

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-16-05

SEPTEMBER 20, 2016

Location: 3332 Southside Boulevard - Southwest quadrant of
Southside Boulevard and Beach Boulevard

Real Estate Number(s): 124897-0000, 123273-0000

Waiver Sought: Increase the maximum sign area from 40 square feet
to 50 square feet (12.5%)
Reduce minimum Setback from 10 feet to 1 foot

Current Zoning District: Commercial Community General-2 (CCG-2)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council Representative: The Honorable Scott Wilson, District 4

Applicant/Agent: Salem F. Hassan
FCH Properties
8074 Green Glade Road
Jacksonville, FL 32256

Owners: FCH Properties, LLC
3332 Southside Boulevard
Jacksonville, Florida 32216

East Coast Properties, Inc.
9020 Beach Boulevard
Jacksonville, Florida 32216

Florida Department of Transportation, District 2
1109 South Marion Avenue
Lake City, Florida 32025

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2016-0531 (SW-16-05) seeks to reduce the setback for a proposed sign from 10 feet to 1 foot and to increase the maximum sign area from 40 square feet to 50 square feet. The applicant is purchasing from FDOT the existing drive that serves as the access to Travel Camp RV from Beach Boulevard. FDOT will reserve an access easement over the drive to maintain the retention pond. The waiver will provide the visibility on Beach Boulevard for customers to find the business entrance.

FDOT, District 2 has provided a closing letter and draft of the Quit Claim Deed for the sale of the entrance drive.

NOTICE TO OWNER / AGENT

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The reduction of the minimum required setback from 10 feet to 1 foot although not consistent with similar signs in the area, is necessary to provide notification to customers visiting the site. The Beach Boulevard corridor is dominated by commercial retail centers, service establishments, grocery stores, restaurants and filling stations. The predominant zoning districts along the corridor are CCG-1 and CCG-2 which allows for 1 square foot in sign area for each linear foot of street frontage up to a maximum of 300 square feet. Due to the various parcel sizes, the graphic area of signs varies, but many signs are over 50 square feet in area. The proposed sign is in keeping with the scale and style of the surrounding signs, and general commercial character of the area.

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

No. The intent of the zoning ordinance as it relates to this request is to not have signage that interferes with site distance visibility or utilities, and to promote signage that is consistent with the character of the adjoining community. In this instance the surrounding properties have adequate frontage on Beach Boulevard and will not require a similar waiver and will not result in the proliferation of non-conforming signage. It is not apparent to the staff of any existing non-conforming signs along the corridor. Staff has reviewed the request and the proposed sign in relationship to the existing and future development of the site. Due to the commercial character of the site, staff has determined that the requested setback reduction, and increase in sign area does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

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

No. Granting of this sign waiver will not alter the aesthetic character of the area surrounding the site, nor will it injure the rights of others by granting more signage rights to the applicant than are otherwise afforded to adjoining property owners. The location of the existing fence south of the drive limits the signs visibility from the Beach Boulevard. The proposed reduction in setback will provide better identification for traffic that will be approaching from the west, reducing the chance of driving past the property and requiring a U-turn. It is not anticipated that approval of this application will affect property values, nor is it likely that approval of this application will interfere with the rights of adjoining property owners.

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

No. The sign will be of modest size and located on the east side of the entrance drive. This section of Beach Boulevard is divided by a median, which prevents a left turn into the business. Although the sign will be 1 foot from the right-of-way, the sign will not obscure the line of sight for vehicles exiting the business since it is on the east side of the drive. The surrounding properties are developed for commercial uses that will not be negatively impacted by this request. The sign will alert drivers of the business location in order to more timely maneuver in traffic.

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

No. The waiver actually serves to benefit east and west bound vehicular traffic by promoting awareness of the business entrance. This section of Beach Boulevard is divided by a median and does not allow a left turn from a west bound lane. Those intending to enter Travel Camp RV have notice of the location of the entrance in advance of the sign affording more time to initiate a signal for the turn and avoiding potential collisions. Staff has reviewed the request and the proposed sign type in relationship to the site and surrounding development. Due to the character of the area, the sign type, height, and location are similar to and compatible with the adjoining contiguous properties. Staff has determined that the requested reduction in distance from the right-of-way will not detract from the specific intent of the zoning ordinance as it relates to compatibility, or health, safety and welfare.

FLUE Policy 1.3.2 No zoning variance to reduce the required front yard setback, as established by Land Development Regulations, located on a minor or major arterial or freeway shall be permitted without the written notification of the agency(s) responsible for the maintenance and construction of the adjacent roadway facilities. Said agency(s) shall be permitted adequate opportunity to respond to the variance request and concerns expressed shall be considered prior to variance determination.

The FDOT is aware of the request to reduce the sign setback and in the attached email have no objection to the request.

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

Yes. This parcel was originally part of the 7 acre Suncoast RV site. That operation has ceased and Travel Camp RV is using a 3 acre portion. Auto Match Car Sales is using a 1 acre parcel in front of Travel Camp that will block views of the proposed sign. This request allows the proposed sign to be installed for better visibility and site identification.

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

No. The request is for a new sign that will not diminish the cost of fabrication or installation. It is based upon desire to provide the best visibility for the site. The applicant believes the sign location is the minimum necessary to allow the most benefit. This area of Beach Boulevard contains three lane section with a divided median. There is an existing fence south of the proposed sign location which will obscure the sign meet the 10 foot setback. The proposed 1 foot setback is the minimum necessary to adequately see the sign.

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

No. The request is not a result of an existing violation. This is for a new sign for a developed site.

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

Yes. The location of the sign will result in enhanced vehicular safety.

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

Yes. Strict compliance with the regulation would only significantly decrease the visibility of the sign in the proposed location. If the proposed sign met the setback, the sign would be difficult to see and therefore the business may lose customers who are unable to find the entrance due to the high volume of traffic on Beach Boulevard.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 16, 2016 by the Planning and Development Department, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-16-05 be **APPROVED**.



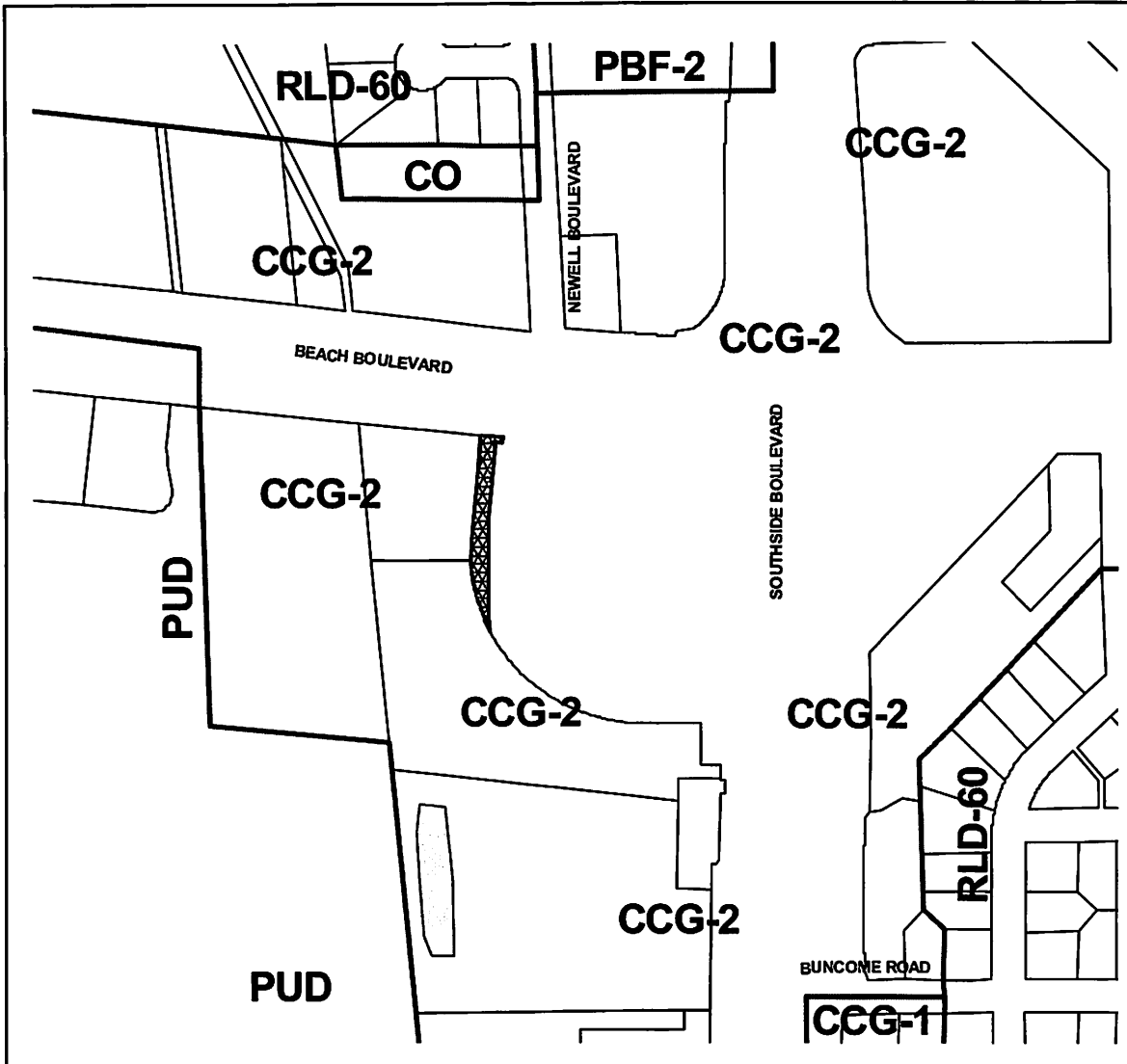
View of proposed sign location on Beach Boulevard.



View of entrance looking west.

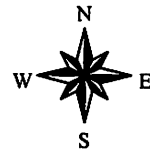
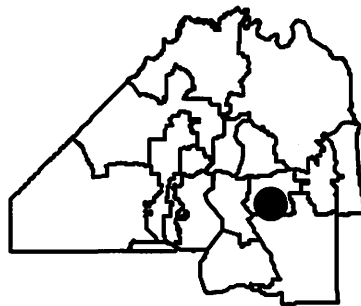


View of entrance looking east.



REQUEST SOUGHT:

**INCREASE SIZE OF SIGN
FROM 40 SQ. FT. TO 50 SQ. FT.
AND REDUCE SETBACK
FROM 10 FT. TO 1 FT.**



0 100 Feet



COUNCIL DISTRICT:

04

APPLICATION NUMBER:

SW-2016-0005

Exhibit 2

Salem Hassan

From: Glansen, Tracy <Tracy.Glansen@dot.state.fl.us>
Sent: Tuesday, May 31, 2016 11:16 AM
To: Salem Hassan
Subject: Sign

Good morning,

Per this e-mail, it should be noted that the Department's District Maintenance Engineer for Duval (Bob Kosoy), has no problem with the sign being placed 10' behind the curb, as long as it is outside of the right-of-way limits for Beach Boulevard (as shown on the sketch and legal description). The Department is surplusizing the area where the sign will lie to the south of the right-of-way line to accommodate your sign and it poses no concern to the Department in this location. There is no permit needed from FDOT. Should anyone from the City of Jacksonville want to contact me, please do not hesitate to pass on my contact information.

Tracy J. Glansen
Right of Way, Property Management Specialist
HDR Engineering, Inc.
Florida Department of Transportation
2198 Edison Avenue, Mail Station 2814
Jacksonville, FL 32204
PH: 904-360-5696
tracy.glansen@dot.state.fl.us



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

June 23, 2016

Mr. Salem Hassan
3332 Southside Blvd.
Jacksonville, FL 32223

RE: CLOSING

Dear Mr. Hassan,

Your request to purchase the access road adjacent to your property has been approved. We have received your sketch and legal description comprised of the access road and a rectangle strip on the east side of the access road for the placement of your business sign. This will all be conveyed to you in fee simple, with the Department retaining an easement over all the land "*...for the purpose of accessing the FDOT pond from Beach Blvd. (SR 90) and for access to the FDOT property to the east of the driveway over which there is a current easement for overhead electric lines*". This conveyance will provide you access to Beach Boulevard. Per your request, enclosed with this letter is a draft copy of the deed.

Once we are ready to close on this property, I will need a cashier's check in the amount of \$17,900 made payable to the Department of Transportation. Recording fees and documentary stamp tax will be paid directly to the Clerk of Court on the day of closing by you. They accept credit cards and cash.

If you have any questions, please do not hesitate to contact me at (904) 360-5696. I look forward to closing this transaction for you.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Glansen".

Tracy Glansen
Senior Right of Way Agent

Date: June 24, 2016

This instrument prepared by
or under the direction of:
Melissa K. Blackwell
As Interim Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

COUNTY OF	Duval
SECTION NO.	72040-179
F.P. NO.	n/a
STATE ROAD NO.	115 (Southside)
PARCEL NO.	91 (Part) and 94 and 95 (Part)

QUITCLAIM DEED

THIS INDENTURE, MADE THIS _____ day of _____, 2016, by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, as the First Party, and FCH PROPERTIES, LLC, a Florida limited liability company, 3332 Southside Boulevard, Jacksonville, Florida 32216, as the Second Party.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the First Party, by action of the District Secretary, District Two, Department of Transportation on _____, pursuant to the provisions of Section 337.25, Florida Statutes, has agreed to quitclaim the land hereinafter described to the Second Party;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the First Party for and in consideration of the premises and the sum of One Dollar and other valuable considerations to it paid by the Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Second Party, and assigns, forever, all the right, title and interest of the State of Florida and/or the State of Florida Department of Transportation to the property described on **Exhibit "A"** attached hereto and made a part hereof.

RESERVING unto the First Party a perpetual easement for the purpose of *accessing the FDOT pond from Beach Blvd. (SR 90) and for access to the FDOT property to the east of the driveway over which there is a current easement for overhead electric lines* in, over, under, upon and through the real property described in **Exhibit "A"** hereto, together with the right to access, observe, inspect, operate, maintain, improve and repair improvements located on or within said real property.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Second Party.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, or encumbrances.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District Two, and its seal to be hereunto affixed, attested by its Executive Secretary, District Two, on the date first above written.

Signed, sealed and delivered in our presence as witnesses:

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Witness: _____
Print Name: _____

BY: _____
Greg Evans
District Two Secretary

Witness: _____
Print Name: _____

ATTEST: _____
Print Name: _____
Executive Secretary
District Two

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Greg Evans, Interim District Two Secretary, and _____ Executive Secretary, District Two, for the State of Florida Department of Transportation, respectively, and who are personally known to me to be the persons described in and who executed the foregoing instrument.

Print Name: _____
Notary Public
My Commission Expires: _____

(Notary Seal)

Exhibit "A"

SECTION NO. 72040-179 STATE ROAD NO. 115 (Southside) DUVAL COUNTY
F.P. NO. n/a

Parcel Number 91 (Part) and 94 and 95 (Part)

A Portion Of Lots 1 And 2, Block 17, Southside Estates Unit No. 3, According To The Plat Thereof Recorded In Plat Book 18, Pages 74 And 74A Of The Current Public Records Of Duval County, Florida, Together With A Portion Of Section 35, Township 2 South, Range 27 East, Duval County, Florida Being More Particularly Described As Follows:

Commence At A Found Concrete Monument At The Intersection Of The Southerly Right Of Way Line Of Beach Boulevard (Also Known As State Road No. 212, Being A 200 Foot Wide Right Of Way According To The Florida Department Of Transportation Right Of Way Map Section 72040-2551), Said Point Also Being The Northwest Corner Of Lot 3, Block 17 Of Said Plat Of Southside Estates Unit No. 3; Thence South 83°27'47" East Along Said Southerly Right Of Way Line And Along The Northerly Line Of Said Lot 3, 5.56 Feet To A Point Of Curvature Of A Curve Concave Northerly; Thence Easterly Along The Arc Of Said Curve And Continuing Along Said Southerly Right Of Way Line And Along The Northerly Line Of Said Lots 3, 2 And 1 Of Block 17, Having A Radius Of 11,559.16 Feet And A Central Angle Of 1°05'08", 219.00 Feet And Being Subtended By A Chord Bearing And Distance Of South 84°00'21" East, 219.00 Feet To The Point Of Beginning; Thence Continue Along Said Curve And Along Said Southerly Right Of Way Line And Along The Northerly Line Of Said Lot 1, Having A Radius Of 11,559.16 Feet And A Central Angle Of 0°11'58", 40.22 Feet And Being Subtended By A Chord Bearing And Distance Of South 84°38'54" East, 40.22 Feet; Thence Departing Said Southerly Right Of Way Line, South 5°32'32" West, 10.00 Feet; Thence North 84°27'28" West, 12.00 Feet; Thence South 5°32'32" West, 139.86 Feet; Thence South 0°51'12" West, 30.70 Feet; Thence South 0°52'16" East, 35.32 Feet; Thence South 2°58'04" East, 30.01 Feet; Thence South 4°53'50" est, 5.64 Feet; Thence South 0°07'29" East, 76.99 Feet; Thence South 7°53'35" East, 18.93 Feet To A Point On A Curve Concave Easterly, Said Curve Being Coincident With The Westerly Right Of Way Line Of The Southwest Cloverleaf Of The Intersection Of Beach Boulevard And Southside Boulevard, According To Said Florida Department Of Transportation Right Of Way Map Section 72040-2551, Said Curve Also Being The Easterly Line Of Tract 1, Southside Estates Unit No. 24, According To The Plat Thereof Recorded In Plat Book 24, Page 25 Of The Current Public Records Of Duval County, Florida; Thence Northerly Along The Arc Of Said Curve And Along Said Westerly Right Of Way Line And Along Said Easterly Line Of Tract 1, Having A Radius Of 317.00 Feet And A Central Angle Of 16°18'09", 90.20 Feet And Being Subtended By A Chord Bearing And Distance Of North 20°45'25" West, 89.89 Feet; Thence Departing Said Westerly Right Of Way Line, North 0°17'44" West, 45.98 Feet; Thence North 0°44'43" West, 37.07 Feet; Thence North 0°53'44" East, 31.03 Feet; Thence North 5°30'11" East, 151.66 Feet To The Point Of Beginning.

Said Lands Contain 8,946 Square Feet And/Or 0.205 Acres, More Or Less.

APPLICATION FOR SIGN WAIVER

This application must be typed or printed in black and submitted in person with three (3) other copies for a total of four (4) copies.

Ordinance Number:
Application Number: SW- 16-05
Notice of Violation:

Planning and Development Department,
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-7865.
TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

1. Date Submitted: 6/21/16	2. Date Filed: 7/7/16	3. Current Zoning District(s): CCG-2	4. Future Land Use Ma Category (FLUMs): CGC	5. Applicable Section of Ordinance Code: 656.133(c)
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6. LUZ Public Hearing Date: ___/___/___	7. City Council Public Hearing Date: ___/___/___
8. Neighborhood Association (If Applicable): Greater Hogan NA and Windy Hill CA	
9. Number of Signs To Be Posted: 3	

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 3332 Southside Blvd JAY FL 32216	13. Between Streets: Southside Blvd and Beach Blvd
11. Real Estate Number: 124897-0000 123273 0000	
12. Date lot was recorded: 5-1-1979	
14. Application being sought:	
<input type="checkbox"/> Increase maximum height of sign from ___ to ___ ft. (Not to Exceed 20% or 5 ft. in height, whichever is less.).	
<input checked="" type="checkbox"/> Increase maximum size of sign from 40 SF to 50 SF (Maximum request 25% or 10 Sq. Ft., whichever is less).	
<input type="checkbox"/> Increase number of signs from ___ to ___ (Not to exceed maximum square feet allowed).	
<input type="checkbox"/> Allow for illumination or change from ___ external to ___ internal lighting:	
<input checked="" type="checkbox"/> Reduce minimum set back from 10 ft. to 1 ft. (Less than 1 ft. may be granted administratively).	

FCH Properties

15. In whose name will the waiver be granted? Salem F. Hassan

Is transferability being requested? Yes: _____ No: ✓

16. Land Area(1/100 Acres):

17. Utility Services Provider

Well: _____ City Water: JEA
Septic Tank: _____ City Sewer: JEA

**** NOTICE TO OWNER/AGENT/APPLICANT ****

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

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

18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the waiver and to meet the criteria set forth below may result in a denial).

* See attached page # 5

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

2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?

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

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

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

6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?

7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?

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

9. Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey Attachment # 1

Site Plan as required per instructions. (All copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)
Attachment # 2

Letter of Authorization for Agent is required if any person other than the property owner makes the application.

Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.

Photographs of sign structure showing nonconforming nature and physical impediments to compliance

Attachment 4

1/1 A If waiver is based on economic hardship, applicant must submit the following:

- Two estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
- Any other information the applicant wished to have considered in connection to the waiver request.

✓ Proof of Ownership attachment 3

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

***** NOTICE TO OWNER / AGENT *****

Please review your application. All spaces noted as **"TO BE COMPLETED BY APPLICANT"** must be filled in for the application to be accepted.

No application will be accepted as **"Complete and filed"** until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division of the Planning and Development Department, Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202, (904) 255-7865, **PRIOR TO THE HEARING.**

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

<p>FILING FEES</p> <p>RESIDENTIAL DISTRICTS.....\$1,073.00</p> <p>NON-RESIDENTIAL DISTRICTS..... \$1,091.00</p>	<p>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</p> <p>ADVERTISING COSTS: BILLED TO OWNER /AGENT</p>
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***** Applications filed to correct existing zoning violations are subject to a double fee. *****

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

PLEASE PRINT:

Name and address of Owner(s)

Name: Salem F. Hassan

Address: 8074 Green Glade Road

City: Jacksonville

State: FL Zip: 32256

Email: saalem@travelcamp.com

Daytime Telephone: 904-297-1736

Name and address of Authorized Agent(s)

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Email: _____

Daytime Telephone: _____

S. F. Hassan
SIGNATURE OF OWNER(S)

SIGNATURE OF AUTHORIZED AGENT(S)
The Agent's letter of authorization must be attached if application is not signed by the owner of record

EXHIBIT A

Property Ownership Affidavit

Date: 6-13-2016

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building, 214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Salem F. Hassan hereby certify that I am
the Owner of the property described in the attached legal description, **Exhibit 1** in
connection with filing application(s) for Sign Variance
_____, submitted to the Jacksonville Planning and

Development Department.

S.F. Hassan
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 13th day of

June (month), 2016 (year) by

Salem F. Hassan who is personally known to me or has

produced Florida Drivers License as identification.

[Signature]
(Notary Signature)

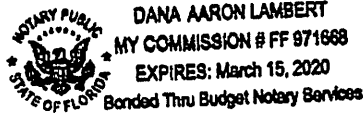


EXHIBIT A - Property Ownership Affidavit

Date: 07/23/2016

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:
9020 BEACH BLVD. JAX. FL.

To Whom it May Concern:

I FRED S. HASSAN hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for SIGN WAIVER submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By NA
Print Name: NA

If Owner is Entity:

Print Name: EAST COAST PROPERTIES, INC
By Fred S. Hassan
Print Name: FRED S. HASSAN
Its: President

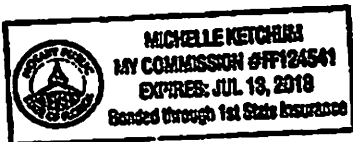
*If Owner is Entity, please provide documentation illustrating that signatory is an authorized representative of Entity; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23 day of July 2016, by Fred Hassan, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

Michelle Ketchum
(Signature of NOTARY PUBLIC)

Michelle Ketchum
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: Jul 13 2018

LEGAL DESCRIPTION:

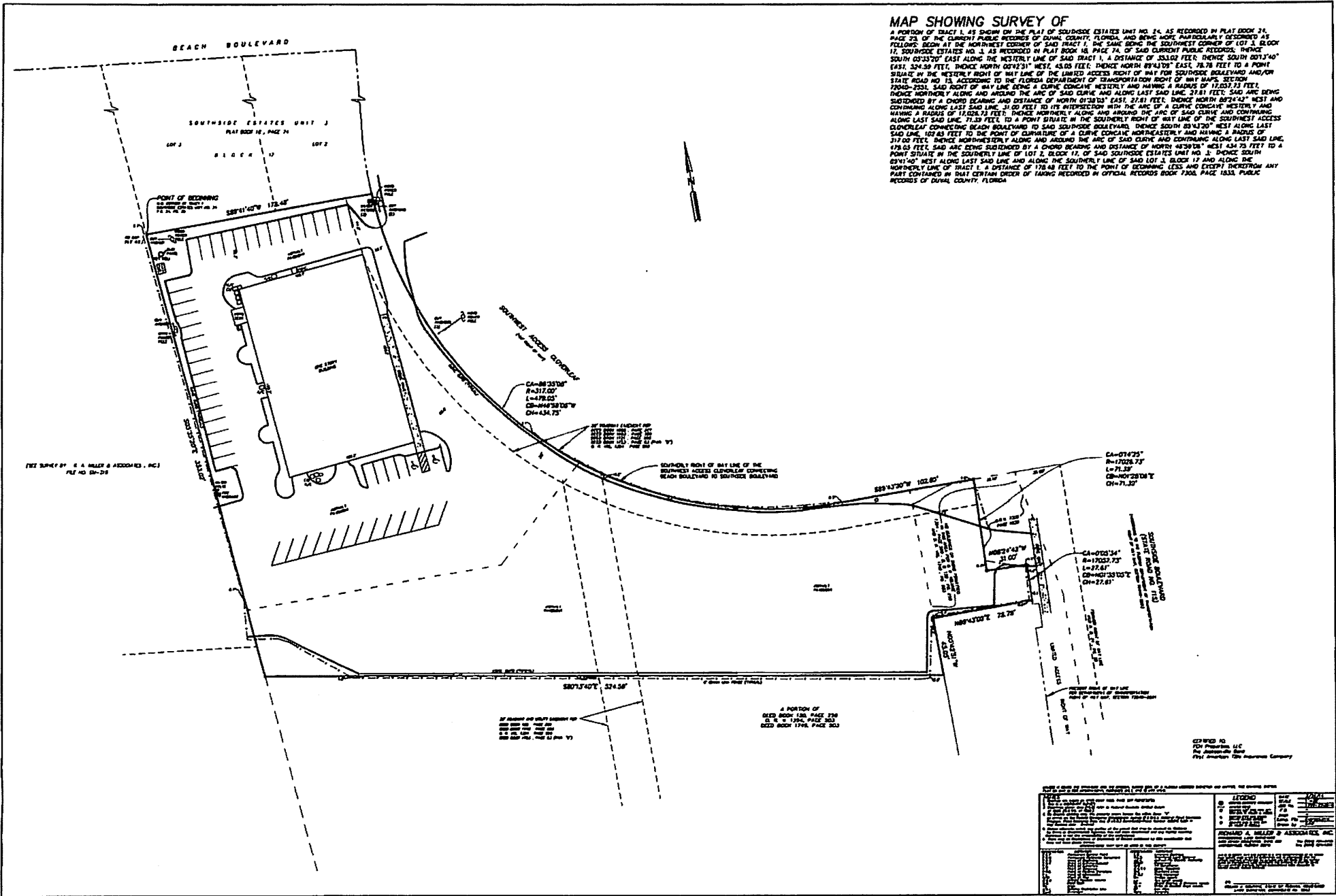
A PORTION OF LOTS 1 AND 2, BLOCK 17, SOUTHSIDE ESTATES UNIT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 74 AND 74A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (ALSO KNOWN AS STATE ROAD NO. 212, BEING A 200 FOOT WIDE RIGHT OF WAY ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72040-2551), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 17 OF SAID PLAT OF SOUTHSIDE ESTATES UNIT NO. 3; THENCE SOUTH 83°27'47" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 3, 5.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOTS 3, 2 AND 1 OF BLOCK 17, HAVING A RADIUS OF 11,559.16 FEET AND A CENTRAL ANGLE OF 1°05'08", 219.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°00'21" EAST, 219.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 1, HAVING A RADIUS OF 11,559.16 FEET AND A CENTRAL ANGLE OF 0°11'58", 40.22 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°38'54" EAST, 40.22 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 5°32'32" WEST, 10.00 FEET; THENCE NORTH 84°27'28" WEST, 12.00 FEET; THENCE SOUTH 5°32'32" WEST, 139.86 FEET; THENCE SOUTH 0°51'12" WEST, 30.70 FEET; THENCE SOUTH 0°52'16" EAST, 35.32 FEET; THENCE SOUTH 2°58'04" EAST, 30.01 FEET; THENCE SOUTH 4°53'50" WEST, 5.64 FEET; THENCE SOUTH 0°07'29" EAST, 76.99 FEET; THENCE SOUTH 7°53'35" EAST, 18.93 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, SAID CURVE BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHWEST CLOVERLEAF OF THE INTERSECTION OF BEACH BOULEVARD AND SOUTHSIDE BOULEVARD, ACCORDING TO SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72040-2551, SAID CURVE ALSO BEING THE EASTERLY LINE OF TRACT 1, SOUTHSIDE ESTATES UNIT NO. 24, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 25 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY LINE OF TRACT 1, HAVING A RADIUS OF 317.00 FEET AND A CENTRAL ANGLE OF 16°18'09", 90.20 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°45'25" WEST, 89.89 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 0°17'44" WEST, 45.98 FEET; THENCE NORTH 0°44'43" WEST, 37.07 FEET; THENCE NORTH 0°53'44" EAST, 31.03 FEET; THENCE NORTH 5°30'11" EAST, 151.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 8,946 SQUARE FEET AND/OR 0.205 ACRES, MORE OR LESS.

MAP SHOWING SURVEY OF

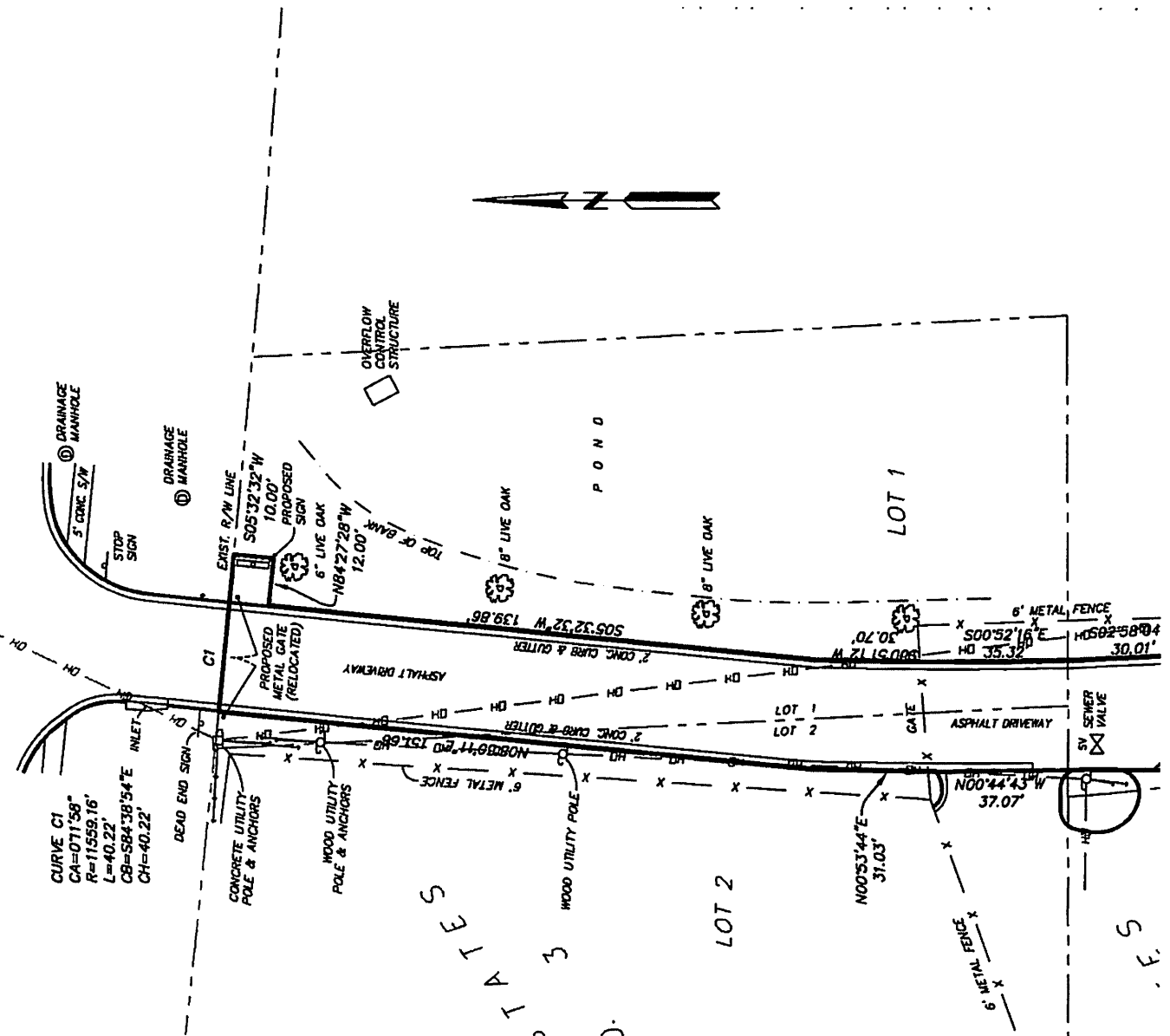
A PORTION OF TRACT 1, AS SHOWN ON THE PLAN OF SOUTHSIDE ESTATES UNIT NO. 24, AS RECORDED IN PLAT BOOK 74, PAGE 23 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 1, THE SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 12, SOUTHSIDE ESTATES NO. 1, AS RECORDED IN PLAT BOOK 18, PAGE 74, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 03°33'20" EAST ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 33,102 FEET; THENCE SOUTH 00°13'40" EAST 324.59 FEET; THENCE NORTH 00°12'21" WEST, 43.05 FEET; THENCE NORTH 89°43'09" EAST, 78.78 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF THE LIMITED ACCESS RIGHT OF WAY FOR SOUTHSIDE BOULEVARD AND/OR STATE ROAD NO. 13, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 7040-2531, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 11,031.73 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, AND ALONG LAST SAID LINE, 27.81 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 01°38'13" EAST, 27.81 FEET; THENCE NORTH 89°24'43" WEST AND CONTINUING ALONG LAST SAID LINE, 31.00 FEET TO ITS INTERSECTION WITH THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 11,028.73 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG LAST SAID LINE, 71.39 FEET TO A POINT SITUATE IN THE SOUTHWEST RIGHT OF WAY LINE OF THE SOUTHWEST ACCESS CLOUTREFF CONNECTING BEACH BOULEVARD TO SAID SOUTHSIDE BOULEVARD; THENCE SOUTH 89°43'20" WEST ALONG LAST SAID LINE, 109.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 377.03 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG LAST SAID LINE, 178.03 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 48°38'28" WEST 434.73 FEET TO A POINT SITUATE IN THE SOUTHWEST LINE OF LOT 2, BLOCK 12, OF SAID SOUTHSIDE ESTATES UNIT NO. 1; THENCE SOUTH 02°11'40" WEST ALONG LAST SAID LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 2, BLOCK 12 AND ALONG THE NORTHWESTERLY LINE OF TRACT 1, A DISTANCE OF 178.48 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THEREFROM ANY PART CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7306, PAGE 1633, PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.



COMPILED BY
T.M. McLaughlin, P.E.
P.L. McLaughlin, P.E.
P.L. McLaughlin, P.E.
P.L. McLaughlin, P.E.

<p>THIS SURVEY IS THE PROPERTY OF T.M. McLAUGHLIN & ASSOCIATES, P.C. FILE NO. 24-28</p>		<p>DATE: 11/15/2010</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: SOUTHSIDE ESTATES UNIT NO. 24</p>
<p>BY: T.M. McLAUGHLIN, P.E.</p> <p>DATE: 11/15/2010</p> <p>FILE NO. 24-28</p>	<p>BY: P.L. McLAUGHLIN, P.E.</p> <p>DATE: 11/15/2010</p> <p>FILE NO. 24-28</p>	<p>BY: P.L. McLAUGHLIN, P.E.</p> <p>DATE: 11/15/2010</p> <p>FILE NO. 24-28</p>

BEACH BOULEVARD (STATE ROAD NO. 212) - 200' RIGHT OF WAY
PER F.D.O.T. R/W MAP SECTION



CURVE C1
CA=071'58"
R=11559.16'
L=40.22'
CB=SB4'38'54"E
CH=40.22'

PLATES

F.S.

This instrument was prepared
by and should be returned to:

Christopher P. Tessitore, Esquire
National Retail Properties, LP
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801
65215

Mail Tax Statements to FCH PROPERTIES, LLC at 8074 Green Glade Road, Jacksonville,
Florida 32256

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 11th day of
April, 2014, by NATIONAL RETAIL PROPERTIES, LP, a Delaware limited
partnership, having a mailing address at 450 S. Orange Avenue, Suite 900, Orlando, Florida
32801 (hereinafter referred to as the "Grantor") to FCH PROPERTIES, LLC, a Florida
limited liability company, whose address is 8074 Green Glade Road, Jacksonville, Florida 32256
(hereinafter referred to as the "Grantee");

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100
DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are
hereby acknowledged by these presents does grant, bargain, sell, remise, release, convey, and
confirm unto the Grantee that certain piece, parcel or tract of land situated in Duval County,
Florida and more particularly described as follows, to wit:

See Exhibit "A" Attached Hereto

(hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances,
including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor
is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and
lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the
title to the Subject Property and will defend the same against the lawful claims of all persons
claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2014 and thereafter, and easements, restrictions and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

THE GRANTEE ACKNOWLEDGES THAT THE GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). THE GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY AND ANY IMPROVEMENTS THEREON ARE CONVEYED "AS IS" AND "WITH ALL FAULTS", AND THE GRANTOR EXPRESSLY DISCLAIMS, AND THE GRANTEE ACKNOWLEDGES AND ACCEPTS THAT THE GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL, OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS PROVIDED AND LIMITED HEREIN) CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING, WITHOUT LIMITATION:

- i. THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY AND ANY IMPROVEMENTS THERETO.
- ii. THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS, AND
- iii. THE MANNER OF REPAIR, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

THE GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURE BLOCKS ARE ON THE FOLLOWING PAGE]**

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

^{to III}
NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership

[Signature]
Name: Debra Dabrowski

By: NNN GP Corp., a Delaware corporation, as its General Partner

[Signature]
Name: M. KOSTKA

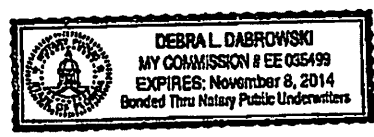
By: [Signature]
Name: Christopher P. Tessitore
Its: Executive Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of April, 2014, by Christopher P. Tessitore, as Executive Vice President of NNN GP Corp., a Delaware corporation, as General Partner of NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

[Signature]
Notary Public Signature
Debra Dabrowski

(SEAL)



(Name typed, printed, or stamped)
Notary Public, State of Florida
My Commission Expires _____

EXHIBIT "A"**Legal Description of Subject Property**

The land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: A PORTION OF TRACT 1, AS SHOWN ON THE PLAT OF SOUTHSIDE ESTATES UNIT NO. 24, AS RECORDED IN PLAT BOOK 24 PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 1, THE SAME BEING THE SOUTHWEST CORNER OF LOT 3, BLOCK 17, SOUTHSIDE ESTATES UNIT NO. 3, AS RECORDED IN PLAT BOOK 18 PAGE 74, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 05° 35' 20" EAST ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 358.02 FEET; THENCE SOUTH 80° 13' 40" EAST, 524.59 FEET; THENCE NORTH 00° 42' 51" WEST, 45.05 FEET; THENCE NORTH 89° 43' 09" EAST, 76.76 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF THE LIMITED ACCESS RIGHT OF WAY FOR SOUTHSIDE BOULEVARD AND/OR STATE ROAD NO. 15, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION 72040-2551; SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 17,057.73 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG LAST SAID LINE, 27.61 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01° 38' 05" EAST, 27.61 FEET; THENCE NORTH 88° 24' 42" WEST AND CONTINUING ALONG LAST SAID LINE, 31.00 FEET TO ITS INTERSECTION WITH THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 17,026.73 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG LAST SAID LINE, 71.39 FEET, TO A POINT SITUATE IN THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTHWEST ACCESS CLOVERLEAF CONNECTING BEACH BOULEVARD TO SAID SOUTHSIDE BOULEVARD; THENCE SOUTH 89° 43' 20" WEST ALONG LAST SAID LINE, 102.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 317.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG LAST SAID LINE, 479.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46° 59' 06" WEST, 434.75 FEET TO A POINT SITUATE IN THE SOUTHERLY LINE OF LOT 2, BLOCK 17, OF SAID SOUTHSIDE ESTATES UNIT NO. 3; THENCE SOUTH 89° 41' 40" WEST ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, BLOCK 17 AND ALONG THE NORTHERLY LINE OF TRACT 1, A DISTANCE OF 178.48 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM ANY PART CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 7308, PAGE 1835, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Travel @ camp

RV SALES, RENTALS, SERVICE, PARTS & MORE

← **ENTRANCE**



**9020 BEACH BLVD
3332 SOUTHSIDE BLVD**

Answers for question #18:

1. Yes, it will be compatible with the surrounding area which is well established with businesses that have been around for probably 30 or more years. There has been little re-construction and most new businesses are remaining in the existing buildings. All existing signage appears to be at the right of way line conforming with previous zoning requirements and not the current 10 foot setback.
2. No, as described in No.1 the surrounding area has been established for decades with very few new establishments. This is a unique problem due to the placement of live oak trees within the right of way situated westerly of the access to this business greatly impairing visibility for eastbound traffic. In addition, the fence on the adjacent car lot business to the west further impairs visibility with cars parked up to the fence along Beach Boulevard. Having the sign up to the right of way which has been approved by the DOT is vitally critical in providing visibility from a reasonable distance.
3. No, this is the last business before the Southside Boulevard overpass and I believe the DOT had signage (now removed) in an area very close to our proposed sign but further north within the right of way. Our proposed sign is further away from the road.
4. No, the proposed sign location will visually be further away than almost all existing signs due to the entering of the Southside Boulevard intersection. Also because the sign will be visible below the oak tree canopy, excessive light and glare affects should not exist or be offensive in any way. The sign will be approx. 50 feet away from the edge of pavement and 40 feet from the sidewalk of Beach Boulevard.
5. As the distances mentioned in No.4 this would not pose a problem and further there is a drainage pond adjacent to the proposed sign for DOT road drainage that would create more of a public health, safety or welfare problem.
6. Yes, the business is acquiring the paved road from DOT as it's only means of access and without the waiver, potential buyers will have little or no idea the business exists. The speed limit of 45 MPH also creates difficulty even with the granting of this waiver.
7. No, the cost is not a factor, however communicating the message to the public is critical to the success of the business.
8. No, the request is for a fairly new business and was never an existing violation.
9. Yes, the proposed sign will be under the canopy of the existing trees which was negotiated with the DOT resulting in their approval to be placed up to the right of way line.
10. The cost of compliance is not an issue, however without the waiver being granted the business will suffer severely and may not survive, particularly in a down market. It would be in the City's best interest considering the tax revenue of a viable business, employment and spinoffs that will be created as a result of this waiver.

Salem Hassan

From: Glansen, Tracy <Tracy.Glansen@dot.state.fl.us>
Sent: Tuesday, May 31, 2016 11:16 AM
To: Salem Hassan
Subject: Sign

Good morning,

Per this e-mail, it should be noted that the Department's District Maintenance Engineer for Duval (Bob Kosoy), has no problem with the sign being placed 10' behind the curb, as long as it is outside of the right-of-way limits for Beach Boulevard (as shown on the sketch and legal description). The Department is surplusizing the area where the sign will lie to the south of the right-of-way line to accommodate your sign and it poses no concern to the Department in this location. There is no permit needed from FDOT. Should anyone from the City of Jacksonville want to contact me, please do not hesitate to pass on my contact information.

Tracy J. Glansen
Right of Way, Property Management Specialist
HDR Engineering, Inc.
Florida Department of Transportation
2198 Edison Avenue, Mail Station 2814
Jacksonville, FL 32204
PH: 904-360-5696
tracy.glansen@dot.state.fl.us