



Agenda

Community Redevelopment Agency

Monday, April 30, 2018

5:00 PM

Council Chambers

**MEMORANDUM TO:**

Members of the Community Redevelopment Agency  
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at a Special Meeting of the Community Redevelopment Agency.

**CALL TO ORDER**

**ROLL CALL**

Art Graham (Chairperson), Frances Povloski (Vice-Chairperson), Scott Gay, Jeffrey Jones, Samuel Hall

**APPROVAL OF MINUTES**

- a. Regular Community Redevelopment Agency Meeting held March 26, 2018

**OLD BUSINESS**

**NEW BUSINESS**

- a. **Redevelopment District: RD Rezoning Amendment** - Review and report to the City Council on the consistency with the Downtown Community Redevelopment Plan of the application to amend *Redevelopment District: RD* Ordinance No. 2008-7951, governing the property located at the southeast corner of Beach Boulevard and South 3<sup>rd</sup> Street, by providing a new project narrative and site plan for a new proposed hotel use (*Element* Hotel).

**ITEMS FOR DISCUSSION**

**COURTESY OF THE FLOOR TO VISITORS**

**ADJOURNMENT**

**NOTICE**

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.*

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

cc: George D. Forbes, City Manager; Susan Erdelyi, City Attorney; Press



Draft Meeting Minutes  
Community Redevelopment Agency

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Monday, March 26, 2018

5:00 PM

Council Chambers

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**CALL TO ORDER**

Chairman Art Graham called the meeting to order at 5:05 P.M.

**ROLL CALL**

Chairman: Art Graham  
Vice-Chairwoman: Frances Povloski  
Board Members: Scott Gay Samuel Hall Jeffrey Jones

Also present were CRA Administrator William Mann, Deputy City Manager Trish Roberts, City Engineer Marty Martirone, and Recording Secretary Chandra Medford.

**APPROVAL OF MINUTES**

- a. Regular Community Redevelopment Agency Meeting Held February 26, 2018

**It was moved by Mrs. Povloski, and seconded by Mr. Jones, and passed unanimously by voice vote, to approve the February 26, 2018 meeting minutes as presented.**

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

- a. **Resolution No. 2018-04** - A resolution of the City of Jacksonville Beach Community Redevelopment Agency to amend the Downtown Community Redevelopment District Capital Improvements Budget to appropriate \$312,502.15 (\$271,741.00, plus 15% contingency of \$40,761.15) for the construction of downstream stormwater channel improvements resulting from the completion of Projects 2 through 4 of the Phase III Downtown Redevelopment District Vision Master Plan; and providing for an effective date.

**It was moved by Mrs. Povloski and seconded by Mr. Hall, to approve CRA Resolution No. 2018-04. After a brief discussion, the motion carried unanimously by roll call vote.**

Mr. Mann read the following: “With this resolution, the Community Redevelopment Agency (CRA) provides funding from the FY17/18 Downtown District Capital Improvements Budget for certain downstream drainage improvements that are required as a result of the pending connection of the Phase III, Projects 2 through 4 to the 12th Avenue stilling basin. Last month, the CRA funded Project 2, which involves the infrastructure and road work for the area between 11<sup>th</sup> and 13<sup>th</sup> and Projects 3 and 4 will provide it from 13<sup>th</sup> up to 4<sup>th</sup> Street so we will have fully

completed the infrastructure from Beach Boulevard down to 14th.”

Mr. Mann and City Engineer Mr. Martirone provided additional project and cost information and displayed photos identifying the project limits its location along the eastern property line of the municipal golf course.

- b. **Resolution No. 2018-05** - A resolution of the City of Jacksonville Beach Community Redevelopment Agency to amend the South Beach Redevelopment District Capital Improvements Budget to appropriate \$384,083.99 (\$333,986.08, plus 15% contingency of \$50,097.91) for funding of additional identified repair work for the “Stormwater Pipe Cleaning, Sheet Pile Channel and Related Improvements in the South Beach Parkway/Jacksonville Drive Vicinity (Parts A and B)” project.

**It was moved by Mrs. Povloski and seconded by Mr. Hall, to approve CRA Resolution No. 2018-05. After a brief discussion, the motion carried unanimously by roll call vote.**

Mr. Mann provided a brief overview of the project. City Engineer Mr. Martirone and Charles Freshwater, Jax Utilities Management, Inc., 341 12<sup>th</sup> Street, Atlantic Beach, Florida, presented background information and the proposal for additional stormwater repair areas. Photos identifying additional leaks that formed in adjacent pipes and culverts as a result of the existing repair work were displayed.

- c. **Proposal to Lease CRA-owned property and facilities**

**It was moved by Mrs. Povloski and seconded by Mr. Hall, to approve CRA Resolution No. 2018-04. After a brief discussion, the motion carried unanimously by roll call vote.**

Mr. Mann explained that the Agency received an unsolicited offer to lease a certain number of parking spaces within the new, CRA-owned parking facility at 450 2<sup>nd</sup> Street North and undeveloped property from the new owner of the Johnson Gallery property on the northeast corner of 2<sup>nd</sup> Street North and 4<sup>th</sup> Avenue North. He stated the purpose of discussing this offer is for the Board to decide whether it would be interested in further considering this particular lease offer from the gallery’s owner. Cyndy Trimmer, Driver, McAfee, Peek, and Hawthorne (DMP&H), 1 Independent Drive, Suite 1200, Jacksonville, Florida, spoke on behalf of the proposed developer. She provided a brief explanation of who the developer is, his intentions and why the proposal was submitted.

A discussion ensued by the Board members in regards to paid parking programs, the lack of fine dining establishments downtown, preserving the lot for public use, terms of the offer, and the value of parking.

The Board chairman deferred this item to the next scheduled meeting.

## **INFORMATION ITEMS**

There were no information items.

**COURTESY OF THE FLOOR TO VISITORS**

The following visitors addressed the Board in regards to agenda item ‘c’:

- Thad Mosely, 3701 Duval Drive, Jacksonville Beach
- Ed Malin, 1436 Beach Boulevard, Jacksonville Beach
- James Sorrell, 1410 Pinewood Road, Jacksonville Beach
- David Smith, 130 5<sup>th</sup> Avenue North, Jacksonville Beach

**ADJOURNMENT**

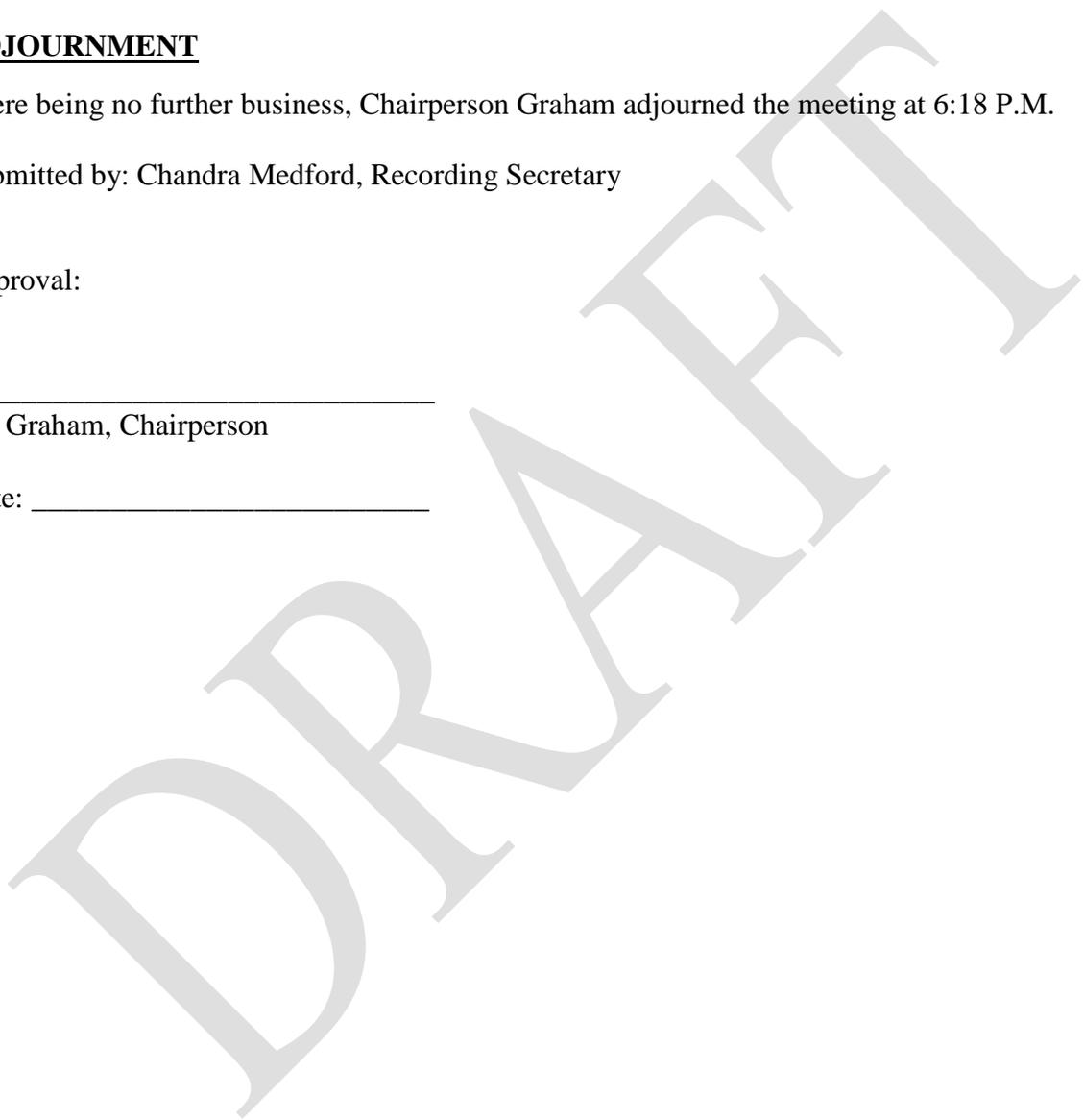
There being no further business, Chairperson Graham adjourned the meeting at 6:18 P.M.

Submitted by: Chandra Medford, Recording Secretary

Approval:

\_\_\_\_\_  
Art Graham, Chairperson

Date: \_\_\_\_\_



## MEMORANDUM

**TO:** Jacksonville Beach Community Redevelopment Agency Members

**FROM:** Bill Mann, Planning and Development Director, CRA Administrator

**RE:** April 30, 2018 Special Community Redevelopment Agency Meeting

**DATE:** April 20, 2018

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Please consider the following information and staff recommendation relative to the following single item to be considered at the upcoming April 30, 2018 Special Meeting:

1. **Redevelopment District: RD Zoning Amendment Application** – Review and recommendation to the City Council on the consistency with the Downtown Community Redevelopment Plan of the application to amend *Redevelopment District: RD* Ordinance No. 2008-7951, governing the vacant property on the. (*Shivam Properties II LLC* - applicant)

This application constitutes a requested amendment to the approved RD rezoning of the vacant property on the northwest corner of 1<sup>st</sup> Street and 6<sup>th</sup> Avenue North. That property was most recently rezoned to *Redevelopment District: RD* in April 2008, approving the development of the subject property into a three story, 80-room *Sheraton - 4 Points* hotel. That project was not developed, rather the applicant converted his former *Quality Suites* oceanfront hotel on 1<sup>st</sup> Street north to the *Sheraton - 4 Points* brand.

The attached RD amendment application seeks to replace the approved *Sheraton* project narrative and site plan with a revised narrative and site plan of a new hotel use, a three story, 80-room *Element* hotel.

Attached for your review is the subject RD amendment application. None of the changes proposed therein would cause the hotel development approved via *RD* Ordinance 2008-7951 to now be viewed as being inconsistent with the Downtown Redevelopment Plan.

Staff recommends that the CRA finds the *Redevelopment District: RD Zoning Amendment Application PC# 9-18* consistent with the *Downtown Community Redevelopment Plan* and recommend its approval by the City Council.

Attachment: RD zoning amendment application PC# 9-18





# REZONING/TEXT AMENDMENT APPLICATION

PC No. 9-18

AS/400# 18-100052

This form is intended for use by persons applying for a change in the text of the Land Development Code or the boundaries of a specific property or group of properties under the person or persons control. A rezoning or change to the text of the LDC is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning or text amendment to the LDC may be approved except in conformance with the Jacksonville Beach 2010 Comprehensive Plan Elements. An application for a rezoning or text amendment to the LDC shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance.

### APPLICANT INFORMATION

Land Owner's Name: Shivam Properties II, LLC

Telephone: (904) 435-3535

Mailing Address: 11 1st St. North, Jacksonville Beach, FL 32250

Fax: \_\_\_\_\_

E-Mail: bobby@shivamproperties.com

RECEIVED

Applicant Name: same as owner

Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

MAR 12 2018

### PLANNING & DEVELOPMENT

*NOTE: Written authorization from the land owner is required if the applicant is not the owner.*

Agent Name: Goodson Nevin & Assoc. (Ed Goodson)

Telephone: (904) 519-7770

Mailing Address: 10175 Fortune Parkway, Ste 403

Fax: \_\_\_\_\_

Jacksonville, FL 32256

E-Mail: EGoodson@GoodsonNevin.com

Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

### REZONING DATA

(751 3rd St.)

Street address of property and/or Real Estate Number: 175525-0000;175526-0000;175527-0000

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): see attached

Current Zoning Classification: RD (previous RD 09-100030) Future Land Use Map Designation: \_\_\_\_\_

### TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: \_\_\_\_\_

### REQUESTED INFORMATION

	Attached?	
	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	✓	
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	✓	
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	✓	
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	✓	
5. For an LDC text amendment, include the current text of the Section(s) proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2010 Comprehensive Plan Elements.		✓

Applicant Signature: Shaghiath Butcher

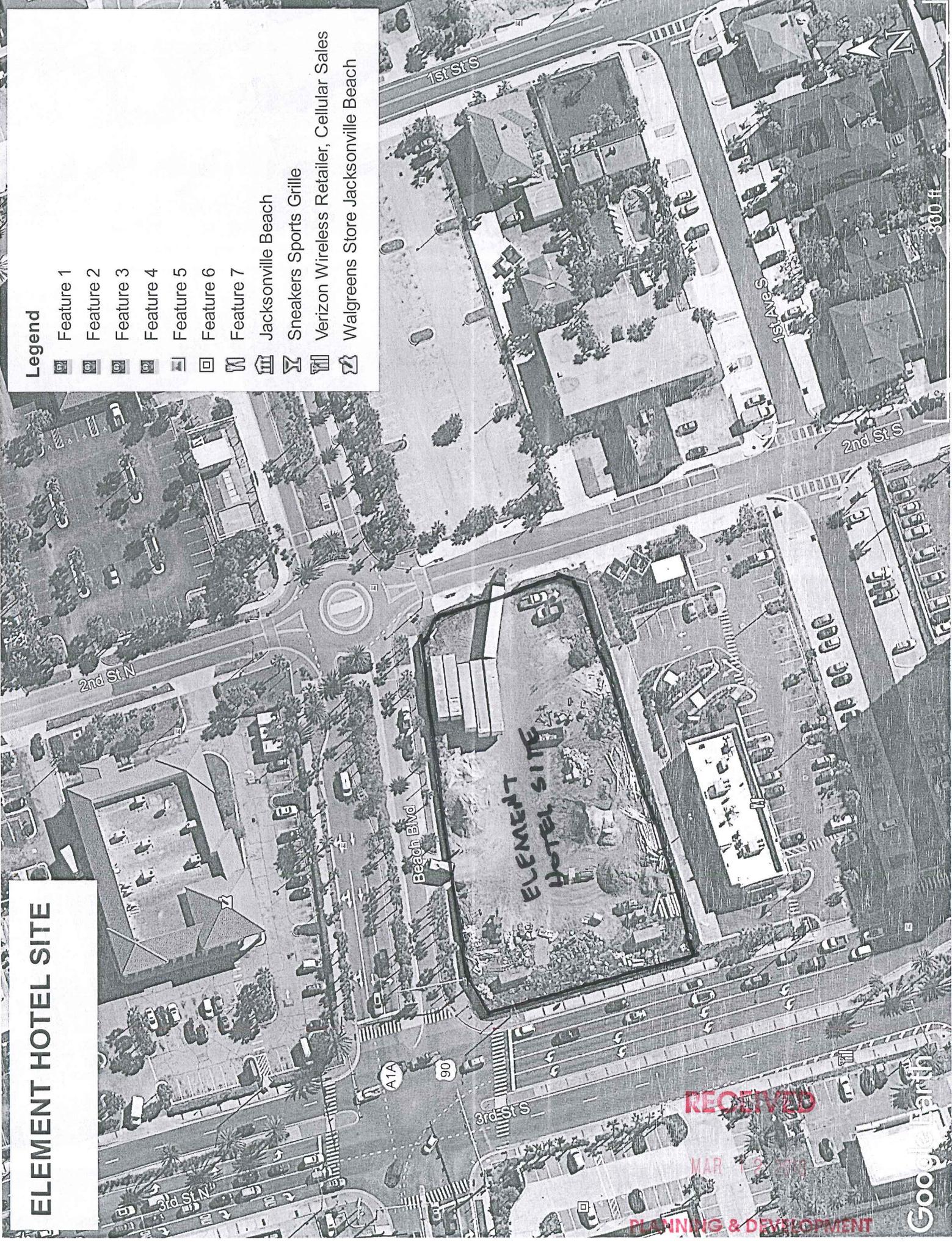
Date: 3/9/18

PG# 9-18

# ELEMENT HOTEL SITE

## Legend

-  Feature 1
-  Feature 2
-  Feature 3
-  Feature 4
-  Feature 5
-  Feature 6
-  Feature 7
-  Jacksonville Beach
-  Sneakers Sports Grille
-  Verizon Wireless Retailer, Cellular Sales
-  Walgreens Store Jacksonville Beach



RECEIVED

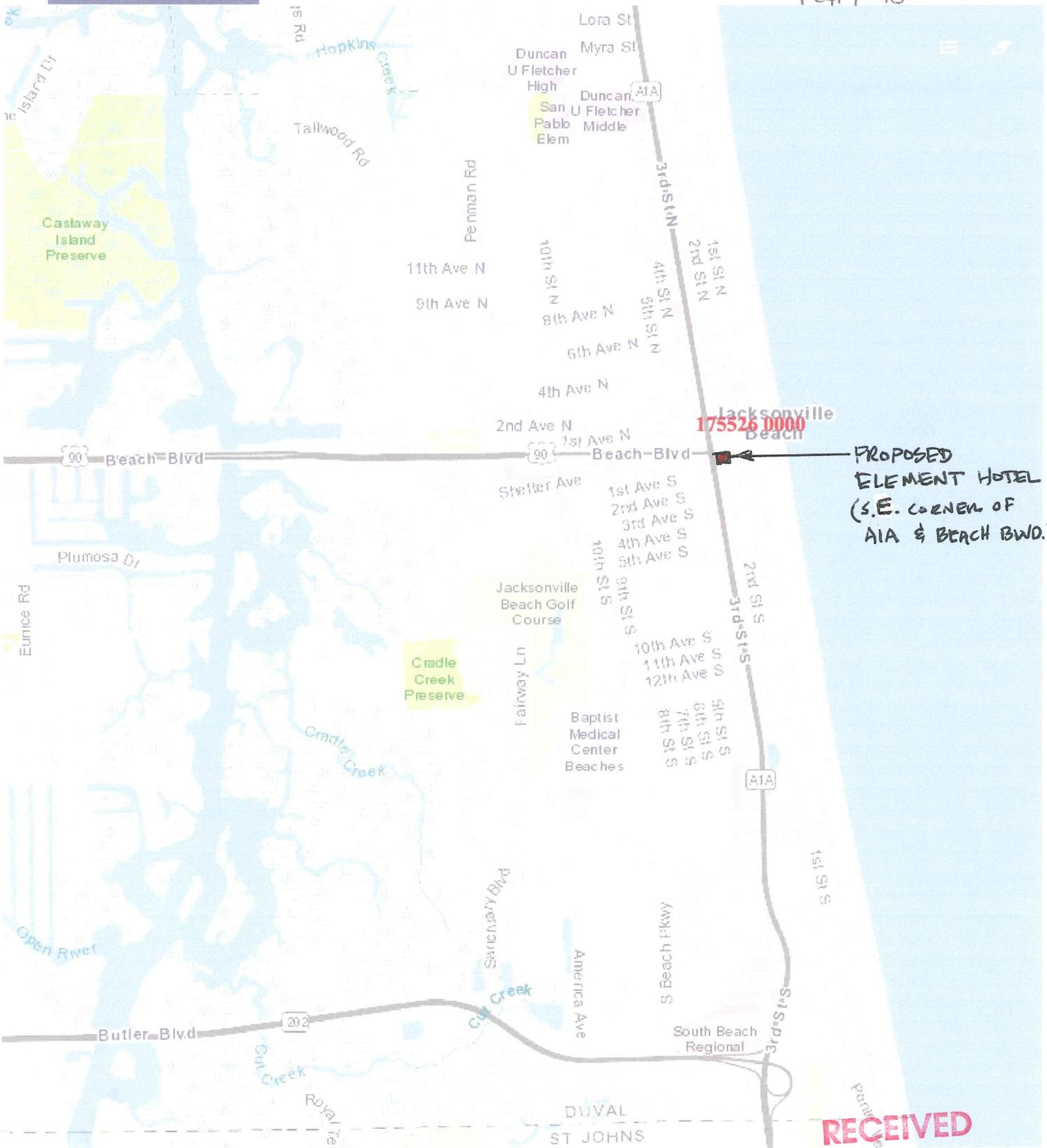
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PLANNING & DEVELOPMENT

Google Earth

**PROPERTIES**  
DUVAL MAPS

PC#9-18



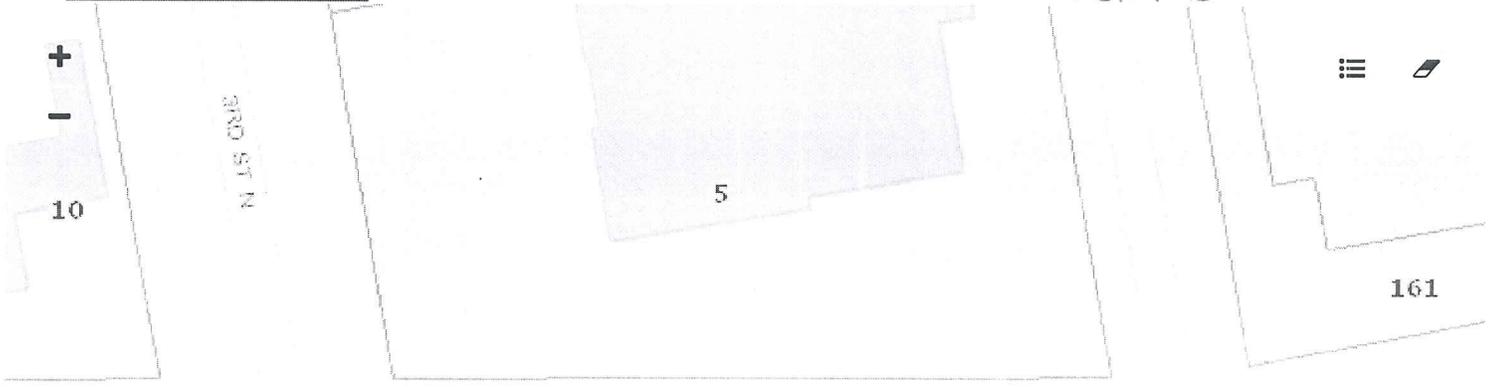
**RECEIVED**

MAR 12 2018

PLANNING & DEVELOPMENT

**PROPERTIES**  
DUVAL MAPS

PC#9-18



**RECEIVED**

MAR 12 2018

**PLANNING & DEVELOPMENT**

**ELEMENT HOTEL APPLICANT INFORMATION**

**LAND OWNER:**

**Shivam Properties II, LLC.**

**11 1<sup>st</sup> St. North, Jacksonville Beach, Fl 32250**

**PH: 904-435-3535; Fax: 904-435-3536**

**APPLICANT:**

**Mr. Bhagirath (Bobby) Bhikha**

**11 1<sup>st</sup> St. North, Jacksonville Beach, Fl 32250**

**PH: 904-435-3535; Fax: 904-435-3536**

**AGENT:**

**Goodson Nevin & Associates Consulting Engineers, Inc.**

**Ed Goodson**

**10175 Fortune Parkway, Ste 403**

**Jacksonville, Fl 32256**

**PH: 904-519-7770**

**Email: [EGoodson@GoodsonNevin.com](mailto:EGoodson@GoodsonNevin.com)**

**OTHER PROFESSIONAL CONSULTANTS:**

**ARCHITECT:**

**BRR Architecture, Inc.**

**Jacob Henley, AIA**

**6700 Antioch Plaza, Ste 300**

**Merriam, KS 66204**

**PH: 913-236-3437; Email: [Jacob.Henley@brrarch.com](mailto:Jacob.Henley@brrarch.com)**

**REZONING/MODIFICATION or TEXT AMENDMANET INFORMATION****1. STREET ADDRESS: 1 A1A, Jacksonville Beach, FI 32250**

**Legal Description: Lots, 1,2,3,4, and 5, Block 3, Pablo Beach South, as recorded in Plat Bk 3, pg 28 of the current public records of Duval County.**

**Parcels: RE# 175525-0000 (208 Beach Blvd., Jacksonville Beach); 175526-0000 (218 Beach Blvd., Jacksonville Beach); 175527-0000 (7 3<sup>rd</sup> St, Jacksonville Beach)**

**2. Copy of the relevant Duval County Property Assessment Map.**

**See attached.**

**3. 8.5" x 11" Vicinity Map.**

**See attached.**

**4. An aerial photograph that is less than 12 months old of the property.**

**See attached.**

**5. Description of the current zoning district designation in the LDC, and the future Land Use Map designation in the comprehensive plan, f the land proposed for amendment.**

**The subject property was approved in April, 2008 by Ordinance 2008-7951 for re-zoning to "REDEVELOPMENT DISTRICT" (RD). While the same use is proposed, this submittal is based on a new hotel, thus this submittal is for approval based on the hotel product. Please see the attached site and building program elevations and plans.**

**6. Narrative description of the proposed amendment to the zoning map and an explanation of why it complies with the standards governing a re-zoning in the LDC.**

**The proposed project will be constructed at the S.E. corner of Third St (A1A) and Beach Blvd.**

**The project is consistent and satisfies all the requirements of the LDC, but due to a different hotel product from the previous hotel approved in the re-zoning to RD, this re-zoning package for the new hotel is being submitted for approval.**

**7. For a LDC text amendment, include the chapter. Article section, paragraph numbering and current text of the section of sections proposed to be changed, and the full text of the proposed amendment, the proposed text amendment submittal must include a cover letter containing narrative**

statement explaining the amendment, why it is needed and how it will comply with the goals, objectives and policies in the Jacksonville Beach Comprehensive Plan Elements.

This is NOT APPLICABLE.

8. Statement of planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural features of the proposed development.

**Planning Objectives:**

- Project will provide a full service (no full restaurant) hotel in the heart of the Central Business District.
- Project will provide meeting space, bar, warming food service, with outdoor seating and parking.
- Project will provide a landmark at the most prominent intersection in Jacksonville Beach.
- The attractive exterior design will stimulate and encourage standards of high quality for surrounding properties.

9. Description of the proposed development, including:

- I. The number and type of dwelling units: N/A.
- II. The approximate gross density for the residential development: N/A.
- III. The amounts of land and building square footages for non-residential developments by type of use, including any portions to be reserved for public use:

Property Size: 46,524 s.f.

Building Footprint: 10,236 s.f.

The total number of parking spaces shall meet the LDC code parking required and or will pay into the city parking fund if any shortage.

**BUILDING OCCUPANCY: Hotel (80 rooms)**

**Parking: (Ground level) 80 spaces code required. Anticipated 81 spaces. (39 covered (11,257 s.f.)), (42 uncovered (18,950 s.f.))**

**First Floor:**

- Lobby/Public Spaces: 2,906 s.f.
- Kitchen / Dining: 11,667 s.f.

**Second Floor:**

- **BOH: 1,720 s.f.**
- **Guest Rooms: 14, 335 s.f.**

**Third Floor:**

- **Guest Rooms: 14, 335 s.f.**

**IV. Calculations showing the total lot coverage for building and accessory uses:**

**Building Footprint: 10,236 s.f. (21.8%)**

**Landscaping: 3,825 s.f. (8.2%)**

**Sidewalk/driveway: 32,463 s.f. (70%)**

**Property Boundary: 46, 524 s.f. (100%)**

**10. A concept plan showing the location of all proposed buildings, the proposed traffic circulation system and parking facilities.**

**See the attached concept plan and building elevations.**

**11. A tentative development schedule indicating:**

**(a). The approximate date to when construction of the development can be anticipated to begin.**

**October 2018**

**(b). The stages in which the development will be built and the approximate date when construction on each stage can be anticipated to begin.**

<b>Stage 1</b>	<b>Site Preparation</b>	<b>October 2018</b>
<b>Stage 2</b>	<b>Foundations</b>	<b>November 2018</b>
<b>Stage 3</b>	<b>Vertical Construction</b>	<b>March 2019</b>
<b>Stage 4</b>	<b>Interior Spaces</b>	<b>February 2020</b>

**(C). The approximate date when each stage of the development will be completed.**

Stage 1	Site Preparation	November 2018
Stage 2	Foundations	December 2018
Stage 3	Vertical Construction	March 2020
Stage 4	Hotel Opening	August 2020

#### **Consistency with Jacksonville Community Redevelopment Plan:**

- The comprehensive plan designation for this property is commercial-Central Business District with RD zoning. The designed project consisting of hotel/motel use, retail, meeting space, bar, office space, restaurant, and parking is consistent with this designation.
- The proposed project satisfies all requirements of the LDC but must have RD rezoning, which it obtained in 2008.
- The maximum building height is thirty-five feet (35'), which is consistent with the CBD requirement.
- The project will meet the requirements of the master retention for City and St. Johns River Water Management District criteria, as well as other local, state, and federal water, sewer, and stormwater facility regulations.
- This project will result in improved pedestrian and vehicular traffic, landscaping, and general infrastructure of the area and increased public amenities.
- The proposed project results in a logical and orderly development pattern by meeting all requirements of the LDC and the Jacksonville Beach redevelopment plan.

#### **Character Description:**

The proposed project will be constructed at the S.E. corner of A1A and Beach Blvd., the most prominent / visible site at the beaches. The building will serve as a landmark anchoring the downtown area as a business district.

The building responds to the site by stepping back alongside Beach Blvd. as the property width diminishes from west to east. This provides a landscaped buffer between the building and the sidewalk along Beach Blvd, will also having pedestrian and relaxation amenities as well.

The building is 35' in height and houses two floors of hotel units, which will also include meeting spaces. Attached are some building elevations and site plans to better visualize the project.

**SHIVAM PROPERTIES II LLC**  
 11 1ST ST N  
 JACKSONVILLE BEACH, FL 32250

**Primary Site Address**  
 208 BEACH BLVD  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 03177-00690

PC#9-18

**Title #**  
 9433

**208 BEACH BLVD**

Property Detail

<b>RE #</b>	175525-0000
<b>Tax District</b>	USD2A
<b>Property Use</b>	1000 Vacant Comm
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	03201 PABLO BEACH SOUTH
<b>Total Area</b>	9250

Value Summary

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$3,299.00	\$3,063.00
<b>Land Value (Market)</b>	\$489,375.00	\$489,375.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$492,674.00	\$492,438.00
<b>Assessed Value</b>	\$356,457.00	\$392,102.00
<b>Cap Diff/Portability Amt</b>	\$136,217.00 / \$0.00	\$100,336.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$356,457.00	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
<a href="#">03177-00690</a>	12/31/1971	\$85,000.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">03905-00887</a>	4/3/1975	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">05435-00828</a>	10/13/1981	\$174,444.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08228-01822</a>	10/25/1995	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">10526-00221</a>	5/31/2002	\$850,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">11296-02492</a>	8/8/2003	\$950,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">11961-00557</a>	7/24/2004	\$712,500.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	0	0	0	267.00	\$3,063.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JRD	0.00	0.00	Common	10,875.00	Square Footage	\$489,375.00

Legal

LN	Legal Description
1	3-28 33-2S-29E .249
2	PABLO BEACH SOUTH
3	LOT 1 BLK 3

**Buildings**

No data found for this section

**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$356,457.00	\$0.00	\$356,457.00	\$2,641.41	\$2,905.55	\$2,756.27
Public Schools: By State Law	\$356,457.00	\$0.00	\$492,674.00	\$2,120.55	\$2,087.46	\$2,127.61
By Local Board	\$356,457.00	\$0.00	\$492,674.00	\$1,046.77	\$1,107.53	\$1,050.28
FL Inland Navigation Dist.	\$356,457.00	\$0.00	\$356,457.00	\$10.37	\$11.41	\$10.69
Jax Bch USD2A	\$356,457.00	\$0.00	\$356,457.00	\$0.00	\$0.00	\$0.00
Jax Beach	\$356,457.00	\$0.00	\$356,457.00	\$1,229.68	\$1,423.94	\$1,285.38
Water Mgmt Dist. SJRWMD	\$356,457.00	\$0.00	\$356,457.00	\$93.49	\$97.10	\$97.10
Gen Gov Voted	\$356,457.00	\$0.00	\$356,457.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$356,457.00	\$0.00	\$492,674.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$356,457.00	\$0.00	\$356,457.00	\$0.00	\$0.00	\$0.00
			Totals	\$7,142.27	\$7,632.99	\$7,327.33
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$465,646.00	\$324,052.00	\$0.00	\$324,052.00		
<b>Current Year</b>	\$492,674.00	\$356,457.00	\$0.00	\$356,457.00		

**2017 TRIM Property Record Card (PRC)**

**SHIVAM PROPERTIES II LLC**  
 11 1ST ST N  
 JACKSONVILLE BEACH, FL 32250

**Primary Site Address**  
 218 BEACH BLVD  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 05218-00105

PC#9-18

**Title #**  
 9433

**218 BEACH BLVD**

Property Detail

<b>RE #</b>	175526-0000
<b>Tax District</b>	USD2A
<b>Property Use</b>	1000 Vacant Comm
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	03201 PABLO BEACH SOUTH
<b>Total Area</b>	17596

Value Summary

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$3,101.00	\$2,880.00
<b>Land Value (Market)</b>	\$900,000.00	\$900,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$903,101.00	\$902,880.00
<b>Assessed Value</b>	\$650,004.00	\$715,004.00
<b>Cap Diff/Portability Amt</b>	\$253,097.00 / \$0.00	\$187,876.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$650,004.00	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
<a href="#">05218-00105</a>	10/1/1980	\$225,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05296-00071</a>	3/1/1981	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08522-01582</a>	12/11/1996	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">10908-00514</a>	1/15/2003	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">11776-02008</a>	4/27/2004	\$1,210,000.00	WD - Warranty Deed	Qualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	0	0	0	251.00	\$2,880.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JRD	0.00	0.00	Common	20,000.00	Square Footage	\$900,000.00

Legal

LN	Legal Description
1	3-28 33-2S-29E .459
2	PABLO BEACH SOUTH
3	LOTS 2,3 BLK 3

**Buildings**

No data found for this section

**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$650,004.00	\$0.00	\$650,004.00	\$4,816.65	\$5,298.31	\$5,026.09
Public Schools: By State Law	\$650,004.00	\$0.00	\$903,101.00	\$3,885.70	\$3,826.44	\$3,900.04
By Local Board	\$650,004.00	\$0.00	\$903,101.00	\$1,918.11	\$2,030.17	\$1,925.23
FL Inland Navigation Dist.	\$650,004.00	\$0.00	\$650,004.00	\$18.91	\$20.80	\$19.50
Jax Bch USD2A	\$650,004.00	\$0.00	\$650,004.00	\$0.00	\$0.00	\$0.00
Jax Beach	\$650,004.00	\$0.00	\$650,004.00	\$2,242.34	\$2,596.57	\$2,343.91
Water Mgmt Dist. SJRWMD	\$650,004.00	\$0.00	\$650,004.00	\$170.48	\$177.06	\$177.06
Gen Gov Voted	\$650,004.00	\$0.00	\$650,004.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$650,004.00	\$0.00	\$903,101.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$650,004.00	\$0.00	\$650,004.00	\$0.00	\$0.00	\$0.00
			Totals	\$13,052.19	\$13,949.35	\$13,391.83
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$853,250.00	\$590,913.00	\$0.00	\$590,913.00		
<b>Current Year</b>	\$903,101.00	\$650,004.00	\$0.00	\$650,004.00		

**2017 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.

**SHIVAM PROPERTIES II LLC**  
 11 N 1ST ST  
 JACKSONVILLE BEACH, FL 32250

**Primary Site Address**  
 7 S 3RD ST  
 Jacksonville Beach FL 32250

**Official Record Book/Page** *PC#9-18*  
 14718-01545

**Title #**  
 9433

**7 S 3RD ST**  
 Property Detail

<b>RE #</b>	175527-0000
<b>Tax District</b>	USD2A
<b>Property Use</b>	1000 Vacant Comm
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	03201 PABLO BEACH SOUTH
<b>Total Area</b>	15560

Value Summary

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$4,300.00	\$3,992.00
<b>Land Value (Market)</b>	\$729,180.00	\$729,180.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$733,480.00	\$733,172.00
<b>Assessed Value</b>	\$653,595.00	\$718,954.00
<b>Cap Diff/Portability Amt</b>	\$79,885.00 / \$0.00	\$14,218.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$653,595.00	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
<a href="#">14718-01545</a>	12/1/2008	\$100.00	RW - Right of Way	Unqualified	Vacant
<a href="#">11975-01917</a>	7/6/2004	\$700,000.00	WD - Warranty Deed	Qualified	Vacant
<a href="#">11961-00559</a>	7/24/2004	\$100.00	SW - Special Warranty	Unqualified	Improved
<a href="#">09172-00027</a>	10/1/1998	\$384,500.00	SW - Special Warranty	Unqualified	Improved
<a href="#">07222-00096</a>	12/31/1988	\$1,800,909.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">06777-00538</a>	12/31/1988	\$1,800,909.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">06650-00012</a>	1/19/1989	\$100.00	QC - Quit Claim	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	0	0	0	348.00	\$3,992.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JRD	0.00	0.00	Common	16,204.00	Square Footage	\$729,180.00

Legal

LN	Legal Description
1	3-28 33-2S-29E .372
2	PABLO BEACH SOUTH
3	LOTS 4,5(EX PT R/W RECD
4	O/R 14718-1545) BLK 3

**Buildings**

No data found for this section

**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$653,595.00	\$0.00	\$653,595.00	\$4,843.26	\$5,327.58	\$5,053.86
Public Schools: By State Law	\$653,595.00	\$0.00	\$733,480.00	\$3,156.73	\$3,107.75	\$3,167.53
By Local Board	\$653,595.00	\$0.00	\$733,480.00	\$1,558.26	\$1,648.86	\$1,563.63
FL Inland Navigation Dist.	\$653,595.00	\$0.00	\$653,595.00	\$19.01	\$20.92	\$19.61
Jax Bch USD2A	\$653,595.00	\$0.00	\$653,595.00	\$0.00	\$0.00	\$0.00
Jax Beach	\$653,595.00	\$0.00	\$653,595.00	\$2,254.73	\$2,610.92	\$2,356.86
Water Mgmt Dist. SJRWMD	\$653,595.00	\$0.00	\$653,595.00	\$171.42	\$178.04	\$178.04
Gen Gov Voted	\$653,595.00	\$0.00	\$653,595.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$653,595.00	\$0.00	\$733,480.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$653,595.00	\$0.00	\$653,595.00	\$0.00	\$0.00	\$0.00
			Totals	\$12,003.41	\$12,894.07	\$12,339.53
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$693,177.00	\$594,178.00	\$0.00	\$594,178.00		
<b>Current Year</b>	\$733,480.00	\$653,595.00	\$0.00	\$653,595.00		

**2017 TRIM Property Record Card (PRC)**





**Element by Westin** Overall Perspective  
 JACKSONVILLE BEACH, FL

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**Element by Westin** Street Perspective  
JACKSONVILLE BEACH, FL

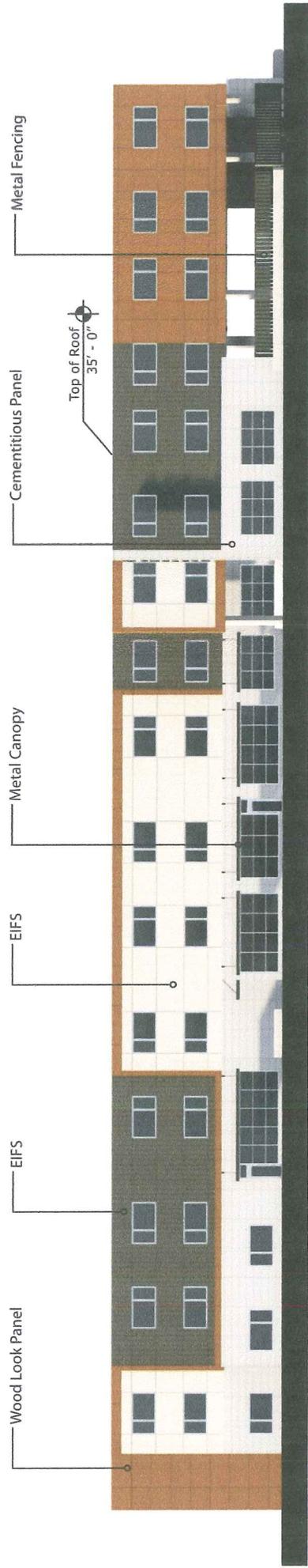


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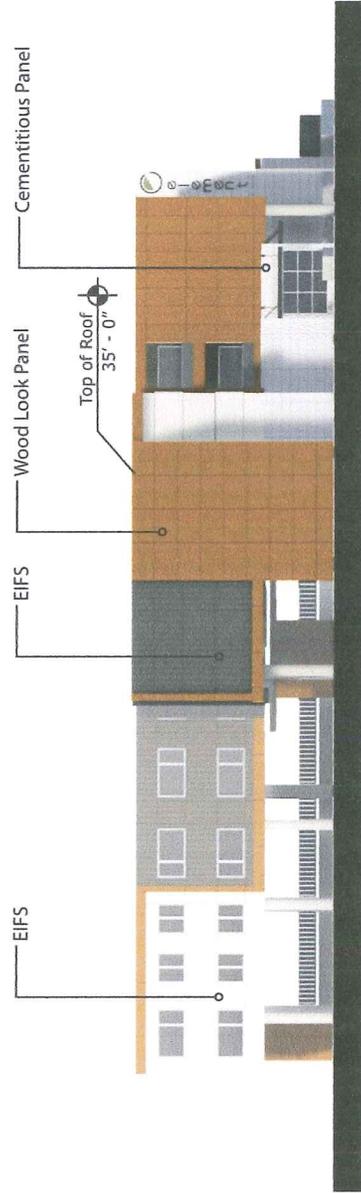


**Element by Westin** Entry Perspective  
JACKSONVILLE BEACH, FL

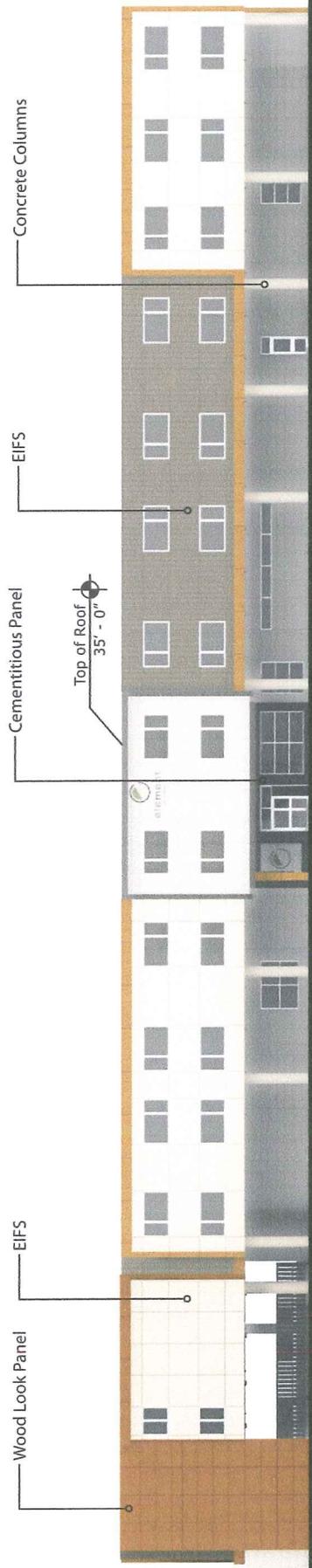
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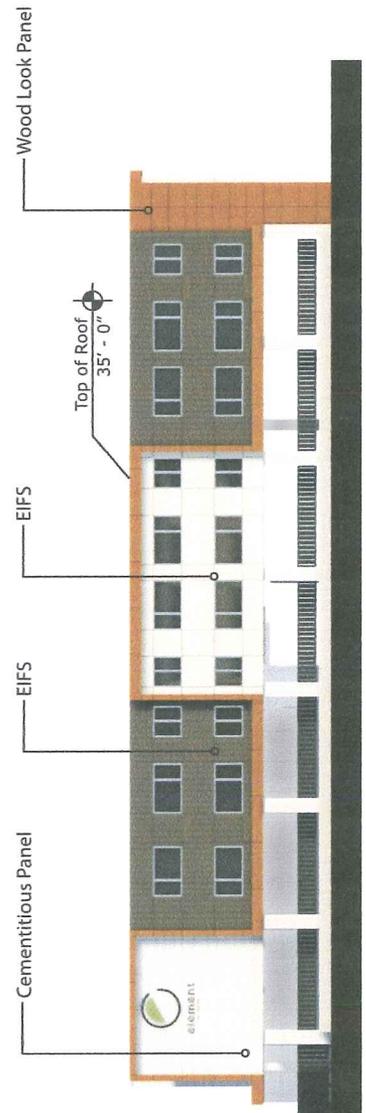
North Elevation



East Elevation



South Elevation



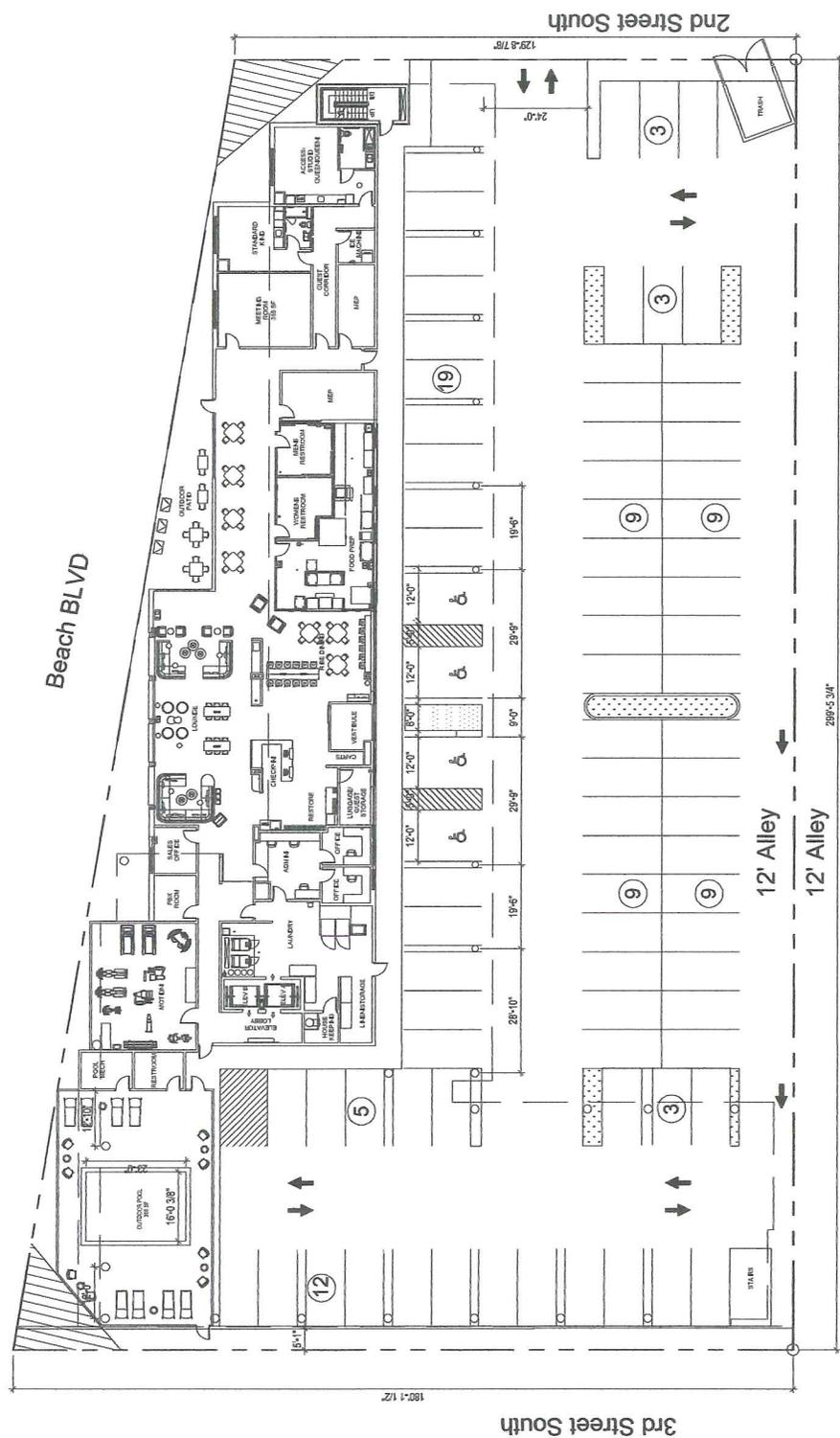
West Elevation

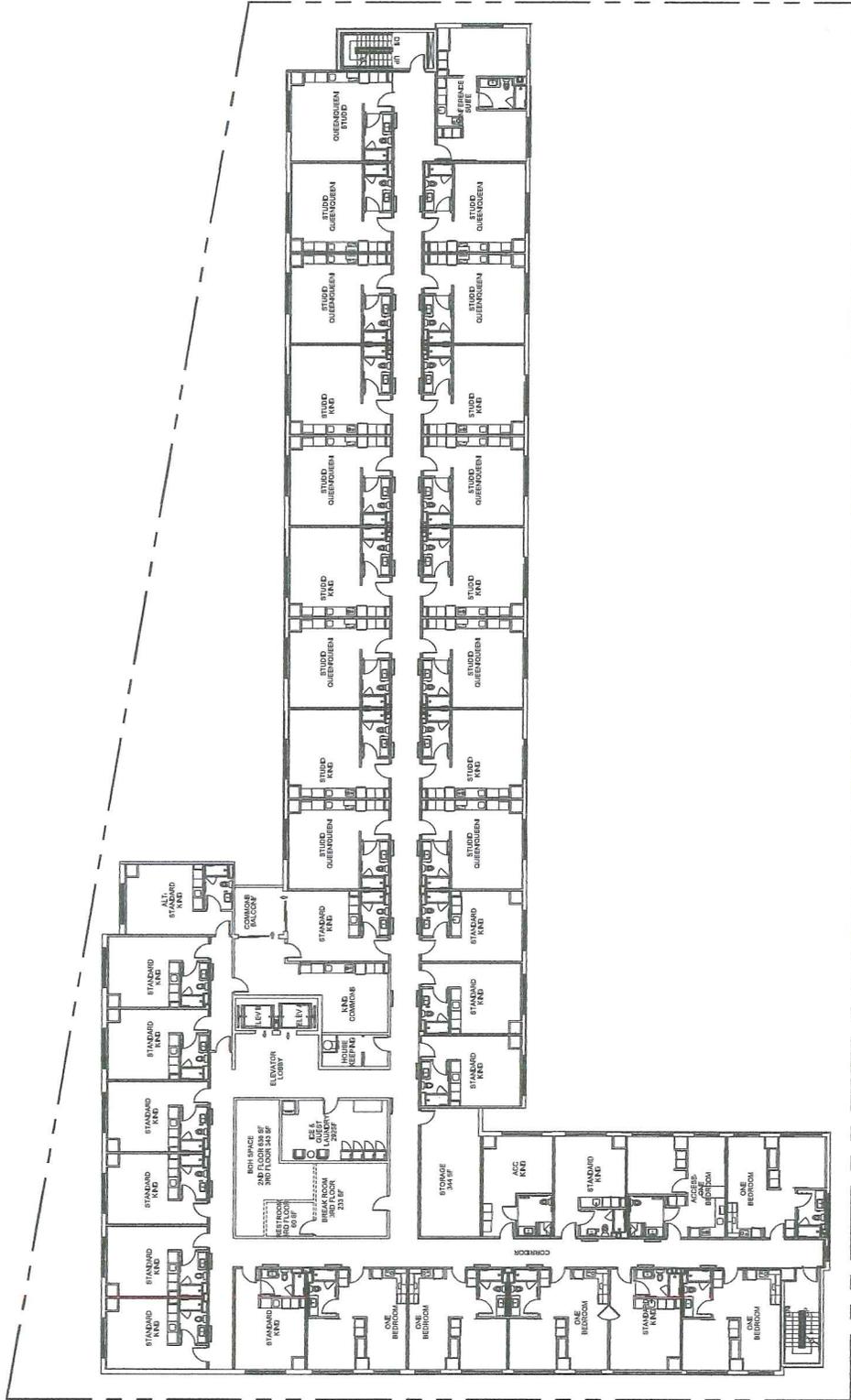


**Element by Westin** Elevations  
JACKSONVILLE BEACH, FL

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**DISCLAIMER - NOT FOR CONSTRUCTION**  
The drawings shown are a representation of the current design intent only. The building images may not reflect conditions in code or other applicable regulations. All construction shall be in accordance with applicable codes and regulations. All construction shall be subject to the approval of the local authority having jurisdiction. All construction shall be subject to the approval of the local authority having jurisdiction.





**DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION**  
 This drawing is shown as a representation of the current design intent only. The building structure, materials, fixtures, and finishes are subject to change without notice. The contractor shall be responsible for obtaining all necessary permits and approvals for construction.

**Element by Westin** Typical Floor Plan  
 JACKSONVILLE BEACH, FL

