackson), Phillips Music and Fine Arts Building (1964, Robert Broadfoot & Ivan Smith) and the University Council Building (1958, Reynolds, Smith & Hills).

***B. Its location is the site of a significant local, state, or national event.***

The Planning and Development Department's research of the subject property at 930 North University Boulevard, Arlington Federal Savings and Loan Association, did not identify any support for this landmark criterion.

***C. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.***

The Planning and Development Department's research of the subject property at 930 North University Boulevard, the Arlington Federal Savings and Loan Association, did not identify any support for this landmark criterion.

***D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.***

As described below, the Arlington Savings and Loan Association building has significance as the work of a master architect whose individual work has influenced the development of the city, state or nation. The building at 930 North University Boulevard was designed by Miami architect Edwin T. Reeder (1908 – 1963) who was from the generation of architects that emerged professionally after World War II at the start of Mid-Modern era. Born on December 14, 1908 in Laurium, Michigan, Edwin T. Reeder graduated in 1931 with a B.S degree in architecture from the University of Illinois. Hired as a draftsman in 1935, he quickly became a partner in the firm of Weed and Reeder Architects (1939 – 1941). Robert Law Weed and Edwin T. Reeder designed the City of Miami Beach's Dade Boulevard Fire Station in 1939 with influence from the Miami Modernist architecture of the time. During World War II, he was instrumental in the development of the Seabees, first serving as a recruiter before joining the 19<sup>th</sup> Construction Regiment and the 75<sup>th</sup> Naval Construction Battalion in the South Pacific. While in the South Pacific, he commanded 1200 construction specialists. After the war, Reeder continued to serve in the U.S. Naval Reserve Construction

Company 6-12 stationed in Miami, Florida.<sup>3</sup>

Settling down in Miami, Reeder went into a lifetime partnership in 1946 with Everett M. Eignus. During their seventeen-year partnership, the firm of Edwin T. Reeder, Associate Architects and Engineers, designed a wide variety of buildings including civic, military, hospitals, commercial buildings, and residences. Some of their award-winning designs included Industrial National Bank, Central National Bank, Dade Federal Savings and Loans Association, Edison Central Bank, and the Florida State Mental Hospital. Other noted designs include the West Palm Beach Federal Savings and Loan Association, Shalimar Motel, the Miami Beach Federal Building, the Beach Theatre, and the Metropolitan Dade County Justice Building and Jail in partnership with County of Dade Architects (CODA). In Jacksonville, Edwin Reeder designed the remodeling of the Central National Bank at 404 North Julia Street putting a Mid-Modern facade over an early twentieth century commercial building.<sup>4</sup>

His work has been published in *Time*, *Fortune*, *Interiors*, *Brick and Tile Structural Clay Products*, and *House and Garden*. Professionally, he has held the position of President, South Florida Chapter, American Institute of Architects (AIA) 1954, Director of chapter 1955, 1956 and 1957, member of the National Committee on Publications, AIA, 1956, Florida Association of Architects, chair of Budget Committee. In April 1961, Reeder received the prestigious Fellow American Institute of Architect (FAIA) on the basis of public service. Beyond his professional achievements, Reeder had an exemplary record of public services. Some included the following; Dade County Contractor's Examining Board, Technical Committee Member Writing New South Florida Building Code, chair and member Dade County Metropolitan Planning Board, chair and member Dade County Architecture Committee for Civic Center Development, chair Fine Arts Committee Inter-American Cultural & Trade Center, member Architecture & Engineering Control Committee for Inter-American Cultural & Trade Center; member Florida Board of Architecture, as well as Chamber of Commerce, The Cancer Institute of Miami, Extension Committee – National Council of Christians and Jews and Kiwanis International Scholarship Committee.<sup>5</sup>

Some of Reeder's thoughts on the Mid-Modern style is revealed in an interview by the *Florida Architect*, September 1956 where he addressed the loss of decorative crafts in Mid-Modern buildings. He mentioned that budgetary restrictions limit the use of decorative arts, but craftsmen will still be necessary to create designs elements that will be fabricated by machinery. He acknowledged that today (1956) there is an abundance of materials that can be used to visually enhance a building such as aluminum, bronze, stainless steel, porcelain, glass, tile, plastic, and, of course, wood. However, to avoid visual clutter, he went on to explain these decorative materials, if used in a judicious manner, could accentuate shadows and lights important in Mid-Modern designs. An example is the unique design of the Brise-

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<sup>3</sup> *Florida Architect*, *Official Journal of the Florida Association of Architects of the American Institute of Architects, Inc.*, March 1963,

<sup>4</sup> *Ibid.*

*Report of the Planning & Development Department, Application for Designation as a City of Jacksonville Landmark, LM-20-04, Central National Bank Building, 404 North Julia Street, 2020*

The Jacksonville bank has been unoccupied for a long period of time, but rehabilitation plans have been developed.

<sup>5</sup> *Florida Architect*, March 1963.

Soleils found in his design of the Arlington Federal Savings & Loan Association building.

***E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.***

The outstanding design of the Arlington Federal Savings & Loan Association building is from the Post-War or Mid-Modern era (1950 to the early 1970s). The design of Post-War or Mid-Modern buildings did not reflect a particular style but represented more of a national movement in the use of different architectural trends, technologies and materials used in a variety of building types. Mid-Modern architecture was a product of a new generation of architects, many starting right after the end of World War II, who were exposed to influential architects such as Frank Lloyd Wright, LeCorbusier, Paul Randolph, Eero Saarinen, and Mies van der Rohe but also to new building materials created and used during World War II to improve speed, simplicity, and functionality critical for war production.

Only in recent decades has the significance of Mid-Modern buildings been appreciated as part of a unique era in architecture and construction. However, the importance of Mid-Modern architecture in Jacksonville was clearly acknowledged as early as 1958 when well-known Mid-Modern architect, Robert Broward stated,

*“From the period terminating in 1914 until after World War II, little could be found that adequately fitted into the framework of requirements for “significant architecture”. It is only works that that appeared in the city since the end of the war that is important in this respect.”*<sup>6</sup>

An excellent description of the significant Mid-Modern features of the Arlington Federal Savings & Loan Association is from the *Bicentennial Edition of Jacksonville’s Architectural Heritage Landmarks for the Future* in 2022. In the publication, author Wayne W. Wood describes the building’s façade as a, “*Kaleidoscopic array of triangles and diamond shapes regulated by strong vertical fins.*” He goes on to state, “*The brise soleil ranks as one of the most inventive concrete structures in Jacksonville, and the series of vertical openings topped by pointed arches translates into a modernist abstraction of a Venetian Gothic place (324).*”

The brise-soleils, as found on three facades of the Arlington Federal Savings & Loan Association, are defined as a significant character defining feature of Mid-Modern designs. Brise-Soleils along with block work screens provide privacy, ventilation, and glare reduction, particularly important in semi-tropical areas, while being an important decorative element.<sup>7</sup>

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<sup>6</sup> *Mid-Century Modern Architecture in Northeast Florida*, The American Institute of Architects, Jacksonville Chapter, Symposium, March 1, 2008, p.3.

<sup>7</sup> Kristine Ziedina, *The Screen Block, and the Mid-Century Built Environment of Florida*. A Thesis presented to the Graduate School of the University of Florida in Partial Fulfillment of the Requirements for the Degree of Masters of Historic Preservation, University of Florida, 2019., pp. 11, 12, 43, 60 & 61.



***F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.***

The Planning and Development Department's research of the subject property at 930 North University Boulevard, Arlington Federal Savings and Loan Association, did not identify any support for this landmark criterion different than what was stated in Criterion E.

***G. Its suitability for preservation or restoration.***

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration.

It appears based on the current physical appearance of the building as viewed from the public right-of-way and from permit records, that the building at 930 North University Boulevard does not have any major additions or significant alterations of character defining features. Permitted activities appear to relate to facility upgrades and interior modifications. The building has been vacant since c. 2018 as evident by overgrown grounds and boarded windows. The building does not show any significant degree of deterioration. However, some of the plate glass windows have been covered with plywood sheets. Furthermore, it retains its exterior integrity to a remarkable degree. Based on these observations and photos, the building is considered suitable for preservation or restoration.

### **RECOMMENDATION**

Since the landmark application for the Arlington Federal Savings & Loan Association building at 930 North University Boulevard is being sponsored by the Jacksonville Historic Preservation Commission with written owner opposition, the proposed landmark must meet at least four of the seven criteria. In reviewing the application, the Planning and Development Department has found the application to meet **four of the seven criteria**. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of the Arlington Federal Savings & Loan Association at 930 North University Boulevard, **(LM-23-06)** as a City of Jacksonville Landmark.

## II. Designation Application

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**REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE**  
City of Jacksonville Historic Preservation

**1. PROPERTY INFORMATION**

Historic Name: \_\_\_\_\_  
\_\_\_\_\_

Other Names: \_\_\_\_\_

FMSF Number: \_\_\_\_\_  
(if known)

Designation: (check all applicable)

- |  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> Residential   | <input type="checkbox"/> Commercial   |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Public       |
| <input type="checkbox"/> Industrial    | <input type="checkbox"/> Archaeologic |
| <input type="checkbox"/> Cemetery      | <input type="checkbox"/> Other: _____ |

**2. LOCATION**

Street name & number: \_\_\_\_\_

City or town: \_\_\_\_\_ Zip Code: \_\_\_\_\_

State: \_\_\_\_\_ County: \_\_\_\_\_

Real estate number(s): \_\_\_\_\_

**3. HISTORICAL INFORMATION**

Date of construction and additions:

\_\_\_\_\_  
\_\_\_\_\_

Significant historical associations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original use:

\_\_\_\_\_  
\_\_\_\_\_

Present use:

\_\_\_\_\_  
\_\_\_\_\_

Physical description (basic design, construction and conditions):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**POSITION AFFIDAVIT  
FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE**

City of Jacksonville Historic Preservation

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**PROPERTY INFORMATION**

Historic Name: Arlington Federal Savings and Loan Other Names: Ameris Bank Building  
Street Name and Number: 930 N UNIVERSITY BLVD  
Zip Code: 32211 City: Jacksonville State: Florida  
Real Estate Number(s): 129300-0000

**DECLARATION OF SUPPORT OR OPPOSITION**

In accordance with Section 307.104(j)(1-7), Ordinance Code, the Commission shall determine whether, based upon the evidence, the nominated landmark, or landmark site, does or does not meet the criteria for designation. In the event the owner of the property expresses an objection regarding local landmark status, at least four of the seven criteria must be met. If the owner of the subject property does not express such objection, only two of the seven criteria must be met.

I do not oppose my property being nominated for local landmark status.

I hereby object to my property being nominated for local landmark status.

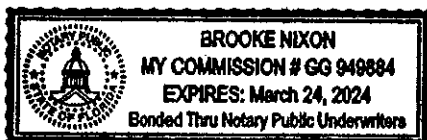
Signature of Property Owner: 

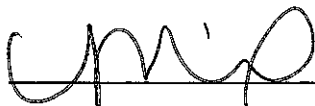
Printed Name of Property Owner: Charles Tower, Managing Member TDC Jax, LLC.

Date: 6/8/2023

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 8th day of June 2023, by Charles Tower who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.





(Signature of NOTARY PUBLIC)

Brooke Nixon

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 03/24/2024

### III. Legal Description and Location Map

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**930 N UNIVERSITY BLVD**

Property Detail

<b>RE #</b>	129300-0000
<b>Tax District</b>	GSRA
<b>Property Use</b>	2300 Bank
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02299 ARLINGTON COMMERCIAL CNTR
<b>Total Area</b>	71675

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

Value Description	2022 Certified	2023 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>	\$269,528.00	\$431,244.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$614,700.00	\$1,003,300.00
<b>Assessed Value</b>	\$614,700.00	\$676,170.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$327,130.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$614,700.00	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
<a href="#">19657-00133</a>	3/4/2021	\$650,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">10511-01260</a>	5/30/2002	\$750,000.00	SW - Special Warranty	Unqualified	Unknown
<a href="#">08433-01833</a>	4/6/1996	\$492,000.00	QC - Quit Claim	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	13,600.00	\$12,866.00
2	FWDC1	Fence Wood	1	0	0	48.00	\$235.00
3	PVCC1	Paving Concrete	1	11	11	121.00	\$229.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CN	0.00	0.00	Common	71,874.00	Square Footage	\$431,244.00

Legal

LN	Legal Description
1	28-55 52-25-27E 1.65
2	ARLINGTON COMMERCIAL CENTER
3	PT TRACT C RECD O/R 19657-133

**Buildings**

Building 1

Building 1 Site Address  
 930 N UNIVERSITY BLVD Unit  
 Jacksonville FL 32211

<b>Building Type</b>	2302 - BANK BRANCH
<b>Year Built</b>	1961
<b>Building Value</b>	\$433,267.00

Type	Gross Area	Heated Area	Effective Area
Base Area	4044	4044	4044
Finished Storage	800	0	400
Base Area	800	800	800
Base Area	224	224	224
Canopy	80	0	20
Canopy	80	0	20
Canopy	600	0	150
<b>Total</b>	<b>6628</b>	<b>5068</b>	<b>5658</b>

Element	Code	Detail
Exterior Wall	22	22 Precast Panel
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay 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	Detail
Stories	1.000	
Restrooms	3.000	
Baths	11.000	



Rooms / Units	8.000	
Avg Story Height	14.000	

**2022 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	\$614,700.00	\$0.00	\$614,700.00	\$3,733.32	\$6,956.50	\$6,378.19
Public Schools: By State Law	\$614,700.00	\$0.00	\$614,700.00	\$2,280.54	\$1,989.17	\$1,924.38
By Local Board	\$614,700.00	\$0.00	\$614,700.00	\$1,440.07	\$1,381.85	\$1,215.20
FL Inland Navigation Dist.	\$614,700.00	\$0.00	\$614,700.00	\$10.44	\$19.67	\$17.64
Water Mgmt Dist. SJRWMD	\$614,700.00	\$0.00	\$614,700.00	\$71.42	\$121.34	\$121.34
GS Renew Arlington	\$614,700.00	\$0.00	\$614,700.00	\$0.00	\$0.00	\$0.00
			Totals	\$7,535.79	\$10,468.53	\$9,656.75

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$640,600.00	\$326,285.00	\$0.00	\$326,285.00
<b>Current Year</b>	\$614,700.00	\$614,700.00	\$0.00	\$614,700.00

**2022 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.

**2022**

**2021**

**2020**

**2019**

**2018**

**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](#)

Prepared by:

Timothy P Kelly PA

1016 LaSalle Street

Jacksonville, FL 32207

Parcel No.: 129300-0000

#### SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that AMERIS BANK, a Georgia banking corporation ("Grantor"), whose address is 3490 Piedmont Road, Suite 1500, Atlanta, Georgia 30305, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by **TDC JAX LLC a Florida limited liability company** ("Grantee"), whose address is 3738 Riveredge Drive, Jacksonville, FL 32277, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property lying and being situated in Duval County, Florida:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

Ad valorem property taxes for 2021 and all subsequent years.

All easements, restrictions, reservations, encumbrances and other matters appearing of record.

Zoning and building laws, land use laws, rules, regulations, statutes, and ordinances.

Matters that would be disclosed by an accurate survey of the Property; and

SUBJECT TO THE RESERVATION AND COVENANT THAT FOR A PERIOD OF SIX (6) MONTHS AFTER THE DATE HEREOF (THE "RESTRICTED PERIOD") GRANTEE AND PERSONS UNDER GRANTEE SHALL NOT OPERATE, USE OR IDENTIFY THE SUBJECT PROPERTY, NOR DISCLOSE OR PROMOTE THE OPERATION OR USE THEREOF IN ANY MANNER OR AT ANY LOCATION, AS A BANK OR OTHER FINANCIAL SERVICES BUSINESS INCLUDING AN ATM, INCLUDING BUT NOT LIMITED TO THE DISPLAY OF ANY NOTICE, SIGN OR BILLBOARD BEARING THE NAME OR LOGO OF SUCH FINANCIAL INSTITUTION, PRESS RELEASES, PERMITS AND 'COMING SOON' ANNOUNCEMENTS. PURCHASER SHALL INCLUDE SUCH RESTRICTION IN ANY LEASE OF THE PROPERTY. THE DURATION OF ANY PERIOD OF VIOLATION OF THIS COVENANT SHALL TOLL AND EXTEND THE TIME DURING WHICH THIS COVENANT IS IN FORCE BY A LIKE PERIOD OF TIME, WITHOUT PREJUDICE TO OTHER REMEDIES AVAILABLE TO SELLER. BREACH OF THE FOREGOING RESERVATIONS AND RESTRICTIONS MAY BE IMMEDIATELY ENJOINED WITHOUT PROOF OF SPECIAL DAMAGES OR POSTING OF BOND. GRANTEE SHALL INCLUDE SUCH RESTRICTION AND ANY LEASE OF THE SUBJECT PROPERTY. THIS COVENANT SHALL BE BINDING ON GRANTEE, GRANTEE'S TENANTS AND SUB-TENANTS,



AND GRANTEE'S SUCCESSORS IN INTEREST, SUCCESSORS IN TITLE AND ASSIGNS FOR THE PERIOD PROVIDED HEREIN. A VIOLATION OF THE COVENANTS HEREIN SHALL BE SUBJECT TO LIQUIDATED DAMAGES OF \$10,000 PER DAY FOR THAT NUMBER OF DAYS BEGINNING WITH THE DAY DURING WHICH SUCH DISCLOSURE, ANNOUNCEMENT, NOTICE, PROMOTION, IDENTIFICATION OR SIGNAGE SHALL FIRST OCCUR UNTIL THE END OF THE UNEXTENDED RESTRICTED PERIOD, WITHOUT REGARD TO THE REMOVAL, DISCONTINUANCE OR INJUNCTION OF CONDUCT CONTRARY TO THIS COVENANT, TOGETHER WITH ALL COSTS OF COLLECTION INCLUDING REASONABLE ATTORNEYS FEES. THE PARTIES ACKNOWLEDGE THAT GRANTOR'S DAMAGES FOR VIOLATION OF THIS COVENANT ARE DIFFICULT OR IMPOSSIBLE TO PRECISELY MEASURE AND THE FOREGOING PROVISIONS ARE INTENDED AS LIQUIDATED DAMAGES AND NOT AS A PENALTY.

EXCEPT FOR LIMITED WARRANTY OF TITLE HEREIN, THE PROPERTY IS CONVEYED "AS IS". GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO THE PROPERTY, HEREBY VOLUNTARILY AND KNOWINGLY WAIVES, RELEASES AND FOREVER DISCHARGES GRANTOR AND ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL RIGHTS, CLAIMS, DEMANDS, CAUSES OF ACTION, PENALTIES, FINES, LIABILITIES, SETTLEMENTS, DAMAGES, COSTS OR EXPENSES OF WHATEVER KIND OR NATURE, EXISTING AND FUTURE, CONTINGENT OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING, BROUGHT OR THREATENED, OR ORDERED BY ANY GOVERNMENTAL ENTITY) AT LAW OR IN EQUITY, WHETHER ARISING FROM CONTRACT, TORT, COMMON LAW, OR BY STATUTE, WHETHER MADE, SUFFERED OR INCURRED BY GRANTEE OR ANY OF ITS AGENTS, AFFILIATES, SUCCESSORS AND ASSIGNS AND WHETHER KNOWN OR UNKNOWN AT THE TIME OF THIS INSTRUMENT, WHICH GRANTEE HAS OR MAY HAVE IN THE FUTURE, ARISING OUT OF THE PROPERTY, THE PHYSICAL CONDITION OF THE PROPERTY, OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) ANY CLAIM FOR INDEMNIFICATION, CONTRIBUTION OR OTHERWISE ARISING UNDER ANY HAZARDOUS MATERIALS LAWS OR RELATING TO THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY, (II) THE PRESENCE OR ABSENCE OF MOLD, SPORES, FUNGI, POLLEN OR OTHER BOTANICAL ALLERGENS AT THE PROPERTY, OR (III) ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL HAZARDOUS MATERIALS LAW, RULE OR REGULATION. GRANTEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER, RELEASE AND DISCHARGE INCLUDES ALL CLAIMS AND MATTERS WHICH ARE UNKNOWN TO GRANTEE AS OF THE DATE OF THIS DEED. GRANTEE FURTHER ASSUMES THE RISK OF CHANGES IN ENVIRONMENTAL OR HAZARDOUS MATERIALS LAWS AS THEY MAY RELATE TO PAST, PRESENT, OR FUTURE ENVIRONMENTAL CONDITIONS AT OR ABOUT THE PROPERTY, AS WELL AS THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS, INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATIONS. THE TERMS AND CONDITIONS SET FORTH IN THIS PARAGRAPH ARE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF GRANTOR AND GRANTEE, THEIR SUBSIDIARIES, AFFILIATES, HEIRS, SUCCESSORS AND ASSIGNS.

Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

4 IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this day of March, 2021.

AMERIS BANK,  
A Georgia banking corporation

By: [Signature]  
Skip Mullins, Senior Vice Pres./Dir. of Special Assets  
**EXEC. VICE PRES**

Witnesses:

[Signature]  
Name: Jason Owens

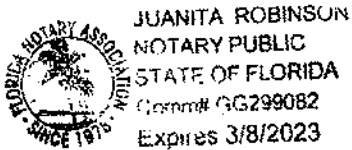
[Signature]  
Name: Shauna Franceschi

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence this 4<sup>th</sup> day of March, 2021, by Skip Mullins, Senior VP/Dir. of Special Assets of Ameris Bank, a Georgia banking corporation, on behalf of said corporation. Such person did take an oath and: (notary must check applicable box)

- is personally known to me.
- produced a current \_\_\_\_\_ driver's license as identification.
- produced \_\_\_\_\_ as identification.

Juanita Robinson  
Notary Public  
My Commission Expires: 3/8/23



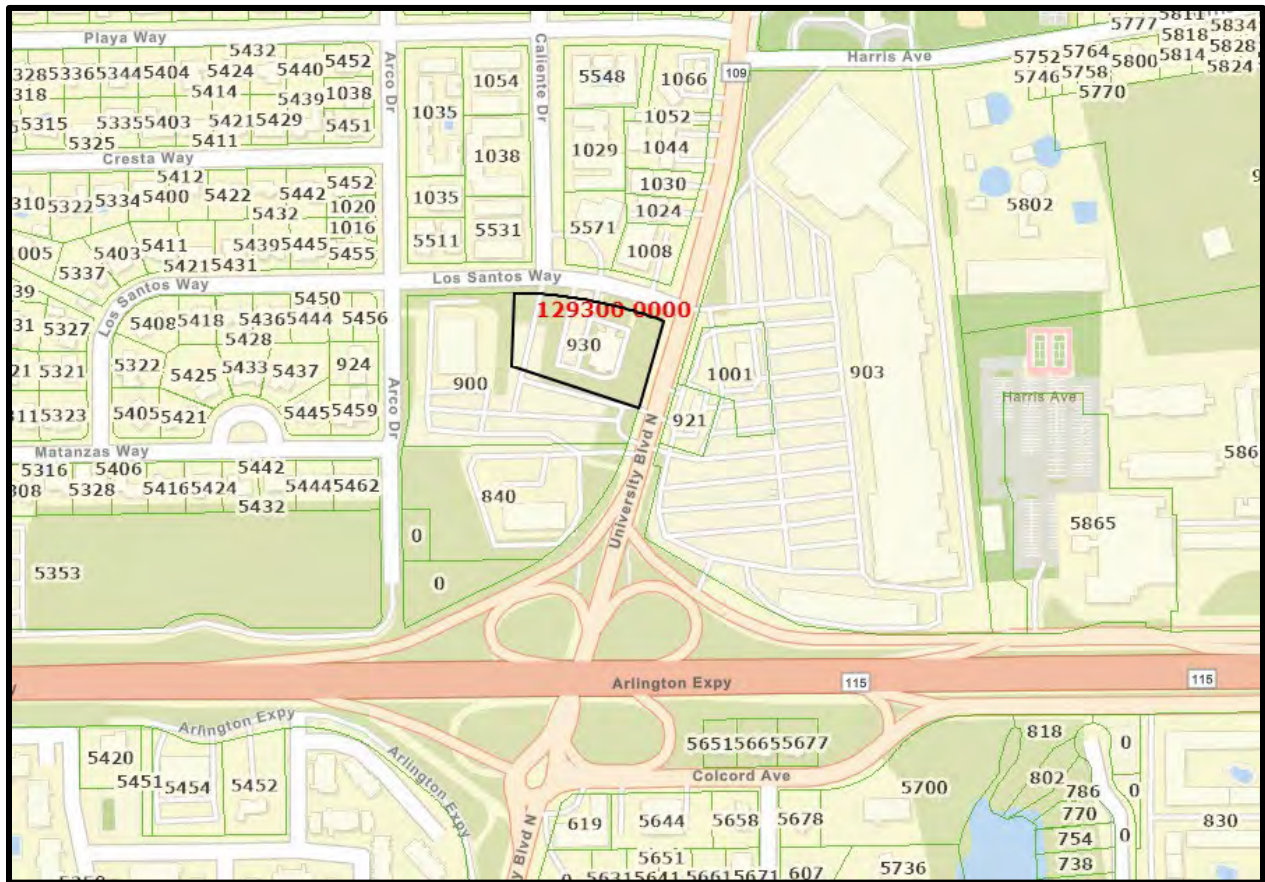
## Exhibit A

Tract C, Arlington Commercial Center, as recorded in Plat Book 28, Page 55, of the current Public Records of Duval County, Florida, except for those lands described in Official Records Volume 6719, Pages 105 and 106, denoted as Parcel A, and those lands described in Official Records Volume 2962, Page 144, more particularly described as follows:

Begin at the intersection of the Southerly right-of-way of Los Santos Way (an 80 foot right-of-way) and the Westerly right-of-way of University Boulevard (a 100 foot right-of-way) thence South  $17^{\circ} 01' 20''$  West, along said Westerly right-of-way of University Boulevard, 219.55 feet to the Northerly line of those lands described in said Official Records Volume 2962, Page 144; thence North  $73^{\circ} 58' 30''$  West along said Northerly line, 311.50 feet to the Easterly line of those lands in said Official Record Volume 6719, Pages 105 and 106, denoted as Parcel A; thence North  $00^{\circ} 37' 00''$  West along said Easterly line, 176.95 feet to said Southerly right-of-way of Los Santos Way; thence North  $89^{\circ} 23' 00''$  East along said Southerly right-of-way, 42.14 feet to the P.C. of a curve to the right, concave to the South and having a radius of 926.77 feet; thence South  $81^{\circ} 47' 50''$  East around and along said curve and along said Southerly right-of-way of Los Santos Way, 284.19 feet to the P.T. of said curve; thence South  $72^{\circ} 58' 40''$  East along said Southerly right-of-way of Los Santos Way, 44.08 feet to the Point of Beginning.

Parcel Identification Number: 129300-0000

Location Map



#### IV. Proof of Public Notice

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STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing on Application to Designate a City of Jacksonville Historic Landmark

in the matter of LM-23-06 930 University Boulevard North

in the Court, was published in said newspaper by print in the issues of 7/6/23.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

\*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 6th day of July, 2023 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER  
Notary Public, State of Florida  
My Comm. Expires 08/18/2024  
Commission No. HH43586



Seal

Notary Public, State of Florida

NOTICE OF  
PUBLIC HEARING ON  
APPLICATION TO  
DESIGNATE  
ARLINGTON FEDERAL  
SAVINGS AND LOAN  
BUILDING  
930 UNIVERSITY  
BOULEVARD NORTH  
LM-23-06  
AS A CITY OF  
JACKSONVILLE HISTORIC  
LANDMARK

**NOTICE IS HEREBY GIVEN** that on July 26, 2023 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of the Arlington Federal Savings and Loan Building, 930 University Boulevard North as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be in the Don Davis Room, 1st floor, City Hall, 117 West Duval Street, Jacksonville, Florida.

**Exhibit A**

**Legal Description**  
28-55 52-2S-27E 1.65  
ARLINGTON COMMERCIAL CENTER  
PT TRACT C RECD O/R  
19657-133

**RE # 129300-0000**

This application (LM-23-06) is being sponsored by the Jacksonville Historic Preservation Commission. A copy of the application may be examined in the Office of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

**Please contact the Historic Preservation Section at [historicpreservation@coj.net](mailto:historicpreservation@coj.net) or by phone at (904) 255-7800.**

**DATED** this 5th day of July, 2023.

**Jack C. Demetree, III**  
Chairman

**Jacksonville Historic  
Preservation Commission  
City of Jacksonville**

Jul. 6 00 (23-04355D)

# JACKSONVILLE HISTORIC PRESERVATION COMMISSION

## NOTICE OF PUBLIC HEARING

LM-23-06

*The Jacksonville Historic Preservation Commission* will hold a Public Hearing, pursuant to Section 307.104, *City of Jacksonville Ordinance Code* on **Application No.: LM-23-06** regarding the proposed designation of the Arlington Federal Savings and Loan Building located at 930 University Boulevard North, as a City of Jacksonville Landmark as noted below:

**Date:** Wednesday, July 26, 2023

**Time:** 3:00 P. M.

**Place:** Lynwood Roberts Room - 1<sup>st</sup> Floor  
City Hall  
117 West Duval Street  
Jacksonville, Florida

Information concerning the proposed designation is on file with the Jacksonville Historic Preservation Commission and available for inspection from 8:00 A. M. until 5:00 P. M. Monday through Friday at the Offices of the Planning and Development Department, Suite 300, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800.

**PLEASE NOTE:** You have received this notice as owner of real property located within 350 feet of the proposed landmark per Section 307.104(f). Only the property associated with the proposed landmark as identified above is impacted by the historic designation.

***ALL PERSONS INTERESTED ARE NOTIFIED TO BE PRESENT AT SAID TIME AND PLACE, AND THEY MAY BE HEARD WITH RESPECT TO THE PROPOSED DESIGNATION.***

The Commission will make a recommendation as to whether the referenced property should or should not be designated as a Local Landmark. The recommendation will be forwarded to the Jacksonville City Council for final action.

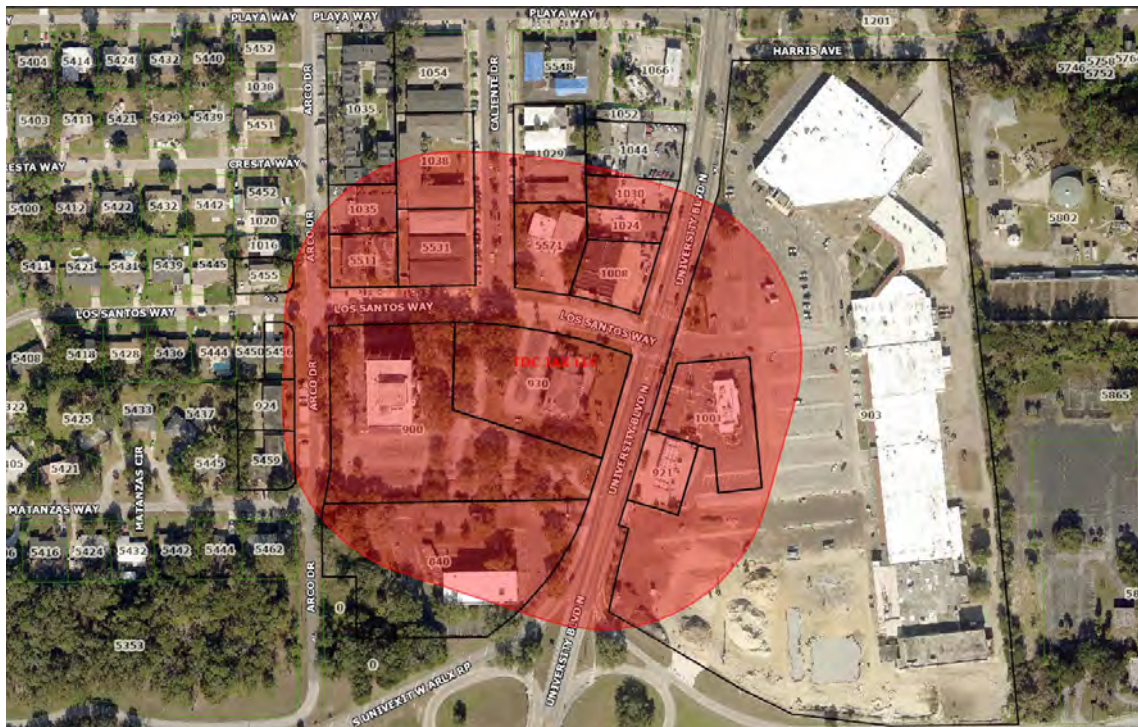
If a person decides to appeal a decision of the Jacksonville Historic Preservation Commission with respect to any matter considered at such meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. § 286.0106, Florida Statutes

**Exhibit A**

**LEGAL DESCRIPTION**

**28-55 52-2S-27E 1.65  
ARLINGTON COMMERCIAL CENTER  
PT TRACT C RECD O/R 19657-133**

**RE # 129300-0000**





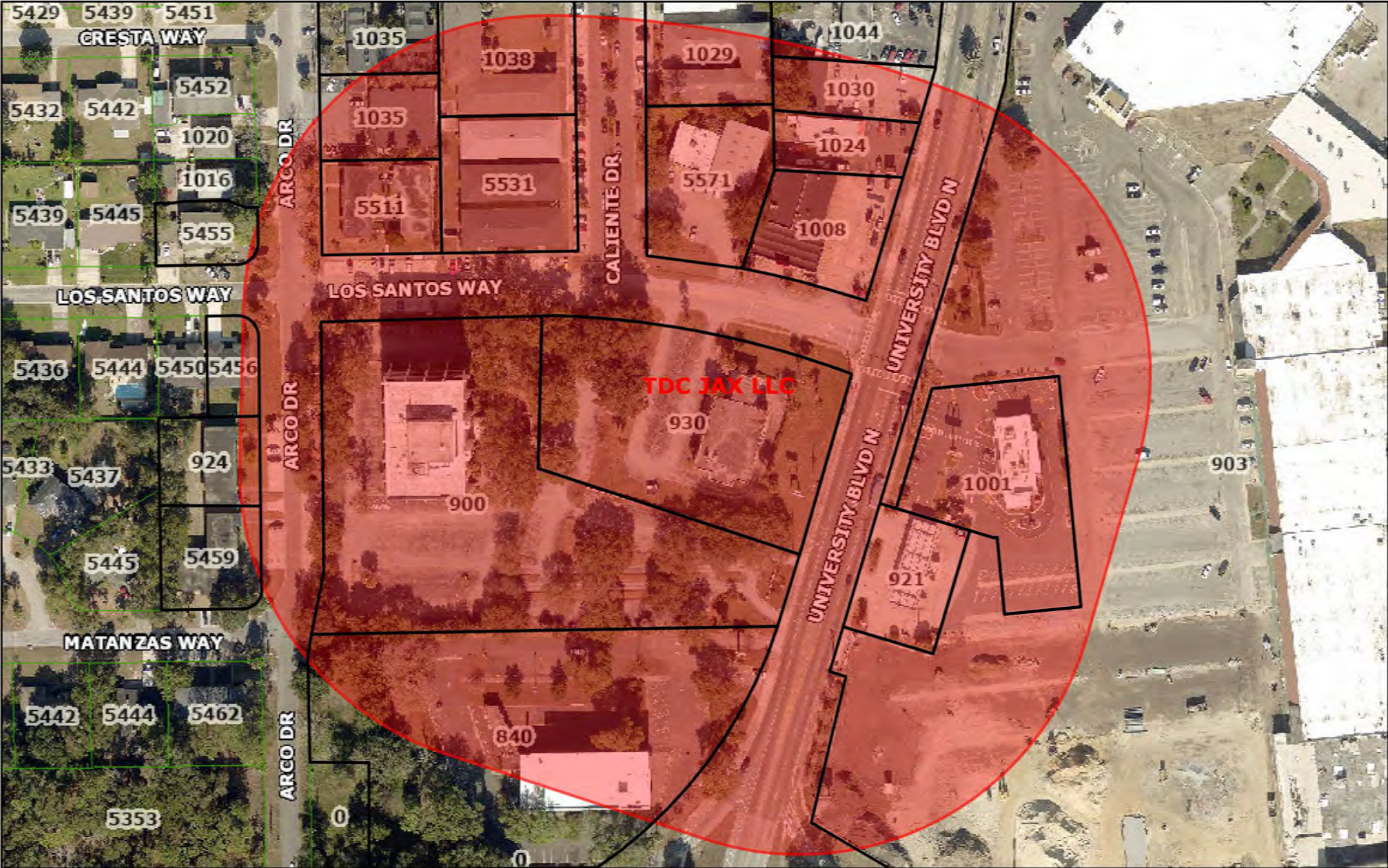
Public Notice Sign Posted on Subject Property



V. List of Property Owners Located within 350 Feet of  
the Proposed Landmark

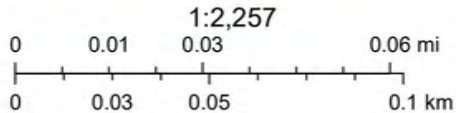
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# Land Development Review



July 5, 2023

 Parcels



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
129407 0010	903 UNIVERSITY BLVD LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
	ARLINGTON BUSINESS SOCIETY	MICHAEL ANANIA	5921 ARLINGTON RD			JACKSONVILLE	FL	32211
129243 0000	ARLINGTON PROPERTY HOLDINGS LLC		3515 ST AUGUSTINE RD			JACKSONVILLE	FL	32207
129425 0000	BLACK BUSINESS CAPITAL FINANCING CORPORATION		301 E PINE ST STE 175			ORLANDO	FL	32801
129304 0000	BLUE NJ 3 LLC		177 OCEAN LANE DR UNIT 900			KEY BISCAYNE	FL	33149
129310 0000	BLUE14 CALIENTE LLC		177 OCEAN LN DR 900			KEY BISCAYNE	FL	33149
129318 0000	BRIDGESTONE RETAIL OPERATIONS LLC		333 E LAKE ST			BLOOMINGDALE	IL	60108
129309 0000	CAUDILL SUPPLY INC		5571 LOS SANTOS WAY			JACKSONVILLE	FL	32211-5543
129315 0000	DAROUSIS CONSTANTINOS		1044 UNIVERSITY BLVD N			JACKSONVILLE	FL	32211-5532
129317 0000	DISCOVERY REAL ESTATE LLC		5588 RIBBON ROSE DR			JACKSONVILLE	FL	32258
129316 0000	DOUBLE NAUGHT INC		1030 UNIVERSITY BLVD N			JACKSONVILLE	FL	32211
	FREE4LIFE FOUNDATION, INC	WENCHELL AURELIAN	5454 ARLINGTON EXPY			JACKSONVILLE	FL	32211
129300 0020	GIP JACKSONVILLE LLC		21805 FIELD PKWY W STE #150			DEER PARK	IL	60010
	GREATER ARLINGTON/B	TIM KELLEY	2184 HEALTH GREEN PL S			JACKSONVILLE	FL	32246
129407 0020	JACKDONALDS LLC ET AL		222 GRAND AVE			ENGLEWOOD	NJ	07631
129308 0000	LA PALMA RESIDENCES TIC I LLC ET AL		8901 GAYLORD DR STE 100			HOUSTON	TX	77024
129230 0020	NOORANI FAMILY 1991 TRUST		44616 PARKMEADOW DR			FREMONT	CA	94539
129243 0150	NP2 CAPITAL ONE LLC		1317 EDGEWATER DR 4994			ORLANDO	FL	32804
	OLD ARLINGTON, INC	STEVE MATCHETT	P.O. BOX 15304			JACKSONVILLE	FL	32239
129300 0000	TDC JAX LLC		3738 RIVEREDGE DR			JACKSONVILLE	FL	32277
129407 0100	TOWN AND COUNTRY SHOPPING CENTER		C/O GIANT JACKSONVILLE LLC	1806 N FRANKLIN ST		TAMPA	FL	33602-2234
129229 0000	UP RIVER PROPERTIES LLC		2220 FOREST BLVD			JACKSONVILLE	FL	32246

## VI. Photographs and Images

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07/18/2023 21:40



07/18/2023 21:39



07/18/2023 21:39





07/18/2023 21:38



07/18/2023 21:38



07/18/2023 21:37



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Office of Economic Development  
117 West Duval Street, Suite 275  
Jacksonville, FL 32202  
(904) 255-5444

[www.jaxdevelopment.org](http://www.jaxdevelopment.org)

## MEMORANDUM

**TO:** Joshua Gideon, Acting Director, Planning and Development Department

**FROM:** Ed Randolph, Executive Director, Office of Economic Development

**SUBJECT:** Historic Landmark Designation LM-23-06  
Arlington Federal Savings and Loan Building

**DATE:** October 26, 2023

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The Arlington Federal Savings and Loan building located at 930 University Blvd. N is within the boundary of the Renew Arlington Community Redevelopment Area (CRA) and is being considered as Landmark Designation LM-23-06. The purpose of this memorandum is to provide you with the recommendation of the Renew Arlington CRA Advisory Board which strongly supports the Landmark designation of this property for the reasons stated below.

Pursuant to Sec.163 Part III, Florida Statutes, on November 24, 2015, City Council approved 2015-738-E which established that the City of Jacksonville complied with the statutory requirements of the Act to create the Renew Arlington CRA and the Community Redevelopment Area Plan ("the Plan"). Further, the Planning Commission, as the local planning agency for the City, reviewed and made recommendations as to the Plan's conformity with the 2030 Comprehensive Plan prior to the review and approval of the City Council.

As approved, Ordinance 2015-738-E created a new Chapter 53 of the Ordinance Code which established the Renew Arlington Advisory Board. Specifically, Section 53.103 states that the Board shall serve in an advisory capacity to the City Council. It also states that in addition to its powers, duties and authority, the Board has the duty and authority to "review and make recommendations to the Council on all proposed road closures and rezoning of properties located within the CRA boundary." This landmark designation is directly tied to a rezoning and demolition of the property; therefore, it is appropriate for the Renew Arlington Advisory Board to opine.

Designating this property as a local Landmark is consistent with the CRA Plan specifically as provided below:

- On Page 15, there is a parcel map of the entire boundary. The subject property is highlighted as "retrofit". A parcel map illustration is attached as **Exhibit A**.
- Page 45: **Chapter 7.3** Consistency with the City of Jacksonville Comprehensive Plan
- Page 47: **Goal 2:** To enhance and preserve for future generations geographic areas with unique economic, social, historic, or natural resource significance to the City.



- **Objective 2.1**, Enhance protection of sites and structures of major historic and cultural significance in the City through enactment of improved regulatory controls and incentives and expansion of the duties of the Jacksonville Historic Preservation Commission (JHPC), or its successor.
- **Objective 2.1.3** Require the adaptive reuse of historic landmarks instead of demolition where physically, structurally, and economically feasible.

Further, it should be noted that the Renew Arlington CRA procured the Landscape Architect and Planning firm, Marquis, Latimer and Halback, to create the Façade Design Review Guidelines for the Renew Arlington CRA. Designating the property as a Landmark is consistent with The Façade Design Review Guidelines, which stress the importance of preserving and protecting the Mid-Century Modern architectural style within the CRA.

As stated in **Section 1. Purpose and Intent**, “these guidelines are designed to complement the Renew Arlington CRA Zoning Overlay ordinance.” The following is stated in the user guide:

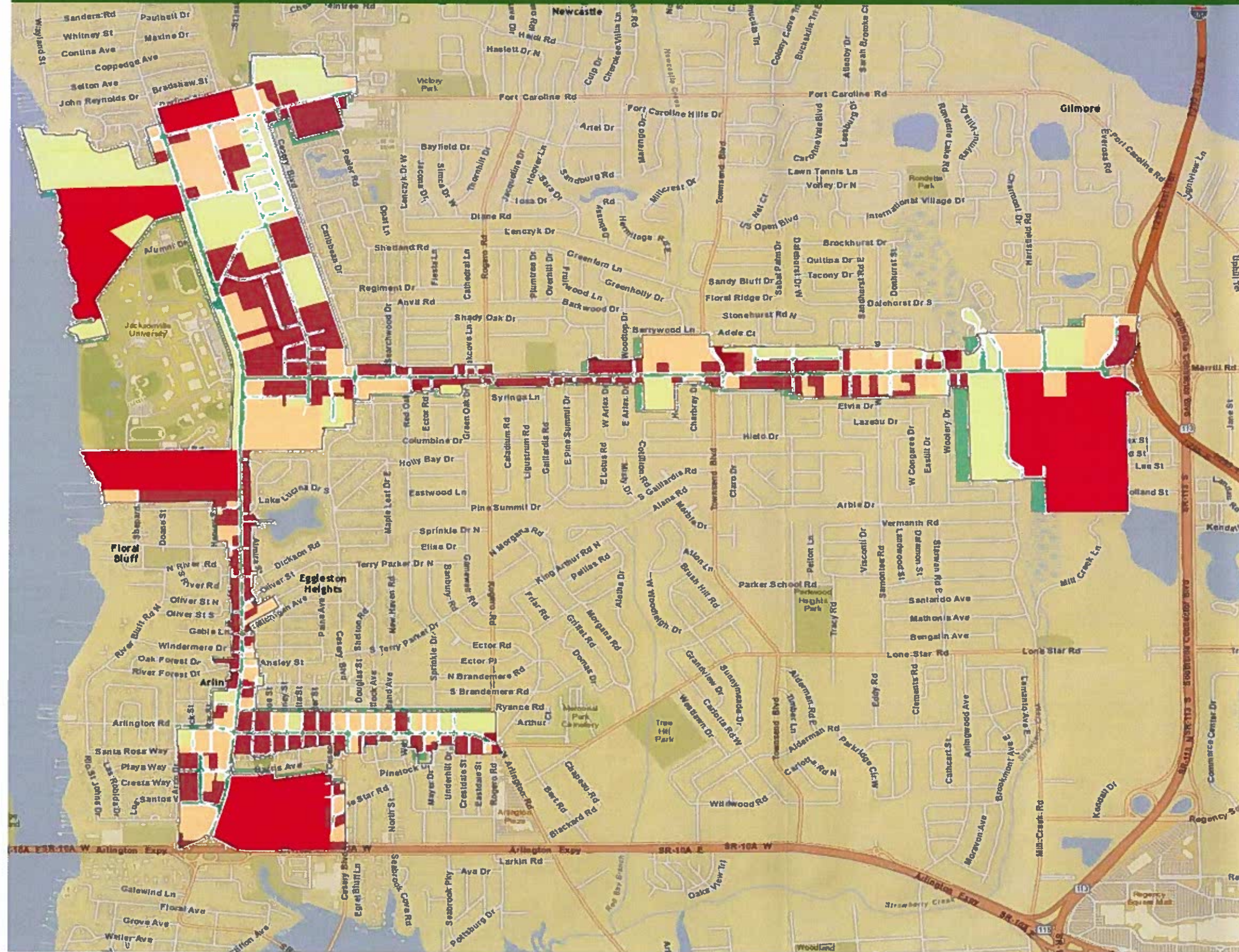
- Page 11: **Section 5.1-Design Materials** – Building renovations should highlight the Mid-Century Modern style present throughout many of the existing structures along the corridor. These often asymmetrical facades highlight many distinct architectural features.
- **Section 5.1.1** – Architectural Fenestration and Design Elements – Based in roots of Mid-Century Modern architecture, renovations should include: horizontal emphasis, large windows and openings, and exaggerated horizontal lines.
- Page 12: **Section 5.1.2** – Materials for Facades -- In general, materials include: stucco (smooth textured), wood (not plywood), metal detailing (shade louvers and awnings), brick accents (yellow brick, similar to Jacksonville University, painted brick, or traditional clay brick), finished concrete (include geometric screen walls).
- Page 13: **Section 5.2** – Building Colors – Building coloration shall be used to emphasize and delineate architectural elements and entry points. These colors shall be evocative of the business housed within the structure; however, they shall not be distracting, disruptive or infringe upon the surrounding neighborhood architecture.

It is for this direction in the Plan and the Renew Arlington Façade and Property Improvement User Guide that the Renew Arlington Advisory Board strongly recommends supporting the findings in the Report of the Planning and Development Department, Application for Designation as a City of Jacksonville Landmark, as being compliant and consistent with the goals and objectives of the Renew Arlington Redevelopment Plan.

Attachments: Exhibit A – Renew Arlington CRA Boundary Parcel Map

cc: Renew Arlington Community Redevelopment Agency Board  
 Renew Arlington Community Redevelopment Advisory Board  
 Carla Lopera, Office of General Counsel  
 Arimus Wells, City Planner Supervisor

**FIGURE 2B: REDEVELOPMENT PLAN CONCEPTUAL DIAGRAM (S)**



Detailed parcel & building condition and coverage analysis was performed to determine the expected potential redevelopment intensity and character. Summary mapping of the 4 categories is provided as shown. GIS parcel level data files are also created to support projections of future growth in infrastructure or transportation needs within the CRA at the scale of the individual parcels.

**HIGHEST & BEST USE POTENTIAL**

- R-1 RENOVATION**  
Building Facade Enhancements - Vehicular Use Area Enhancements w/ Landscape/Lighting/Site Furnishing to Support Existing Land Use and Service
- R-2 RETROFIT**  
New & Existing Building Improvements - Site & Vehicular Use Area Improvements to Support New Land Uses and Service
- R-3 REDEVELOPMENT**  
Substantial / Complete Building Replacement & Site Assemblage - to Support New Economic Uses & Building Typologies
- CR CATALYTIC REDEVELOPMENT**  
Land Assembly w/ New Area Infrastructure, New Building Typology to Support Additional Economic Drivers, Job/Housing Balance, Shops, Services, Civic Elements and Parks