

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-19-02 (ORDINANCE 2019-0318)

AUGUST 6, 2019

Location: 3625 University Boulevard South (SR 109)
Between Samuel Wells Drive and University
Boulevard (SR 109)

Real Estate Number: 136288-0000 and 136288 0500

Waiver Sought: Reduce minimum distance between signs from 200
feet to 69 feet from Location 1 sign;
Reduce minimum distance between signs from 200
feet to 138 feet from Location 3 sign

Current Zoning District: Public Buildings and Facilities-3 (PBF-3)

Current Land Use Category: Public Buildings and Facilities (PBF)

Planning District: 3-Southeast

Applicant/Agent: Richard T. Hayes
3602 Parkway Blvd, Suite 1
Leesburg, FL 34748

Owner: Memorial Healthcare Group, Inc.
P.O. Box 1504
Nashville, TN 37202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2019-0318 (SW-19-02)** seeks to reduce the minimum distance between signs from 200 feet to 69 feet in one location and from 200 feet to 138 feet in another location (**see Figure A**). Measuring approximately eight (8) feet in height and 31.5 feet in sign face area, the applicant plans to install three (3) ground signs along Samuel Wells Drive in order to direct patrons to the Memorial Hospital's Emergency Room.

The subject property was recently rezoned by City Council via **Ordinance 2019-0200** on May 15, 2019. The property was rezoned from PBF-2 to PBF-3 in order to increase the sign face area allowance for street frontage signs as regulated under **656.1303(f)** of the Zoning Code.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) ***Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?***

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area when evaluated in the context of other hospitals and emergency centers—where the desire for streamline and accessible directional signage is heavily emphasized.

- (ii) ***Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?***

No. the result of the sign waiver will not detract from the specific intent of the zoning ordinance, in that the three (3) new ground signs are unable to conform to the required distances due to the compact nature and layout of the buildings along Samuel Wells Drive. The situation is unique to the subject property and would not promote the existence of any other non-conforming signs in the area.

- (iii) ***Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?***

No, the effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site and will not be injurious to the rights of others.

- (iv) ***Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?***

No, the waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions. Considering that University Boulevard (SR 109) experiences a high volume of vehicular traffic, it is unlikely that allowing for three (3) ground signs along Samuel Wells Drive, a private right-of-way, will create objectionable light, glare or other effects additional to what already exists in the area.

- (v) ***Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?***

No, the waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions. Rather, permitting the three (3) internally illuminated ground signs at their designated locations would have a positive effect on vehicular flow along the University Boulevard corridor.

Additionally, Staff can attest to the urgent need for directional signage along Samuel Wells Drive as evidenced from visual inspection, where the limited visibility of signage caused significant access issues for Staff. Therefore, without granting of this waiver, the lack of signage at the intersection of University Boulevard and Samuel Wells Drive has the potential to become a detriment to the public.

- (vi) ***Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?***

No, the subject property does not exhibit any specific physical limitations that limit the distance or size of the proposed signs.

- (vii) ***Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?***

No. Staff finds no evidence the request is not based on a desire to reduce the costs associated with compliance.

- (viii) ***Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?***

No, the request is not the result of any cited violation.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

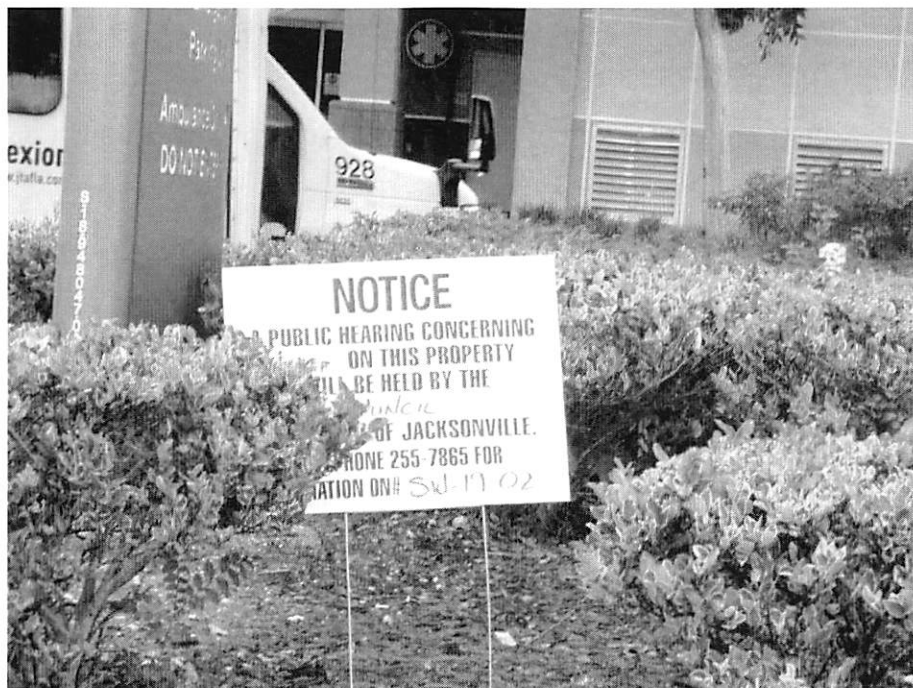
Yes. The request will further the public interest as it recognizes and assures that the safety and interests of the public and the property owner are protected. Granting this waiver will allow the owner to implement a coordinated display of signage, promote positive vehicular flow, and provide efficient ingress and egress onto the site.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

Yes. While the goal of the Zoning Code is not to promote the proliferation of signs along right-of-ways, allowing for additional ground signage with the primary intent of advertising emergency services significantly outweigh the benefits of complying with the strict letter. Moreover, when considering the rigid limitations of the existing site and the need for directional signage, a substantial burden is imposed on the general public in order to identify reduced locational signage within the required sign code distances.

SUPPLEMENTARY INFORMATION

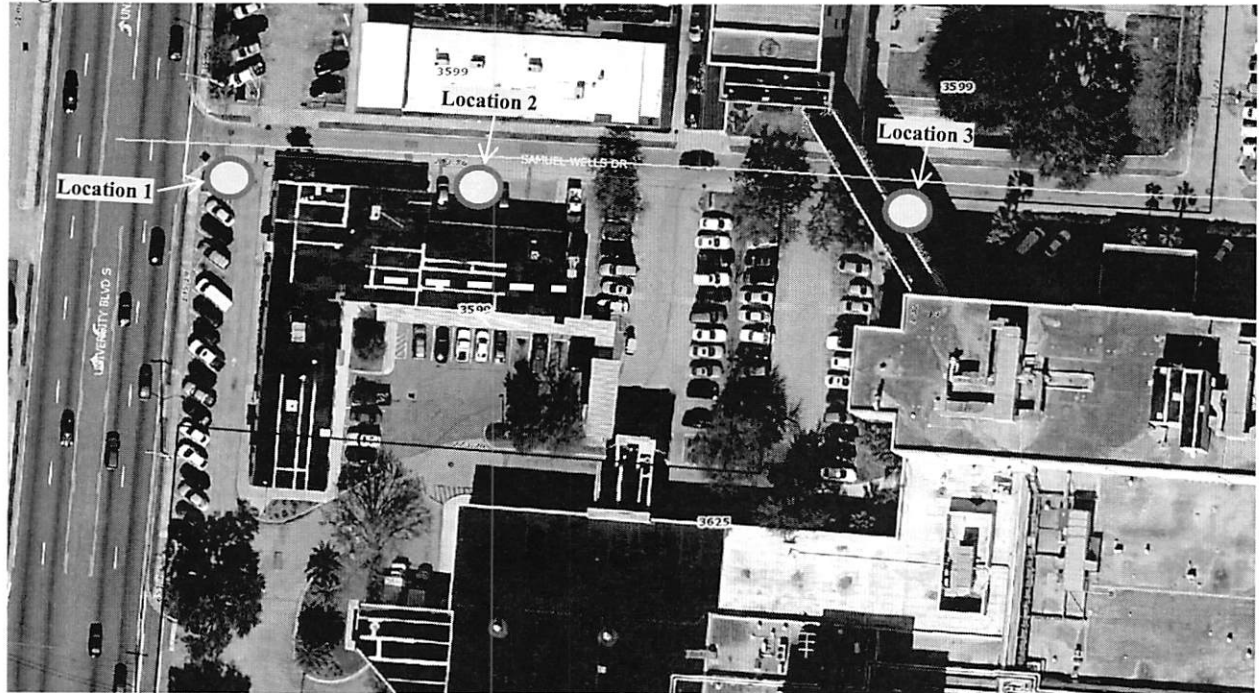
Upon visual inspection of the subject property on **June 6, 2019**, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-19-02 (Ordinance 2019-0318) be APPROVED.

Figure A:



Source: Planning & Development Dept, 7/24/19

Aerial view of the subject site and proposed sign location, facing north.

Figure B:



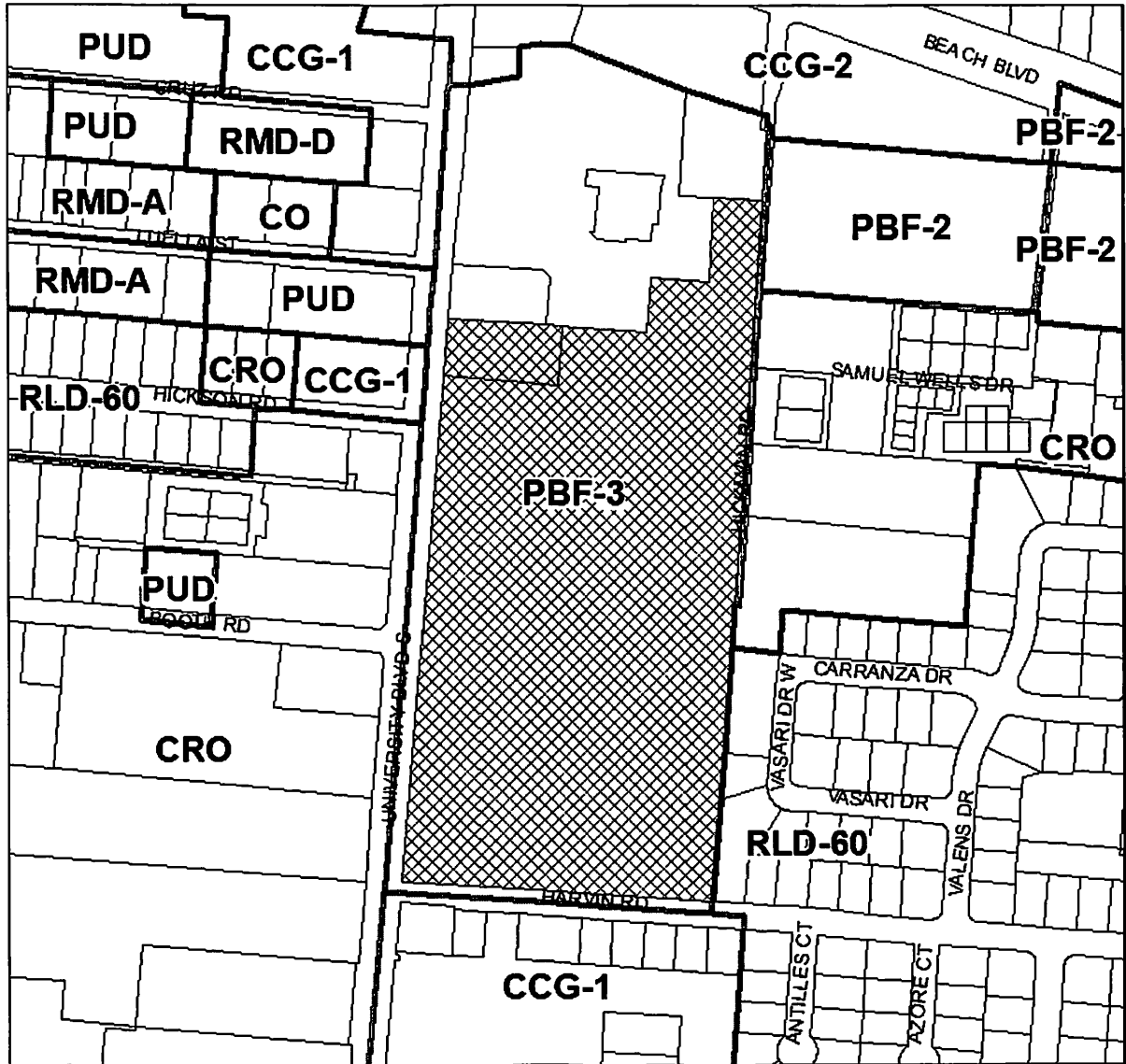
Source: Planning & Development Dept, 6/4/19
View of Samuel Wells Drive and the subject property, facing south.

Figure C:



Source: Planning & Development Dept, 6/4/19

View of one of the installed signs (Location 1), at the intersection of Samuel Wells Drive and University Boulevard (SR 109), facing south.



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM DISTANCE BETWEEN SIGNS FROM 200 FEET TO 69 FEET FROM LOCATION 1 SIGN AND FROM 200 FEET TO 138 FEET FROM LOCATION 3 SIGN</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER:</p> <p>ORD-2019-0318</p>	<p>APPLICATION NUMBER</p> <p>SW-19-02</p>	<p>COUNCIL DISTRICT:</p> <p>4</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Date Submitted:	3-18-19
Date Filed:	4-17-19

Application Number:	SW-19-02
Public Hearing:	

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

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

For Official Use Only	
Current Zoning District:	PBF-2
Current Land Use Category:	PBF
Council District:	4
Planning District:	3
Previous Zoning/Applications Filed (provide application numbers): AD-05-209	
Applicable Section of Ordinance Code: 656.1303(4)(2)(i)	
Notice of Violation(s):	
Neighborhood Associations: GREATER SAMUEL NEIGHBORHOOD,	
Overlay:	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: 15	Amount of Fee: 1,495.00 Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 3625 University Blvd S	2. Real Estate Number: 136288-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
5. Property Located Between Streets: Samuel Wells Dr & University	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.

Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from _____ feet to _____ feet (less than 1 ft. may be granted administratively) **OTHER:** Reduce minimum distance between signs from 200 feet to 69 feet from location 1 sign and from 200 feet to 138 feet from location 3 sign.

8. In whose name will the Waiver be granted?
MEMORIAL HEALTHCARE GROUP

9. Is transferability requested? If approved, the waiver is transferred with the property.

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: Memorial Healthcare Group, Inc.	11. E-mail:
12. Address (including city, state, zip): P.O. Box 1504 Nashville, TN 37202-1504	13. Preferred Telephone: 352-787-3882

APPLICANT'S INFORMATION (if different from owner)

14. Name: Richard T. Hayes	15. E-mail: permits@midflsigns.com
16. Address (including city, state, zip): 3602 Parkway Blvd, Suite 1 Leesburg, FL 34748	17. Preferred Telephone: 352-787-3882

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

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

A wayfinding sign is needed from Samuel Wells Drive to direct patrons to the location of the Emergency Room.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- N/A If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

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

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

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

AUTHORIZATION

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

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

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

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

SUBMITTAL

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

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

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of February 20 19, by Bradley Talbert, as CEO, of Memorial Healthcare Group dba Memorial Hospital Jacksonville, a Florida corporation, who is personally known to me or who has produced President & CEO as identification and who took an oath.



Kelly Rigdon
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG043803
Expires 2/4/2021

Kelly Rigdon
(Signature of NOTARY PUBLIC)
Kelly Rigdon
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 2/4/2021

EXHIBIT B

Agent Authorization - Corporation

Date: 2/13/2019

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 3625 University Blvd S, Jacksonville, FL RE#(s): _____

To Whom it May Concern:

You are hereby advised that Bradley Talbert, as President & CEO of Memorial Healthcare Group dba Memorial Hospital Jacksonville, a corporation organized under the laws of the state of Florida, hereby authorizes and empowers Tom Rudd, Mid Florida Signs to act as agent to file application(s) for Memorial Healthcare Group dba Memorial Hospital Jacksonville for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) _____

(print name) Bradley Talbert

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of FEBRUARY 2019, by Bradley Talbert, as CEO of Memorial Healthcare Group, a Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.



Kelly Rigdon
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG043803
Expires 2/4/2021

Kelly Rigdon

(Signature of NOTARY PUBLIC)

Kelly Rigdon

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 2/4/2021

EXHIBIT A

Property Ownership Affidavit – Corporation managed by corporate entity

Date: 2/13/2019

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 in Jacksonville, Florida:

Address: 3625 University Blvd S, Jacksonville, FL RE#(s): _____

To Whom it May Concern:

I Bradley Talbert, as President & CEO of
Memorial Healthcare Group dba Memorial Hospital Jacksonville, a Florida organized under the laws of the state of
Florida, hereby certify that I have the authority to execute this affidavit for
Memorial Healthcare Group corporation, who is the Owner of the property described in Exhibit 1, in
connection with filing application(s) for _____ submitted to the Jacksonville
Planning and Development Department.

Corporate Name: (print) Memorial Healthcare Group dba Memorial Hospital Jacksonville

By: (signature) _____

(print name) Bradley Talbert

Its: (print) CEO

On behalf of

Corporate Name: (print) _____

By: (signature) _____

(print name) _____

Its: (print) _____

On behalf of

Corporate Name: (print) _____

By: (signature) _____

(print name) _____

Its: (print) _____

G:\JOINT\Applications\Exhibits\Ownership AffidavitForm Corporation managed by entity.docx

MEMORIAL HEALTHCARE GROUP INC
PO BOX 1504
NASHVILLE, TN 37202-1504

January 4, 2018

City of Jacksonville
Building Department

RE: Signage
Memorial Hospital Jacksonville ED Expansion
3625 S University Blvd
Jacksonville, FL 32216

To Whom It May Concern:

The purpose of this letter is to authorize Sign Design of Florida, Inc. dba Mid-Florida Signs & Graphics, a Florida licensed electrical sign contractor, and/or its assigns, to secure all necessary and required sign permits for the installation of signage at the above referenced location.

Please feel free to call me at _____ if you have any questions.

Sincerely,

MEMORIAL HEALTHCARE GROUP INC.

Cory Darling (sign)
BY: Cory Darling (print)
Owner/Manager/Agent

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of January, 20 18
by CORY DARLING, who is personally known to me or produced
_____ as identification.

Signature of Notary Public- State of Florida

Kelly Rigdon
Name of Notary- Printed or Stamped



Kelly Rigdon
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG043803
Expires 2/4/2021



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PIS
Exterior Wall	27 PREFIN METAL	100	61.00
Roof Struct	9 RIGID FR/BAR J	100	11.00
Roofing Cover	12 MODULAR METAL	100	5.00
Interior Wall	7 NONE	100	0.00
Int Flooring	3 CONCRETE FIN	100	17.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	3 FRCD HOT DUCTD	100	4.00
Air Cond	2 WALL UNIT	100	1.00
Comm Htg & AC	0 NONE	100	1.00
Comm Frame	5 S-STEEL	100	14.00

7300 Private Hospital

VALUE SUBJECT TO CHANGE

DeKal County Property Appraisers Office Tax Dist: 08

CATEGORY	UNITS	ADJ
Baths	0.00	0
Stories	1.00	0
Rooms / Units	1.00	0
Avg Story Height	8.00	0
Restrooms	0.00	0

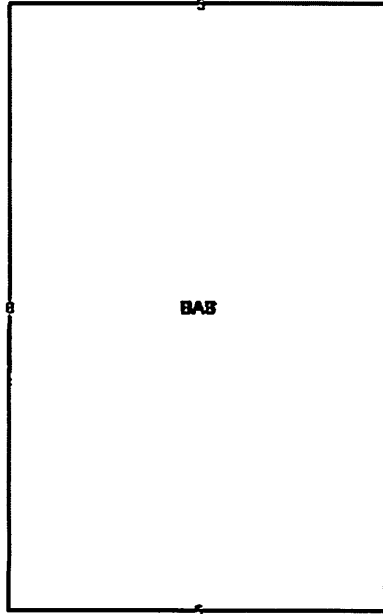
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000

VOYAL ADJUSTED POINTS	ADJ
	113
DEPRECIATION ADJ	

TYPE	STYLE	CLS	QUA	HLX %	HLX %	LOC	% COMP
2801	06	5	03	0.00	100.00	1.00	100

REPL COST NEW	AVG	BYE	DT	NORM	% GOOD
6,402	1988	1988	C6	80.00	20.00%

SAR	AREA	D	H	P.F.W.	EFF. AREA	DPR VALUE
BAS	40		X	100	40	1,380



VALUE SUMMARY					
PRIMARY VALUATION METHOD	CAMA				
BUILDING VALUE	76,106,158				
EXTRA FEATURE VALUE	1,632,063				
TOTAL MARKET LAND VALUE	4,580,420				
MARKET VALUE OF AG LAND	0				
TOTAL LAND VALUE AG + COMMON	0				
MARKET VALUE	82,518,638				
ASSESSED VALUE	82,518,638				
CAP BASE YEAR	0				
TAXABLE VALUE	82,518,638				
EXEMPTIONS	None				
TOTAL EXEMPTIONS VALUE	0				
SENIOR EXEMPTION VALUE	0				
HERITAGE TAXABLE VALUE	N/A				
PERMIT NO.	YP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
318961969	WRSG	P	DEMO DRIVE THRU	5,000	06/15/2018
318931570	ALTS	P	RENO EXISTING	1,504,340	05/02/2018
318916474	ALTS	P	5TH FLR BUILD OUT	8,000,000	02/02/2018

BUILDING DIMENSIONS	
BAS:5,0:=W5 S8 B5 N8 \$	

BUILDING NOTES	

BUILDING: 3 AKA:
 SITE ADDRESS: 1625 S UNIVERSITY BLVD JACKSONVILLE 32216 2801 PK LOT CASH BTE

L	M	VOLUME/ YEAR	PAGE/ CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAG	MAG AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	09732	01753	09/06/2000	MS	U	X	11		100		0	0		MEMORIAL HEALTHCARE	20130311 TERMINATION
2	08710	00005	07/29/1997	WD	U	X	11		115000		0	0		MEMORIAL HEALTHCARE	APPEARS TO BE RELATED
3	08399	02056	06/13/1996	QC	U	X	11		137600		0	0		MEMORIAL HEALTHCARE	LEASE AGREEMENT FOR
4	08399	02065	07/22/1993	WD	U	X	11		216000		0	0		MEMORIAL HEALTHCARE	WARRANTY DEED

L	N	DESC CODE	DESCRIPTION	BLD	HLX %	HLX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	DEPR MTY VALUE	APPRAISAL DATE	APPRAISED BY
21	SWSC6		Sprinkler Wet System	3	0.00	100.00	0	0	33,829.0	3	100	2.00	2.00	100	1988	1988		20	13,132	07/24/2018	TCT
22	SWSC6		Sprinkler Wet System	4	0.00	100.00	0	0	16,470.0	3	100	2.00	2.00	100	1993	1993		20	6,588	06/14/2018	OGC
23	SWSC6		Sprinkler Wet System	6	0.00	100.00	0	0	9,446.00	4	100	3.00	2.40	100	1996	1996		20	4,534		
24	ELSC6		Elevator Hydraulic	6	0.00	100.00	0	0	2.00	3	100	54,765.50	54,765.50	100	1996	1996		20	21,306		
25	ESHC6		Elevator Stops Hydra	6	0.00	100.00	0	0	8.00	3	100	11,118.00	11,118.00	100	1996	1996		20	17,789	07/02/2018	OGC
26	LPMCL		Light Pole Metal	7	0.00	100.00	0	0	13.00	3	100	1,946.50	1,946.50	100	2003	2003		31	5,314		
27	LITCL		Lighting Fixtures	7	0.00	100.00	0	0	23.00	3	100	977.50	977.50	100	2003	2003		20	4,497		
28	ELSC6		Elevator Hydraulic	7	0.00	100.00	0	0	1.00	3	100	54,765.50	54,765.50	100	2003	2003		35	19,168		
29	ESHC6		Elevator Stops Hydra	7	0.00	100.00	0	0	3.00	3	100	11,118.00	11,118.00	100	2003	2003		35	11,674		
30	ELSC6		Elevator Hydraulic	8	0.00	100.00	0	0	4.00	4	100	54,765.50	65,718.60	100	2009	2009	2010	65	170,868		

L	T	USE CODE	LAND USE DESCRIPTION	HLX %	HLX %	R	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

L	N	DATE	BLD	USER ID	CD	PARCEL NOTES



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PFS
Exterior Wall	23 REINFRCD CONC	100	53.00
Roof Struct	32 REINFRCD CONC	100	15.00
Roofing Cover	1 MINIMUM METAL	100	2.00
Interior Wall	7 NONE	100	0.00
Int Flooring	3 CONCRETE FIN	100	17.00
Heating Fuel	1 NONE	100	1.00
Heating Type	1 NONE	100	0.00
Air Cond	1 NONE	100	0.00
Comm Eq & AC	0 NONE	100	1.00
Comm Frame	2 D-REINFRCD CON	100	32.00

7300 Private Hospital

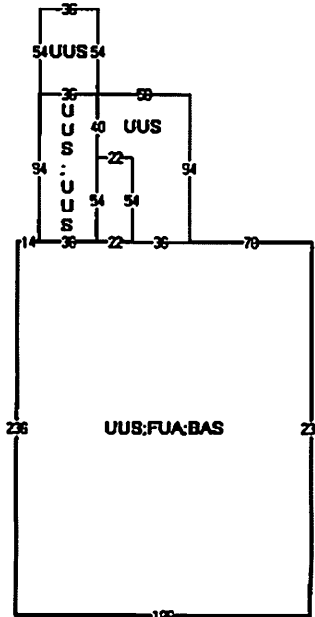
VALUE SUBJECT TO CHANGE

David County Property Appraisers Office Year Dist 05

CATEGORY	UNITS	ADJ
Baths	0.00	0
Stories	3.00	0
Rooms / Units	0.00	0
Avg Story Height	8.00	0
Restrooms	0.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	95
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	PK %	PKX %	LOC	% COMP	
2802	06	3	03	0.00	100.00	1.00	100	
REPL COST NEW	AVG	EYS	BY	NORM	% GOOD			
4,472,453	2003	2003	C4	20.00	80.00%			
SAR	AREA	B	H	P:YR	EFF. AREA	OPR VALUE		
BAS	43,896	X	100		43,896	1,351,294		
FOA	43,896	X	100		43,896	1,351,294		
UUS	56,872		50		28,436	875,174		



VALUE SUMMARY					
PRIMARY VALUATION METHOD	CMAA				
BUILDING VALUE	74,106,155				
EXTRA FEATURE VALUE	1,832,063				
TOTAL MARKET LAND VALUE	4,580,420				
MARKET VALUE OF AD LAND	0				
TOTAL LAND VALUE AD + COMMON	0				
MARKET VALUE	82,518,638				
ASSESSED VALUE	82,518,638				
CAP BASE YEAR	0				
TAXABLE VALUE	82,518,638				
EXEMPTIONS	None				
TOTAL EXEMPTIONS VALUE	0				
BETTER EXEMPTION VALUE	0				
HERITAGE TAXABLE VALUE	N/A				
PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
918961969	WREG	P	DEMO DRIVE TEND	5,000	06/15/2018
918931570	ALTS	P	RENO EXISTING	1,504,340	05/02/2018
918916474	ALTS	P	5TH FLR BUILT OUT	8,000,000	03/02/2018
BUILDING DIMENSIONS					
UUS;FUA;BAS:186,148;-W78 W36 W22 W36 W14 S236 E186					
N236 \$ UUS;UUS:14,54;-S94 E36 N54 N40 W36 \$ UUS					
:108,148;-W36 N54 W22 N40 E58 S94 \$ UUS:90,54;-N5					
4 W36 S54 E36 \$.					

BUILDING NOTES
 VISITING PARKING GARAGE

BUILDING: 7 AKA: VISITING PARKING GARAGE
 SITE ADDRESS: 3625 S UNIVERSITY BLVD JACKSONVILLE 32216 2802 PARKING GARAGE

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	O U	V I	R E	SALES PRICE	NOTE AMOUNT	MAG	MAG AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	09732	01753	09/06/2000	MB	U	I	11	160		0	0	MEMORIAL HEALTHCARE	MEMORIAL HEALTHCARE	20130311 TERMINATION APPEARS TO BE RELATED LEASE AGREEMENT FOR WARRANTY DEED
2	08710	00805	07/29/1997	WD	U	I	11	115000		0	0	HBB PROPERTIES		
3	08399	02056	06/13/1996	DC	U	I	11	137600		0	0	MEMORIAL HEALTHCARE		
4	08399	02045	07/22/1993	WD	U	I	11	216000		0	0	HBB PROPERTIES		

ACREAGE 26.21 PRORATE 30.78

L N	COND CODE	DESCRIPTION	BLD	PK %	PKX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	CHG/PMT VALUE	APPRAISAL DATE	APPRAISED BY

L T	L N	USE CODE	LAND USE DESCRIPTION	PK %	PKX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	OPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	22 PRECAST PANEL	100	31.00
Roof Struct	10 STEEL FR/TRS	100	13.00
Roofing Cover	4 BUILT UP/TeG	100	3.00
Interior Wall	5 DRYWALL	50	12.00
Interior Wall	8 DECORATIVE CVR	50	12.00
Int Flooring	7 CORK/VNYL TILE	100	13.00
Heating Fuel	3 GAS	100	1.00
Heating Type	5 HOT WATER	100	8.00
Air Cond	5 CHILLED WATER	100	8.00
Comm Htg & AC	2 HTG & AC ZONED	100	1.00
Comm Frame	1 A-FIREPROOF ST	100	20.00
Ceiling Wall	5 S CRIL WALL	100	1.00

CATEGORY	UNITS	ADJ
Stories	5.00	0
Baths	303.00	0
Rooms / Units	72.00	0
Avg Story Height	16.00	0

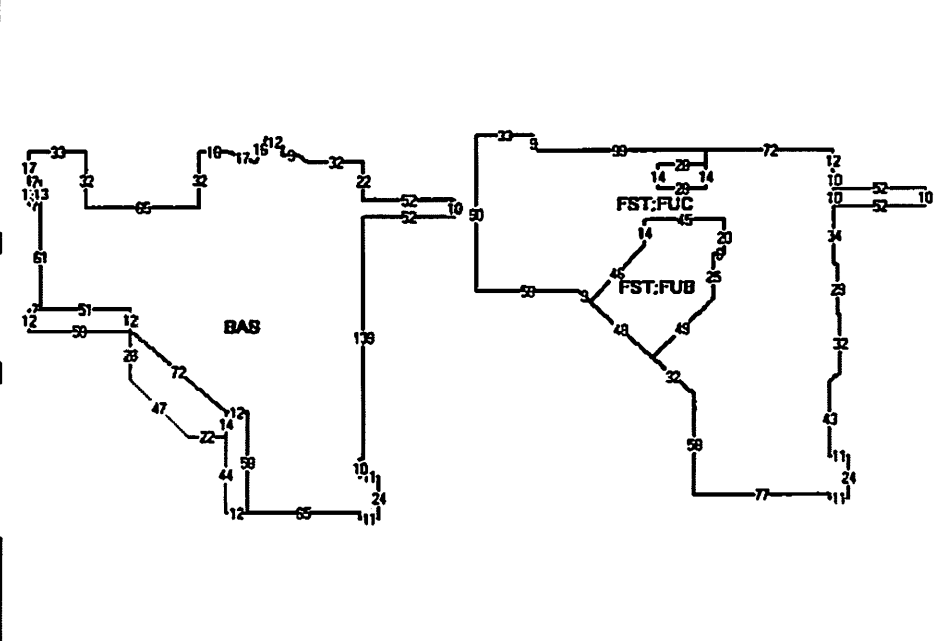
BASE RATE ADJ	ADJ
Quality Adjustment	1.4500
Mkt/Design Factor	1.0000
Size Adj.	0.7900
TOTAL ADJUSTED POINTS	137
DEPRECIATION ADJ	ADJ
PREFERRED DPR	0.0500

TYPE	STYLE	CLS	QUA	HK %	NRK %	LOC	% COMP
7301	04	1	05	0.00	100.00	1.00	100

REPL	CBSY	NEW	AVG	EVB	DT	NRKM	% GOOD
33,523,349	2009	2009	04	5.00	89.00%		

BAR	AREA	B	R	P.W/B	EFF. AREA	DPR VALUE
BAS	25,886	X	100	25,886	6,212,342	
CAN	3,001	25	751	180,232		
FST	28,450	50	14,225	3,413,836		
FUB	3,974	X	200	7,948	1,907,429	
FUC	24,476	X	300	73,428	17,621,876	
FUD	520	X	400	2,080	499,176	

7300 Private Hospital



BUILDING: 8 AKA: WEST TOWER
 SITE ADDRESS: 3625 S UNIVERSITY BLVD JACKSONVILLE 32216 7301 GENERAL HOSPITAL

L	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	O	V	R	SALE PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	09732	01753	09/06/2000	MB	U	X	11	100	0	N	0	MEMORIAL HEALTHCARE	MEMORIAL HEALTHCARE	20130311 TERMINATION APPEARS TO BE RELATED LEASE AGREEMENT FOR WARRANTY DEED
2	08720	00005	07/29/1997	WD	U	X	11	115000	0	N	0	MBS PROPERTIES		
3	08399	02056	06/13/1996	QC	U	X	11	137600	0	N	0	MEMORIAL HEALTHCARE		
4	08399	02045	07/22/1993	WD	U	X	11	216000	0	N	0	MBS PROPERTIES		

L	ORIG CODE	DESCRIPTION	BLD	HK %	NRK %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	ORIG PART VALUE	APPRAISAL DATE	APPRAISED BY

L	USER	LAND USE DESCRIPTION	HK %	NRK %	R	LOC ZONE	FRONT	DEPTH	SEIZ	UNITS	UNIT TYPE	D	DEPTH FACT	COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

L	DATE	BLD	USER ID	CD	PARCEL NOTES

Duval County Property Appraisers Office		Tax Dist 63			
VALUE SUMMARY					
PRIMARY VALUATION METHOD	CANA				
BUILDING VALUE	76,106,155				
EXTRA FEATURE VALUE	1,832,063				
TOTAL MARKET LAND VALUE	4,580,420				
MARKET VALUE OF AD LAND	0				
TOTAL LAND VALUE AD + COMMON	0				
MARKET VALUE	82,518,638				
ASSESSED VALUE	82,518,638				
CAP BASE YEAR	0				
TAXABLE VALUE	82,518,638				
EXEMPTIONS	None				
TOTAL EXEMPTIONS VALUE	0				
SENIOR EXEMPTION VALUE	0				
HERITAGE TAXABLE VALUE	N/A				
PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
918961969	WRKO	P	DRIVE DRIVE THRU	5,000	06/15/2018
918931970	ALTB	P	DRIVE EXISTING	1,504,340	08/02/2018
918916474	ALTB	P	5TH FLR BUILD OUT	8,000,000	03/02/2018
BUILDING DIMENSIONS					
PST:FUC:257.0:=S90 E58 D6R7 U3R32 N14 E45 S20 W6 S25 D34L35 D21R24 S58 E77 S2 E11 N24 W11 N43 U6R6 N32 W1 N29 W2 N34 N10 W1 N12 W72 S8 S14 W28 N1 4 E28 N8 W99 N9 W33 \$ PST:FUB:361.17:-S14 E28 N14 W28 \$ PST:FUB:354.49:-E45 S20 W6 S25 D34L35 U32L 36 U3R32 N14 \$ CAN:113,159:-E12 S58 W12 N44 N14 \$ BAS:0.9:-S17 E7 S13 S61 E51 S12 D47R55 E12 S58 E65 S3 E11 N24 W11 N10 E2 N139 E52 N10 W52 N22 W32 U4L5 W9 N5 U6L10 D15L6 U6L16 W16 S32 W65 N32 W33 \$ CAN:58,112:-S28 D3R33 E22 N14 U47L55 \$ FUD:46 2,31:-S10 E52 N10 W52 \$ CAN:0,100:-E7 E51 S12 W58 N12 \$ CAN:0,26:-S13 E7 N13 W7 \$					
BUILDING NOTES					
WEST TOWER					

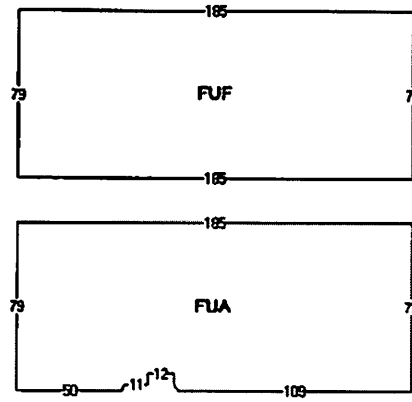
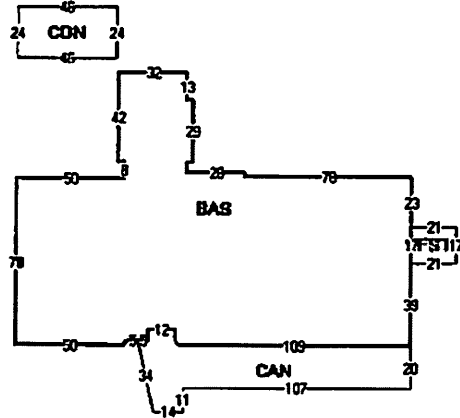
APPRAISAL DATES		APPRAISED BY
BUILDING LAND LINES	07/24/2018	TCY
VALUE REVIEW	06/14/2018	GD
TRENNIAL INCOME	07/02/2018	GD



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	22 PRECAST PANEL	100	31.00
Roof Struct	10 STEEL FR/TRS	100	13.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	5 DRYWALL	25	6.00
Interior Wall	8 DECORATIVE CVR	75	18.00
Int Flooring	14 CARPET	100	12.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	5 CHILLED WATER	100	8.00
Comm Htg & AC	2 HTG & AC ZONED	100	1.00
Comm Frame	1 A-FIREPROOF ST	100	20.00
Ceiling Wall	5 S CEIL WALL	100	1.00

7300 Private Hospital

VALUE SUBJECT TO CHANGE



CATEGORY	UNITS	ADJ
Stories	8.00	0
Baths	174.00	0
Restrooms	83.00	0
Rooms / Units	99.00	0
Avg Story Height	14.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	0.7908
TOTAL ADJUSTED POINTS	79
DEPRECIATION ADJ	ADJ
UNFINISHED INTERIOR	0.0100

TYPE	STYLE	CLS	QVAL	HK %	NHX %	LOC	% COMP
1901	04	1	03	0.00	100.00	1.00	100
REPL COST NEW	AVG	EYS	DY	NORM	%GOOD		
13,743,092	1987	1987	C4	48.00	51.48%		
BAR	AREA	B	H	P.F.H.	EFF. AREA	DPR VALUE	
BAS	16,147	X	100	16,147	886,692		
CAN	2,771		25	693	38,085		
CDN	1,104		30	331	18,176		
FST	357		50	178	9,775		
FUA	14,480	X	100	14,480	795,151		
FUF	14,615	X	600	87,690	4,815,384		
122,549	118,317	119,519	86,563,233				
ACREAGE	26.29	PERCENT	54.31				

BUILDING: 9 AKA:
 SITE ADDRESS: 3625 S UNIVERSITY BLVD, JACKSONVILLE 32216 1901 OFFICE MEDICAL

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I M	O U	V I	R E	SALES PRICE	NOTE AMOUNT	MAG	MAG AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	09732	01753	09/08/2000	MS	U	I	11	100		0	N		MEMORIAL HEALTHCARE	20130311 TERMINATION
2	08710	00005	07/29/1997	WD	U	I	11	115000		0	N		MED PROPERTIES	APPEARS TO BE RELATED
3	08399	02056	06/13/1996	QC	U	I	11	137600		0	N		MEMORIAL HEALTHCARE	LEASE AGREEMENT FOR
4	08399	02045	07/22/1993	WD	U	I	11	216000		0	N		MED PROPERTIES	WARRANTY DEED

Deval County Property Appraisers Office		Yes	Dist	OS	
VALUATION SUMMARY					
PRIMARY VALUATION METHOD				CAMA	
BUILDING VALUE	76,106,155				
EXTRA FEATURE VALUE	1,832,063				
TOTAL MARKET LAND VALUE	4,360,430				
MARKET VALUE OF AD LAND	0				
TOTAL LAND VALUE AS + COMMON	0				
MARKET VALUE	82,518,638				
ASSESSED VALUE	82,518,638				
CAP BASE YEAR	0				
TAXABLE VALUE	82,518,638				
EXEMPTIONS	None				
TOTAL EXEMPTIONS VALUE	0				
SENIOR EXEMPTION VALUE	0				
GRANTOR TAXABLE VALUE	N/A				
PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	REUR DATE
818961969	WBRO	P	DENO DRIVE THRU	5,000	06/15/2018
818931570	ALTS	P	RENO EXISTING	1,504,340	05/02/2018
818916474	ALTS	P	5TH FLR BUILT OUT	8,000,000	03/02/2018

BUILDING DIMENSIONS	
BAS2013:0,81:=578 E50 U2R2 E10 N5 E12 S5 D2R2 E109	
N39 N17 N23 W78 N2 W28 N5 E3 N29 W3 N13 W32 S42 R	
3 S8 W50 S FST2013:185,103:=-S17 E21 N17 W21 S FU	
P2013:235,0:=-S79 B185 W79 W185 S FUA2013:420,100:	
=S79 W109 N1 U2L2 N5 W12 S5 W11 D2L1 S1 W50 N79 E1	
85 S CAN2013:57,157:=-D33R7 E14 N11 E107 N20 W109	
U2L2 N5 W12 S5 W5 S CDN2013:0,0:=-S24 E46 N24 W46	
S	

BUILDING NOTES
 1,887 SQ UT FOR THE 2014 TAX ROLL.

L N	ORIG CODE	DESCRIPTION	BLD	HK %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	ORIG MKT VALUE	APPRAISAL DATES	APPRAISED BY

L N	USE CODE	LAND USE DESCRIPTION	HK %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	DATE	APPRAISED BY
	07/24/2018	TCY
	06/14/2018	GRD
	07/02/2018	GRD

