

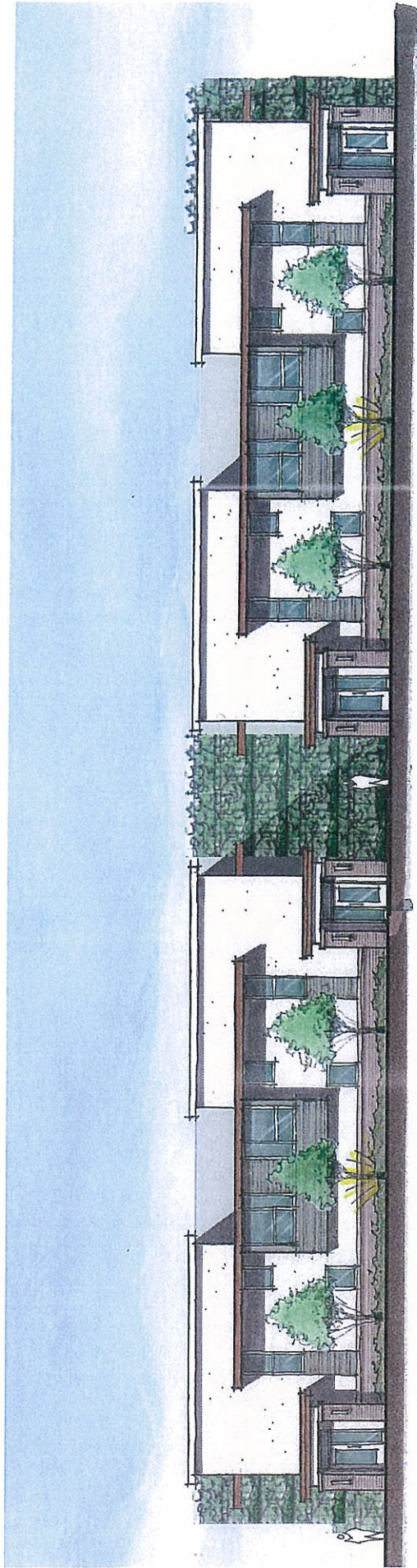
DAVIS  
ARCHITECTS

FISHWEIR CREEK VIEW - EXHIBIT K

**ST. JOHNS VILLAGE**  
Jacksonville, Florida  
AUGUST 29, 2016



CHANCE  
PARTNERS



DAVIS  
ARCHITECTS

**ST. JOHNS VILLAGE**  
Jacksonville, Florida  
AUGUST 29, 2016





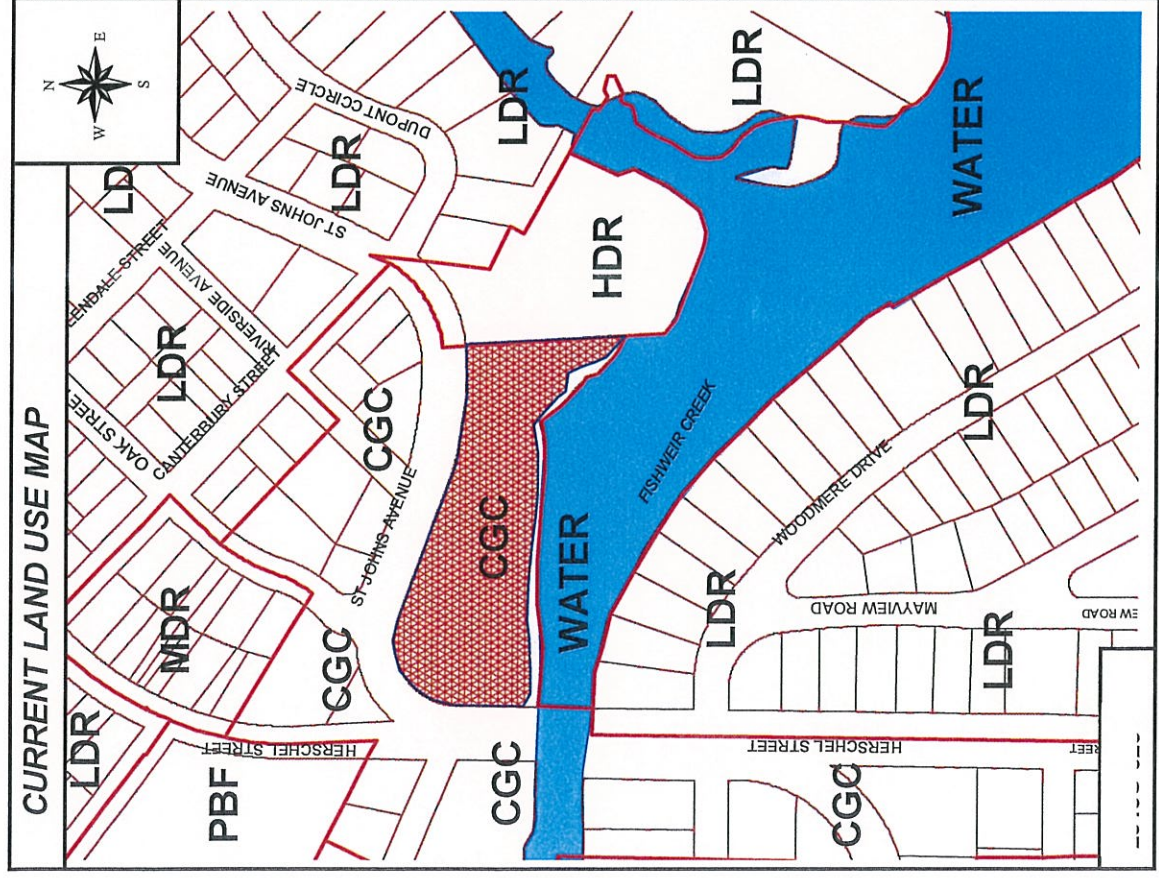
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AERIAL VIEW FROM SOUTHWEST

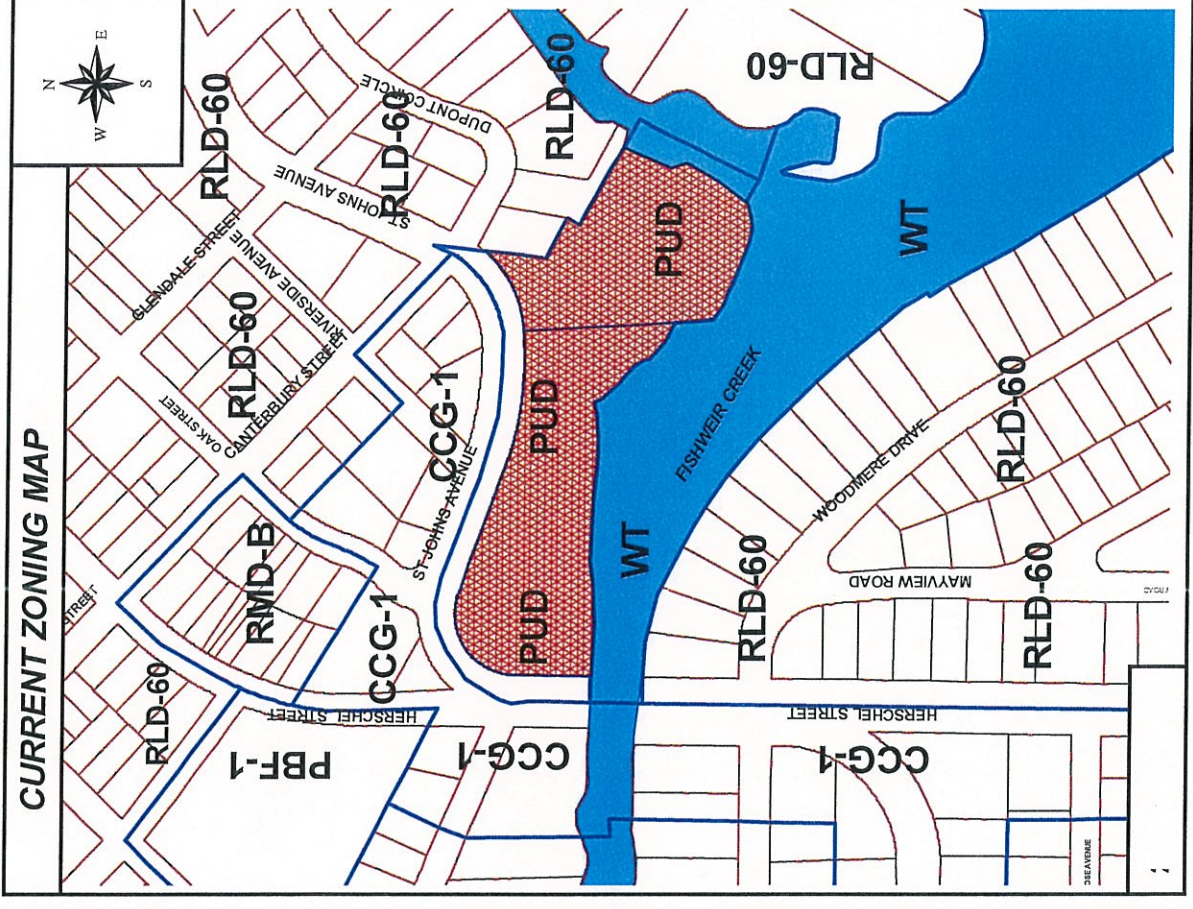
**ST. JOHNS VILLAGE**  
Jacksonville, Florida  
AUGUST 29, 2016



SMALL SCALE LAND USE APPLICATION 2016C-020 (MAP 1 of 2)

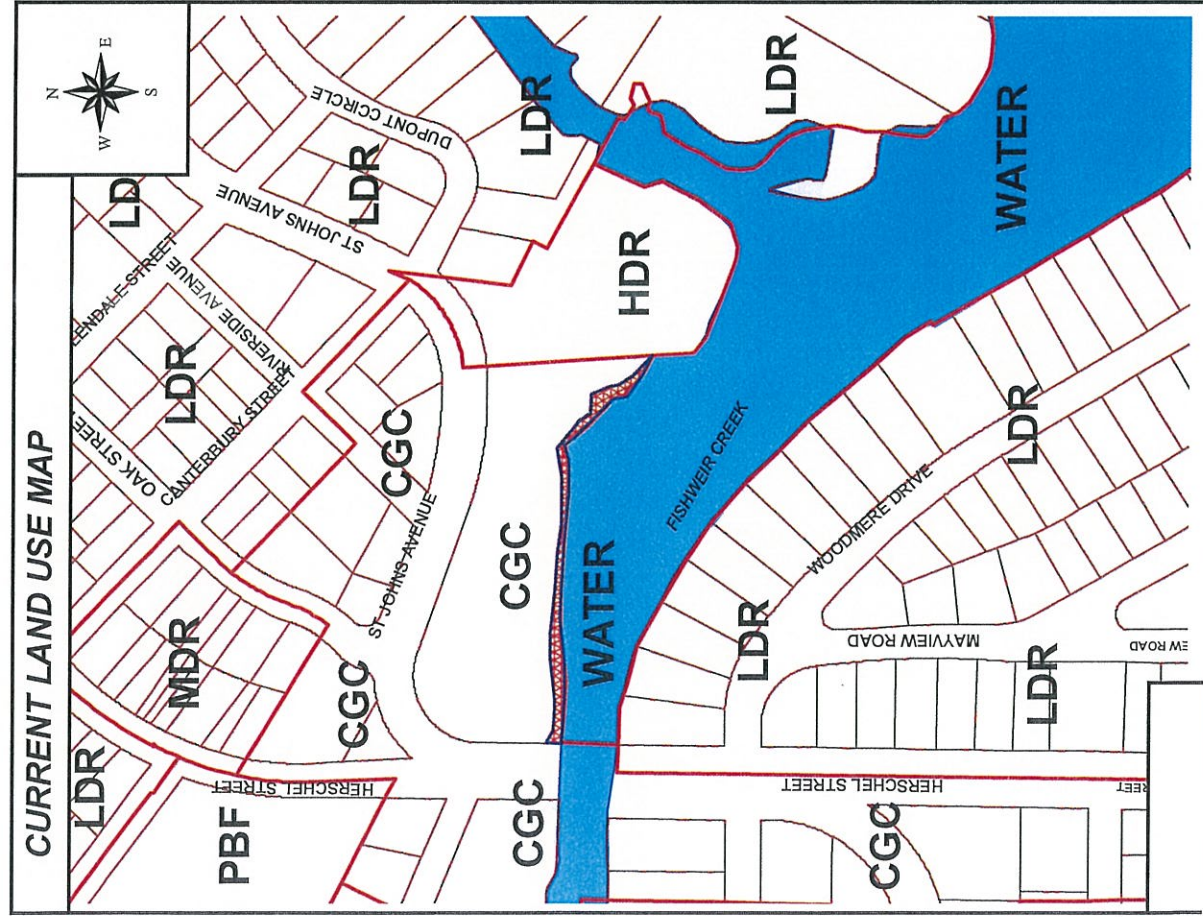


Existing FLUM Land Use Categories: Community /General Commercial (CGC)  
 High Density Residential (HDR)



Current Zoning District(s): Planned Unit Development (PUD)  
Requested Zoning District(s): Planned Unit Development (PUD)

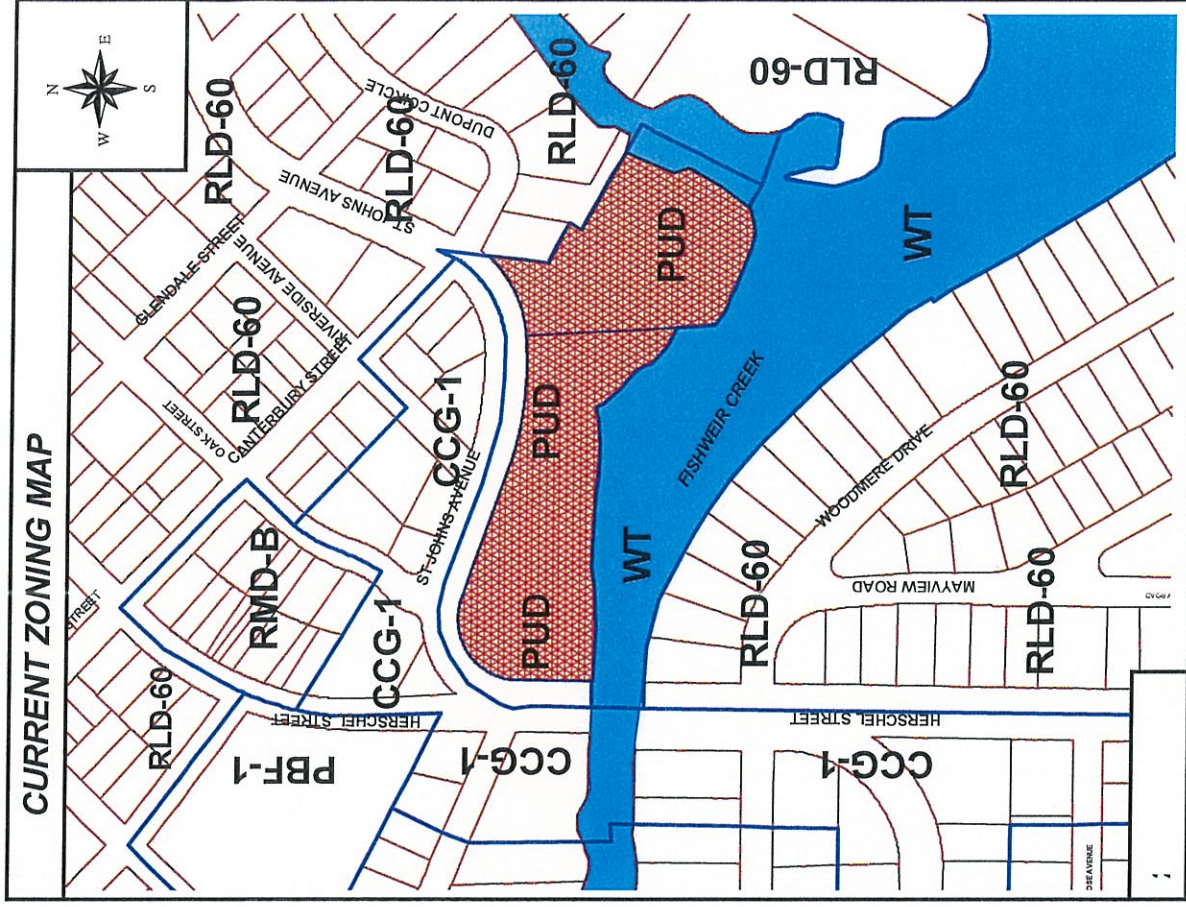
SMALL SCALE LAND USE APPLICATION 2016C-020 (MAP 2 of 2)



Existing FLUM Land Use Categories:

- Community /General
- Commercial (CGC)
- Conservation (CSV)

Requested FLUM Land Use Category:



Current Zoning District(s): Planned Unit Development (PUD)

Requested Zoning District(s): Planned Unit Development (PUD)



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HOME/NEWS

Proposed plans for The Commander and St. Johns Village a welcome change to residents

By Tiffanie Reynolds Mon, Aug 29, 2016 @ 9:27 pm | updated Tue, Aug 30, 2016 @ 5:33 am



File photo The Commander Apartments

The fate of The Commander apartment building and St. Johns Village is all but sealed as owner and developer Chance Partners announced plans for a completely residential development at the site Monday evening.

In a meeting with residents, Chance Partners owners Jeff Rosen and Judd Bobilin revealed

that both the apartment building and retail building will be converted into a 224-unit residential development. The Commander apartment building will be renovated into luxury apartments, and St. Johns Village will be demolished and replaced with four townhomes, two carriage houses, two four-story apartment buildings and a three-level parking garage.

Chance Partners submitted an application to the city of Jacksonville to rezone both The Commander and St. Johns Village to a Planned Unit Development in July. The site at 3946 and 4000 St. Johns Ave. has already been rezoned twice as a PUD in the past 10 years. However, this application proposes 22 fewer residential units and will have no businesses on the property.

The owners also submitted an application to the city to rezone the site in Jacksonville's Comprehensive Plan in August to High Density Residential. Rosen and Bobilin anticipate the design plan and rezoning to be approved by mid-October. If approved, construction is anticipated to begin in February and take 16 months to complete. The total cost of the project is expected to be about \$40 million.

"Our overarching vision when we bought the property is really a project that has timeless design that really complements both the waterfront as well as the adjacent neighborhood," said Rosen.

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# Progress and slippage in the St. Johns



**Ron Littlepage**  
times-union  
columnist

The St. Johns River is doing better, and it's doing worse.

Both conclusions can be found in the Ninth State of the River Report, which was released last week.

In our tendency to concentrate on the negative, we shouldn't overlook the progress that has been made in some areas, particularly the amount of nitrogen found in the main part of the river.

Efforts by JEA to treat its wastewater to a higher standard before releasing it into the river is one of the reasons for the improvement, and the utility deserves credit for that.

There has also been a regrowth of some submerged aquatic vegetation in parts of the river that provides critical habitat for fish and other wildlife.

But instead of our efforts, that's likely a result of more rain recently, which puts more freshwater into the river.

It's increased salinity that's a factor in wiping out the river's grass beds, and increased salinity is one of the areas the report highlighted in which we are losing ground.

For instance, the Rodman dam on the Ocklawaha River, the St. Johns biggest tributary, has deprived the river of freshwater for decades.

So have wetlands that have been filled in for development and water that has been pumped out of the aquifer in unsustainable amounts.

Also two additional threats lurk: taking millions of gallons of water a day out of the river itself to fuel growth in Central Florida and the deep dredge of the river's shipping channel that JaxPort is pushing, which will send more salinity farther upstream.

The St. Johns Riverkeeper organization is fighting both threats, and the group deserves the support of people who care about protecting the river.

While there have been improvements in the main stem of the river, dozens of the river's tributaries are still in bad shape. Many are impaired from high levels of fecal coliform with failing septic tanks a major cause.

Also storm water runoff carries with it the fertilizers used on our landscap-

ing and farms, which flows from the tributaries into the river and increases algae blooms in both places, outbreaks that can further kill off grass beds.

Jacksonville and other government entities must do a better job of treating storm water runoff.

And all of us must only use fertilizers properly if at all.

While there is still much work to be done by government, those of us living along the St. Johns and its tributaries have a personal responsibility as well.

The State of the River Report is done by scientists at the University of North Florida, Jacksonville University, Florida Southern College and Valdosta State University.

During its nine years, it has proved its value for measuring the health of the St. Johns.

One disturbing trend has been the loss of some measuring tools when governments cut budgets.

The study is supported by Jacksonville's Environmental Protection Board, and the funding for it has escaped a few rocky moments during city budget tightening.

Not funding it would be a travesty.

This year's report contained a new feature: a survey of what area residents thought about the importance of the St. Johns.

That survey found that 70 percent of the respondents had used water access facilities, such as boat ramps or riverwalks, within the last month.

Two-thirds of those surveyed said additional water access is needed in Duval County. That's a good sign.

I've long argued that the more people enjoy the St. Johns River, the more they will understand the need to protect its health.

And when they learn more about the river, they will realize that some of that burden for improvements rests on their behavior and personal choices.

The St. Johns River, which flows 310 miles from where it begins south of us until it empties into the Atlantic Ocean, is an amazing gift of nature that we are blessed to have.

We must not give up until a future State of the River Report finally concludes that all is well.

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