

COMP
AD-22-70

Date Submitted:	8/17/22
Date Filed:	9/26/22

Application Number:	V-22-14
Public Hearing:	

Application for Zoning Variance
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	CCG-1; PUD;	Current Land Use Category:	CGC
Variance Sought:	Reduction of existing medium sidewalk width abutting store front & parking lot from 6 to 5.5 feet.	Applicable Section of Ordinance Code:	Sec. 656.607(k)
Council District:	14	Planning District:	4
Previous Zoning Applications Filed (provide application numbers):		none found	
Notice of Violation(s):			
Number of Signs to Post:	2	Amount of Fee:	1460 ⁰⁰
Neighborhood Associations:		Southwest	
Overlay:		None	
Zoning Asst. Initials:		AD	

PROPERTY INFORMATION	
1. Complete Property Address: 4261 Roosevelt Blvd., 4461 & 4457 Beverly Ave., Jacksonville, FL 32210	2. Real Estate Number: 069239-0000, 069243-0000, 069244-0000
3. Land Area (Acres): 0.8	4. Date Lot was Recorded:
5. Property Located Between Streets: Roosevelt Blvd., Melrose Ave. and Beverly Ave.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Variance Sought: Reduction of existing minimum sidewalk width abutting the store front and parking lot from 6 feet to 5.5 feet	
8. In whose name will the Variance be granted: Triple Net Equities, Inc.	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Triple Net Equities, Inc.	10. E-mail:
11. Address (including city, state, zip): 10739 Deerwood Park Blvd Suite 300 Jacksonville, FL 32256	12. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Driver, McAfee, Hawthorne & Diebenow, PLLC	14. E-mail: sdiebenow@drivermcafee.com/msittner@drivermcafee.com
15. Address (including city, state, zip): 1 Independent Drive Suite 1200 Jacksonville, FL 32202	16. Preferred Telephone: (904) 807-8214

CRITERIA
<p>Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."</p> <p>Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:</p> <ul style="list-style-type: none"> (i) <i>The proposed request is consistent with the definition of a variance;</i> (ii) <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> (iii) <i>The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest; for example, furthering the preservation of natural resources by saving a tree or trees;</i> (iv) <i>The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;</i> (v) <i>The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law; and</i> (vi) <i>The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.</i>

17. Given the above definition of a "variance" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the variance and to meet the criteria set forth may result in a denial.

See attached.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.

Page 3 of 4

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

last update: 1/10/2017

STANDARDS AND CRITERIA

VARIANCE FOR DEVELOPMENT OF A RETAIL BUILDING ON ROOSEVELT BOULEVARD

I. The need for the proposed variance arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

The proposed variation arises out of the physical surroundings, shape, or conditions limited to the subject property alone, herein defined. Applicant proposes to develop a second retail store at 4261 Roosevelt Boulevard (RE 069239 0000) and 4461 and 4457 Beverly Avenue (REs 069243 0000 and 069244 0000) (collectively, the "Property").

The Property has a land use designation of CGC. 4261 Roosevelt and 4461 Beverly Avenue are zoned CCG-1 and 4457 Beverly Avenue is zoned PUD (which was filed to allow for a single-family home in CGC land use). Applicant has filed a companion rezoning for 4457 Beverly Avenue requesting conventional CCG-1 zoning.

4261 Roosevelt Boulevard is currently used as a retail store with Mattress Firm and Jersey Mike's Subs as tenants. The Beverly Avenue parcels were historically used as an office and single-family home respectively although both are currently vacant.

Due to the existing conditions and site constraints, Applicant requests a variance to reduce the existing minimum sidewalk width abutting the store front and parking lot from six (6) feet to five and one-half (5.5) feet.

1. The request is consistent with the definition of a variance;

The request is consistent with the definition of a variance, which means a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. The sidewalk was developed with the existing building in 1991 and has remained in that condition for over thirty (30) years. This condition is peculiar to the Property, particularly considering that if Applicant was to widen the sidewalk to six (6) feet, it would require the reduction of either parking lengths or driveway aisles in front of the building. The driveway aisle is already narrower than what Part 12 requires, and Applicant has programmed compact spaces on the west side of the driveway aisle. The sidewalk in front of the new commercial building will be built to code, such that Applicant is not increasing the nonconformity.

2. *There are practical or economic difficulties in carrying out the strict letter of the regulation;*

Yes. There are practical or economic difficulties in carrying out the strict letter of the regulation. As stated, Applicant would have to tear up the parking lot in order to provide six (6) additional inches for the sidewalk that has existed for over thirty (30) years. Even if Applicant restructured the parking area, the wider sidewalk would result in shorter parking spaces or shorter driveway aisles and would require administrative deviations to account for those new conditions which cannot comply with code with the existing available area.

3. *The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees;*

The request for variance will not reduce the cost of developing the site. Rather, this request is based upon the impossibility to meet all code requirements without partially demolishing a fully leased building that has been in its current condition for thirty (30) years. Additionally, Applicant has utilized best efforts in balancing the existing nonconforming characteristics of the Property while meeting code requirements with the proposed development. For example, Applicant is providing a six (6) foot sidewalk in front of the proposed commercial building. Applicant is also providing a twenty-four (24) foot drive aisle in front of the new commercial building while programming compact spaces fronting Roosevelt Avenue. This is not available with the parking spaces or drive aisle in front of the existing building because the handicap spaces have increased minimum lengths above eighteen (18) feet.

4. *The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;*

No. The proposed variance will not diminish property values, nor will it alter the essential character of the surrounding area and will not substantially interfere with the rights of others. This variance is to “grandfather” a thirty (30) year old sidewalk adjacent to the storefront that is only six (6) inches narrower than the minimum code requirements.

5. *The proposed variance will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;*

The proposed use will not affect public health, safety or welfare or result in additional public expense, creation of nuisance or conflict any other applicable law. Instead, the requested variance furthers the following goals, objectives, and policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan including the CGC – General Intent, Goal 1, Objective 1.1, Goal 3, Objective 3.2, Policy 3.2.1, Policy 3.2.2, Objective 3.4, Goal 4, and Objective 6.3.

6. *The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.*

Yes. The purpose of the Zoning Code is to promote the health, safety, morals and general welfare of the public, to regulate the use of land and buildings and to implement the Comprehensive Plan. This request is to grandfather existing conditions while Applicant is

updating the site where realistically feasible to code requirements. This development is an effort to improve the community and provide much needed retail to the greater Ortega area on property already located within the CGC land use category. Applicant has provided parking and landscaping to the extent possible given the existing site constraints consistent with the spirit and intent of the Zoning Code.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.


<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00 Non-residential Districts: \$1,173.00	\$7.00 per Addressee	Billed directly to owner/agent

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s) Print name: _____ Signature: _____	Applicant or Agent (if different than owner) Print name: <u>Steve Diebenow</u> Signature: 
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section
 214 North Hogan Street, 2nd Floor
 Jacksonville, Florida 32202
 (904) 255-8300

EXHIBIT A
Property Ownership Affidavit

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

**Re: Property Ownership Affidavit for 4457 Beverly Avenue, Jacksonville,
Florida 32210 (RE# 069244 0000)**

Ladies and Gentlemen:

You are hereby advised that Triple Net Equities, Inc., a Florida corporation, is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application for rezoning, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

TRIPLE NET EQUITIES, INC., a Florida
corporation

By: Carrie L. Manley
Signed

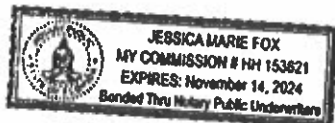
Carrie L. Manley
Printed

Vice President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of MARCH, 2022 by Carrie L. Manley, as Vice President of Triple Net Equities, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Jessica Marie Fox
(Notary Signature)

EXHIBIT A
Property Ownership Affidavit

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

Re: Property Ownership Affidavit for 4261 Roosevelt Blvd., Jacksonville, FL 32210; 4461 Beverly Ave., Jacksonville, FL 32210 (RE#s 069239-0000; 069243-0000)

Ladies and Gentlemen:

You are hereby advised that Triple Net Equities, Inc., a Florida profit corporation, is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for rezoning, administrative deviation, and such other entitlements as may be required for the above referenced property submitted to the Jacksonville Planning and Development Department.

TRIPLE NET EQUITIES, INC., a Florida profit corporation

By: Carrel Manley
Signed

Carrel Manley
Printed

vice President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2022 by _____, as _____ of Triple Net Equities, Inc., a Florida profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Jessica Marie Fox
(Notary Signature)

EXHIBIT B
Agent Authorization

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

**Re: Agent Authorization for 4457 Beverly Avenue, Jacksonville, Florida 32210
(RE# 069244 0000)**

Ladies and Gentlemen:

You are hereby advised that Triple Net Equities, Inc., a Florida corporation, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC to act as agent to file application(s) and other documents necessary to obtain a zoning change and administrative deviation approval 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.

TRIPLE NET EQUITIES, INC., a Florida corporation

By: Carrie L Manley
Signed

Carrie L. Manley
Printed

Vice President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of MARCH, 2022 by Carrie L. Manley, as Vice President of Triple Net Equities, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Jessica Marie Fox
(Notary Signature)

EXHIBIT B
Agent Authorization

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

Re: Agent Authorization for 4261 Roosevelt Blvd., Jacksonville, FL 32210; 4461 Beverly Ave., Jacksonville, FL 32210 (RE#s 069239-0000; 069243-0000)

Ladies and Gentlemen:

You are hereby advised that Triple Net Equities, Inc., a Florida profit corporation, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for zoning exception, 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.

TRIPLE NET EQUITIES, INC., a Florida profit corporation

By: Carrie L Manly
Signed

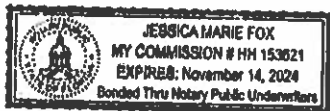
Carrie L Manly
Printed

Vice President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of MARCH, 2022 by _____, as _____ of Triple Net Equities, Inc., a Florida profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Jessica Marie Fox
(Notary Signature)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
TRIPLE NET EQUITIES, INC.

Filing Information

Document Number S72002
FEI/EIN Number 59-3081746
Date Filed 08/06/1991
Effective Date 08/05/1991
State FL
Status ACTIVE

Principal Address

10739 DEERWOOD PARK BLVD
 SUITE 300
 JACKSONVILLE, FL 32256

Changed: 03/23/2010

Mailing Address

10739 DEERWOOD PARK BLVD
 SUITE 300
 JACKSONVILLE, FL 32256

Changed: 03/23/2010

Registered Agent Name & Address

SLEIMAN, PETER D
 10739 DEERWOOD PARK BLVD
 SUITE 300
 JACKSONVILLE, FL 32256

Name Changed: 04/13/2005

Address Changed: 03/23/2010

Officer/Director Detail

Name & Address

Title PTD

SLEIMAN, PETER D.
 10739 DEERWOOD PARK BLVD STE 300
 JACKSONVILLE, FL 32256

Title VP

Manley, Carrie L
 10739 DEERWOOD PARK BLVD
 SUITE 300
 JACKSONVILLE, FL 32256

RECORD AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

Doc # 2022078943, OR BK 20201 Page 135,
Number Pages: 2
Recorded 03/29/2022 04:02 PM,
JODY PHILLIPS CLERK CIRCUIT COURT DUVAL
COUNTY
RECORDING \$18.50
DEED DOC ST \$2961.00

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF \$422,999.70. DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$2,961.00 IS BEING PAID ON THIS TRANSFER.

WARRANTY DEED

THIS INDENTURE, made as of the 18th day of March, 2022, between ALAN KARL HIMMELREICH, an unmarried man, whose address is 4457 Beverly Avenue, Jacksonville, Florida 32210, party of the first part, and TRIPLE NET EQUITIES, INC., a Florida corporation, the address for which is 10739 Deerwood Park Boulevard, Suite 300, Jacksonville, Florida 32256, party of the second part.

WITNESSETH:

That the party of the first part, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and conveyed to the party of the second part, its successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

Lot 13 1/2, Block 26, ST. JOHNS PARK, a subdivision according to the plat thereof recorded in Plat Book 4, Page 33 revised in Plat Book 6, Page 22, of the Public Records of Duval County, Florida.

Real Estate Assessment No.: 069244-0000

SUBJECT TO covenants, restrictions and easements of record and taxes assessed subsequent to December 31, 2021; provided however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the party of the first part does hereby fully warrant the title to the property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal as of the day and year first above written.

Signed and Sealed in
Our Presence:
Sign: [Signature]
Print Name: Michael Stevenson

[Signature]
ALAN KARL HIMMELREICH

Sign: [Signature]
Print Name: Mary A Robison

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] physical presence or online notarization, this 18 day of March, 2022, by ALAN KARL HIMMELREICH, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] who is personally known to me or who has produced a current FL (state) driver's license as identification.



Signature: [Signature]
Printed Name: Mary A Robison
NOTARY PUBLIC, State of Florida
Commission Number: HH 007809

1291002

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:
Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

CORRECTIVE SPECIAL WARRANTY DEED

THIS INDENTURE, made to be effective as of July 1, 2020, between TRIPLE NET EQUITIES, LTD., a Florida limited partnership, the address for which is 10739 Deerwood Park Boulevard, Suite 300, Jacksonville, Florida 32256, party of the first part, and TRIPLE NET EQUITIES, INC., a Florida corporation, the address for which is 10739 Deerwood Park Boulevard, Suite 300, Jacksonville, Florida 32256, party of the second part.

WITNESSETH:

WHEREAS, CORINNE L. HELLER conveyed to the party of the first part the real property more particularly described below (the "Property") by that certain Special Warranty Deed dated as of July 1, 2020, and recorded July 9, 2020, at Official Records Book 19271, Page 978 of the current public records of Duval County, Florida (the "Original Deed"); and

WHEREAS, the Property should have been conveyed to the party of the second part but, due to error, the Original Deed set forth the name of the grantee therein as the party of the first part rather than the party of the second part; and

WHEREAS, the party of the first part desires to clear up any cloud which may exist as to the title to the Property in the party of the second part by reason of such error, and to convey to the party of the second part the Property.

NOW THEREFORE, the party of the first part, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and conveyed to the said party of the second part, its successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

Lot 13, Block 26, St. John's Park, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 22, 22A and 22B, of the Public Records of Duval County, Florida.

Real Estate Assessment No.: 069243-0000

NOTE TO CLERK: DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$.70 ARE BEING PAID IN CONNECTION WITH THE RECORDING OF THIS CORRECTIVE DEED.

The purpose of this deed is to remove any cloud there may be on the title to the Property currently in the party of the second part by reason of the fact that the Original Deed incorrectly named the grantee thereof.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2019; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

TRIPLE NET EQUITIES, LTD., a Florida limited partnership
By: Triple Net Equities, Inc., a Florida corporation, its General Partner

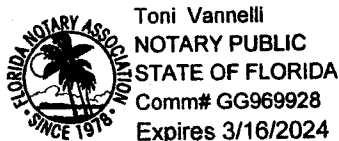
Sign: [Signature]
Print Name: Amara O'Neal

By: [Signature]
Carrie L. Manley, Vice President

Sign: [Signature]
Print Name: Mike Tiner

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] physical presence or online notarization, this 4 day of Feb, 2021, by Carrie L. Manley, Vice President of Triple Net Equities, Inc., a Florida corporation, as General Partner of TRIPLE NET EQUITIES, LTD, a Florida limited partnership, on behalf of the corporation and partnership, [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] who is personally known to me or who has produced a current _____ (state) driver's license as identification.



[Signature]
Name: Toni Vannelli
NOTARY PUBLIC, State of Florida
Commission Number: GG969928

1136534

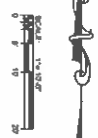
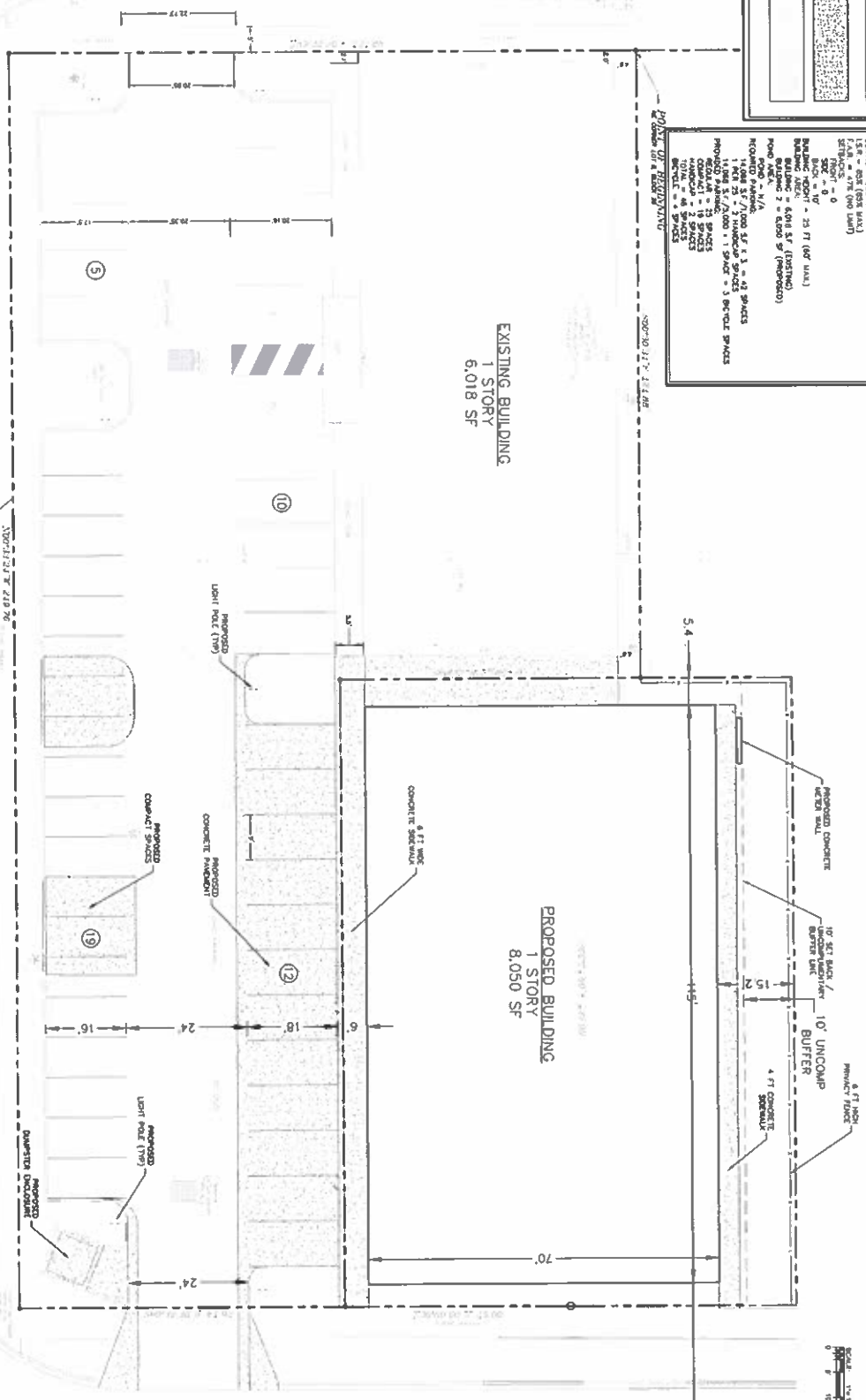
MELROSE AVENUE

LEGEND

- Property Line (Dashed)
- Street (Dotted)
- Other (Dotted)
- Concrete (Stippled)

SITE DEVELOPMENT SUMMARY

REG. EXIST. MA. OFF. 08/14/13 0000
 DEVELOPER AREA = 0.80 ACRES
 ZONING = C-201
 USE = REST. (OFF. BLDG.)
 SETBACKS: (OFF. BLDG.)
 SIDE = 0'
 REAR = 0'
 BUILDING = 10'
 BUILDING = 6018 SF (EXISTING)
 BUILDING = 8,050 SF (PROPOSED)
 FRONT AREA = 4,200 SF (PROPOSED)
 REAR AREA = N/A
 FRONT = 14,000 SF / 3 = 4,667 SPACES
 REAR = 11,000 SF / 3 = 3,667 SPACES
 PROPOSED PARKING: 8,334 SPACES
 CONCRETE = 18 SPACES
 ASPHALT = 4 SPACES
 TOTAL = 22 SPACES



BEVERLY AVENUE

Mixed Use Development

ROOSEVELT MARKET PLACE

4261 Roosevelt Blvd
 Jacksonville, FL 32210
 Triple Net Equities, Inc.

BAKER
 Design Build
 On File

210 N. Newman Street, 2nd Floor, Jacksonville, FL 32202
 p 904 356 8520 1 904 559 2525
 CA No. 32168

No.	Date	Revision

Project Number: 20-0161
 Sheet Name: Site Geometry
 Sheet Number: C3.01

MELROSE AVENUE
 (SHEET 1 OF 2)

LEGEND

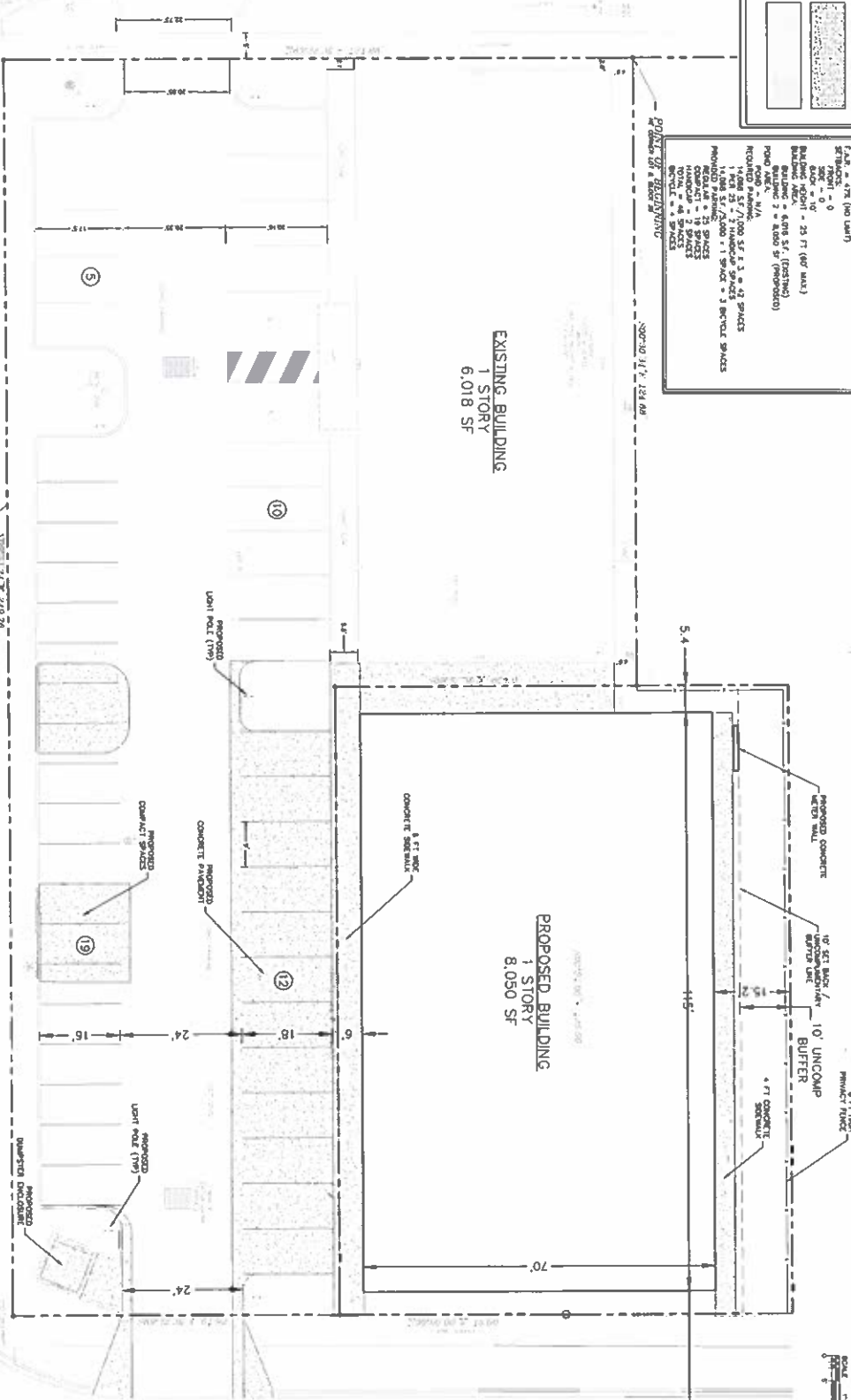
- PROPERTY LINE
- PLAC (CONCRETE)
- CONCRETE
- CONCRETE FINISH
- CONCRETE FOUNDATION
- CONCRETE WALL
- CONCRETE SLAB
- CONCRETE SEAM
- CONCRETE CURB
- CONCRETE DRIVE
- CONCRETE DRIVE

SITE DEVELOPMENT SUMMARY:

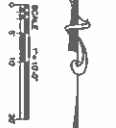
RE: EXISTING 100' (100' MAX) ROAD
 SITE AREA = 0.80 ACRES
 TOTAL AREA = 0.80 ACRES
 TOTAL LENGTH = 100' (100' MAX)
 TOTAL WIDTH = 475' (100' MAX)
 TOTAL VOLUME = 475' (100' MAX)
 TOTAL VOLUME = 475' (100' MAX)

PROPOSED DEVELOPMENT:

PROPOSED BUILDING: 1 STORY
 PROPOSED AREA: 4,818 SF (TOTAL)
 PROPOSED VOLUME: 4,818 SF (TOTAL)
 PROPOSED DRIVE: 25' (100' MAX)
 PROPOSED DRIVE: 25' (100' MAX)
 PROPOSED DRIVE: 25' (100' MAX)



BEVERLY AVENUE
 (SHEET 2 OF 2)



Mixed Use Development

ROOSEVELT MARKET PLACE

4261 Roosevelt Blvd
 Jacksonville, FL 32210
 Triple Net Equities, Inc.

Sheet Number
C3.01

Site Geometry
 Plan

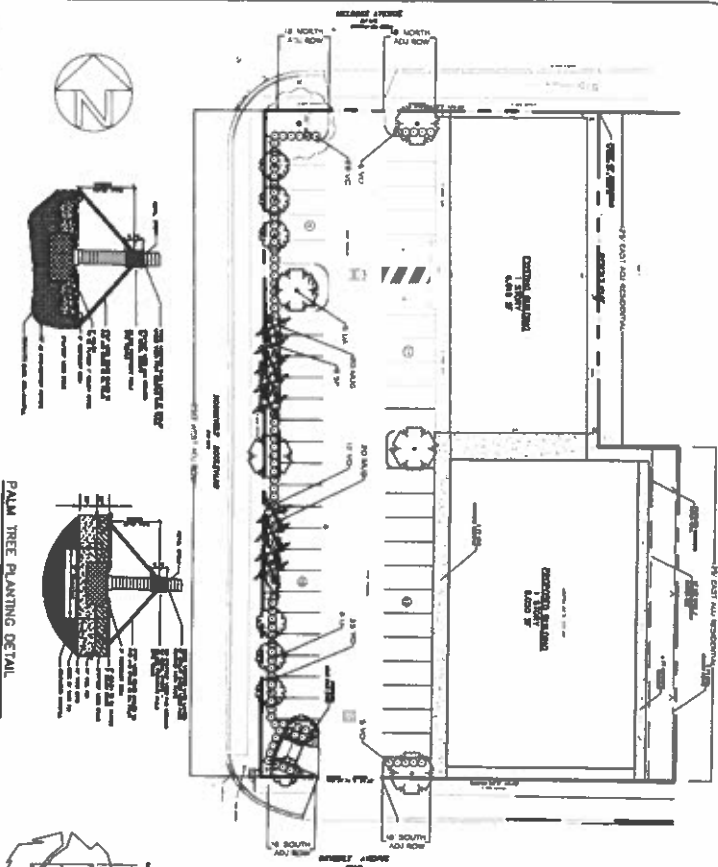
Project Number
 20-0161

Sheet Name

No.	Date	Revision

BAKER
 Design Build
 On file

219 N. Newman Street, 2nd Floor, Jacksonville, FL 32202
 p 904 356 8520 f 904 559 2050
 CJA No. 32269



PLANTING NOTES

1. All plants shown shall be planted in the ground unless otherwise noted. All plants shall be supplied in the form of bare root, except as noted.

2. All plants shall be planted in accordance with the Florida Department of Transportation (FDOT) and the Florida Department of Highway and Transportation Services (FDHRS) specifications.

3. All plants shall be planted in accordance with the Florida Department of Agriculture and Consumer Services (FDACS) specifications.

4. All plants shall be planted in accordance with the Florida Department of Environmental Protection (FDEP) specifications.

5. All plants shall be planted in accordance with the Florida Department of Transportation (FDOT) and the Florida Department of Highway and Transportation Services (FDHRS) specifications.

6. All plants shall be planted in accordance with the Florida Department of Agriculture and Consumer Services (FDACS) specifications.

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8. All plants shall be planted in accordance with the Florida Department of Transportation (FDOT) and the Florida Department of Highway and Transportation Services (FDHRS) specifications.

9. All plants shall be planted in accordance with the Florida Department of Agriculture and Consumer Services (FDACS) specifications.

10. All plants shall be planted in accordance with the Florida Department of Environmental Protection (FDEP) specifications.

PLANT LIST

QTY	SYM	DESCRIPTION	SIZE	SPACING	NOTES
1	LI	LARODENDRON SPEC. MATCHES EXIST. MATCHED	10'-12" X 6', 3" IN. @ 7' DIA. 4" CL. MATCHED	AS SHOWN	PLN. 17, 18, 19
3	UM	UMUS ALATA 'MANGO CUP'	1'-1/2" X 7'-6", 4" CAL. 6" CL. MATCHED	AS SHOWN	N. 17N. 17E. 18N. 18E.
9	SP	SAGEL PALM/TRO 'CASABLANCA PALM'	10" CL. RECOMMENDED HEIGHT. FULL WATERED	AS SHOWN	N. 17N. 17E. 18N. 18E.
32	LS	LIQUIDAMBROSIA CALIFORNICA 'TANIT GELBERT'	18" X 18" X 3" IN. 3" DIA. 3" CL. MATCHED	36" DIA.	N. 17N. 17E. 18N. 18E.
40	MS	MORNING GLORY 'WALL GREEK' (VARIABLE)	18" X 18" X 1" DIA. 1" CL. MATCHED	36" DIA.	N. 17N. 17E. 18N. 18E.

LANDSCAPE REQUIREMENTS

PROPERTY	TOTAL AREA / AREA REQUIRED	TOTAL AREA / AREA REQUIRED	TOTAL AREA / AREA REQUIRED	TOTAL AREA / AREA REQUIRED
STREET / SIDEWALK	200 LF / 200 LF	200 LF / 200 LF	200 LF / 200 LF	200 LF / 200 LF
ADJACENT PROPERTY	200 LF / 200 LF	200 LF / 200 LF	200 LF / 200 LF	200 LF / 200 LF
ADJACENT PROPERTY	200 LF / 200 LF	200 LF / 200 LF	200 LF / 200 LF	200 LF / 200 LF
TOTAL	400	400	400	400



PLANT LIST LEGEND:

NATIVE PLANT SPECIES: LARODENDRON SPEC., MIMULUS ALATA, SAGEL PALM/TRO, LIQUIDAMBROSIA CALIFORNICA, MORNING GLORY.

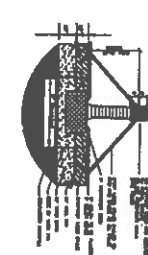
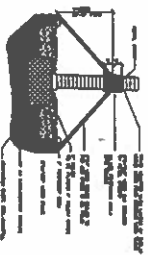
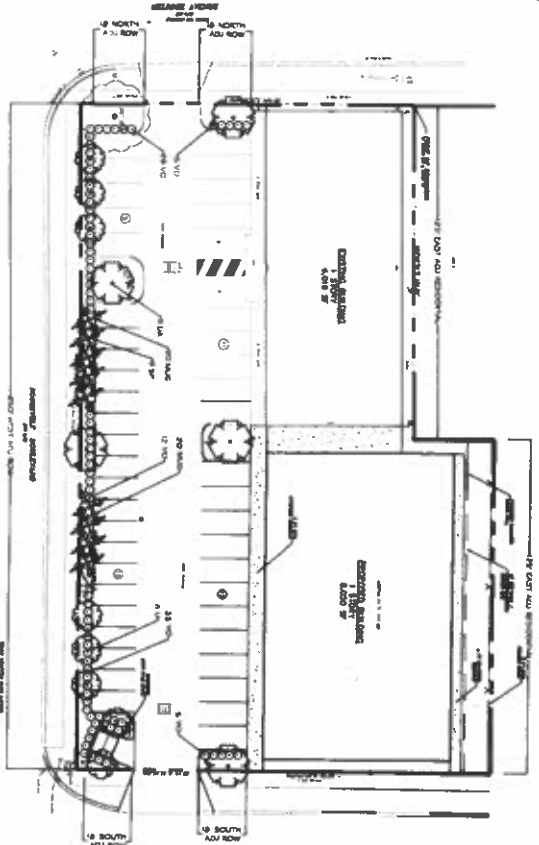
PLANT LIST LEGEND: 1. All plants shown shall be planted in the ground unless otherwise noted. All plants shall be supplied in the form of bare root, except as noted.

JANET O. WHITMILL, R.L.A., INC.
 LANDSCAPE ARCHITECTURE • PLANNING
 400 S.W. 13th St., Jacksonville, FL 32204 (904) 386-7666

ROOSEVELT MARKETPLACE
 EXPANSION
 JACKSONVILLE, FLORIDA

LANDSCAPE PLAN
 07.27.2022
 08 IN. 1:6022
 DESIGN: JOW
 CHECKED: JOW
 SCALE: 1:30
 SHEET NO. 1-1

On File
 Page 19 of 23



PALM TREE PLANTING DETAIL
SEE 19 SCALE

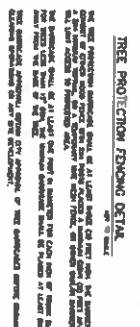


TREE PLANTING DETAIL
SEE 19 SCALE

LANDSCAPE REQUIREMENTS

PROPERTY	PROVIDE / REMOVE	GREEN AREA / REMOVE SQ	ORANGE AREA / REMOVE SQ	TREES IN (D) / SHADY (R)	SHADY (R) / TREES (D)
PROPERTY	13,300 SQ	13,300	770	4	40
STREET FRONTAGE (D)	487	320	144	3	
ADJ. (D)	28	28	14	2	
ADJ. (D)	28	28	14	2	
TOTAL PROPERTY	13,300	13,300	770	9	42
EXIST. (D)	13,300	13,300	770	9	42
ADJ. (D)	28	28	14	2	
TOTAL	13,328	13,328	784	11	42

TREE PROTECTION FENCING DETAIL
SEE 19 SCALE



SHRUB PLANTING DETAIL
SEE 19 SCALE

PLANTING NOTES

1. The landscape contractor is to provide all plants, materials, and labor for the landscape. The contractor is to provide all plants, materials, and labor for the landscape. The contractor is to provide all plants, materials, and labor for the landscape.

2. All plants shall be provided in 100% container stock. The contractor is to provide all plants, materials, and labor for the landscape. The contractor is to provide all plants, materials, and labor for the landscape.

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18. All plants shall be provided in 100% container stock. The contractor is to provide all plants, materials, and labor for the landscape. The contractor is to provide all plants, materials, and labor for the landscape.

PLANT LIST

QTY	SYMBOL	DESCRIPTION	SIZE	SPACING	NOTES
8	U	LACINIASTROCHIA ROSEA 'MILFORD CRISTE' ARTIFIC	10'-12" X 6'; 3" RW @ 2' EA. 4' CL. MAINTENED	AS SHOWN	PLN. 17, 18, 19
5	UA	LEUCIS ALATA 'MILFORD CRISTE'	14'-16" X 7'-9"; 4" CAL. 8' CL. MAINTENED	AS SHOWN	PLN. 17, 18, 19
9	SP	SMALL PLANTLET 'CANDID' PALM	10' CL. MAINTENED	AS SHOWN	PLN. 17, 18, 19
22					
40	UC	WAX PALM 'CANDID' PALM	18" X 18" MAINTENED	AS SHOWN	PLN. 17, 18, 19
10	VO	WAX PALM 'CANDID' PALM	18" X 18" MAINTENED	AS SHOWN	PLN. 17, 18, 19

PLANT LIST LEGEND:

U - UNIFORM PLANTING

UA - UNIFORM PLANTING

SP - SPACING PLANTING

UC - UNIFORM PLANTING

VO - UNIFORM PLANTING

JANET O. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE • PLANNING
P.O. BOX 152 • JACKSONVILLE, FL 32241 (904) 385-7488

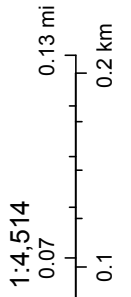
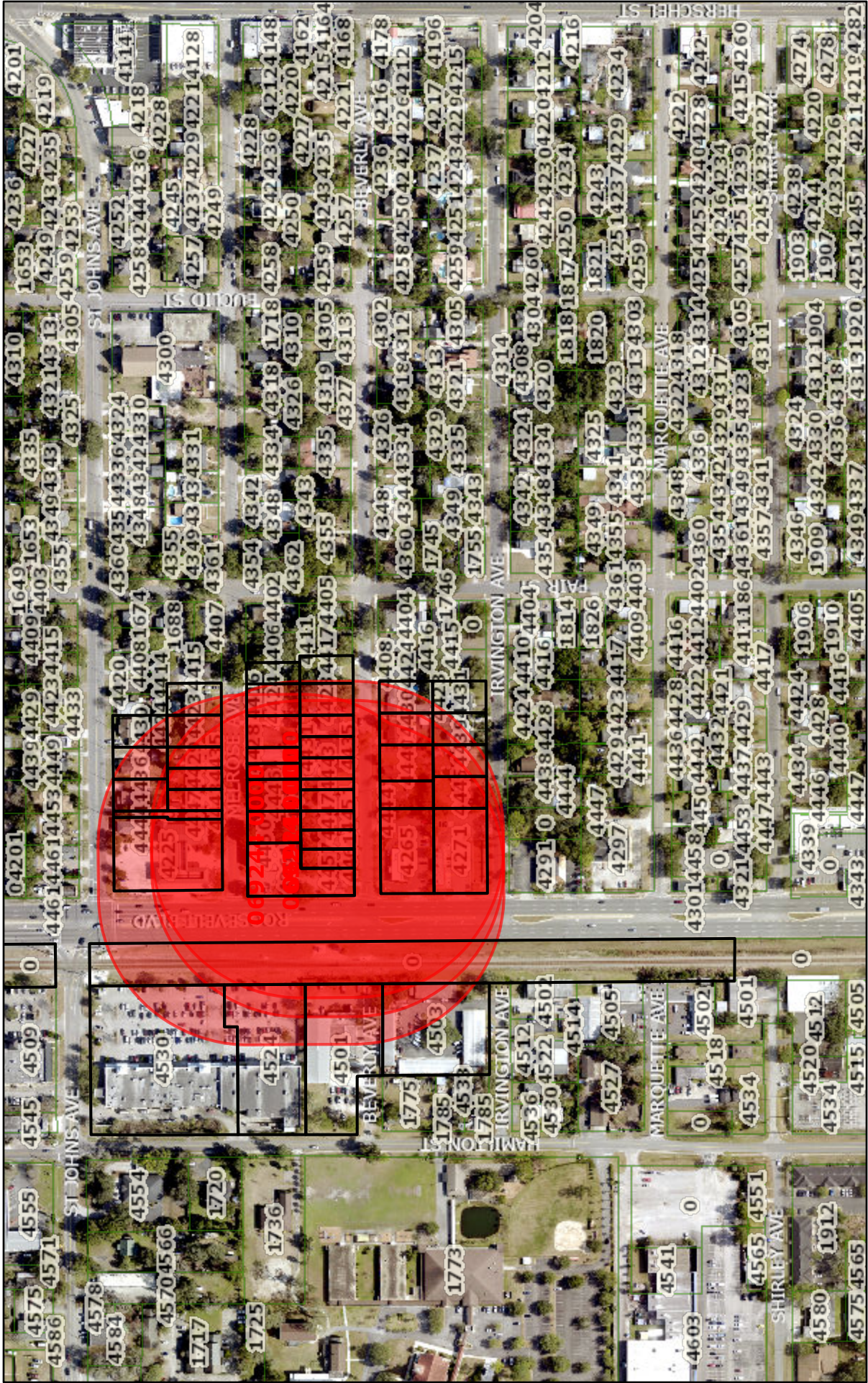
**ROOSEVELT MARKETPLACE
EXPANSION
JACKSONVILLE, FLORIDA**

LANDSCAPE PLAN
07/27/2022

REV.	DATE	DESCRIPTION
1	07/27/2022	ISSUED FOR PERMIT

DESIGNED BY: JON
CHECKED BY: JON
DATE: 07/27/2022

Land Development Review



October 21, 2022

Parcels

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_ZIP
069324 0010	4265 ROOSEVELT BLVD LLC		1283 PONTE VEDRA BLVD	PONTE VEDRA FL	32082
069330 0000	ALLESTERO HOLDINGS LLC		9484 STAPLEHURST CT	JACKSONVILLE FL	32244-8419
069204 0000	BACKES DAVID P		4430 ST JOHNS AVE	JACKSONVILLE FL	32210
069217 0000	BERGMANN DWAYNE JOHN		4423 MELROSE AVE	JACKSONVILLE FL	32210-2025
069205 0000	BIERCE CAROL H		1624 CHERRY ST	JACKSONVILLE FL	32205-8217
069230 0000	BROOKS BUILDING SOLUTIONS INC		4501 BEVERLY AVE	JACKSONVILLE FL	32210
069252 0000	BRYANT MARY ANN		4417 BEVERLY AVE	JACKSONVILLE FL	32210
069504 2000	C S X TRANSPORTATION INC		500 WATER ST STE 800	JACKSONVILLE FL	32202
069336 0000	CUSTOM IRVINGTON LLC		1942 HAMILTON ST	JACKSONVILLE FL	32210
069215 0000	COLEMAN JANICE S		4435 MELROSE AVE	JACKSONVILLE FL	32205
069245 0000	DAVIS BRYAN H LIFE ESTATE		4451 BEVERLY AVE	JACKSONVILLE FL	32210-2017
069328 0005	EAST COAST WAFFLES INC		5986 FINANCIAL DR	NORCROSS GA	30071
069246 0000	EUBANKS JAMES BRADLEY		4447 BEVERLY AV	JACKSONVILLE FL	32210
069208 0010	FIRST COAST ENERGY L P		7014 A C SKINNER PKWY STE 290	JACKSONVILLE FL	32256-6940
069323 0060	GARVIN TERESA J		7203 BALBOA RD	JACKSONVILLE FL	32217-3249
069248 0000	GASSETT CHARLOTTE KATHLEEN ET AL		4443 BEVERLY AVE	JACKSONVILLE FL	32210
069206 0025	HART CARLOS C		4447 MELROSE AVE	JACKSONVILLE FL	32210
069233 0000	HERBERTSON KATHRYN		4416 MELROSE AVE	JACKSONVILLE FL	32210-2026
069322 0000	HINKA ANITA M		4430 BEVERLY AVE	JACKSONVILLE FL	32210-2018
069321 0000	HOOPER JON LIFE ESTATE		4424 BEVERLY AVE	JACKSONVILLE FL	32210
069250 0000	JARVIS MATTHEW		4431 BEVERLY AVE	JACKSONVILLE FL	32210
069237 1000	KAHRE JAMES L		4446 MELROSE AVE	JACKSONVILLE FL	32210-2026
069333 0000	KILDARE ENTERPRISES LLC		3131 ST JOHNS BLUFF RD S	JACKSONVILLE FL	32246
069234 0000	LI WEIGUANG		4424 MELROSE AVE	JACKSONVILLE FL	32210-2026
069236 0000	MAHAN AMANDA		4440 MELROSE AVE	JACKSONVILLE FL	32210
069206 0000	MILLS MICHAEL A		4444 ST JOHNS AVE	JACKSONVILLE FL	32210
069323 0000	NASH GORDON CLIFFOR IV		4440 BEVERLY AVE	JACKSONVILLE FL	32210
069238 0000	NETTLES JEREMY		4450 MELROSE AVE	JACKSONVILLE FL	32210
069249 0000	NIRSCHER CLINTON XAVIER		4435 BEVERLY AVE	JACKSONVILLE FL	32210
069237 0000	OYLER ADAM		4436 MELROSE AVE	JACKSONVILLE FL	32210-2026
069247 0000	PARKER LEE M		4445 BEVERLY AVE	JACKSONVILLE FL	32210
069331 0000	PENDLETON ALEN R LIFE ESTATE		4439 IRVINGTON AVE	JACKSONVILLE FL	32210
069221 0000	RETAIL INVESTORS LLC		10739 DEERWOOD PARK BLVD STE 300	JACKSONVILLE FL	32256-4841
069229 0150	RETAIL PROPERTIES INC		10739 DEERWOOD PARK BLVD STE 300	JACKSONVILLE FL	32256-4841
069332 0000	SABIN JESSICA M		4431 IRVINGTON AVE	JACKSONVILLE FL	32210

069214 0000	STILLWELL WILLIAM MARK JR		4443 MELROSE AVE	JACKSONVILLE	FL	32210-2025
069251 0000	TERRY JEFFREY ARTHUR		4423 BEVERLY AVE	JACKSONVILLE	FL	32210
069235 0000	THOMPSON LESLIE		4428 MELROSE AVE	JACKSONVILLE	FL	32210
069239 0000	TRIPLE NET EQUITIES INC		10739 DEERWOOD PARK BLVD STE 300	JACKSONVILLE	FL	32256-4841
069216 0000	TRUST FOR CHILDREN FOR THE BENEFIT OF JULIAN ANDRE		14433 RUM KEG CT	JACKSONVILLE	FL	32224
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR	JACKSONVILLE	FL	32222