

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER SW-16-10**

**FEBRUARY 7, 2017**

***Location:*** 10210 San Jose Boulevard; on the northwest side of San Jose Boulevard between Haley Road and Oak Bluff Lane

***Real Estate Number(s):*** 148789-0010

***Waiver Sought:*** Reduce Minimum Setback from 10 feet to 7 feet for sign along the southeast property line adjacent to San Jose Boulevard

***Current Zoning District:*** Commercial Community / General-1 (CCG-1)

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

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council Representative:*** The Honorable Matt Schellenberg, District 6

***Applicant/Agent:*** Benjamin Hakimian  
E Holdings, LLC  
10210 San Jose Boulevard, #4  
Jacksonville, FL 32257

***Owner:*** E Holdings, LLC  
10210 San Jose Boulevard, #4  
Jacksonville, FL 32257

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Sign Waiver Ordinance 2016-811 (SW-16-10) seeks to reduce the setback for an existing sign from 10 feet to 7 feet from the San Jose Boulevard right-of-way. The applicant is making this request due to the fact that the existing sign has been located in this area for many years and according to the applicant the location of the parking lot makes it difficult to shift the sign further into the property. The existing freestanding sign is approximately 18 feet in vertical

height and is located approximately 7 feet from the right of way. Renderings of the sign as well as a site plan were included as part of the application.

### **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 7 feet is consistent with the placement of like signs in the area on their respective properties. The area is dominated by professional/office and other commercial uses, with a majority of these entities having signage of similar size and design. There are several that are positioned similarly to the proposed sign, close to the rights-of-ways on which they face though it is not clear if they are nonconforming in nature or not. The surrounding uses are on a mix of small and large commercial parcels having similar configurations. 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 most of surrounding properties are similar in scale and use that will not result in the proliferation of non-conforming signage. It is impractical to measure the compatibility of the sign against any one characteristic of the community, therefore, staff has reviewed the request and the proposed sign type in relationship to the existing and future development of the

site. To that end, due to the commercial character of the site, staff has determined that the requested 2.5 foot reduction does not detract from the specific intent of the zoning ordinance as it relates to compatibility. Additionally, staff finds that the proposed reduction will not interfere with visibility.

- (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. 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 outside the clear line of sight triangles for roadway intersections and access ways and well back from utilities. 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. 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, health, safety and welfare.

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

No. The property is located on a linear section of San Jose Boulevard with no existing natural or manmade barriers that would prevent a sign from being setback the required 10 feet. However, shifting the sign inward 2.5 would cause a significant impact on the existing driveway located within the parking lot and would potentially affect the number

of available parking spaces on the property.

- (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?*

Yes. The sign is an existing sign that has been located in this current location for many years. The current property owner recently upgraded the sign panels but no change has occurred to the existing poles or framework. It is the testimony of the applicant that shifting the sign inward would affect the driveway associated with the parking lot and changes to the layout of the driveway would affect the number of available parking spaces within the parking lot.

- (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?*

Yes. The request is the result of an existing violation. However, the existing sign has been located on the property prior to the current owner purchasing the property.

- (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?*

No. The present location of the sign as well as any potential relocation of the sign would have no impact on natural resources or other areas of compelling public interest.

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

Possibly. Strict compliance with the regulation is feasible; however, by doing so would have a significant impact on the existing parking lot which could result in the loss of several parking spaces. The potential loss of these parking spaces would have an impact on parking requirements for both the existing and potential tenants on the site. This would cause loss of potential business and jobs for the area.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on December 22, 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-16-10** be **APPROVED**.



**Aerial**

*Source: Staff, Planning and Development Department  
Date: 12.14.16*



**Subject property**

*Source: Staff, Planning and Development Department*

*Date: 12.22.16*



**Subject property looking north**

*Source: Staff, Planning and Development Department*

*Date: 12.22.16*





**Parking lot of subject property**

*Source: Staff, Planning and Development Department*

*Date: 12.22.16*



**Subject property looking south**

*Source: Staff, Planning and Development Department*

*Date: 12.22.16*





**Adjacent property to the south**

*Source: Staff, Planning and Development Department*

*Date: 12.22.16*



**Adjacent property to the north**

*Source: Staff, Planning and Development Department*

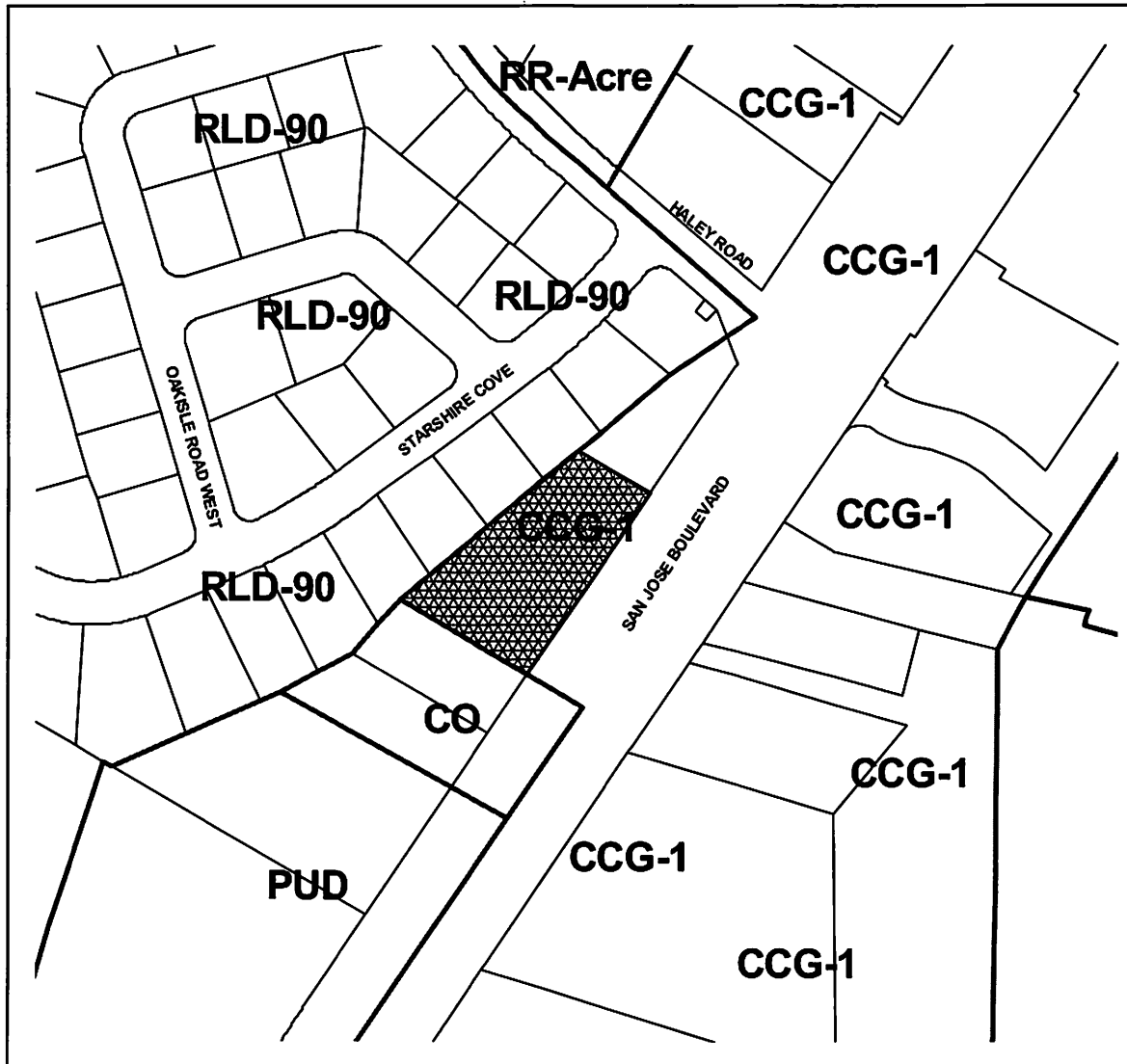
*Date: 12.22.16*



**Property to the east across San Jose Boulevard**  
*Source: Staff, Planning and Development Department*  
*Date: 12.22.16*

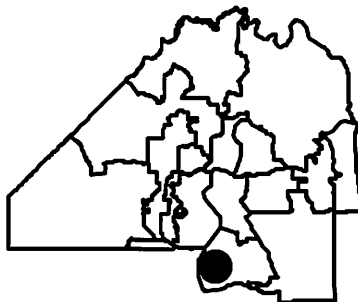


**Property to the east across San Jose Boulevard**  
*Source: Staff, Planning and Development Department*  
*Date: 12.22.16*



**REQUEST SOUGHT:**

**REDUCE SETBACK  
FROM 10 FT. TO 7 FT.**



0 100 Feet



**COUNCIL DISTRICT:**

**06**

**APPLICATION NUMBER:**

**SW-2016-0010**

**Exhibit 2**

CD 6  
PI 3

\$1404.00

# 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: <b>SW-16-10</b>
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:  <b>10-14-16</b>	2. Date Filed:  <b>10/25/16</b>	3. Current Zoning District(s):  <b>CCG-1</b>	4. Future Land Use Ma Category (FLUMs):  <b>CGC</b>	5. Applicable Section of Ordinance Code:  <b>165.1303 (1)(2)</b>
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6. LUZ Public Hearing Date: \_\_\_\_\_ 7. City Council Public Hearing Date: \_\_\_\_\_

8. Neighborhood Association (If Applicable): Pickwick Park Civic Assoc.

9. Number of Signs To Be Posted: 2

### TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 10210 SAN JOSE Blvd JACKSONVILLE FL 32257

11. Real Estate Number: RE 1487890010

12. Date lot was recorded: 11/2/05

13. Between Streets: \_\_\_\_\_ and \_\_\_\_\_

14. Application being sought:

\_\_\_\_ Increase maximum height of sign from \_\_\_\_\_ to \_\_\_\_\_ ft. (Not to Exceed 20% or 5 ft. in height, whichever is less.).

\_\_\_\_ Increase maximum size of sign from \_\_\_\_\_ SF to \_\_\_\_\_ SF (Maximum request 25% or 10 Sq. Ft., whichever is less).

\_\_\_\_ Increase number of signs from \_\_\_\_\_ to \_\_\_\_\_ (Not to exceed maximum square feet allowed).

\_\_\_\_ Allow for illumination or change from \_\_\_\_\_ external to \_\_\_\_\_ internal lighting:

Reduce minimum set back from 10 ft. to 7 ft. (Less than 1 ft. may be granted administratively).

location is grand-fathered in.

**RECEIVED**

NOV 17 2016

*A PROPERTY SOLD IN 2005 COMPLIANCE WAS WARRANTED UPON CHANGE OF OWNERSHIP.*

15. In whose name will the waiver be granted? E Holdings LLC.

Is transferability being requested? Yes:  No:

16. Land Area(1 100 Acres): 1.08

17. Utility Services Provider JEA

Well:  City Water:   
Septic Tank:  City Sewer:

**\*\* 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).

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? yes

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?

No

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. NO

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? NO

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? **NO**

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?

*Yes. This is the existing sign which is grandfathered in.  
There is no room because of a driveway to move it back.*

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?

*NO*

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?

*No*

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?

*NO*

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 *(see attached)*

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

*N/A*

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

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. *(see WD attached)*

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

*see attached*



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 (see WD attached)

(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.

<b>FILING FEES</b>	
<b>RESIDENTIAL DISTRICTS.....</b>	<b>\$1,161.00</b>
<b>NON-RESIDENTIAL DISTRICTS.....</b>	<b>\$1,173.00</b>
	<b>NOTIFICATION COSTS: \$7.00 PER ADDRESSEE</b>
	<b>ADVERTISING COSTS: BILLED TO OWNER /AGENT</b>

**\*\*\* 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 and address of Authorized Agent(s)

Name: E Holdings LLC

Name: \_\_\_\_\_

Address: 10210 San Jose Blvd  
#4

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

City: Jacksonville

City: \_\_\_\_\_

State: FL Zip: 32257

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: Amir@hakimian.us

Email: \_\_\_\_\_

Daytime Telephone: (904) 757-4000

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

  
\_\_\_\_\_  
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

**Property Ownership Affidavit - Individual**

Date: 11/13/16

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 10210 San Jose Blvd. RE#(s): 148789-0010 & 148789-0000

To Whom it May Concern:

I Benjamin Hakimian, mgr 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.

E HOLDINGS, LLC  
By: [Signature]

Print Name: Benjamin Hakimian, mgr.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13<sup>th</sup> day of October 2016 by Benjamin Hakimian, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Koko Head  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 2/12/19

**Property Ownership Affidavit - Corporation**

Date: 10-12-16

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 10210 Sanjose Blvd. Ste. RE#(s): 1487890010

To Whom it May Concern:

I Benjamin Hakimian as manager of E Holdings LLC, a corporation organized under the laws of the state of Florida hereby certify that said corporation is 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.

(signature) [Handwritten Signature]

(print name) Benjamin Hakimian

Please provide documentation illustrating that signatory is an authorized representative of the corporation; 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 13<sup>th</sup> day of October 2016, by Benjamin Hakimian, as Manager, of E Holdings, LLC, a Florida corporation, who is personally known to me or who has produced limited liability Co. as identification and who took an oath.

[Handwritten Signature]  
(Signature of NOTARY PUBLIC)

Koko Head  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 2/12/19

**EXHIBIT B**  
**Agent Authorization** N/A

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

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

Re: Agent Authorization for the following site location:

\_\_\_\_\_

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

\_\_\_\_\_ to act as

agent to file application(s) for \_\_\_\_\_

for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

\_\_\_\_\_  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this \_\_\_\_\_ day of

\_\_\_\_\_ (month), \_\_\_\_\_ (year) by \_\_\_\_\_,

who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)

**ORDINANCE** \_\_\_\_\_

**Legal Description**

*See warranty Deed attached*



## **Instructions for Filing Sign Waiver**

An Application for Sign Waiver is filed with the Planning and Development Department, Current Planning Section, Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202, (904) 255-7800. All applications must be complete when filed. The following is a step-by-step guide to help persons interested in applying for a deviation.

### **Items 1 through 9**

These blocks are for official use only and will be completed by the Current Planning Section Staff.

### **Item 10 - Complete Property Address**

Enter the physical address of the property. If the property has not been addressed, please inform the Current Planning Section.

### **Item 11 – Real Estate Number**

Real estate numbers can best be obtained through the Property Appraiser's Office in the Claude Yates Building on 231 E. Forsyth Street, Room 270, or either the Property Appraiser's portion of the City's website ([www.coj.net](http://www.coj.net)) or through Jaxgis ([www.maps.coj.net/jaxgis](http://www.maps.coj.net/jaxgis)).

### **Item 12 – Date Lot was Recorded**

This is the date that the lot was officially recorded as shown on the original deed for the parcel.

### **Item 13 - Intersecting Streets**

Provide the names of the two streets closest to the property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

### **Item 14 – Waiver Sought**

Check the box corresponding to the sought request. If more than one waiver is requested, check all that applies and provide appropriate numbers.

### **Item 15 - Name that the waiver will be granted to and Transferability.**

The applicant must provide the name of the person for whom the waiver is to be granted. All Sign Waivers are transferable unless otherwise provided for in the Final Order granting the waiver. Transferability refers to the rights granted through the Sign Waiver process and the transfer of those rights with the sale of the property. If the waiver is granted without transferability, the waiver is personal, and any waiver granted is valid for as long as that person owns the property, as long as other provisions related to commencement are met. Upon sale of the property an Amendment to Final Order must be filed to transfer the waiver to another individual.

### **Item 16 - Land Area (Acres) and Utility Services Provider**

The total land area of the proposed site within 1/100 of an acre. (e.g., 1.01 acres)

### **Item 17 – Utility Services Provider**

Identify type of services (i.e., well, septic system, etc.)

# Shoppes of Mandarin

## 10210

34"

20"

20"

20"

20"

20"

20"

20"

SIGN PLANS EXAMINER  
REVIEWED FOR  
CODE COMPLIANCE  
KEEP THIS PLAN ON JOB

04 04 2016 *GS*

Building Inspection Division, Tallahassee, FL  
PLAN REVIEW AND ISSUING OF PERMIT  
DOES NOT RELIEVE CONTRACTOR OF  
COMPLYING WITH ALL CODES

16 - 808728

Shoppes of Mandarin  
10210

SIGN PLANS EXAMINER  
REVIEWED FOR  
CODE COMPLIANCE  
KEEP THIS PLAN ON JOB

OCT 04 2016 *GS*

Building Inspection Div - Jax., FL  
AN REVIEW AND ISSUING OF PERMIT  
DES NOT RELIEVE CONTRACTOR OF  
COMPLYING WITH ALL CODES

Fasteners - 86

SELF TAPPING SCREWS



Screw size (No.) and nominal diameter	Metal Thickness			Cadmium plated or lubricated screws			Self Colour, zinc plated or non-lubricated screws		
	in.	mm	SWG or fraction	Hole diameter required in.	Drill Size		Hole diameter required in.	Drill Size	
					mm	Alt.		mm	Alt.
6 (0.138")	0.036	0.91	20	0.102	2.60	38	0.102	2.60	38
	0.064	1.62	16	0.110	2.80	35	0.110	2.80	35
	0.080	2.03	14	0.114	2.80	33	0.114	2.90	22
	0.104	2.64	12	0.122	3.10	1/8"	0.122	3.10	1/8"
8 (0.164")	0.064	1.62	16	0.130	3.30	30	0.130	3.30	30
	0.080	2.03	14	0.142	3.60	28	0.142	3.60	28
	0.104	2.64	12	0.142	3.60	28	0.146	3.70	26
	0.125	3.18	1/8"	0.146	3.70	26	0.150	3.80	25
10 (0.186")	0.064	1.62	16	0.150	3.80	25	0.150	3.80	25
	0.104	2.64	12	0.158	4.00	22	0.158	4.00	22
	0.125	3.18	1/8"	0.161	4.10	20	0.161	4.10	20
	0.187	4.75	3/16"	0.173	4.40	17	0.177	4.60	16
14 (0.242")	0.125	3.18	1/8"	0.220	5.60	2	0.220	5.60	2
	0.187	4.75	3/16"	0.232	5.90	A	0.232	5.90	A
	0.250	6.35	1/4"	0.232	5.90	A	0.232	5.90	A
	0.312	7.92	5/16"	0.232	5.90	A	0.232	5.90	A

**Shoppes of Mandarin  
10210**

**LEASING  
INFO AT**  
HAKIMIAN.US  
904-757-4000

Bill Hill





COPY

Prepared by:  
Scott R. Boatright an employee of  
Sheffield & Boatright Title Services, LLC  
8101 Gazabo Park Place North, Suite 101  
Jacksonville, Florida 32257  
904-733-7800

File Number: 2005-1119  
\*\*\*RECORD AND RETURN TO:\*\*\*  
E. Holdings, LLC.  
10441 Alta Drive  
Jacksonville Florida 32226

**CORPORATE WARRANTY DEED**

This indenture, made October 20, 2005 A.D., by and between Mandarin Paint & Flooring, Inc., a corporation existing under the laws of the State of Florida, whose post office address is 10210 San Jose Blvd, Jacksonville Florida 32257, Grantor and E Holdings, LLC, a Florida limited liability company whose post office address is 10441 Alta Drive, Jacksonville Florida 32226, Grantee,

8193678  
(3)

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Legal Description attached hereto as Exhibit "A" and by this reference made a part hereof.

Parcel Identification Number: 148789-0010;148789-0000

Subject to covenants, conditions, restrictions, easements of record, and taxes for the current year.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

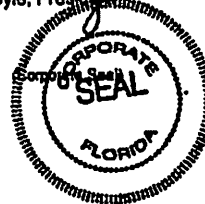
Signed, sealed and delivered in the presence of these witnesses:

Witness Signature Scott R. Boatright  
Print Name: SCOTT R. BOATRIGHT

Witness Signature Elizabeth V. Vanatta  
Print Name: ELIZABETH V. VANATTA

Mandarin Paint & Flooring, Inc. A Florida Corporation

By Michael E. Doyle  
Michael E. Doyle, President





State of Florida

County of Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on October 20, 2005, by Michael E. Doyle, as President of and on behalf of Mandarin Paint & Flooring, Inc., a corporation existing under the laws of the State of Florida. Who is personally known to me or has produced a valid driver's license as identification.



NOTARY PUBLIC

SCOTT R. BOATRIGHT

Notary Print Name

My Commission Expires: \_\_\_\_\_



Scott R Boatright  
My Commission 00139514  
Expires September 14, 2008

Exhibit "A"

PART OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF STATE ROAD NO. 13 (AS NOW ESTABLISHED BY THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72160-2510) WITH SOUTHERLY LINE OF HALEY ROAD (A 60.0 FOOT RIGHT-OF-WAY); THENCE SOUTH 34° -08'-50" WEST, 255.30 FEET, ALONG THE WESTERLY LINE OF SAID STATE ROAD NO. 13, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 34° -08'-50" WEST, 300.0 FEET ALONG THE WESTERLY LINE OF SAID STATE ROAD NO. 13; THENCE NORTH 58° -25'-20" WEST, 206.34 FEET; THENCE NORTH 50°-04'-22" EAST, 158.01 FEET; THENCE NORTH 49° -54'-00" EAST, 27.57 FEET; THENCE NORTH 51° -51'-20" EAST, 70.89 FEET; THENCE NORTH 49° -16'-20" EAST, 60.21 FEET; THENCE SOUTH 58° -25'20" EAST, 118.20 FEET TO THE POINT OF BEGINNING.



**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR387841  
 User: Harlow, Max  
**REZONING/VARIANCE/EXCEPTION**

Date: 10/19/2016  
 Email: MHarlow@coj.net

Name: E Holdings LLC  
 Address: 10210 San Jose Blvd.  
 Description: Application for Sign Waiver at 10210 San Jose Blvd.

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									1404.00

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 10/25/2016 Time: 11:30:14  
 Location: PT3 Clerk: CYW  
 Transaction 0657966

Miscellaneous  
 Item: CR - CR387841  
 Receipt 0657966.0001-0001 1,404.00  
 Total Paid 1,404.00  
 CREDIT 1,404.00  
 Total Tendered 1,404.00

Paid By: E HOLDINGS LLC  
 Thank You

**Total Due: \$1,404.00**

**Michael Corrigan , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR387841 REZONING/VARIANCE/EXCEPTION  
 Name: E Holdings LLC  
 Address: 10210 San Jose Blvd  
 Description: Application for Sign Waiver at 10210 San Jose Blvd

Date: 10/19/2016

**Total Due: \$1,404.00**