

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-878 TO
PLANNED UNIT DEVELOPMENT

JUNE 26, 2020

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 **2019-878** to Planned Unit Development.

Location: 0 Biscayne Boulevard; between Mar Vic Lane & Dunn Avenue

Real Estate Number(s): 044180-0010; 044215-0010

Current Zoning District(s): Residential Medium Density-A (RMD-A)
Residential Medium Density-C (RMD-C)
Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: North, District 6

Applicant/Agent: Wyman R Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard,
Suite 1500
Jacksonville, Florida 32207

Owner: Charles Davis Burner Trust
4323 San Juan Avenue
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2019-878 seeks to rezone approximately 6.95 acres of land from Residential Medium Density-A (RMD-A), Residential Medium Density-C (RMD-C), and Commercial Community General-1 (CCG-1) to PUD. The rezoning to PUD is being sought

to allow for the development of eleven (11) quadruplexes, a total of 44 dwelling units, consistent with the RMD-D zoning district and MDR density allowances. This application is a substitution of the conventional rezoning that was introduced to City Council on December 10, 2019. Concerns of an apartment complex being built on the property prompted the change to a PUD.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community/General Commercial (CGC) and Medium Density Residential (MDR) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

The subject site is located on the west side of Biscayne Boulevard, which is classified as collector roadway. The site is currently located within the Community/General Commercial (CGC) and Medium Density Residential (MDR) land use categories, within the Suburban Development Area. According to the category descriptions for the Suburban Development Area of the FLUE, Community General Commercial (CGC) in the Suburban Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. The Suburban Area is intended to provide development in a nodal development pattern.

The maximum gross density within the MDR land use category shall be 20 units per acre and the minimum gross density shall be 7 units per acre. The proposed PUD site plan shows 11 quadruplex buildings for a total of 44 units; this is consistent with the density allowed under the MDR land use category. According to the site plan, no residential units will be within the CGC land use category of the property.

The CGC portion will contain wetlands and the developments storm water retention facility.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed development will utilize the current land use category and provide a housing option that is not in the surrounding area. The proposed development is density like a apartment complex but provides a product that is unique. Quadrplexes are not a common development in this area and provides as a good transition from tradition multi-family like apartments to single-family developments in the area.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The property is designated for medium density development and the PUD is consistent with that land use category. The proposed product allows for a unique housing development, which is compatible with the surrounding uses.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The project will be developed with the required amount of open space and recreation area as described in Section 656.420 of the Zoning Code and Policy 2.2.2 as applicable in the Recreation Open Space Element of the 2030 Comprehensive Plan.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): MDR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. The City Development Number is 9967.000. Mobility # 103811.0 / CCAS # 103811.1 / City Dev # 9967.000 was assessed/approved on 6/8/2020 for a project called Biscayne Villas.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for quadruplexes. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation space and open space requirements in the 2030 Comprehensive Plan will be met. The property contains wetlands on the northern portion of the property and no buildings will be located in that area. The development will also have "pocket parks" throughout.

- The use of existing and proposed landscaping: Landscaping will be provided as described in Part 12 of the City Zoning Code.
- The treatment of pedestrian ways: Ample interior sidewalks will be provided for pedestrians.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: Parking areas are adequately buffered from dwelling units on the property and existing dwellings that are adjacent to the subject properties.
- The form of ownership proposed for various uses: The multiple quadruplexes are each on their own platted lot. The proposed development consists of multiple buildings containing four units each, with each building on a separate lot and potentially, under separate ownership.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The proposed use is located along Biscayne Road where the predominate use is apartments and single-family dwellings ranging in density from RMD-A to RR-Acre.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC MDR	CCG-1 RMD-A	Bank Single Family Dwellings
South	CGC MDR	CCG-1 RMD-D	Office Apartments (Multi-Family)
East	LDR	RLD-100A RR-Acre	Single Family Dwellings
West	CGC	PUD 1996-1042-E	Shopping Center

(6) Intensity of Development

The proposed development is consistent with the MDR and CGC functional land use category. The PUD is appropriate at this location because the CGC portion will be utilized as the retention pond area for the development and act as a natural buffer between the proposed development and the commercial developments along Dunn Avenue. The MDR portion of the properties allows for density up to 20 units/acre and the development will be consistent with 44 total dwelling units.

The availability and location of utility services and public facilities and services: The subject site is required to connect to City water and sewer, currently provided by JEA.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area as described in Section 656.420 of the Zoning Code and Policy 2.2.2 as applicable in the Recreation Open Space Element of the 2030 Comprehensive Plan.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code. However, the applicant is requesting that parking may be provided “on-site” throughout the PUD rather than on each platted lot if each unit is sold separately.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Sign Posting Affidavit was provided by the applicant on November 18, 2019.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-878** be **APPROVED with the following exhibits:**

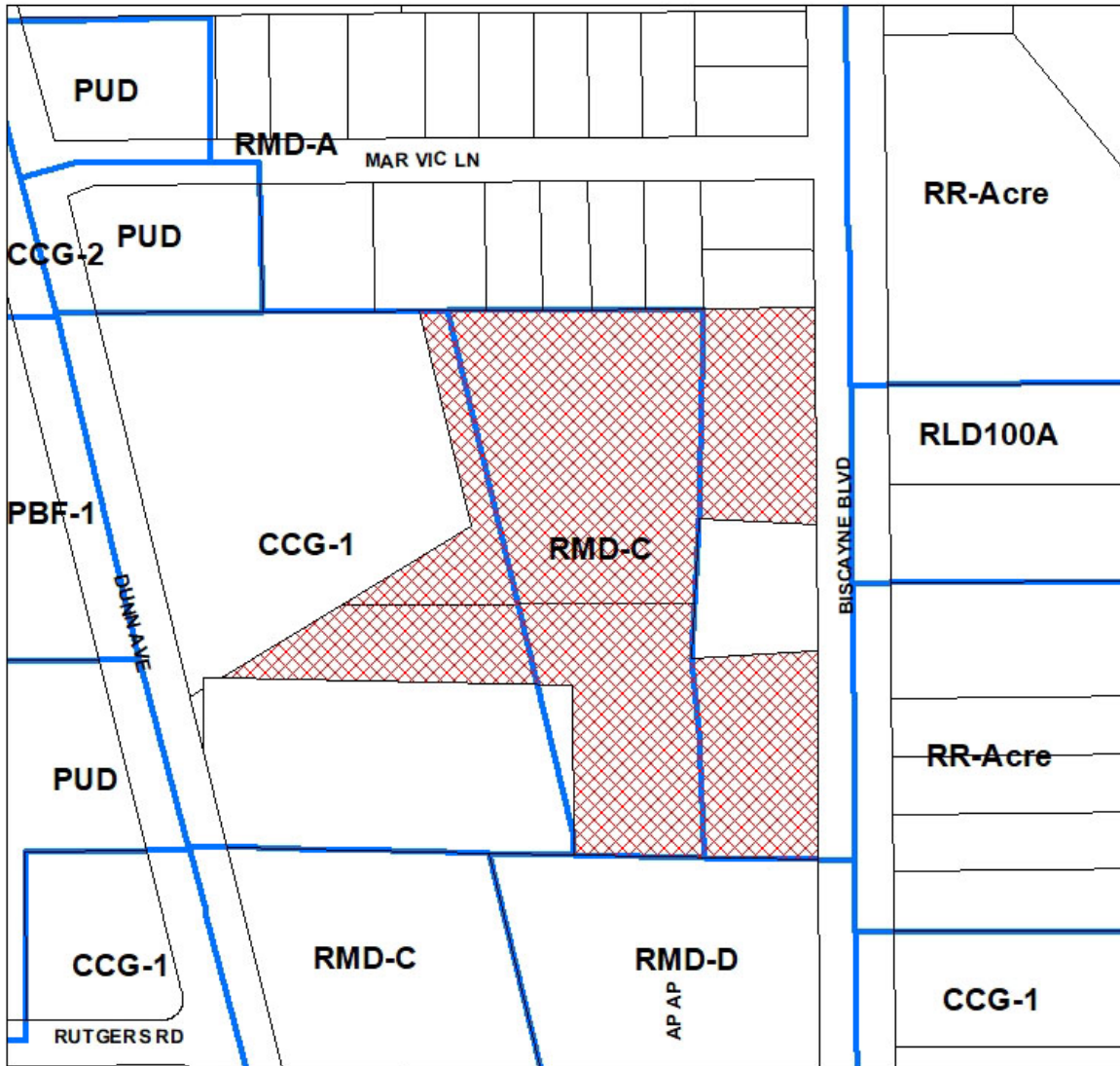
1. The original legal description dated March 10, 2020
2. The original written description dated February 25, 2020
3. The original site plan dated January 29, 2020

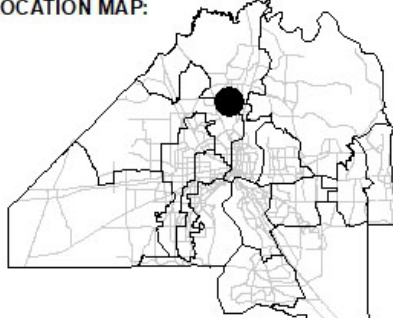

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-878** be **APPROVED WITH CONDITION.**

1. The development shall be limited to a maximum 44 multi-family dwelling units.



Subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A, RMD-C & CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 70 140 280 Feet</p>
<p>ORDINANCE NUMBER ORD-2019-0878</p>	<p>TRACKING NUMBER T-2019-2503</p>	<p>COUNCIL DISTRICT: 7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



Planning and Development Department

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

MEMORANDUM

TO: Connie Quinto
Current Planning Division

FROM: Edward D. Lukacovic
Community Planning Division

RE: 2019-878; Biscayne Villas PUD

DATE: June 16, 2020

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

Description of Proposed Rezoning Application

Current Land Use: CGC & MDR	Proposed Land Use: N/A	LU Companion Application: N/A
Current Zoning: RMD-A, RMD-C & CCG-1	Proposed Zoning: PUD	Acres: 6.95
Land Development Area: Suburban Development Area		

Comprehensive Land Use Policy Analysis

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

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

ZONING REQUEST:

The request is to amend the zoning district from CCG-1, RMD-A, and RMD-C to PUD to allow for multifamily residential development.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is located on the west side of Biscayne Boulevard, which is classified as collector roadway. The site is currently located within the Community/General Commercial (CGC) and Medium Density Residential (MDR) land use categories, within the Suburban Development Area.

According to the category descriptions for the Suburban Development Area of the FLUE, Community General Commercial (CGC) in the Suburban Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. The Suburban Area is intended to provide development in a nodal development pattern.

The maximum gross density within the MDR land use category shall be 20 units per acre and the minimum gross density shall be 7 units per acre. The proposed PUD site plan shows 11 quadruplex buildings for a total of 44 units; this is consistent with the density allowed under the MDR land use category. According to the site plan, no residential units will be within the CGC land use category of the property. The CGC portion will contain wetlands and the developments storm water retention facility.

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

Future Land Use Element:

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

- Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
 - A. Fosters vibrant, viable communities and economic development opportunities;
 - B. Addresses outdated development patterns;
 - C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

- 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 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Recreation and Open Space Element

Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

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

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Wetlands

According to the application site plan a wetlands survey has been provided by the applicant that indicates the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 1.88 Acres

General Location(s): north portion of the subject site draining from the north eastern of the subject site to the west central portion of the property towards Dunn Avenue.

Quality/Functional Value:

The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

Soil Types/ Characteristics:

(51) Pelham fine sand – The Pelham series consists of nearly level, poorly drained soils. These soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable.

Generally, the high water table is at a depth of less than 12 inches on flats or above or above the surface in depressions. Slopes are linear and range from 0 to 2 percent.

Wetland Category: Category III

Consistency of

Permitted Uses: All uses permitted in Category III, with some limitations as shown below in CCME Policy 4.1.6.

Environmental Resource

Permit (ERP): No permits from the St. Johns River Water Management District at the time of this review

Wetlands Impact:

According to the proposed site plan minor impacts from development; mitigation proposed on site.

Associated Impacts:

None.

Relevant Policies:

Conservation/Coastal Management Element (CCME)
Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
 - i the habitat of fish, wildlife and threatened or endangered species,
 - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii the food sources of fish and wildlife including those which are threatened or endangered,
 - iv the water quality of the wetland, and
 - v the flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
- (d) Stormwater quality
In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
 - i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
 - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within

75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

Dunn and Main Corridor

The western portion of the application site is located within the Dunn and Main Corridor. That portion of the site is within the CGC land use category. Wetlands and a portion of the stormwater facility are located within this category. There is no access to Dunn Avenue from the subject site,

Quinto, Connie

From: Warnock, Blaine
Sent: Monday, June 15, 2020 10:17 AM
To: Quinto, Connie
Subject: 2019-878 BASELINE REVIEW
Attachments: 2019-0878 Biscayne PUD application.pdf; baseline checklist.pdf

Connie,

Good morning.

Mobility # 103811.0 / CCAS # 103811.1 / City Dev # 9967.000 was assessed/approved on 6/8/2020 for a project called Biscayne Villas.

It reserves 11 quad buildings with 44 total dwelling units.

It falls under RE parcel # 044215-0000.

The Mobility fee amount of \$68,139 must be paid prior to permitting and CCAS application # 103811.1 must be converted to a CRC application prior to any permit sign-off by the Concurrency & Mobility Management System Office.

Regards,
Blaine

Blaine Warnock
City Planner III
Concurrency & Mobility Management System Office
Ed Ball Building
214 N. Hogan Street, 2nd Floor
Jacksonville, Florida 32202
Phone (904) 255-8321
Fax (904) 255-8331

From: Quinto, Connie <ConnieQ@coj.net>
Sent: Monday, June 15, 2020 10:02 AM
To: Dickerson, Christopher <CDickerson@coj.net>; Parola, Helena <HParola@coj.net>; Salem, Soliman <Soliman@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Namey, Joe <Namey@coj.net>; Nasrallah, Karen <KarenN@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; westsr@jea.com; macktd@jea.com; estess@duvalschools.org
Subject: 2019-878 BASELINE REVIEW

Good Morning,

So I made a mistake. I thought I had sent this application out for review back in December but because it was tossed around for substitution and then COVID-19, it fell through the cracks and I never sent it out for comments/reviews.
Baseline and application are attached.

If I could get a review from your agency ASAP (or before EOB Wednesday, 6/17) that would be greatly appreciated.

Connie Quinto

City Planner II

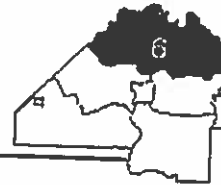
City of Jacksonville | Planning & Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

www.coj.net

**North District
Citizens Planning Advisory Committee**
Chair: Mike Getchell Vice Chair:



Date: January 9, 2020

To: Honorable Danny Becton
Land Use & Zoning Committee
117 W. Duval St., Ste. 425
Jacksonville, FL 32202

Honorable Scott Wilson
President, City Council
117 W. Duval St., Ste. 425
Jacksonville, FL 32202

Mr. Joshua Garrison
Chair, Planning Commission
214 N. Hogan St. Ste. 300
Jacksonville, FL 32202

Re: Ordinance # 2019-0878:

Subject application requests Rezoning to Conventional Zoning District – from RMD-C to RMD-D of approximately 6.95 acres located at 0 Biscayne Blvd (between Dunn Ave and Biscayne Blvd) to permit residential development pursuant to the RMD-D standards.

The North District CPAC has reviewed this Ordinance and do not support it. This body is not in favor of the increase in density allowed by RMD-D. Also, a PUD would be preferable to a conventional rezoning.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Mike Getchell".

Mike Getchell

Cc: City Council Vice President: Tommy Hazouri; Members: Joyce Morgan, Al Ferraro, Aaron L. Bowman, LeAnne Cumber, Michael Boylan, Reggie Gaffney, JuCoby Pittman, Garrett L. Dennis, Brenda Priestly Jackson, Randy White, Rory Diamond, Randy DeFoor, Terrance Freeman, Ronald B. Salem, Matt Carlucci and Samuel Newby

E-copy: Council Legislative Services: Carol Owens, Cheryl Brown, Jessica Matthews, Melanie Wilkes
Attorney: Shannon Eller
Planning Commission: Folks Huxford,
Planning Department: William Killingsworth, Kristen Reid, Bruce Lewis, Laurie Santana, Erin Abney, Patricia Sales
Neighborhood Department: Bryan Mosier, Chiquita Moore, Lisa Ransom, Michelle Godwin-Ware

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application Z-2503 were posted in conformance with Sections 650.407 or 656.124 on the property/site located at:

044215 0010

Real Estate Number(s)

0 Dunn Avenue

Address

Jacksonville, FL 32218

Address

Printed Name

Randall Holce

Signature

[Handwritten Signature]

Dated this 18 day of November, 2019.

STATE OF FLORIDA COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19 day of November, 2019, by Randall Holce (Applicant/Agent)

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

- is (are) personally known to me; or
- produced a current Florida driver's license as identification; or
- produced valid FL DL exp 5/6/2020 as identification.

[print or type name]

Notary Public, State of Florida at Large



Roberta Cado
State of Florida
My Commission Expires 03/30/2020
Commission No. FF 977355

Application For Rezoning To Planned Unit Development Zoning District

Planning and Development Department Info

Ordinance # 2019-0878 **Staff Sign-Off/Date** CMQ / 10/30/2019
Filing Date 12/10/2019 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 01/28/2020 **Planning Comission** 01/23/2020
Land Use & Zoning 02/04/2020 **2nd City Council** N/A
Neighborhood Association EDEN GROUP
Neighborhood Action Plan/Corridor Study DUNN & MAIN

Application Info

Tracking # 2503 **Application Status** PENDING
Date Started 08/28/2019 **Date Submitted** 08/28/2019

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name CHARLES DAVIS BURNER TRUST
Mailing Address 4323 SAN JUAN AVENUE
City JACKSONVILLE **State** FL **Zip Code** 32210
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	044180 0010	7	6	RMD-C	PUD
Map	044215 0010	7	6	RMD-C	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 6.95

Justification For Rezoning Application

TO PERMIT RESIDENTIAL DEVELOPMENT PURSUANT TO THE RMD-D STANDARDS.

Location Of Property

General Location

HIGHLANDS

House #	Street Name, Type and Direction	Zip Code
0	BISCAYNE BLVD	32218

Between Streets

DUNN AVENUE and BISCAYNE BLVD.

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**
6.95 Acres @ \$10.00 /acre: \$70.00
- 3) Plus Notification Costs Per Addressee**
39 Notifications @ \$7.00 /each: \$273.00
- 4) Total Rezoning Application Cost:** \$2,343.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

POINT OF COMMENCEMENT

THE INTERSECTION OF THE SLY R/W LINE OF MAR VIC LANE WITH THE NELY R/W LINE OF DUNN AVENUE

MAP SHOWING SKETCH AND DESCRIPTION OF

A portion of Lot 5, of the Subdivision of the John Broward Grant, Section 49, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows: COMMENCING at the intersection of the Southerly right of way line of Mar Vic Lane (a 60 foot right of way), with the Easterly right of way line of Dunn Avenue (a 100 foot right of way); thence South 13°35'02" East, along said Easterly right of way line of Dunn Avenue, a distance of 165.85 feet; thence North 89°36'16" East, along the Northerly line of those lands described in Official Records of Volume 5851, Page 872, of the Current Public Records of said County, and an Easterly prolongation thereof, a distance of 417.00 feet to the POINT OF BEGINNING; thence North 89°36'22" East along the Northerly line of those lands described in Official Records Volume 5501, Page 2023 (Parcel 1) of the Current Public Records of said County, a distance of 410.66 feet to the Westerly right of way line of Biscayne Boulevard (a 100 foot right of way); thence South 00°28'18" East along said Westerly right of way line, a distance of 279.21 feet to the Northeast corner of those lands described in Official Records Volume 211, Page 133 of the Current Public Records of said County; thence the following three courses along the Northerly, Westerly and Southerly line of said lands: (1) North 87°30'57" West, 152.52 feet; (2) South 02°37'09" West, 180.80 feet; (3) South 87°48'55" East, 162.64 feet to the Southeast corner of said lands, said point lying on the aforementioned Westerly right of way line of Biscayne Boulevard (a 100 foot right of way); thence South 00°28'18" East along said Westerly right of way line, a distance of 7.00 feet; thence South 00°18'18" East continuing along said Westerly right of way line, a distance of 246.69 feet to the Southeast corner of those lands described in Official Records Volume 4397, Page 408 of the Current Public Records of said County; thence North 88°46'41" West along the Southerly line of said lands, a distance of 316.33 feet to the Southeast corner of those lands described in Official Records Book 12387, Page 1186 of the Current Public Records of said County; thence North 00°22'00" West along the Easterly line of said lands, a distance of 218.00 feet to the Northeast corner thereof; thence North 88°43'43" West along the Northerly line of said lands, a distance of 454.63 feet to a point on the Southerly line of those lands described in Official Records Book 12614, Page 910 of the Current Public Records of said County; thence North 88°43'43" West along the Easterly line of said lands, a distance of 378.86 feet; Thence North 13°35'02" West along the Easterly line of said lands, a distance of 285.35 feet to the Northeast corner thereof and the POINT OF BEGINNING.

Containing 6.90 acres, more or less.



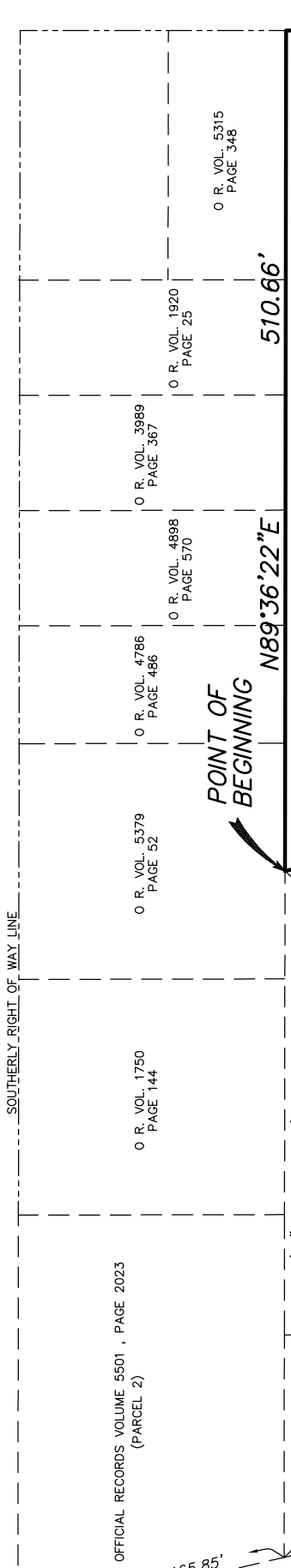
BISCAYNE BOULEVARD (100' R/W)

S00°28'18"E 7.00'

246.69'

S00°18'18"E

MAR VIC LANE (60' R/W) O.R.V. 1677 PAGE 430



POINT OF BEGINNING

N89°36'22"E 510.66'

510.66'

OFFICIAL RECORDS VOLUME 5501, PAGE 2023 (PARCEL 1)

DUNN AVENUE (100' R/W)

OFFICIAL RECORDS BOOK 12614, PAGE 910

12' x 17' DRAINAGE EASEMENT, as per O.R. Vol. 4254, page 624

300,729 SQ.FT. 6.90 ACRES

S02°37'09"W 180.80'

N87°30'57"W 152.52'

O R. VOL. 211 PAGE 133

S87°48'55"E 162.24'

N88°43'43"W 454.63'

N00°22'00"W 218.00'

N88°46'41"W 316.33'

A PORTION OF OFFICIAL RECORDS VOLUME 4397, PAGE 408

OFFICIAL RECORDS BOOK 12387, PAGE 1186

O. R. VOL. 3907, PAGE 365

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

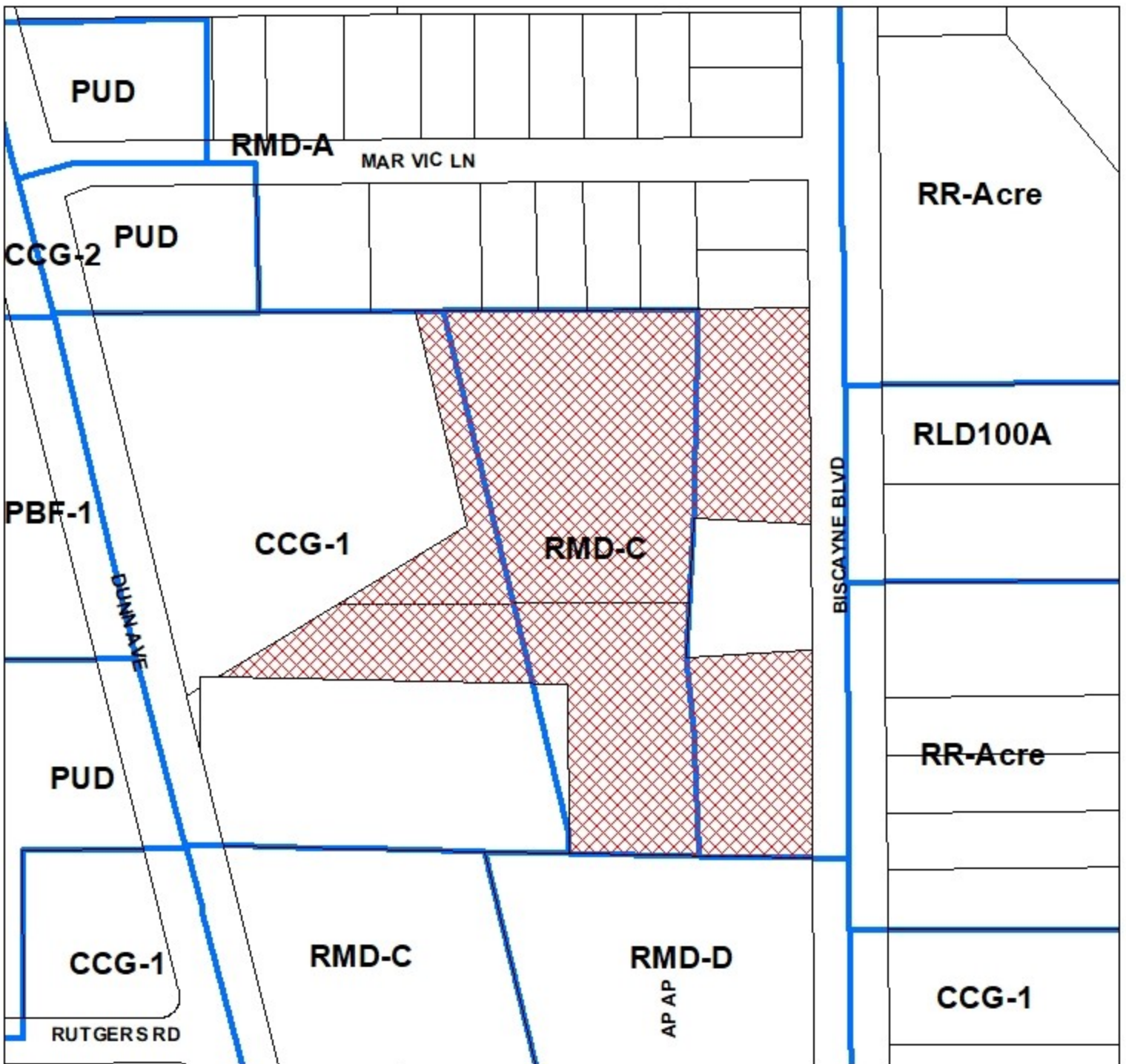
NOTES
1. Bearings are based on Easterly R/W line of Dunn Avenue (S13°35'02"E).
2. This is NOT A SURVEY.
3. Unless otherwise noted, any portion of the parcel that may be deemed as "land" therefrom is not the responsibility of the undersigned.
4. There may be restrictions or Easements of Record evidenced by title examination that have not been shown herein.

LEGEND
□ DENOTES CONCRETE MONUMENT
X-O DENOTES FENCE
X-X DENOTES 2 1/2" x 3/4" x 1/8" ALUMINUM ROD
X DENOTES 1/4" x 1/4" x 1/8" ALUMINUM ROD
X DENOTES CROSS OUT
O R. VOL. 1920 PAGE 25
O R. VOL. 3989 PAGE 367
O R. VOL. 4786 PAGE 486
O R. VOL. 5379 PAGE 52
O R. VOL. 1750 PAGE 144
O R. VOL. 5315 PAGE 348

DATE 10-12-11
SCALE 1"=100'
JOB No. 2005-1795-2
Page
Comp. File 05-1795-2.dwg
DRAWN BY WJM

RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
Tele. (904) 721-1226

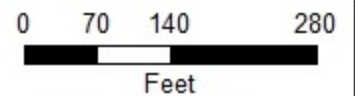
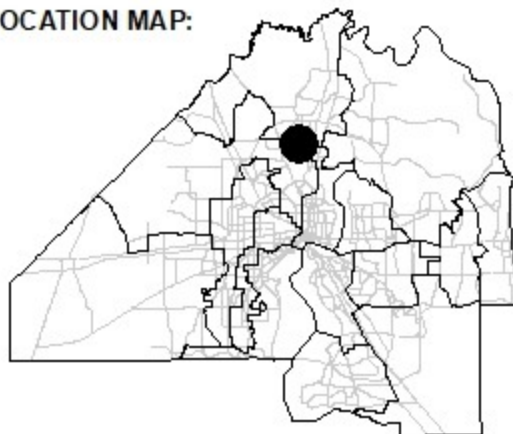
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.017, FLORIDA STATUTES.
BY:
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5943



REQUEST SOUGHT:

FROM: RMD-A, RMD-C & CCG-1
TO: **PUD**

LOCATION MAP:



COUNCIL DISTRICT:
7

TRACKING NUMBER

T-2019-2503

EXHIBIT A - Property Ownership Affidavit

Date: August 19, 2019

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:
044180-0010 and 044215-0010

To Whom It May Concern:

I THOMAS STODENIK POA hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By: [Signature] POA
Print Name: THOMAS STODENIK
POWER OF ATTORNEY

By: _____
Print Name: _____
Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 19 day of August 20 19, by Thomas Stodenik POA, who is personally known to me or who has produced personally known as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



IN WITNESS WHEREOF, I have hereunto set my hand and seal as of this 13
day of August, 2019.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Charles Davis Burner
Charles Davis Burner, individually
and as Trustee of the Charles Davis
Burner Trust
Print Name JOHN B. NUTALL

[Signature]
Witness
Print Name Deborah W. Taylor

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13th day of
August, 2019 by Charles Davis Burner, individually and as
Trustee of the Charles Davis Burner Trust, who is personally known to me or has
produced personally known as identification.

[Signature]
Notary
Print Notary name below signature
Notary Public, State and County, Aforesaid
My Commission Expires: Serial No:



EXHIBIT A

Parcel 1

Those certain tracts or parcels of land being a part of Lot Five (5) of a subdivision of the John Broward Grant, Section Forty-nine (49), Township One (1) South, Range Twenty-six (26) East, more particularly described as follows:

Commencing at the Southwest corner of said Lot Five (5); thence South eighty-nine (89) degrees. One (1) minute East and along the Southerly line of said Lot Five (5), six hundred seventy-eight (678) feet to a point; thence North zero (0) degrees, seventeen (17) minutes, thirty (30) seconds West, three hundred thirty (330) feet to a point; thence South eighty-nine (89) degrees, one (01) minute East, eleven hundred one and six-tenths (1101.6) feet to a point, said point being the point of beginning; thence North zero (0) degrees, forty-two (42) minutes, thirty (30) seconds West one thousand sixty-nine and nine-tenths (1,069.9) feet to a point; thence North eighty-nine (89) degrees, eighteen (18) minutes, forty (40) seconds East: six hundred thirty-five and two-tenths (635.2) feet to a point; thence South two (2) degrees, twenty-three (23) minutes, forty (40) seconds West, sixty-three and nine-tenths (63.9) feet to a point; thence North eighty-seven (87) degrees, thirty-nine (39) minutes, forty (40) seconds East, one hundred sixty-two and three-tenths (162.3) feet to a point in the Westerly boundary line of Dunns Avenue, as now located, thence South zero (0) degrees fifty-three (53) minutes, thirty (30) seconds East and along the Westerly right-of-way line of Dunns Avenue as now located, seven (7) feet to a point; thence South zero degrees, forty-two (42) minutes, thirty (30) seconds East and along the Westerly right-of-way line of Dunns Avenue as now located one thousand twenty-seven 1,027) feet to a point in said right-of-way line; thence North eighty-nine (89) degrees, one (01) minute West, seven hundred ninety-four (794) feet to the point of beginning. Excepting therefrom that certain piece or parcel of land described in that certain deed dated January 10, 1955 from Mac Mosley Broward, a widow and grantors herein to Ben Zucker and Bertha Zucker, his wife, recorded in Deed Book 1725, Page 437, of the current public records of Duval County, Florida. Also excepting that portion conveyed to Eli T. Sleiman, et. al in Official Records Book 656, Page 215, and also that part deeded to the State of Florida in Official Records Book 1080, Page 386.

LESS AND EXCEPT those lands as described in Official Records Book 11612, page 1487 and Official Records Book 12614, Page 910.

FURTHER LESS AND EXCEPT any part in road right of ways.

Property Appraiser's Parcel Identification No.: 044215-0010.

Parcel 2

A part of Lot 5, of a subdivision of the JOHN BROWARD GRANT, Section 49, Township 1 South, Range 26 East (Plat Book 1, Pages 7 and 8, former public records) Duval County, Florida, described as follows:

Commencing at an iron 50 feet West of the center line of Biscayne Boulevard and 1,388.70 feet South of the center line of Montward Road that runs along the North line of Lot 5, thence South 89°22' West 718.43 feet to a point for a place of beginning; thence continue South 89°22' West 244.87 feet to an iron; thence South 13°52' East 185.90 feet to an iron; thence North 89°22' East 206.90 feet to an iron; thence North 53°30' West 161.50 feet to the place of beginning, being the same lands described in Warranty Deed recorded in O.R. Volume 2591, Page 52 current public records of Duval County, Florida, EXCEPTING therefrom that part more particularly described in O.R. Volume 5057, Page 636, current public records of Duval County, Florida, conveying certain lands to the City of Jacksonville.

LESS AND EXCEPT those lands as described in Official Records Book 11612, page 1487 and Official Records Book 12614, Page 910.

FURTHER LESS AND EXCEPT any part in road right of ways.

Property Appraiser's Parcel Identification No.: 044180-0010.

STOUEMIRE CARL E JR ET AL
 4323 SAN JUAN AVE
 JACKSONVILLE, FL 32210
DAVIS CHARLES BURNER T/C
CHARLES DAVIS BURNER TRUST T/C
ALLEN A GRAHAM

Primary Site Address
 0 BISCAYNE BLVD
 Jacksonville FL 32218

Official Record Book/Page
 17617-01131

Tile #
 6311

0 BISCAYNE BLVD

Property Detail

RE #	044180-0010
Tax District	GSA
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	170809

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	2019 Certified	2020 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$110,508.00	\$110,508.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$110,508.00	\$110,508.00
Assessed Value	\$110,508.00	\$110,508.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$110,508.00	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
17617-01131	6/21/2016	\$100.00	QC - Quit Claim	Unqualified	Vacant
17559-00953	4/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant
17535-01268	4/20/2016	\$100.00	MS - Miscellaneous	Unqualified	Vacant
17170-00544	5/4/2015	\$100.00	MS - Miscellaneous	Unqualified	Vacant
16206-00502	10/24/2012	\$100.00	WD - Warranty Deed	Unqualified	Vacant
16206-00498	10/24/2012	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05964-00562	4/17/1985	\$106,900.00	WD - Warranty Deed	Unqualified	Vacant
05501-02023	2/24/1982	\$57,000.00	WD - Warranty Deed	Unqualified	Vacant
05501-02021	2/23/1982	\$44,000.00	WD - Warranty Deed	Unqualified	Vacant
03437-00135	12/8/1972	\$100.00	AG - Agreement for Deed	Unqualified	Vacant
03437-00138	12/8/1972	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	26,136.00	Square Footage	\$78,408.00	1	49-15-26E 4.0
2	0101	RES MD 8-19 UNITS PER AC	RMD-C	0.00	0.00	Common	1.40	Acreage	\$31,500.00	2	S/D JOHN BROWARD GRANT
3	9602	SWAMP	RMD-C	0.00	0.00	Common	2.00	Acreage	\$600.00	3	PT LOT 5 RECD O/R 17617-1131
										4	BEING PARCEL 6

Buildings

No data found for this section

2019 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	\$110,508.00	\$0.00	\$110,508.00	\$1,264.42	\$1,264.42	\$1,194.68
Public Schools: By State Law	\$110,508.00	\$0.00	\$110,508.00	\$447.00	\$431.20	\$419.49
By Local Board	\$110,508.00	\$0.00	\$110,508.00	\$248.42	\$248.42	\$233.13
FL Inland Navigation Dist.	\$110,508.00	\$0.00	\$110,508.00	\$3.54	\$3.54	\$3.36
Water Mgmt Dist. SJRWMD	\$110,508.00	\$0.00	\$110,508.00	\$28.31	\$26.68	\$26.68
Gen Gov Voted	\$110,508.00	\$0.00	\$110,508.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$110,508.00	\$0.00	\$110,508.00	\$0.00	\$0.00	\$0.00
JIA Redev Dist GSA	\$110,508.00	\$0.00	\$110,508.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,991.69	\$1,974.26	\$1,877.34
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
	Last Year					

	\$110,508.00	\$110,508.00	\$0.00	\$110,508.00
Current Year	\$110,508.00	\$110,508.00	\$0.00	\$110,508.00

2019 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.

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](#)

STOUEMIRE CARL E JR ET AL

3991 SAINT JOHNS AVE
JACKSONVILLE, FL 32205-9396

BURNER CHARLES DAVIS T/C
CHARLES DAVIS BURNER TRUST T/C
ALLEN A GRAHAM

Primary Site Address
0 DUNN AVE
Jacksonville FL 32218

Official Record Book/Page
17617-01131

Tile #
6311

0 DUNN AVE

Property Detail

RE #	044215-0010
Tax District	GSA
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	131323

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	2019 Certified	2020 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$107,225.00	\$107,225.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$107,225.00	\$107,225.00
Assessed Value	\$107,225.00	\$107,225.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$107,225.00	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
17617-01131	6/21/2016	\$100.00	QC - Quit Claim	Unqualified	Vacant
17559-00958	4/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant
17535-01258	4/20/2016	\$100.00	MS - Miscellaneous	Unqualified	Vacant
17170-00544	5/4/2015	\$100.00	MS - Miscellaneous	Unqualified	Vacant
17535-01231	10/24/2012	\$100.00	MS - Miscellaneous	Unqualified	Vacant
16206-00498	10/24/2012	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05963-01395	5/8/1985	\$77,300.00	WD - Warranty Deed	Unqualified	Vacant
04397-00407	5/15/1977	\$43,200.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

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	31,000.00	Square Footage	\$62,000.00
2	0101	RES MD 8-19 UNITS PER AC	RMD-C	0.00	0.00	Common	2.01	Acreage	\$45,225.00

Legal

LN	Legal Description
1	49-1S-26E 2.73
2	JOHN BROWARD GRANT S/D
3	PT LOT 5 RECD O/R 17617-1131
4	BEING PARCEL 5

Buildings

No data found for this section

2019 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	\$107,225.00	\$0.00	\$107,225.00	\$1,226.86	\$1,226.86	\$1,159.19
Public Schools: By State Law	\$107,225.00	\$0.00	\$107,225.00	\$433.73	\$418.39	\$407.03
By Local Board	\$107,225.00	\$0.00	\$107,225.00	\$241.04	\$241.04	\$226.20
FL Inland Navigation Dist.	\$107,225.00	\$0.00	\$107,225.00	\$3.43	\$3.43	\$3.26
Water Mgmt Dist. SJRWMD	\$107,225.00	\$0.00	\$107,225.00	\$27.47	\$25.88	\$25.88
Gen Gov Voted	\$107,225.00	\$0.00	\$107,225.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$107,225.00	\$0.00	\$107,225.00	\$0.00	\$0.00	\$0.00
JIA Redev Dist GSA	\$107,225.00	\$0.00	\$107,225.00	\$0.00	\$0.00	\$0.00
Totals				\$1,932.53	\$1,915.60	\$1,821.56
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$107,225.00	\$107,225.00	\$0.00	\$107,225.00		
Current Year	\$107,225.00	\$107,225.00	\$0.00	\$107,225.00		

2019 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.

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](#)

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: August 17, 2009

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

Re: Agent Authorization for the following site location: 044180-0010 and 044215-0010

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agent to file application(s) for rezoning 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By [Signature]

By _____

Print Name: THOMAS STODOLNICK
POWER OF ATTORNEY

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

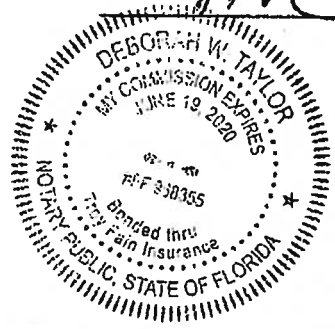
Sworn to and subscribed and acknowledged before me this 17 day of August 2009 by Thomas Stodolnick, who is personally known to me or who has produced personally known as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Prepared by, record and return to:
Deborah W. Taylor, Attorney at Law, P.A.
3991 St. Johns Avenue
Jacksonville, FL 32205

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, A. Graham Allan and Charles Davis Burner, individually and as Trustees of the Charles Davis Burner Trust and Carl E. Stoudemire, III, individually and as Trustee of the Carl E. Stoudemire, Jr. Living Trust dated December 30, 1999 have made, constituted and appointed, and by these presents do make, constitute and appoint, Thomas Stoudemire, true and lawful attorney for me and in my name, place and stead to sell and convey the real property commonly known as Vacant Lots Dunn Avenue and Biscayne Boulevard, Jacksonville, FL and legally described as follows:

See Attached Legal Description.

RE# 044215-0010 (Parcel 1)
Re# 044180-0010 (Parcel 2)

to execute, acknowledge and deliver a deed, closing statements and other such instruments in writing of whatever kind and nature as may be necessary in connection with such transaction, hereby giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof. Provided however, that the foregoing transactions shall be transacted in my name and all instruments executed by my said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that said attorney and the designation "Attorney-In-Fact."

This Durable Power shall not be affected by the disability of the Principal except as provided by statute.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of this 16th day of August, 2019.

Signed, sealed and delivered in the presence of:

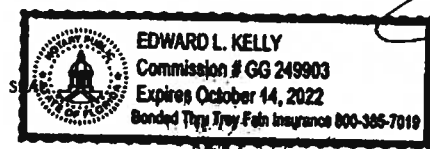
[Signature]
Witness
Kevin Korabaugh
Print Name

[Signature]
A. Graham Allen, individually and as Trustee of the Charles Davis Burner Trust

[Signature]
Witness
Beth Jensen
Print Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this 16th day of August, 2019 by A. Graham Allen, individually and as Trustee of the Charles Davis Burner Trust, who is personally known to me or has produced _____ as identification.



[Signature]
Notary
EDWARD L. KELLY
Print Notary name below signature
Notary Public, State and County, Aforesaid
My Commission Expires: _____ Serial No: _____

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of this 13
day of August, 20 19.

Signed, sealed and delivered in the presence of:

[Signature]
Witness JOHN B. NITALI Charles Davis Burner
Print Name Charles Davis Burner, individually
and as Trustee of the Charles Davis
Burner Trust

[Signature]
Witness Deborah W. Taylor
Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13th day of
August, 20 19 by Charles Davis Burner, individually and as
Trustee of the Charles Davis Burner Trust, who is personally known to me or has
produced personally known as identification.

[Signature]
Notary

Print Notary name below signature
Notary Public, State and County, Aforesaid
My Commission Expires: Serial No:



IN WITNESS WHEREOF, I have hereunto set my hand and seal as of this 15th
day of August, 2019.

Signed, sealed and delivered in the presence of:

[Signature]

Witness
Davis E. Lewis
Print Name

Courtney Mizell

Witness
Courtney Mizell
Print Name

STATE OF Florida
COUNTY OF Duval

[Signature]

Carl E. Stoudemire, III, individually
and as Trustee of the Carl E.
Stoudemire, Jr. Living Trust

The foregoing instrument was acknowledged before me this 15th day of
August, 2019 by Carl E. Stoudemire, III, individually and as
Trustee of the Carl E. Stoudemire, Jr. Living Trust, who is personally known to me or has
produced _____ as identification.

SEAL  Kathryn Kirchner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG095252
Expires 5/8/2021

[Signature]
Notary
Kathryn Kirchner
Print Notary name below signature
Notary Public, State and County, Aforesaid
My Commission Expires: Serial No:
5/8/21

EXHIBIT A

Parcel 1

Those certain tracts or parcels of land being a part of Lot Five (5) of a subdivision of the John Broward Grant, Section Forty-nine (49), Township One (1) South, Range Twenty-six (26) East, more particularly described as follows:

Commencing at the Southwest corner of said Lot Five (5); thence South eighty-nine (89) degrees. One (1) minute East and along the Southerly line of said Lot Five (5), six hundred seventy-eight (678) feet to a point; thence North zero (0) degrees, seventeen (17) minutes, thirty (30) seconds West, three hundred thirty (330) feet to a point; thence South eighty-nine (89) degrees, one (01) minute East, eleven hundred one and six-tenths (1101.6) feet to a point, said point being the point of beginning; thence North zero (0) degrees, forty-two (42) minutes, thirty (30) seconds West one thousand sixty-nine and nine-tenths (1,069.9) feet to a point; thence North eighty-nine (89) degrees, eighteen (18) minutes, forty (40) seconds East: six hundred thirty-five and two-tenths (635.2) feet to a point; thence South two (2) degrees, twenty-three (23) minutes, forty (40) seconds West, sixty-three and nine-tenths (63.9) feet to a point; thence North eighty-seven (87) degrees, thirty-nine (39) minutes, forty (40) seconds East, one hundred sixty-two and three-tenths (162.3) feet to a point in the Westerly boundary line of Dunns Avenue, as now located, thence South zero (0) degrees fifty-three (53) minutes, thirty (30) seconds East and along the Westerly right-of-way line of Dunns Avenue as now located, seven (7) feet to a point; thence South zero degrees, forty-two (42) minutes, thirty (30) seconds East and along the Westerly right-of-way line of Dunns Avenue as now located one thousand twenty-seven (1,027) feet to a point in said right-of-way line; thence North eighty-nine (89) degrees, one (01) minute West, seven hundred ninety-four (794) feet to the point of beginning. Excepting therefrom that certain piece or parcel of land described in that certain deed dated January 10, 1955 from Mac Mosley Broward, a widow and grantors herein to Ben Zucker and Bertha Zucker, his wife, recorded in Deed Book 1725, Page 437, of the current public records of Duval County, Florida. Also excepting that portion conveyed to Eli T. Sleiman, et. al in Official Records Book 656, Page 215, and also that part deceded to the State of Florida in Official Records Book 1080, Page 386.

LESS AND EXCEPT those lands as described in Official Records Book 11612, page 1487 and Official Records Book 12614, Page 910.

FURTHER LESS AND EXCEPT any part in road right of ways.

Property Appraiser's Parcel Identification No.: 044215-0010.

Parcel 2

A part of Lot 5, of a subdivision of the JOHN BROWARD GRANT, Section 49, Township 1 South, Range 26 East (Plat Book 1, Pages 7 and 8, former public records) Duval County, Florida, described as follows:

Commencing at an iron 50 feet West of the center line of Biscayne Boulevard and 1,388.70 feet South of the center line of Montward Road that runs along the North line of Lot 5, thence South 89°22' West 718.43 feet to a point for a place of beginning; thence continue South 89°22' West 244.87 feet to an iron; thence South 13°52' East 185.90 feet to an iron; thence North 89°22' East 206.90 feet to an iron; thence North 53°30' West 161.50 feet to the place of beginning, being the same lands described in Warranty Deed recorded in O.R. Volume 2591, Page 52 current public records of Duval County, Florida, EXCEPTING therefrom that part more particularly described in O.R. Volume 5057, Page 636, current public records of Duval County, Florida, conveying certain lands to the City of Jacksonville.

LESS AND EXCEPT those lands as described in Official Records Book 11612, page 1487 and Official Records Book 12614, Page 910.

FURTHER LESS AND EXCEPT any part in road right of ways.

Property Appraiser's Parcel Identification No.: 044180-0010.

This instrument prepared by,
record and return to:
NAWAL B. McDANIEL, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Parcel I.D. No. 044215-0010
C/M No.: A4975-66092

WARRANTY DEED

THIS INDENTURE, made this 22nd day of April, 2016, between CHARLES DAVIS BURNER, a single man conveying real property which is not his homestead property, Grantor, and A. GRAHAM ALLEN and CHARLES DAVIS BURNER, as Trustees of the CHARLES DAVIS BURNER TRUST, Grantees, whose post office address is c/o 4323 San Juan Avenue, Jacksonville, Duval County, Florida 32210, Grantees;

WITNESSETH:

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantees and Grantees' successors and assigns forever that certain land (the "Land") situated in Duval County, Florida, more particularly described as follows:

An undivided one-eighteenth (1/18) interest in the following real property:

Those certain tracts or parcels of land being a part of Lot Five (5) of a subdivision of the John Broward Grant, Section Forty-nine (49), Township One (1) South, Range Twenty-six (26) East, more particularly described as follows:

Commencing at the Southwest corner of said Lot Five (5); thence South eighty-nine (89) degrees, One (1) minute East and along the Southerly line of said Lot Five (5), six hundred seventy-eight (678) feet to a point; thence North zero (0) degrees, seventeen (17) minutes, thirty (30) seconds West, three hundred thirty (330) feet to a point; thence South eighty-nine (89) degrees, one (01) minute East, eleven hundred one and six-tenths (1101.6) feet to a point, said point being the point of beginning; thence North zero (0) degrees, forty-two (42) minutes, thirty (30) seconds West one thousand sixty-nine and nine-tenths (1,069.9) feet to a point; thence North eighty-nine (89) degrees, eighteen (18) minutes, forty (40) seconds East six hundred thirty-five and two-tenths (635.2) feet to a point; thence South two (2) degrees, twenty-three (23) minutes, forty (40) seconds West, sixty-three and nine-tenths (63.9) feet to a point; thence North eighty-seven (87) degrees, thirty-nine (39) minutes, forty (40) seconds East, one hundred sixty-two and three-tenths (162.3) feet to a point in the Westerly boundary line of Dunns Avenue, as now located, thence South zero (0) degrees fifty-three (53) minutes,

Note to Recording Clerk:

Minimum documentary stamps have been affixed to this Deed pursuant to Fla. Admin. Code R. 12B-4.013(28)(i).

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 044180 0010 & 044215 0010

Ladies and Gentleman:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: Chris Fink

Its: MANAGER / OWNER

**Biscayne Villas PUD
Written Description
February 25, 2020**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 044180-0010, 044215-0010
- B. Current Land Use Designation: MDR
- C. Current Zoning District: RMD-C, RMD-A, CCG-1
- D. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The Applicant proposes to rezone approximately 6.95 acres of property from RMD-C, RMD-A, and CCG-1 to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with either the RMD-D development standards, or with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “4.”** In either event, no dwelling units will be located in the CGC portion of the property.

As shown on the PUD Site Plan, the proposed multifamily residential uses include multiple quadruplexes that are each on a platted lot. In other words, the proposed development consists of multiple buildings containing 4 units each, with each building on a separate lot and, potentially, under separate ownership. In order to create a more functional site that is aesthetically pleasing and integrates a series of interconnected parks, the community will contain a long series of interconnected sidewalks far greater than what is typically required. All sidewalks will be 4’ in width with placement and interconnectivity approved as shown on the site plan.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Multifamily residential units: Up to 20 units per acre.

B. Site Development Standards

The Property may be developed in accordance with the RMD-D development standards, in which event the PUD Site Plan will not apply and no verification of substantial compliance will be required. Alternatively, the Property may be developed in accordance with the PUD Site Plan and the following development standards:

1. *Permitted Uses and Structures:* All uses permitted within the RMD-D zoning district.

2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*
 - a. Single-family detached dwellings and townhomes –
 - (1) Width – Forty (40) feet.
 - (2) Area – 4,000 square feet
 - b. All other uses –
 - (1) Width – Sixty (60) feet.
 - (2) Area – 4,200 square feet.
4. *Maximum lot coverage by all buildings and structures: 55%.*
5. *Minimum yard requirements: Front – 10’; Side – 10’; Rear – 10’.*
6. *Maximum height of structures: Consistent with the RMD-D zoning district.*
7. *Impervious surface ratio: 75%.*

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan. For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access for building permits. The access road as shown on the PUD Site Plan and other interior access roads will be privately owned and maintained by the owner and/or an owners’ association and/or a management company and may be gated at entrances to multifamily residential uses. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

In order to integrate the multiple parks, buildings and common areas, the community will contain a long series of interconnected sidewalks far greater than what is typically required. All sidewalks will be 4’ in width with placement and interconnectivity approved as shown on the site plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

D. Signage

Signage shall be permitted in accordance with the RMD-D zoning district.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the Zoning Code, except that parking, including bicycle parking, will not be provided “on-site” of each platted lot and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive, as shown on the PUD Site Plan.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Phasing.

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of six (6) buildings within the PUD may be obtained

prior to the recordation of the plat(s), if any.

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product, the proposed development cannot reasonably meet certain requirements of the Zoning Code, which would not be applicable for the exact same development under a single ownership without platted lots.

M. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, access and internal traffic circulation are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code for RMD-D	Proposed PUD	Reasoning
Lot Area	For non-single family uses: Minimum Lot Area: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.	For non-single family uses: Minimum Lot Area: 4,200 square feet. The remainder of the available property will be HOA-owned and/or additional park area.	As stated above, the proposed development cannot comply with the lot area requirement of RMD-D due to the fact that each quadruplex is on a platted lot. The modification to the lot area requirements permits a unique development that will bring a diversity of housing product to the community with a series of interconnected open areas and parks.
Parking	The Zoning Code provides that required parking must be provided on-site.	This PUD allows for all required parking, including bicycle parking, to be provided "on-site" throughout the Property cumulatively but not "on-site" on each individual lot. The PUD also allows for parking within the private road, which would typically require additional approvals from the Planning and Development Department.	Due to the integrated nature of the development, it is not necessary for all required parking to be provided on each lot. Again, if the proposed development was for apartments under single ownership, the proposed development would comply with the parking requirements. Similarly, if the proposed development was for apartments under single ownership, the development would likely be addressed off of Biscayne Boulevard and therefore parking would not be provided within a private road, but rather an access drive, and a deviation would not be required.
Access/Frontage	The Zoning Code requires that lot abut a public or approved private road.	This PUD does not contain a frontage requirement for each building. Each building will face the parking areas similar to a townhome community or apartment complex.	The frontage requirement is removed in this PUD to allow for flexibility of development and efficiency in permitting.

Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
Phasing/Plat	The Zoning Code and Subdivision Regulations require that building permits may not be obtained until after plat approval.	This PUD allows for building permits for up to six (6) buildings to be obtained prior to plat approval.	This allows the Applicant to expedite the development process.

N. Names of Development Team

Developer/Owner: Southern Impression Homes, LLC

Planner/Engineer: To be determined

O. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners’ association.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

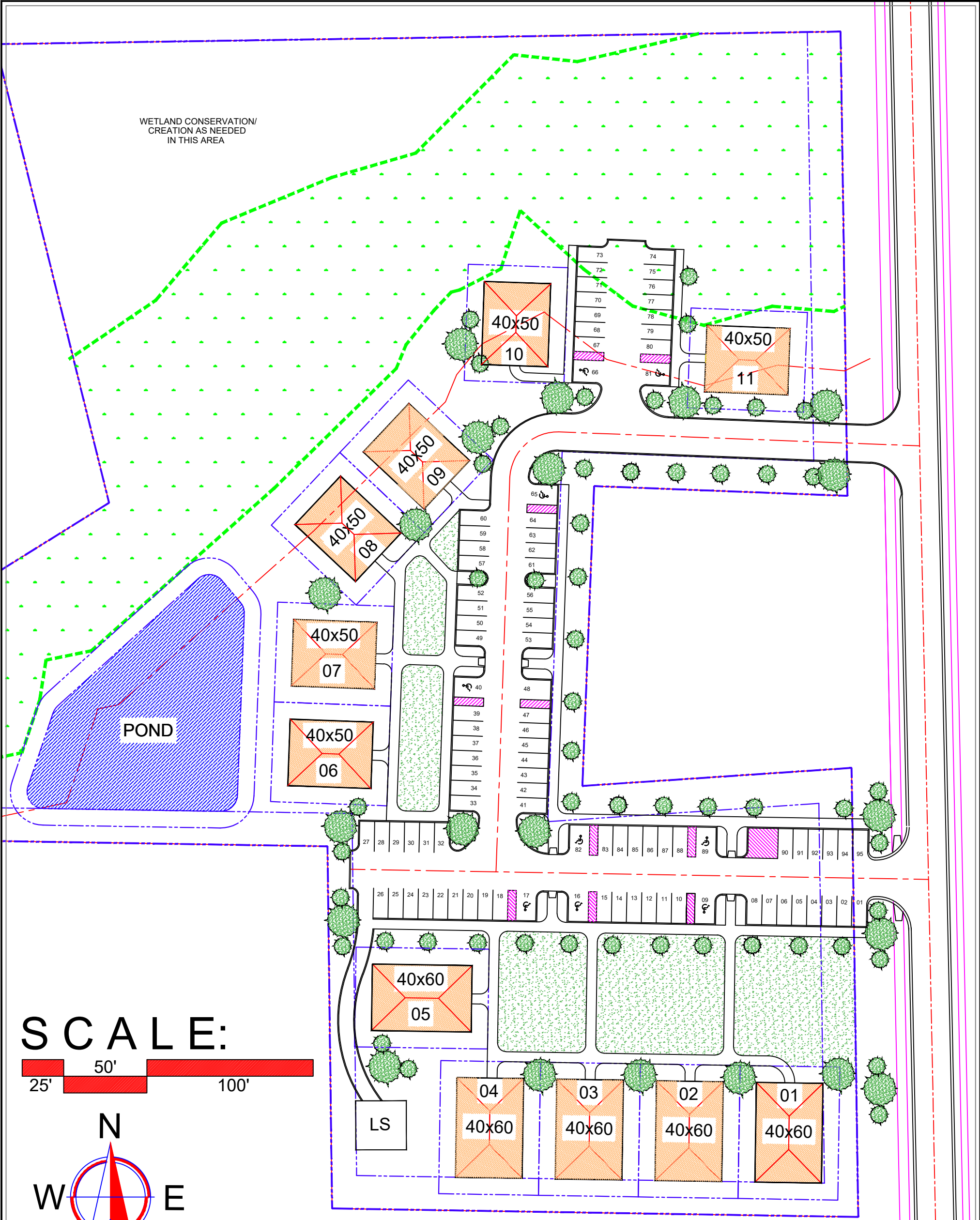
I. Listed Species Regulations: Not required.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

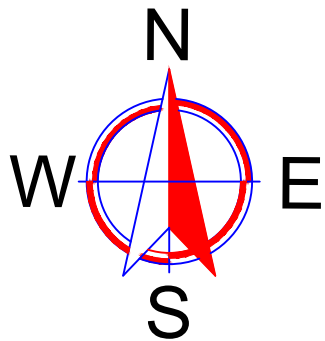
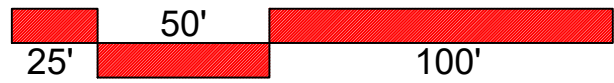
K. Sidewalks, Trails, and Bikeways: In order to integrate the multiple parks,

buildings and common areas, the community will contain a long series of interconnected sidewalks far greater than what is typically required. All sidewalks will be 4' in width with placement and interconnectivity approved as shown on the site plan.

WETLAND CONSERVATION/
CREATION AS NEEDED
IN THIS AREA



SCALE:



January 29, 2020

Exhibit 4
Page 1 of 1

©COPYRIGHT SOUTHERN IMPRESSIONS DEVELOPMENT, LLC

DWG. NO.:	DESIGNER:	JOB NUMBER:	SCALE:	DATE:	CHECKED BY:	DRAWN BY:
			N/T/S	20200129		STAFF

B I S C A Y N E R O A D

Southern Impression Development
5711 RICHARD STREET
SUITE #4 JACKSONVILLE, FL 32216
OFFICE: 904 237 7781

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional.
Persons of plans from this office shall not release the holder of these plans to any other party without the written consent of the office.
Any drawings or copies in whole, in part, or in any other form shall be subject to the conditions of their office for correction prior to commencement of any construction.
These plans are copyrighted and may not be copied or reproduced in any form without the written consent of the office.

EXHIBIT F

PUD Name BISCAYNE VILLAS

Land Use Table

Total gross acreage	6.9	Acres	100 %
Amount of each different land use by acreage			
Single family	 	Acres	 %
Total number of dwelling units	 	D.U.	
Multiple family	1.4±	Acres	20 %
Total number of dwelling units	44	D.U.	
Commercial	 	Acres	 %
Industrial	 	Acres	 %
Other land use	 	Acres	 %
Active recreation and/or open space	.15±	Acres	2 %
Passive open space	4.6±	Acres	67 %
Public and private right-of-way	.75±	Acres	11 %
Maximum coverage of buildings and structures	 	Sq. Ft.	55 %

thirty (30) seconds East and along the Westerly right-of-way line of Dunns Avenue as now located, seven (7) feet to a point; thence South zero degrees, forty-two (42) minutes, thirty (30) seconds East and along the Westerly right-of-way line of Dunns Avenue as now located one thousand twenty-seven (1,027) feet to a point in said right-of-way line; thence North eighty-nine (89) degrees, one (01) minute West, seven hundred ninety-four (794) feet to the point of beginning. Excepting therefrom that certain piece or parcel of land described in that certain deed dated January 10, 1955 from Mae Mosley Broward, a widow and grantors herein to Ben Zucker and Bertha Zucker, his wife, recorded in Deed Book 1725, Page 437, of the current public records of Duval County, Florida. Also excepting that portion conveyed to Eli T. Sleiman, et. al., in Official Records Book 656, Page 215, and also that part deeded to the State of Florida in Official Records Book 1080, Page 386.

LESS AND EXCEPT those lands as described in Official Records Book 11612, page 1487 and Official Records Book 12614, Page 910.

FURTHER LESS AND EXCEPT any part in road right of ways.

Property Appraiser's Parcel Identification No.: 044215-0010.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Except as set forth in the Permitted Encumbrances, Grantor hereby covenants to warrant and defend the title to the Land against the lawful claims of all persons whomsoever if Grantees or any successors or assigns of Grantees have not obtained a commitment of a title insurance company agreeing to issue an owner's policy or an owner's title insurance policy insuring title to the Property.

Grantor represents that Grantor does not now reside on the Property and is not currently filing for homestead exemption with respect thereto, and that the address of Grantor's residence and homestead is 4323 San Juan Avenue, Jacksonville, Florida 32210.

The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereto, the

quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances thereon.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Rachel Massey
Print Name: Rachel Massey

Charles Davis Burner
CHARLES DAVIS BURNER

Kristina Thomas
Print Name: Kristina Thomas

Address:
4323 San Juan Avenue
Jacksonville, FL 32210

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 2nd day of June, 2016, by CHARLES DAVIS BURNER, who is personally known to me or who has produced FL Drivers License as identification and who did take an oath.



JAX2028189_1

Gregory B. Zier
Notary Public, State of Florida
Print Name: Gregory B. Zier
My Commission Expires: 5/5/2017
My Commission No.: 14361

This instrument prepared by,
record and return to:
NAWAL B. McDANIEL, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Parcel I.D. No. 044180-0010
C/M No.: A4975-66092

WARRANTY DEED

THIS INDENTURE, made this 22nd day of April, 2016, between **CHARLES DAVIS BURNER**, a single man conveying real property which is not his homestead property, Grantor, and **A. GRAHAM ALLEN** and **CHARLES DAVIS BURNER**, as Trustees of the **CHARLES DAVIS BURNER TRUST**, Grantees, whose post office address is c/o 4323 San Juan Avenue, Jacksonville, Duval County, Florida 32210, Grantees;

WITNESSETH:

Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell and convey to Grantees and Grantees' successors and assigns forever that certain land (the "Land") situated in Duval County, Florida, more particularly described as follows:

An undivided one-eighteenth (1/18) interest in the following real property:

A part of Lot 5, of a subdivision of the JOHN BROWARD GRANT, Section 49, Township 1 South, Range 26 East (Plat Book 1, Pages 7 and 8, former public records) Duval County, Florida, described as follows: Commencing at an iron 50 feet West of the center line of Biscayne Boulevard and 1,388.70 feet South of the center line of Montward Road that runs along the North line of Lot 5, thence South 89°22' West 718.43 feet to a point for a place of beginning; thence continue South 89°22' West 244.87 feet to an iron; thence South 13°52' East 185.90 feet to an iron; thence North 89°22' East 206.90 feet to an iron; thence North 53°30' West 161.50 feet to the place of beginning, being the same lands described in Warranty Deed recorded in O.R. Volume 2591, Page 52 current public records of Duval County, Florida, EXCEPTING therefrom that part more particularly described in O.R. Volume 5057, Page 636, current public records of Duval County, Florida, conveying certain lands to the City of Jacksonville.

LESS AND EXCEPT those lands as described in Official Records Book 11612, page 1487 and Official Records Book 12614, Page 910.

FURTHER LESS AND EXCEPT any part in road right of ways.

Property Appraiser's Parcel Identification No.: 044180-0010.

Note to Recording Clerk:
Minimum documentary stamps have been affixed to this Deed pursuant to Fla. Admin. Code R. 12B-4.013(28)(i).

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;
4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

Except as set forth in the Permitted Encumbrances, Grantor hereby covenants to warrant and defend the title to the Land against the lawful claims of all persons whomsoever if Grantees or any successors or assigns of Grantees have not obtained a commitment of a title insurance company agreeing to issue an owner's policy or an owner's title insurance policy insuring title to the Property.

Grantor represents that Grantor does not now reside on the Property and is not currently filing for homestead exemption with respect thereto, and that the address of Grantor's residence and homestead is 4323 San Juan Avenue, Jacksonville, Florida 32210.

The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereto, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances thereon.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

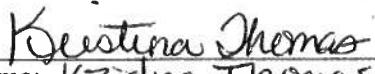
Signed, sealed and delivered
in the presence of:



 Print Name: Rachel Massey



 CHARLES DAVIS BURNER

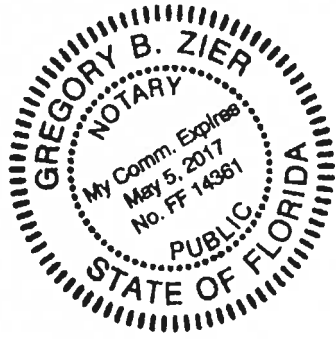


 Print Name: Krishna Thomas

Address:
 4323 San Juan Avenue
 Jacksonville, FL 32210

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 2nd day of April, 2016, by CHARLES DAVIS BURNER, who is personally known to me or who has produced FL Drivers License as identification and who did take an oath.



JAX2028184_1

Gregory B. Zier
Notary Public, State of Florida
Print Name: Gregory B. Zier
My Commission Expires: 5/5/2017
My Commission No.: 14361

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR533250

User: Quinto, Connie

REZONING/VARIANCE/EXCEPTION

Date: 10/30/2019

Email: ConnieQ@coj.net

Name: Wyman Duggan/Charles Davis Burner

Address: 1301 Riverplace Blvd, Suite 1500

Description: CONVENTIONAL REZONING Z-2503 RE#s 044180-0010; 044215-0010
 BISCAYNE Blvd; RMD-C/RMD-A/CCG-1 to RMD-D 6.95 acres

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2343.00

Control Number: 633637 | Paid Date: 11/8/2019

Total Due: \$2,343.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR533250**REZONING/VARIANCE/EXCEPTION**

Name: Wyman Duggan/Charles Davis Burner

Address: 1301 Riverplace Blvd, Suite 1500

Description: CONVENTIONAL REZONING Z-2503 RE#s 044180-0010; 044215-0010 BISCAYNE Blvd; RMD-C/RMD-A/CCG-1 to RMD-D 6.95 acres

Date: 10/30/2019

Total Due: \$2,343.00

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR548392

User: Quinto, Connie

REZONING/VARIANCE/EXCEPTION

Date: 2/26/2020

Email: ConnieQ@coj.net

Name: WYMAN DUGGAN/CHARLES DAVID BURNER

Address: 1301 RIVERPLACE BLVD SUITE 1500

Description: PUD SUB AND RE-NOTICE CZ substituted with PUD and Renoticing fee

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									542.00

Total Due: \$542.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR548392**REZONING/VARIANCE/EXCEPTION**

Name: WYMAN DUGGAN/CHARLES DAVID BURNER

Address: 1301 RIVERPLACE BLVD SUITE 1500

Description: PUD SUB AND RE-NOTICE CZ substituted with PUD and Renoticing fee

Date: 2/26/2020

Total Due: \$542.00