

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-551 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 5, 2019

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 **2019-551** to Planned Unit Development.

Location: 0 & 2303 Market Street and 2320 & 2336
Liberty Street; between 14th Street E and CSX
Railroad

Real Estate Number(s): 044938-0000; 044940-0000; 044941-0000;
portion of 044939-0000

Current Zoning District(s): Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Planning District: Urban Core, District 1

Applicant/Agent: Jack Shad
Windmill Consulting
1022 Park Street, #209
Jacksonville, FL 32204

Steve Diebenow, Esq.
DMH&D PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Christy Frazier
Phoenix Arts District LLC
2263 St Johns Avenue
Jacksonville, FL 32204

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2019-551 seeks to rezone approximately 2.27 acres of land from IL to PUD. The rezoning to PUD is being sought to create a unique art district, utilizing abandoned warehouses and allowing for a mix of commercial and industrial uses under one roof. The PUD eliminates some uses in the IL Zoning District that the owner believes will not be a part of their vision and consistent with the surrounding area and neighborhood, while adding some uses from the CCG-S zoning district, which is found in nearby Springfield. The subject properties are developed with warehouses from the early 1900s. The area is predominantly surrounded by warehouses and industrial uses on all sides with a neighborhood of single- and multi-family dwellings to the north. The properties are located just north of the Springfield Overlay and Historic District boundary.

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 Light Industrial (LI) functional land use category 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. According to the Future Land Use Element (FLUE), LI is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial on residential areas, such as noise, odor, toxic chemical and wastes. The PUD rezoning seeks to allow uses to support a mixed use complex of arts, retail and entertainment related uses. Pursuant to Sec. 656.350(p), Ordinance Code, many uses that are allowed in the commercial land use categories, with the exception of residential uses, are allowed as secondary uses in the LI land use category provided however, that the same use is consistent with the LI functional land use category.

The written description allows uses as taken from the IL and CCG-S zoning categories. Currently the permitted uses within the written description allows dormitories as an accessory use to vocational, technical trade, art or industrial schools and similar uses. **The LI land use category does not support residential uses other than a care taker's facility, including dormitories and multi-family dwellings or live/work units. The dormitories associated with the school use as described above should be removed from the written description as it is not an allowed use in the LI land use category.**

While the proposed site plan for the PUD does not include residential uses, the permitted uses of the written description of the PUD allows "multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan)". **As stated previously, the LI land use**

category does not support residential uses other than a care taker's facility, however, if a land use amendment was pursued to a category that allows residential uses, residential uses would then be permitted within the PUD. The PUD should be conditioned to require a land use amendment if any residential uses (other than care taker's facility) are pursued as a part of the future development.

The written description includes within the permissible uses by Exception "residential treatment facilities for persons with disabilities". This use does not appear to be compatible with the other uses included in the PUD or the LI land use category. This use should be further evaluated and potentially removed from the written description.

The JEA Availability letter shows that there are water and sewer connection points available adjacent to the project. The site is located in a Brownfield Study Area and within the Springfield Neighborhood Study that was put together in 1977. These areas are further reviewed below.

The proposed PUD is a mixed-use re-development project aimed at bringing artistic minds together in collaborative space to work and sell projects and artwork. 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 as conditioned. 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, as conditioned, is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The JEA Availability letter shows that there are water and sewer connection points available adjacent to the project.

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.

The physical appearance of the building is not intended to change as this will be an interior renovation and revitalization to utilize the space for a more modern function. The space will still be used for light manufacturing and commercial uses but not as industrial as classic uses such as automotive repair, tire storage or bulk storage, rather it will focus more on art making uses such as; printing, fabricating, retail sales, studio space, classes, and gardening.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The Springfield Neighborhood Study discourages further encroachment of commercial uses upon the existing residential areas and encourages redevelopment of vacant parcels consistent with the general character of the neighborhood. The intent of the proposed plans identified in the Study were to identify and restore the continuity of residential areas. By changing the zoning to PUD and infilling an existing light industrial area with light industrial uses and secondary commercial uses, the application is consistent with the Springfield Neighborhood Study.

(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): LI. The Planning and Development Department finds that the proposed PUD is in/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. Currently, there is nothing in the Concurrency & Mobility system regarding this proposed project.

The agent/owner will need to apply for a Mobility application and a CCAS/CRC application for review/assessment by our office (CMMSO).

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed-use arts, retail, and entertainment facility in an industrial setting. 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.

The applicant has requested some residential uses in the PUD written description however staff is recommending those be stricken from the list of allowed uses. As previously mentioned in this report residential uses are not consistent with the LI land use category. The LI land use category does not support residential uses other than a care taker's facility, including dormitories and multi-family dwellings or live/work units. The dormitories associated with the school use as described above should be removed from the written description as it is not an allowed use in the LI land use category.

(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: The proposed site plan shows the alleyway between the building being utilized as common recreational space to add greenery to the space with a courtyard and lawn area.
- The treatment of pedestrian ways: Sidewalks with planters on the side of the building will create a pedestrian friendly environment.
- The use and variety of building setback lines, separations, and buffering: The proposed project will utilize the current buildings, which are built to the property lines and have an alleyway between buildings, which will allow for a courtyard and pedestrian walkway.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: Most of the parking for the project will be utilized via on-street parking. The site will have six designate on-site parking on the western side of the building.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The surrounding properties consist mainly of abandoned lots, warehouses, and storage yards.
- 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	LI	IL	Outside storage
South			CSX Railroad
East	LI	IL	Warehousing
West	LI	IL	Warehousing

(6) Intensity of Development

The proposed development is consistent with the LI functional land use category as conditioned in this report. The PUD is appropriate at this location because the warehouses allow for ample space for creative minds to work together in an open space or to build walls and create studios. Abandoned warehouses allow for a clean slate to allow for a variety of projects; big or small. The surrounding uses are industrial uses, which will not be affected by any potential noise or mobility in and out of the Phoenix Arts District warehouse.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: A majority of the uses proposed will take place inside an enclosed concrete/cement walled building with roll-up doors. The only outside activity will be the courtyard between the buildings which will mainly be utilized for pedestrian activity.
- The existing residential density and intensity of use of surrounding lands: The closest residential uses to the subject property are almost 200 feet away to the north. Those residential uses along 15th Street E currently abut industrial uses. The surrounding properties are all zoned industrial and conduct a variety of industrial uses including; distribution, auto repair and outside storage.
- The availability and location of utility services and public facilities and services: The JEA Availability letter shows that there are water and sewer connection points available adjacent to the project.
- The amount and size of open spaces, plazas, common areas and recreation areas: The alleyway between the buildings will be transformed into a courtyard with pedestrian access to allow movement from the street to the buildings on the site.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

No wetlands are present on site.

(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 applicant has stated in the PUD written description, “There is limited parking on-site, with 6 spaces at the western end of the property. There are 20 on-street parking spaces directly contiguous to the proposed project. Additional parking will utilize other nearby on street spaces, which are plentiful in the area, or a lease of a nearby parking lot. There are at least 6 large surface parking lots available within 2 blocks of the project.

(11) Sidewalks, trails, and bikeways

Currently, sidewalks are installed along the west, north and south sides of the property and will be restored as necessary. The former railroad right of way in the center of the property will also act as a pedestrian corridor through the project and an outdoor gathering space.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 22, 2019, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-551** be **APPROVED with the following exhibits:**

1. The original legal description dated July 16, 2019
2. The original written description dated May 14, 2019
3. The original site plan dated March 15, 2019

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-551** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The following uses will be removed from the Written Description (EXHIBIT D) under Permitted Uses:

(20) Multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan).

(25) Hotels and motels.

2. The following use will be removed from the Written Description (EXHIBIT D) under Permissible Uses by Exception:
(7) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

3. The following use will be removed from the Written Description (EXHIBIT D) under Permitted Uses and moved to Permissible Uses by Exception:
(24) Nightclubs or lounges.

4. Any residential uses (other than care taker's facility) will require a land use amendment.

5. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

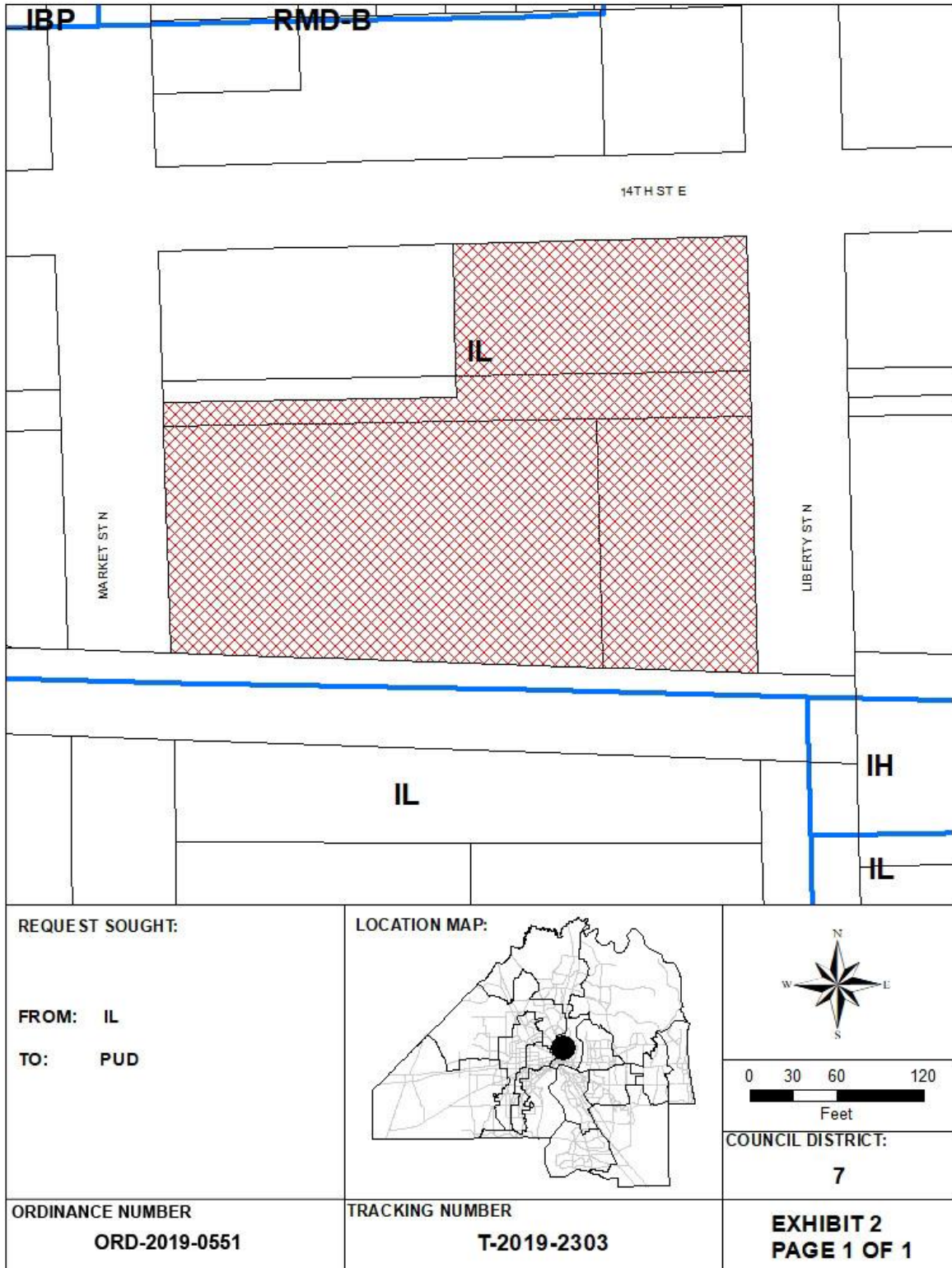






Subject Property

*Source: COJ, Planning & Development Department
Date: 08/22/2019*





Planning and Development Department

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

MEMORANDUM

TO: Connie Patterson
Current Planning Division

FROM: Helena Parola
Community Planning Division

RE: 2019-551

DATE: August 20, 2019

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

Description of Proposed Rezoning Application

Current Land Use: LI	Proposed Land Use: N/A	LU Companion Application: N/A
Current Zoning: IL	Proposed Zoning: PUD	Acres: 2.27

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

****See conditions below***

ZONING REQUEST:

The request is for a rezoning from IL to PUD to support a mixed-use complex of arts, retail and entertainment-related uses. The property is located north of the Springfield Historic District at the southwest intersection of 14th Street East (a local roadway) and Liberty Street North (a collector roadway). The property is in the Light Industrial (LI) Land Use Category and within the Urban Priority Development Boundary.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the Future Land Use Element (FLUE), LI is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial on residential areas, such as noise, odor, toxic

chemical and wastes. The PUD rezoning seeks to allow uses to support a mixed use complex of arts, retail and entertainment related uses. Pursuant to Sec. 656.350(p), Ordinance Code, many uses that are allowed in the commercial land use categories, with the exception of residential uses, are allowed as secondary uses in the LI land use category provided however, that the same use is consistent with the LI functional land use category.

The written description allows uses as taken from the IL and CCG-S zoning categories. Currently the permitted uses within the written description allows dormitories as an accessory use to vocational, technical trade, art or industrial schools and similar uses. **The LI land use category does not support residential uses other than a care taker's facility, including dormitories and multi-family dwellings or live/work units. The dormitories associated with the school use as described above should be removed from the written description as it is not an allowed use in the LI land use category.**

While the proposed site plan for the PUD does not include residential uses, the permitted uses of the written description of the PUD allows "multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan)". **As stated previously, the LI land use category does not support residential uses other than a care taker's facility, however, if a land use amendment was pursued to a category that allows residential uses, residential uses would then be permitted within the PUD. The PUD should be conditioned to require a land use amendment if any residential uses (other than care taker's facility) are pursued as a part of the future development.**

The written description includes within the permissible uses by Exception "residential treatment facilities for persons with disabilities". This use does not appear to be compatible with the other uses included in the PUD or the LI land use category. **This use should be further evaluated and potentially removed from the written description.**

The JEA Availability letter shows that there are water and sewer connection points available adjacent to the project. The site is located in a Brownfield Study Area and within the Springfield Neighborhood Study that was put together in 1977. These areas are further reviewed below.

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:

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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:

Brownfield Study Area

This site is located within the Brownfields Pilot Study Area by Resolution 2000-125-A as defined in F.S. 376.79(4). The property may or may not have contamination. There is no record of a Phase I or Phase II environmental testing on the property.

Since the property is located within a Brownfields Area, the owner may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. The property owner may qualify for tax credits.

Springfield Neighborhood Study (1977)

Although the Springfield Neighborhood Study was conducted over forty years ago, a few of the planning principles identified in the study are still relevant today. The Study discourages further encroachment of commercial uses upon the existing residential areas and encourages redevelopment of vacant parcels consistent with the general character of the neighborhood. The intent of the proposed plans identified in the Study were to identify and restore the continuity of residential areas. Since the Study was adopted, the Springfield Zoning Overlay and Historical District was enacted in 1992. By changing the zoning to PUD and infilling an existing light industrial area with light industrial uses and secondary commercial uses, the application is consistent with the Springfield Neighborhood Study.

Patterson, Connie

From: Warnock, Blaine
Sent: Friday, August 16, 2019 7:34 AM
To: Patterson, Connie
Subject: COJ PDD: 2019-551 PUD Rezoning Review
Attachments: Application_2303.pdf; Baseline Checklist.pdf

Connie,

Good morning.

Currently, there is nothing in the Concurrency & Mobility system regarding this proposed project.

The agent/owner will need to apply for a Mobility application and a CCAS/CRC application for review/assessment by our office (CMMSO).

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: Patterson, Connie <ConstanceP@coj.net>
Sent: Thursday, August 15, 2019 3:04 PM
To: Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Cavin, Elyn <ECavin@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; westsr@jea.com; Lamb, John T. <John.Lamb@jaxsheriff.org>
Subject: COJ PDD: 2019-551 PUD Rezoning Review

Good Afternoon,

*The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development. Please review the attached and e-mail your comments or recommendations to this office no later than: **Wednesday, August 21, 2019.***

Connie Patterson
City Planner II
City of Jacksonville | Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904)255-7822





21 West Church Street
Jacksonville, Florida 32202-3139

August 21, 2019

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Phoenix Arts District PUD
ORD 2019-0551

Project development to consist of a mixed-use development consisting of arts, retail and entertainment related uses. JEA Availability Number 2019-0409 issued 02/21/2019 for 14,250 gpd (artist studio and retail). Project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2019-0551 **Staff Sign-Off/Date** CMP / 06/12/2019
Filing Date 08/13/2019 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 09/10/2019 **Planning Comission** 09/05/2019
Land Use & Zoning 09/17/2019 **2nd City Council** N/A
Neighborhood Association E COMMUNITY COAL; JAX CULTURAL DEV CORP; SUST SPRINGFIELD; SPAR; SF AREA MERCHANTS ASSOC; SF CIVIC ASSOC; SF IMPROV ASSOC; PRESERVATION SOS
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2303 **Application Status** PENDING
Date Started 03/14/2019 **Date Submitted** 03/15/2019

General Information On Applicant

Last Name SHAD **First Name** JACK **Middle Name**
Company Name WINDMILL CONSULTING
Mailing Address 1022 PARK STREET, #209
City JACKSONVILLE **State** FL **Zip Code** 32204
Phone 9046995694 **Fax** **Email** JACK@WINDMILLJAX.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FRAZIER **First Name** CHRISTY **Middle Name**
Company/Trust Name PHOENIX ARTS DISTRICT LLC
Mailing Address 2263 ST JOHNS AVE
City JACKSONVILLE **State** FL **Zip Code** 32204
Phone **Fax** **Email**

Last Name FRAZIER **First Name** CHRISTY **Middle Name**
Company/Trust Name 2336 LIBERTY STREET AT 14 LLC
Mailing Address 2263 ST JOHNS AVE
City JACKSONVILLE **State** FL **Zip Code** 32204

Phone <input type="text"/>	Fax <input type="text"/>	Email <input type="text"/>
.....		
Last Name HARRIS	First Name KELLY	Middle Name <input type="text"/>
Company/Trust Name GEORGIA SOUTHERN & FLORIDA RAILWAY COMPANY		
Mailing Address 3 COMMERCIAL PLACE BOX 209		
City NORFOLK	State VA	Zip Code 23510
Phone <input type="text"/>	Fax <input type="text"/>	Email <input type="text"/>

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning From District	Zoning District(s)	To Zoning District
Map	044938 0000	7	1	IL	PUD
Map	044940 0000	7	1	IL	PUD
Map	044941 0000	7	1	IL	PUD
Map	044939 0000	7	1	IL	PUD

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

Existing Land Use Category
LI

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

THE PHOENIX ARTS DISTRICT PUD SEEKS TO REZONE MULTIPLE PARCELS TOTALING 2.27 ACRES TO SUPPORT A MIXED-USE COMPLEX OF ARTS, RETAIL AND ENTERTAINMENT-RELATED USES. THE PROJECT IS INTENDED TO HELP REVITALIZE THIS DECLINING INDUSTRIAL AREA ON THE NORTHERN EDGE OF THE SPRINGFIELD HISTORIC DISTRICT, WHILE SUPPORTING LOCAL ARTISTS AND CRAFTSPEOPLE.

Location Of Property

General Location
SPRINGFIELD WAREHOUSE DISTRICT

House # 2320	Street Name, Type and Direction LIBERTY ST N	Zip Code 32206
------------------------	--	--------------------------

Between Streets
14TH STREET and CSX ROW

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

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 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:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
2.27 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
41 Notifications @ \$7.00 /each: \$287.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,586.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

A portion of parcel #044939-0000, specifically that certain tract or parcel of land being a part of Lots 2, 3, 6, 7, 8, 9, 12, 17, and 18 together with part of closed alley lying westerly of and adjacent to Lots 2 and 3 and easterly of and adjacent to Lots 6 and 18 and part of closed alley lying westerly of and adjacent to Lot 9 and easterly of and adjacent to Lot 12, all lying within Block 53, according to plat of New Springfield, as recorded in Plat Book 2, Pages 69 and 70 of the current public records of Duval County, Florida and being more particularly described as commencing at the northeast corner of Lot 1, Block 53 of said New Springfield, said corner being situated at the intersection of the southerly right of way line of 14th Street (a 60 foot right of way) with the westerly right of way line of Liberty Street (a 66 foot right of way); thence South 01°38'47" East along said westerly right of way line, 90.00 feet to a point for the point of beginning; thence continue South 01°38'47" East, along said westerly right of way line, 30.00 feet; thence South 88°41'13" West and parallel with said southerly right of way line of 14th Street, 420.34 feet to a point in the easterly right of way line of Market Street (a 66 foot right of way); then North 01°38'47" West, along said easterly right of way line, 15.00 feet; thence North 88°41'13" East and parallel with the said southerly right of way line of 14th Street, 210.00 feet to a point in the westerly line of said Lot 7; then North 01°38'47" West, along said westerly line of Lot 7 and along the westerly line of said Lot 17, a distance of 15.00 feet; thence North 88°41'13" East, and parallel with said southerly right of way line of 14th Street, 210.34 feet to the point of beginning.

Together with Parcel #044938-0000

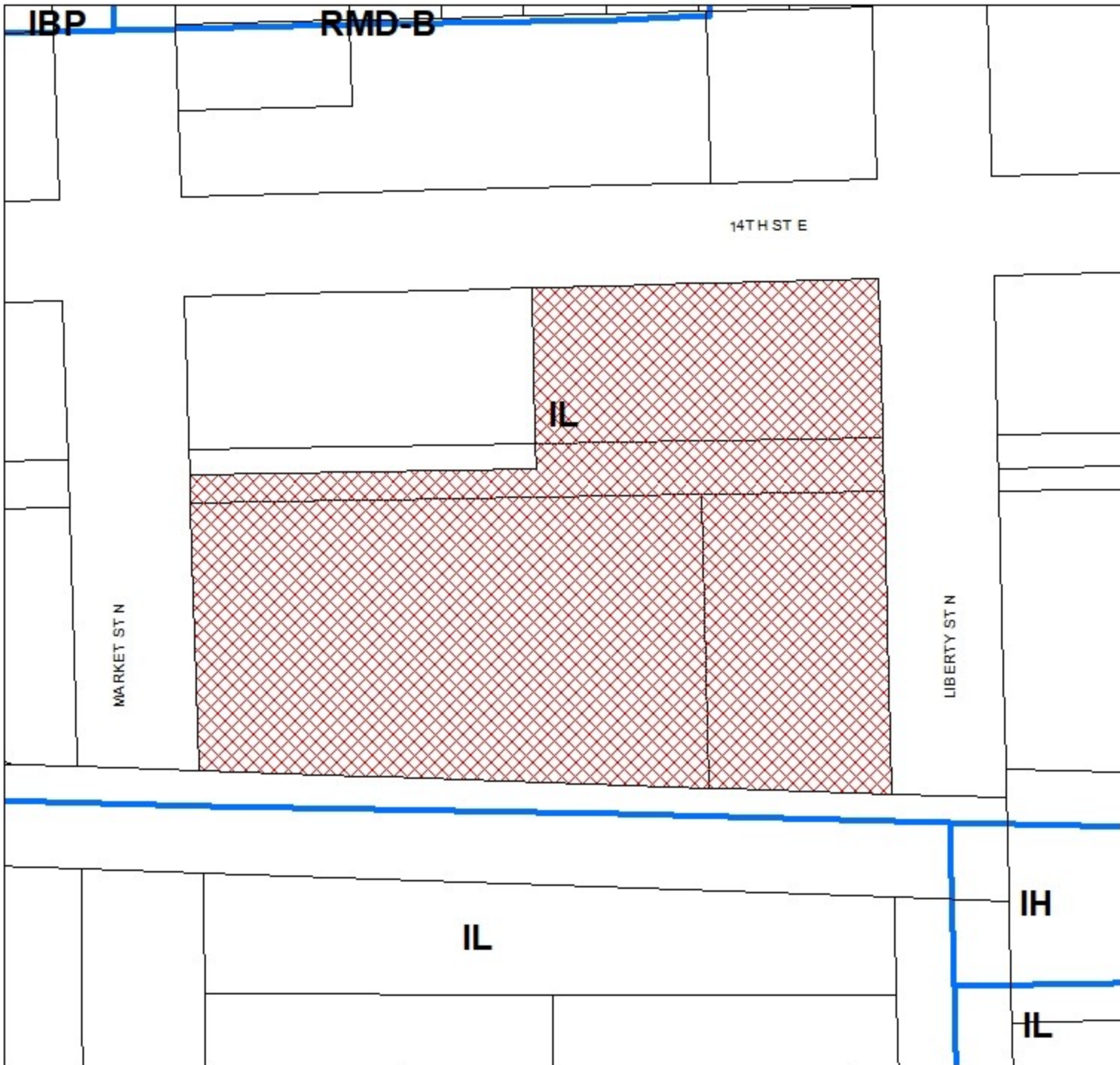
Lot 1, North 40 feet of Lot 2, North 90 feet of Lots 17 and 18 and a 10 foot alley which formerly separated Lot 1 and the North 40 feet of Lot 2 from the North 90 feet of Lots 17 and 18, Block 53, New Springfield, as recorded in Plat Book 2, pages 69 and 70 of the current public records of Duval County, Florida.

Together with Parcel #044940-0000

The South 30 feet of Lot 3, all of Lot 4, and all of Lot 5, in Block 53, New Springfield, according to the plat thereof, recorded in Plat Book 2, pages 69 and 70, of the current public records of Duval County, Florida, and also a strip of land 10 feet wide, lying West of and adjoining the above described property, and extending from the North line of the Seaboard Air Line Railway Company right-of-way as presently located, which strip of land formally was an alley but by City Ordinance has been closed.

Together with Parcel #044941-0000

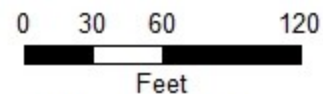
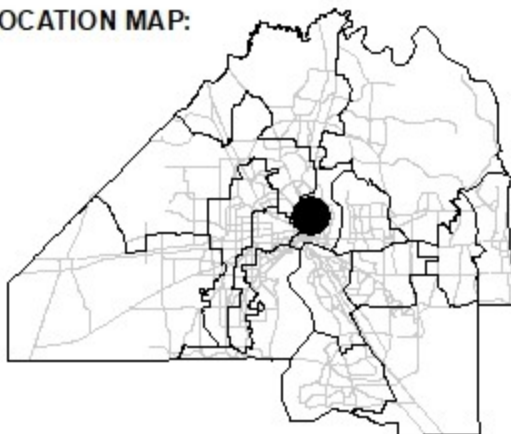
Lots 6, 7, 8, 9 and 12 (except the North 20 feet of said lots), and Lots 10 and 11, and the vacated alley lying between Lot 9 and Lots 10, 11 and 12, all being in Block 53, according to the plat of New Springfield as recorded in Plat Book 2, Page 70 of the current public records of Duval County, Florida.



REQUEST SOUGHT:

FROM: IL
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2019-2303

EXHIBIT A - Property Ownership Affidavit

Date: 2/12/2019

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:
Parcels #044940-0000 and 044941-0000 as further described in Exhibit 1

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Phoenix Arts District, LLC

By _____

By [Signature]

Print Name: _____

Print Name: CHRISTY FRAZIER

Its: MGMR

*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 12th day of February ²⁰¹⁹ ~~2014~~, by Christy Frazier, who is personally known to me or who has produced FIDL as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Michael Coggin
(Printed name of NOTARY PUBLIC)



Michael Coggin
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF976679
Expires 4/7/2020

State of Florida at Large.
My commission expires: 04/07/2020

EXHIBIT A - Property Ownership Affidavit

Date: MARCH 5, 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:
Parcel #044938-0000 as further described in Exhibit 1

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

2336 Liberty Street #14, LLC

By _____

By [Signature]

Print Name: _____

Print Name: CHRISTY FRAZIER

Its: MANAGING MEMBER

*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

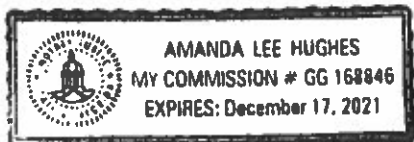
Sworn to and subscribed and acknowledged before me this 5th day of March 2019 ~~2014~~ by Christy Frazier, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Amanda Lee Hughes

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 12-17-2021

EXHIBIT A - Property Ownership Affidavit

Date: _____

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:
A portion of Parcel #044939-0000 as described in Exhibit 1

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Georgia Southern and Florida Railway Company

By _____

By P. Carroll

Print Name: _____

Print Name: Patti G. Carroll

Its: Real Estate Manager

*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 Rockdale

Sworn to and subscribed and acknowledged before me this 8th day of February 2014, by Patti G. Carroll, who is personally known to me or who has produced driver's license as identification and who took an oath.

E. Huggins

(Signature of NOTARY PUBLIC)

EMINA HUGGINS

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 5/31/2022

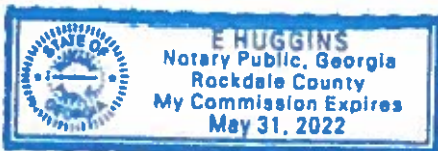


EXHIBIT A - Property Ownership Affidavit

Date: MARCH 5, 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:
Parcel #044938-0000 as further described in Exhibit 1

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

2336 Liberty Street #14, LLC

By _____

By [Signature]

Print Name: _____

Print Name: CHRISTY FRAZIER

Its: MANAGING MEMBER

*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 5th day of March 2019 ~~2014~~, by Christy Frazier, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Amanda Lee Hughes
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 12-17-2021

EXHIBIT A - Property Ownership Affidavit

Date: 2/12/2019

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:
Parcels #044940-0000 and 044941-0000 as further described in Exhibit 1

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Phoenix Arts District, LLC

By _____

By [Signature]

Print Name: _____

Print Name: CHRISTY FRAZIER

Its: MGMR

*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 12th day of February 2019, by Christy Frazier, who is personally known to me or who has produced FDOL as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



Michael Coggin
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF976679
Expires 4/7/2020

Michael Coggin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 04/07/2020

EXHIBIT A - Property Ownership Affidavit

Date: _____

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:
A portion of Parcel #044939-0000 as described in Exhibit 1

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Georgia Southern and Florida Railway Company

By _____

By Pyburne

Print Name: _____

Print Name: Patti G. Carroll

Its: Real Estate Manager

*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.

Georgia
STATE OF ~~FLORIDA~~
COUNTY OF ~~DUVAL~~ Rockdale

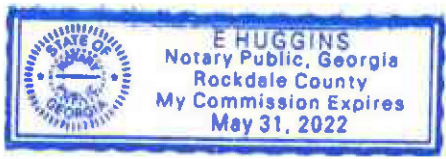
Sworn to and subscribed and acknowledged before me this 8th day of February 2014, by Patti G. Carroll, who is personally known to me or who has produced drivers license as identification and who took an oath.

E. Huggins

(Signature of NOTARY PUBLIC)

EMINA HUGGINS

(Printed name of NOTARY PUBLIC)



State of Georgia at Large.
My commission expires: 5/31/2022

2336 LIBERTY STREET AT 14 LLC 
 2263 SAINT JOHNS AVE
 JACKSONVILLE, FL 32204

Primary Site Address
 2336 LIBERTY ST
 Jacksonville FL 32206

Official Record Book/Page
 17470-01525

Title #
 6401

2336 LIBERTY ST

Property Detail

RE #	044938-0000
Tax District	USD1
Property Use	4893 Warehouse/ Storage
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00715 NEW SPRINGFIELD
Total Area	18612

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$116,688.00	\$119,496.00
Extra Feature Value	\$7,619.00	\$7,811.00
Land Value (Market)	\$23,414.00	\$23,414.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$147,721.00	\$150,721.00
Assessed Value	\$147,721.00	\$150,721.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$147,721.00	See below

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.](#)

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
17470-01525	2/19/2016	\$150,000.00	WD - Warranty Deed	Qualified	Improved
11666-01732	2/27/2004	\$175,000.00	WD - Warranty Deed	Qualified	Improved
10471-02052	4/15/2002	\$42,600.00	WD - Warranty Deed	Unqualified	Improved
08966-00691	5/22/1998	\$115,000.00	WD - Warranty Deed	Qualified	Improved
05968-02244	5/8/1985	\$63,000.00	WD - Warranty Deed	Unqualified	Improved
03485-01197	1/1/1899	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	17,850.00	\$7,319.00
2	PVCC1	Paving Concrete	1	33	11	363.00	\$492.00

Land & Legal 

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	18,731.00	Square Footage	\$23,414.00

Legal

LN	Legal Description
1	2-69 01-2S-26E
2	NEW SPRINGFIELD
3	LOT 1,N 40FT LOT 2,N 90FT LOTS 17,
4	18 & ALLEY E THEREOF BLK 53

Buildings 

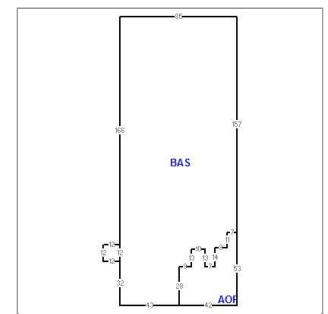
Building 1
 Building 1 Site Address
 2336 LIBERTY ST
 Jacksonville FL 32206

Building Type	4803 - WHSE STORAGE
Year Built	1926
Building Value	\$119,496.00

Type	Gross Area	Heated Area	Effective Area
Base Area	16243	16243	16243
Unfin Loading Platform	144	0	43
Average Office	1607	1607	3214
Total	17994	17850	19500

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	2	2 Rolled Comp
Interior Wall	7	7 None
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	11.000	
Stories	1.000	
Rooms / Units	7.000	
Avg Story Height	14.000	
Restrooms	5.000	



2018 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	\$147,721.00	\$0.00	\$147,721.00	\$1,672.04	\$1,690.21	\$1,598.81
Urban Service Dist1	\$147,721.00	\$0.00	\$147,721.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$147,721.00	\$0.00	\$147,721.00	\$619.17	\$597.53	\$591.08
By Local Board	\$147,721.00	\$0.00	\$147,721.00	\$328.51	\$332.08	\$313.60
FL Inland Navigation Dist.	\$147,721.00	\$0.00	\$147,721.00	\$4.68	\$4.73	\$4.46
Water Mgmt Dist. SJRWMD	\$147,721.00	\$0.00	\$147,721.00	\$39.81	\$37.85	\$37.85
Gen Gov Voted	\$147,721.00	\$0.00	\$147,721.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$147,721.00	\$0.00	\$147,721.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$147,721.00	\$0.00	\$147,721.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,664.21	\$2,662.40	\$2,545.80

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$146,133.00	\$146,133.00	\$0.00	\$146,133.00
Current Year	\$147,721.00	\$147,721.00	\$0.00	\$147,721.00

2018 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.

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](#)

PHOENIX ARTS DISTRICT LLC
 2263 SAINT JOHNS AVE
 JACKSONVILLE, FL 32204

Primary Site Address
 2320 LIBERTY ST
 Jacksonville FL 32206

Official Record Book/Page
 17579-02209

Tile #
 6401

2320 LIBERTY ST

Property Detail

RE #	044940-0000
Tax District	USD1
Property Use	4893 Warehouse/ Storage
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00715 NEW SPRINGFIELD
Total Area	18649

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$23,359.00	\$23,359.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$216,400.00	\$229,200.00
Assessed Value	\$216,400.00	\$229,200.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$216,400.00	See below

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.](#)

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
17579-02209	5/26/2016	\$260,000.00	SW - Special Warranty	Qualified	Improved
10145-01128	9/11/2001	\$85,000.00	WD - Warranty Deed	Qualified	Improved
07716-01243	11/4/1993	\$85,000.00	WD - Warranty Deed	Qualified	Improved
06758-00743	7/31/1989	\$91,818.00	WD - Warranty Deed	Unqualified	Improved
05202-00374	10/1/1980	\$49,400.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	18,810.00	\$7,712.00
2	PVCC1	Paving Concrete	1	53	12	636.00	\$862.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	18,687.00	Square Footage	\$23,359.00

Legal

LN	Legal Description
1	2-69 01-2S-26E .429
2	NEW SPRINGFIELD
3	S 30FT LOT 3,LOTS 4,5,PT CL ALLEY
4	RECD O/R 17579-2209 BLK 53

Buildings

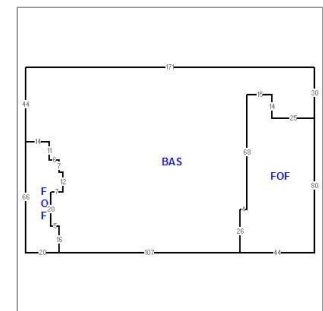
Building 1
 Building 1 Site Address
 2320 LIBERTY ST
 Jacksonville FL 32206

Building Type	4803 - WHSE STORAGE
Year Built	1930
Building Value	\$164,170.00

Type	Gross Area	Heated Area	Effective Area
Base Area	14118	14118	14118
Fair Office	1178	1178	2062
Fair Office	3514	3514	6150
Total	18810	18810	22330

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	2	2 Rolled Comp
Interior Wall	1	1 Masonry Min
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	7.000	
Stories	1.000	
Rooms / Units	3.000	
Avg Story Height	14.000	
Restrooms	3.000	



2018 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	\$216,400.00	\$0.00	\$216,400.00	\$2,476.03	\$2,476.03	\$2,342.14
Urban Service Dist1	\$216,400.00	\$0.00	\$216,400.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$216,400.00	\$0.00	\$216,400.00	\$916.89	\$875.34	\$865.88
By Local Board	\$216,400.00	\$0.00	\$216,400.00	\$486.47	\$486.47	\$459.40
FL Inland Navigation Dist.	\$216,400.00	\$0.00	\$216,400.00	\$6.92	\$6.92	\$6.54
Water Mgmt Dist. SJRWMD	\$216,400.00	\$0.00	\$216,400.00	\$58.95	\$55.44	\$55.44
Gen Gov Voted	\$216,400.00	\$0.00	\$216,400.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$216,400.00	\$0.00	\$216,400.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$216,400.00	\$0.00	\$216,400.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,945.26	\$3,900.20	\$3,729.40
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$216,400.00	\$216,400.00	\$0.00	\$216,400.00		
Current Year	\$216,400.00	\$216,400.00	\$0.00	\$216,400.00		

2018 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.

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](#)

PHOENIX ARTS DISTRICT LLC
 2263 SAINT JOHNS AVE
 JACKSONVILLE, FL 32204

Primary Site Address
 2303 MARKET ST
 Jacksonville FL 32206

Official Record Book/Page
 17579-02023

Title #
 6401

2303 MARKET ST

Property Detail

RE #	044941-0000
Tax District	USD1
Property Use	4893 Warehouse/ Storage
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00715 NEW SPRINGFIELD
Total Area	48684

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$56,628.00	\$56,628.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$231,900.00	\$245,600.00
Assessed Value	\$231,900.00	\$245,600.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$231,900.00	See below

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.](#)

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
17579-02023	5/26/2016	\$275,000.00	SW - Special Warranty	Qualified	Improved
16301-01848	3/18/2013	\$120,000.00	SW - Special Warranty	Unqualified	Improved
14766-00662	12/24/2008	\$496,000.00	WD - Warranty Deed	Unqualified	Improved
14717-00006	4/28/2006	\$100.00	SW - Special Warranty	Unqualified	Improved
13246-01811	4/28/2006	\$700,000.00	SW - Special Warranty	Qualified	Improved
09534-00444	1/25/2000	\$380,000.00	WD - Warranty Deed	Unqualified	Improved
08003-00431	12/22/1994	\$44,200.00	WD - Warranty Deed	Unqualified	Improved
06758-00752	7/31/1989	\$345,000.00	WD - Warranty Deed	Unqualified	Improved
03767-00719	6/19/1974	\$100,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	58,799.00	\$24,108.00
2	PVCC1	Paving Concrete	1	0	0	2,280.00	\$3,092.00
3	WMBC1	Wall Masonry/Brick	1	0	0	112.00	\$332.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	45,302.00	Square Footage	\$56,628.00

Legal

LN	Legal Description
1	2-69 01-2S-26E 1.04
2	NEW SPRINGFIELD
3	LOTS 6 TO 11, S 30FT LOT 12
4	(EX 20FT R/W) BLK 53
5	PT ALLEY LYING W OF LOT 9
6	RECD O/R 17579-2023

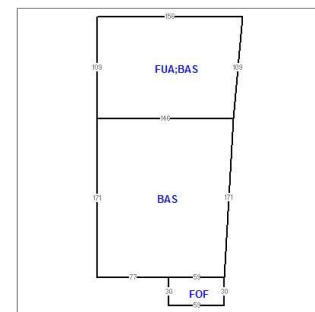
Buildings

Building 1
 Building 1 Site Address
 2303 MARKET ST
 Jacksonville FL 32206

Building Type	4803 - WHSE STORAGE
Year Built	1922
Building Value	\$133,001.00

Type	Gross Area	Heated Area	Effective Area
Base Area	24111	24111	24111
Finished upper story 1	16459	16459	16459
Base Area	16459	16459	16459

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	7	7 None
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry



Fair Office	1770	1770	3098
Total	58799	58799	60127

Element	Code	Detail
Baths	8.000	
Stories	1.000	
Rooms / Units	5.000	
Avg Story Height	14.000	
Restrooms	4.000	

2018 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	\$231,900.00	\$0.00	\$231,900.00	\$2,653.38	\$2,653.38	\$2,509.90
Urban Service Dist1	\$231,900.00	\$0.00	\$231,900.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$231,900.00	\$0.00	\$231,900.00	\$982.56	\$938.04	\$927.90
By Local Board	\$231,900.00	\$0.00	\$231,900.00	\$521.31	\$521.31	\$492.30
FL Inland Navigation Dist.	\$231,900.00	\$0.00	\$231,900.00	\$7.42	\$7.42	\$7.00
Water Mgmt Dist. SJRWMD	\$231,900.00	\$0.00	\$231,900.00	\$63.17	\$59.41	\$59.41
Gen Gov Voted	\$231,900.00	\$0.00	\$231,900.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$231,900.00	\$0.00	\$231,900.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$231,900.00	\$0.00	\$231,900.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,227.84	\$4,179.56	\$3,996.51

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$231,900.00	\$231,900.00	\$0.00	\$231,900.00
Current Year	\$231,900.00	\$231,900.00	\$0.00	\$231,900.00

2018 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.

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](#)



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

Detail by Entity Name

Florida Limited Liability Company
2336 LIBERTY STREET AT 14TH LLC

Filing Information

Document Number

L19000145551

FEI/EIN Number NONE

Date Filed 02/12/2016

Effective Date 02/09/2016

State FL

Status ACTIVE

Principal Address

2263 ST JOHNS AVE
JACKSONVILLE, FL 32204

Mailing Address

2263 ST JOHNS AVE
JACKSONVILLE, FL 32204

Registered Agent Name & Address

FRAZIER, CHRISTY
2263 ST JOHNS AVE
JACKSONVILLE, FL 32204

Authorized Person(s) Detail

Name & Address

Title MGR

FRAZIER, CHRISTY
2263 ST JOHNS AVE
JACKSONVILLE, FL 32204

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.

SOUTHERN REGION IND REALTY INC
 C/O NORFOLK SOUTHERN CORP TAX DEPT
 THREE COMMERCIAL PL BOX 209
 NORFOLK, VA 23510

Primary Site Address
 0 MARKET ST
 Jacksonville FL 32206

Official Record Book/Page

Title #
 6401

0 MARKET ST

Property Detail

RE #	044939-0000
Tax District	USD1
Property Use	9600 Waste Land
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00715 NEW SPRINGFIELD
Total Area	12747

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	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,024.00	\$1,024.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,024.00	\$1,024.00
Assessed Value	\$1,024.00	\$1,024.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,024.00	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

No data found for this section

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	9101	LOCALLY ASSESSED	IL	0.00	0.00	Common	0.29	Acreage	\$1,024.00

Legal

LN	Legal Description
1	2-69 01-2S-26E
2	NEW SPRINGFIELD
3	S 10FT LOTS 2,13,15 TO 18,
4	N 20FT LOTS 3,6 TO 9,12 BLK 53

Buildings

No data found for this section

2018 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	\$1,024.00	\$0.00	\$1,024.00	\$11.72	\$11.72	\$11.08
Urban Service Dist1	\$1,024.00	\$0.00	\$1,024.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$1,024.00	\$0.00	\$1,024.00	\$4.34	\$4.14	\$4.10
By Local Board	\$1,024.00	\$0.00	\$1,024.00	\$2.30	\$2.30	\$2.17
FL Inland Navigation Dist.	\$1,024.00	\$0.00	\$1,024.00	\$0.03	\$0.03	\$0.03
Water Mgmt Dist. SJRWMD	\$1,024.00	\$0.00	\$1,024.00	\$0.28	\$0.26	\$0.26
Gen Gov Voted	\$1,024.00	\$0.00	\$1,024.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,024.00	\$0.00	\$1,024.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$1,024.00	\$0.00	\$1,024.00	\$0.00	\$0.00	\$0.00
Totals				\$18.67	\$18.45	\$17.64

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$1,024.00	\$1,024.00	\$0.00	\$1,024.00
Current Year	\$1,024.00	\$1,024.00	\$0.00	\$1,024.00

2018 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.


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](#)



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

Detail by Entity Name

Foreign Profit Corporation

SOUTHERN REGION INDUSTRIAL REALTY, INC.

Filing Information

Document Number	800001
FEI/EIN Number	53-0231683
Date Filed	07/17/1907
State	GA
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	04/17/1974
Event Effective Date	NONE

Principal Address

THREE COMMERCIAL PLACE
% NORFOLK SOUTHERN CORP OFF OF CORP SEC
NORFOLK, VA 23510

Changed: 04/07/2005

Mailing Address

THREE COMMERCIAL PLACE
% NORFOLK SOUTHERN CORP OFF OF CORP SEC
NORFOLK, VA 23510

Changed: 04/07/2005

Registered Agent Name & Address

KNIGHT, ANDREW JII
501 WEST BAY STREET
JACKSONVILLE, FL 32202

Name Changed: 03/14/2008

Address Changed: 03/14/2008

Officer/Director Detail

Name & Address

Title PD

Martinez, Robert E
THREE COMMERCIAL PLACE
NORFOLK, VA 23510

Title ASD

FARLESS, LESLIE S
THREE COMMERCIAL PLACE
NORFOLK, VA 23510

Title SD

SWAIN, KINSHA O
THREE COMMERCIAL PLACE
NORFOLK, VA 23510

Title V

Earhart, Cynthia C
THREE COMMERCIAL PLACE
NORFOLK, VA 23510

Title T

Wsailenko, Stephen W.
Three Commercial Place
Norfolk, VA 23510

Annual Reports

Report Year	Filed Date
2017	01/06/2017
2018	04/10/2018
2019	04/30/2019

Document Images

04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
01/06/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
01/16/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
03/14/2008 -- Reg. Agent Change	View image in PDF format
01/09/2008 -- ANNUAL REPORT	View image in PDF format
05/17/2007 -- ANNUAL REPORT	View image in PDF format
03/24/2006 -- ANNUAL REPORT	View image in PDF format

04/07/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
03/28/2003 -- ANNUAL REPORT	View image in PDF format
05/08/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
02/09/2000 -- ANNUAL REPORT	View image in PDF format
03/17/1999 -- ANNUAL REPORT	View image in PDF format
06/02/1998 -- ANNUAL REPORT	View image in PDF format
05/19/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

(Recording Data)

This instrument was prepared by:

Howard McFadden
Norfolk Southern Corporation
1200 Peachtree Street, NE, 12th Floor
Atlanta, Georgia 30309

Please send tax notice to:

STATE OF FLORIDA

DUVAL COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY**, a Georgia corporation through merger with St. Johns River Terminal Company, a Florida Corporation, (“Grantor”), for and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim, grant, sell and convey unto **PHOENIX ARTS DISTRICT, LLC**, a Florida limited liability company (“Grantee”), all of the right, title, interest and claim of Grantor in or to that certain parcel of property located in the City of Jacksonville, Duval County, Florida, as is more particularly described and depicted on the attached Exhibits, attached hereto and made a part hereof.

LESS AND EXCEPT any portion of the above described property previously

conveyed, quitclaimed or otherwise released by Grantors or which has reverted by operation of law.

SUBJECT, however, to such easements, reservations, conditions, licenses, leases and restrictions, whether or not of record.

FURTHER SUBJECT to any rights of reversion held by third parties.



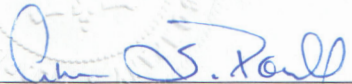
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

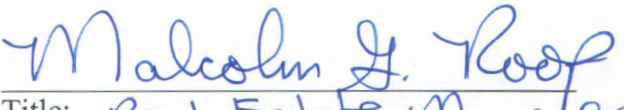

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, Georgia Southern and Florida Railway Company has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested, by its officers thereunto duly authorized, this 7th day of August, 2019.

GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY, a Georgia corporation
By:

L. S. ATTEST:


Assistant Corporate Secretary


Witness

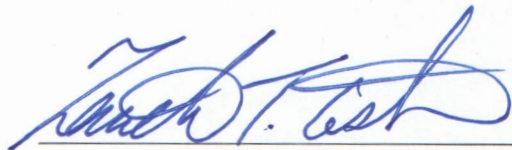

Title: Real Estate Manager

Witness

STATE OF GEORGIA

COUNTY OF GWINNETT

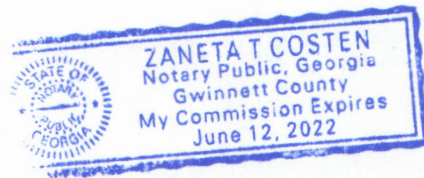
I, Zaneta T. Costen , a Notary Public in and for the above State and County, hereby certify that Malcolm G. Roop, whose name as Real Estate Manager of GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY, a Georgia corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this 7th day of August, 2019.



Notary Public

My commission expires: June 12, 2022



CERTIFICATE OF INCUMBENCY

I, Larry N. Cannon, Assistant Corporate Secretary of GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY, hereby certify that Malcolm G. Roop is and has been since October 19, 2009 Real Estate Manager of Georgia Southern and Florida Railway Company and has the authority to execute and deliver a Quitclaim Deed and other documents associated with the conveyance of 0.3 acres, more or less, of property located in Jacksonville, Duval County, FL to Phoenix Art District, LLC

IN WITNESS WHEREOF, I have executed this Certificate under the corporate seal of GEORGIA SOUTHERN AND FLORIDA RAILWAY COMPANY this 23rd day of July, 2019.



A handwritten signature in black ink, appearing to read "Larry Cannon", is written over a solid horizontal line.

Assistant Corporate Secretary

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 8.12.2019

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

Re: Agent Authorization for the following site location: Parcels #044940-0000, 044941-0000, and a portion of 044939-0000, as further described in Exhibit 1

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 Jack Shad / Windmill Consulting LLC to act as agent to file application(s) for rezoning to PUD 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:*

By _____
Print Name: _____

Print Corporate Name:
Phoenix Arts District, LLC
By [Signature]
Print Name: Christy Frazier
Its: Managing Member

*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

2019 Sworn to and subscribed and acknowledged before me this 12 day of August 2019, by Christy Frazier, who is personally known to me or who has produced [Signature] as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Sarah Mannion
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: _____

EXHIBIT A - Property Ownership Affidavit

Date: 8.12.2019

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:
Parcels #044940-0000, 044941-0000, and a portion of 044939-0000, as further described in Exhibit 1

To Whom it May Concern:

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

If Owner is Individual:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:
Phoenix Arts District, LLC
By [Signature]
Print Name: Christy Frazier
Its: Managing Member

*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 12 day of August 2019, by Christy Frazier, who is personally known to me or who has produced FL ID as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Sarah Mannion
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: _____

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: Parcels #044940-0000, 044941-0000, and a portion of 044939-0000, as further described in Exhibit 1

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: 

Its: Managing Member, Phoenix Arts District, LLC

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 2/12/2019

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

Re: Agent Authorization for the following site location: Parcels #044940-0000 and 044941-0000 as further described in Exhibit 1

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 Jack Shad / Windmill Consulting LLC to act as agent to file application(s) for rezoning to PUD 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:

Phoenix Arts District, LLC

By _____

By [Signature]

Print Name: _____

Print Name: CHRISTY FRAZIER

Its: MGMP

*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 12th day of February 2019, by Christy Frazier, who is personally known to me or who has produced FLDL as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



Michael Coggin
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF978679
Expires 4/7/2020

Michael Coggin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 04/07/2020

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 2/12/2019

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

Re: Agent Authorization for the following site location: Parcel #044938-0000 as further described in Exhibit 1

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 Jack Shad / Windmill Consulting LLC to act as agent to file application(s) for rezoning to PUD 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:

2336 Liberty Street at 14, LLC

By _____

By [Signature]

Print Name: _____

Print Name: CHRISTY FRAZIER

Its: MEMP

*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

2019 Sworn to and subscribed and acknowledged before me this 12th day of February 2014, by Christy Frazier, who is personally known to me or who has produced FDDL as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



Michael Coggin
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF976679
Expires 4/7/2020

Michael Coggin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 04/07/2020

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

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

Re: Agent Authorization for the following site location: A portion of Parcel #044939-0000 as described in Exhibit 1

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 Jack Shad / Windmill Consulting LLC to act as agent to file application(s) for rezoning to PUD 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:

Georgia Southern and Florida Railway Company

By



By



Print Name

~~Jack Shad~~

Print Name:

Patti G. Carroll

Its:

Real Estate Manager

*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~~ Georgia

COUNTY OF ~~DUVAL~~ Rockdale

Sworn to and subscribed and acknowledged before me this 8th day of February 2014, by Patti G. Carroll, who is personally known to me or who has produced driver's license as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Elvina Huggins
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ Georgia at Large.

My commission expires: 5/31/2022

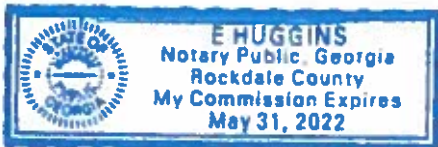


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

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

Re: Agent Authorization for the following site location: A portion of Parcel #044939-0000 as described in Exhibit 1

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 Jack Shad / Windmill Consulting LLC to act as agent to file application(s) for rezoning to PUD 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:

Georgia Southern and Florida Railway Company

By _____

By Pg Carroll

Print Name: _____

Print Name: Patti G. Carroll

Its: Real Estate Manager

*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~~ ^{Georgia}

COUNTY OF ~~DUVAL~~ ^{Rockdale}

Sworn to and subscribed and acknowledged before me this 8th day of February 2014, by Patti G. Carroll, who is personally known to me or who has produced driver's license as identification and who took an oath.

E Huggins

(Signature of NOTARY PUBLIC)

Elvina Huggins
(Printed name of NOTARY PUBLIC)

State of ^{Georgia} Florida at Large.

My commission expires: 5/31/2022

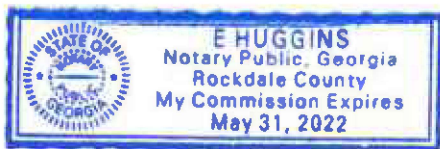


EXHIBIT B
Agent Authorization

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

Re: Agent Authorization for 2303 Market Street N., Jacksonville, FL 32206 (RE# 044941 0000) and 2320 Liberty Street, Jacksonville, FL 32206 (RE# 044940 0000) as further described in Exhibit 1

Ladies and Gentlemen:

You are hereby advised that Christy Frazier as Managing Member of Phoenix Arts District, LLC, a Florida limited liability company, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for land use amendment and/or rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

PHOENIX ARTS DISTRICT, LLC, a Florida
limited liability company

By: _____

Christy Frazier, Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26 day of August, 2019, by Christy Frazier as Managing Member of Phoenix Arts District, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

(Notary Signature)



CYNTHIA K TRIMMER
Commission # GG 100819
Expires August 27, 2021
Bonded Thru Budget Notary Services

EXHIBIT B
Agent Authorization

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

**Re: Agent Authorization for 2336 Liberty Street, Jacksonville, FL 32206
(RE# 044938 0000) as further described in Exhibit 1**

Ladies and Gentlemen:

You are hereby advised that Christy Frazier as Manager of 2336 Liberty Street at 14th, LLC, a Florida limited liability company, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for land use amendment and/or rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

2336 LIBERTY STREET AT 14TH, LLC, a
Florida limited liability company

By: _____

Christy Frazier
Christy Frazier, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26 day of AUGUST, 2019, by Christy Frazier as Manager of 2336 Liberty Street at 14th, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

Cynthia K Trimmer

(Notary Signature)



CYNTHIA K TRIMMER
Commission # GG 100819
Expires August 27, 2021
Bonded Thru Budget Notary Services

EXHIBIT C

Binding Letter


City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: A portion of Parcel #044939-0000 as described in Exhibit 1

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: 

Its: REAL ESTATE MANAGER

EXHIBIT C

Binding Letter

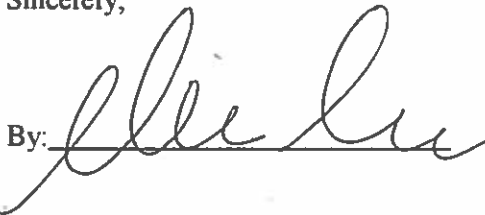
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: Parcels #044940-0000 and 044941-0000 as further described in Exhibit 1

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: 

Its: President, Phoenix Arts District, LLC

Sworn to and subscribed and acknowledged before me this 15th day of March 2019 by Christy Frazier, who has produced Florida Driver License as identification and who took an oath.

Amanda Lee Hughes (Notary Public)

Amanda Lee Hughes
State of Florida



EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: Parcel #044938-0000 as further described in Exhibit 1

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: 

Its: President, 2336 Liberty Street at 14, LLC

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: A portion of Parcel #044939-0000 as described in Exhibit 1

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: 

Its: REAL ESTATE MANAGER

Phoenix Arts District PUD

Written Description

May 14, 2019

Developer: Phoenix Arts District, LLC

Architect: Office of Architecture

Planning Consultant: Windmill Consulting

RE #'s: 044938 0000

044939 0000 (portion)

044940 0000

044941 0000

I. Project Description

The Phoenix Arts District PUD seeks to rezone multiple parcels totaling 2.27 acres to support a mixed-use complex of arts, retail and entertainment-related uses. The project is intended to help revitalize this declining industrial area on the northern edge of the Springfield Historic District, while supporting local artists and craftspeople.

Nearby uses are generally industrial, with IL zoning on all sides except for IH zoning to the southeast. This area was originally developed for industrial uses in the early 1900's, but is no longer well suited to modern industry due to older buildings, small lot sizes, lack of access to the interstate system, and proximity to residential uses. However, the buildings are historically interesting and well suited to adaptive reuse. Neighboring uses include tire storage to the west, vacant industrial to the north, warehousing to the east and a Norfolk Southern right of way to the south.

The property is located in the "Warehouse District" proposed as part of the Urban Core Vision Plan. This concept was intended to help restore this declining industrial area as "a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities."

The proposed PUD keeps some of the less intensive uses from the current IL district, and mixes in most of the permitted and permissible uses and development standards from the CCG-S district which covers nearby Main Street, and a few more to create a zoning district suitable for an industrial / commercial hybrid area suitable for artists' studios or lofts, small scale fabrication and supporting retail and entertainment uses. The developer hopes to spur redevelopment of nearby vacant buildings to create a loft district as has been successful in many other cities.

II. Quantitative Data

A. Total Gross Acreage	2.27
B. Commercial Uses	2.27 (100%)
C. Total Non-Residential Floor Area	95,500 Square Feet
D. Current Coverage of Buildings & Structures	80%

III. Statements

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD removes many of the more intensive uses from the current IL zoning district, and adds in permitted and permissible uses and development standards from the CCG-S district, which is used nearby on Main Street. The result is intended to foster arts-focused redevelopment of the site and the larger neighborhood. The Appendix contains a complete list of differences.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein which are not be provided, operated or maintained by the City.

The developer will lease out the various spaces within the project, and be responsible for operating and maintaining all common areas.

- C. Justification for the rezoning

The proposed PUD is consistent with the City’s Comprehensive Plan, particularly those Objectives and Policies which revitalization of existing neighborhoods and commercial districts through innovative regulatory techniques. In particular:

Policy 2.2.8 “Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.”

Policy 3.2.2 “The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.”

The proposed PUD would also further the objectives of the Urban Core Vision Plan, which identified this area as a potential “Warehouse District” which “presents a unique opportunity to create a special place in the Urban Core... to re-link this mostly vacant and former industrial area to the rest of the Urban Core. The area has a number of historic warehouses and surplus industrial building stock which can be adapted and re-purposed for residential and mixed uses. It has the potential to transform into a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities.” (p. 18)

IV. Uses & Restrictions

A. Permitted Uses

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, publishing or similar establishments.
- (4) Business, professional and medical offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- (6) Vocational, technical, trade, art or industrial schools and similar uses, including dormitories as an accessory use.
- (7) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (8) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (9) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.
- (11) Service establishments such as barber or beauty shops, shoe repair shops, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing, radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.
- (12) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

- (13) Event spaces and similar commercial indoor recreational or entertainment facilities.
- (14) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, and theaters.
- (15) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in [Section 656.369](#).
- (16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- (17) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (18) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (19) Churches, including a rectory or similar use.
- (20) Multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan).
- (21) Pharmacies and marijuana dispensaries.
- (22) Restaurants with the outside sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (23) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The requirements of Sec. 656.805 are waived with regard to on-premises consumption.
- (24) Nightclubs or lounges.
- (25) Hotels and motels.

B. Permissible Uses by Exception

- (1) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) Car washes.
- (3) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (4) Private clubs.
- (5) Billiard parlors.
- (6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- (7) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

C. Limitations of Permitted or Permissible Uses by Exception

None

V. Design Guidelines

A. Lot Requirements

- (1) Minimum lot area: None
- (2) Minimum lot width: None
- (3) Maximum lot coverage: None, except as otherwise required for certain uses.
- (4) Minimum front yard: None
- (5) Minimum side yard: None
- (6) Minimum rear yard: None
- (7) Maximum height of structures: Forty-five feet

B. Ingress, Egress & Circulation

- (1) **Parking Requirement**
There is limited parking on-site, with 6 spaces at the western end of the property. There are 20 on-street parking spaces directly contiguous to the proposed project. Additional parking will utilize other nearby on-street spaces, which are plentiful in the area, or a lease of a nearby parking lot. There are at least 6 large surface parking lots available within 2 blocks of the project.
- (2) **Vehicular Access**
The existing buildings were built in the zero lot line pattern typical of the time, so there is very little vehicular access to the property. There is a small loading and parking area on the west side of the project.
- (3) **Pedestrian Access**
Sidewalks are currently installed along the west, north and south sides of the property and will be restored as necessary. The former railroad right of way in the center of the property will also act as a pedestrian corridor through the project and an outdoor gathering space.

The southern boundary of the property borders right of way which is part of the S-Line pedestrian rail trail. Pedestrian improvements to that portion of the property will be made once the trail is constructed.

C. Signs

Signage will be allowed as per other industrial zoning district, according to Part 13 of the Zoning Code.

D. Landscaping

The property will meet the landscaping standards found in the Zoning Code.

E. Recreation & Open Space

Not applicable for commercial development.

F. Utilities

The site is already served by JEA for water, sewer, and electric service.

G. Wetlands

There are no wetlands on the site.

VI. Development Plan Approval

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning & Development Department identifying all then existing and proposed uses within the property, and showing the general layout of the overall property. Numbering of development phases on the site plan is purely for convenience, and phases may be done in any order.

Appendix – Changes from Current IL Zoning District

Design Guidelines

There is no change to the Design Guidelines for Signage, Yard & Setback Requirements, Maximum Lot Coverage, and Minimum Lot Coverage from the current IL zoning district. The Maximum Height has been reduced to 45' from unlimited, to be consistent with neighboring structures.

Parking Requirements have reduced from the usual application of the code due to the urban nature of the neighborhood and the large amount of on-street parking and off-street lots available in the vicinity.

PUD Permitted Uses

Permitted uses and structures – IL Zoning District

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, publishing or similar establishments.
- (4) Business and professional offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- (6) ~~Restaurants, (regulated by DBPR—Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises~~ (Replaced by #22)
- (7) ~~Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~
- (8) Vocational, technical, trade or industrial schools and similar uses.
- (9) ~~Medical clinics.~~ (Replaced by CCG-S Uses)
- (10) ~~Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.~~ (Not appropriate for concept)
- (11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (12) ~~Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(13) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque. (Not appropriate for concept)~~

(14) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

~~(15) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque. (Not appropriate for concept)~~

~~(16) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part. (Replaced by CCG-S Uses)~~

~~(17) Banks, including drive thru tellers. (Replaced by CCG-S Uses)~~

~~(18) Recycling facilities meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(19) Retail sales of heavy machinery, farm equipment and building materials including outside display. (Not appropriate for concept)~~

(20) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

(21) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

Permitted uses and structures – Added from CCG-S Zoning District

(10) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.

(11) Service establishments such as barber or beauty shops, shoe repair shops, ~~restaurants~~, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.

(12) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

(4) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.

(13) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in [Section 656.369](#).

(16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

(18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(20) Churches, including a rectory or similar use.

Other Permitted Uses

(13) Event spaces and similar commercial indoor recreational or entertainment facilities.

(14) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, and theaters.

(20) Multiple-family dwellings and live/work units up to 20 units per acre (if permitted by the Comprehensive Plan).

(21) Pharmacies and marijuana dispensaries.

(22) Restaurants with the outside sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(23) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The requirements of Sec. 656.805 are waived with regard to on-premises consumption.

(24) Nightclubs or lounges.

(25) Hotels and motels.

CCG-S and Other Uses were added to help create “a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities” as called for in the Urban Core Vision Plan.

PUD Permissible Uses

Permissible uses by exception.

~~(1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:~~

~~(i) Acid, chemical, fertilizer or insecticide manufacture or storage.~~

~~(ii) Explosives manufacturing or storage.~~

~~(iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.~~

~~(iv) Paper and pulp manufacture.~~

~~(v) Petroleum refining.~~

~~(vi) Stockyards or feeding pens and livestock auctions.~~

~~(vii) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation. (Not appropriate for concept)~~

~~(2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(3) Care centers meeting the performance standards and development criteria set forth in Part 4.~~

~~(4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4. (Replaced by CCG-S or other Uses)~~

~~(5) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both. (Replaced by CCG-S or other Uses)~~

~~(6) Retail sales including outside display. (Replaced by CCG-S or other Uses)~~

~~(7) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4. (Not appropriate for concept)~~

~~(8) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses. (Not appropriate for concept)~~

~~(9) Manual car wash. (Replaced by CCG-S or other Uses)~~

~~(10) Fitness centers. (Replaced by CCG-S or other Uses)~~

Permissible uses – Added from CCG-S Zoning District

(6) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

(8) Private clubs.

(10) Billiard parlors.

(11) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

Other permissible uses

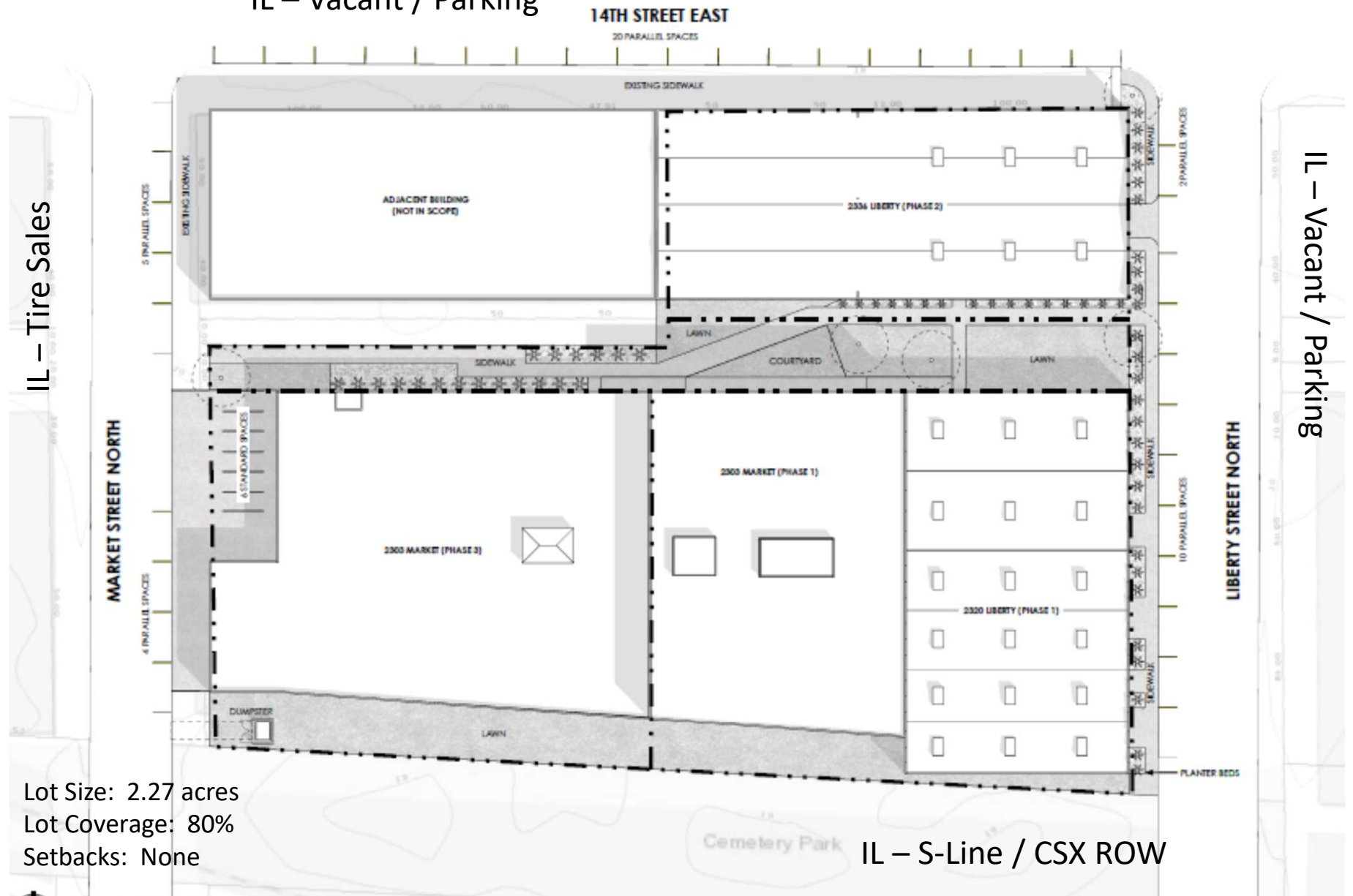
(2) Car washes.

(6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. (CCG-S Permitted Use – moved to Permissible at the request of the Planning Department)

CCG-S and Other Permissible Uses were added to help create “a true activity node which could include uses oriented towards the design arts, entertainment, and weekend activities” as called for in the Urban Core Vision Plan.

Phoenix Arts District PUD Site Plan – 3/15/19

IL – Vacant / Parking



Lot Size: 2.27 acres
Lot Coverage: 80%
Setbacks: None

EXHIBIT F

Land Use Table

Total Gross Acreage	2.27	acres	100	%
Amount of each different land use by acreage				
Single family	N/A	acres		%
Total number of units		d.u.		
Multiple Family	N/A	acres		%
Total number of units		d.u.		
Commercial	2.27	acres	100	%
Industrial	N/A	acres		%
Other land use	N/A	acres		%
Total amount of non-residential floor area	95,500	sq. ft.	100	%
Active recreation and/or open space	N/A	acres		%
Passive open space, wetlands, ponds	N/A	acres		%
Public and private right-of-way	N/A	acres		%
Maximum coverage of buildings and structures	79,100	sq. ft.	80	%

Prepared By:
Record and Return to
Theresa Marie Kenney, Esq., B.C.S.
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Ste 101
Jacksonville, FL 32216

1001.059TK

Corporate Special Warranty Deed

Made this 26th day of May, 2016 A.D., by **McGirts, L.L.C., a Florida limited liability company**, whose post office address is: 2650-2 Rosselle Street, Jacksonville, Florida 32204, hereinafter called the grantor, to **Phoenix Arts District, LLC, a Florida limited liability company**, whose post office address is: 301 West Bay Street, Suite 14114, Jacksonville, FL 32202, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

The South 30 feet of Lot 3, all of Lot 4, and all of Lot 5, in Block 53, New Springfield, according to the plat thereof, recorded in Plat Book 2, pages 69 and 70, of the current public records of Duval County, Florida, and also a strip of land 10 feet wide, lying West of and adjoining the above described property, and extending from the North line of the Seaboard Air Line Railway Company right-of-way as presently located to the South line of the St. Johns River Terminal Company right-of-way as presently located, which strip of land formally was an alley but by City Ordinance has been closed.

Parcel ID Number: **044940-0000**

Subject to taxes accruing subsequent to December 31, 2015.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against no other.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name **THERESA MARIE KENNEY**

McGirts, L.L.C., a Florida limited liability company

[Signature]
Printed Name **SHANNON MASTRONARDI**

By: [Signature]
William M. Easton
Its: Manager
(Seal)

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 26th day of May, 2016, by William M. Easton as Manager of McGirts, L.L.C., a Florida limited liability company on behalf of the same.

[Signature]
Notary Public, State and County aforesaid
My commission expires:
Commission No.:

He/ She: (please check appropriate statement)
 is personally known to me
 produced identification (specify type)



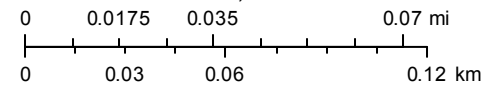
Land Development Review



March 14, 2019

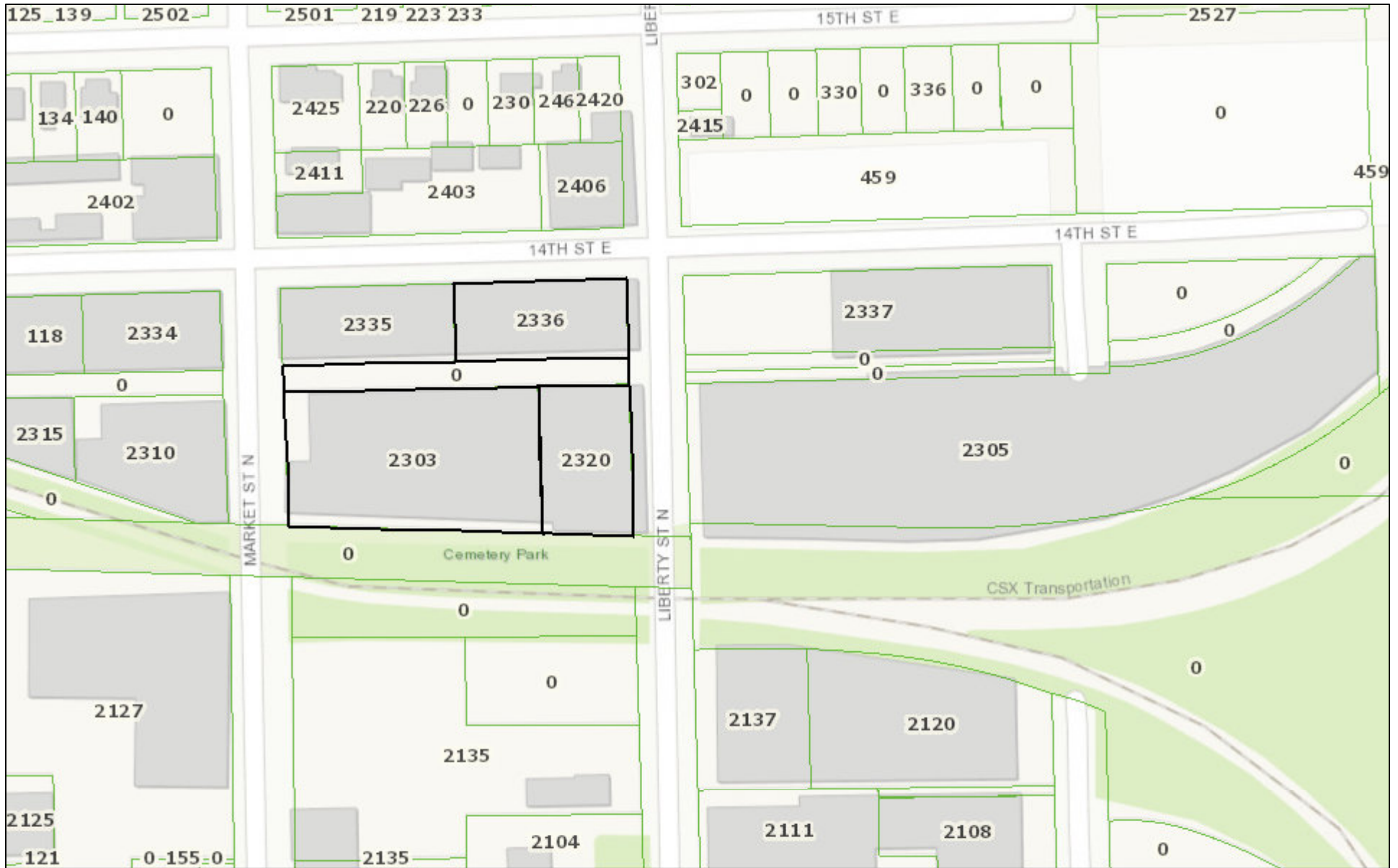
Parcels

1:2,257



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

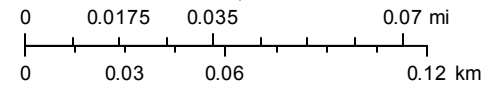
Land Development Review



March 14, 2019

Parcels

1:2,257



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Christy Frazier
Phoenix Arts District
2336 Liberty Street
Jacksonville, FL, 32206

February 21, 2019

Project Name: Phoenix Arts District PUD
Availability#: 2019-0409

Attn: Christy Frazier,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-0409
Request Received On: 2/7/2019
Availability Response: 2/21/2019
Prepared by: Christopher Watson

Project Information

Name: Phoenix Arts District PUD
Type: Single Family
Requested Flow: 14,250 gpd
Location: North Springfield, between Liberty and Market - 2320 & 2326 Liberty Street & 2303 Market Streets
Parcel ID No.: 044940 0000, 044941 0000
Description: Three historic industrial buildings will be converted into artist studios, retail, & entertainment uses.

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 10" water main within the Liberty St. N. ROW, adjacent to this property.
Connection Point #2: NA
Special Conditions: POC location to be field verified by developer during project design. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/. For the estimated cost of connecting to the JEA system, please email specialestimates@jea.com with project address and availability number.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: Existing 8" gravity sewer main within the Liberty St. N. ROW, adjacent to this property.
Connection Point #2: Existing 8" gravity sewer main within the Market St. N. ROW, adjacent to this property.
Special Conditions: POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Reclaimed Water Connection

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

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.